REVISED ZONING PLAN OF GAS GODOWN ON THE LAND MEASURING 910.539 SQ. MTRS. FALLING IN THE REVENUE ESTATE OF VILLAGE AKLEEMPUR, DISTRICT GURGAON- MONIKA RANI D/O SH. GAINI RAM.


1. SHAPE & SIZE OF SITE :-
The shape and size of site is in accordance with the dimension verified by DTP, Gurgaon vide his memo no. 319 OTPEE dated 06.06.2006 shown as A to G on the zoning plan.

2. LAND USE :-
The site shall be used for LPG Gas Godown in accordance with the CLU permit and its use for any other purpose shall not be permitted in any case.

3. TYPE OF BUILDING PERMITTED :-
The type of buildings permitted on the site shall be buildings meant for Gas Godown purpose and their use for any other purposes shall be permitted. The building for Gas Godown purposes shall include Gas Godown and office only.

4. SITE COVERAGE :-
a) The buildings shall be permitted only within the portion of the site marked as G on the plan and nowhere else. Maximum permissible coverage on ground floor shall be 30% of the site area and maximum permissible FAB shall be 30%.
b) The roof of Gas Godowns will be of temporary nature having G.I. Sheets or A.C. sheets. However, office will be of permanent nature having RCC slab or similar type of specifications but the area of the permanent construction shall not exceed 10% of permissible FAB.

5. BASEMENT :-
Basement shall not be permitted.

6. PLINTH HEIGHT :-
The plinth of the building shall not be less than 0.46m above the centre of the finalised level of the street abutting the boundary wall.

7. HEIGHT :-
The maximum permissible height of the building constructed in the permissible building zone marked as G on this plan shall be 6.0m. (Single storey) and excluding the projected portion of Parapets not exceeding three feet six inches in height (1.07m).

8. BOUNDARY WALLS AND GATE POSTS HEIGHTS AND FENCES :-
Such boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by DGTCP.

9. SUB DIVISION OF SITE :-
The site of the Gas Godowns shall be not be subdivided under any circumstances, whatsoever.

10. APPROACH TO SITE :-
The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the DGTCP, Haryana.

11. APPROVAL OF BUILDING PLANS :-
The building plans of the buildings to be constructed at site shall have to be got approved from the DGTCP, Haryana/any other persons or the committee authorized by him under section 82(2) of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Act-1963, before starting the construction.

12. BUILDING BYELAWS :-
The construction of the building/buildings shall be governed by the building rules provided in part-VI of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Rules, 1965 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 points where such rules are silent and stipulate no condition or norm, the model building bylaw issued by the Indian Standard, and as given in the National Building Code of India shall be followed as may be approved by DGTCP, Haryana.

13. FIRE SAFETY MEASURES :-
a) The owner will ensure the provision of proper fire safety measures in the buildings conforming to the provisions of Rules 1965/ NBC and the same should be got certified from the competent authority.
b) Electric Sub station/generator room if provided should be installed on solid ground and should be located on outer periphery of the building, the same should be got approved from the Chief Electrical Inspector Haryana.
c) To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorised by the Director, Urban Local Bodies, Haryana. These approval shall be obtained prior to starting the construction work at site.

14. GENERAL :-
a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn to a scale of 1cm=1m and site plan to a scale of 5cm=1m shall accompany the building application.
b) The water storage tanks and other plumbing works etc. shall not be shown on any face of the building but shall be suitably encased.
c) No applied decoration like inscription, crosses, names of persons are permitted on any external face of the building.
d) The name of the building shall be affixed on the external face of the building for which detailed elevation/section showing the same would have to be got approved from the DGTCP, Haryana.
e) The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
f) That the applicant shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as Exterior lighting.
g) The plot shall ensure the installation of Solar Power Plant as per provision of Notification No. 19/4/2015-6 power dated 03.03.2016 of Haryana Government Renewable Energy Department, if applicable.

DRAWN: -
DGTCP _ SG100 DATED: 01-01-2022

APPROVED: -
DGTCP _ SG100 DATED: 01-01-2022

SIGNED: -
DGTCP _ SG100 DATED: 01-01-2022

CHECKED: -
DGTCP _ SG100 DATED: 01-01-2022