

Memo No.: ZP-664/AD (RA)/2015/ 882 Dated: 16-1-15

To  
 Vatika Ltd. and others  
 Vatika Triangle, 7<sup>th</sup> Floor, Block-A, Sushant Lok-I,  
 MG Road, Gurgaon -122002.

Subject:- Approval of revised Zoning Plan of Residential Plotted Colony area measuring 477.206 acres and Commercial Sites and Community sites falling in the Residential Plotted Colony on area measuring 477.206 acres (License No. 113 of 2008 dated 01.06.2008, License No. 71 of 2010 dated 15.09.2010, License No. 62 of 2011 dated 02.07.2011, License No. 76 of 2011 dated 07.09.2011 and 66 of 2014 dated 15.7.2014) in Sector-81, 82, 83, 84 & 85 Gurgaon being developed by Vatika Ltd. and others.

Please find enclosed a copy of approved zoning plans of the following sites.

Sr. No	Name of Site/Block	Sector /Block	Area in acre	Drawing No.
1.	Residential Plotted Block-E, F, G, H & S	82		Drg. No. DGTCP-5030 dated 13.01.2015
2.	Residential Plotted Block-I, J, K, L & M	83		Drg. No. DGTCP-5031 dated 13.01.2015
3.	Residential Plotted Block- N, O, & P	84		Drg. No. DGTCP-5032 dated 13.01.2015
4.	Residential Plotted Block- Q, R, & T	85		Drg. No. DGTCP-5033 dated 13.01.2015
5.	Commercial Site-1	82A	1.08	Drg. No. DGTCP-5034 dated 13.01.2015
6.	Commercial Site-2	82	1.60	Drg. No. DGTCP-5035 dated 13.01.2015
7.	High School-1	81	5.00	Drg. No. DGTCP-5036 dated 13.01.2015
8.	High School-2	83	6.25	Drg. No. DGTCP-5037 dated 13.01.2015
9.	Primary School-1	82	1.05	Drg. No. DGTCP-5038 dated 13.01.2015
10.	Primary School-2	83	1.03	Drg. No. DGTCP-5039 dated 13.01.2015
11.	Primary School-3	83	1.00	Drg. No. DGTCP-5040 dated 13.01.2015
12.	Primary School-4	83	1.00	Drg. No. DGTCP-5041 dated 13.01.2015
13.	Primary School-5	83	1.00	Drg. No. DGTCP-5042 dated 13.01.2015
14.	Nursery School-1	82	0.20	Drg. No. DGTCP-5043 dated 13.01.2015
15.	Nursery School-2	83	0.21	Drg. No. DGTCP-5044 dated 13.01.2015

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16.	Nursery School-3	84	0.20	Drg. No. DGTCP-5045 dated 13.01.2015
17.	Nursery School-4	84	0.20	Drg. No. DGTCP-5046 dated 13.01.2015
18.	Nursery School-5	85	0.21	Drg. No. DGTCP-5047 dated 13.01.2015
19.	Nursery School-6	85	0.22	Drg. No. DGTCP-5048 dated 13.01.2015
20.	Crèche-1	82	0.20	Drg. No. DGTCP-5049 dated 13.01.2015
21.	Crèche-2	82A	0.20	Drg. No. DGTCP-5050 dated 13.01.2015
22.	Dispensary-1	82A	1.25	Drg. No. DGTCP-5051 dated 13.01.2015
23.	Dispensary-2	85	1.25	Drg. No. DGTCP-5052 dated 13.01.2015
24.	Community Centre/Club-1	82	2.11	Drg. No. DGTCP-5053 dated 13.01.2015
25.	Religious Building-1	82	0.20	Drg. No. DGTCP-5054 dated 13.01.2015
26.	Health Centre	83	2.69	Drg. No. DGTCP-5055 dated 13.01.2015

The above approval of zoning plans is subject to following conditions:

1. That you shall submit the demarcation plan of plots which have been kept on hold by you in Sector-82-A, within sixty days from the issuance of this letter. Plots kept on hold as shown in pink colour on layout plan (copy enclosed)
2. That you shall submit an undertaking within 30 days that the plots in irregular shapes have not been allotted.
3. That you will transfer 100% of the plots of the EWS category in the Residential Plotted Colony to Housing Board, Haryana as per the policy.

DA/As above.

(Karamveer Singh)

District Town Planner (HQ),

For: Director General, Town & Country Planning,  
Haryana, Chandigarh.

Endst. No.: ZP-664/AD (RA)/2015/

Dated:

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

1. Chief Administrator, Housing Board, Haryana, Sector-6, Panchkula.
2. The Senior Town Planner, Gurgaon along with a copy of approved Zoning Plan of residential plotted colony alongwith community and commercial sites.
3. The District Town Planner, Gurgaon along with a copy of approved Zoning Plan of residential plotted colony alongwith community and commercial sites.

DA/As above.

(Karamveer Singh)

District Town Planner (HQ),

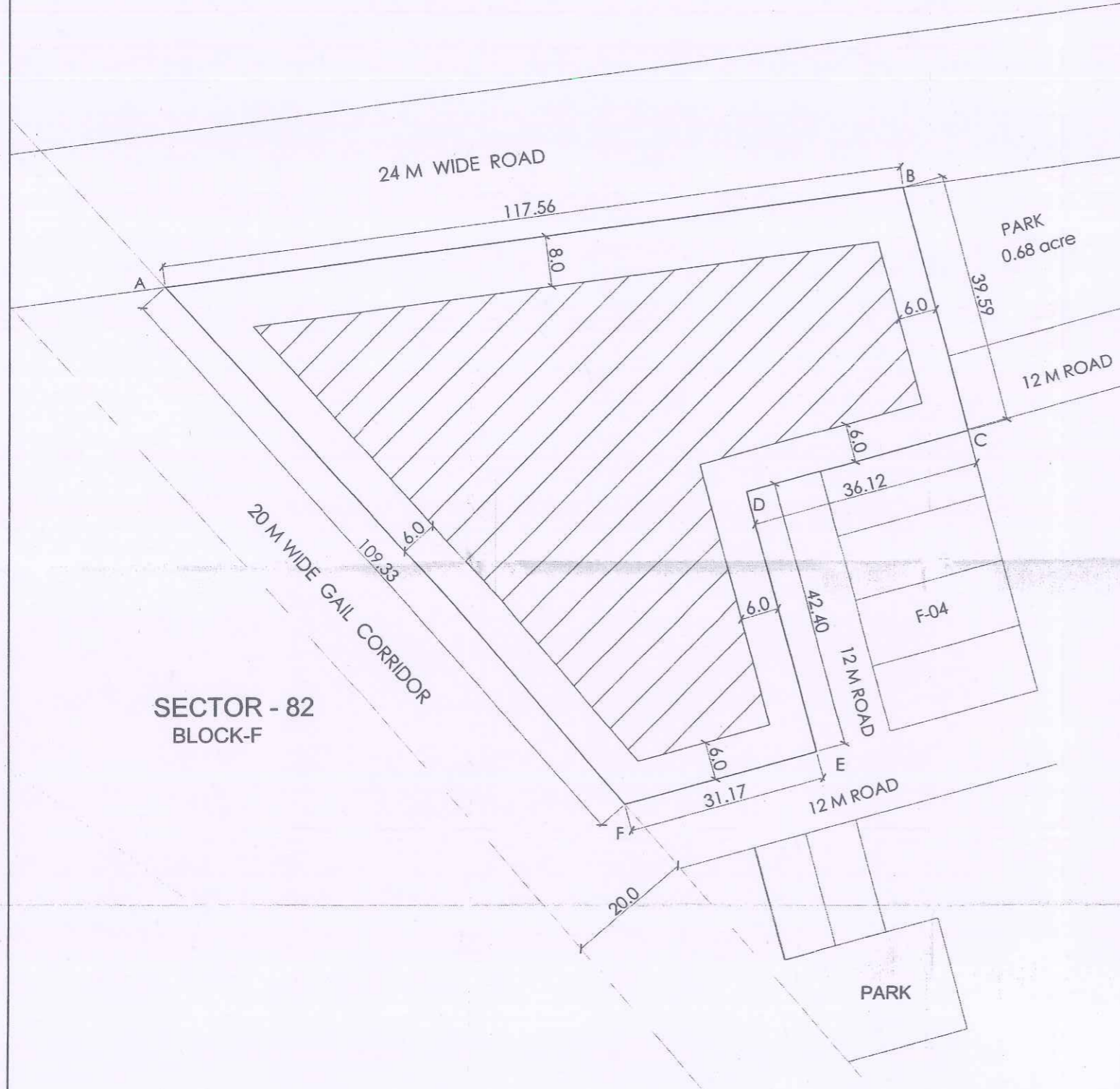
For: Director General, Town & Country Planning,  
Haryana, Chandigarh.

For VATIKA LIMITED

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**ZONING PLAN OF COMMERCIAL SITE MEASURING 1.60 ACRES, BLOCK-F(82) FALLING IN RESIDENTIAL PLOTTED COLONY MEASURING - 477.206 ACRES (LICENSE NO.113 OF 2008 DATED 01.06.2008,LICENSE NO.71 OF 2010 DATED 15.09.2010,LICENSE NO.62 OF 2011 DATED 02.07.2011,LICENSE NO. 76 OF 2011 DATED 07.09.2011& LICENSE NO.66 OF 2014 DATED 15-07-2014) IN SECTOR- 81 TO 85, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY VATIKA LTD. AND OTHERS.**

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



SECTOR - 82  
BLOCK-F

ALL DIMENSIONS ARE IN METERS  
BUILDABLE ZONE :- 1.04 ACRES

- 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, Gurgaon vide endst no. 1533 dated 30.04.2014.
- LAND USE**  
The type of commercial buildings permissible in this site shall conform to the provisions of residential zone as provided in Appendix 'B' to the Final Development Plan of Gurgaon Manesar Urban Complex. Not less than 50% of the permissible FAR should be used for neighborhood shopping needs.
- 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 above and uses permissible in the open space zone.
- 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 50% on the area of 1.60 acres.  
c) Maximum permissible FAR shall be 175 on the area of 1.60 acres.
- HEIGHT OF BUILDING**  
The height of the building block, subject 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 roads abutting to the site) plus the front open space.  
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) Building/Structures which rise to 30 meters or more in height shall be constructed only 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 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 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
- 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 DG,TCP, Haryana. The permanent approach to the site shall be derive from the service road.
- BASEMENT**  
a. Four level basement within the building zone of the site are allowed, provided, it is kept flushes with the ground and is properly landscaped. The basement 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/ utilities, if they satisfy the public health requirements and for no other purposes. Area under stairs (only for parking) and basement shall not be counted towards FAR. Basement shall not be used for storage/commercial purposes but will be used only for parking. It is further stipulated that no other partitions of basement will be permissible for uses other than specified above.  
b. 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 of the ramp in basement shall be separate preferably at opposite ends.
- PARKING**  
a. Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site.  
b. At least 15% of the parking shall be at the street level.  
c. The parking spaces for commercial building shall not be less than 1ECS for 50 sqm. of covered area on all floors. The area for parking per car shall be as under:  
(i) Basement = 35 sq. mtrs.  
(ii) Stills = 30 sq. mtrs.  
(iii) Open = 25 sq. mtrs.
- 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, grills, marble, chips, glass, metals or any other finish which may be allowed by the DG,TCP,Haryana.  
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 building plans specifically for this purpose and at no other places, whatsoever.
- 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 8(2) of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Act No.41 of 1963, before starting the construction.
- BUILDING BYE-LAWS**  
The construction of the building/buildings shall be governed by the building rules provided in part VII of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Rules, 1965 and Indian Standard Code No. 4963- 1987 regarding provisions for Physically Handicapped Persons. The owner shall also follow the provisions of Section 46 of The Persons With Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995 which includes construction of ramps in public buildings, adaption of toilets for wheel chair user, Braille symbols and auditory signals in elevators or lifts and other relevant measures. On the points where such rules are silent and stipulate no condition or norm, the model building byelaw issued by the Indian Standard, and as given in the National Building Code of India shall be followed as may be approved by DG,TCP, Haryana.
- 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 Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Rules, 1965 / National Building Code of India 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 D.G.I.T. Central periphery of the panel on ground floor or in upper basement and it should be located on outer building, the same should be got approved from the competent authority.  
c) Fire Fighting Scheme shall be got approved from the Director,Urban Local Bodies,Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. These approvals shall be obtained prior to starting the construction work at site.
- SOLAR WATER HEATING SYSTEM**  
The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block (where hot water is required) before applying for an occupation certificate.
- RAIN WATER HARVESTING SYSTEM**  
The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- Other provisions:**  
d. The covered 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 foot print of separate 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 maximum of 4.5 mtr. Other than the mechanical parking the floor to ceiling height in upper floor shall not be more than 2.4 mtr. below the hanging beam.  
e. Not more than 25% of the parking space with in the shopping/commercial complex shall be allotted and this allotment shall be made only to the persons to whom shop/commercial space have been allotted. No parking space shall be allotted, leased out, sold or transferred in any manner to any third party.  
9. **PLANNING NORMS**  
The building/buildings to be constructed shall be planned and designed to the norms and standards as approved by DG,TCP, Haryana.  
10. **PROVISIONS OF PUBLIC HEALTH FACILITIES**  
The W.C. and urinals provided in the buildings shall conform to the National Building Code/Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Rules, 1965.  
11. **SUB DIVISIONS OF SITE**  
a) The commercial site shall be governed by Haryana Apartment Ownership Act-1983.  
b) The site shall not be further sub-divided or fragmented in any manner, whatsoever.  
13. **WIDTH OF COVERED PUBLIC CORRIDOR**  
A covered public corridor should have a minimum clear width of 8'- 3". However, in case of offices on subsequent floor, the width of the corridor would be governed by Rule 82 of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Rules, 1965.  
16. **BUILDING BYE-LAWS**  
The construction of the building/buildings shall be governed by the building rules provided in part VII of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Rules, 1965 and Indian Standard Code No. 4963- 1987 regarding provisions for Physically Handicapped Persons. The owner shall also follow the provisions of Section 46 of The Persons With Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995 which includes construction of ramps in public buildings, adaption of toilets for wheel chair user, Braille symbols and auditory signals in elevators or lifts and other relevant measures. On the points where such rules are silent and stipulate no condition or norm, the model building byelaw issued by the Indian Standard, and as given in the National Building Code of India shall be followed as may be approved by DG,TCP, Haryana.

DRG. NO. DG,TCP 5035 DATED 17/01/2015

For VATIKA LIMITED  
*[Signature]*  
Authorised Signatory

(BALWANT SINGH) SD(HQ) (SAVITA JINDAL) ATP(HQ) (KARAMVEER SINGH) DTP(HQ) (JASWANT SINGH) STP(M) (J. S. REDHU) CTP(HR) (ANURAG RASTOGI, IAS) DG,TCP(HR)