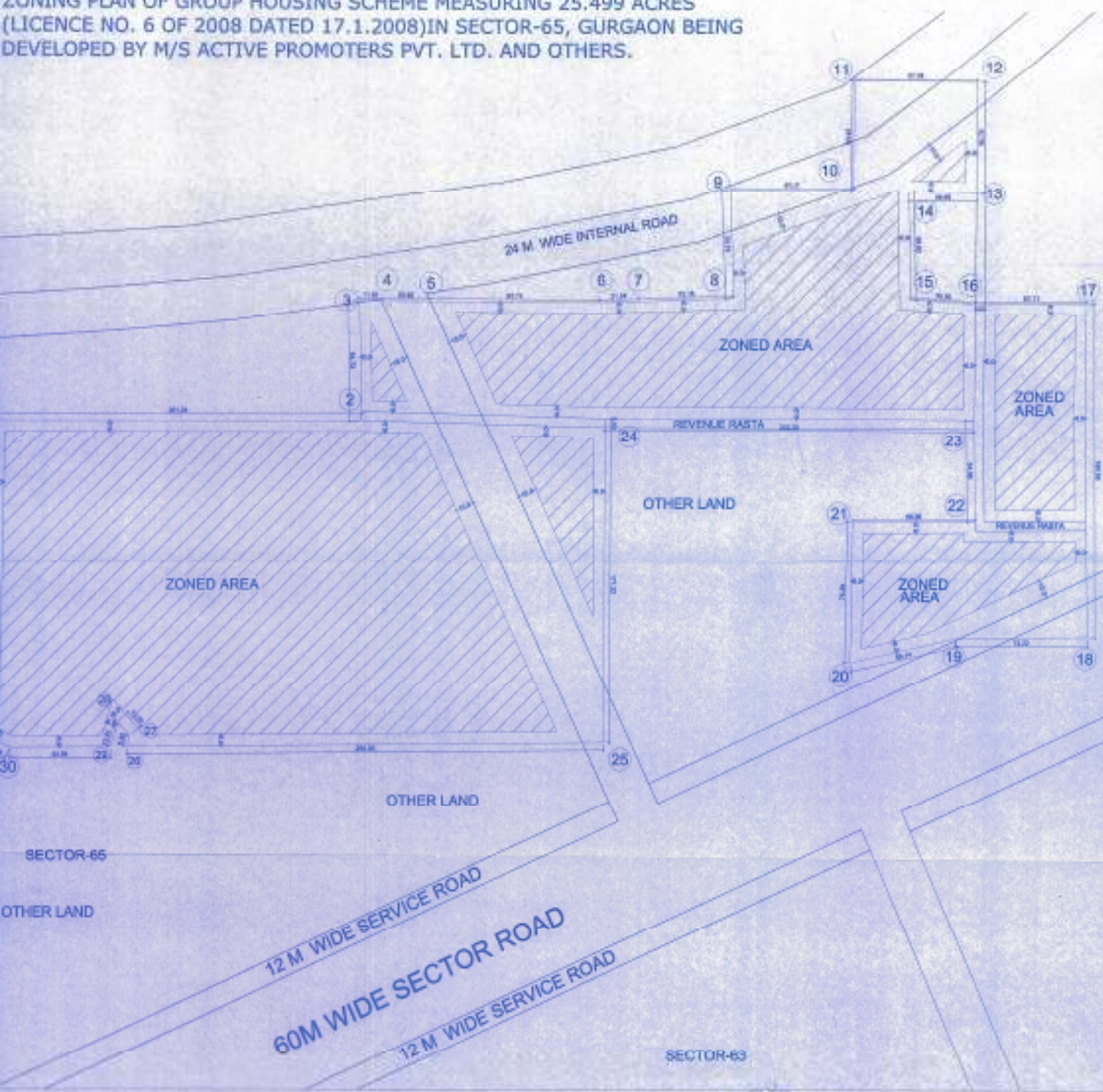


ZONING PLAN OF GROUP HOUSING SCHEME MEASURING 25,499 ACRES (LICENCE NO. 6 OF 2008 DATED 17.1.2008) IN SECTOR-65, GURGAON BEING DEVELOPED BY M/S ACTIVE PROMOTERS PVT. LTD. AND OTHERS.



FOR THE PURPOSE OF ROAD AND (2) OF THE RULES SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTIONS OF LAND USE DEVELOPMENT REGULATIONS.

1. SCOPE & BASIS OF PLAN.
The scope and size of the Group Housing Colony is in accordance with the approved development plan document 1 To 2-A as Conformity to T.P. Gurgaon rule (2008) No. 2008 dated 17.1.2008.

2. TYPE OF BUILDING PERMITTED.
The type of building permitted on the site shall be buildings designated in the form of habit development for residential purpose of any whether or apartment building, including community facilities, public amenities and public utility as may be provided and approved by the Officer, Town and Country Planning, Haryana.

3. GENERAL REQUIREMENTS.

a) Building shall only be permitted within the portion of the site marked as 'ZONED AREA' in the plan.

b) The maximum coverage on ground floor shall be 20% and that of subsequent floors shall be 20% on the area of 24 x 400 meters.

c) The maximum FSI shall not exceed '12' on the area of 24 x 400 acres. However, it shall not include community buildings which shall be as per the permitted norms. The building plan of which shall have to be pre-approved from the Director, Town and Country Planning, Haryana.

4. HEIGHT OF BUILDINGS.
The height of the building block, subject to access to the services of the site drainage, and FSI, shall be governed by the following:

a) The maximum height of the buildings shall not be more than as allowed by National Authority and shall not exceed 17.5 m above the ground level (not allowing any for the front open spaces).

b) If a building stands on two or more plots of different widths, the buildings shall be deemed to have span 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 the height in a depth of 24M, along the various streets.

c) Building structures which less than 10 meters or more in height shall be governed if no specific guidelines have been obtained from the National Authority.

d) Building blocks shall be constructed as in or maintain on those distances not less than the setback required for each building according to the table below:

Sl.No.	HEIGHT OF BUILDING (meters)	SET BACK FRONT SPACE TO BE LEFT (meters)
1	10	3
2	12	4
3	14	5
4	16	7
5	18	8
6	20	10
7	22	12
8	24	14
9	26	16
10	28	18
11	30	20
12	32	22

e) To ensure the safety and structural stability of the buildings of more than 10 meters in height, the developer shall submit the structural drawings duly sealed from a registered Institute of IT Delhi, IT Rohtak, PCC Chandigarh or IIT Kanpur etc. The safety plans shall be sealed by the Institute of Fire Engineers at Rohtak. These certificates shall be obtained prior to starting the construction work at 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 owners, then the width of such open spaces shall be the same whether for the related buildings as specified above.

5. SUB-DIVISION OF SITE.
a) The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act.
b) The site shall not be sub-divided or fragmented in any manner whatsoever.

6. BIRTH POINT AND BOUNDARY WALL.
Such boundary wall, wallings or their combination, hedge/s or fences along with gates and gates posts shall be constructed as per design approved by DTCP, Haryana. In addition to the guidelines an additional walling gate not exceeding 1.23 meters width may be allowed in the front and side boundary wall provided that no such gate shall be allowed to open onto the street road public open space.

7. TOWNSHIP.
The minimum density of the population provided in the colony shall be 500 PPA and the maximum be 700 PPA on the area of 24.400 acres for computing the density. The occupancy per main dwelling unit shall be taken as five persons and for service-dwelling unit the persons per room or one person per 30 sq. feet of living area, whichever is more.

8. ACCOMMODATION FOR SERVE POPULATION.
Adequate accommodation shall be provided for domestic servants and other service population of CWS. The number of such dwelling units for domestic servants shall not be less than 1% of the number of main dwelling units and the total area of such a unit if attached to the main unit shall not be less than 70 sq. ft. in addition 10% of the total number of dwelling units having a minimum area of 200 sq. ft. shall be constructed for D.M.S category.

9. PARKING.
a) Parking space shall be provided at the rate of 1.0 equivalent car space for each dwelling unit. These parking spaces shall be situated only to the front building and shall not be shared, leased, sold or transferred to any person to the third party. The area for parking per car shall be as under:-

i) Basement, 25 sqm
ii) 1st, 2nd, 3rd floor, 30 sqm
iii) Carport, 22 sqm

b) To avoid 10% area equivalent car spaces shall be provided in the form of open spaces further between 75% of the total car parking will be freely available to the DTCP. CWS.

c) The reserved parking for the common or for the home of individual parking spaces shall not be counted towards FAR. However, if such of such reserved parking space for the use of parking of separate parking facility shall be provided towards ground floor or porch or in common parking in the basement footprint shall be the floor is using the basement upper floor may be maximum of 2.5 m. Other than the mentioned parking in ceiling height in upper floor shall not be more than 2.4 m below the hanging beam.

10. UTILITIES AND SERVICE.
Service shall be approved through Housing building in case of 100% covered by ground with adequate service area provision for drainage for every 200 sq. meters. However, building having less than 200 sq. meters shall 100% covered by government along with wellhead service be provided. Sewerage shall not be provided with minimum span of 3.0 M. The clear width of the sewer line in the treatment shall be 4.00 meters. Adequate area not less than 1.50 m. The entry and exit shall be separate public open spaces.

11. WATER SUPPLY.
Water all the open spaces including those between the blocks and along of buildings. And for residential, industrial and commercial according to the plan approved by the D.T.C.P. Haryana. At least 10% of the total site area shall be developed as open spaces (see section 1.4 for site and city plan).

12. APPROVAL OF BUILDING PLANS.
The building plans of the building to be constructed at site shall have to be got approved by DTCP, Haryana under section 13 of the Act No. 41 of 1963, before starting the construction.

13. SUBORDINATE LAWS.
The construction of the buildings/buildings shall be governed by the building rules, code and bye laws in the part VII of the Punjab Scheduled Roads and Controlled Areas, Provision of Group Housing Development Rules, 1989. On the points where such rules are silent and adequate in addition or more, the model building bye-law issued by the DTCP, Haryana and DTCP shall be followed as may be approved by DTCP, Haryana.

14. CONVENTION SHOPPING.
0.5% of the total area shall be reserved to cater for essential convenience shopping with the following conditions:

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

b) The size of Retail Shop shall not be more than 2.25 x 2.25 m and 2.75 m x 8.25 m.

c) The height of Retail Shop/Departmental Store shall not exceed 100 meters.

15. PROVISION OF COMMUNITY BUILDINGS.
The community buildings shall be provided as per the composite norms in the Group Housing Scheme.

16. BASEMENT.
Four level basement within the building zone of the site provided a Basement with the ground is properly landscaped may be allowed. The basement may include parking space, office for generator room, lift room, the lighting pump, water, sewerage, electric sub-station, conditioning plants and tables, utilities, if they satisfy the public health requirements as other purposes. Area under basement shall not be counted towards FAR. Basement is used for storage / commercial purposes but will be used only for parking and office use for main building and if no further utilization for another portions of basement will be permitted for users other than those specified above.

17. 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 portions with the surrounding roads to the satisfaction of the DTCP, Haryana.

18. FIRE SAFETY MEASURED.
a) The owner will ensure the provision of proper safety measures in the under-mentioned buildings conforming to the provision of Rules 1984 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 DTCP. Controlled 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 provision of solar water heating system shall be as per norms specified by HAREND and shall be made operational in each building block before supplying for an occupancies.

20. RAIN WATER HARVESTING SYSTEM.
The rain-water harvesting system shall be provided as per Central Ground Water Authority / Haryana Govt. notification as applicable.

21. The applicant shall obtain the clearance/NOC as per the provisions of the Notification No. P-3 1991 (2) dated 14.6.2002 issued by Ministry of Environment and Forests, Government of India before starting the construction/erection of development works.

22. The outdoor tower shall use only Compact Fluorescent Lamp fittings for illumination with an adequate lighting.

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