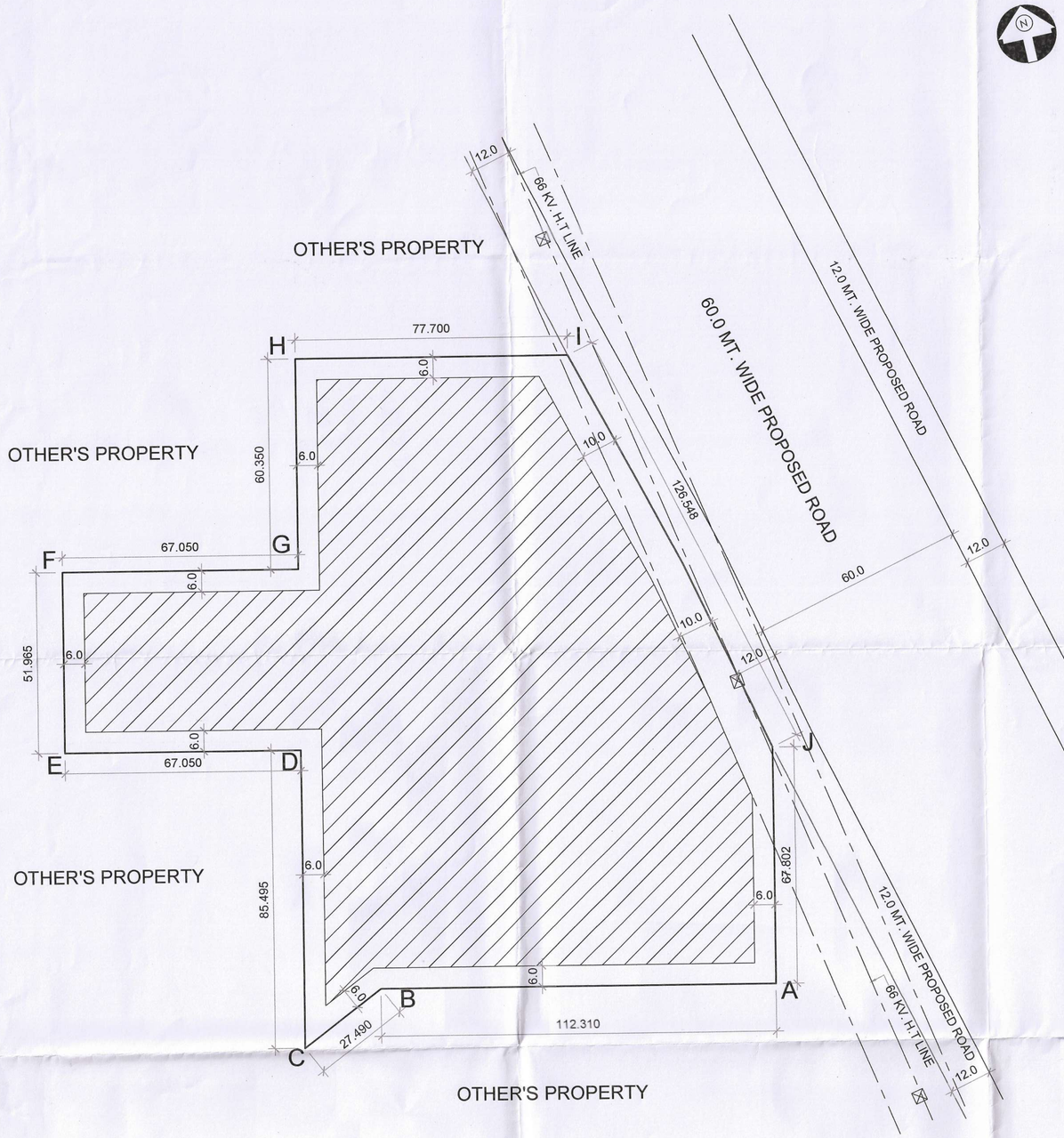
REVISED DEMARCATION-CUM-ZONING PLAN OF CYBER PARK COLONY MEASURING 6.1375 ACRES (LICENSE NO. 112 OF 2012 DATED 27.10.2012) IN SECTOR-66, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ADVANCE INDIA PROJECTS LTD.



NET ZONED AREA = 4.95 ACRES

NOTE : ALL DIMENSIONS ARE IN METER

ZONING CLAUSES FOR I.T. PARK

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 J as confirmed by STP, Gurugram vide Endst No: 379 dated 14.09.2012.

2. LAND USE

   The type of buildings permissible in Cyber Park shall be used exclusively for the 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 6.1375 acres i.e. 0.2455 acre and remaining 96% i.e. 5.892 acres shall be developed as Cyber Park.

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 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 6.1375 acres.

c) Maximum permissible FAR shall be 150% for commercial component as explained above in clause 2 on the area of 0.2455 acre (4%). The maximum permissible FAR shall be 250% for Cyber Park on the balance 96% area i.e. 5.892 acres. Further, additional FAR of 59610 Sqm. is also permitted towards I.T. Component in lieu of following TDR Utilization certificates :-

S.No.	TDR Certificate No./SPRP Licence No.	TDR Utilization Certificate No. and Date	Area in Sqm.
1.	1-2434 of 28/2024 dated 24.10.2024 (Part of TDR Certificate no. 1-2958 0f 28/2024 dated 24.10.2024)	TDR Utilization Certificate No. 57 of 2024 issued vide memo no: TDR-U170A1/CTP/42040/2024 Dated: 31.127.2024	59610
		TOTAL FAR	59610

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 buildings shall be as Chapter 6.3 (3) (ii) and Chapter 6.3 (3) (vii) of the Haryana Building Code, 2017 .
   (b) The plinth height of building shall be as per Chapter 7.3 of the Haryana Building Code, 2017 .
   (c) All building block(s) shall be constructed so as to maintain an inter-se distance not less than the set back required for each building according to the table below:-
   (d) If the permissible area is archived on Ground floor same will be achieved on subsequent floor

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

   (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 in (c) above.

6. PARKING

   (a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per Chapter 7.1 of the Haryana Building Code, 2017.
   (b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.

7. APPROACH TO SITE.

   (a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions with the surrounding roads to the satisfaction of the Competent Authority.
   (b) The approach to the site shall be shown on the zoning plan.

8. BAR ON SUB-DIVISION OF SITE.

   Sub-division of the site shall not be permitted, in any circumstances.

9. APPROVAL OF BUILDING PLANS.

   The building plans of the building to be constructed at site shall have to be got approved from the Director, Town & Country Planning, Haryana/ any other persons or the committee authorized by him, as per provision of Haryana Building Code-2017(as amended time to time) before starting up the construction.

10. BASEMENT.

    (a) The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(ii) of the Haryana Building Code, 2017.
    (b) The basement shall be constructed, used and maintained as per Chapter 7.16 of the Haryana Building Code, 2017.

11. PLANNING NORMS

    The building to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of the Haryana Building Code, 2017, and as approved by the Competent Authority.

12. PROVISIONS OF PUBLIC HEALTH FACILITIES.

    The W.C. and urinals provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.

13. 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, grits, marble, chips, class metals or any other finish which may be allowed by the Competent Authority.
    (b) 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.
    (c) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course Chapter 10 of the Haryana Building Code, 2017 shall be followed.

14. LIFTS AND RAMPS.

    (a) Lift and Ramps in building shall be provided as per Chapter 7.7 of the Haryana Building Code, 2017.
    (b) Lift shall be provided with 100% standby generators along with automatic switchover along with staircase of required width and number.
    (c) Ramps shall also be provided as per the provisions of Haryana Building Code, 2017 and National Building Code, 2016, as applicable.

15. BUILDING BYE-LAWS

    The construction of the building /buildings shall be governed by provisions of the Haryana Building Code, 2017. On the points where Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.

16. 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 The Haryana Building Code, 2017/ National Building Code of India, 2016 and the same should be got certified form 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 form the competent authority.
    (c) To ensure 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. This approval shall be obtained prior to starting the construction work at site.

17. That the coloniser/owner 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, if applicable.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Government notification as applicable.
19. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
20. That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
21. That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

22. GENERAL

    (a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
    (b) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
    (c) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
    (d) Garbage collection center of appropriate size shall be provided within the site.
    (e) Color trade emblem and other symbols shall be subject to the approval of the Competent Authority.
    (f) That this Revised Zoning Plan shall be issued in supersession with Earlier approved Zoning Plan vide Drg.no - 3503 dated - 02.11.2012.

DRG No. DTCP:- 10776 Dated 14-01-25

(DINESH KUMAR) PA (HQ)	(RAJAT CHAUHAN) ATP (HQ)	(NARENDER KUMAR) DTP(HQ)	(HITESH SHARMA) STP(HQ)	(JITENDER SIHAG) CTP(HR)	(AMIT KHATRI, IAS) DTCP(HR)