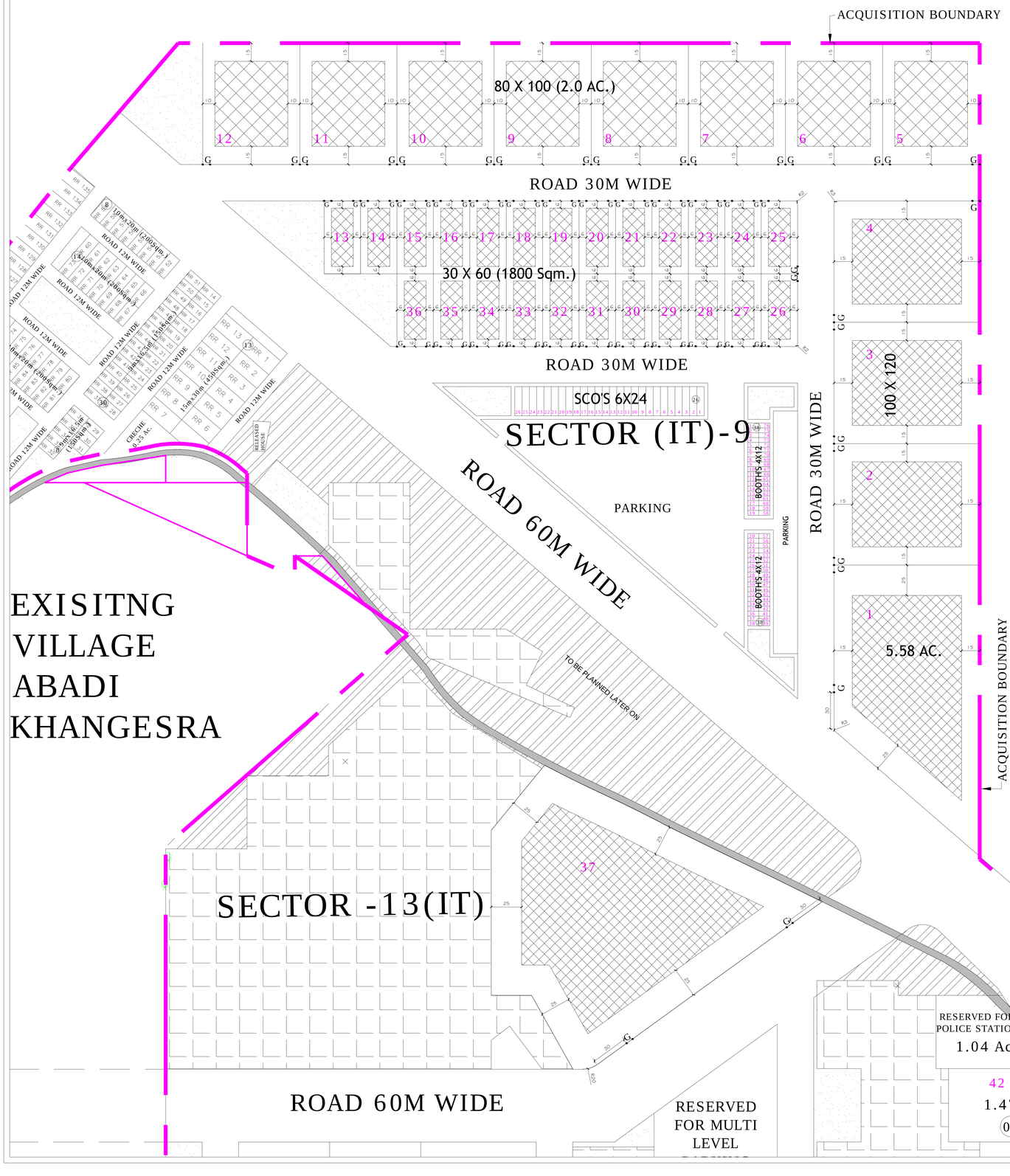
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HSIIDC
I.E. BARWALA, PHASE II
REVISED ZONING PLAN OF SECTOR 9 & 13 (I.T. UNIT)



ZONING REGULATIONS GOVERNING USE OF LAND AND BUILDINGS

1) For purpose of **The Haryana Building Code, 2017**.
2) Land and Buildings shall be used for the purpose of software/aplication development and I.T. related services (as conveyed vide letter no.: HSIIDC:ESTATE:PKL:2017:396, dated 05.07.2017) and for no other purpose whatsoever.
3) **USE ZONES**:
The use of land and type of buildings to be constructed thereon shall be governed as indicated in the table below:

NOTATIONS	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1	TYPE OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 2.
1	2	3
	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
	Building zone	Building as per permissible land use in clause 2 above and uses permissible in the open space zone.
	To be planned later	
	Released/Proposed to be released	

4) **SITE COVERAGE, F.A.R. AND HEIGHT SHALL BE GOVERNED AS PER TABLE BELOW**:

Max. permissible coverage on ground	Max. permissible F.A.R.	Max. height of Industrial buildings
40%	250%	Unrestricted

5) **BASEMENT, RAMP, PASSAGE & CORRIDOR**
a) Unrestricted level of Basement is permissible as per the provisions of Haryana Building Code, 2017. No excavation be carried out without leaving a distance of 2.4 m from the already adjoining existing structure having no basement.
b) The minimum permissible width of passage and corridor shall not be less than 1.5mtr.
6) **DIVISION AND/ OR ADDITION OF PLOTS**:
a) Bifurcation of Industrial plot of two acres and above will be permitted provided the project has been completed after obtaining occupation certificate. Plots measuring two to five acres can be bifurcated in not more than two plots subject to the condition that none of the sub-divided plots is less than one acre, subject to planning parameters. In case of plots size is more than five acres, none of the bifurcated portion should be less than two acres. The bifurcation will be permitted only for permissible activities. Applicable processing fee shall be payable for such permission.
b) Two or more plots can be clubbed together under one ownership. The permissible coverage shall be calculated considering the clubbing of plots as a single unit. The setback area shown as non- buildable in between the plots clubbed together to form a single unit will be treated as industrial buildable area. However, in case plots which are to be amalgamated are back to back, than rear setback shall be maintained as per already approved zoning plan.
7) **EXTENT OF AREA TO BE COMPULSORILY BUILT**:
Minimum permissible covered area as mentioned below shall have to be constructed to obtain occupation certificate:.

S.no.	Area of plot	Percentage of permissible covered area
1	Upto 2 Acre	25%
2	Above 2 Acre & upto 5 Acres	20%
3	Above 5 Acres & upto 10 Acres	15%

8) PLINTH HEIGHT :
The plinth height of the Industrial Building shall not be less than 45 cms and not more than 1.5m.
9) POSITION OF GATES AND GATE POSTS :
a) Gate and gate post shall be erected at places specified in this zoning plan.
b) If Archway is provided over the main entrance, the height of the archway shall not be less than 5.0m.
c) The width of the main entrance to the premises shall not be less than 6.0m.
d) Two gates may be permitted in case of plots of 2000 sqm & above.
10) **GATE ROOM/METER ROOM/SWITCH ROOM**:
a) A gate room/gaurd room is allowed as per following detail which includes switch room, electricity meter room etc. In case of plot measuring 1/2 acre and above an additional meter room measuring 9 Sqm is allowed.

S.no.	Size of plot	Size of Guard Room
1	Less than 1000 Sqm	9 Sqm
2	More than 1000 Sqm upto 1.0 Acre	18 Sqm
3	Above 1.0 Acre upto 5.0 Acres	40 Sqm
4	Above 5.0 Acres upto 15 Acres	80 Sqm

11) **PROVISION OF BOUNDARY WALL**
a) Maximum permissible height of front side boundary wall shall not be more than 1.2 mts from the mean level of abutting street in front of the plot from where entry to the plot has been taken.
b) Maximum height of boundary wall at rear and side of plot shall not be more than 1.8 mts from the mean level of abutting street in front of the plot from where entry to the plot has been taken.
c) A railing/grill with or without poly carbonate/fiber glass sheet covering of 0.75m height shall be permitted over and above the maximum height of boundary wall at all sides.
d) The owner/applicant if desires, is permitted not to construct boundary wall in front of plot, so that the said area can be utilized for parking.
e) Not withstanding the above boundaries of the plot as shown in case of corner plots, boundary wall shall be rounded off with the radius of three meters or as indicated in this plan.
f) If in the opinion of Director controlled area cum MD HSIIDC at any junction if visibility is affected by construction of such a wall, the owner shall comply with the directions in this behalf from the department of Town and Country Planning, Haryana or Director cum MD HSIIDC.
12) **BUILDING BY- LAWS**:
The construction of building/buildings shall be governed by the Haryana Building Code, 2017. On the points where such code is silent and stipulate no condition/ norm the model bye-laws issued by the Bureau of Indian Standard as given in National Building Code shall be followed.
13) PARKING:
a) In IT Plot 1.0 ECS for every 40 Sqm of covered area shall be required.
b) Adequate Open/Covered parking shall be made within the site/plot for the vehicles of the owners, staff and visitors.
c) No storage and commercial activities shall be permitted in the covered parking areas.
d) The misuse of the covered parking space shall immediately attract levy of three times the penalty of the composition fee prescribed for the excess covered area in the respective category
14) APPROVAL OF BUILDING PLANS:
Building plans of the buildings to be constructed on the subject plot/site shall be approved in accordance with the provisions of Haryana Building Code 2017.
15) ROOF, BALCONY & CHAJJA PROJECTIONS:
Cantilevered roof, balcony and chajja projections shall be allowed subject to the stipulation of Haryana Building Code, 2017.
16) GREEN BUILDING MEASURE AND INCENTIVES
To avail additional FAR upto 15%, the provision of green building measures and incentives shall be applicable as per Haryana Building Code, 2017.
17) GENERAL:
A. In case of back to back plots which are amalgamated, the rear setback shall be maintained as per the zoning applicable in the said row.
B. The allottee shall harness renewal energy source in consultation with HAREDA.
C. The owner shall obtain the clearance/ NOC as per the provisions of Notification No. SO-1533 (E) dated 14.09.2006 issued by the Ministry of Environment and Forest, Govt. of India before starting construction at site, if applicable.
D. The provision of rain water harvesting system shall be provided as per code 8.1 of Haryana Building Code, 2017.
E. Space for transformer with fencing (for security) is allowed in the setbacks after leaving the clear 6.00 meters wide motorable space for fire tender movement between the building and space for transformer. The same provision is allowed in the setback for water cooling plants.
F. Underground water tank and related service piping is permitted in the setbacks.
G. Sewerage treatment pipes and plants may be considered after leaving the clear space of 6.00 meter wide motorable space for fire tender movement between the building and sewerage treatment plant. The roof slab of the sewerage treatment plant should be designed to take the load of fire tender upto 45 tons.
H. The provision of roof top photovoltaic solar power plant shall be as per the Code 8.2 of the Haryana Building Code, 2017.
I. The provision of Energy Conservation Building Code shall be as per the Code 8.3 of the Haryana Building Code, 2017.
J. The provision of Water Re - use and recycling code shall be as per the Code 8.4 of the Haryana Building Code, 2017.
K. The owner shall implement the guidelines of MoEF 2010 as well as the orders dated 10.04.15 of National Green Tribunal(NGT).
L. All dimensions are in meters.
M. Dimension of plots subject to the demarcation.
N. This drawing supercedes the previous approved drawing bearing drg no. HSIIDC/IPD/975, Dated10.07.2015 for the purpose of sector 9 only.

Drg. No.HSIIDC/IPD/ 1233, Dated : 20.12.18

DRAWN BY:- MANOJ KUMAR (-SD-)

D.T.P.:- PRIYANKA (-SD-)

S.T.P.:- RAM KUMAR (-SD-)

C.T.P.:- GURMEET KAUR (-SD-)

DIRECTOR CONTROLLED AREA CUM M.D. HSIIDC:- DR NARHARI BANGER (-SD-)

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