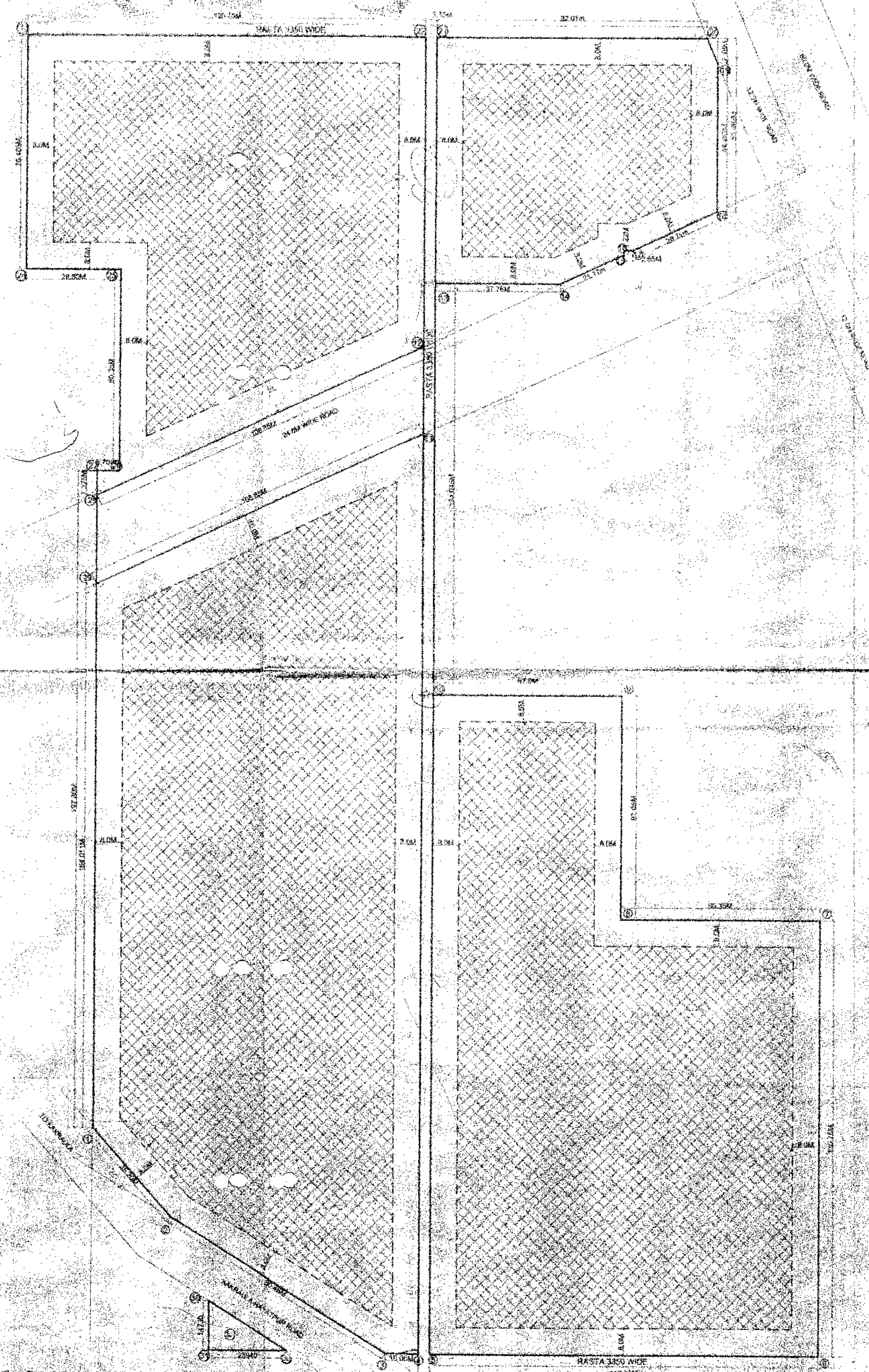


ZONING PLAN OF GROUP HOUSING SCHEME MEASURING 15.575 ACRES (LIC NO. 71 OF 2008 DATED, 25-3-2008 IN SECTION-51, GURGAON-URBAN MANESAR, HARYANA, BEING DEVELOPED BY BRILLIANT SOFTWARE SERVICES PVT. LTD.



NOTE: ALL DIMENSIONS ARE IN METRES

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

1. NAME & SIZE OF SITE

The name and size of the Group Housing Colony is in accordance with the approved demarcation plan shown with 10/32. As restricted by DTCP, Gurgaon vide Order No. 3705 dated 27.02.2008.

2. TYPE OF BUILDING PERMITTED

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

3. GROUND COVERAGE AND FAR

- Building shall only be permitted within the portion of the site marked as 22. Building shall be within 2m.
- The maximum coverage of ground floor shall be 35% and that on subsequent floors shall be 20% on the area of 15.575 acres.
- The maximum FAR shall not exceed 176 on the area of 15.575 acres; However, it shall not include community buildings which shall be as per the approved zoning, the building plan of which shall have to be approved from the Director, Town and Country Planning, Haryana.

4. 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:

- 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 road abutting the front of the open space. This shall also be read in conjunction of clause no. 13 mentioned below.
- If a building exists 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 extended to side height to a depth of 24M along the narrow street.
- Building Structures which are 10 Meters or more in height shall be constructed in no rejection certificate has been obtained from the National Airport Authority.

S/N	HEIGHT OF BUILDING (Meters)	SET BACK WHEN SPACE TO REAR (Meters)	SET BACK WHEN SPACE TO REAR (Meters)
1	10	3	3
2	15	5	5
3	18	6	6
4	21	7	7
5	24	8	8
6	27	9	9
7	30	10	10
8	33	11	11
9	36	12	12
10	39	13	13
11	42	14	14
12	45	15	15
13	48	16	16

- To ensure the safety and structural stability of the buildings of more than 10.0 M in height the developer shall submit the structural drawing duly vetted from Registered Engineer (R.E.) Town & Country Planning, Haryana etc. The safety plan to be vetted by the Institute of Engineers at Haryana. These documents are to be obtained prior to starting the construction work at site.

- 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 space shall be the one specified for the tallest building as specified above.

5. SUB-DIVISION OF SITE

- The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act.
- The site shall not be sub-divided or fragmented in any manner whatsoever.

6. GATE POST AND BOUNDARY WALL

Such Boundary wall, railings or their combination, hedges or fence along with gates and gate posts shall be constructed as per design approved by DTCP Haryana. In addition to the gate/post an additional solid gate post exceeding 1.25 meters width may be allowed in the front and side boundary wall provided that the main gate shall be allowed to open on the road for public convenience.

7. DENSITY

The maximum density of the population provided in the colony shall be 100 PPA and the maximum 200 PPA on the area of 15.575 acres. For computing the density, the occupancy per unit density shall be taken as 5 persons and for service dwelling unit the occupancy per unit shall be 10 persons. The total of 1000 persons shall be taken.

8. ACCOMMODATION FOR SERVICE POPULATION

Adequate accommodation shall be provided for domestic servants and other service population of PWS. The number of such dwelling units for domestic servants shall not be less than 10 for the number of other dwelling units and the number of such units shall be added to the total units shall not be less than 140 sq. ft. for each 10% of the total number of dwelling units having a minimum area of 500 sq. ft. shall be provided for E.W.S category.

9. PARKING

Parking spaces shall be provided for the residents of the colony for their vehicles. These parking spaces shall be provided only to the residents and shall not be allowed to be used for any other purpose. The area for parking shall be as under:

- Basement: 35 units
- Open: 15 units

- At least 75% of the required car parking shall be provided in the form of covered parking. Further minimum 5% of the total parking shall be provided for the use of the colony.

- This colony is common for the residents of the colony and shall be provided with a common area for the residents of the colony. In case of multi level parking above the ground level the first part of the parking shall be provided for the residents of the colony and the second part shall be provided for the residents of the colony. The first part shall be provided for the residents of the colony and the second part shall be provided for the residents of the colony. The first part shall be provided for the residents of the colony and the second part shall be provided for the residents of the colony.

10. LIGHTS AND SMOKE

Ramps shall be provided for the residents of the colony for the use of the colony. The ramps shall be provided for the residents of the colony for the use of the colony. The ramps shall be provided for the residents of the colony for the use of the colony. The ramps shall be provided for the residents of the colony for the use of the colony. The ramps shall be provided for the residents of the colony for the use of the colony.

11. SPACES

While at the open spaces including those between the roads and open spaces of buildings shall be developed, maintained and secured according to the plan approved by the D.T.C.P. Haryana. At least 5% of the total site area shall be developed as open space for the use of the colony.

12. APPROVAL OF BUILDING PLAN

The building plan of the colony shall be approved by the Director, Town and Country Planning, Haryana. The building plan shall be approved by the Director, Town and Country Planning, Haryana. The building plan shall be approved by the Director, Town and Country Planning, Haryana. The building plan shall be approved by the Director, Town and Country Planning, Haryana.

13. BUILDING CONSTRUCTION

The construction of the colony shall be governed by the building rules provided in the part VIII of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Rules, 1965. On all points where such rules are silent and adequate provisions are not made, the building shall be governed by the rules and regulations of the Haryana. The building shall be governed by the rules and regulations of the Haryana. The building shall be governed by the rules and regulations of the Haryana.

14. CONVENIENT SERVICES

5% of the total area shall be reserved for the use of the colony for the use of the colony. The area shall be reserved for the use of the colony for the use of the colony. The area shall be reserved for the use of the colony for the use of the colony. The area shall be reserved for the use of the colony for the use of the colony.

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15. PROVISION OF UTILITIES

The colony shall be provided with the following utilities: Water supply, Sewerage, Electricity, Gas supply, etc. The colony shall be provided with the following utilities: Water supply, Sewerage, Electricity, Gas supply, etc. The colony shall be provided with the following utilities: Water supply, Sewerage, Electricity, Gas supply, etc.

16. REUSEMENT

The colony shall be provided with the following utilities: Water supply, Sewerage, Electricity, Gas supply, etc. The colony shall be provided with the following utilities: Water supply, Sewerage, Electricity, Gas supply, etc. The colony shall be provided with the following utilities: Water supply, Sewerage, Electricity, Gas supply, etc. The colony shall be provided with the following utilities: Water supply, Sewerage, Electricity, Gas supply, etc.

17. APPROACH TO SITE

The approach to the colony shall be provided with the following utilities: Water supply, Sewerage, Electricity, Gas supply, etc. The approach to the colony shall be provided with the following utilities: Water supply, Sewerage, Electricity, Gas supply, etc. The approach to the colony shall be provided with the following utilities: Water supply, Sewerage, Electricity, Gas supply, etc.

18. FIRE SAFETY MEASURES

- The colony shall be provided with the following utilities: Water supply, Sewerage, Electricity, Gas supply, etc. The colony shall be provided with the following utilities: Water supply, Sewerage, Electricity, Gas supply, etc. The colony shall be provided with the following utilities: Water supply, Sewerage, Electricity, Gas supply, etc.
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19. SOLID WASTE MANAGEMENT

The colony shall be provided with the following utilities: Water supply, Sewerage, Electricity, Gas supply, etc. The colony shall be provided with the following utilities: Water supply, Sewerage, Electricity, Gas supply, etc. The colony shall be provided with the following utilities: Water supply, Sewerage, Electricity, Gas supply, etc. The colony shall be provided with the following utilities: Water supply, Sewerage, Electricity, Gas supply, etc.

20. RAIN WATER HARVESTING SYSTEM

The colony shall be provided with the following utilities: Water supply, Sewerage, Electricity, Gas supply, etc. The colony shall be provided with the following utilities: Water supply, Sewerage, Electricity, Gas supply, etc. The colony shall be provided with the following utilities: Water supply, Sewerage, Electricity, Gas supply, etc. The colony shall be provided with the following utilities: Water supply, Sewerage, Electricity, Gas supply, etc.

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21. THE COLONY SHALL BE PROVIDED WITH THE FOLLOWING UTILITIES

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