

DEMARCATION CUM ZONING PLAN FOR COMMERCIAL COMPLEX SITE NEAR ATT CHOWK, IN SECTOR-53
FOR THE PURPOSE OF CODE-1.2 (KCV) AND CODE-6.3(a)(ii) OF THE HARYANA BUILDING CODE-2017, (AMENDED FROM TIME TO TIME) AND
PROVISION OF TOD POLICY DATED 18.03.2019

NOTE: IN CASE OF MIXED LAND USE ON COMMERCIAL PLOTS, THE RESIDENTIAL COMPONENT SHALL BE ALLOWED ONLY IN THE FORM OF FLATTED DEVELOPMENT / APARTMENTS AND PLOTTED DEVELOPMENT SHALL NOT BE ALLOWED. SUCH APARTMENTS SHALL BE GOVERNED BY THE PROVISIONS OF HARYANA APARTMENT OWNERSHIP ACT & RULES THEREUNDER.

[illegible]

(1) BASEMENT = 32 SQM
(2) STILT = 28 SQM
(3) OPEN = 23 SQM
(4) IN NO CIRCUMSTANCES, THE VEHICLE (S) BELONGING / RELATED TO THE PLOT / PREMISES SHALL BE PARKED OUTSIDE THE PLOT AREA.

4. HEIGHT OF BUILDING -> THE MAXIMUM PERMISSIBLE HEIGHT LIMIT OF BUILDING SHALL BE AS CODE-4.3 (3)(a) AND CODE-4.3 (3)(b) OF HBC 2011, HOWEVER THE HEIGHT OF THE BUILDING BLOCK, SUBJECT OF CODES TO THE PROVISIONS OF THE ST COVERAGE AND PAU, SHALL BE GOVERNED BY THE FOLLOWING:-
A) THE MAXIMUM HEIGHT OF THE BUILDING SHALL NOT BE MORE THAN AS ALLOWED BY NATIONAL AIRPORT AUTHORITY OF INDIA AND SHALL NOT EXCEED 1.5 TIMES (THE WIDTH OF THE ROAD ADJACENT) PLUS THE HEIGHT

OPEN SPACE.
b) IF A BUILDING ADJACENT ON TWO OR MORE STREETS OF DIFFERENT WIDTHS, THE BUILDINGS SHALL BE DESIGNED TO FACE BOTH THE STREET THAT HAS THE GREATER WIDTH AND THE REAR OF THE BUILDING SHALL BE RELOCATED TO THE WIDTH OF THAT STREET AND MAY BE CONTIGUOUS TO THIS HEIGHT OF 24', ALONG THE REAR OF THE BUILDING. BUILDINGS SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN INTEREST DISTANCE NOT LESS THAN THE STREET.

b) IF SUCH ENTRANCE OR EXTENSION OPEN SPACE IS ANTICIPATED 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 ABOVE.

7. BAR ON SUB-DIVISION OF SITE -
SUB-DIVISION OF THE SITE SHALL NOT PERMITTED IN ANY CIRCUMSTANCES.

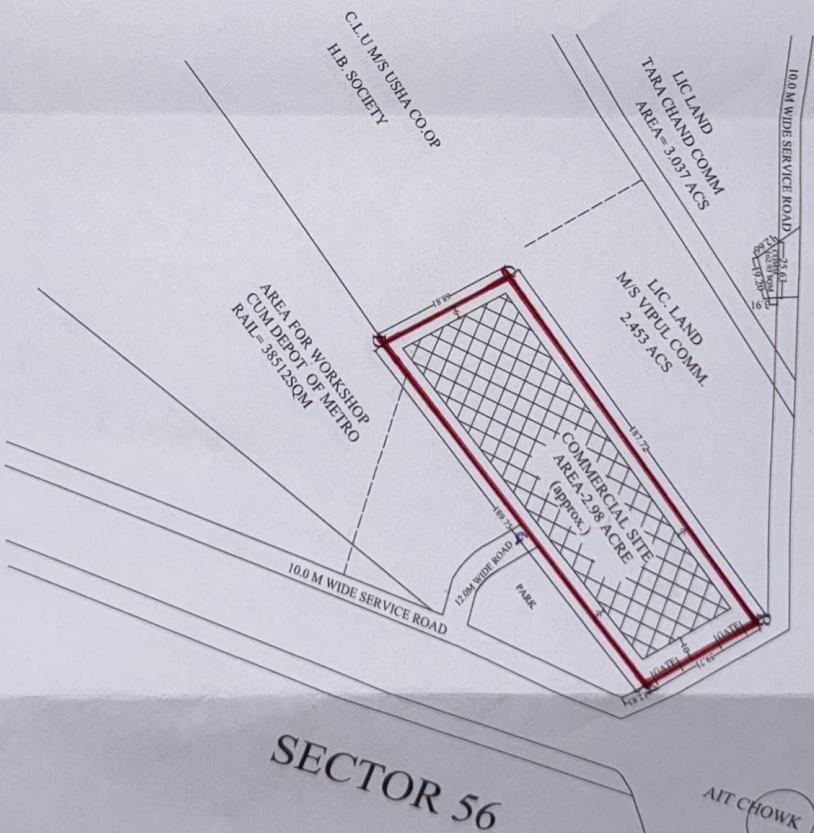
(a) **EXTERNAL FINISHES.** EXTERNAL WALL FINISHES, SO FAR AS POSSIBLE, SHALL BE IN NATURAL OR PERMANENT TYPE. MATERIALS LIKE BRICK, STONE, CONCRETE, TERRAZZO, GLASS, MARBLE, CHIPS, GLASS METALS OR ANY OTHER FINISH WHICH MAY BE ALLOWED BY THE COMPETENT AUTHORITY. THE WATER STORAGE TANKS AND PLUMBING WORK SHALL NOT BE VISIBLE ON ANY FACE OF THE BUILDING.

AND SHALL BE REINFORCED, ENCASED, AND SHOWN IN PLANS. APPROVED BUILDINGS PLANS SPECIFICALLY FOR THIS PURPOSE AND AT NO OTHER PLACES, WHATSOEVER, FOR BUILDING SERVICES, LABELING SERVICES, CONSTRUCTION PRACTICE, BUILDING MATERIAL FOUNDATION AND DAPR PROOF COURSE. CHAPTER 16 OF THE NATIONAL BUILDING CODE, 2017 SHALL BE FOLLOWED.

CHECKED BY:- PARIKSHIT, PLANNING ASSISTANT

HARYANA SHEHRI VIKAS PRADHIKARAN

SECTION ROAD 60 M WIDE



COMMERCIAL SITE	=12067.00 SQM (APPROX.)
TOTAL AREA OF SITE	=8859.84 SQM (73.46%)
ZONED AREA	

CHANDER SHEKHAR KHARELA
C.A. HSVP, PANCHIKULA
(RAVI PARASHI SIHAQ)
CTP, HSVP, PANCHIKULA
(MATH, HOODA)
STP, HSVP (NO) PANCHIKULA
(ANIL KUMAR)
SE, HSVP (NO) PANCHIKULA
(NARENDER NAIN)
DTP, HSVP (HQ) PANCHIKULA