



<p>1. SHAPE & SIZE OF SITE. The shape and size of site is in accordance with the demarcation plan shown as A TO J as confirmed by DTP,Gurgaon vide Endst No. 3061 dated 05.07.2013 as shown in the zoning plan.</p>	<p>20. BASEMENT. (a) The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(ii). (b) The basement shall be constructed, used and maintained as per Chapter 7.15 of the Haryana Building Code, 2017.</p>
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<p>3. TYPE OF BUILDING PERMITTED AND LAND USE ZONES. The type of building permitted in this site i.e. Shopping Mall, Multiplex, Departmental Store, Integrated Commercial, Service Apartment, Starred Hotel/Unstarred Hotel, Offices & other allied uses etc.</p>	<p>12. <u>PROVISIONS OF PUBLIC HEALTH FACILITIES.</u> The W.C. and urinals provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.</p>
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Reason	Land Use Zone	Type of Building permitted/permissible structure
	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
	Building Zone	Building as per permissible land use in clause-3 above and uses permissible in the open space zone.

4. SITE COVERAGE AND FLOOR AREA RATIO (FAR)

(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, glass 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.

5. <u>HEIGHT OF BUILDING.</u>	15. <u>BUILDING BYE-LAWS</u>
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(c) All building block(s) shall be constructed so as to maintain an inter-set distance not less than the set back required for each building according to the table below:-








<p>(d) 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.</p>	<p>23. GENERAL</p>
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7. APPROACH TO SITE. DRG No. DTCP- 7453 Dated 02-07-20

8. BAR ON SUB-DIVISION OF SITE.
Sub-division of the site shall not be permitted, in any circumstances.

<p>9. APPROVAL OF BUILDING PLANS.</p> <p>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, under section 8 (2) of the Punjab Scheduled Roads and Controlled Areas Restriction of the Unregulated Development Act, 1963, before starting up the construction.</p>	
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 (RAJESH DUTT) JD (HQ)	 (DINESH KUMAR) SD(HQ)	 (DIVYA DOGRA) ATP (HQ)	 (SANJAY KUMAR) DTP (HQ)	 (DEVENDRA NIMBOKAR) STP (HQ) M	 (JITENDER SIHAG) CTP (HR)	 (K. MAKRAND PANDURANG, IAS) DG, TCP (HR)
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