P A N I P A T

ZONING PLAN OF GROUP HOUSING SITES IN SECTOR-19

FOR THE PURPOSES OF REGULATIONS 2(L-ii) AND 3-A OF THE HARYANA URBAN DEVELOPMENT AUTHORITY (ERECTION OF BUILDINGS) REGULATIONS-1979 AS AMENDED UP TO DATE.

1. SIZE AND SHAPE OF THE SITE:

THE SIZE AND SHAPE OF THE GROUP HOUSING SITES SHALL BE AS SHOWN ON THIS PLAN/APPROVED DEMARCATION PLAN.

2. TYPE OF BUILDING PERMITTED:

THE TYPE OF BUILDINGS PERMITTED ON THESE SITES SHALL BE BUILDINGS DESIGNED AS GROUP HOUSING SCHEME FOR MULTI-STOREYED HOUSING (FOR MORE THAN ONE DWELLING UNIT) WHERE LAND IS OWNED JOINTLY AND THE CONSTRUCTION IS UNDERTAKEN BY ONE AGENCY/AUTHORITY. THESE BUILDINGS SHALL BE DESIGNED AND USED FOR RESIDENTIAL PURPOSE ONLY. HOWEVER, CONSTRUCTION OF COMMON FACILITIES LIKE MAINTENANCE ROOM, ELECTRIC SUB STATION AND COMMON ROOM SHALL ALSO BE ALLOWED WITHIN THE PERMISSIBLE COVERAGE AND F.A.R. SPECIFIED IN CLAUSE-3 BELOW. 0.5% OF TOTAL SITE AREA IS PERMISSIBLE AS COMMERCIAL AREA AS PER C.A. HUDA MEMO NO. 4988-50533 DATED: 22.7.03.

3. SITE COVERAGE AND F.A.R.:

(a) BUILDINGS SHALL ONLY BE PERMITTED WITHIN THE PORTION OF SITE MARKED AS ☒ AND NOWHERE-ELSE.

(b) MAXIMUM PERMISSIBLE COVERAGE, INCLUDING COVERED PARKING AND RAMPS, SHALL BE:-

(i) EITHER 35% ON GROUND FLOOR AND 30% ON SUBSEQUENT FLOOR'S,

(ii) OR 33.33% ON GROUND FLOOR AS WELL AS SUBSEQUENT FLOOR'S.

(c) MAXIMUM FAR SHALL NOT EXCEED 175%

4. BUILDINGS HEIGHT:

(a) THE HEIGHT OF BUILDING BLOCK SHALL BE COVERED BY THE MAXIMUM PERMISSIBLE SITE COVERAGE AND F.A.R. PRESCRIBED IN CLAUSE-3(B & C). HOWEVER, IT SHALL NOT EXCEED 40 MTRS. SUBJECT TO THE PROVISION OF LIGHT, AS PER BIS(S.P.) CODE, IN CASE OF BUILDINGS MORE THAN 30 M HEIGHT, CLEARANCE CERTIFICATE FROM AIRPORT AUTHORITY OF INDIA (CIVIL AVIATION DEPTT. WILL HAVE TO BE OBTAINED BY THE SOCIETY/ORGANISATION. PLINTH HEIGTH OF THE BUILDING SHALL NOT BE LESS THAN 0.45 M ABOVE THE FINISHED LEVEL OF THE ROAD ON WHICH THE PLOT FRONTS.

NOTE:- IN CASE OF GROUP HOUSING SCHEME THE DWELLING UNITS HAVING MORE THAN ONE ROOM MAY HAVE ONE OF THE ROOMS WITH THE FLOOR AREA NOT LESS THAN 7.5 SQ.MTS WITH ONE SIDE, NOT LESS THAN 2.4 MTR. PROVIDED FURTHER THAT IN CASE OF GROUP HOUSING SCHEME THE MINIMUM AREA OF THE KITCHEN SHALL NOT BE LESS THAN 4.50 SQ. MTR. WITH A MINIMUM WIDTH OF 1.8 MTR. UNDER REGULATION-18 AS AMENDED VIDE NOTIFICATION NO. ADA(R)-92 PUBLISHED IN GOVT. GAZETTE OF JULY 1992.

(B) ALL THE BUILDING BLOCKS SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN INTERSE DISTANCE NOT LESS THAN THE TABLE BELOW:-

SR. NO.	HEIGHT OF BUILDING (IN MTS)	OPEN SPACE TO BE LEFT AROUND BUILDING (IN MTS)
A	10	3
B	15	5
C	18	6
D	21	7
E	24	8
F	27	9
G	30	10
H	35	11
I	40	12

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 EACH OPEN AIR SPACE SHALL BE THE ONE SPECIFIED FOR THE TALLEST BUILDING AS SPECIFIED ABOVE.

5. SUB DIVISION OF SITE:

THE SITE ALLOTED TO COOPERATIVE GROUP HOUSING SOCIETIES AND WELFARE HOUSING ORGANISATIONS SHALL BE GOVERNED BY THE HARYANA APARTMENT OWNERSHIP ACT, AND SHALL NOT BE SUB-DIVIDED OR FRAGMENTED IN ANY MANNER WHAT SOEVER EXCEPT AS PROVIDED IN THE HARYANA APARTMENT OWNERSHIP ACT.

6. GATE, GATE POST & BOUNDARY WALL:

VEHICULAR APPROACH TO THE SITE SHALL BE AT PLACE MARKED 'G' ON THIS PLAN. THE HEIGHT AND DESIGN OF BOUNDARY WALL SHALL BE AS PER JOB NO TP-11/21 DATED APRIL 1997. A GATE 4.5M WIDE AND HIGHT EQUAL TO THAT OF BOUNDARY WALL SHALL BE FIXED AT PLACE MARKED 'G'. A WICKET GATE 1.20M WIDE CAN BE TAKEN BY THE SIDE OF MAIN GATE. CURVATURE OF BOUNDARY WALL AT CORNERS OF THE SITE SHALL BE IN ACCORDANCE WITH RADIUS INDICATED ON THIS ZONING PLAN.

SCALE:- 1CM = 10 MTR.

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DRAWING NO. D.T.P. (PN) 402 /10 DATED 22-11-2010

DRAWN BY	Asingh (ATMER SINGH TRACER)	
CHECKED BY	Sd/- (SUMER SINGH) S.D.	
PLANNING ASSTT.	Ram Kumar (RAM KUMAR)	
ASSTT. TOWN PLANNER	(VACENT)	
DISTRICT TOWN PLANNER	Sd/- (DHIRENDER SINGH)	
	SENIOR TOWN PLANNER ROHTAK	SUPERINTENDING ENGINEER H.U.D.A. SONE PAT

7. DENSITY:

DENSITY OF POPULATION SHALL BE GOVERNED BY AGREEMENT EXECUTED BETWEEN THE SOCIETY/ORGANISATION AND C.A. H.U.D.A. IN ANY CASE, IT SHALL NOT BE LOWER THAN 100 P.P.A. AND MORE THAN 300 PERSONS PER ACRE (CALCULATED @ 5 PERSONS PER DWELLING UNIT).

8. FIRE SAFETY:

FOR BUILDING MORE THAN 15 MTRS. IN HEIGHT, ADEQUATE FIRE SAFETY PROVISIONS/ARRANGEMENTS AS LAID DOWN IN PART IV OF THE NATIONAL BUILDING CODE AND TO THE SATISFACTION OF THE COMPETENT AUTHORITY, SHALL BE COMPULSORY.

9. OPEN SPACES:

ALL OPEN SPACES INCLUDING THOSE BETWEEN THE BLOCKS AND WINGS OF BUILDINGS SHALL BE DEVELOPED EQUIPED AND PROPERLY LAND-SCAPED TO THE SATISFACTION OF CHIEF ADMINISTRATOR H.U.D.A. AT LEAST 15% OF TOTAL SITE AREA SHALL BE DEVELOPED AS AN ORGANISED OPEN SPACE FOR TOT-LOTS AND PLAY GROUND.

10. PARKING SPACE:

(i) COVERED PARKING:- ADEQUATE COVERED PARKING ON BASIS OF OCCUPANCY SHALL BE PROVIDED FOR CYCLES, SCOOTERS AND CARS.

THE COVERED PARKING PER DWELLING UNIT SHALL BE AS FOLLOW:-

AREA OF FLAT	
(A) UP TO 75 SQ. MTR	= 06 SQ. MTRS.
(B) ABOVE 75 SQ. MTR	= 35 SQ. MTS.

COVERED PARKING AREA UNDER STILTS AND IN BASEMENT SHALL NOT BE COUNTED TOWARDS F.A.R.

(ii) OPEN PARKING:- IN ADDITION TO COVERED PARKING PROVISION OF OPEN SPACE AT THE RATE OF 10% OF THE NO. OF FLATS FOR CAR PARKING AND 10% NO. OF FLATS FOR SCOOTERS PARKING SHALL BE MADE.

11. BASEMENT:

BASEMENT WILL BE ALLOWED WITHIN THE BUILDABLE ZONE INDICATED ON THIS PLAN. BASEMENT IN ABOUT 15% OF THE BUILDABLE ZONE MAY BE RESERVED FOR GENERATOR SET FOR THE CAPTIVE POWER GENERATION AND ELECTRIC SUB STATION. THIS BASEMENT AREA IS TO BE SEGREGATED FROM THE MAIN BLOCK OF THE BUILDING THROUGH AN EARTHERN PARTITION IN BETWEEN THE FACILITIES IN THE POWER SYSTEM AND THE MAIN BLOCK OF THE BUILDING ITSELF SO AS TO HAVE ADEQUATE SAFEGUARDS AGAINST ANY FIRE HAZARDS. REST OF THE BUILDABLE ZONE CAN BE USED FOR BASEMENT PARKING AND IF NEED BE TWIN LEVEL BASEMENT ONLY FOR PARKING PURPOSES CAN BE ALLOWED IN THIS PORTION. PROVIDED IT MEETS THE PUBLIC HEALTH STRUCTURAL REQUIREMENTS

12. LIFTS AND RAMPS:

a) FOR BUILDINGS HAVING MORE THAN 15 METRES HEIGHT, PROVISION OF LIFTS (ON THE BASIS OF OCCUPANCY AS PER NATIONAL BUILDING CODE) SHALL BE COMPULSORY IN ADDITION TO STAIR CASES, FOR CONTINUOUS RUNNING OF LIFTS, 100% STAND-BY GENERATORS ALONGWITH AUTOMATIC SWITCHOVER WOULD BE ESSENTIAL.

b) RAMPS WOULD BE OPTIONAL IN GROUP HOUSING BUILDINGS IN CASE 100% STAND-BY GENERATORS ALONGWITH AUTOMATIC SWITCHOVER ARE PROVIDED FOR RUNNING OF LIFTS, ALONGWITH STAIRCASE. SLOPES AND OTHER REQUIREMENTS OF RAMP SHALL BE AS PER NATIONAL BUILDING CODE.

13. APPLICABILITY OF NATIONAL BUILDING CODE:

IN ADDITION TO H.U.D.A. (ERECTION OF BUILDINGS) REGULATION 1979 (AS AMENDED FROM TIME TO TIME) AND ZONING CLAUSES WHEREVER SILENT ON ANY ASPECT OF ERECTION/RE-ERECTION OF BUILDINGS SPACE STANDARDS, LIGHT AND VENTILATION, STRUCTURAL SAFETY, SANITARY REQUIREMENTS ETC. THE PROVISIONS OF NATIONAL BUILDING CODE SHALL APPLY.

14. BUILDING AREA OF DWELLING UNITS:

IN CASE OF COOPERATIVE SOCIETIES AND WELFARE HOUSING ORGANISATIONS, THE BUILDING AREA OF EACH DWELLING UNIT SHALL NOT BE LESS THAN 75 SQ. MTRS. AND NOT MORE THAN 350 SQ. MTRS.

15. BOOSTING OF DRINKING WATER FOR UPPER FLOORS:

THE GROUP HOUSING SOCIETY/OWNER SHALL BE RESPONSIBLE FOR MAKING SPECIAL ARRANGEMENT FOR BOOSTING OF WATER FOR THEIR GROUP HOUSING BUILDINGS FOR DRINKING & FIRE FIGHTING PURPOSES. THIS SHALL INCLUDE THE CONSTRUCTION OF WATER STORAGE TANK AT ANY LEVEL AND ON TOP OF THE BUILDING AS PER STANDARD PUBLIC HEALTH NORMS TO BE APPROVED BY EXECUTIVE ENGINEER H.U.D.A.

16. PROVISION OF LETTER BOXES:

PROVISION OF LETTER BOXES FOR EACH DWELLING UNIT PROPOSED IN THE SCHEME SHALL BE MADE AT GROUND FLOORS AT THE ENTERANCES OF THEIR RESPECTIVE BLOCKS.

NOTE: 1. THE HEIGHT OF THE MACHINE ROOM SHALL BE SUFFICIENT TO ALLOW ANY PORTION OF EQUIPMENT TO BE ACCESSIBLE AND REMOVABLE FOR REPAIR AND REPLACEMENT AND SHALL NOT BE LESS THAN 2.0M CLEAR FROM THE FLOOR OR THE PLATFORM OF MACHINE WHICHEVER IS HIGHER"

2. CANTILEVERED PROJECTION UP TO 1.80M MAY BE ALLOWED ON ALL THE SIDES WITH IN BUILDABLE ZONE HOWEVER, NO SUCH PROJECTION SHALL REDUCE THE MINIMUM INTERSE DISTANCE REQUIRED BETWEEN TWO BLOCKS.

3. THE APPLICATION FOR BUILDINGS PLANS IN THIS CASE SHOULD BE ACCOMPANIED WITH STRUCTURAL DESIGNS AND A CERTIFICATE FROM COMPETENT STRUCTURAL ENGINEER REGARDING SAFETY OF THE BUILDING CLEARLY STATING THAT THE STRUCTURAL DESIGN HAVE BEEN CHECKED AND FOUND TO BE IN CONFORMITY WITH THE NATIONAL BUILDING CODE GUIDE LINES AND I.S. CODE INCLUDING EARTH QUAKE EFFECT.

4. SOLAR ASSISTED WATER HEATING SYSTEM, AS CIRCULATED VIDE C.A. HUDA MEMO NO. 6763-6788 DATED 20-7-2001 SHALL ALSO BE APPLICABLE.

5. ROOF TOP RAIN WATER HARVESTING AS NOTIFIED BY H.U.D.A. VIDE NO. AUTH-2001/29229 OF 31-10-2001 SHALL ALSO BE APPLICABLE.

6. BURGLAR ALARM & RELATED GADGETS SHOULD BE INSTALLED AT SUITABLE PLACE & SHOWN ON THE BUILDING PLAN CLEARLY.

7. THE ZONING PLAN OF GROUP HOUSING SITES IS BASED ON THE REVISED LAY OUT CUM DEMARCATION APPROVED BY C.A. HUDA, PANCHKULA AS CONVEYED BY C.T.P. HUDA MEMO NO. CTP/STP-M/6964-66 DATED 20-5-10

8. PROVISION OF BARRIER FREE ENVIRONMENT FOR PERSONS WITH DISABILITIES MAY BE PROVIDED AS PER PROVISIONS I.S. CODE 4963 OF 1987

9. THIS DRAWING HAS BEEN APPROVED BY WORTHY C.A. HUDA, PANCHKULA AS CONVEYED BY ENDST. NO. CTP/STP(M)/3423 DATED 10-5-2011

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