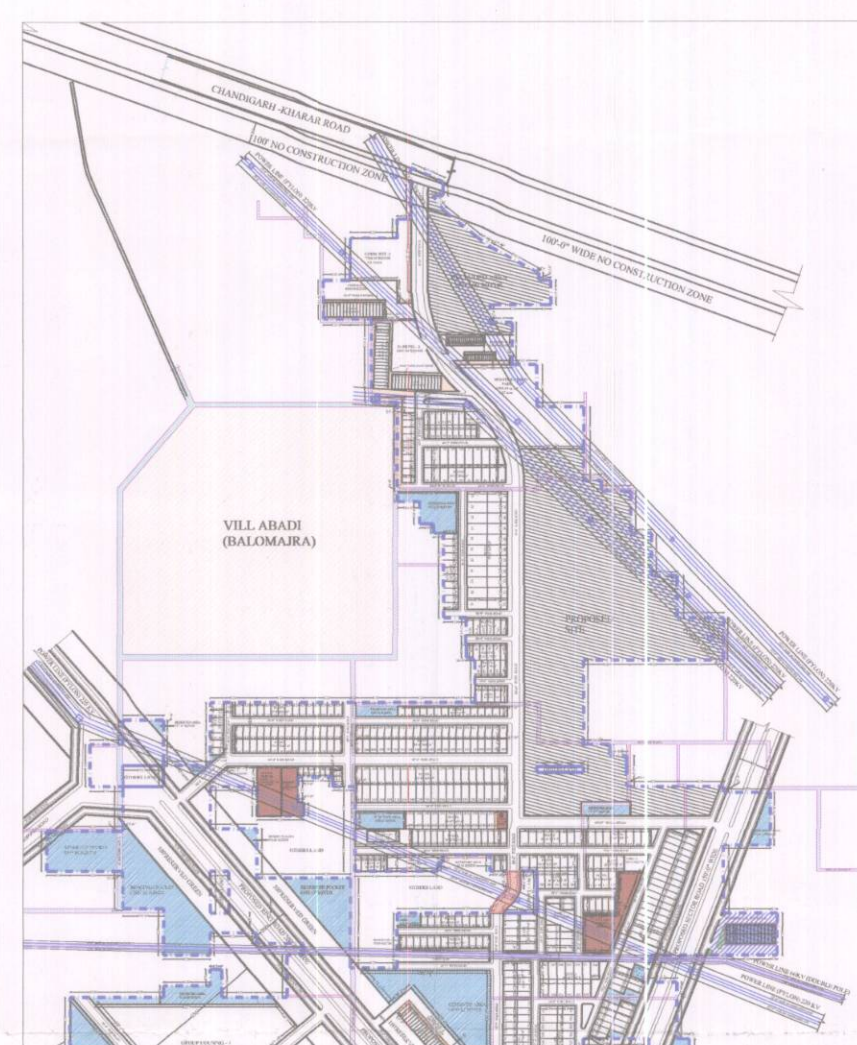


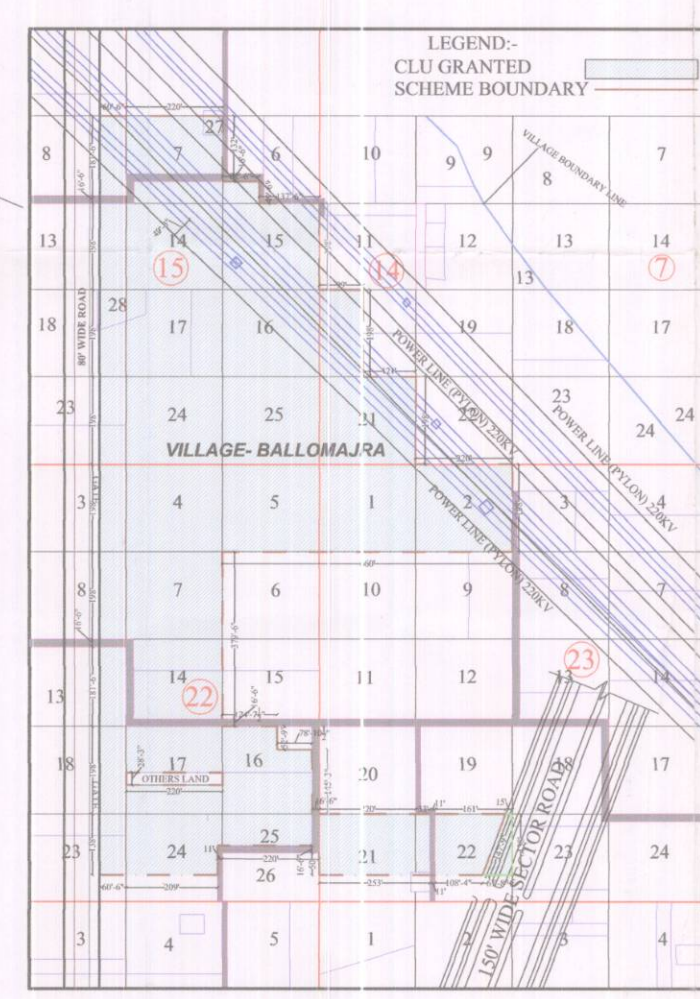
ZONING PLAN



KEY PLAN

**NOTE:-**  
The approach for others land shall be provided at the time of approval of building plans.

REVENUE PLAN



**TDI GROUPOUSING  
VILLAGE -- BALOMAJRA, SECTOR-118  
S.A.S. NAGAR, TEH. & DISTT.- MOHALI**

**PROMOTERS :-**  
TANEJA DEVELOPERS & INFRASTRUCTURE Ltd.,  
9, KASTURBA GANDHI MARG,  
NEW DELHI-110001.

TOTAL SITE AREA = 20.446 ACRES  
AREA UNDER SECTOR ROAD = 0.13 ACRES  
TOTAL SCHEME AREA = 20.446-0.13 = 20.316 ACRES

**ZONING CLAUSES:-**

**1.) LAND USE ZONES:-**  
The use of land and the type of building to be constructed there shall be governed in accordance with the table below and in other manner what so ever

**2.) SITE COVERAGE ,MINIMUM FRONT SETBACK, HEIGHT & FLOOR AREA RATIO:-**

SITE COVERAGE	F.A.R.	MINIMUM FRONT SETBACK	PERMISSIBLE HEIGHT
40%	1.75 F.A.R. (HIGHER F.A.R 1:25 TO BE FURNISHED AS PER THE POLICY For Taneja Developers & Infrastructure)	As shown on the drg. and PUDA bylaws whichever is more	Subject to permission from airport authority

**3.) PROJECTION :-**  
Where there is an uncovered balcony or chhajja or cantilever from wall, it shall not project more than 1.80 meters (5'-11") beyond the building line with in the zoned area, when measured at right angle to the outface of the wall.

**4.) PLINTH LEVEL:-**  
Plinth level in case of building intended for human habitation shall not be less than 0.45 meters (1'-6") above the finished Level of the road /street shall be obtained from C.A.

**5.) GATE. :-**  
Position of gates as shown on the plan.

**6.) BOUNDARY WALL. :-**  
Boundary wall height A (3' wall + 3'grill),B,C,D,E,F,G,H,I,J,K,L,M,N. ( 6'-0" H Boundary Wall).Boundary wall shall not be provided under the H.T line and revenue rastas.

**7.) CAR PARKING AREA :-**  
Parking shall be provided @ 1.5 E.C.S. for every 100 sqmtr. of built up area subject to max. of 2 ECS for every flat.

**8.) FIRE SAFETY :-**  
All buildings having height of 15 meter or above, shall conform to fire safety regulations and would require prior clearance from the fire authorities.

**9.) DENSITY :- 175 PERSONS / ACRE**

**10.) BASEMENT :-**  
i)Multilevel parking is allowed for parking only.  
ii)Area of basement not to be counted in F.A.R.  
iii) Safe distance of the basement & buildings from the electrical wires as per the guidelines of PSEB shall be subject to the permission from the C.A.  
iv) Basement shall not be used for habitable purpose and shall be used for parking and storage only.

**11.PUDA BUILDING BYE LAWS :**  
In addition to above clauses the building to be constructed shall PUDA Building rules 1996 as amendment time to time.

**12. PROVISION FOR PHYSICALLY DISABLED PERSONS:**  
The building shall have provisions to make it accessible for all as required under the person with disabilities act 1995.

**13.Building plans shall be getting approved from the Competent Authority separately.**

**14.Rainwater harvesting system,solar water heating system shall be provided as per N.B.C.**

**15.SANCTIONING OF BUILDING PLAN :**  
No person shall commence the erection or re-erection of any building or any site without previous sanction of the building plan from competent authority.

**16.TREES:**  
No trees shall be cut without permission of COMPETENT AUTHORITY, unless they interfere in the building for green park area.

**17. 15% of site shall be earmarked on the site plan.**

<b>OWNER:-</b>  For Taneja Developers & Infrastructure Ltd. Authorized Signatory	<b>ARCHITECT:-</b>  K. Mohan KRISHAN DHAM CA 34/1712 S.C.O. - 358-359 THIRD FLOOR SECTOR - 34-A, CHANDIGARH
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**TITLE:- ZONING PLAN**  
**DRAWN : CHANDER MOHAN**  
**CHECKED:** **DATE:- 25-10-2010** **SCALE: 1/8" = 1' (1:96)**  
**DRAWING NO:-DC/TDI/ZN/01** **1" = 100'** **MPR-13** **DT. 3-11-2010**  
**DHAM CONSULTANTS**  
**ARCHITECTS & PLANNERS**  
**S.C.O. 358-359, SECTOR 34-A, CHANDIGARH.**  
**PHONE NO. 0172- 5009617**