

ZONING PLAN OF RESIDENTIAL PLOTTED COLONY AREA MEASURING 50.564 ACRES (LICENCE NO 73 OF 2012 DATED 11.07.2012) IN SECTOR-35, KARNAL BEING DEVELOPED BY MIRAGE BLDWELL PVT. LTD. AND OTHERS IN COLLABORATION WITH PARSARNATH DEVELOPERS LTD.

1. USE ZONE
 The land shown in this zoning plan shall be utilized in accordance with the following mentioned in this plan. The use of the land shall be as per the following mentioned in column 1.
 The following table shall be applicable to all plots in the colony.

1. ROAD	For roads & approaches etc.
2. PUBLIC OPEN SPACE	To be used only for recreation etc.
3. RESIDENTIAL	Residential building
4. COMMERCIAL	As per supplementary zoning plan to be approved separately for each plot.
5. COMMUNITY BUILDING	As per supplementary zoning plan to be approved separately for each plot.

2. ZONING OF THE SITE
 The proposed use to which a site may be converted shall be in accordance with the following table, depending on the location of the plot in the colony.

LOCATION OF THE SITE	MAXIMUM PERMISSIBLE COVERAGE (MPC)	MAXIMUM PERMISSIBLE FLOOR AREA (MFPA)	MAXIMUM PERMISSIBLE HEIGHT (MPH)
1. In the 100% of the plot area	80%	150%	17 Metres
2. In the 75% of the plot area	75%	135%	15 Metres
3. In the 50% of the plot area	50%	90%	12 Metres
4. In the 25% of the plot area	25%	45%	9 Metres

3. MINIMUM PERMISSIBLE HEIGHT (MPH) AND MAXIMUM PERMISSIBLE HEIGHT (MPH)
 The minimum permissible height and maximum permissible height on the site of the plot mentioned in column 1 of this schedule shall be as shown in columns 2 and 3 respectively of the table.

TYPE OF BUILDING	MAXIMUM PERMISSIBLE FLOOR AREA (MFPA)	MAXIMUM PERMISSIBLE HEIGHT (MPH)
1. For plots of 200 sqm or more	145%	17 Metres
2. For plots of 100 sqm or more	110%	15 Metres
3. For plots of 50 sqm or more	75%	12 Metres
4. For plots of 20 sqm or more	45%	9 Metres

4. PERMISSIBLE NUMBER OF FLOORS
 The maximum number of floors in a building shall be as per the following table.

TYPE OF BUILDING	MAXIMUM NUMBER OF FLOORS
1. Residential	17
2. Commercial	12
3. Community Building	12

5. GENERAL CONDITIONS
 The following conditions shall be applicable to all plots in the colony.

- The plot shall be developed in accordance with the zoning plan and shall not be used for any other purpose.
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6. HEIGHT OF THE BUILDING
 The maximum height of the building shall be as per the following table.

TYPE OF BUILDING	MAXIMUM HEIGHT
1. Residential	17 Metres
2. Commercial	12 Metres
3. Community Building	12 Metres

7. SETBACKS
 The setbacks of the building shall be as per the following table.

TYPE OF BUILDING	MINIMUM SETBACK
1. Residential	3 Metres
2. Commercial	5 Metres
3. Community Building	5 Metres

8. OPEN SPACE
 The open space in the plot shall be as per the following table.

TYPE OF BUILDING	MINIMUM OPEN SPACE
1. Residential	5%
2. Commercial	10%
3. Community Building	10%

9. UTILITIES
 The utilities in the plot shall be as per the following table.

TYPE OF BUILDING	UTILITIES
1. Residential	Water, Sewer, Gas, Electricity
2. Commercial	Water, Sewer, Gas, Electricity, Telephone
3. Community Building	Water, Sewer, Gas, Electricity

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PROJECT NO. 3353, DATE: 24-08-2012
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