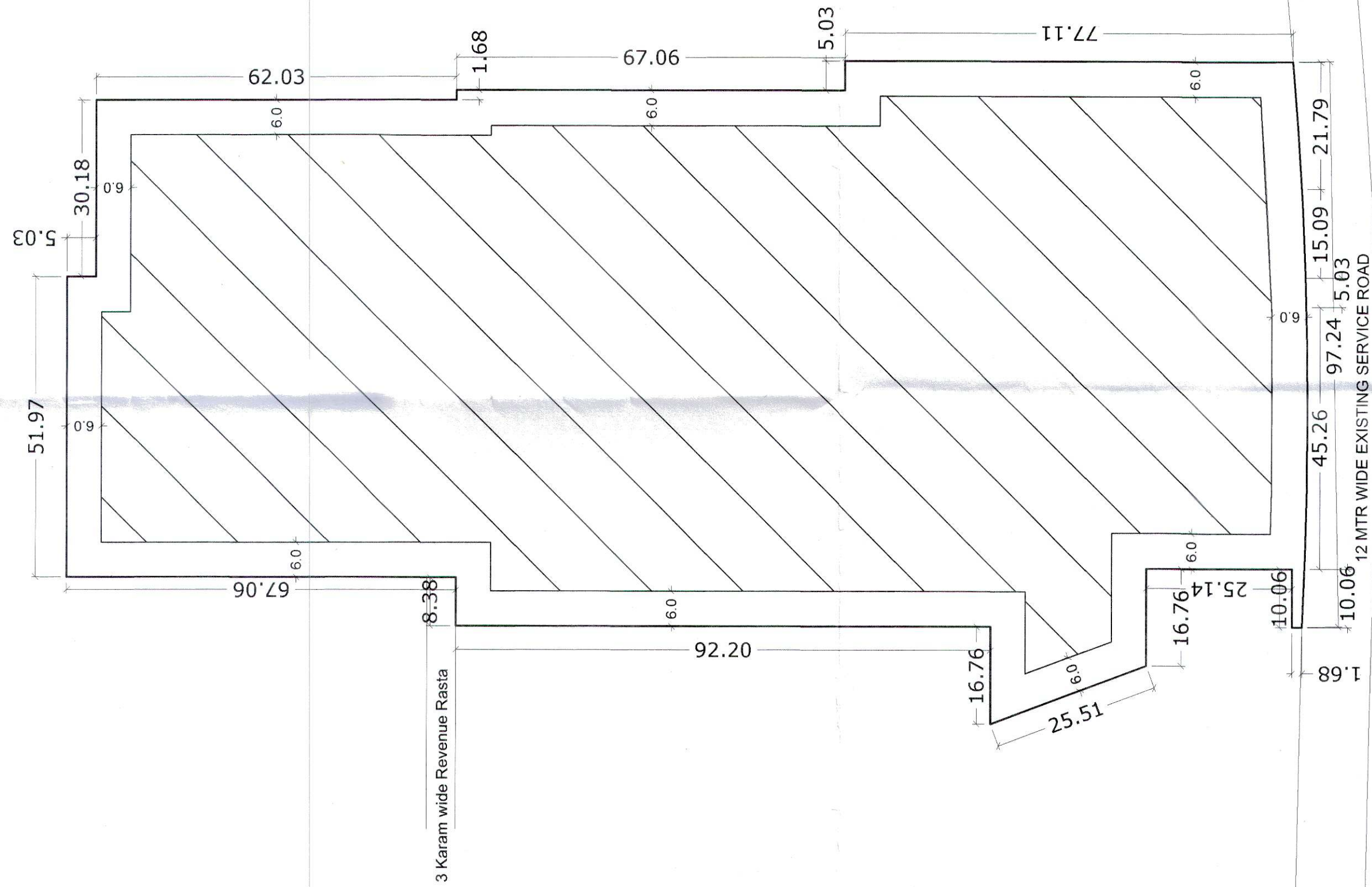




60 MTR WIDE EXISTING SECTOR ROAD

NOTE

ALL DIMENSIONS ARE IN METERS
ZONED AREA = 3.84 ACRES

SECTOR-61

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DEVELOPED BY MRS. NEERU DEVI W/o LATE SH. NARESH CHAND JAIN AND OTHERS IN
COLLABORATION CONSCIENT INFRASTRUCTURE PVT. LTD.

1. For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.

2. SHAPE & SIZE OF SITE.

The shape and size of the Group Housing Colony is in accordance with the demarcation plan verified by DTP, Gurugram.

3. TYPE OF BUILDING PERMITTED AND LAND USES:

The type of building permitted on this site shall be buildings designated in the form of flatted development for residential purpose and commercial purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director General, Town and Country Planning, Harvana.

5) The site shall be developed and building constructed thereon as indicated in and explained in the table below :

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Notation	Land use zone	Type of Building permitted / permissible structure
	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
	Building Zone	Building as per permissible land use in clause-a above and uses permissible in the open space zone as per table above.

4. SITE COVERAGE AND FLOOR AREA RATIO (FAR)

d) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.

e) The proportion up to which the site can be covered with building or buildings of the Mix Land Use Colony on the ground floor and subsequent floors shall not exceed overall 60% of the area of 4,84375 acres as per TOD Policy dated 03.08.2017.

f) Maximum permissible FAR shall be 250 i.e.78% under Residential & 22% under Commercial on the area of 4,84375 acres.

5. 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:-

b) The plinth height of building shall be as per the Haryana Building Code , 2017.

each building according to the table below:-

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPENS 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

(j) 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.

6. PARKING

a. Parking space shall be provided @ 1.5 Equivalent Car Space for each dwelling unit. It shall be calculated on the rationale of carpet area of each dwelling unit as per the TOD policy dated 09.02.2016, which is as under:

Between 100 sqmt to 150 sqmt = 1.0 ECS

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b. The parking shall be calculated for commercial area as per the TOD Policy the norms of 1ECS for every 50.0 sqm carpet area shall be followed as per TOD policy dated 09.02.2016 & its subsequent amendment thereafter. The are for parking car shall be as under:-

c. $1\text{ECS} = 23\text{ sqm. for open parking}$
 $1\text{ECS} = 28\text{ sqm. for stilt parking}$

Adequate parking spaces, covered, open or in ICS = 32 sqm. for basement parking

d. In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area of the site.

7. APPROACH TO SITE

- a. 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.

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SECTOR-61

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d) Garbage collection center of appropriate size shall be provided within the site.

e) Color trade emblem and other symbols shall be subject to the approval of the Competent Authority.

DRG No. DG, TCP. 9289 Dated 02-06-2023.

RAM AVTAR BASSI
ATP (HO)

(SANJAY NARANG)
ATP (HO)

Y Sharma
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STP (HQ)


PRAKASH, IAS
DG, TCP (HR)