J H A J J A R

DEMARCATION CUM ZONING PLAN OF SITE ALLOTTED TO HOUSING BOARD, HARYANA IN SECTOR-9 (PART), JHAJJAR UNDER AFFORDABLE HOUSING SCHEME FOR CONSTRUCTION OF FLATS FOR DEFENCE PERSONNEL.

FOR THE PURPOSES OF RULE REGULATION -2(I-II) AND 3-A & 12 OF THE HARYANA URBAN DEVELOPMENT AUTHORITY (ERECTION OF BUILDINGS) REGULATIONS - 1979

1. THE SHAPE & SIZE OF THE SITE :-

THE SIZE AND SHAPE OF HOUSING BOARD HARYANA SITE SHALL BE AS SHOWN ON THIS PLAN.

2. TYPE OF BUILDING PERMITTED :-

THE TYPE OF BUILDING PERMITTED ON THE SITE SHALL BE BUILDING DESIGNED AS A HOUSING BOARD HARYANA SCHEME FOR MULTISTOREYED HOUSING. THIS BUILDING SHALL BE DISPOSED AND USED FOR RESIDENTIAL PURPOSE ONLY HOWEVER, CONSTRUCTION OF COMMON FACILITIES LIKE MAINTENANCE ROOM, ELECTRIC SUB STATION AND COMMON ROOM SHALL ALSO BE ALLOWED. 4-9% OF TOTAL SITE AREA IS PERMISSIBLE AS COMMERCIAL AREA.

3. SITE COVERAGE AND F.A.R :-

(a) THE BUILDINGS SHALL ONLY BE PERMITTED WITHIN THE PORTION OF THE SITE MARKED AS BUILDING ON THE PLAN AND NO WHERE ELSE.

(b) MAXIMUM PERMISSIBLE COVERAGE SHALL BE 30% OF THE SITE ON GROUND FLOOR & SUBSEQUENT FLOORS INCLUSIVE OF COMMERCIAL AREA AND COVERED PARKING & RAMPS.

(c) MAXIMUM F.A.R. FOR GROUP HOUSING SHALL NOT EXCEED 225% & FOR COMMERCIAL COMPONENT 175 %

4. HEIGHT OF BUILDING :-

THE HEIGHT OF THE BUILDING BLOCK, SUBJECT TO CONFORMITY TO THE PROVISIONS OF THE SITE COVERAGE AND F.A.R. SHALL BE GOVERNED BY THE FOLLOWING:-

a) THERE SHALL BE NO RESTRICTION ON THE HEIGHT OF THE BUILDINGS. HOWEVER ALL BUILDING STRUCTURES WHICH ARE NINE TO 30 METERS OR MORE IN HEIGHT SHALL BE CONSTRUCTED IF NO OBJECTION CERTIFICATE HAS BEEN OBTAINED FROM THE NATIONAL AIRPORT AUTHORITY.

b) IF A BUILDING ABUTS ON TWO OR MORE STREETS OF DIFFERENT WIDTHS, THE BUILDINGS SHALL BE DEEMED TO FACE UPON THE STREET WHICH 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.

c) ALL BUILDING OF 24.5 MTS SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN INTERNAL DISTANCE NOT LESS THEN THE SET BACK REQUIRED FOR EACH BUILDING ACCORDING TO THE TABLE BELOW.

S.No.	HEIGHT OF BUILDING	SET BACK OPEN SPACE TO BE LEFT AROUND THE BUILDINGS (in metres)
	(1)	(2)
1	9	3
2	12	4
3	15	5
4	18	6
5	21	7
6	24	8
7	27	9
8	30	10
9	33	11
10	36	12
11	39	13
12	42	14
13	45	15
14	48	16
15	51	17
16	54	18
17	57	19
18	60	20
19	63	21
20	66	22
21	69	23
22	72	24
23	75	25
24	78	26
25	81	27
26	84	28
27	87	29
28	90	30

d) THE APPLICATION FOR ERECTION OF BUILDING ON THE SITE PROVIDED IN THE PLAN SHOULD BE ACCOMPANIED WITH STRUCTURAL DESIGNS AND A CERTIFICATE FROM COMPETENT STRUCTURAL ENGINEERS DULY APPROVED/VETTED BY ANY REPUTED PROOF CONSULTANT OR ENGINEERING INSTITUTION AS PER RESOLUTION NOTIFIED VIDE NO. 28559 DATED 17.05.2002 FOR STRUCTURAL SAFETY OF THE BUILDINGS.

e) IN 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.

5. SUB-DIVISION OF SITE :-

THE SITE ALLOTTED TO HARYANA HOUSING BOARD SHALL BE GOVERNED BY THE HARYANA APARTMENTS 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 ON THIS PLAN & GATE 4.5 MTS WIDE AND HEIGHT 4.0 MTS. TO THAT OF BOUNDARY WALL SHALL BE ALLOWED TWO GATES CAN BE ALLOWED IN GROUP HOUSING AND A SIX FEET GATE 1.5 MTS WIDE CAN BE TAKEN BY THE SIDE OF MAIN GATE. CURVATURE OF BOUNDARY WALL AT CORNERS OF THE SITE SHALL BE ACCORDANCE WITH RADII INDICATED ON THIS PLAN. THE HEIGHT AND DESIGN OF BOUNDARY WALL SHALL BE GOT APPROVED FROM COMPETENT AUTHORITY.

7. DENSITY :-

DENSITY OF POPULATION SHALL BE BETWEEN 450 TO 900 PPA. THE DENSITY OF DWELLING UNITS SHALL BE CALCULATED @ 5 PERSONS PER DWELLING UNIT.

8. FIRE SAFETY :-

FOR BUILDING MORE THAN 15 MTS. IN HEIGHT ADEQUATE FIRE SAFETY PROVISIONS ARRANGEMENTS AS LAID DOWN IN PART IV OF THE NATIONAL BUILDING CODE AND TO THE SATISFACTION OF THE COMPETENT AUTHORITY SHALL BE COMPULSORY.

9. OPEN SPACES :-

ALL OPEN SPACES INCLUDING THOSE BETWEEN THE BLOCKS AND WINGS OF BUILDING SHALL BE DEVELOPED, EQUIPPED AND PROPERLY LANDSCAPED TO THE SATISFACTION OF C.A./HUDA, ATLEAST 15% OF TOTAL SITE AREA SHALL BE DEVELOPED AS AN ORGANISED OPEN SPACE FOR TOT LOTS AND PLAY GROUND.

SCALE : 1CM = 10MTS

10. PROVISION OF COMMUNITY BUILDINGS :-

THE HOUSING BOARD HARYANA SHALL BE REQUIRED TO PROVIDE THE FOLLOWING COMMUNITY SITES IN THE PROJECT, WHICH SHALL FORM PART OF THE COMMON AREAS AND FACILITIES AS DEFINED UNDER THE HARYANA APARTMENT OWNERSHIP ACT.

A. ONE BUILT-UP COMMUNITY HALL OF NOT LESS THAN 185.81 SQM. AREA.
B. ONE BUILT-UP ANGANWARI CUM-CRECHE OF NOT LESS THAN 185.81 SQM. AREA AND COUNTED TOWARDS F.A.R.

11. PARKING :-

a. THE PARKING SPACE SHALL BE PROVIDED AT THE RATE OF HALF EQUIVALENT CAR SPACE (ECS) FOR EACH DWELLING UNIT.

b. ONLY ONE TWO-WHEELER PARKING SITE SHALL BE EARMARKED FOR EACH FLAT, WHICH SHALL BE ALLOTTED ONLY TO THE FLAT-OWNERS. THE PARKING BAY OF TWO WHEELERS SHALL BE 0.9 X 2.5 M.

c. NO CAR PARKING SHALL BE ALLOTTED TO ANY APARTMENT OWNER IN SUCH PROJECTS.

d. THE BALANCE AVAILABLE PARKING SPACE, IF ANY, BEYOND THE ALLOCATED TWO-WHEELER PARKING SITES, CAN BE EARMARKED AS FREE VISITOR CAR PARKING SPACE.

12. BASEMENT :-

A TWIN LEVEL BASEMENT SHALL BE ALLOWED WITHIN THE ZONED AREA OUT OF THIS 15% ZONED AREA MAY BE RESERVED FOR GENERATOR SET AND ELECTRICAL SUB STATION. THIS BASEMENT AREA IS TO BE SEGREGATED FROM THE MAIN BLOCK OF THE BUILDING THROUGH AN PERMANENT WALL IN BETWEEN THE FACILITIES OF POWER SYSTEM AND THE MAIN BLOCK OF THE BUILDING ITSELF SO AS TO SAVE ADEQUATE SAFE GUARDS AGAINST ANY FIRE HAZARDS. REST OF THE AREA MAY BE ALLOWED FOR BASEMENT PARKING AND ENTRY TO THE BASEMENT SHALL BE FROM INSIDE THE BUILDING.

13 LIFTS AND RAMPS :-

RAMPS WOULD BE OPERATIONAL IN GROUP HOUSING BUILDING IN CASE OF 100% STAND BY GENERATORS ALONG WITH AUTOMATIC SWITCH OVER ARE PROVIDED FOR RUNNING OF FLATS ALONG WITH STAIRS. HOWEVER, IN CASE OF BUILDINGS HAVING MORE THAN 4 STOREYS LIFTS WITH 100% STANDBY GENERATORS ALONG WITH AUTOMATIC SWITCH OVER WOULD BE ESSENTIAL. AT LEAST ONE LIFT SHALL BE PROVIDED WITH MINIMUM SIZE OF 1.80 X 1.50 METER. THE CLEAR WIDTH OF THE RAMP LEADING TO THE BASEMENT FLOOR SHALL BE MINIMUM 4 METERS WITH AN ADEQUATE SLOPE NOT STEEPER THAN 1 IN 10. THE ENTRY AND EXIT SHALL BE SEPARATE PREFERABLY AT OPPOSITE ENDS.

14. APPLICATION OF NATIONAL BUILDING CODE :-

IN ADDITION TO HUDA REGULATION OF BUILDINGS REGULATIONS 1979 AS AMENDED FROM TIME TO TIME, ZONING CLAUSE WHEREVER SILENT ON ANY ASPECT OF ERECTION/RE-ERECTION OF BUILDING SPACE STANDARDS, LIGHT AND VENTILATION, STRUCTURAL SAFETY, SANITARY REQUIREMENTS ETC. THE PROVISIONS OF NATIONAL BUILDING CODE SHALL APPLY.

15. BOOSTING OF DRINKING WATER FOR UPPER FLOORS :-

THE HOUSING BOARD HARYANA SHALL BE RESPONSIBLE FOR MAKING SPECIAL ARRANGEMENT FOR BOOSTING OF WATER FOR THEIR GROUP HOUSING BUILDING FOR DRINKING AND FIRE FIGHTING PURPOSES. THIS SHALL INCLUDE THE CONSTRUCTION OF WATER STORAGE TANK AT ANY LEVEL AND ON TOP OF THE BUILDING AS PER STANDARD PUBLIC HEALTH NORMS TO BE APPROVED BY COMPETENT AUTHORITY.

16. PROVISION OF LETTER BOXES :-

PROVISION OF LETTER BOXES FOR EACH DWELLING UNIT PROPOSED IN THE SCHEME SHALL BE MADE AT GROUND FLOOR AT THE ENTRANCES OF THEIR RESPECTIVE BLOCKS.

17. CARPET AREA OF APARTMENTS :-

THE CARPET AREA OF THE APARTMENTS SHALL RANGE FROM 28 SQM. TO 60 SQM.

NOTES :-

i) MODEL REGULATION BY-LAWS FOR INSTALLATION OF SOLAR ASSISTED WATER HEATING SYSTEM AS CIRCULATED VIDE C.A.(HUDA) MEMO NO 6763-6789 DT. 20.7.2001 SHALL ALSO BE APPLICABLE.

ii) ROOF TOP RAIN WATER HARVESTING HAS NOTIFIED BY HUDA VIDE MEMO NO AUTH-2001/29449 DT 13.10.2001 SHALL ALSO BE APPLICABLE.

iii) A CANTILEVERED PROJECTIONS UPTO 1.80 M SHALL BE ALLOWED WITHIN THE BUILDABLE ZONE AND NO PROJECTIONS SHALL PROJECT BEYOND B ZONING LINE.

iv) THE HOUSING BOARD, HARYANA SHALL USE ONLY COMPACT FLORESCENT LAMP (CFL) FITTING FOR INTERNAL LIGHTING AS WELL AS CAMPUS LIGHTING.

v) THIS ZONING PLAN HAS BEEN PREPARED ON THE BASIS OF AS PER APPROVED REVISED LAYOUT CUM-DEMARCATION PLAN DRG. NO. DTP (JH)/1256 DATED 04.10.2006.

vi) THIS DRAWING DEMARCATION CUM ZONING PLAN HAS BEEN APPROVED BY C.A. HUDA (TP WING) PANCHKULA VIDE HIS ENDST NO CTP/STP (M/BS) 8434 DATED 28.05.2014

N

DRG NO. D.T.P (JH) 496 /2014 DT. 20.05.2014

DRAWN BY CHECKED BY

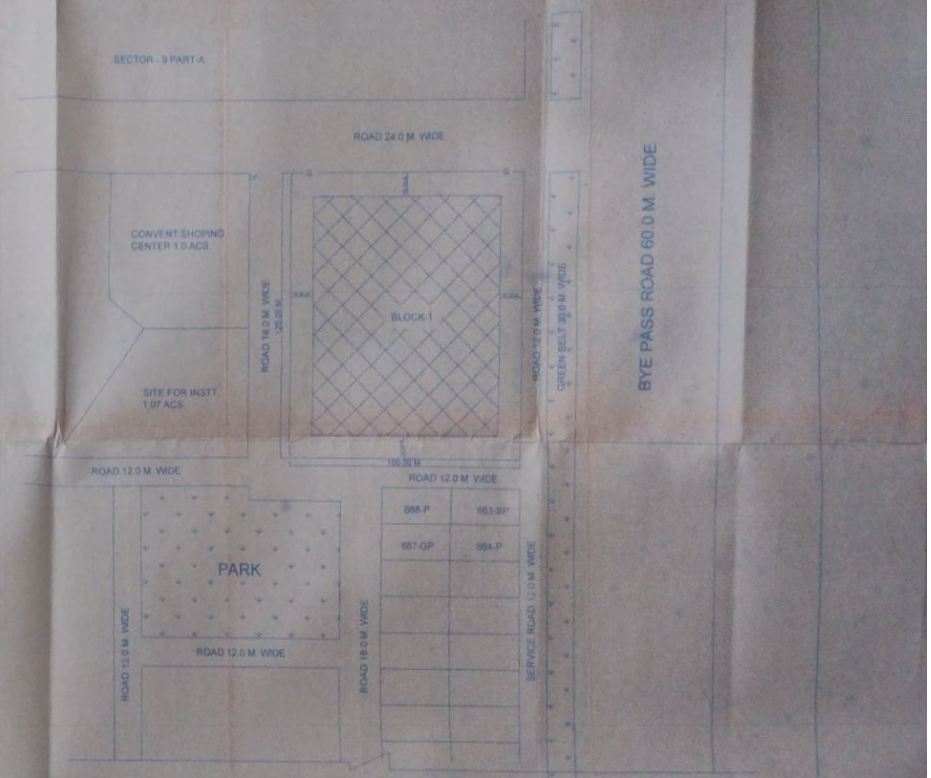
PLANNING ASSISTANT

ASSISTANT TOWN PLANNER

SENIOR TOWN PLANNER / ROHTAK

S.E. HUDA - ROHTAK

ADMINISTRATOR, HUDA, ROHTAK

DEPTT. OF TOWN AND COUNTRY PLANNING, HARYANA

TOTAL AREA OF THE SITE = 12000.00 SQM
ZONED AREA = 8000.00 SQM (66.0%)