

G U R U G R A M

REVISED DEMARCATION CUM ZONING PLAN FOR SITES OF COMMERCIAL COMPLEX IN SECTOR-25 (NEAR CENTRAL MALL)

FOR THE PURPOSE OF CODE-1.2 (xcvi) AND CODE-6.3(3)(ii) OF THE HARYANA BUILDING CODE-2017, AMENDED FROM TIME TO TIME.

1. SHAPE AND SIZE OF SITE :-

THE SHAPE AND SIZE OF THE SITE IS IN ACCORDANCE WITH THE APPROVED LAY-OUT PLAN CUM DEMARCATION PLAN SHALL BE AS SHOWN ON THE PLAN AS 'ABC&D'.

2. LAND USE AND TYPES OF BUILDING PERMITTED:-

THE TYPES OF BUILDING PERMITTED ON THIS SITE SHALL BE COMMERCIAL WITHIN ZONED AREA WITH SHOPPING SHOW ROOM, COMMERCIAL OFFICES, BANKS, MULTIPLEX, HOTELS, PROFESSIONAL ESTABLISHMENTS AND OTHER PLACES OF PUBLIC ASSEMBLY LIKE THEATERS, CLUB, DRAMATIC CLUB, HEALTH CLUB, FITNESS CENTRE AND CALL CENTRES ETC. PROVISION OF MULTIPLEX WITHIN THE COMMERCIAL COMPLEX SHALL BE FURTHER GOVERNED BY NATIONAL BUILDING CODE AND THE PUNJAB CINEMA REGULATION ACT, 1952 AND THE RULES MADE THEREUNDER.

3. SITE COVERAGE AND FLOOR AREA RATIO :-

- THE BUILDING OR BUILDINGS SHALL BE CONSTRUCTED WITHIN THE PORTION OF THE SITE MARKED AS 'ABC&D' AND NO SUCH BUILDING OR PART THERE OF WHAT SO EVER SHALL PROJECT BEYOND SUCH PORTION OF SITE.
- THE PORTION UP TO WHICH THE SITE MAY BE COVERED WITH BUILDING OR BUILDINGS SHALL BE IN ACCORDANCE WITH FOLLOWING SLAB :-
 - GROUND COVERAGE SHALL BE 60% OF THE SITE AREA IN TOD INTENSE ZONE.
 - FLOOR AREA RATIO SHOULD NOT EXCEED 2.50 IN TOD INTENSE ZONE.

4. BASEMENT :-

- UNRESTRICTED BASEMENTS SHALL BE CONSTRUCTED WITHIN THE ZONED AREA AND SHALL BE USED FOR THE USES AS SPECIFIED IN CODE 7.16 OF THE HARYANA BUILDING CODE, 2017 AND NO OTHER USES SHALL BE PERMITTED.
- THE MAXIMUM CLEAR HEIGHT OF THE BASEMENT SHALL BE 2.4 METRES AND MAXIMUM HEIGHT OF THE BASEMENT SHALL BE UP TO 4.75 METRES FROM FLOOR TO THE UNDERSIDE OF THE ROOF SLAB OR CEILING SUBJECT TO STRUCTURAL STABILITY TO THE CERTIFIED BY THE STRUCTURAL ENGINEER.
- THE ROOF OF BASEMENT SHALL BE EITHER FLUSHED WITH GROUND OR THE MAXIMUM HEIGHT SHALL BE 1.5 METERS ABOVE THE AVERAGE SURROUNDING GROUND LEVEL.
- THE RAMP TO BASEMENT AND PARKING FLOORS SHALL NOT BE LESS THAN 7.2 METERS WIDE FOR TWO WAY TRAFFIC AND 4 METERS WIDE FOR ONE WAY TRAFFIC, PROVIDED WITH MINIMUM GRADIENT OF 1:10.

5. PARKING :-

- ADEQUATE PARKING SPACES, COVERED, OPEN OR IN THE BASEMENT SHALL BE PROVIDED FOR VEHICLES OF USERS AND OCCUPIERS, WITHIN THE SITE AS PER CODE-7.11 OF HARYANA BUILDING CODE-2017. THE AREA REQUIRED FOR PARKING PER CAR SHALL BE AS UNDER:-
 - BASEMENT = 32 SQM
 - STREET = 28 SQM
 - OPEN = 23 SQM
- IN NO CIRCUMSTANCES, THE VEHICLE (S) BELONGING / RELATED TO THE PLOT / PREMISES SHALL BE PARKED OUT SIDE THE PLOT AREA.

6. HEIGHT OF BUILDING :-

- THE MAXIMUM PERMISSIBLE HEIGHT LIMIT OF BUILDING SHALL BE AS CODE-6.3 (3)(b) AND CODE-6.3 (3)(vii), HOWEVER 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 MINIMUM HEIGHT OF THE BUILDINGS 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 ABUTTING) PLUS THE FRONT OPEN SPACE.
 - IF A BUILDING ABUTS ON TWO OR MORE STREETS OF DIFFERENT WIDTHS, THE BUILDINGS SHALL BE DEEMED TO FACE UPON THE STREET THAT HAS THE GREATER WIDTH AND THE HEIGHT OF THE BUILDINGS SHALL BE REGULATED BY THE WIDTH OF THAT STREET AND MAY BE CONTINUED TO THIS HEIGHT TO A DEPTH OF 20M, ALONG THE NARROW STREET.
 - ALL BUILDING BLOCK(S) SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN INTERSE 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 BUILDINGS (in meters)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55 & above	16

- 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 ABOVE.
- ANY HEIGHT IN EXCESS OF THE ONE SPECIFIED ABOVE AND REQUIRED FOR THE PURPOSES OF WATER TANK, LIFT ROOM OR ANY OTHER FEATURES SHALL BE SUBJECT TO THE APPROVAL OF THE COMPETENT AUTHORITY.
- THE PLINTH HEIGHT OF THE BUILDING SHALL BE AS PER CODE-7.3 OF HARYANA BUILDING CODE-2017.

1. APPROACH TO SITE :-

- THE VEHICULAR APPROACH TO THE SITE SHALL BE PLANNED AND PROVIDED GIVING DUE CONSIDERATION TO THE JUNCTIONS OF AND THE JUNCTIONS WITH THE SURROUNDING ROADS TO THE SATISFACTION OF THE COMPETENT AUTHORITY.
- THE APPROACH TO THE SITE SHALL BE AT LOCATION SHOWN AS 'G' ON THE ZONING PLAN.
- ENTRY AND EXIT SHALL BE PERMITTED AS INDICATED/MARKED ON THE PLAN.

2. BAR ON SUB-DIVISION OF SITE :-

SUB DIVISION OF THE SITE SHALL NOT PERMITTED, IN ANY CIRCUMSTANCES.

3. EXTERNAL FINISHES

- 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, CLASS METALS OR ANY OTHER FINISH WHICH MAY BE ALLOWED BY THE COMPETENT AUTHORITY.
- THE WATER STORAGE TANKS AND PLUMBING WORKS SHALL NOT BE VISIBLE ON ANY FACE OF THE BUILDING AND SHALL BE SUITABLY ENCASED.
- 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.
- 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.

10. PLANNING NORMS

THE BUILDING TO BE CONSTRUCTED SHALL BE PLANNED AND DESIGNED TO THE NORMS AND STANDARDS AS PER CHAPTER-7 OF THE HARYANA BUILDING CODE, 2017, AND AS APPROVED BY THE COMPETENT AUTHORITY.

11. LIFTS AND RAMPS

- LIFT AND RAMPS IN BUILDING SHALL BE PROVIDED AS PER CODE-7.7 OF HARYANA BUILDING CODE-2017.
- LIFT SHALL BE PREFERABLY WITH 100% STAND BY GENERATORS ALONG WITH AUTOMATIC SWITCH OVER ALONG WITH STAIR CASE OF REQUIRED WIDTH AND NUMBER.
- IF LIFT CANNOT BE PROVIDED AS PER 'B' ABOVE, RAMPS SHALL BE PROVIDED CONFIRMING TO THE REQUIREMENT OF CLAUSE-III OF ANNEXURE-D3 OF PART-III OF NATIONAL BUILDING CODE-2016.

12. BUILDING BYE-LAWS :-

THE CONSTRUCTION OF THE BUILDING/ BUILDINGS SHALL BE GOVERNED BY PROVISIONS OF THE HARYANA BUILDING CODE, 2017, ON THE POINTS WHERE SUCH RULES ARE SILENT AND STIPULATE NO CONDITION OR NORM. THE MODEL BUILDING BYE-LAW ISSUED BY THE INDIAN STANDARDS, THE PUNJAB CINEMA (REGULATION) RULES, 1952 AND AS GIVEN IN THE NATIONAL BUILDING CODE OF INDIA SHALL BE FOLLOWED.

13. FIRE SAFETY MEASURES :-

- THE OWNER WILL ENSURE THE PROVISION OF PROPER FIRE SAFETY MEASURES IN THE MULTI STORED BUILDINGS CONFORMING TO THE PROVISIONS OF THE HARYANA BUILDING CODE, 2017/ NATIONAL BUILDING CODE OF INDIA AND THE SAME SHOULD BE GOT CERTIFIED FROM THE COMPETENT AUTHORITY.
- ELECTRIC SUB STATION GENERATOR ROOM IF PROVIDED SHOULD BE ON SOLID GROUND NEAR DG/ LT. CONTROL PANEL ON GROUND FLOOR OR IN UPPER BASEMENT AND IT SHOULD BE LOCATED ON OUTER PERIPHERY OF THE BUILDING. THE SAME SHOULD BE GOT APPROVED FROM CHIEF ELECTRICAL INSPECTOR, HARYANA.
- THE FIRE FIGHTING SCHEME SHALL BE GOT APPROVED FROM THE DIRECTOR, URBAN LOCAL BODIES, HARYANA OR ANY PERSON AUTHORIZED BY THE DIRECTOR, URBAN LOCAL BODIES HARYANA. THIS APPROVAL SHALL BE OBTAINED PRIOR TO STARTING THE CONSTRUCTION WORK AT SITE.

14. SET BACK / OPEN SPACES :-

THE MINIMUM SET BACKS FOR BUILDING FROM FRONT AND OTHER SIDES OF SITE SHALL BE AS SHOWN ON THE DRAWINGS. IN ADDITION TO THE MINIMUM SET BACKS OF BUILDINGS ZONE AS SHOWN ON THE PLAN, THE NORMS REGARDING FRONT SIDE REAR AND INTERMEDIATE OPEN SPACES IN RELATION TO THE HEIGHT OF BUILDING AS GIVEN IN THE NATIONAL BUILDING CODE/HARYANA BUILDING CODE-2017 SHALL ALSO BE FOLLOWED.

15. LAND SCAPES :-

AREA AROUND THE TOWER IS TO BE DEVELOPED AND MAINTAINED BY THE OWNER OF THE SITE TO THE SATISFACTION OF CHIEF ADMINISTRATOR, HSPV AND AS PER APPROVED LAY OUT PLAN.

16. APPROVAL OF BUILDING PLANS :-

THE BUILDING PLANS OF THE BUILDINGS TO BE CONSTRUCTED AT SITE SHALL HAVE TO BE GOT APPROVED FROM THE COMPETENT AUTHORITY / ANY OTHER PERSONS AUTHORIZED BY HIM UNDER THE PROVISIONS OF THE RESPECTIVE ACTS / POLICY, BEFORE, STARTING UP THE CONSTRUCTION.

17. STRUCTURE SAFETY :-

IT IS HEREBY CERTIFIED THAT THE PLANS SUBMITTED IN FORM BB-3 FOR THE BUILDING DETAILED ABOVE, ARE IN ACCORDANCE WITH THE CODE AND THE APPROVED ZONING PLAN OF THE PLOT. THE STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE NATIONAL BUILDING CODE AND THE RELEVANT BUREAU OF INDIAN STANDARD CODES (WITH LATEST AMENDMENTS) INCLUDING BUREAU OF INDIAN STANDARD CODES FOR STRUCTURES, RESISTANT TO EARTHQUAKES AND OTHER NATURAL HAZARDS. THE LOCAL SOIL CONDITIONS, ITS LOAD BEARING CAPACITY AND THE UNDERGROUND WATER TABLE ETC. HAVE BEEN KEPT IN VIEW WHILE DESIGNING THE SAME.

18. FACILITIES FOR DIFFERENTLY ABLED PERSONS :-

PROVISION FOR DIFFERENTLY ABLED PERSON AS PER CHAPTER 9 OF HBC-2017.

19. GENERAL :-

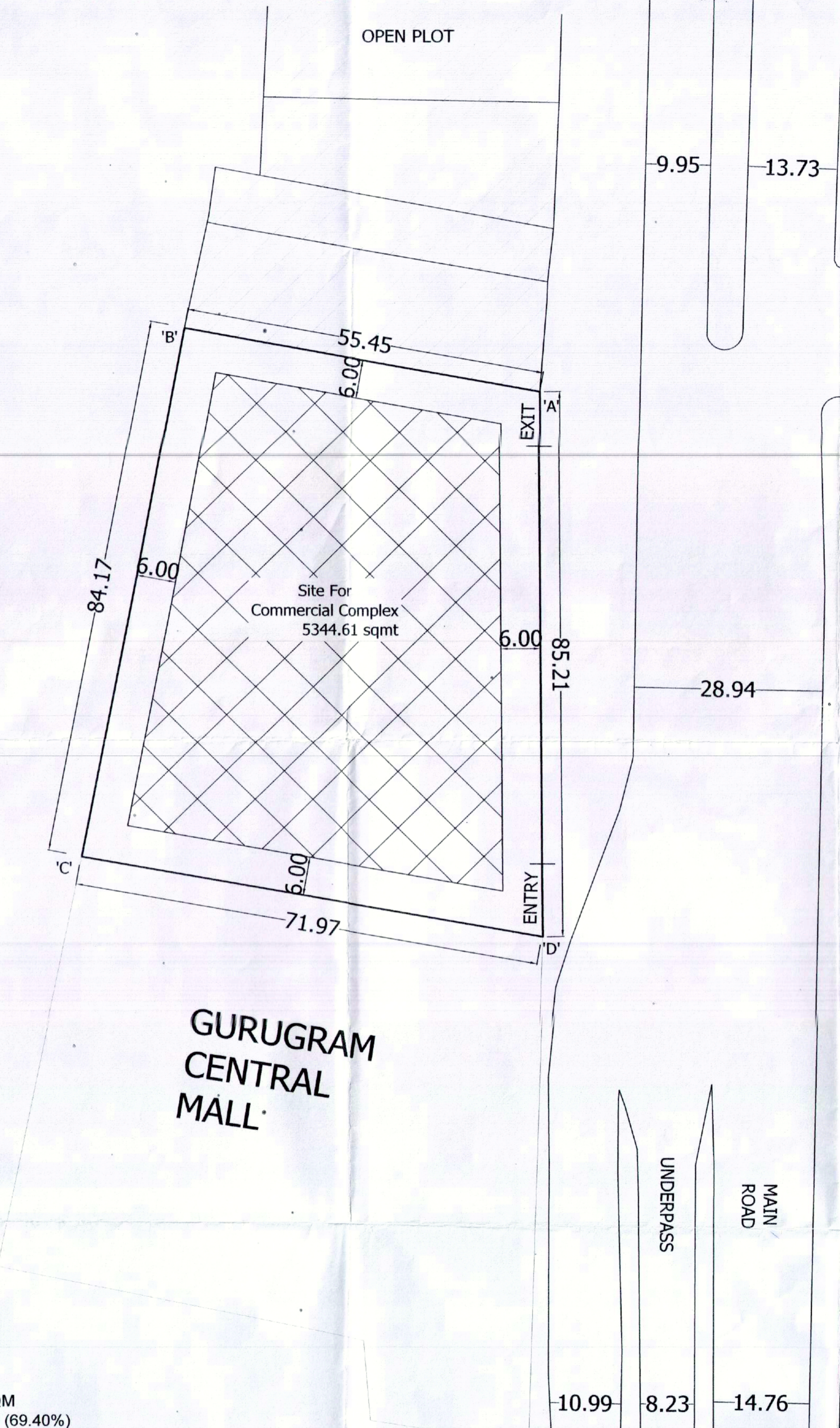
- AMONG OTHER PLANS AND PAPERS DETAILED ELEVATIONS OF BUILDINGS ALONG ALL SIDES EXPOSED TO PUBLIC VIEW SHALL BE DRAWN ACCORDING TO SCALE AS MENTIONED IN THE HARYANA BUILDING CODE-2017.
- THE WATER STORAGE TANKS AND THEIR PLUMBING WORKS ETC. SHALL NOT BE EXPOSED TO VIEW EACH FACE OF BUILDING BUT SHALL BE SUITABLY ENCASED.
- NO APPLIED DECORATION LIKE INSCRIPTION, CROSSES, NAMES OF PERSONS OR BUILDINGS ARE PERMITTED ON ANY EXTERNAL FACE OF THE BUILDING.
- THE BUILDING DESIGN FOR THE PERMISSIBLE COVERED AREA SHALL BE SUBMITTED AS A WHOLE AND NOT IN PARTS.
- THE RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CODE 8.1.
- THAT THE OWNER SHALL ENSURE THE INSTALLATION OF LIGHT-EMITTING DIODE LAMPS (LED) FOR ITS BUILDING.
- THAT THE OWNER SHALL STRICTLY COMPLY WITH THE CODE 8.3 FOR ENFORCEMENT OF THE ENERGY CONSERVATION BUILDING CODES.
- THAT THE OWNER SHALL ENSURE THE INSTALLATION OF SOLAR POWER PLANT AS PER CODE 8.2.
- GARAGE COLLECTION CENTER OF APPROPRIATE SIZE SHALL BE PROVIDED WITHIN THE SITE.
- THE MINIMUM DISTANCE BETWEEN SEATING AND MOVIE DISPLAY SCREEN SHALL BE 7.50 MTS.
- THE AUDITORIUMS INCLUDING Foyers SHALL BE AIR CONDITIONED.
- NO PORTION OF BUILDING SHALL BE OCCUPIED / USED AS A FACTORY, WORKSHOP OR FOR RESIDENTIAL PURPOSE.
- OCCUPATION CERTIFICATE FOR THE COMMERCIAL COMPLEX SHALL HAVE TO BE OBTAINED FROM HSPV BEFORE OCCUPYING THE BUILDING.
- DE-CENTRALIZED COMPOSTING PLANT FOR TREATMENT OF BIO-DEGRADABLE WASTE AND STORAGE OF NON-BIO- DEGRADABLE AND HAZARDOUS WASTE IN SEPERATE BINS SHALL BE PROVIDED.

APPLICATION OF NATIONAL BUILDING CODE (AS AMENDED FROM TIME TO TIME) AND ZONING CLAUSES WHEREVER SILENT ON ANY ASPECT OF ERECTION/ERECTION OF BUILDINGS SPACE STANDARDS, LIGHT AND VENTILATION, STRUCTURAL SAFETY REQUIREMENT ETC. THE PROVISIONS OF LATEST BUREAU OF INDIAN STANDARDS / NATIONAL BUILDING CODE-2016. (AS AMENDED FROM TIME TO TIME)

NOTE :-

THIS DRAWING HAS BEEN PREPARED ON THE BASIS OF SITE APPROVED FOR COMMERCIAL COMPLEX BY CA HSPV PANCHKULA RECEIVED FROM CHIEF TOWN PLANNER, HSPV, PANCHKULA VIDE THEIR OFFICE ENDT. NO.11555 DATED 21.01.2022 AND REVISED AREA SITE SURVEY/DEMARCATION RECEIVED FROM ESTATE OFFICER-II VIDE MEMO. NO.6337 DATED 02.08.2022

NOTE :- TOTAL SITE FALLS IN TOD INTENSE ZONE.



Arjun
 (Asst. Town Planner) HSPV, Panchkula
 (Vacant)
 CTP, H.S.V.P, Panchkula
S.P.
 (Vendor) S.P. H.S.V.P, Panchkula
P. Singh
 (Pr. Asst. Engineer) DTP, H.S.V.P, Panchkula
U. Malik
 (Asst. Engineer) ATP, H.S.V.P, Panchkula
S.P.
 S.P. H.S.V.P, Panchkula

DRAWING NO. D.T.P (G) 2559/2022 DATED 20.06.2022, 03.08.2022

DRAWN BY *Kulbir AD*
 KULBIR, AD
 ASST. TOWN PLANNER ANCHAL ROHILLA
 ANCHAL ROHILLA
 DIST. TOWN PLANNER SANJAY KUMAR
 SANJAY KUMAR
 VACANT SENIOR TOWN PLANNER HSPV, GURUGRAM
 S.E. HSPV GURUGRAM
 ADMINISTRATOR HSPV GURUGRAM

DEPARTMENT OF TOWN & COUNTRY PLANNING HARYANA

TOTAL AREA OF SITE = 5344.61 SQM
 ZONED AREA = 3709.18 SQM (69.40%)