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The Director,  
Town and Country Planning,  
Haryana, Chandigarh.

To

M/s Hind Enterprises Pvt Ltd,  
7<sup>th</sup> floor, Vatika Triangle, Sushant Lok-I  
Gurgaon-122002.

Memo No: 1650 Dated 20-6-07

Subject: Approval of Demarcation/Zoning plan of I T Park measuring 8.793 acres in sector - 27B Faridabad being developed by M/s Hind Enterprises Pvt Ltd.

Reference: Your letter dated 10.10.2006 on the subject noted above  
Please find enclosed herewith a copy of the approved Demarcation/zoning plan of the above said I T Park bearing Drawing No. DTCP - 1302 dated 18.06.2007 for necessary action.

The above Zoning Plan is approved subject to following condition:-

1. You shall abide by the terms & Conditions imposed by the northern railway vide their letter no-473-W/O/1281/land/W-V dated 30.04.2007
2. You shall obtain the clearance/NOC with regard to provision of notification no. SO-1533(E) dated 14.09.06 issued by Ministry of Environment and forest Govt. of India before starting the construction/Execution of development works at site.
3. You shall construct the service road at their own cost in the licenced area as and when, direction in this regard has been issued by the department.
4. You shall demolish the existing boundary wall and structure in the 30 mtrs green belt before submission of Building Plans and confirmation in this regard be sent to this office through DTP, Faridabad.

V.I - 3  
District Town Planner (HQ)VK  
For Director, Town & Country Planning,  
Haryana, Chandigarh

Endst. No.

Dated:

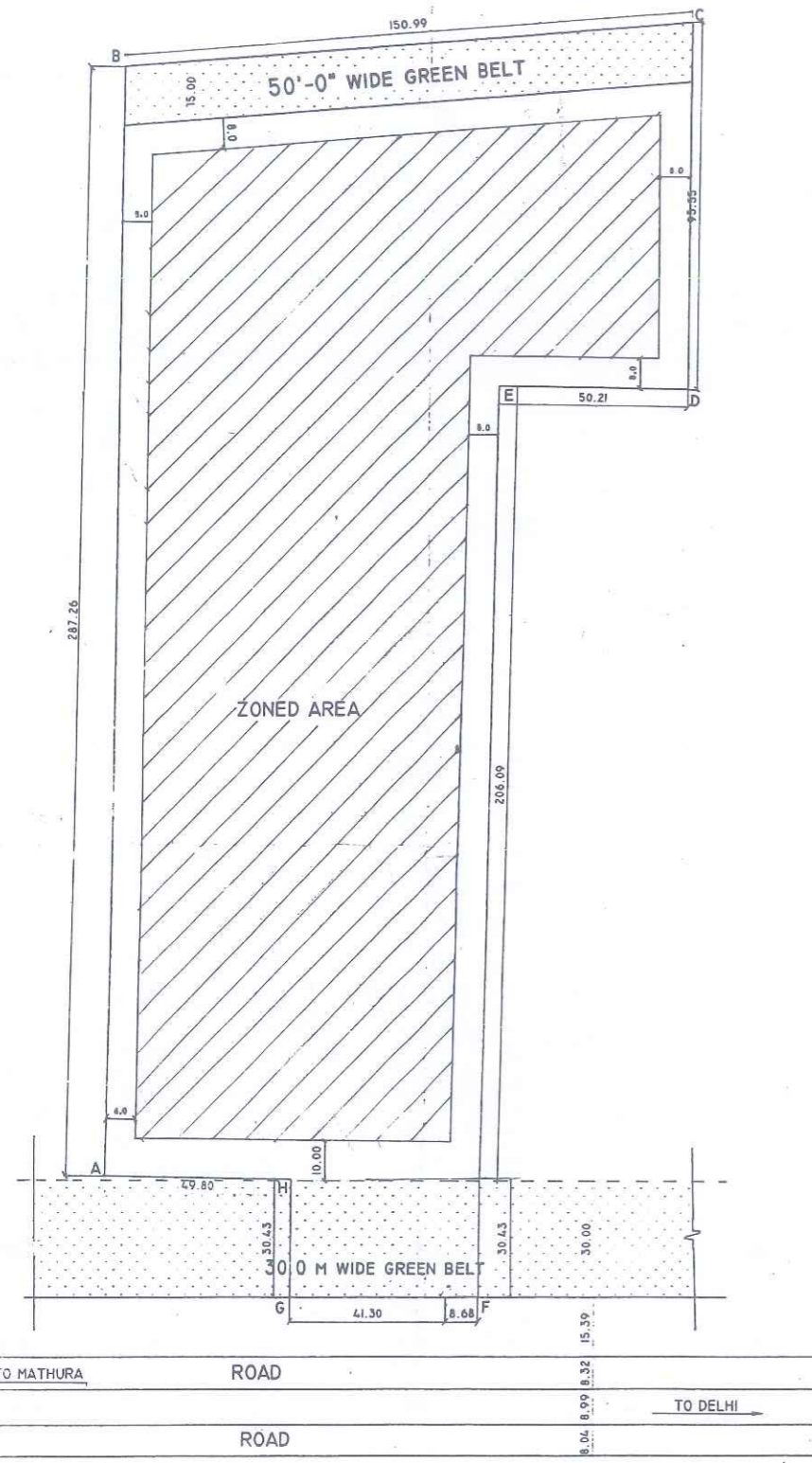
A copy is forwarded to the following for information and necessary action.

1. Senior Town Planner, Rohtak alongwith a copy of approved zoning plans with reference to his memo no37 dated 13.12.2006 and 486 dated 08.05.2007.
2. District Town Planner, Faridabad with reference to his Ends no 4657 dated 1.12.2006 vide which the demarcation plan has been verified by his office. He is also requested to ensure the applicant shall complied with all the conditions as mentioned above.

For VATIKA LIMITED

Authorised Signatory

District Town Planner (HQ)DN  
For Director, Town & Country Planning,  
Haryana, Chandigarh



**ZONING PLAN FOR I.T. PARK MEASURING 8.793 ACRES ( LICENCE NO. 1133 OF 2006 DATED 22.9.2006 ) IN SECTOR-27 B FARIDABAD BEING DEVELOPED BY M/S HIND ENTERPRISES PVT. LTD.**

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 site is in accordance with the approved demarcation plan shown as A to H. As confirmed by D.T.P. Faridabad vide Endst. No. 4657 Dated 1.12.2006.

**2. LAND USE:**  
The type of buildings permissible in the Cyber Park shall be used exclusively for software development activities and IT Enabled services as per the provisions of Notification No. CCP (NCR) / GDP-III/2001/1555 Dated 30.7.2001, as amended from time to time, wherein no manufacturing of any kind (including assembling activities) shall be permitted. Only incidental activities like banks, restaurants, insurance offices etc. will be permitted subject to the restriction of 4% of the area of 8.734 acres.

**3. TYPE OF BUILDING PERMITTED AND LAND USE ZONES:**  
The site shall be developed and buildings constructed thereon as indicated in and explained in the table below:

Notation	Land use zone	Type of Building permitted/permissible structures.
○	Open Space Zone	Open parking lots, approach roads, roadside furniture, parks and play grounds, landscaping features, under ground services etc.
■	Building Zone	Building as per permissible land use in clause -2 above and uses permissible in the open space zone.

**4. SITE COVERAGE AND FAR:**  
a) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and no where else.  
b) The proportion up to which the site can be covered with building or buildings on the ground floor and subsequent floors shall not exceed 40% of the area of 8.734 acres.  
c) Maximum permissible FAR shall be 150 for commercial component as explained above in clause 2 on the area of 8.734 acres. The maximum permissible FAR shall be 250 for IT units in the balance area.

**5. 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 building shall not be more than 60 meters and shall not exceed 1.5 times (the width of the roads abutting) plus the front open space. This clause shall be read in conjunction of clause no. 17 mentioned below.  
b) If a building abuts on two or more streets of different widths, the buildings shall be deemed to face upon the street that has the greater width and the height of the buildings 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) 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 interse distance not less than the set back required for each building according to the table Below:-

SR.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.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55 & above	16

e) 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 air space shall be the one specified for the tallest building as specified above.

**6. APPROACH TO SITE:**  
The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the DTCP, Haryana.

**7. BASEMENT**  
Three level basement within the building zone of the site provided it flushes with the ground and is properly landscaped may be allowed. The basement may in addition to parking could be utilized for generator room, lift room, fire fighting pumps, water reservoir, electric sub-station, air conditioning plants and toilets, if they satisfy the public health requirements and for no other purposes. Area under stilts (only for parking) and basement shall not be counted towards FAR. Basement shall not be used for storage purposes but will be used only for ancillary services of the main building and it is further stipulated that no other partitions of basement will be permissible for uses other than those specified above.

**8. PARKING:**  
a) Adequate parking spaces, i.e. covered open or in basement shall be provided for vehicles.  
b) The three level basement is mandatory for parking and for provision of services like A.H.U. Parking shall be made available at ground level also.  
c) The parking spaces shall not be less than 1 PCU for 40 sq. m. of covered area on all floors.  
d) Minimum 10% of the car parking space shall be made available for the visitors having commercial vehicles like Taxis, Buses used for ferrying the employees of the IT companies. This car parking space can be provided in the form of multi-storey building along with a facility like canteen, toilet and rest room for the drivers subject to the limit of maximum 75sqm. within the zoned area. The parking structure shall also be planned in such a manner that it will maintain the interse distance from the main building and the building of adjoining properties. The above facility shall be free of usercharge.  
e) Minimum 5% parking space shall be provided for casual visitor at the ground level.  
f) The car parking space shall be provided to the allottee / owners of the IT spaces as per their actual requirement assessed at the time of sale purchase agreement.  
g) The area for parking per PCU shall be as under:-  
a) Basement = 35 sqm  
b) Stilts = 30sqm  
c) Open = 25 sqm

**9. WIDTH/ SLOPE OF RAMP:**  
The clear width of the ramp leading to the basement floor shall be minimum 4 mtrs. with an adequate slope not steeper than 1:10. The entry and exit shall be separate preferably at opposite ends.

**10. PLANNING NORMS:**  
The building/buildings to be constructed shall be planned and designed to the norms and standards as approved by DTCP, Haryana.

**11. PROVISION OF PUBLIC HEALTH FACILITIES:**  
The W.C. and urinals provided in the buildings shall conform to the National Building Code/Act No. 41 of 1963 and rules framed there under.

**12. SUBDIVISION OF SITE:**  
No sub-division of the Cyber Park site shall be permitted.  
**13. WIDTH OF COVERED PUBLIC CORRIDOR:**  
The width of the corridor would be governed by Rule 82 of the Rules, 1965.

**14. GATE POST AND BOUNDRY WALL.**  
Such Boundary wall, railings or their combination, hedges or fences along with gates and gateposts shall be constructed as per design approved by DTCP Haryana. In addition to the gate/gates an additional wicket gate not exceeding 1.25 meters width may be allowed in the front and side boundary wall provided that no main gate or wicket gate shall be allowed to open on to the sector road/ public open space.

**15. EXTERNAL FINISHES:**  
a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grts, marble, chips, class metals or any other finish which may be allowed by the DTCP.  
b) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitable encased.  
c) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.

**16. APPROVAL OF BUILDING PLANS:**  
The building plans of the buildings to be constructed at site shall have to be got approved from the DTCP, Haryana (under section 8(2) of the Act No.41 of 1963), before taking up the construction.

**17. BUILDING BYE -LAWS:**  
The construction of the building/buildings shall be governed by the building rules provided in the part VII of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Rules, 1965 and IS code No. 4963 -1987 regarding provisions for Physically Handicapped Persons. On the points where such rules are silent and stipulate no condition or norm, the model building bye laws issued by the ISI, and as given in the NBC shall be followed as may be approved by DTCP, Haryana

**18. FIRE SAFETY MEASURES:**  
a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of Rules 1965/ NBC and the same should be got certified from the competent authority.  
b) 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 Chief Electrical Inspector Haryana.

**19. SOLAR WATER HEATING SYSTEM:**  
The use of solar water heating system as per norms specified by HAREDA is mandatory and shall be made operational in each building block before applying for an occupation certificate.

20. The coloniser 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 construction/ execution of development work at site.

DRG. NO. DTCP 1302 DATED 18-6-2007  
 V.K. Goyal (V.K. Goyal) DTP(HQ)  
 Dhare Singh (Dhare Singh) DTP(HR)  
 S.S. Dhillon (S.S. Dhillon) D.T.C.P.(HR.)

**ZONING PLAN**  
SCALE = 1:1500



For VATIKA LIMITED  
 Authorised Signatory