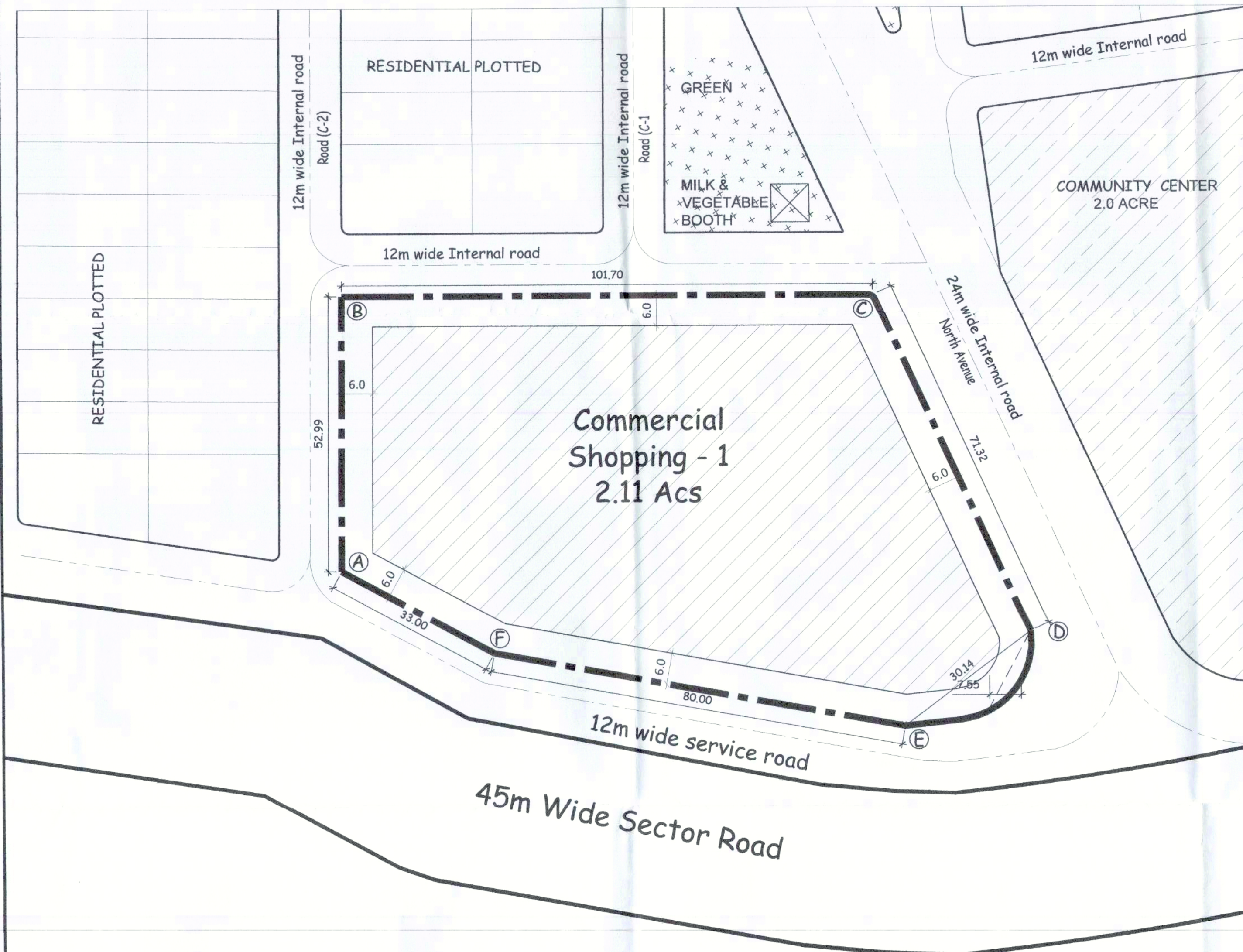
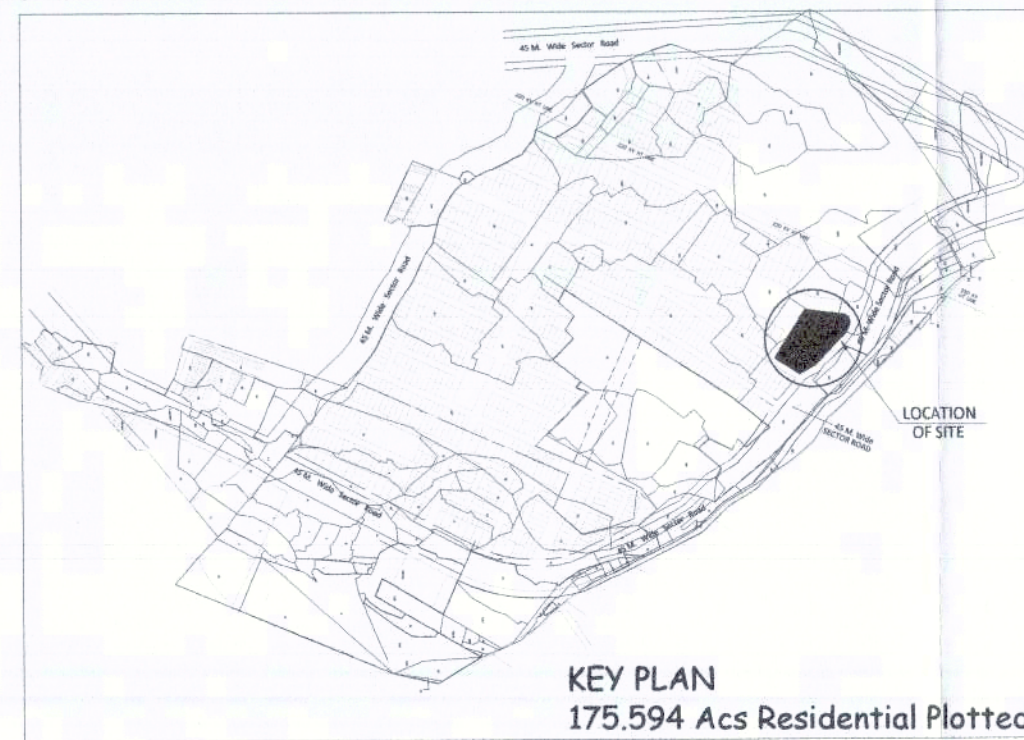


**ZONING PLAN FOR COMMERCIAL SITE-1 AREA MEASURING 2.11 ACRES FALLING IN RESIDENTIAL PLOTTED COLONY AREA MEASURING 175.593 ACRES (LICENCE NO. 11 OF 2010 DATED 02.02.2010 & LICENCE NO. 114 OF 2011 DATED 23.12.2011) IN VILLAGE BHAGWANPUR, ISLAMNAGAR, SEC-3, PINJORE KALKA URBAN COMPLEX BEING DEVELOPED BY GAVEL BUILDERS & CONSTRUCTION PVT. LTD. AND OTHERS IN COLLABORATION WITH DLF HOMES PANCHKULA PVT. LTD.**



- For purpose of Code 1.2 (xcvi) & 6.1 (1) of Haryana Building Code, 2017, amended from time to time.**
- SHAPE & SIZE OF SITE:**  
The shape and size of site is in accordance to the site plan shown as A to F issued vide Drg. No. DG,TCP/7957(i) Dated 14.10.2021.
- LAND USE:**  
The type of commercial buildings permissible in this site shall conform to the provisions of commercial zone as provided in Appendix 'B' to the Final Development Plan of Pinjore Kalka master plan, as amended from time to time, as applicable.
- 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.  
The site shall be developed and buildings constructed thereon as indicated in and explained in the table below  

Notation	Land use zone	Type of building permitted/ permissible structures
	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.
- SITE COVERAGE AND FAR:**
  - 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.
  - The maximum covered on ground floor shall be 60% on the area of 2.11 acres.
  - Maximum permissible FAR shall be **1.50** on the area of 2.11 acres. Not less than 50% of the permissible FAR should be used for neighborhood shopping needs.
- 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:-
  - The maximum height of the buildings shall as chapter 6.3 (3) (ii) and chapter 6.3 (3) (viii)
  - The plinth height of building shall be as per chapter 7.3.
  - All building block(s) shall be constructed so as to maintain an inter-set distance not less 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
- PARKING:**
  - Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per chapter 7.1.
  - In no circumstance, the vehicle(s) belonging / related to the plot/ premises shall be parked outside the plot area.
- APPROACH TO SITE:**
  - The vehicular approach to the site shall be planned and provided giving due consideration to the junctions with the surrounding roads to the satisfaction of the Competent Authority.
  - The approach to the site shall be shown on the zoning plan.
- BAR ON SUB-DIVISION OF SITE:**  
Sub-division of the site shall not be permitted, in any circumstances.
- APPROVAL OF BUILDING PLANS:**  
The building plans of the buildings to be constructed at site shall have to be got approved from the Director General Town & Country Planning, Haryana/ any other persons or the committee authorized by him, as per provision of Haryana Building Code -2017 (as amended time to time) before starting up the construction.

- BASEMENT:**
  - The number of basements storeys within the building zone of the site as per Chapter 6.3(3)(ii)
  - The basement shall be constructed, used and maintained as per Chapter 7.16.
- 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 approved by the Competent Authority.
- PROVISIONS OF PUBLIC HEALTH FACILITIES:**  
The W.C. and urinals provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.
- 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.
  - 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.
- LIFTS AND RAMPS:**
  - Lifts and Ramps in building shall be provided as per Chapter 7.7 of the Haryana Building Code, 2017.
  - Lift shall be provided with 100% standby generators along with automatic switchover along with staircase of required width and number.
  - Ramps shall also be provided as per the provisions of Haryana Building Code, 2017 and National Building Code, 2016, as applicable.
- BUILDING BYE - LAWS:**  
The construction of the building/ buildings shall be governed by the Haryana Building Code, 2017 and Indian Standard Code No. 4963-1987 regarding provisions for Physically Handicapped Persons. The owner shall also follow the provisions of Section 46 of the Persons With Disabilities (Equal Opportunities Protection of Rights and Full Participation) Act, 1995 which includes construction of ramps in public buildings, adoption of toilets for wheel chair user, Braille symbols and auditory signals in elevators or lifts and other relevant measures. On the Rooints where such rules are silent and stipulate no condition or norms, the model building byelaw issued by the Indian Standards, and as given in the National Building Code of India shall be followed as may be approved by DG,TCP, Haryana.
- FIRE SAFETY MEASURES:**
  - The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of Haryana Building Code, 2017/ NBC of India, 2016 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 the competent authority.
  - To ensure fire fighting scheme shall be got approved from the Director General, Urban Local Bodies, Haryana or any person authorized by the Director General, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.
- That the coloniser/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction if applicable.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/ Haryana Government notification as applicable.
- That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the Coloniser/owner shall insure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Dept.
- That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
- GENERAL:**
  - Among the plans and papers detailed elevations of building 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 other 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.
  - Garbage collection center of appropriate size shall be provided within the site.
  - Color trade emblem and other symbols shall be subject to approval of the Competent Authority.

DRG. NO. DG,TCP-8615 DATED 15-09-22

SCALE

1:1000

NORTH



ZONED AREA = 6577.7047 SQMT. (1.625 Acre)  
ALL DIMENSIONS ARE METERS.

(NARINDER KUMAR) AD (HQ) (RAJAT CHAUHAN) ATP (HQ) (NARENDER KUMAR) DTP(HQ) (HITESH SHARMA) STP(HQ) (P. SINGH) CTP(HR.) (T.L SATYAPRAKASH IAS) DG,TCP(HR.)