

H I S A R

ZONING PLAN OF GROUP HOUSING IN SECTOR -33 (PART-I), SHEET NO. II FOR THE PURPOSE OF CODE-1.2 (xvi) AND CODE- 6.3 (3) (b) OF THE HARYANA BUILDING CODE-2017.

1. SIZE AND SHAPE OF THE SITES :-

THE SIZE AND SHAPE OF THE SITE SHALL BE AS SHOWN ON THIS PLAN AS PER APPROVED DEMARCATION PLAN.

2. TYPE OF BUILDINGS PERMITTED :-

THE TYPE OF BUILDINGS PERMITTED ON THIS SITE SHALL BE BUILDINGS DESIGNED AS A GROUP HOUSING SCHEME FOR MULTI-STORYED 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 FAR SPECIFIED IN CLAUSE 3 BELOW. 0.5% OF TOTAL SITE AREA IS PERMISSIBLE AS COMMERCIAL AREA AS PER C.A. HUDA MEMO. NO. 4988-2003 DATED 22-7-03.

3. SITE COVERAGE AND FLOOR AREA RATIO :-

- THE BUILDING OR BUILDINGS SHALL BE CONSTRUCTED ONLY WITHIN THE PORTION OF THE SITE MARKED AS (C) AND NO WHERE ELSE.
- MAXIMUM PERMISSIBLE COVERAGE INCLUDING COVERED PARKING AND RAMPS SHALL BE 35% ON GROUND FLOOR.
- FLOOR AREA RATIO SHOULD NOT EXCEED 175%.

4. HEIGHT OF BUILDING :-

THERE SHALL BE NO MAXIMUM PERMISSIBLE HEIGHT LIMIT OF THE BUILDING. HOWEVER, THE HEIGHT OF THE BUILDING BLOCK, SUBJECT OF COURSE TO THE PROVISIONS OF THE SITE COVERAGE AND FAR, SHALL BE GOVERNED BY THE FOLLOWING :-

- THE MAXIMUM HEIGHT OF THE BUILDINGS SHALL NOT BE MORE THAN AS ALLOWED BY NATIONAL AIRPORT AUTHORITY OF INDIA AND SHALL NOT EXCEED 1.5 TIMES (THE WIDTH OF THE ROAD ABUTTING) PLUS THE FRONT OPEN SPACE.
- 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 BUILDINGS 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.
- ALL BUILDING BLOCKS SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN INTER-SPACE DISTANCE NOT LESS THAN THE SET BACK REQUIRED FOR EACH BUILDING ACCORDING TO THE TABLE BELOW:-

S.No.	HEIGHT OF BUILDING (IN METRES)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS (IN METRES)
1.	10	3
2.	15	6
3.	18	8
4.	21	10
5.	24	12
6.	27	15
7.	30	18
8.	36	24
9.	40	30
10.	45	36
11.	50	42
12.	55 & ABOVE	48

- 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.
- ANY HEIGHT IN EXCESS OF THE ONE SPECIFIED ABOVE AND REQUIRED FOR THE PURPOSES OF WATER TANK, LIFT ROOM OR ANY OTHER FEATURES SHALL BE SUBJECT TO THE APPROVAL OF THE COMPETENT AUTHORITY.
- THE PLUMB HEIGHT OF THE BUILDING SHALL NOT BE LESS THAN 40CM FROM CENTER OF THE FINISHED LEVEL OF THE ROAD ABUTTING THE BOUNDARY WALL.
- THE HEIGHT OF 30 METRES AND ABOVE SHALL ONLY BE ALLOWED SUBJECT TO SUBMISSION OF NO OBJECTION CERTIFICATION FROM THE AIRPORT AUTHORITY OF INDIA.

- NOTE :-
- THE DWELLING UNITS HAVING MORE THAN ONE ROOM MAY HAVE ONE OF THE ROOMS WITH THE FLOOR AREA NOT LESS THAN 7.5 SQ.MT. WITH ONE SIDE, NOT LESS THAN 2.4 MTR, PROVIDED FURTHER THAT :-
 - IN CASE THERE IS A SEPARATE STORE, THE FLOOR AREA OF THE KITCHEN SHALL BE REDUCED TO 4.5 SQUARE METRES.
 - IN CASE OF GROUP HOUSING SOCIETY THE MINIMUM AREA OF THE KITCHEN SHALL NOT BE LESS THAN 5.5 SQ. METRES WITH A MINIMUM WIDTH OF 1.8 METRES.
 - THE HEIGHT OF PLUMB / LIFT ROOM / BUILDING MAINTENANCE UNIT SHALL BE EXCLUSIVE OF BUILDING HEIGHT.

5. SUB-DIVISION OF SITE :-

THE SITE ALLOTTED TO CO-OPERATIVE GROUP HOUSING SOCIETIES AND WELFARE HOUSING ORGANIZATIONS SHALL BE GOVERNED BY THE HARYANA APARTMENT OWNERSHIP ACT AND SHALL NOT BE SUB-DIVIDED OR FRAGMENTED IN ANY MANNER WHATSOEVER EXCEPT AS PROVIDED IN THE HARYANA APARTMENT OWNERSHIP ACT.

6. GATE, GATE POSTS & BOUNDARY WALLS :-

VEHICULAR APPROACH TO THE SITE SHALL BE AT PLACE MARKED 'G' ON THIS PLAN. THE HEIGHT AND DESIGN OF BOUNDARY WALLS SHALL BE AS PER JOB NO. 177178 DATED SEPT, 2015. A GATE 6.0 MT. WIDE AND HEIGHT EQUAL TO THAT OF BOUNDARY WALL SHALL BE PROVIDED AT PLACE MARKED 'G' AT WICKET GATE NOT EXCEEDING 1.25 MT. WIDTH CAN BE PROVIDED BY THE SIDE OF MAIN GATE. THE BOUNDARY WALL SHALL BE CONSTRUCTED AS PER CODE 7.8. CORNERS OF BOUNDARY WALLS SHALL BE ROUNDED OFF BY A RADIUS INDICATED ON THIS ZONING PLAN.

7. DENSITY :-

DENSITY OF POPULATION SHALL BE GOVERNED BY AGREEMENT EXECUTED BETWEEN THE SOCIETY / ORGANIZATION AND CHIEF ADMINISTRATOR, HUDA. IN ANY CASE, IT SHALL NOT BE LOWER THAN 200 P.P.A AND NOT MORE THAN 400 P.P.A (CALCULATED @ 5 PERSONS PER DWELLING UNIT).

8. FIRE SAFETY MEASURES :-

- THE OWNER WILL ENSURE THE PROVISION OF PROPER FIRE SAFETY MEASURES IN THE MULTI-STORYED BUILDINGS CONFORMING TO THE PROVISIONS OF THE HARYANA BUILDING CODE, 2017/ NBC AND THE SAME SHOULD BE GOT CERTIFIED FROM THE COMPETENT AUTHORITY.
- ELECTRIC SUB-STATION GENERATOR ROOM, IF PROVIDED, SHOULD BE ON SOLID GROUND NEAR DOLT, CONTROL PANEL ON GROUND FLOOR OR IN UPPER BASEMENT AND IT SHOULD BE LOCATED ON OUTER PERIMETER OF THE BUILDING. THE SAME SHOULD BE GOT APPROVED FROM THE COMPETENT AUTHORITY.
- FIRE FIGHTING SCHEME SHALL BE GOT APPROVED FROM THE CHIEF FIRE OFFICER, HBSAR. THESE APPROVALS SHALL BE OBTAINED PRIOR TO STARTING THE CONSTRUCTION WORK AT SITE.

NOTE:-

- THE FOLLOWING ADDITIONAL INFORMATION SHALL BE INDICATED IN THE BUILDING PLAN
- ACCESS TO FIRE APPLIANCES / VEHICLES WITH DETAILS OF VEHICULAR TURNING CIRCLE AND CLEAR MOTORABLE ACCESSWAY AROUND THE BUILDING.
- VEHICULAR PARKING SPACE.
- LOCATION OF GENERATOR, TRANSFORMER AND SWITCH GEAR ROOM.
- SMOKE EXHAUSTER SYSTEM, IF ANY.
- DETAIL OF FIRE ALARM SYSTEM NETWORK.

DRAWING NO. D.T.P (H) 3640/2017 DATED. 09.02.2017.

DRAWN BY **-Sd- KARAMVIR**

PLANING ASSTT. **-Sd- PUSHKAR DUTT**

ASSTT. TOWN PLANNER (VACANT)

DISTT. TOWN PLANNER **-Sd- J.P. KISHA**

CHECKED BY

-Sd- RAKESH KUMAR, SD

-Sd- SENIOR TOWN PLANNER (HBSAR CIRCLE HBSAR)

-Sd- S. E. HUDA, HBSAR

-Sd- ADMINISTRATOR HUDA, HBSAR

DEPTT. OF T. & C. PLANING, HARYANA, CHANDIGARH

NOTE - THIS DRAWING HAS BEEN APPROVED BY C.A. HUDA
STP(S) DN 188413 DATED 10.1.2017
VIDE HSS MEMOMO. ETP/S

