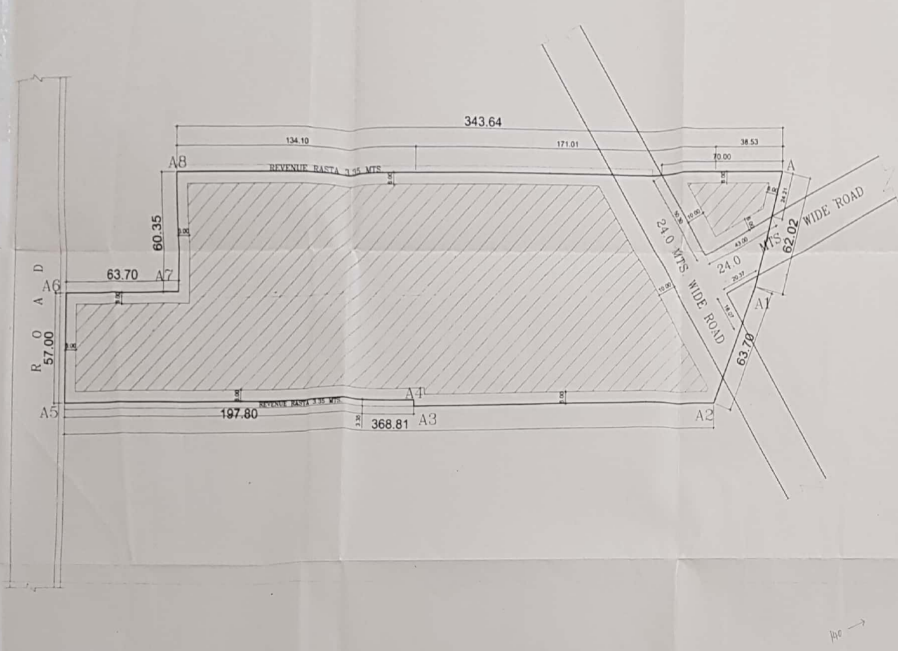


**ZONING PLAN OF GROUP HOUSING SCHEME MEASURING 10,512 ACRES
(LICENCE NO.26 OF 2010 DATED 18.03.2010) IN SECTOR-81, GURGAON
BEING DEVELOPED BY M/S GRAPHIC RESEARCH CONSULTANT (INDIA) PVT.
LTD. & OTHERS.**

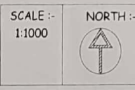


ZONING CLAUSES FOR GROUP HOUSING COLONY FOR THE PURPOSE OF RULE 38(VIII) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965.

- 1. SHAPE & SITE OF SITE:** The shape and size of the proposed housing Colony is in accordance with the approved demarcation plan shown as 'A' to 'D' as confirmed by D.P. Gurgaon vide Encl. No. 3443 dated 11-06-2010.
- 2. TYPE OF BUILDING:** The type of building permitted on this site shall be buildings designed in the form of flat development for residential purpose or an auxiliary or ad-junction building including community facilities, public amenities and public utility, as may be prescribed and approved by the Director, Town and Country Planning, Haryana.
- 3. GROUND COVERAGE AND F.A.R.:**
 - a) Building shall only be permitted within the portion of the site marked as 'A' to 'D' and no where else.
 - b) The maximum coverage of ground floor shall be 35% and that on subsequent floors shall be 20% on the area of 10.512 acres.
 - c) The maximum F.A.R. shall not exceed 175 on the area of 10.512 acres. However, it shall not include community buildings except as per the prescribed norms, the building plan of which shall have to be got approved from the Director, Town and Country Planning, Haryana.
- 4. HEIGHT OF BUILDING:** The height of building shall be subject to the provisions of the site coverage and F.A.R. shall be governed by the following:
 - a) The maximum height of any building shall not be more than as allowed by National Airport Authority and shall not exceed 1.5 times the width of the road adjoining plot, the front open space.
 - b) If building blocks are to be constructed of different heights, the building shall be deemed to be two when the width of the road is 30 meters or more and the height of the buildings shall be regulated by the width of that road and may be continued to this height to a depth of 30M, beyond the service line.
 - c) Building structures shall not be more than 10 meters in height shall be constructed if no objection certificate has been obtained from the National Airport Authority.
- 5. ALL BUILDING BLOCKS SHALL BE CONSTRUCTED SO AS TO MAINTAIN A MINIMUM 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.	12	3
2.	15	4
3.	18	5
4.	21	6
5.	24	8
6.	27	9
7.	30	12
8.	33	15
9.	36	18
10.	39	21
11.	42	24
12.	45 & above	30
- 6. TO ENSURE THE SAFETY AND STRUCTURAL STABILITY OF THE BUILDINGS OF MORE THAN 60 METERS IN HEIGHT, THE DEVELOPER SHALL SUBMIT THE STRUCTURAL DRAWINGS AND VALID FROM REGISTERED STRUCTURAL ENGINEER, IIT DELHI, IIT BOMBAY, IIT CHANDIGARH OR IIT KANPUR AND FIRE SAFETY PLANS NEED TO BE VERIFIED BY THE HEADQUARTERS OF FIRE ENGINEERS AT Gurgaon. These specifications are to be obtained prior to starting the construction work at site.**
- 7. IF SUCH TOWER OR TOWER-LIKE TOWER IS INTENDED TO BE USED FOR THE BENEFIT OF MORE THAN ONE BUILDING BELONGING TO THE SAME OWNER, THE WIDTH OF EACH OPEN AIR SPACE SHALL BE ONE SPECIFIED FOR THE SAID BUILDING AS SPECIFIED ABOVE.**
- 8. SUB-DIVISION OF SITE:** The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act.
- 9. THE SITE SHALL NOT BE BUILT ON OR FRAGMENTED IN ANY MANNER WHATSOEVER.**
- 10. GATE POST AND BOUNDARY WALL:** Each Boundary wall, railing or other combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by DTP, Haryana. In addition to the gates posts an additional wicket gate for ascending & descending shall be allowed in the front and side boundaries near provided but not more than one allowed in each of the wicket-gate public open space.
- 11. DENSITY:** The minimum density of the population provided in the colony shall be 100 PPA and the maximum 160 PPA on the area of 10.512 acres. For computing the density, the occupancy of each dwelling unit shall be taken as five persons and for service dwelling unit two persons per room or one person per 100 sq. feet of living area, whichever is more.
- 12. ACCOMMODATION FOR SERVICE POPULATION:** Adequate accommodation shall be provided for domestic servants and other service population of 6% of the number of each dwelling unit for domestic servants shall not be less than 10% of the number of main dwelling units and the carpet area of each unit of attached to the main units shall not be less than 140 sq. m. (1500 sq. ft.). The total number of dwelling units having a minimum area of 200 sq. m. shall be allowed for (i.e. 5 category).
- 13. PARKING:**
 - a) Parking space shall be provided @ 1.5 equivalent Car Space for each dwelling unit. These parking spaces shall be allotted only to the flat holders and shall not be allotted, leased, sold or transferred in any manner to the third party. The area for parking car shall be as under:
 - Basement: 35 sqm.
 - Open: 25 sqm.
 - b) At least 75% of the equivalent car spaces shall be provided in the form of covered parking. Further minimum 5% of the total parking lot shall be available to the B-5 category flat.
- 14. THE COVERED PARKING IN THE BASEMENT OR IN THE FORM OF MULTI LEVEL PARKING ABOVE GROUND LEVEL SHALL NOT BE LESS THAN 75% OF THE TOTAL PARKING SPACES PROVIDED. HOWEVER, IN CASE OF BUILDINGS HAVING MORE THAN THREE LEVELS WITH 100% PARKING BY GENERATORS ALONG WITH AUTOMATIC CARLIFT SYSTEMS IN THE BASEMENT FLOOR UPPER FLOORS, THE FLOOR TO WHICH HEIGHT OF THE BASEMENT / UPPER FLOOR SHALL BE MAXIMUM OF 4.5 METERS OTHER THAN THE MECHANICAL PARKING FLOOR IN SETTING HEIGHT, UPPER FLOOR SHALL NOT BE MORE THAN 2 METERS BELOW THE PARKING LEVEL.**
- 15. LIFTS AND STAIRS:** Stairs shall be provided in Group Housing building in case of 100% stand by generators along with automatic fire-fighter are provided for running of lifts along with stairs. However, in case of buildings having more than three floors with 100% stand by generators along with automatic carlift system shall be provided. At least one lift shall be provided with minimum size of 1.80 m x 2.00 m. The clear width of the main landing in the basement shall be 1.80 meters with an additional space of at least 2.00 m. The entry and exit shall be separate preferably at opposite ends.
- 16. OPEN SPACES:** The open spaces including those between the blocks and strips of buildings shall be provided, shaped and laid according to the plan approved by the D.P. Gurgaon. At least 15% of the total site area shall be developed as organized open space. 1.6 for lots and open ground.
- 17. APPROVAL OF BUILDING PLAN:** The building plans of the buildings to be constructed at site shall have to be got approved from the DTP, Haryana (under section 82) of the Act No. 41 of 1963, before starting the construction.
- 18. DEVELOPMENT REGULATIONS:** The development of the 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. On the areas where such rules are not and stipulate no condition or norms, the rules shall be those laid down by the Haryana Government and shall be followed as may be approved by DTP, Haryana.
- 19. COMMERCIAL SHOPPING:** 0.5% of the total area shall be reserved to cater for essential commercial shopping with the following conditions:
 - a) The ground coverage of 100% with F.A.R. of 100 will be permissible. However this will be a part of the overall ground coverage and F.A.R. of the Group Housing Colony.
 - b) The height of shops/shops/departmental store shall not exceed 4.00 meters.
- 20. PROVISION OF COMMUNITY BUILDINGS:** The community buildings shall be provided as per the composite norms in the Group Housing Scheme.
- 21. UTILIZATION:** Four well built buildings within the building zone of the site provided it flushes with the ground and property boundaries may be allowed. The basement may in addition to parking could be utilized for commercial shops, lift shaft, the parking porch, water treatment, electric sub-station, air conditioning plant and service utilities, if they satisfy the public health requirements and for all other purposes. Area under such utility for parking and basement shall not be counted towards F.A.R. Basement shall not be used for commercial purposes but will be used only for parking and service utilities. The use of building shall be further stipulated that no other portions of basement will be permitted for uses other than those specified above.
- 22. APPROACH TO SITE:** The approach to the site and parking lots shall be planned and provided giving due consideration to the provisions of said the junctions with the surrounding roads to the satisfaction of the DTP, Haryana.
- 23. FIRE SAFETY MEASURES:**
 - a) The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of Rules 1963 ABC and the same should be got verified from the competent authority.
 - b) Electric sub station or generator room (if provided) should be on solid ground near DG/OT Control Panel on ground floor or in upper basement and it should be located in outer portions of the building, the same should be got approved from the Chief Electrical Officer Haryana.
- 24. 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 before applying for an occupation certificate.
- 25. RAIN WATER HARVESTING SYSTEM:** The rain water harvesting system shall be provided as per Central Ground Water Authority (CGWA) norms. The same should be got verified from the competent authority.
- 26. THE DEVELOPER SHALL OBTAIN THE CLEARANCE/NOC AS PER THE PROVISIONS OF THE NOTIFICATION NO. S.O. 1533 (2) DATED 14.9.2006 ISSUED BY MINISTRY OF ENVIRONMENT AND FOREST, GOVERNMENT OF INDIA BEFORE THE COMMENCEMENT OF DEVELOPMENT WORKS AT SITE.**
- 27. THE DEVELOPER SHALL PROVIDE THE COMPLETE FLOOD LIGHTING FOR INTERNAL LIGHTING AS WELL AS CAMPUS LIGHTING.**

* ZONED AREA = 31938.7039 SQ.M OR (7.891 ACS.)
* ALL DIMENSIONS ARE IN METERS



DRG. NO. D.T.C.P. - 2169 DATED - 12-09-2010
 (SWATE) (S. REDHU) (C. D. BHASIN)
 (DTP) (DTP) (DTP)