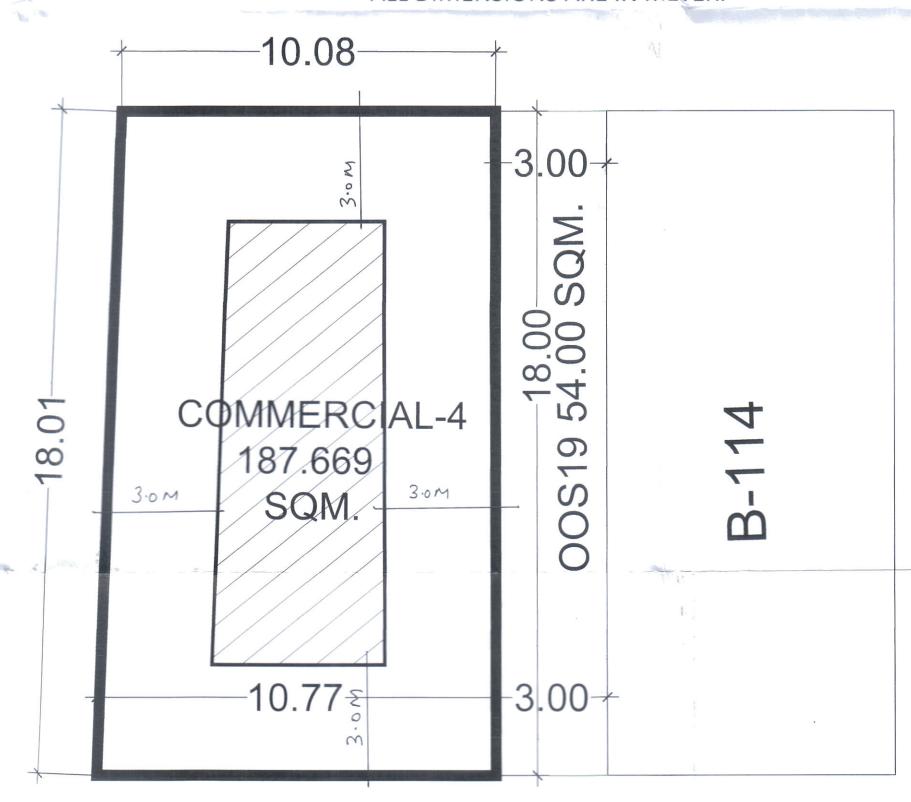
COMMERCIAL-3= 240.352 SQM.

ZONED AREA = 85.372 SQ.M.(0.02109 ACRE)
* ALL DIMENSIONS ARE IN METER.



COMMERCIAL-4= 187.669 SQM.

ZONED AREA = 53.086 SQ.M.(0.01311 ACRE)
* ALL DIMENSIONS ARE IN METER.

(RAM AVTAR BASSI)

(RAKESH BANSAL)

ATP (HQ)

(AMIT MADHOLIA)

REVISED ZONING PLAN OF COMMERCIAL -3 OF AREA MEASURING 240.352SQM AND COMMERCIAL -4 OF AREA MEASURING 187.669 SQM PART OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJANA, OVER AN AREA MEASURING 23.2999 ACRES INCLUDING ADDITIONAL AREA 2.69097 ACRES LICENCE NO...62... OF 2022 DATED 25.2.2. ADJOINING TO EARLIER GRANTED LICENSE NO. 68 OF 2021 DATED 16.09.2021 FOR AN AREA MEASURING 20.60902 ACRES IN THE REVENUE ESTATE OF VILLAGE BEHRAMPUR AND ULLAWAS, SECTOR-61, DISTRICT GURUGRAM-SUPOSHAA REALCON PVT. LTD.

For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time. SHAPE & SIZE OF SITE. PLANNING NORMS. 2. The shape and size of site is in accordance with the demarcation plan shown as A TO D as confirmed by DTP, The building to be constructed shall be planned and designed to the norms Gurugram vide Endst No. 3263 dated 05.04.2022 and standards as per chapter-7 of the haryana building code, 2017, and as approved by the competent authority. The type of commercial buildings permissible in this site shall conform to the provisions of the commercial zon as provided in Appendix 'B' to the Final Development Plan of Gurugram Manesar Urban Complex, as amended 13. PROVISIONS OF PUBLIC HEALTH FACILITIES. from time to time, as applicable. The w.c. and urinals provided in the buildings shall conform to the haryana building code, 2017 and national building code, 2016. TYPE OF BUILDING PERMITTED AND LAND USE ZONES. The type of building permitted in this site i.e. Shopping Mall, Multiplex, Departmental Store, Integrated 14. EXTERNAL FINISHES Commercial, Service Apartment, Starred Hotel/Unstarred Hotel, Offices & other allied uses etc. The external wall finishes, so far as possible shall be in natural or permanent Type of Building permitted/permissible structure Land use Zone type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, Open parking, garden, landscaping features, underground class metals or any other finish which may be allowed by the competent Open Space Zone services etc. Building as per permissible land use in clause-iii above and **Building Zone** All sign boards and names shall be written on the spaces provided on uses permissible in the open space zone buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever. 5. SITE COVERAGE AND FLOOR AREA RATIO (FAR) For building services, plumbing services, construction practice, building material, foundation and damp proof course chapter 10 of the haryana (a) The building or buildings shall be constructed only within the portion of the site marked as Building zone building code, 2017 shall be followed. as explained above, and nowhere else. The maximum coverage on ground floor shall be 60 % on the area of 240.352 Sqm & 187.669 Sqm 15. LIFTS AND RAMPS. Maximum Permissible FAR shall be 175 on the area of 240.352 Sqm & 187.669 Sqm.Not less than 50% of permissible F.A.R. should be used for neighborhood shopping needs.) lift and ramps in building shall be provided as per chapter 7.7 of the haryana building code, 2017 HEIGHT OF BUILDING. b) lift shall be provided with 100% standby generators along with automatic switchover along with staircase of required width and number. The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be (c) ramps shall also be provided as per the provisions of haryana building code, governed by the following:-2017 and national building code, 2016, as applicable. (a) The maximum height of the buildings shall be as Chapter 6.3 (3) (ii) and Chapter 6.3 (3) (vii). (b) The plinth height of building shall be as per Chapter 7.3. . BUILDING BYE-LAWS (c) All building block(s) shall be constructed so as to maintain an inter-se distance not less than the set back required for each building according to the table below:-The construction of the building /buildings shall be governed by provisions of the harvana building code, 2017. on the points where harvana building code, 2017 is silent the national building code of india, 2016 shall be HEIGHT OF BUILDING SET BACK / OPEN SPACE TO BE LEFT followed. AROUND BUILDINGS.(in meters) 7. FIRE SAFETY MEASURES The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of the haryana building code, 2017/ national building code of india, 2016 and the same should be got certified from the competent authority. Electric sub station/ generator room if provided should be on solid ground near DG/ LT control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the competent authority. To ensure fire fighting scheme shall be got approved from the director, urban local bodies, haryana or any person authorized by the director, urban 55 and Above local bodies, haryana. this approval shall be obtained prior to starting the (d) If, such interior or exterior open space is intended to be used for the benefit of more than one building construction work at site. belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (c) above. That the coloniser/owner shall obtain the clearance/noc as per the provisions of the notification no. s.o. 1533 (e) dated 14.9.2006 issued by ministry of environment and forest, government of india before starting the (a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and construction, if applicable. That the rain water harvesting system shall be provided as per central occupiers, within the site as per Chapter 7.1. (b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot ground water authority norms/haryana government notification as applicable. That the coloniser/owner shall use only light-emitting diode lamps (led) APPROACH TO SITE. fitting for internal lighting as well as campus lighting. That the coloniser/owner shall ensure the installation of solar photovoltaic (a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions 21 power plant as per the provisions of order no. 22/52/2005 - 5power dated with the surrounding roads to the satisfaction of the Competent Authority. 21-03-2016 issued by haryana government renewal energy department. (b) The approach to the site shall be shown on the zoning plan. That the coloniser/owner shall strictly comply with the directions issued vide notification no. 19/6/2016-5p dated 31.03.2016 issued by haryana BAR ON SUB-DIVISION OF SITE. government renewable energy department. Sub-division of the site shall not be permitted, in any circumstances. 3. GENERAL APPROVAL OF BUILDING PLANS. The building plans of the building to be constructed at site shall have to be got approved from the Director, Town & Country Planning, Haryana/ any other persons or the committee authorized by him, as per provision of (a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code - 2017 (as amended time to time) before starting of the construction. haryana building code-2017. The water storage tanks and other plumbing works etc. shall not be exposed BASEMENT. to view each face of building but shall be suitably encased.) No applied decoration like inscription, crosses, names of persons or (a) The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(ii). buildings are permitted on any external face of the building. (b) The basement shall be constructed, used and maintained as per Chapter 7.16. d) Garbage collection center of appropriate size shall be provided within the Color trade emblem and other symbols shall be subject to the approval of the competent authority. READ THIS DRAWING IN CONJUNCTION WITH THE DEMARCATION PLAN VERIFIED BY D.T.P. GURUGRAM VIDE ENDST NO. 3263 DATED 05/04/2022 NORTH: SCALE:- 1:500 DRG. NO. DTCP 8328 DATED 25-05-22

(HITESH SHARMA)

STP (M) HQ

(K.MAKRAND PANDURANG, IAS)