



ALL DIMENSIONS ARE IN METERS
ZONED AREA = 12.4188 ACRES

ZONING PLAN OF ADDITIONAL LICENCED AREA MEASURING 2.8375 ACRES (LICENCE NO. 109 OF 2014 DATED 14/8/2014) ADJOINING TO ALREADY LICENCED GRANTED AREA OF GROUP HOUSING SCHEME MEASURING 14.59375 ACRES (LICENCE NO. 47 OF 2013 DATED 06.06.2013) TOTAL AREA 17.43125 ACRES IN SECTOR-79, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY STERLING INFRASTRUCTURE PVT. LTD. AND OTHERS. 20.14.15 104/15

FOR THE PURPOSE OF RULE 38(A)(1) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965.

1. **SLOPE & SOIL TYPE**
The slope and soil of the Group Housing Colony as indicated with the demarcation shown as A to J and K to L are as indicated by the Punjab Survey and Maps Act, 1908 (Section 10, 1908).
 2. **TYPE OF BUILDING PERMITTED**
The type of building permitted on this site shall be building designated in the form of flat development for residential purpose or any auxiliary or appurtenant building including community club, public amenity and public utility as may be permitted and approved by the District Council, Town and Country Planning, Gurgaon.
 3. **MAXIMUM COVERAGE AND YIELD**
 - a. Building shall only be permitted within the portion of the site marked as ZZZZ. Built up area and net open area.
 - b. The maximum coverage on ground floor shall be 15% and that on subsequent floors shall be 20% on the area of 17.43125 acres.
 - c. The maximum height shall not exceed 17% on the area of 17.43125 acres. However, it shall not exceed 100 meters in height. This height shall be as per the provision made, the building plan of which shall have to get approval from the District Council, Town and Country Planning, Gurgaon.
 4. **HEIGHT OF BUILDING**
The height of the building block, subject to the provision of the site coverage and F.A.R. shall be governed by the following:-
 1. The maximum height of the building shall be more than as allowed by National Airport Authority of India and shall not exceed 17.43125 acres.
 2. In a building block or in any portion of different width, the height of the building shall be uniform throughout the block and shall not exceed 17.43125 acres. However, it shall not exceed 100 meters in height. This height shall be as per the provision made, the building plan of which shall have to get approval from the District Council, Town and Country Planning, Gurgaon.
 3. All building blocks shall be constructed or to be constructed in accordance with the approved certificate has been obtained from the National Airport Authority of India.
- | DATE | HEIGHT OF THE BUILDING | MAX. COVERAGE ON GROUND FLOOR |
|------|------------------------|-------------------------------|
| 1 | 10 | 15 |
| 2 | 15 | 20 |
| 3 | 20 | 25 |
| 4 | 25 | 30 |
| 5 | 30 | 35 |
| 6 | 35 | 40 |
| 7 | 40 | 45 |
| 8 | 45 | 50 |
| 9 | 50 | 55 |
| 10 | 55 | 60 |
| 11 | 60 | 65 |
| 12 | 65 | 70 |
| 13 | 70 | 75 |
| 14 | 75 | 80 |
| 15 | 80 | 85 |
| 16 | 85 | 90 |
| 17 | 90 | 95 |
| 18 | 95 | 100 |
5. **IF EACH RESIDENT OR RESIDENT OPEN SPACE IS INTENDED TO BE USED FOR THE PURPOSE OF MORE THAN ONE BUILDING BELONGING TO THE SAME GROUP, THE WIDTH OF EACH OPEN SPACE SHALL BE THE WIDTH SPECIFIED FOR THE OTHER BUILDING IN THE SAME GROUP.**
 6. **SUB-DIVISION OF SITE**
The site of the Group Housing Colony shall be governed by the Punjab Apartment (Control) Act 1951 and Rules framed thereunder.
 7. **GATE POST AND HOUSING WALL**
Each housing wall, whether or not continuous, length or height shall not exceed 2.5 meters and shall not exceed 1.5 meters in height. The wall shall be constructed with 100 mm thick brickwork and shall be finished with plaster and paint. The wall shall be constructed with 100 mm thick brickwork and shall be finished with plaster and paint. The wall shall be constructed with 100 mm thick brickwork and shall be finished with plaster and paint.
 8. **FIRE SAFETY**
 - a. The maximum density of the population permitted in the colony shall be 100 PPA and the maximum be 300 PPA on the area of 17.43125 acres.
 - b. For computing the density, the occupancy per area building shall be taken as 100 persons and for common dwelling unit two persons per room or one person per 80 sq. feet of living area, whichever is more.
 9. **ACCOMMODATION FOR SERVICE POPULATION**
Adequate accommodation shall be provided for domestic, contract and other service population of 10% the number of each dwelling units for domestic contract shall not be less than 10% of the number of each dwelling units and the total area of such a unit shall not be less than 100 sq. ft. in addition 10% of the total number of dwelling units having a maximum area of 100 sq. ft. shall be provided for E.M.S. category.
 10. **PARKING**
 - a. Parking space shall be provided @ 1:1 equivalent Car Space for each dwelling unit. These parking spaces shall be allotted only to the flat holder and shall not be allotted, leased, sold or transferred in any manner to the third party. The area for parking per car shall be as under:-
 - 1) Executive - 75 sqm.
 - 2) Semi - 50 sqm.
 - 3) 100 - 35 sqm.
 - b. The area of the parking space shall be provided in the form of covered parking, further minimum 10% of the total parking area for each building shall be provided in the form of covered parking.
 - c. The maximum height of the parking structure shall not exceed 17.43125 acres. However, it shall not exceed 100 meters in height. This height shall be as per the provision made, the building plan of which shall have to get approval from the District Council, Town and Country Planning, Gurgaon.
 - d. The maximum height of the parking structure shall not exceed 17.43125 acres. However, it shall not exceed 100 meters in height. This height shall be as per the provision made, the building plan of which shall have to get approval from the District Council, Town and Country Planning, Gurgaon.

SRG. NO. DCLTP/ 4823 DATED: 14/8/2014

(RAM APTAR BASHI) AD (H2) (BALWANT SINGH) SDH(K) (SAMTA JAZALI) ATPH(C) (KAPANDEW SINGH) DTP (H2) (ATEENDEW SINGH) SH(EAV) (ANURAG RASTOGI) CTP (PR) (ANURAG RASTOGI) DCLTP (PR)