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The Executive Officer,
Municipal Council, Kharar.

Memo No. CTP-(LG)-ATP-(S)-2006/ 678
Dated, Chandigarh, the: - 11 May, 2006

Subject: - Technical clearance to building plans of Fansty and
Dynasty Apartment MC Kharar.

Reference: Your office letter No. 75 dated 27.4.2006.

With reference to the subject cited above, the matter has been considered at Govt level and it has been decided that approval to the building plan may be accorded subject to the fulfillment/verification of following conditions to be ensured at MC level after issue of notification regarding de-notification of the area confirmed as 'unbuilt' vide Govt. notification No. 4/16/2005-2LGIII/767-75 dated 8.2.006. It may also be ensured that in the amended plan the ground coverage, height, FAR etc. remain within the permissible limits:-

1. The site may be not fall in any controlled or restricted area declared by Govt. of India or Govt. of Punjab or any other agency.
2. The ground level of the basement may be kept as +3'-6" and accordingly all the levels may be adjusted so that the overall height of the building does not increase beyond 70'6".
3. The location plan may be attached and 50' references around the site in question may be shown on the location plan.
4. The area of balconies may be counted in the FAR and the FAR should remains with in the permissible limits.
5. The basement floor plan of all the blocks, 2 no of Town houses and Change room may be obtained.
6. Provision of 10% EWS units may be made.
- 6 The no of dwelling units are on the higher side so the no dwelling units may be provided in accordance with the norms of 40 HIG, 60 MIG and 80 LIG dwelling units per acre.
7. The ownership may be verified at MC level.
8. Provision of an organized park may be made in the building plan.
9. NOC from Fire officer and structural safety certificate from structural engineer may be obtained
10. Environment clearance may be obtained from the Competent authority.


Asstt. Town Planner (S)
For Chief Town Planner (LG)