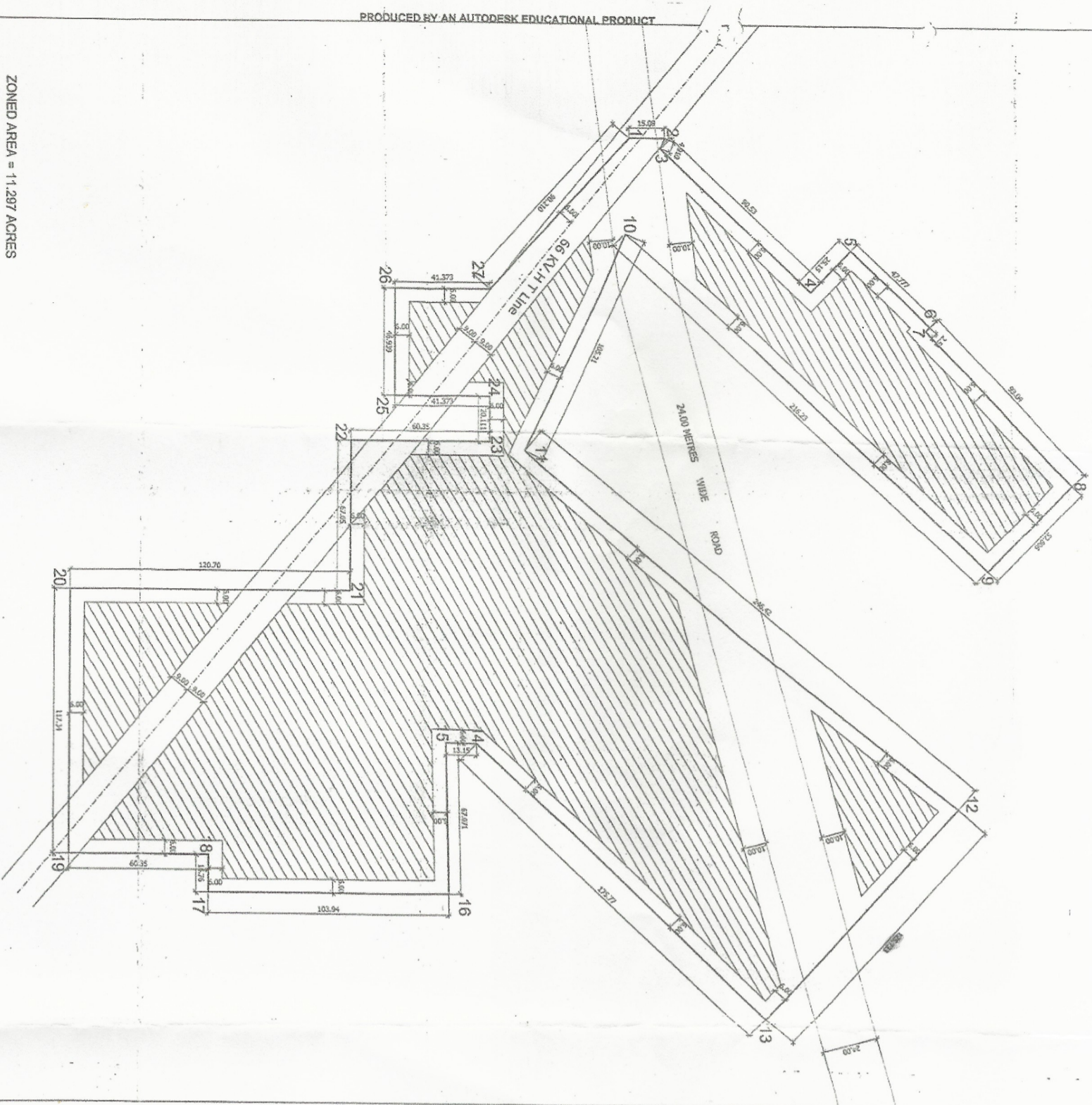


ZONED AREA = 11.287 ACRES
ALL DIMENSIONS AREA IN METRES



ZONING PLAN OF GROUP HOUSING AREA MEASURING 17.00 ACRES (LICENCE NO. 64 OF 2011 DATED 16.07.2011) IN SECTOR-37C, GURGAON BEING DEVELOPED BY PHONEX DATATECH SERVICES PVT. LTD. AND OTHERS.

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

1. SHAPE & SIZE OF SITE

The shape and size of the Group Housing Colony (1) in accordance with the construction plan shown at 1 to 27 as conferred by DTG, Gurgaon vide Encls No. 118 dated 05.01.2012.

2. TYPE OF BUILDING PERMITTED

The type of building permitted on this site shall be buildings designated in the form of stated development for residential purpose or any apartment building, including community facilities, public amenities and public utility as may be prescribed and approved by the Director General, Town and Country Planning, Haryana.

3. GROUND COVERAGE AND FARR

a. Building shall not be permitted within the portion of the site marked as 'A' buildable area and so where else.

b. The maximum coverage on ground floor shall be 35% and that on subsequent floors shall be 20% on the area of 17.00 acres.

4. HEIGHT OF BUILDING

a. The maximum height of the building shall not exceed 17.5 metres, 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 General, Town and Country Planning, Haryana.

5. SUB-DIVISION OF SITE

a. To ensure the safety and structural stability of the buildings of more than 60 metres in height, the height of the buildings shall not exceed 1.5 times the width of the cross-sectional plan, that from observation.

b. If a building stands on two or more streets of different widths, the building shall be deemed to face upon the street that has the greater width and the height of the building shall be regulated by the width of that street and may be confined to this height to the extent of 20%, along the narrower street.

c. Buildings/structures which rise to 30 metres or more in height shall be constructed of no objection certificate has been obtained from the National Airport Authority.

d. All buildings shall be constructed so as to maintain an average distance and has the set back required for each building according to the table below:

S.No.	HEIGHT OF BUILDING (in meters)	SE. BACK / OPEN SPACE (in meter)
1.	12	3
2.	15	4
3.	20	6
4.	25	8
5.	30	9
6.	35	10
7.	40	11
8.	45	12
9.	50	13
10.	55	14
11.	60	15
12.	65 & above	16

6. GATE POST AND BOUNDARY WALL

a. The gate post and boundary wall shall be governed by the Haryana government, Chandigarh Act.

b. The site shall not be subdivided or fragmented in any manner whatsoever.

7. DENSITY

a. The maximum density of the population provided in the colony shall be 100 PPA and the maximum be 100 PPA on the area of 17.00 acres.

8. ACCOMMODATION FOR SERVICE POPULATION

a. Adequate accommodation shall be provided for domestic services and other service population of PWA. The units and the cost of such units shall be as per the provision of the Haryana government, Chandigarh Act, 1956 or the total number of dwelling units having a minimum area of 200 sq. ft. shall be provided for PWA category.

9. PARKING

a. Parking spaces shall be provided @ 1.5 equivalent car space for each dwelling unit. These parking spaces shall be situated on the site and shall not be situated, leased, sold or transferred in any manner to any other party, the use for parking shall be as under-

- i. Resident, 15 sqm.
- ii. Office, 30 sqm.
- iii. Other, 25 sqm.

10. LIFT AND RAMP

a. The covered parking in the form of multi level parking above ground level shall not be provided in any building. The floor to ceiling height of the lift shaft / upper floor may be maximum of 4.5 metres. Other than the mentioned parking the floor to ceiling height in upper floor shall not be more than 4.5mtr. below the height of 4.5mtr.

11. OPEN SPACES

a. Within the site, there shall be open spaces between the blocks and along the building shall be provided, equipped and landscaped according to the DTG, Gurgaon. At least 25% of the total site area shall be developed as open spaces in a 1:1 ratio and play ground.

12. APPROVAL OF BUILDING PLANS

The building plans of the buildings to be constructed at the site shall be got approved from the DTG, Gurgaon (under section 42) of the ACT No. 1 of 1961 before taking up the construction.

13. BUILDING BYELAWS

The bye laws of the building shall be governed by the bye laws provided in the part VII of the Punjab Building Bye Laws, 1965. On the points where such bye laws are not provided, the building shall be governed by the bye laws in force in the DTG, Gurgaon.

14. CONSUMER SHIPPING

a. The total coverage of 17.00 acres shall be reserved to cater for residential consumer shipping with the following conditions.

b. The height of the building shall not be more than 2.75 meter and 2.75 meter x 2.75 meter.

c. The height of mass/semi-commercial structure shall not exceed 4.50 meter.

15. PROVISION OF COMMUNITY BUILDINGS

a. The community building or club shall be provided as per the requirement of the Group Housing Colony.

16. DRAINAGE

a. The sewer lines with the building form of the site shall be provided in blocks with the ground and in separate horizontal form. The buildings may in addition to building code be fitted for rainwater harvesting system, water saving devices, solar water heating system, etc. The sewer lines shall be approved by the DTG, Gurgaon. The sewer lines shall be 800 mm diameter and shall be laid on a gradient of 1:100.

17. APPROACH TO SITE

a. The approach to the site and parking bay shall be planned and provided giving due consideration to the junction of the junction with the surrounding roads to the satisfaction of the DTG, Gurgaon.

18. FIRE SAFETY MEASURES

a. The layout will ensure the provision of proper fire safety measures in the multi storey building conforming to the bye laws of Haryana 1965 and the same shall be got certified from the competent authority.

19. SOLAR WATER HEATING SYSTEM

The provision of solar water heating system shall be as per norms specified by DTG and shall be made operational in each building block before applying for an occupation certificate.

20. RAIN WATER HARVESTING SYSTEM

The rain water harvesting system shall be provided as per Central Ground Water Authority, Haryana Govt. notification of 1987.

21. THE COLONY SHALL OBTAIN THE CLEARANCE FROM THE DTG, GURGAON

a. The colony shall obtain the clearance from the DTG, Gurgaon for the purpose of the Punjab Building Bye Laws, 1965 and the same shall be got certified from the competent authority.

22. THE OPERATIONAL PLAN SHALL BE APPROVED BY THE DTG, GURGAON

a. The operational plan shall be approved by the DTG, Gurgaon for the purpose of the Punjab Building Bye Laws, 1965 and the same shall be got certified from the competent authority.

23. THAT ALL SERVICES INCLUDING WATER SUPPLY, ELECTRICITY, TELEPHONE, ETC. SHALL BE PROVIDED BY THE DTG, GURGAON

a. The DTG, Gurgaon shall provide all the services including water supply, electricity, telephone, etc. to the colony in accordance with the bye laws of Haryana 1965 and the same shall be got certified from the competent authority.

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