



HSI IDC

REVISED ZONING PLAN OF GROUP HOUSING SITE NO.GH 4, SECTOR - 80 (RESIDENTIAL), MANESAR.

1. PURPOSE OF REVISION

(a) Considering the request of the allottee dated 26.05.2025 & 11.07.2025 for shifting of gate location and letter received by AGM(F), HSI IDC dated:- 08.07.2025, the zoning plan has been revised.

(b) This drawing supercedes the previous approved zoning bearing Drg No. HSI IDC/IPD/1649, DT. 02.04.2025 and Drg No. HSI IDC/IPD/1522, DT. 08.08.2023 for plot no. GH-4 only.

Code referred in the clause is Haryana Building Code, 2017, amended from time to time.

2. SHAPE & SIZE OF SITE

The shape and size of the Group Housing plot is in accordance as per report of AGN(Egg.), IAT Manesar vide his office memo no. 797, dated 21.07.2023.

3. TYPE OF BUILDING PERMITTED

(a) The type of building permitted on this site shall be buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Competent Authority by HSI IDC.

(b) The site shall be developed and building construction thereon as indicated in and explained in the table below.

Notation	Land Use Zone	Type of Building permitted/ permissible structure
	Buildable Zone	Building as per permissible land use in clause- 3(a) above.
	Open Space	Open parking, garden, landscaping features, underground services etc.

4. SITE COVERAGE AND FLOOR AREA RATIO (FAR):

(a) Building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and no where else.

(b) The maximum permissible coverage on ground floor shall be 35%.

(c) The maximum FAR shall not exceed 175%. However, it shall not include community buildings which shall be as per the prescribed norms, the building plan of which shall have to be got approved from the Competent Authority by HSI IDC.

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:-

(a) The maximum height of the buildings is unrestricted. The unrestricted height shall only be allowed subject to submission of No Objection Certificate from the appropriate authority (i.e., Defence Establishment, Air Force Establishment, Airport Authority of India etc.), if any in the area.

(b) If a building abuts on two or more streets of different widths, the buildings shall be deemed to face upon the street that has the greater width and the height of the building shall be regulated by the width of that street and may be continued to this height to a depth of 24M, along the narrow street.

(c) All building block(s) shall be constructed so as to maintain an inter-se distance according to the table below:

Width of Street in meters	Minimum Height of Building in meters	Minimum Spacing between Buildings in meters
10	10	3
12	12	4
15	15	5
18	18	6
21	21	7
24	24	8
27	27	9
30	30	10
33	33	11
36	36	12
39	39	13
42	42	14
45	45	15
48	48	16

6. PARKING:

(a) 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 space shall be the one specified for the tallest building as specified above (c).

7. APPROACH TO SITE:

(a) 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 Competent Authority by HSI IDC.

(b) The approach to the site shall be as shown on the zoning plan.

(c) Entry and Exit shall be permitted as indicated/ marked on the plan.

8. GATE POST AND BOUNDARY WALLS:

(a) Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by Competent Authority by HSI IDC. In addition to the gate/gates an additional wicket gate not exceeding 1.25 meters width may be allowed in the front and side boundary wall provided that no male gate or wicket gate shall be allowed to open on to the sector road/public open space.

(b) Maximum height of Boundary wall at rear and side of plot shall not be more than 1.8 meters from the mean level of abutting street in front of the plot from where entry to the plot has been taken.

(c) The boundary wall shall be constructed as per the code 7.5 of Haryana Building Code, 2017.

(d) The width of the main entrance to the premises shall not be less than 6.0 meters.

9. DENSITY:

The minimum density of the population provided in the plots shall be 100 PPA and the maximum be 300 PPA. For computing the density, the occupancy per main dwelling unit shall be taken as five persons and for service dwelling unit two persons per room or one person per 7.5 sqm. of living area, whichever is more.

10. OPEN SPACES:

While all the open spaces including those between the blocks and wings of buildings shall be developed, equipped and landscaped according to the plan approved by the Competent Authority by HSI IDC. At least 15% of the total site area shall be developed as organized open space i.e. tot-lands and play grounds.

11. CONVENIENT SHOPPING:

0.5% of the total site area shall be reserved to cater for essential convenient shopping with the following conditions:

(a) The ground coverage of 100% with FAR of 100 will be permissible. However this will be a part of the permissible ground coverage and FAR of the Group Housing plots.

(b) The size and height of Shop/Store/Departmental Store shall be as specified by the HSI IDC.

12. PROVISION OF COMMUNITY BUILDINGS:

The community buildings shall be provided as per the composite norms in the Group Housing plots.

13. SUB-DIVISIONS OF SITE:

(a) The site of the Group Housing plots shall be governed by the Haryana Apartment Ownership Act-1983 and Rules framed thereunder.

(b) Sub-division of the site shall not be permitted, in any circumstances.

14. APPROVAL OF BUILDING PLANS:

The building plans of the buildings to be constructed at site shall have to be got approved from the Competent Authority by HSI IDC/ any person authorized by him, under the provisions of the respective Acts, before starting up the construction.

15. BASEMENT:

(a) In Group Housing upto four levels of basement storerooms shall be permitted as per code 6.3(3)(b) of Haryana Building Code, 2017.

(b) The construction of basement shall be executed as per code 7.16 of Haryana Building Code, 2017.

16. PROVISION OF PUBLIC HEALTH FACILITIES:

The W.C. and Urinals provided in the buildings shall be confirm to the National Building Code of India.

17. EXTERNAL FINISHES:

(a) All sign boards and names shall be written on the spaces provided on buildings as per approved building plans specifically for this purpose and at no other places, whatsoever.

(b) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course Chapter 10 of the Haryana Building Code, 2017 shall be followed.

18. LIFTS AND RAMPS:

Lifts and Ramps in building shall be provided as per code 7.7 of the Haryana Building Code, 2017, in all residential building having more than 15 metres height, lift is mandatory to install in number depending on the occupancy of building.

19. BUILDING BYELAWS:

The construction of the building/buildings shall be governed by provisions of the Haryana Building Code, 2017. On the plots where such rules are silent and stipulate no condition or norm, the model building bye-laws issued by the Indian Standards, and as given in the NBC shall be followed.

20. GREEN BUILDING MEASURE AND INCENTIVES:

To avail additional FAR, the provision of green building measures and incentives shall be applicable as per the code 6.5 of Haryana building code, 2017.

21. FIRE SAFETY MEASURES:

(a) The owner shall ensure the provision of proper fire safety measure in the multi storied buildings conforming to the provisions of the Haryana Building Code 2017/ NBC and the same should be got certified from the Competent Authority by HSI IDC.

(b) Electric Sub Station / generator room if provided should be on solid ground near DG/ LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the Chief Electrical Inspector Haryana.

(c) The fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.

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22. GENERAL:

(a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Building Code-2017.

(b) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.

(c) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.

(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.

(f) All dimensions are in meter.

DRG. No.HSI IDC/IPD/1681, Dated :13.08.2025.

DRAWN BY:- GAURAV TRIGHATIA(-SD-)

A.T.P.-:- SHIVANI(-SD-)

S.T.P.-:- RAVISH JANI(-SD-)

C.T.P.-:- SUNITA SETHI(-SD-)

DIRECTOR CONTROLLED AREA CUM M.D. HSI IDC:- SUSHIL SARWAN(-SD-)

Title	Legend
Scheme Boundary of Decreed Award announced on 26.11.2018 & on 20.01.2023 farming part of Sector 80, Open Space Zone & Sector M-1D	
Green Belt/Open Space	
Private/Others Land	
Clarification sought from DRO-cum-LAC, Gurugram to re-confirm whether these pockets form part of Decreed Award	