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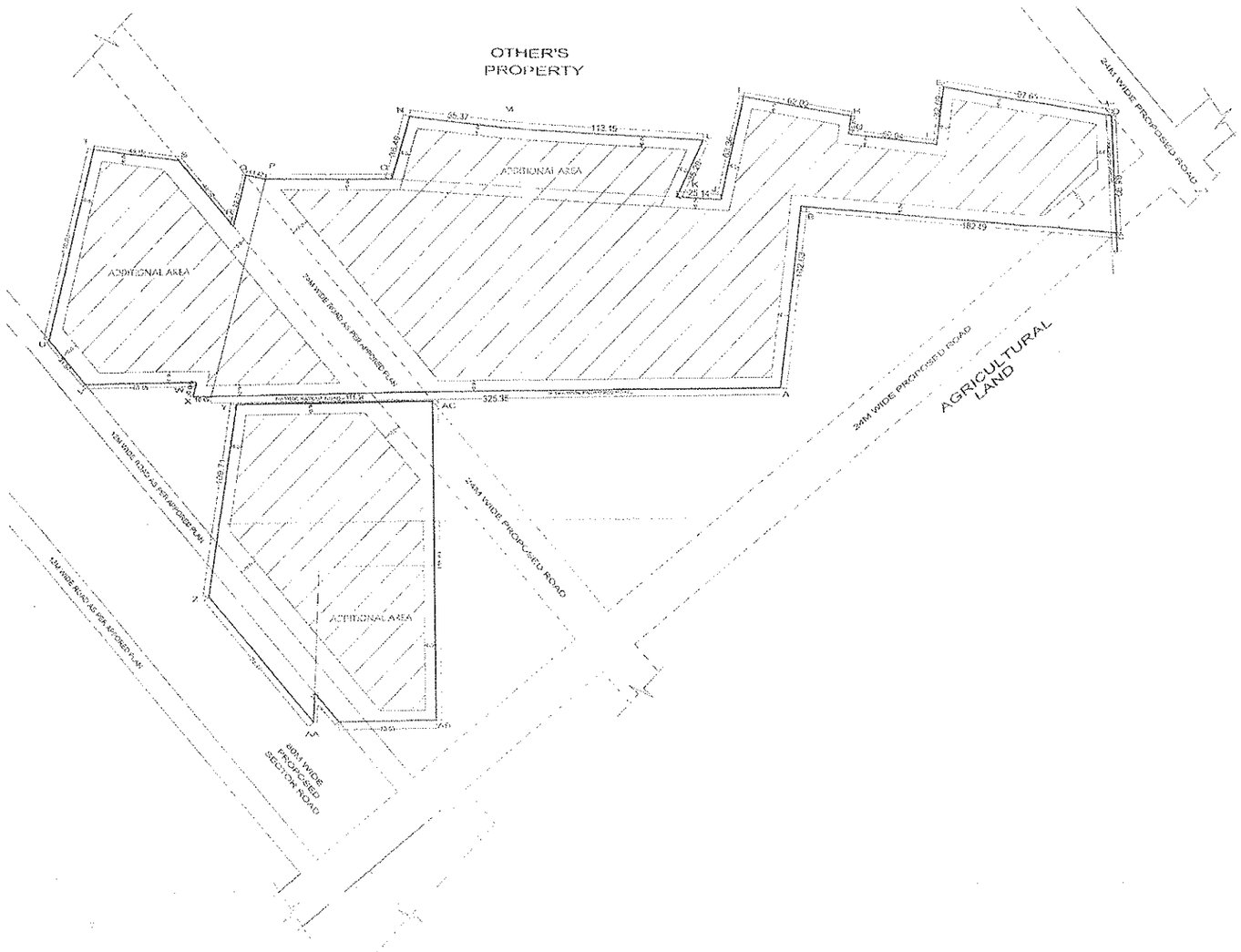

ZONED AREA =15.54 ACRES
ALL DIMENIONS ARE IN METRES

ZONING PLAN FOR ADDITIONAL LICENSED AREA MEASURING 4.3375 ACRES (LICENCE NO. 118 OF 2011 DATED 26-12-2011) AND 1.36 ACRES (LICENCE NO. 96 OF 2010 DATED 3.11.2010) TOTAL =5.6975 ACRES IN ALREADY LICENSED AREA OF GROUP HOUSING SCHEME MEASURING 15.4829 ACRES (LICENCE NO. 13 OF 2008 DATED 31.1.2008) TOTAL 21.1804 ACRES IN SECTOR-37C, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY M/S JUBILIANT MALLS PVT. LTD. AND OTHERS.

LC-1787(C)

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

1. SHAPE & SIZE OF SITE

The shape and size of the Group Housing Colony is in accordance with the demarcation plan shown as A to AC.

2. TYPE OF BUILDING PERMITTED

The type of building permitted on this site shall be buildings designated in the form of Dwelling accommodation for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director General, Town and Country Planning, Haryana.

3. GROUND COVERAGE AND FAR

a. Building shall only be permitted within the portion of site to be marked [illegible] but inside zone B-B as shown where also.

b. The maximum coverage on ground floor shall be 30% and the subsequent floors shall be 30% of the area of 20.9494 Acres.

c. The maximum FAR shall not exceed 1.75 on the area of 20.9494 Acres. However, it shall not include community buildings which shall be as per the prescribed norms, the building plans of which shall have to be got approved from the Director General, Town and Country Planning, Haryana.

4. HEIGHT OF BUILDING

The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:

a. The maximum height of the buildings shall not be more than as allowed by National Airport Authority and shall not exceed 1.5 times the width of the road abutting on the front open space.

b. If a building abuts on two or more streets of different widths, the building shall be deemed to face upon the street that has the greater width and the height of the building shall be regulated by the width of that street and may be continued to this height to a depth of 24M, along the narrow street.

c. Building/structures which rise to 30 meters or more in height shall be constructed if no objection certificate has been obtained from the National Airport Authority.

d. All building block(s) shall be constructed so as to maintain an internal distance not less than set back required for each building, according to the table below:-

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS (in meters)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	33	11
9.	40	12
10.	45	13
11.	50	14
12.	55 & above	16

e. To ensure the safety and structural stability of any building of more than 60 meters in height, the developer shall submit the structural drawings duly vetted from a reputed institute (such as IIT at Roorkee, NIC Chandigarh or NIT Kurukshetra etc.) for Zoning Scheme shall be got approved from the Director General, local bodies, Haryana or any person authorized by the Director, concerned Local Bodies, Haryana. These approvals shall be obtained prior to starting the construction work on site.

f. If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open space shall be the one specified for the taller building as specified above.

5. SUB-DIVISION OF SITE

a. The site of the Group Housing Colony shall be sub-divided by the Developer in the form of Condominium Flat.

b. The site shall not be sub-divided or fragmented in any manner whatsoever.

6. GATE POST AND BOUNDARY WALL

Both boundary walls, buildings or other compound walls, railings or fences, as well as the gates and gate posts shall be [illegible]

7. DENSITY

The maximum density of the project shall not exceed [illegible] DU's per hectare (equivalent to [illegible] DU's per acre) of 20.9494 Acres.

For computing the density, the dwelling units [illegible]

8. ACCOMMODATION FOR SERVICE POPULATION

[illegible]

9. PARKING

a. [illegible]

b. [illegible]

c. The external parking in the basement or in the form of multi level parking above ground level shall not be counted towards FAR. However, in case of multi level parking above the ground level the floor area of [illegible] parking building block shall be counted towards ground coverage. In case of provision of mechanical parking in the basement floor/ upper stories, the floor to ceiling height of the basement / upper floor may be reduced to 4.5 meter. Other than the mechanical parking the floor to ceiling height of upper floor shall not be more than 2.4M. below the hanging beam.

10. LIFTS AND RAMPS

Ramps would be provided in Group Housing buildings. In case of 100% stand by generators along with auto mode switchover are provided for running of lifts along with ramps. However, in case of building having more than four storey lifts with 100% stand by generators along with auto mode switchover would be essential. At least one lift must be provided with min. size of 1.80 M X 2.00 M. The clear width of the ramp leading to the basement shall be 4.00 meters with an adequate slope not steeper than 1:10. The entry and exit shall be separate preferably at opposite ends.

11. OPEN SPACES

While all the open spaces including those between the blocks and wings of buildings will be developed, developed and landscaped according to the plan approved by the DG,TCP, Haryana. At least 35% of the total site area shall be developed as organized open space like lawns and play ground.

12. APPROVAL OF BUILDING PLANS

The building plans of the buildings to be constructed at site shall have to be got approved from the DG,TCP, Haryana (under section 5(2) of the Act No 41 of 1963) before carrying out the construction.

13. BUILDING BYE-LAWS

The constructions of the building/buildings shall be governed by the building rules providing inter alia Vol-II of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965. On the points where such rules are silent and in certain or doubtful or more, the model building bye-laws issued by the DG, TCP shall be followed as may be approved by DG, TCP, Haryana.

14. CONVENIENT SHOPPING

0.5% of the area of 20.9494 acres area shall be reserved for sale for convenient shopping with the following conditions.

a. The ground coverage of 100% with FAR of 100 will be permissible. However this will be a part of the permissible ground coverage and FAR of the Group Housing Colony.

b. The size of each shop shall not be more than 2.25 meter x 2.25 meter and 2.25 meter x 2.25 meter.

c. The height of Store/Shops/Departmental Stores shall not exceed 4.20 meter.

15. PROVISION OF COMMUNITY BUILDINGS

The community buildings shall be provided as per the prescribed norms in the Group Housing Colony.

16. BASEMENT

[illegible] basement within the building [illegible] may be allowed. The basement may in addition to parking could be utilized for generator rooms, fire fighting pumps, water reservoir, electric substation, air conditioning plants and toilet facilities, if any, subject to the public health requirements and for no other purposes. Area under substation for parking and basement shall not be counted towards FAR. Basement shall not be used for storage/commercial purpose but will be used only for parking and ancillary services of the main building and it is further stipulated that no other portions of basement will be given/sold for uses other than those specified above.

17. APPROACH TO SITE

The vehicular approach to the site and parking lots will be planned and provided giving due consideration to the functions of and the provisions within the surrounding roads to the satisfaction of the DG TCP, Haryana.

18. FIRE SAFETY MEASURES

a. The owner will ensure the provision of proper fire safety measures in the multi storey building conforming to the provisions of Rules 1986/NBC and the same should be got certified from the competent authority.

b. Electric Sub Station / generator room if provided should be on the ground floor. Control panel on ground floor or in upper basement and it should be placed on outer periphery of the building. The same should be got approved from the competent authority.

19. SOLAR WATER HEATING SYSTEM

The provision of solar water heating system shall be as per norms specified by HEDA and will be made operational in each building block before applying for occupation certificate.

20. RAIN WATER HARVESTING SYSTEM

The rain water harvesting system shall be provided as per Central Ground Water Authority notification Gazette dated 24.9.2005 issued by Ministry of Environment and Forest. Government of India before shall be constructed execution of development work on site.

21. The developer shall obtain NOC/clearance 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 shall be constructed execution of development work on site.

22. The developer shall use only Compact Fluorescent Lamps (CFL) for street lighting as well as common lighting.

23. That no separate zoning plan is approved for commercial area developed within a Group Housing Colony. The commercial [illegible]

24. [illegible]

DRG. NO. DELTD [illegible] DATED [illegible]

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