

REVISED ZONING PLAN OF CINEMA / MULTIPLEX SITE IN SECTOR -56.  
FOR THE PURPOSE OF REGULATIONS OF CODE-2 (xciv) OF THE HARYANA  
BUILDING CODE-2017 AND TRANSIT ORIENTED DEVELOPMENT(TOD)  
POLICY, AMENDED FROM TIME TO TIME.

1. **SHAPE AND SIZE OF SITE :-**  
THE SHAPE AND SIZE OF THE SITE IS IN ACCORDANCE WITH THE DEMARCATION PLAN AS SHOWN ON THE DRAWING
2. **TYPE OF BUILDINGS PERMITTED AND LAND USE ZONES :-**

THE TYPE OF BUILDING PERMITTED ON THE SITE SHALL BE COMMERCIAL, USE WITHIN ZONED AREA WITH SHOWPHASED SHOW ROOM/COMMERCIAL OFFICES, BANKS, MULTITYPE HOTELS, PROFESSIONAL ESTABLISHMENTS AND OTHER PLACES OF PUBLIC ASSEMBLY. MULTITYPE CLUB, RECREATING CLUB, HEALTH CLUB, FITNESS CENTRE AND CALL CENTRES ETC. PROVISION OF MULTITYPE WITHIN THE COMMERCIAL COMPLEX SHALL BE FURTHER GOVERNED BY SUBORDINATE, BUILDING CODE AND THE PUNJAB CHIEFS REGULATION ACT, 1982 AND THE RULES MADE THEREUNDER.

- 3. SITE COVERAGE AND FLOOR AREA RATIO(FAR) :-**
- a) The building shall be constructed such that within the portion of the site marked as building zone, the FAR shall not be exceeded.
  - b) The proportion of land which the site can be covered with building on building on the ground floor and sub-ground floors shall be as per town policy as approved by competent authority.
  - c) Planning shall take ground coverage of minimum 10% zone.

PR.NO.	LAND USE	TOO ZONE	MAXIMUM GRASSLAND COVERAGE	FAIR
1	MULTI-TRUCK CRUSH	WETLAND	100%	3.5
		TRANSITION	100%	2.5

- 4. HEIGHT OF BUILDING :-**

THE HEIGHT OF THE BUILDING BLOCK, SUBJECT OF COURSE TO THE PROVISIONS OF THE SITE COVERAGE AND F.A.S. SHALL BE GOVERNED BY THE FOLLOWING:

- (6) A BUILDING FRONT ON TWO OR MORE FRONTS OF A CORNER LOT OR A BUILDING FRONT ON TWO OR MORE FRONTS OF A LOT FRONTING ON TWO OR MORE STREETS SHALL BE RELOCATED TO THE FRONT OF THE LOT AND THE HEIGHT OF THE BUILDING SHALL BE RELOCATED TO THE HEIGHT OF THAT FRONT SETBACK AND MAY BE CONTINUED TO A DEPTH OF 30 METERS ALONG THE REARWARD STREET.
- (6) ALL BUILDING FRONTS SHALL BE CONSTRUCTED SO AS TO MINIMIZE AN INTER-CE DISTANCE AS PER CODE 7.19.18.
- (7) EXISTING OPEN SPACE SHALL BE RELOCATED TO BE USED FOR THE BENEFIT OF THE LOT AND THE BUILDING RELOCATED TO THE SAME CORNER, THEN THE FRONT SETBACK SHALL BE THE ONE SPECIFIED ON THE TALLEST BUILDING AS SPECIFIED IN CODE 7.19.18.

SR AND	HEIGHT OF BUILDING (METERS)	EXTENSION OF SERVICES TO BE LEFT ON IN UTILITY FROM MAIN AND BOXES IN EACH PH
1	10	3
2	18	6
3	21	7
4	21	8
5	27	8
6	30	11
7	30	12
8	40	13
9	50	14
10	50	14
11	50	14
12	50 and above	

- 5. PARKING:-**  
(a) THE PARKING SPACES IN ALL TIERX SHALL BE AS PER IEC-2017/103  
(b) IN NO CIRCUMSTANCES THE VEHICLES BELONGING / RELATED TO THE PLANT/OPERATOR SHALL BE PARKED OUTSIDE THE PLANT AREA

- ## 6. APPROACH TO SITE:

(a) THE VERTICAL APPROACH TO THE SITE SHALL BE PLANNED AND PROVIDED GIVING DUE CONSIDERATION TO THE DIRECTION OF THE WINDS AND THE DIRECTIONS WITH THE SURROUNDING ROADS TO THE SATISFACTION OF THE COMMISSIONERS.

(b) THE APPROACH TO THE SITE SHALL BE SHOWN ON THE ZONING MAP.

(c) ENTRY AND EXIT SHALL BE PERMITTED AS INDICATED/SHOWN ON THE PLAN.

- ### 7. GATE POST & BOUNDARY WALLS:-

1) EACH SOLAR WALL SHALL BE ON THE CORRESPONDING SIDES OF THE FLUERS ALONG WITH GATES AND GATE POLE SHALL BE APPROVED BY PEA DESKON APPROVED AT COMPETENT AUTHORITY IN ADDITION THE GATEPOLES ARE AN ADDITIONAL, WICKET GATE NOT EXCEEDING 1.25 METERS WIDTH MAY BE ALLOWED IN THE FRONT AND REAR SOLAR WALL PROVIDED THAT NO MAIN GATE OR WICKET GATE SHALL BE ALLOWED TO OPEN ON THE SECTION ROADWAY OR TO OPEN IN PLACE.

2) THE SOLAR WALL SHALL BE CONSTRUCTED AS PER CODE 7.4

- 8. BAR ON SUB-DIVISION OF SITE.**  
SUB-DIVISION OF THE SITE SHALL NOT BE PERMITTED, IN ANY CIRCUMSTANCE.

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

DRAWING NO. D.T.P (G) 2390 / 2018 DATED.13.09.2018

DRAWN BY

**NARENDER KUMAR, JD**      **CHECKED BY**

SATBIR SINGH SO

PLANNING ASSISTT

BUREAU OF THE ARMY

**ASST. TOWN PLANNER**

PRADIP KUMAR

**DIST. TOWN PLANNER,  
CALIFORNIA**

R.S. BATH

## SENIOR TOWN PLANNER HSVP GURUGRAM

S. E. MSVP,  
GURUGRAMADMINISTRATOR  
HSVP, GURUGRAM

DEPTT. OF T.&amp; C. PLANNING, HARYANA, CHANDIGARH

*Handwritten:* P.S. H.S.M., I.A.S.  
C.A. H.S.V.P. Panchkul  
*Handwritten:* NAGIN KATHA  
CTM, I.S.V.P. Panchkul

*Handwritten:* SATYAJIT SINGH  
STP, H.S.V.P. Panchkul

*Handwritten:* D. Patel  
DTP, H.S.V.P. Panchkul

*Handwritten:* RAJESH JAIN  
ATP, H.S.V.P. Panchkul

1111-44

Final Copy to be  
signed  
by

