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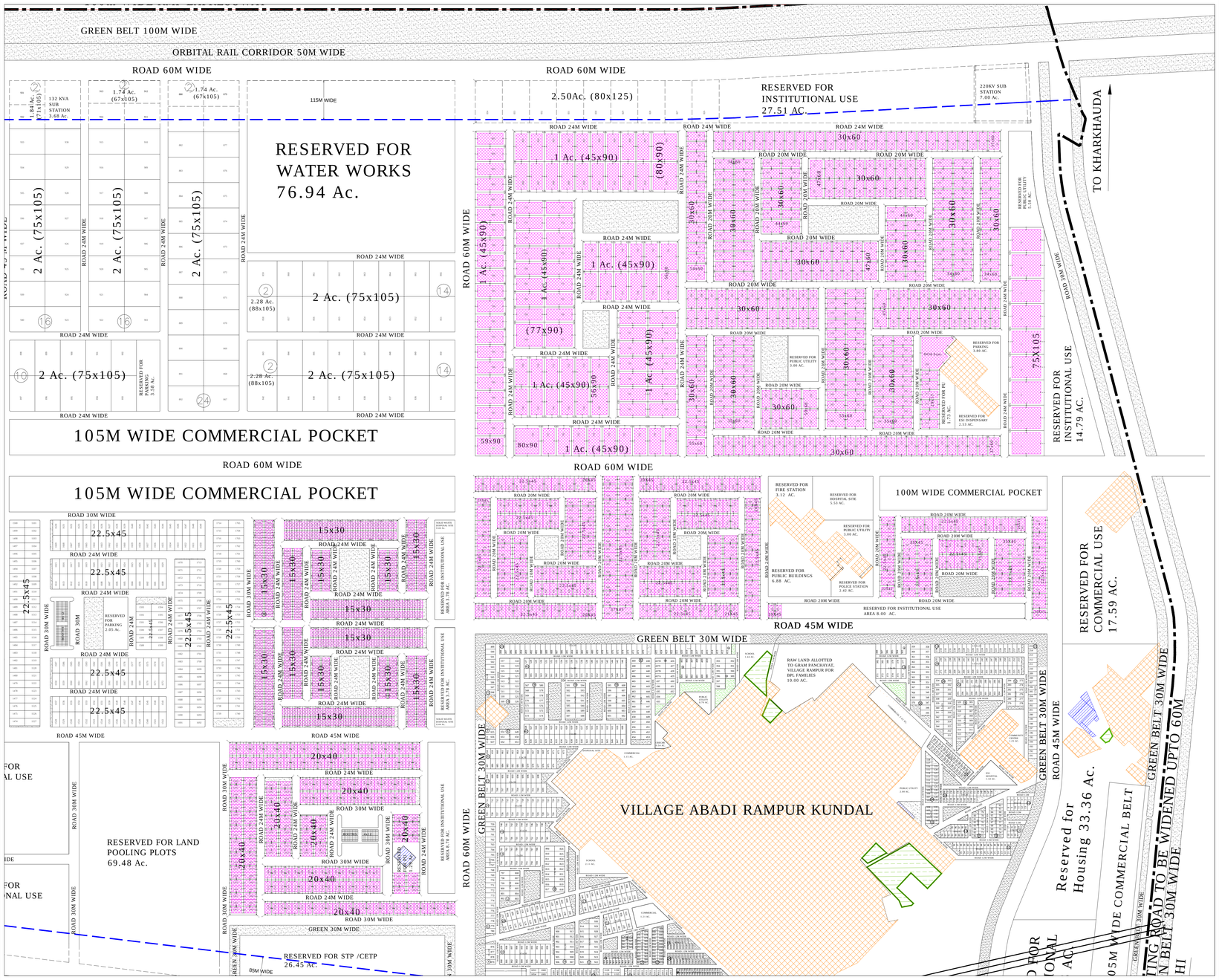

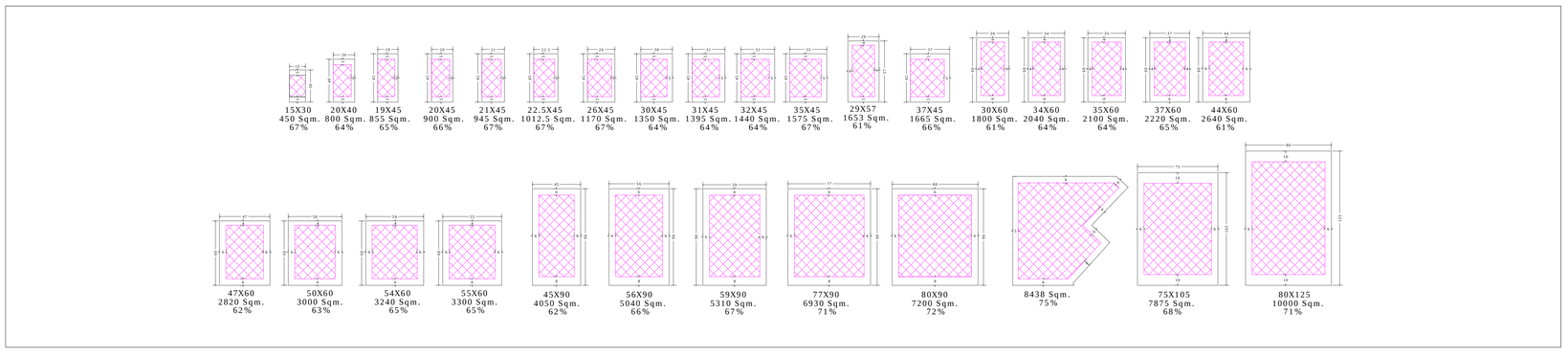

HSIIDC

PART ZONING PLAN OF INDUSTRIAL PLOTS

IMT KHARKHODA

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ZONING REGULATIONS GOVERNING USE OF LAND AND BUILDINGS

1) For purpose of The Haryana Building Code, 2017, as amended from time to time.
2) Land and Buildings shall be used for the purpose of Industrial uses and for no other purpose whatsoever.
3) LAND USE :
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
	Industrial use	as shown in zoning plan
	Released /Un-acquired land/Vllage Abadi	
	Land released U/s 48	
	Land Released In-Compliance of Hon'ble Court orders	
	Open Spaces/ Green Belt	

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
60%	125% (enhanced FAR beyond 125 upto 150 shall be subject to deposit of payment of proportionate charges/infrastructure strengthening/ Augmentation charges)	30 metre.

5) BASEMENT, RAMP, PASSAGE & CORRIDOR :
a) Twin level Basement is permissible as per the provisions of Haryana Building Code, 2017. The uses and norms for basement shall be governed by code 7.16 of Haryana Building Code, 2017
b) The minimum permissible width of passage and corridor shall not be less than 1.5 metre.
6) EXTENT OF AREA TO BE COMPULSORILY BUILT :
Minimum covered area to be constructed for an industrial building for grant of occupation certificate shall be as per table below:.

S.no.	Area of site	Minimum area required for approval of building plan and grant of occupation certificate.
1	Upto 1 Acre	25% of permitted coverage on all floors i.e. total permissible FAR.
2	Above 1 Acre & upto 5 Acres	20% of permitted coverage on all floors i.e. total permissible FAR.
3	Above 5 Acres & upto 10 Acres	15% of permitted coverage on all floors i.e. total permissible FAR.
4	Above 10 Acres	10% of permitted coverage on all floors i.e. total permissible FAR.

7) The plot shall not be sub divided further, and will be single unit as shown in zoning plan.
8) PLINTH HEIGHT :
a. The plinth height of the Industrial Building shall not be less than 45 cms and not more than 1.5 metre.
b. The plinth of court-yard shall be atleast 150mm above the level of the street from where entry to plot has been taken and shall be satisfactorily drained.

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 5.0 metre.
c. The width of the main entrance to the premises shall not be less than 6.0 metre.

10) PROVISION OF BOUNDARY WALL :
a. Maximum permissible height of front side boundary wall shall not be more than 1.2 metre 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 metre 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 0.75 metre height shall be permitted over and above the maximum height of boundary wall at all sides.
d. 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.
e. 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 issued by Director Controlled area cum MD HSIIDC.

11) BUILDING BYE- 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.
12) PARKING :
a. The parking space 1 ECS for every 300 Sqm. of covered area shall be provided. The area for ECS shall be as under:-
1. Basement 32 Sqm.
2. Stilts 28 Sqm.
3. Open 23 Sqm.
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.
13) APPROVAL OF BUILDING PLANS :
Building plans of the buildings to be constructed on the plot/site shall be approved in accordance with the provisions of the Haryana Building Code 2017, as amended from time to time.
14) GREEN BUILDING MEASURE AND INCENTIVES :
To avail additional FAR, the provision of green building measures and incentives shall be applicable as per Haryana Building Code, 2017, as amended from time to time.
15) GENERAL :
a. The allottee shall harness renewal energy source in consultation with HAREDA.
b. 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.
c. The provision of rain water harvesting system shall be provided as per code 8.1 of Haryana Building Code, 2017.
d. Space for transformer with fencing (for security) is allowed in the setbacks after leaving the clear 6.00m 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.
e. Underground water tank and related service piping is permitted in the setbacks.
f. Sewerage treatment pipes and plants may be considered after leaving the clear space of 6.00 metre 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.
g. The provision of roof top photovoltaic solar power plant shall be as per the Code 8.2 of the Haryana Building Code, 2017.
h. The provision of Energy Conservation Building Code shall be as per the Code 8.3 of the Haryana Building Code, 2017.
i. The provision of Water Re - use and recycling code shall be as per the Code 8.4 of the Haryana Building Code, 2017.
j. The owner shall implement the guidelines of MoEF 2010 as well as the orders dated 10.04.15 of National Green Tribunal(NGT).
k. All dimensions are in metre.
l. Dimensions of Industrial plots are as per the demarcation plan duly verified by Engg. Div. (Kharkhoda) vide its letter nos. 362 dated 18.05.2021 and 468 dated 16.03.2021.

Drg. No.HSIIDC/IPD/1367, Dated : 22.06.21

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