

HSIDC

DEMARICATION CUM ZONING PLAN OF BLOCK A,B,C, & D OF COMMERCIAL COMPLEX AT PANIPAT

FOR THE PURPOSE OF RULE 36(xii) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965.

- SHAPE & SIZE OF SITE:
The shape and size of site is in accordance with the approved demarcation plan.
- TYPE OF BUILDING PERMITTED AND LAND USE ZONES:
The site shall be developed and buildings constructed thereon as indicated in and explained in the table below.

Notation/Site	Land Use/Building	Permissible uses
	Commercial	Banquet hall, Banquet, Health club, Beauty parlour, Multiplex, Cyber cafe, Space machines, Food court, Offices, Shopping mall, Video parlour, Family games, Restaurants and Snack bar

3. FAR AND HEIGHT

a) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and no where else.

AREA STATEMENT	DIMENSION IN METERS	Sqm.	STOREYS / HEIGHT IN METRS	GROUND COVERAGE	F.A.R.
AREA UNDER BLOCK 'A'	72x36	2592	3/15	100%	300%
AREA UNDER BLOCK 'B'	48x42	2016	5/24	100%	500%
AREA UNDER BLOCK 'C'	30x42	1260	6/30	100%	600%
AREA UNDER BLOCK 'D'	72x24	1728	4/20	100%	400%

4. BASEMENT

Three level basement within the area which include the area below surface parking of the site as shown on demarcation plan provided it flushes with the ground and is properly landscaped may be allowed. The basement may in addition to parking could be utilized for generator room, lift room, fire fighting pumps, water reservoir, electric sub-station, air conditioning plants and toilets, if they satisfy the public health requirements and for no other purposes. Area under stilts (only for parking) and basement shall not be counted towards FAR. Basement shall not be used for storage purposes but will be used only for ancillary services of the main building and it is further stipulated that no other partitions of basement will be permissible for uses other than those specified above.

If the owner misuse the basement, DTCP cum M.D. HSIDC reserves the right to initiate penal action against the owner, which shall include the resumption of the site.

5. PARKING NORMS

- Adequate parking spaces in the basement shall be provided for vehicles of users and occupiers.
- The parking spaces for buildings shall not be less than 1P.C.U. for 75 sq. meters, of covered area on all floors. The area for parking per car shall be as under:-
 - Basement = 35 Sq. mtrs.
 - Stilts = 30 sq. mtrs.
 - Open = 25 sq. mtrs.
- Atleast 20% of the parking shall be at the street level.
- Not more than 25% of the parking space with in the shopping/commercial complex shall be allotted and this allotment shall be made only to the persons to whom shops/commercial space have been allotted. No parking space shall be allotted, leased out, sold or transferred in any manner to any third party.

6. WIDTH / SLOPE OF RAMP

The clear width of the ramp leading to the basement floor shall be 4 mtrs. with an adequate slope not steeper than 1:10

7. PLANNING NORMS

The building/buildings to be constructed shall be planned and designed to the norms and standards as approved by DIRECTOR CONTROLLED AREA CUM M.D. HSIDC.

8. PROVISION OF PUBLIC HEALTH FACILITIES

The W.C. and urinals provided in the buildings shall conform to the National Building Code/Act No. 41 of 1963 and rules framed there under.

9. SUB-DIVISIONS OF SITE

No sub-division of the Commercial site shall be permitted.

10. WIDTH OF COVERED PUBLIC CORRIDOR

A covered public corridor should have a minimum clear width of 8'-3". However, in case of offices on subsequent floor, the width of the corridor would be governed by Rule 82 of the Rules, 1965.

11. 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 DTCP.
- The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitable 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.

12. APPROVAL OF BUILDING PLANS

The building plans of the buildings to be constructed at site shall have to be got approved from the DIRECTOR CONTROLLED AREA CUM M.D. HSIDC.

13. BUILDING BYE-LAWS

The construction of the building/buildings shall be governed by the building rules provided in the part VII of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Rules, 1965 and IS code No. 4963-1987 regarding provisions for Physically Handicapped Persons. On the points where such rules are silent and stipulate no condition or norm, the model building bye laws issued by the ISI, and as given in the NBC shall be followed as may be approved by DIRECTOR CONTROLLED AREA CUM M.D. HSIDC

14. FIRE SAFETY MEASURES

- The owner shall ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of Rules 1965/ NBC and the same should be got certified from the competent authority.
- Electric Sub Station / generator room if provided should be on solid ground near DGLT. 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 the Chief Electrical Inspector Haryana.

15. LIFT AND RAMPS

For buildings more than 15m height provision of lifts (on the basis of occupancy as per National Building Code) shall be compulsory in addition to the staircase. For continuous running of lifts, 100 % stand-by generators alongwith automatic switch over would be essential.

NOTES:-

- The provision of multiplex within the block shall be further governed by BIS/National Building Code as well as the Punjab cinema regulations Act 1952 and the Rules made there under. Prior approval of the competent authority shall be taken before making multiplex operational.
- At-least two level basement will be compulsory in order to ensure adequate parking, although three level basement is permissible.
- Provisions of the Haryana Apartment Ownership Act 1983, as amended up to date, shall also be applicable.
- The commercial building shall not be used for sale and storage of anything which has obnoxious fumes, odour, smoke or is explosive in character and which may be hazardous and risky to human life.
- The application for buildings plan in this case should be accompanied with structural design and a certificate from a competent structure engineer regarding safety of the building clearly stating that the structural design have been checked and found to be in conformity with National Building code guide lines and I.S. Code including earthquake effect.
- Assisted water heating system shall also be applicable.
- A Fire alarm & related gadgets should be installed at suitable place and shown on the building plan clearly.
- Roof top rain harvesting shall also be applicable.
- This drawing supercedes the old drawing no. HSIDC/DPD/164 dt.24/01/04

SCALE:-

ORIG. NO. - HSIDC/DPD/164(DATED) - 27/12/2005

NORTH

DRAWN BY

P.O./C.H.B.

A.T.P.

DIVISIONAL TOWN PLANNER

CHIEF TOWN PLANNER

DIRECTOR CONTROLLED AREA CUM M.D. HSIDC

