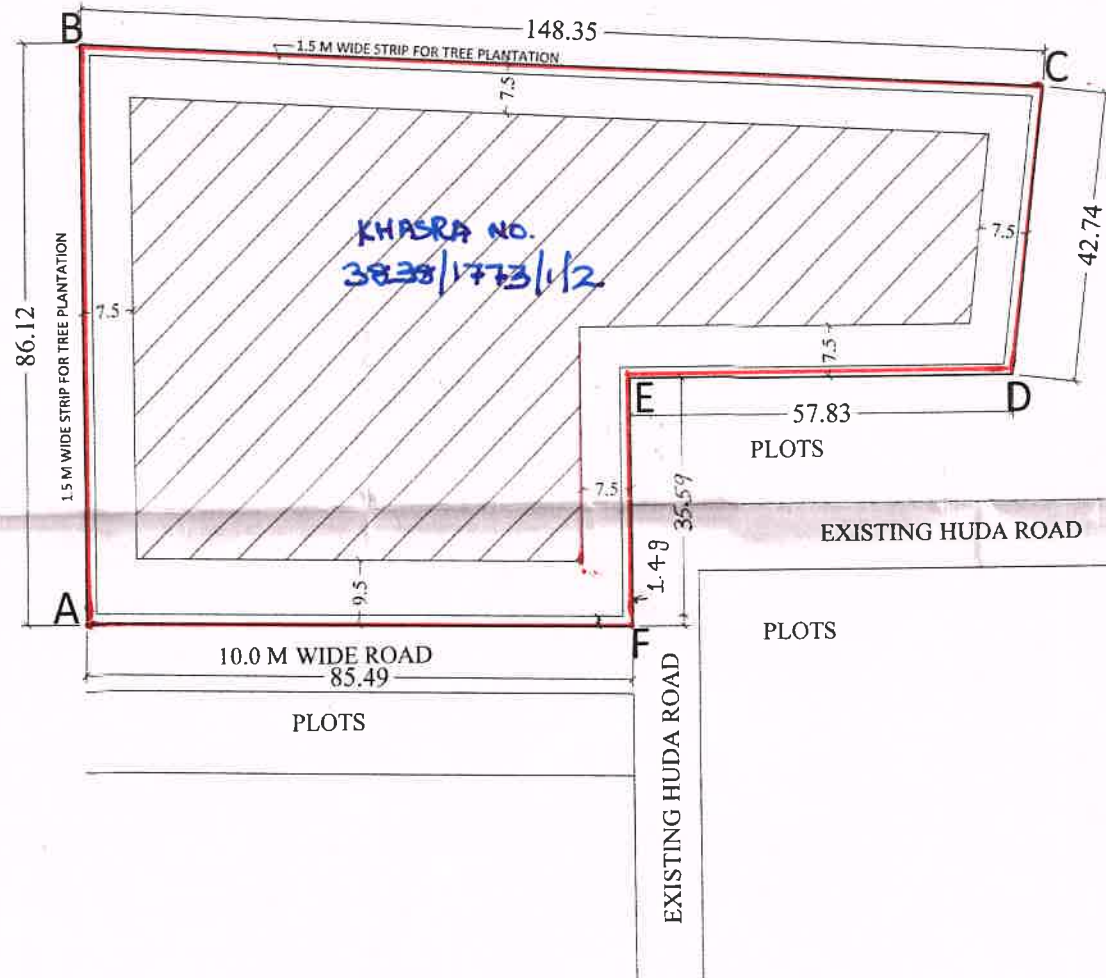


DETAIL OF LAND OWNED BY PAX PROPERTIES PVT. LTD. IN COLLABORATION WITH ALPHA CORP DEVELOPMENT PVT. LTD.
VILLAGE KHASRANO.
GURUGRAM 3838/1773/1/2



NOTE:
ALL DIMENSIONS ARE IN METERS
ZONED AREA = 1.567 ACRES

NORTH :



ZONING PLAN OF GROUP HOUSING COLONY FOR AN AREA MEASURING 2.3828 ACRES (LICENSE NO. 12 OF 2018 DATED 09/01/2018) IN SECTOR-15, PART-II, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY PAX PROPERTIES PVT. LTD. IN COLLABORATION WITH ALPHA CORP DEVELOPMENT PVT. LTD.

- For purpose of Code 1.2 (scv) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.
- SHAPE & SIZE OF SITE
The shape and size of site is in accordance with the demarcation plan shown as A to F as confirmed by DTP, Gurugram vide Indu No. 8110 dated 11.08.2017.
- TYPE OF BUILDING PERMITTED AND LAND USES
(a) The type of building permitted on this site shall be buildings designated in the form of flat development 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 Town and Country Planning, Haryana.
(b) The site shall be developed and building constructed thereon as indicated in and explained in the latter clause.

Notation	Land Use Zone	Type of Building permitted / permissible structure
	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
	Building Zone	Building as per permissible land use in cluster - a above and one's permissible in the open space zone

- SITE COVERAGE AND FLOOR AREA RATIO (FAR)
(a) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.
(b) The minimum coverage on ground floor shall be 35% and that on subsequent floors shall be on the area of 2.3828 acres.
(c) Maximum permissible FAR shall be 175 on the area of 2.3828 acres. However, it shall not include community buildings, which shall be as per the prescribed norms, the building plan of which shall have to be got approved from the Director Town and Country Planning, Haryana.
- 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 be as per Code 6.3 (2)(iii).
(b) The plot height of building shall be as per Code 7.3.
(c) All building blocks shall be constructed so as to maintain an inter site distance not less than the 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 BUILDING (in meters)
1	11	3
2	12	3
3	13	4
4	14	5
5	15	6
6	16	7
7	17	8
8	18	9
9	19	10
10	20	11
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30	40	31
31	41	32
32	42	33
33	43	34
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