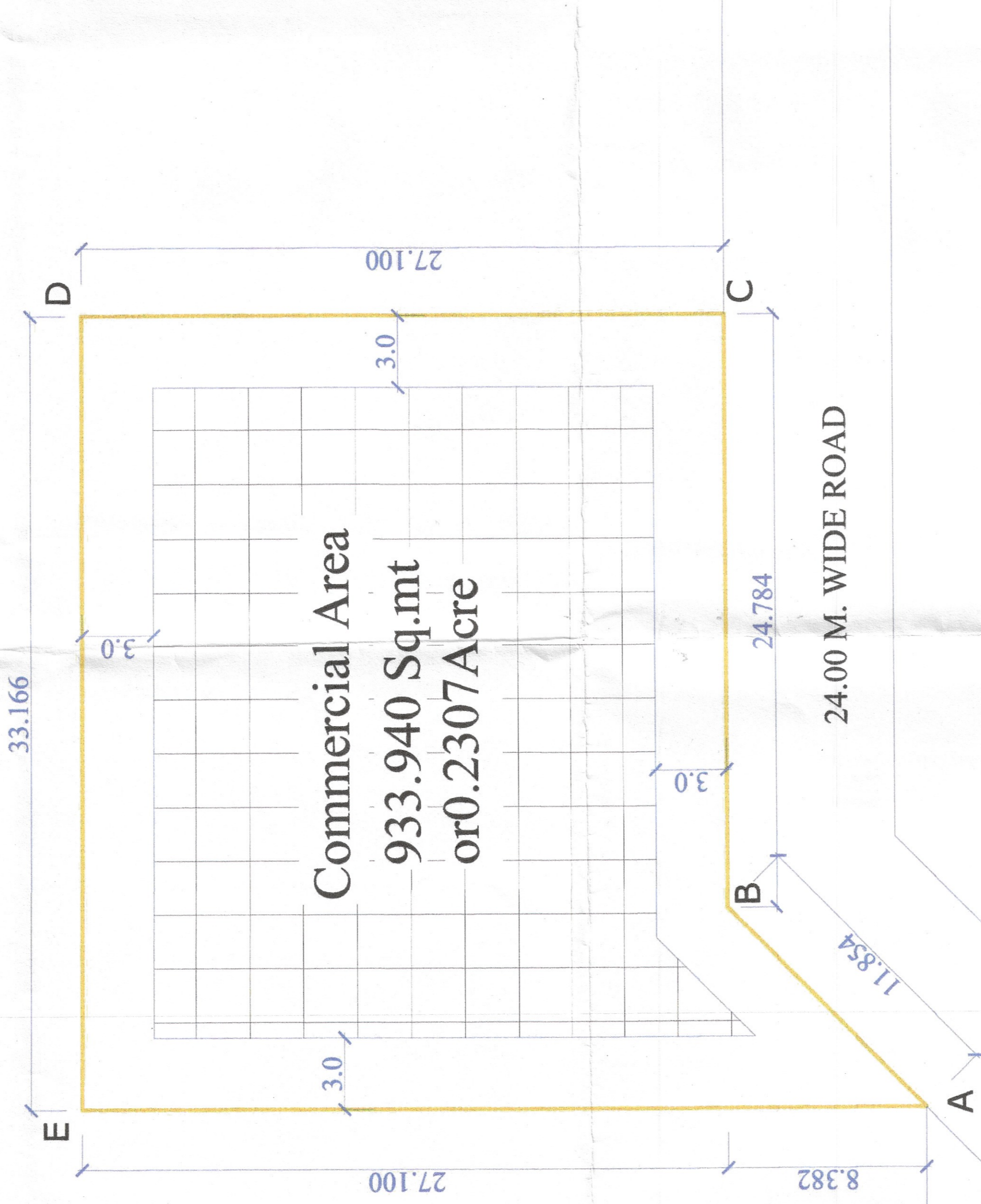


ZONING PLAN OF COMMERCIAL SITE AREA MEASURING 0.2307 ACRE FALLING IN THE AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA OF AREA MEASURING 7.0875 ACRE IN SECTOR-32, KARNAL, HARYANA BEING DEVELOPED BY SKYHIGH PROPBUILD PT. LTD..



Commercial Area
933.940 Sq.mt
or 0.2307 Acre

PLOT AREA = 933.940 SQ.MT. (0.2307 ACRE)
 ZONE AREA = 581.80 SQ.MT. (0.1438 ACRE)

1. For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.
2. SHAPE & SIZE OF SITE
The shape and size of site is in accordance with the demarcation plan shown as A to E as confirmed by DTP, Karnal vide Encl no. 325/(C-71) dated 23-01-2018.
3. LAND USE
The type of commercial buildings permissible in this site shall conform to the provisions of the commercial zone as provided in Appendix 'B' to the Final Development Plan of Karnal, as amended from time to time, as applicable. Not less than 50% of the permissible FAR should be used for neighborhoods shopping needs.
4. 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.

Notation	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-iii above and uses permissible in the open space zone.

5. SITE COVERAGE AND FLOOR AREA RATIO (FAR)
 (a) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.
 (b) The maximum coverage on ground floor shall be 60% on the area of 0.2307 acre.
 (c) Maximum Permissible FAR shall be 150 on the area of 0.2307 acre.
6. 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 Code 6.3 (3) (ii) and Code 6.3 (3) (vi).
 (b) The plinth height of building shall be as per Code 7.3.
 (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:-

S.No.	HEIGHT OF BUILDING (IN METERS)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDING (IN METERS)
1.	10	3
2.	15	3
3.	18	5
4.	21	5
5.	24	5
6.	27	5
7.	30	5
8.	35	10
9.	40	12
10.	45	13
11.	50	14
12.	55	15
13.	60	15
14.	65	15
15.	70	15
16.	75	15
17.	80	15
18.	85	15
19.	90	15
20.	95	15
21.	100	15
22.	105	15
23.	110	15
24.	115	15
25.	120	15
26.	125	15
27.	130	15
28.	135	15
29.	140	15
30.	145	15
31.	150	15
32.	155	15
33.	160	15
34.	165	15
35.	170	15
36.	175	15
37.	180	15
38.	185	15
39.	190	15
40.	195	15
41.	200	15
42.	205	15
43.	210	15
44.	215	15
45.	220	15
46.	225	15
47.	230	15
48.	235	15
49.	240	15
50.	245	15
51.	250	15
52.	255	15
53.	260	15
54.	265	15
55.	270	15
56.	275	15
57.	280	15
58.	285	15
59.	290	15
60.	295	15
61.	300	15
62.	305	15
63.	310	15
64.	315	15
65.	320	15
66.	325	15
67.	330	15
68.	335	15
69.	340	15
70.	345	15
71.	350	15
72.	355	15
73.	360	15
74.	365	15
75.	370	15
76.	375	15
77.	380	15
78.	385	15
79.	390	15
80.	395	15
81.	400	15
82.	405	15
83.	410	15
84.	415	15
85.	420	15
86.	425	15
87.	430	15
88.	435	15
89.	440	15
90.	445	15
91.	450	15
92.	455	15
93.	460	15
94.	465	15
95.	470	15
96.	475	15
97.	480	15
98.	485	15
99.	490	15
100.	495	15
101.	500	15
102.	505	15
103.	510	15
104.	515	15
105.	520	15
106.	525	15
107.	530	15
108.	535	15
109.	540	15
110.	545	15
111.	550	15
112.	555	15
113.	560	15
114.	565	15
115.	570	15
116.	575	15
117.	580	15
118.	585	15
119.	590	15
120.	595	15
121.	600	15
122.	605	15
123.	610	15
124.	615	15
125.	620	15
126.	625	15
127.	630	15
128.	635	15
129.	640	15
130.	645	15
131.	650	15
132.	655	15
133.	660	15
134.	665	15
135.	670	15
136.	675	15
137.	680	15
138.	685	15
139.	690	15
140.	695	15
141.	700	15
142.	705	15
143.	710	15
144.	715	15
145.	720	15
146.	725	15
147.	730	15
148.	735	15
149.	740	15
150.	745	15
151.	750	15
152.	755	15
153.	760	15
154.	765	15
155.	770	15
156.	775	15
157.	780	15
158.	785	15
159.	790	15
160.	795	15
161.	800	15
162.	805	15
163.	810	15
164.	815	15
165.	820	15
166.	825	15
167.	830	15
168.	835	15
169.	840	15
170.	845	15
171.	850	15
172.	855	15
173.	860	15
174.	865	15
175.	870	15
176.	875	15
177.	880	15
178.	885	15
179.	890	15
180.	895	15
181.	900	15
182.	905	15
183.	910	15
184.	915	15
185.	920	15
186.	925	15
187.	930	15
188.	935	15
189.	940	15
190.	945	15
191.	950	15
192.	955	15
193.	960	15
194.	965	15
195.	970	15
196.	975	15
197.	980	15
198.	985	15
199.	990	15
200.	995	15
201.	1000	15
202.	1005	15
203.	1010	15
204.	1015	15
205.	1020	15
206.	1025	15
207.	1030	15
208.	1035	15
209.	1040	15
210.	1045	15
211.	1050	15
212.	1055	15
213.	1060	15
214.	1065	15
215.	1070	15
216.	1075	15
217.	1080	15
218.	1085	15
219.	1090	15
220.	1095	15
221.	1100	15
222.	1105	15
223.	1110	15
224.	1115	15
225.	1120	15
226.	1125	15
227.	1130	15
228.	1135	15
229.	1140	15
230.	1145	15
231.	1150	15
232.	1155	15
233.	1160	15
234.	1165	15
235.	1170	15
236.	1175	15
237.	1180	15
238.	1185	15
239.	1190	15
240.	1195	15
241.	1200	15
242.	1205	15
243.	1210	15
244.	1215	15
245.	1220	15
246.	1225	15
247.	1230	15
248.	1235	15
249.	1240	15
250.	1245	15
251.	1250	15
252.	1255	15
253.	1260	15
254.	1265	15
255.	1270	15
256.	1275	15
257.	1280	15
258.	1285	15
259.	1290	15
260.	1295	15
261.	1300	15
262.	1305	15
263.	1310	15
264.	1315	15
265.	1320	15
266.	1325	15
267.	1330	15
268.	1335	15
269.	1340	15
270.	1345	15
271.	1350	15
272.	1355	15
273.	1360	15
274.	1365	15
275.	1370	15
276.	1375	15
277.	1380	15
278.	1385	15
279.	1390	15
280.	1395	15
281.	1400	15
282.	1405	15
283.	1410	15
284.	1415	15
285.	1420	15
286.	1425	15
287.	1430	15
288.	1435	15
289.	1440	15
290.	1445	15
291.	1450	15
292.	1455	15
293.	1460	15
294.	1465	15
295.	1470	15
296.	1475	15
297.	1480	15
298.	1485	15
299.	1490	15
300.	1495	15
301.	1500	15
302.	1505	15
303.	1510	15
304.	1515	15
305.	1520	15
306.	1525	15
307.	1530	15
308.	1535	15
309.	1540	15
310.	1545	15
311.	1550	15
312.	1555	15
313.	1560	15
314.	1565	15
315.	1570	15
316.	1575	15
317.	1580	15
318.	1585	15
319.	1590	15
320.	1595	15
321.	1600	15
322.	1605	15
323.	1610	15
324.	1615	15
325.	1620	15
326.	1625	15
327.	1630	15
328.	1635	15
329.	1640	15
330.	1645	15
331.	1650	15
332.	1655	15
333.	1660	15
334.	1665	15
335.	1670	15
336.	1675	15
337.	1680	15
338.	1685	15
339.	1690	15
340.	1695	15
341.	1700	15
342.	1705	15
343.	1710	15
344.	1715	15
345.	1720	15
346.	1725	15
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352.	1755	15
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354.	1765	15
355.	1770	15
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357.	1780	15
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359.	1790	15
360.	1795	15
361.	1800	15
362.	1805	15
363.	1810	15
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381.	1900	15
382.	1905	15
383.	1910	15
384.	1915	15
385.	1920	15
386.	1925	15
387.	1930	15
388.	1935	15
389.	1940	15
390.	1945	15