

G U R U G R A M

REVISED DEMARCATION-CUM-ZONING PLAN FOR SITES OF COMMERCIAL COMPLEX-C1, C2 & C3 IN SHOPPING CENTRE SECTOR-43

FOR THE PURPOSE OF CODE-1.2 (xcvi) AND CODE-6.3(ii) OF THE HARYANA BUILDING CODE-2017, AMENDED FROM TIME TO TIME AND AS PER PROVISIONS OF TOD POLICY DATED 18.03.2019 AND TDR POLICY DATED 16.11.2021.

- SHAPE AND SIZE OF SITE** :-
THE SHAPE AND SIZE OF THE SITE IS IN ACCORDANCE WITH THE APPROVED LAYOUT PLAN AND DEMARCATION PLAN SHALL BE AS SHOWN " ABCD " ON THE PLAN.
- LAND USE** :-
THE TYPE OF BUILDINGS USE PERMISSIBLE IS COMMERCIAL FOR RETAIL OUTLET/ SHOWROOM / SHOP/ ETC. AND UNDER NO CIRCUMSTANCE, THE USE OF BUILDING SHALL BE CHANGED.
- TYPES OF BUILDING PERMITTED AND I AND IEE** :-
(b) THE TYPE OF BUILDINGS PERMITTED ON THIS SITE SHALL BE COMMERCIAL WITHIN ZONED AREA WITH SHOPPING/SHOWROOM/COMMERCIAL OFFICES, BANKS, MULTIPLEX, HOTELS, PROFESSIONAL ESTABLISHMENT AND OTHER PLACES OF PUBLIC ASSEMBLY LIKE THEATER, CLUB, DRAMATIC CLUB, HEALTH CLUB, FITNESS CENTER AND CALL CENTER ETC. PROVISION OF MULTIPLEX WITHIN THE COMMERCIAL COMPLEX SHALL BE FURTHER GOVERNED BY B.I.S/ NATIONAL BUILDING CODE AND THE PUNJAB CINEMA REGULATION ACT, 1952 AND THE RULES MADE THEREUNDER.
- NO OTHER BUILDING USE SHALL NOT BE PERMITTED.**
(c) THE SITE SHALL BE DEVELOPED AND BUILDING CONSTRUCTED THEREON AS INDICATED IN AND EXPLAINED IN THE TABLE BELOW:

NOTATION	LAND USE ZONE	TYPE OF BUILDING PERMITTED / PERMISSIBLE STRUCTURE
	OPEN SPACE	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.

* IN CASE OF MIXED LAND USE ON COMMERCIAL PLOTS, THE RESIDENTIAL COMPONENT SHALL BE ALLOWED ONLY IN THE FORM OF FLATTED DEVELOPMENT / APARTMENTS AND PLOTTED DEVELOPMENT SHALL NOT BE ALLOWED SUCH APARTMENTS SHALL BE GOVERNED BY THE PROVISIONS OF HARYANA APARTMENT OWNERSHIP ACT & RULES FRAMED THEREUNDER.

- SITE COVERAGE AND FLOOR AREA RATIO** :-
(a) THE BUILDING OR BUILDINGS SHALL BE CONSTRUCTED ONLY WITHIN THE PORTION OF THE SITE MARKED AS AND EXPLAINED ABOVE, AND NOWHERE ELSE

LAND USE	TOD ZONE	MAXIMUM GROUND COVERAGE	FAR
COMMERCIAL COMPLEX	INTENSE	60%	3.5
	TRANSITION		2.5

AS PER CLAUSE 6.1 OF TDR POLICY DATED 16.11.2021, THE ALLOTTEE CAN AVAIL ADDITIONAL 1.50 F.A.R. TO ALLOW MAXIMUM F.A.R. OF 5.0 WITH TDR POLICY AS THE SITE FALLING IN TOD INTENSE ZONE.

- 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)(i) AND CODE 6.3(3)(vii).
(b) 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 24M, ALONG THE NARROW STREET.
(c) THE PLINTH HEIGHT OF BUILDING SHALL BE AS PER CODE 7.3.
(d) ALL BUILDING BLOCK(S) SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN INTER-SE DISTANCE AS PER CODE 7.11(5).

S No.	HEIGHT OF BUILDING (in meters)	EXTERIOR OPEN SPACES TO BE LEFT ON ALL SIDES OF BUILDING BLOCKS (IN METRES) (FRONT, REAR AND SIDES IN EACH PLOT)
1.	10	3
2.	15	5
3.	18	5
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

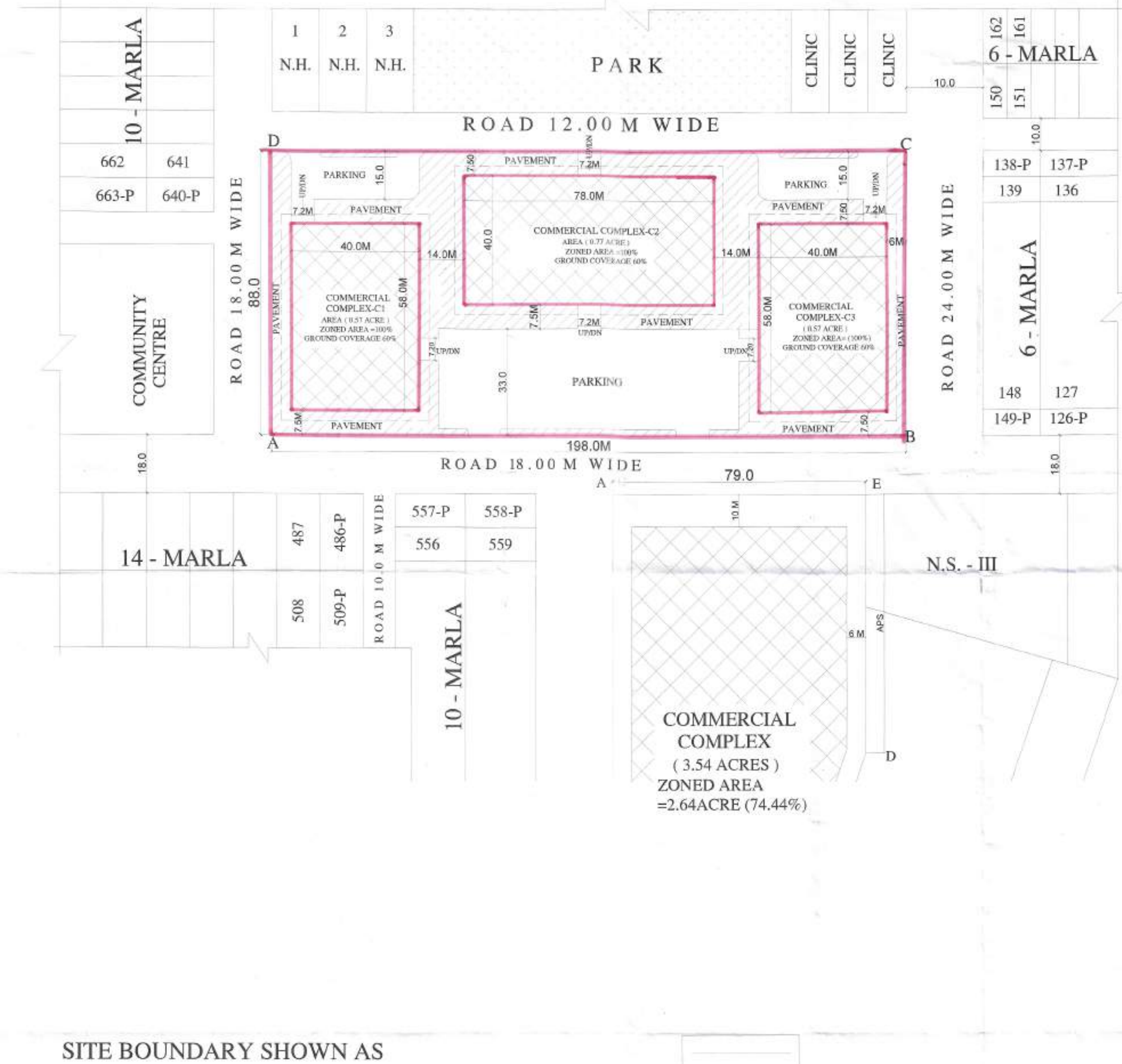
- If SUCH INTERIOR OR EXTERIOR OPEN SPACE IS INTENDED TO BE USED FOR THE BENEFIT OF MORE THAN ONE BUILDING BELONGING TO THE SAME OWNER, THEN THE WIDTH OF SUCH OPEN AIR SPACE SHALL BE THE ONE SPECIFIED FOR THE TALLEST BUILDING AS SPECIFIED IN (C) ABOVE.
- PARKING** :-
(a) ADEQUATE PARKING SPACES, COVERED, OPEN OR IN THE BASEMENT SHALL BE PROVIDED FOR VEHICLES OF USERS AND OCCUPIERS WITHIN THE SITE AS PER CLAUSE NO.7.1.
(b) IN NO CIRCUMSTANCES, THE VEHICLE (S) BELONGING / RELATED TO THE PLOT / PREMISES SHALL BE PARKED OUTSIDE THE PLOT AREA.
- APPROACH TO SITE** :-
(a) 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.
(b) THE APPROACH TO THE SITE SHALL BE AT LOCATION SHOWN AS 'G' ON THE ZONING PLAN.
(c) ENTRY AND EXIT SHALL BE PERMITTED AS INDICATED/MARKED ON THE PLAN.
(d) IN CASE OF RETAIL OUTLET NO GATE AND GATEPOST SHALL BE PERMITTED.
- BAR ON SUB-DIVISION OF SITE** :-
SUB DIVISION OF THE SITE SHALL NOT 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 COMPETENT AUTHORITY / ANY OTHER PERSONS AUTHORIZED BY HIM UNDER THE PROVISIONS OF THE RESPECTIVE ACTS / POLICY, BEFORE, STARTING UP THE CONSTRUCTION.
- BASEMENT** :-
BASEMENTS WITHIN THE BUILDING ZONE OF THE SITE SHALL BE PROVIDED AS PER CODE 6.3(3)(ii) AND SHALL BE CONSTRUCTED, USED AND MAINTAINED AS PER CODE 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 AS APPROVED BY THE COMPETENT AUTHORITY.
- PROVISIONS OF PUBLIC HEALTH FACILITIES** :-
THE W.C. AND URINALS PROVIDED IN THE BUILDINGS SHALL CONFORM TO THE NATIONAL BUILDING CODE, 2016 (AS AMENDED FROM TIME TO TIME).

- EXTERNAL FINISHES** :-
(a) 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, GLASS METALS OR ANY OTHER FINISH WHICH MAY BE ALLOWED BY THE COMPETENT AUTHORITY.
(b) THE WATER STORAGE TANKS AND PLUMBING WORKS SHALL NOT BE VISIBLE ON ANY FACE OF THE BUILDING AND SHALL BE SUITABLY ENCASED.
(c) 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.
(d) 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** :-
(a) LIFT AND RAMPS IN BUILDING SHALL BE PROVIDED AS PER CODE-7.7 OF HARYANA BUILDING CODE-2017 AND AMENDED FROM TIME TO TIME.
(b) LIFT SHALL BE PREFERABLY WITH 100% STAND BY GENERATORS ALONGWITH AUTOMATIC SWITCH OVER ALONGWITH STAIR CASE OF REQUIRED WIDTH AND NUMBER.
(c) IF LIFT CAN NOT BE PROVIDED AS PER 7.7 ABOVE, RAMPS SHALL BE PROVIDED CONFIRMING TO THE REQUIREMENT OF CLAUSE-III OF ANNEXURE-03 OF PART-III OF NATIONAL BUILDING CODE-2016.
- BUILDING BYE-LAWS** :-
THE CONSTRUCTION OF THE BUILDING/ BUILDINGS SHALL BE GOVERNED BY PROVISIONS OF THE HARYANA BUILDING CODE, 2017 AND AMENDED FROM TIME TO TIME.
- FIRE SAFETY MEASURES** :-
(a) 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.
(b) 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.
(c) 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.
- SET BACK / OPEN SPACES** :-
THE MINIMUM SET BACKS FOR BUILDINGS FROM FRONT AND OTHER SIDES OF SITE SHALL BE AS SHOWN ON THE DRAWING AS SHOWN ON THE PLAN AS A, B, C, D. NO PORTION OF THE COMMERCIAL TOWER/COMPLEX SHALL BE PROJECTED OUTSIDE THE ALLOTTED AREA THE NORMS REGARDING FRONT SIDE REAR AND INTERMEDIATE OPEN SPACES IN RELATION TO THE HEIGHT OF BUILDING AS GIVEN IN THE NATIONAL BUILDING CODE-2016/HARYANA BUILDING CODE-2017 SHALL ALSO BE FOLLOWED.
- LAND SCAPE** :-
AREA AROUND THE TOWER IS TO BE DEVELOPED AND MAINTAINED BY THE OWNER OF THE SITE TO THE SATISFACTION OF CHIEF ADMINISTRATOR, HSVP AND AS PER APPROVED LAY OUT PLAN.
- APPLICABILITY OF NATIONAL BUILDING CODE** :-
IN ADDITION TO HARYANA BUILDING CODE-2017 (AS AMENDED FROM TIME TO TIME) AND ZONING CLAUSES WHEREVER SILENT ON ANY ASPECT OF ERECTION/RE-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)
- STRUCTURE SAFETY** :-
IT IS HEREBY CERTIFIED THAT THE PLANS SUBMITTED IN FORM BR-1 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-2016 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.
- FACILITIES FOR DIFFERENTLY ABLED PERSONS** :-
PROVISION FOR DIFFERENTLY ABLED PERSON AS PER CHAPTER 9 OF HBC-2017 AND AMENDED FROM TIME TO TIME.

- GENERAL NOTES:-**
- 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.
 - 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.
 - THE WATER STORAGE TANKS AND OTHER PLUMBING WORKS ETC. SHALL NOT BE EXPOSED TO VIEW EACH FACE OF BUILDING BUT SHALL BE SUITABLY ENCASED.
 - COLOR TRADE EMBLEM AND OTHER SYMBOLS SHALL BE SUBJECT TO THE APPROVAL OF THE COMPETENT AUTHORITY.
 - THE OWNER OF THE RETAIL OUTLET SHALL NOT UTILIZE THE PORTION OF THE ROAD RESERVATION IN FRONT OF THE SITE FOR ANY PURPOSE WHATSOEVER (IN CASE OF RETAIL OUTLET ONLY).
 - SIGN BOARDS FOR ENTRY OR EXIT SHALL BE DISPLAYED WITHIN THE SITE AND SHALL BE PROVIDED WITH PROPER LIGHTING I.E. GREEN LIGHT FOR ENTRY BOARD AND RED LIGHT FOR EXIT BOARD (IN CASE OF RETAIL OUTLET ONLY).
 - PROVISION FOR FLICKERING AMBER LIGHT SHALL BE AS APPROVED IN THE BUILDING PLANS FOR THE RETAIL OUTLET SITE THE PETROL PUMP IS COMMISSIONED (IN CASE OF RETAIL OUTLET ONLY).
 - THAT THE OWNER SHALL ENSURE THE INSTALLATION OF SOLAR POWER PLANT AS PER CODE 8.2.
 - GARBAGE 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 HSVP BEFORE OCCUPYING THE BUILDING.
 - DE-CENTRALIZED COMPOSTING PLANT FOR TREATMENT OF BIO-DEGRADABLE WASTE AND STORAGE OF NON-BIO- DEGRADABLE AND HAZARDOUS WASTE IN SEPARATE BINS SHALL BE PROVIDED.

NOTE:- THIS DRAWING HAS BEEN PREPARED ON THE BASIS OF SURVEY PLAN RECEIVED FROM ESTATE OFFICER-II, HSVP, GURUGRAM VIDE MEMO NO.11995 Dated 21.12.2022

NOTE:- TOTAL SITE FALLS IN TOD INTENSE ZONE.



SITE BOUNDARY SHOWN AS

TOTAL AREA OF C-1 SITE ZONED AREA	= 2320.00 SQMT.
	= 2320.00 SQMT. (100 %)
TOTAL AREA OF C-2 SITE ZONED AREA	= 3120.00 SQMT.
	= 3120.00 SQMT. (100 %)
TOTAL AREA OF C-3 SITE ZONED AREA	= 2320.00 SQMT.
	= 2320.00 SQMT. (100 %)

LEVEL TO BE MAINTAINED TO THE ALLOTTEE FOR CLEAR 6.0 M PATH FOR SMOOTH FIRE TENDER MOVEMENT ON THE PAVEMENT

(Signature)
 (T.L. SATYAPRAKASH, IAS)
 C.A., HSVP, PANCHKULA
(Signature)
 (BHUVNESH KUMAR)
 CTP, HSVP, PANCHKULA
 (VIJENDER SINGH)
 STP, HSVP, PANCHKULA
 (PRIYAM BHARDWAJ)
 DTP, HSVP, PANCHKULA
 (LADI WALIA)
 DTP, HSVP, PANCHKULA
 (SURYABHAN)
 JUNIOR DRAFTSMAN

DRAWING NO. D.T.P (G) 2589/2022 DATED 21.12.2022/20.03.2023

DRAWN BY -sd- MANITA,SD
 PLANNING ASSTT. -sd- TARUN BHATIA
 ASSTT. TOWN PLANNER -sd- KULDEEP
 DISTT. TOWN PLANNER -sd- RAJESH KAUSHIK
-sd- SENIOR TOWN PLANNER, HSVP, GURGAON
-sd- S.E. HSVP GURGAON
-sd- ADMINISTRATOR H SVP GURGAON

DEPARTMENT OF TOWN & COUNTRY PLANNING HARYANA