

# B A H A D U R G A R H

## ZONING PLAN OF HOSPITAL SITE IN SECTOR-37, BAHADURGARH, DISTRICT JHAJJAR FOR THE PURPOSE OF REGULATIONS OF CODE-1.2 (xcvi) OF THE HARYANA BUILDING CODE-2017 AS AMENDED TMT TO TIME.

1. SIZE AND SHAPE OF SITE  
THE SIZE & SHAPE OF HOSPITAL SITE IS SHOWN AS 'A,B,C,D,E' ON THE PLAN
2. USE OF SITE  
Type of buildings permitted, and land use zones:-  
THE SITE SHALL BE PERMITTED FOR CONSTRUCTION OF HOSPITAL AND RELATED BUILDINGS 15% OF THE FAR CAN BE PERMITTED FOR ANCILLARY USES INCLUDING RESIDENCES FOR ESSENTIAL WATCH AND WARD STAFF, NURSING HOSTEL ETC. OUT OF 15% FAR ALLOWED FOR ANCILLARY USES, 2% FAR CAN BE UTILIZED FOR FACILITIES RELATED TO HOSPITAL. FUNCTIONING LIKE CHEMIST SHOPS, CAFETERIA / CANTEN, FLOREST SHOP, ATM AND OTHER RELATED FACILITIES CHANGE IN THE USE OF LAND BY THE ALLOTTEE FOR PURPOSES OTHER THAN HOSPITAL AND ANCILLARY BUILDING SHALL NOT BE PERMITTED IN ANY CASE.

SR. No.	HEIGHT OF THE BUILDING IN METERS	SETBACK/OPEN SPACE TO BE LEFT AROUND BUILDING IN METERS
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 AND ABOVE	16

4. BASEMENT  
FOUR LEVEL BASEMENT WITHIN THE ZONED AREA OF THE HOSPITAL SITE SHALL BE PERMISSIBLE PROVIDED IT FLUSHES WITH THE GROUND AND IS PROPERLY LANDSCAPED. THE BASEMENT MAY IN ADDITION TO PARKING COULD BE UTILIZED FOR GENERATOR ROOM, LIFT ROOM, FIRE FIGHTING PUMPS, WATER RESERVOIR, ELECTRIC SUB STATION, AIR CONDITIONING PLANTS AND TOILETS, IF THEY SATISFY THE PUBLIC HEALTH REQUIREMENTS AND FOR NO OTHER PURPOSES AREA UNDER STILTS AND BASEMENT SHALL NOT BE COUNTED TOWARDS FAR. BASEMENT SHALL NOT BE USED FOR STORAGE PURPOSES BUT WILL BE USED ONLY FOR ANCILLARY SERVICES, SERVICES OF THE MAIN BUILDING AND IT IS FURTHER STIPULATED THAT NO OTHER PARTITION OF BASEMENT WILL BE PERMISSIBLE FOR USES OTHER THAN SPECIFIED ABOVE.
5. HEIGHT OF BUILDING  
(A) THE PLINTH LEVEL OF THE BUILDING SHALL NOT BE LESS THAN 0.46 METER ABOVE THE CENTER OF THE FINISHED LEVEL OF THE ROAD ABUTTING THE PLOT FROM WHERE APPROACH IS BEING PERMITTED.  
(B) THERE SHALL BE NO LIMIT OF MAXIMUM HEIGHT OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE. HOWEVER FOR BUILDINGS HAVING HEIGHT OF 30M AND ABOVE, CLEARANCE FROM AIRPORT AUTHORITY OF INDIA SHALL BE REQUIRED. FURTHER, FOR BUILDINGS HAVING HEIGHT MORE THAN 60M, CLEARANCE FROM THE RECOGNIZED INSTITUTIONS LIKE, IITS, PUNJAB ENGINEERING COLLEGE(PEC), SHALBA ENGINEERING COLLEGE(NATIONAL INSTITUTE OF TECHNOLOGY) ETC. SHALL BE REQUIRED REGARDING STRUCTURAL SAFETY OF BUILDING.  
(C) ALL THE BUILDINGS SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN INTERSE DISTANCE GREATER THAN THE SET BACK REQUIRED FOR EACH BUILDING ACCORDING TO THE TABLE:-

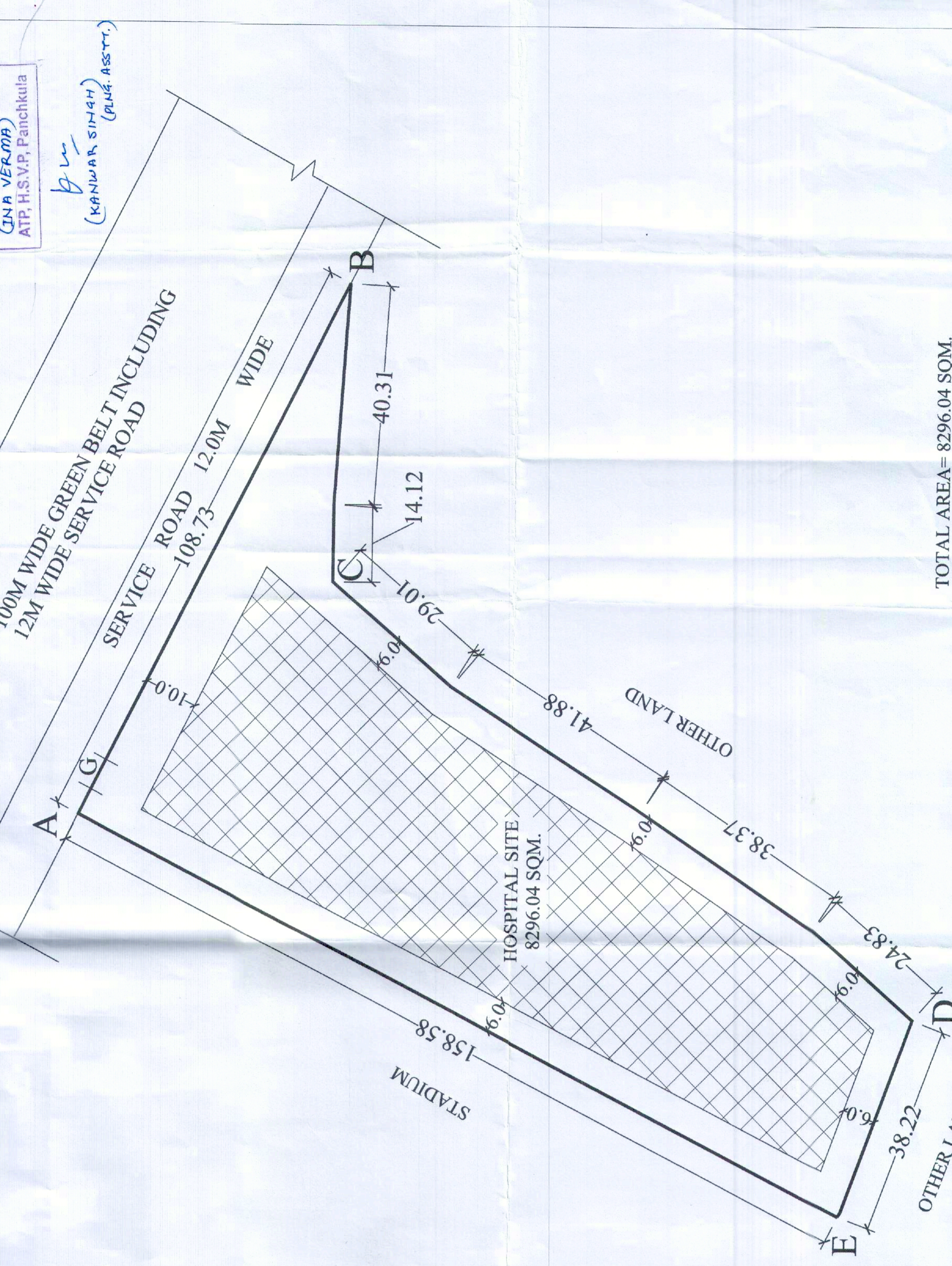
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6. SITE DISTANCE BOUNDARY WALL, FENCING ETC.  
(A) THE BOUNDARY WALL ON ALL SIDES OF THE SITE SHALL BE OF UNIFORM HEIGHT OF 1.80M. HOWEVER FENCING OVER BOUNDARY WALL AS PER STD. DESIGN SHALL BE ALLOWED.  
(B) THE HEIGHT AS APPLIED TO A BOUNDARY WALL SHALL MEAN THE VERTICAL MEASUREMENT OF WALLS FROM THE CENTRE OR FINISHED LEVEL OF STREET FROM WHICH THE SITE HAS AN ACCESS.

DRAWN BY :- (NARINDER AD)  
CHECKED BY :- (SANDHEEP KUMAR JD)  
SENIOR DRAUGHTSMAN :- (SUDESH SD)  
ASSTT. TOWN PLANNER (SATISH KUMAR)  
DISTT. TOWN PLANNER (DHIRENDER SINGH)  
SENIOR TOWN PLANNER ROHTAK

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

7. GATE AND GATE POSTS  
(A) GATE POSTS WITH GATE/GATES SHALL BE OF DESIGN AND SPECIFICATIONS AS APPROVED BY COMPETENT AUTHORITY.  
(B) THE GATE/GATES AND GATE POSTS SHALL BE PLACED AT SITE AS MARKED 'G' ON THIS PLAN.
8. BAR ON SUB DIVISION OF SITE  
THE SITE OF HOSPITAL SHALL NOT BE SUBDIVIDED UNDER ANY CIRCUMSTANCES.
9. PARKING  
(A) ADEQUATE PARKING SPACES COVERED / OPEN OR IN THE BASEMENT SHALL BE PROVIDED FOR VEHICLES OF USERS AND OCCUPIERS WITHIN THE SITE. AT LEAST 20% OF THE PARKING SHALL BE AT THE STREET LEVEL. THE PROVISION OF PARKING SPACES SHALL BE AS PER CODE NO 7.116). THE AREA FOR PARKING PER CAR UNIT SHALL BE AS UNDER:-  
A - BASEMENT = 32 SQ. MTS.  
B - OPEN = 23 SQ. MTS.  
(B) SURFACE PARKING FOR TWO CAR SPACES SHALL BE PROVIDED NEAR THE ENTRANCE FOR THE DIFFERENTLY ABLED PERSONS WITH MAXIMUM TRAVEL DISTANCE OF 30.0M FROM BUILDING ENTRANCE.
10. APPROVAL OF BUILDING PLANS  
THE BUILDING PLAN OF THE BUILDING TO BE ERECTED ON THIS SITE SHALL BE GOT APPROVED FROM THE CHIEF ADMINISTRATOR, HSVP OR ANY OTHER COMPETENT AUTHORITY SO AUTHORIZED BY HIM NO CONSTRUCTION OR EXCAVATION ETC. SHALL BE PERMITTED TILL THE PLANS ARE APPROVED.
11. FIRE SAFETY  
(A) THE OWNER WILL ENSURE THE PROVISION OF PROPER FIRE SAFETY MEASURES IN THE MULTI STORED BUILDINGS CONFORMING TO THE PROVISIONS OF THE HARYANA BUILDING CODE 2017. TYPICAL BUILDING CODE OF INDIA AND THE SAME SHOULD BE GOT CERTIFIED FROM THE COMPETENT AUTHORITY.  
(B) ELECTRIC SUB STATION/ GENERATOR ROOM IF PROVIDED SHOULD BE ON SOLID GROUND NEAR DCU CONTROL PANEL ON GROUND FLOOR OR IN UPPER BASEMENT AND IT SHOULD BE LOCATED ON THE PERIPHERY OF THE BUILDING. THE SAME SHOULD BE GOT APPROVED FROM THE CHIEF ELECTRICAL INSPECTOR, HARYANA.  
(C) TO ENSURE FIRE FIGHTING SCHEME SHALL BE GOT APPROVED FROM THE DIRECTOR, URBAN LOCAL BODIES, HARYANA. THIS APPROVAL SHALL BE OBTAINED PRIOR TO STARTING THE CONSTRUCTION WORK AT SITE  
(D) THE RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CODE 8.1. (LED) FOR ITS BUILDING.  
(E) THAT THE OWNER SHALL STRICTLY COMPLY WITH THE CODE 8.3 FOR ENFORCEMENT OF THE ENERGY CONSERVATION BUILDING CODES.  
(F) THAT THE OWNER SHALL ENSURE THE INSTALLATION OF SOLAR POWER PLANT AS PER CODE 8.2



TOTAL AREA = 8296.04 SQM.  
ZONED AREA = 5311.23 SQM. (64.02%)

LAND USE :-  
THE SITE SHALL BE USED FOR HOSPITAL ONLY AND THE USE OF PLOT/BUILDING SHALL NOT BE CHANGED UNDER ANY CIRCUMSTANCES.

- (T.L. SATYA PRAKASH, IAS) CA, H.S.V.P., Panchkula
- (BHUVNESH KUMAR) CIP, H.S.V.P., Panchkula
- (LATA HODDA) SIP, H.S.V.P., Panchkula
- (ANIL KHALIK) DIP, H.S.V.P., Panchkula
- (JINA VERMA) AIP, H.S.V.P., Panchkula
- (KANWAR SIMHAH) (PLN. ASSTT.)

SCALE 1CM=5M

DRAWING NO. D.T.P.(JH)703/2024, DATED. 14.05.2024



ADMINISTRATOR  
HSVP, ROHTAK