

B A H A D U R G A R H

DEMARCATION CUM ZONING PLAN OF GROUP HOUSING SITE ALLOTTED TO AWHO UNDER JAI JAWAN YOJNA IN SECTOR-7, BAHADURGARH. FOR THE PURPOSE OF CODE-1.2 (xcvi) 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-STORIED 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. 4988-5053 DATE 22/7/03.

3. SITE COVERAGE AND FLOOR AREA RATIO :-

- THE BUILDINGS SHALL BE CONSTRUCTED ONLY WITHIN THE PORTION OF THE SITE MARKED AS AND NO WHERE ELSE.
- MAXIMUM PERMISSIBLE COVERAGE INCLUDING COVERED PARKING AND RAMPS SHALL BE 35% ON GROUND FLOOR.
- FLOOR AREA RATIO SHOULD NOT EXCEED 176%.

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 BLOCK(S) SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN INTER-SPACE 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 BUILDING (IN METRES)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55 & above	16

- 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 AIR 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 PLINTH HEIGHT OF THE BUILDING SHALL NOT BE LESS THAN 45CM 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 / CIVIL AVIATION DEPARTMENT 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 TREAT.
 - 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 MUMTY / LIFT ROOM / BUILDING MAINTENANCE UNIT SHALL BE EXCLUSIVE OF BUILDING HEIGHT.

5. SUB-DIVISION OF SITE :- A.W.H.O. JAI JAWAN AWAS YOJNA

THE SITE ALLOTTED TO COOPERATIVE 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. TP/178 DATED 08/PT. 2015. A GATE 6.0 MT. WIDE AND HEIGHT EQUAL TO THAT OF BOUNDARY WALL SHALL BE FIXED AT PLACE MARKED 'G'. A 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-7.5. 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 100 P.P.A AND NOT MORE THAN 300 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 STORIED 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 DGAT 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 COMPETENT AUTHORITY.
- FIRE FIGHTING SCHEME SHALL BE GOT APPROVED FROM THE CHIEF FIRE OFFICER, GURUGRAM. THESE APPROVAL SHALL BE OBTAINED PRIOR TO STARTING THE CONSTRUCTION WORK AT SITE.

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 NET WORK.

9. OPEN SPACE :-

ALL OPEN SPACES INCLUDING THOSE BETWEEN THE BLOCKS AND WINGS OF BUILDINGS SHALL BE DEVELOPED EQUIPPED AND PROPERLY LAND SCAPED TO THE SATISFACTION OF C.A. HUDA AT LEAST 15% OF TOTAL SITE AREA SHALL BE DEVELOPED AS AN ORGANIZED OPEN SPACE FOR TOT-LOTS AND PLAY GROUND AT THE STREET LEVEL.

10. PARKING SPACE :-

- ADEQUATE PARKING FACILITIES SHALL BE PROVIDED WITHIN THE SITE. THE TOTAL AREA OF SUCH PARKING LOT SHALL NOT BE LESS THAN 10% OF THE AREA OF THE SITE. AT LEAST 20% OF THE PARKING AREA SHALL BE PROVIDED AT THE STREET LEVEL.
 - MINIMUM 1.50 EQUIVALENT CAR SPACE (ECS) FOR EACH DWELLING UNIT SHALL BE REQUIRED. FURTHER MINIMUM 5% OF TOTAL CAR PARKING AREA SHALL BE MADE AVAILABLE TO THE EWS CATEGORY.
 - CLASS :-
 - THE COVERED PARKING IN THE BASEMENT OR IN THE FORM OF MULTI LEVEL PARKING ABOVE GROUND LEVEL SHALL NOT BE COUNTED TOWARDS FLOOR AREA RATIO (FAR). HOWEVER, THE FOOTPRINT OF SEPARATE PARKING BUILDING BLOCKS SHALL BE COUNTED TOWARDS GROUND COVERAGE.
 - IN CASE OF PROVISION OF MECHANICAL PARKING IN THE BASEMENT FLOOR/ UPPER STORES THE FLOOR TO CEILING CLEAR HEIGHT OF THE BASEMENT FLOOR MAY BE MAXIMUM OF 4.75 MTR.
 - NO STORAGE AND COMMERCIAL ACTIVITIES SHALL BE PERMITTED IN THE COVERED PARKING AREAS.
 - 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.
- NOTE :-** 1 ECS = 23 SQUARE METRES FOR OPEN PARKING, 28 SQUARE METRES FOR PARKING ON STILTS AND 32 SQUARE METRES FOR BASEMENT PARKING.
- THE PARKING REQUIREMENT OF GROUP HOUSING SHALL BE GOVERNED BY CODE-7.1 OF HARYANA BUILDING CODE-2017 OR ANY OTHER POLICY ISSUED BY THE GOVERNMENT IN THIS REGARD, FROM TIME TO TIME.

11. BASEMENT :-

- FOUR LEVEL BASEMENTS SHALL BE PERMISSIBLE WITHIN THE ZONED AREA BASEMENT AREA CAN BE USED FOR THE USES AS SPECIFIED IN CODE-7.16 (2) OF THE HARYANA BUILDING CODE, 2017 AND NO OTHER USES SHALL BE PERMITTED.
- THE MINIMUM CLEAR HEIGHT OF THE BASEMENT SHALL BE 2.4 METRES AND MAXIMUM HEIGHT OF THE BASEMENT SHALL BE UP TO 4.75 METRES FROM FLOOR TO THE UNDERSIDE OF THE ROOF SLAB OR CEILING SUBJECT TO STRUCTURAL STABILITY, TO BE CERTIFIED BY THE STRUCTURAL ENGINEER.
- THE MINIMUM HEIGHT OF THE ROOF OF ANY BASEMENT SHALL BE 0.90 METRE AND THE MAXIMUM 1.30 METRES ABOVE THE AVERAGE SURROUNDING GROUND LEVEL.
- THE RAMP TO BASEMENT AND PARKING FLOORS SHALL NOT BE LESS THAN 1.2 METRES WIDE FOR TWO WAY TRAFFIC AND 4.0 METRES WIDE FOR ONE WAY TRAFFIC, PROVIDED WITH MINIMUM GRADIENT OF 1:10.

12. LIFTS AND RAMPS :-

- EVERY BUILDINGS HAVING MORE THAN 15 METRES HEIGHT PROVISION OF LIFTS OR A RAMP WITH AN INCLINATION OF 1:10 IN ADDITION OF THE STAIR CASES.
- THE RAMP TO BASEMENT AND PARKING FLOORS SHALL NOT BE LESS THAN 2.2 METRES WIDE FOR TWO WAY TRAFFIC AND 4.0 METRES WIDE FOR ONE WAY TRAFFIC, PROVIDED WITH MINIMUM GRADIENT OF 1:10.
- LIFTS AND RAMPS SHALL BE PROVIDED AS PER CODE-7.7 (3) & (5) OF HARYANA BUILDING CODE-2017.

13. APPLICABILITY OF NATIONAL BUILDING CODE :-

IN ADDITION TO HARYANA BUILDING CODE-2017 (AS AMENDED FROM TIME TO TIME) AND ZONING CLAUSES WHEREVER SILENT ON ANY ASPECT OF ERECTION, RE-ERECTION OF BUILDINGS SPACES STANDARDS, LIGHT AND VENTILATION, STRUCTURAL SAFETY, SANITARY REQUIREMENTS ETC. THE PROVISIONS OF LATEST BUREAU OF INDIAN STANDARDS / NATIONAL BUILDING CODE-2005 (AS AMENDED FROM TIME TO TIME).

14. BUILDING AREA OF DWELLING UNITS :- SUPER AREA OF EACH DWELLING UNIT

THE BUILDING AREA OF EACH DWELLING UNIT SHALL NOT BE LESS THAN 76 SQ.M (SUPER AREA) SHALL BE THE BUILDING AREA FOR EWS SERVICE. PERSONAL USE IS UP TO 75 SQ.M (SUPER AREA) SHALL BE SIZE OF DU SHALL FURTHER BE GOVERNED BY LPA/AGREEMENT FORM-C ONLY.

15. BOOSTING OF DRINKING WATER FOR UPPER FLOORS :-

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

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 ENTRANCES OF THEIR RESPECTIVE BLOCKS.

GENERAL NOTE :-

- THE APPLICATION FOR BUILDING PLANS IN THIS CASE SHOULD BE ACCOMPANIED WITH STRUCTURAL DESIGNS AND CERTIFICATE FROM COMPETENT STRUCTURAL ENGINEER REGARDING SAFETY OF THE BUILDING CLEARLY STATING THAT THE STRUCTURAL DESIGN HAS BEEN CHECKED AND FOUND TO BE IN CONFORMITY WITH THE NATIONAL BUILDING CODE AND IS CODE RELATING TO EARTH QUAKE EFFECT.
- RAIN WATER HARVESTING SHALL HAVE TO BE PROVIDED AS PER PROVISIONS OF CODE-8.1 (3) OF HARYANA BUILDING CODE-2017.
- PROVISION OF ROOF TOP SOLAR PHOTO VOLTIC POWER PLANT SHALL HAVE TO BE PROVIDED AS PER PROVISIONS OF CODE-8.2 (3) OF HARYANA BUILDING CODE-2017.
- PROVISION OF ENERGY CONSERVATION BUILDING CODE SHALL HAVE TO BE PROVIDED AS PER PROVISIONS OF CODE-8.3 OF HARYANA BUILDING CODE-2017.
- PROVISION / FACILITIES FOR DIFFERENTLY ABLED PERSONS SHALL HAVE TO BE PROVIDED AS PER PROVISIONS OF CODE-9.1 OF HARYANA BUILDING CODE-2017.
- A BURGLAR ALARM & RELATED GADGETS SHOULD BE INSTALLED AT SUITABLE PLACE & SHOWN ON THE BUILDING PLAN CLEARLY.
- OWNER SHALL ENSURE THE INSTALLATION OF LIGHT EMITTING DIODE LAMPS (LED) FOR ITS CAMPUS AS WELL AS THE BUILDING.
- OCCUPATION CERTIFICATE FOR THE GROUP HOUSING SOCIETY / WELFARE HOUSING ORGANIZATION SHALL HAVE TO BE OBTAINED FROM HUDA BEFORE OCCUPYING THE BUILDING.
- FOR CERTIFICATION IN ANY MATTER AND IN MATTER OF ANY INTERPRETATION OF THE RULES AND ZONING REGULATIONS, THE DECISION OF C.A. HUDA SHALL BE FINAL.
- THE SITE SHALL NOT BE USED FOR STORAGE OF ANYTHING WHICH HAS OBNOXIOUS FUMES, ODOR, SMOKE OR IS EXPLOSIVE IN CHARACTER AND WHICH MAY BE HAZARDOUS ANY RISKY TO HUMAN LIFE.
- THAT HUDA SHALL PROVIDE THE SERVICES ONLY UP TO THE PERIPHERY OF THE EARMARKED / ALLOTTED SITE. THE INTERNAL DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE ALLOTTEE.
- WATER STORAGE TANKS AND OTHER PLUMBINGS ETC. SHALL NOT BE SHOWN ON ANY FACE OF THE BUILDING BUT SHALL BE SUITABLY ENGISED.
- NO APPLIED DECORATION LIKE INSCRIPTIONS, CROSSES, NAME OF PERSONS OR BUILDINGS ARE PERMITTED ON ANY EXTERNAL FACES OF THE BUILDING.
- AMONG OTHER PLANS AND PAPERS, DETAILED ELEVATIONS OF BUILDING ALONG ALL SIDES EXPOSED TO PUBLIC VIEW SHALL BE DRAWN TO A SCALE OF 1 CM = 2M AND SHALL ACCOMPANY THE BUILDING APPLICATION.
- THE MINIMUM WIDTH OF STAIR CASE SHALL NOT BE LESS THAN 2.0 M. RISE NOT MORE THAN 15 CM. WITH MINIMUM TREAD OF 30 CM. IF LIFT/RAMP NOT PROVIDED.
- THIS DRAWING HAS BEEN PREPARED ON THE BASIS OF REVISED LAYOUT CUM DEMARCATION PLAN OF GROUP HOUSING SITES IN SECTOR-7, BAHADURGARH, DRG. NO. D.T.P. (H) 346/2009 DATED 28.12.2009, WHICH IS APPROVED BY C.A. HUDA (TOWN PLANNING WING) PANCHKULA VIDE HIS MEMO NO. CTP/STP/NYSB/2073 DATED 16.2.2010.



SCALE :- 1 CM = 7 MTS.

DRAWING NO. D.T.P (JH) 564/ 2017 DATED. 03.03.2017 / 27.06.2017

DRAWN BY :- *[Signature]*

CHECKED BY :- *[Signature]*

PLANNING ASST :- *[Signature]*

ASST. TOWN PLANNER :- *[Signature]*

DISTT. TOWN PLANNER :- *[Signature]*

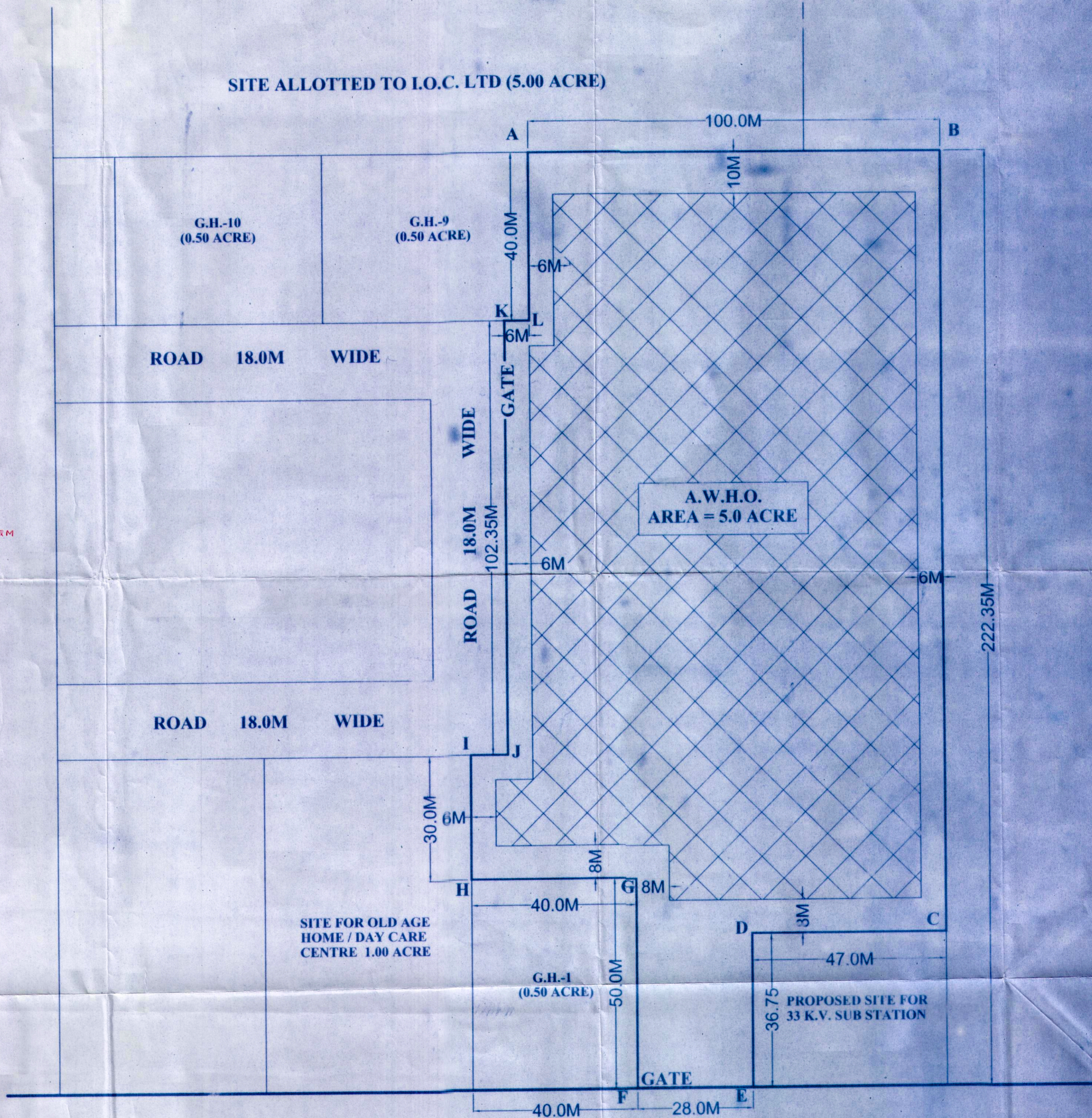
SENIOR TOWN PLANNER, ROHTAK

S. E. HUDA, ROHTAK

ADMINISTRATOR, HUDA ROHTAK

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

SITE ALLOTTED TO I.O.C. LTD (5.00 ACRE)



SECTOR ROAD 45.0M WIDE

TOTAL AREA OF THE SITE = 20325.66 SQM.
ZONED AREA = 15248.20 SQM. (75.02 %)

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CA. HUDA, Panchkula
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CTP, HUDA, Panchkula
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STP, HUDA, Panchkula
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DTP, HUDA, Panchkula
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ATP, HUDA, Panchkula