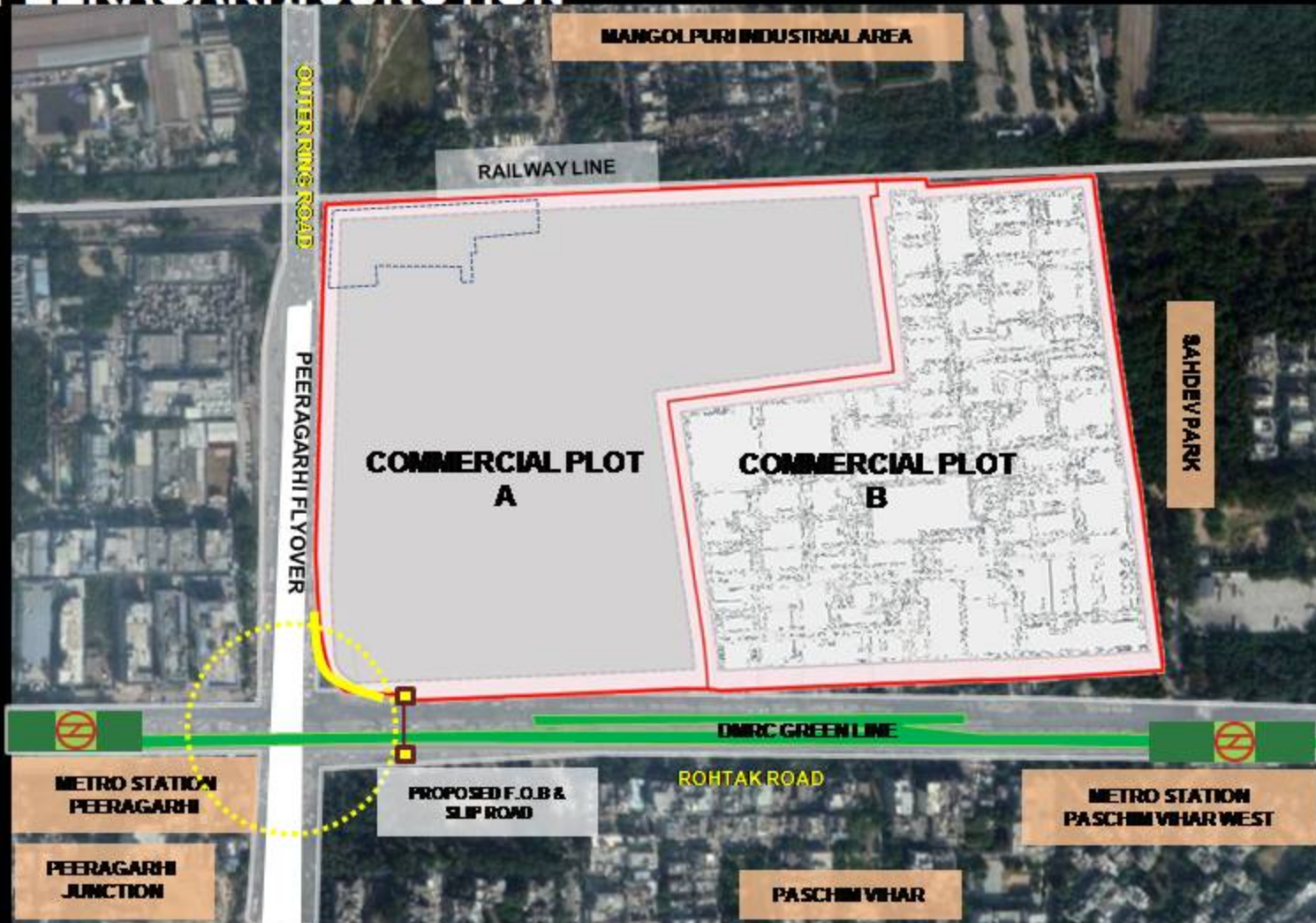


# INTEGRATED COMMERCIAL DEVELOPMENT

## DISTRICT CENTRE ALONG THE ROHTAK ROAD AT PEERAGARHI JUNCTION



### PROPOSAL

TOTAL PLOT AREA (AS/ISS)	2,27,109
m <sup>2</sup>	
AREA UNDER MANDATORY GREEN	22,710.9 m <sup>2</sup>
NET SITE AREA FOR DEVELOPMENT	2,04,398 m <sup>2</sup>
PERMISSIBLE FAR @150	3,06,597
m <sup>2</sup>	
PERMISSIBLE GROUND COVERAGE @50%	1,02,199 m <sup>2</sup>

### DEVELOPMENT CONTROLS NORMS :-COMMERCIAL PLOT-A

TOTAL PLOT AREA	1,24,828 m <sup>2</sup>
PERMISSIBLE COVERED AREA	2,29,948
m <sup>2</sup>	
PERMISSIBLE GROUND COVERAGE	76,649 m <sup>2</sup>
HOTEL PLOT (ONE NO.) AREA	7000 m <sup>2</sup>
PERMISSIBLE FAR @375	26,250 m <sup>2</sup>
PERMISSIBLE GROUND COVERAGE @40%	2,800 m <sup>2</sup>

### DEVELOPMENT CONTROLS NORMS :-COMMERCIAL PLOT-B

TOTAL PLOT AREA	1,01,745 m <sup>2</sup>
PERMISSIBLE COVERED AREA	76,649 m <sup>2</sup>
PERMISSIBLE GROUND COVERAGE	25,550 m <sup>2</sup>
HOTEL PLOT (ONE NO.) AREA	7000 m <sup>2</sup>
PERMISSIBLE FAR @375	26,250 m <sup>2</sup>
PERMISSIBLE GROUND COVERAGE @40%	2,800 m <sup>2</sup>

With reference to examination, regarding availability of site area as per feasibility:

The District Centre site has been proposed with **Two Plots**, each proposed to be auctioned as individual units with development control norms re-examined vide ground realities and discussions in SCM wherein more preference in terms of distribution of area norms to be given to the site area available free from Punjab migrants

**PROPOSAL AS PER MPD 2021, CHAPTER -5**

All other control norms shall be followed as per the provision of MPD 2021 and URBEL 2016



HOUSING & URBAN PROJECTS WING

आवासीय एवं शहरीय परियोजना खण्ड