

BAHADURGARH

ZONING PLAN OF PRIMARY SCHOOL SITE (AREA-3024.01 SQM.) IN SECTOR-37 BAHADURGARH.
FOR THE PURPOSE OF REGULATIONS OF CODE-1.2 (xcvi) OF THE HARYANA BUILDING CODE-2017 AS AMENDED FROM TIME TO TIME.

1. SHAPE AND SIZE OF SITE :-

THE SHAPE AND SIZE OF THE SITE IS IN ACCORDANCE WITH THE DEMARCATION PLAN AS SHOWN A.B.C.D & E ON THE DRAWING

2. LAND USE:-

THE TYPE OF BUILDINGS USE PERMISSIBLE IS INSTITUTIONAL SITE IN ACCORDANCE WITH PERMISSIBLE GRANTED BY COMPETENT AUTHORITY, THE USE OF BUILDING SHALL NOT BE CHANGED UNDER ANY CIRCUMSTANCES.

3. SITE COVERAGE AND FLOOR AREA RATIO(FAR) :-

- (A) THE BUILDING AND BUILDINGS SHALL BE CONSTRUCTED ONLY WITHIN THE PORTION OF THE SITE EARMARKED AS XXXXXX AND NO BUILDING OR PART THERE OF, ANY PROJECTION ETC. SHALL PROJECT BEYOND SUCH PORTION OF THE SITE.
- (B) THE PROPORTION UP TO WHICH THE SITE CAN BE COVERED WITH BUILDING OR BUILDINGS ON THE GROUND FLOOR AND SUBSEQUENT FLOORS SHALL BE 35% ON THE SITE AREA.
- (C) FLOOR AREA RATIO SHALL NOT EXCEED 150%.

4. HEIGHT OF BUILDING :-

THE HEIGHT OF THE BUILDING BLOCK SUBJECT OF COURSE TO THE PROVISIONS OF THE SITE COVERAGE AND FAR SHALL BE GOVERNED BY THE FOLLOWING:-

- (a) IF A BUILDING ABUTS ON TWO OR MORE STREETS OF DIFFERENT WIDTHS THE BUILDING 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 24 METRES ALONG THE NARROW STREET.
- (b) ALL BUILDING BLOCK(S) SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN INTER-SE DISTANCE AS PER CODE 7.11(6) OF HBC-2017.
- (c) IF SUCH INTERIOR AND EXTERIOR OPEN AIR 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 IN (C) ABOVE.

S.No.	HEIGHT OF BUILDING (in meters)	EXTERIOR OPEN SPACES TO BE LEFT ON ALL (IN METRS) (FRONT, REAR AND SIDES IN EACH PLOT,
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

5. PARKING :-

- (a) THE PARKING SPACES SHALL BE AS PER CODE- 7.1(9) OF HBC-2017
- (b) IN NO CIRCUMSTANCE, THE VEHICLE(S) BELONGING / RELATED TO THE PLOT PREMISES SHALL BE PARKED OUTSIDE THE PLOT AREA.

6. APPROACH TO SITE:-

- (a) THE VEHICULAR APPROACH TO THE SITE SHALL BE PLANNED AND PROVIDED GIVING DUE CONSIDERATION TO THE JUNCTIONS OF AND THE JUNCTIONS WITH THE SURROUNDING ROADS TO THE SATISFACTION OF THE COMPETENT AUTHORITY.
- (b) THE APPROACH TO THE SITE SHALL BE SHOWN ON THE ZONING PLAN
- (c) ENTRY AND EXIT SHALL BE PERMITTED AS INDICATED/MARKED ON THE PLAN.

7. GATE POST & BOUNDARY WALLS:-

- (a) SUCH BOUNDARY WALL, RAILINGS OR THEIR COMBINATION HEDGES OR FENCES ALONG WITH GATES AND GATE POST SHALL BE CONSTRUCTED AS PER DESIGN APPROVED BY COMPETENT AUTHORITY IN ADDITION TO THE GATES/GATES AN ADDITIONAL WICKET GATE NOT EXCEEDING 1.25 METERS WIDTH MAY BE ALLOWED IN THE FRONT AND SIDE BOUNDARY WALL PROVIDED THAT NO MAIN GATE OR WICKET GATE SHALL BE ALLOWED TO OPEN ON THE SECTOR ROAD/PUBLIC OPEN SPACE.
- (b) THE BOUNDARY WALL SHALL BE CONSTRUCTED AS PER CODE 7.5 OF HARYANA BUILDING CODE-2017.

8. BAR ON SUB-DIVISION OF SITE.

SUB-DIVISION OF THE SITE SHALL NOT BE PERMITTED, IN ANY CIRCUMSTANCES.

SCALE = 1CM = 5 M (IN ORIGINAL DRAWING ONLY.)

DRAWING NO. D.T.P(JH)705/2024, DATED. 14.05.2024

DRAWN BY :-

(NARINDER AD)

CHECKED BY :-

(SANTDEEP KUMAR JD)

SENIOR DRAUGHTSMAN :-

(SUDDESI (SD)

ASSTT. TOWN PLANNER

(SATISH KUMAR)

DISTT. TOWN PLANNER

(ANURAG)

SENIOR TOWN PLANNER

(DHIRENDR SINGH)

ROHTAK

ADMINISTRATOR
HSVP, ROHTAK

TYPE OF BUILDING PERMITTED AND LAND USE ZONES:-

- c. THE TYPE OF BUILDINGS PERMITTED ON THIS SITE SHALL BE ADMINISTRATIVE WORK AND ANY BUILDING THE ANCILLARY BUILDINGS SHALL MEAN THE BUILDING OR BUILDING, ANCHORAGE, CYCLE STAND, CLOSET, SUB-STATION, TRANSFORMER ROOM AND QUARTER FOR ESSENTIAL RESIDENCE FOR ADOLESCENT TEACHER STAFF AND WATCH AND WARD STAFF ONLY, WHICH SHALL NOT EXCEED THE PERMISSIBLE COVERAGE. THE COMMERCIAL USAGE SHALL NOT BE ALLOWED IN THE ALLOTTED AREA UNDER ANY CIRCUMSTANCES.
- d. THE ERECTION OF BUILDING SHALL BE PERMISSIBLE WITHIN ZONED ARE INDICATED AS

RESPECTIVE ACTS/POLICY, BEFORE STARTING UP THE CONSTRUCTION.

10. BASEMENT.

- A) UP TO FOUR LEVEL BASEMENTS SHALL BE CONSTRUCTED WITHIN THE ZONED AREA AND SHALL BE USED FOR THE USES AS SPECIFIED IN CODE 7.16 OF THE HARYANA BUILDING CODE, 2017 AND NO OTHER USES SHALL BE PERMITTED.
- B) 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.
- C) THE MINIMUM HEIGHT OF THE ROOF OF ANY BASEMENT SHALL BE 0.45 METRE AND THE MAXIMUM, 1.5 METRES ABOVE THE AVERAGE SURROUNDING GROUND LEVEL.
- D) THE RAMP TO BASEMENT AND PARKING FLOORS SHALL NOT BE LESS THAN 7.2 METERS WIDE FOR TWO WAY TRAFFIC AND 4 METERS WIDE FOR ONE WAY TRAFFIC, PROVIDED WITH MINIMUM GRADIENT OF 1:10.

11. PROVISIONS OF PUBLIC HEALTH FACILITIES.

THE W.C. AND URINALS PROVIDED IN THE BUILDINGS SHALL CONFORM TO THE NATIONAL BUILDING CODE.

12. EXTERNAL FINISHES.

- (a) ALL SIGN BOARDS AND NAMES SHALL BE WRITTEN ON THE SPACES PROVIDED ON BUILDINGS AS PER APPROVED BUILDINGS PLANS SPECIFICALLY FOR THIS PURPOSE AND AT NO OTHER PLACES, WHATSOEVER.
- (b) FOR BUILDING SERVICES, PLUMBING SERVICES, CONSTRUCTION PRACTICE, BUILDING EXTERNAL FOUNDATION AND DAMP PROOF COURSE CHAPTER 10 OF THE HARYANA BUILDING CODE, 2017 SHALL BE FOLLOWED.

13. LIFTS AND RAMPS:

LIFT AND RAMPS IN BUILDING SHALL BE PROVIDED AS PER CODE 7.7 OF HBC-2017.

14. BUILDING BYE-LAWS:

THE CONSTRUCTION OF THE BUILDING SHALL BE GOVERNED BY PROVISIONS OF THE HARYANA BUILDING CODE-2017 AND THE POINTS WHERE SUCH RULES ARE SILENT AND STIPULATE NO CONDITION OR NORM, THE MODEL BUILDING BYELAW ISSUED BY THE INDIAN STANDARDS.

15. FIRE SAFETY MEASURES:

- (a) THE OWNER WILL ENSURE THE PROVISION OF PROPER FIRE SAFETY MEASURES IN THE MULTY STORIED BUILDINGS CONFORMING TO THE PROVISIONS OF THE HARYANA BUILDING CODE, 2017 NATIONAL 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 DG/ LT. 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 CHIEF ELECTRICAL INSPECTOR, HARYANA.
- (c) THE FIRE FIGHTING SCHEME SHALL BE GOT APPROVED FROM THE DIRECTOR, URBAN LOCAL BODIES, HARYANA OR ANY PERSON AUTHORIZED BY 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, HBC-2017.
- (e) THAT THE OWNER SHALL ENSURE THE INSTALLATION OF LIGHT-EMITTING DIODE LAMPS (LED) FOR ITS BUILDING.
- (f) THAT THE OWNER SHALL STRICTLY COMPLY WITH THE CODE 8.3 FOR ENFORCEMENT OF THE ENERGY CONSERVATION BUILDING CODES.
- (g) THAT THE OWNER SHALL ENSURE THE INSTALLATION OF SOLAR POWER PLANT AS PER CODE 8.2. OF HBC-2017

20. GENERAL

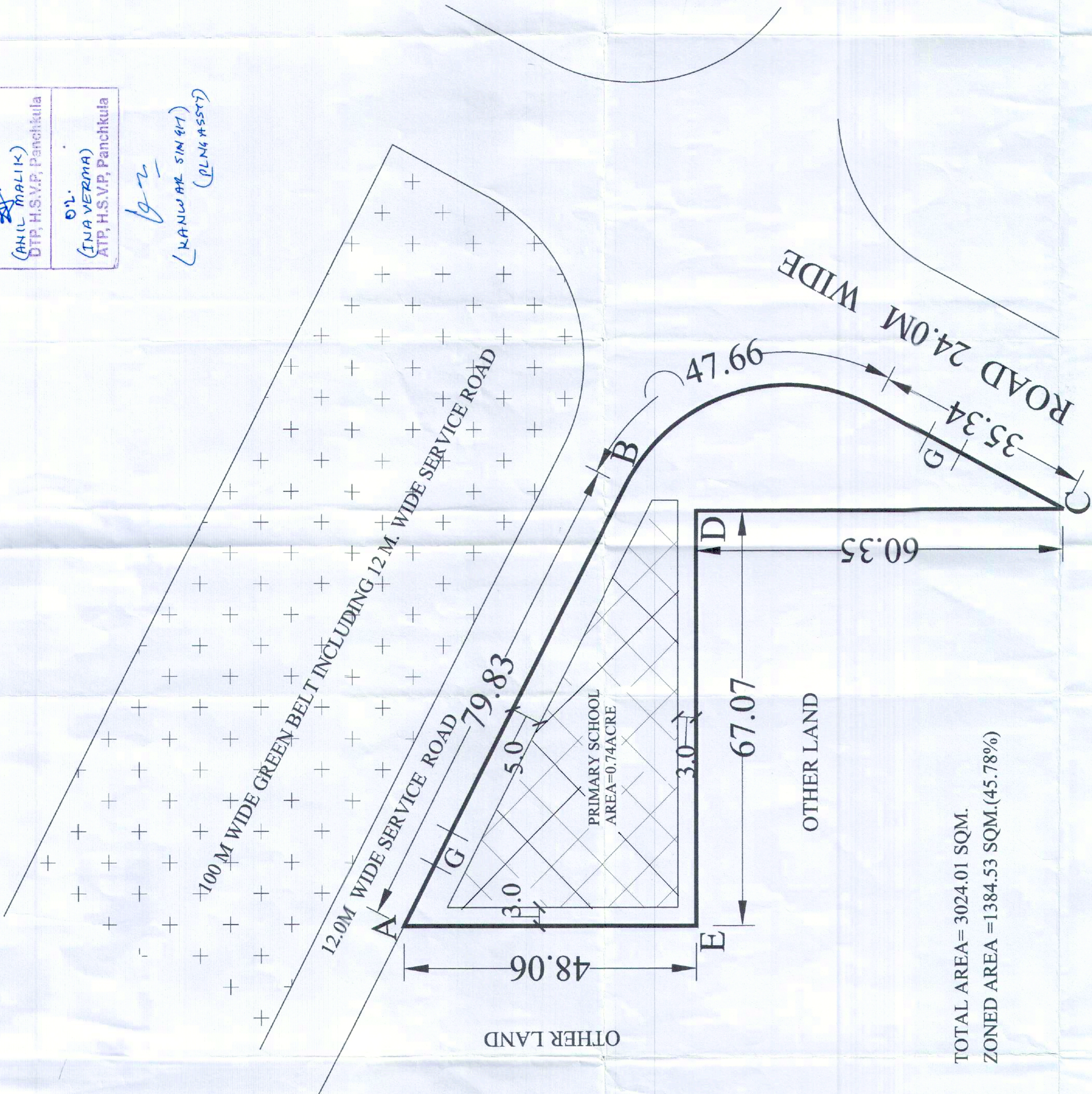
- (a) AMONG OTHER PLANS AND PAPERS DETAILED ELEVATIONS OF BUILDINGS ALONG ALL SIDES EXPOSED TO PUBLIC VIEW SHALL BE DRAWN ACCORDING TO SCALE AS MENTIONED IN THE HARYANA BUILDING CODE-2017.
- (b) THE WATER STORAGE TANKS AND OTHER PLUMBING WORKS ETC. SHALL NOT BE EXPOSED TO VIEW EACH FACE OF BUILDING BUT SHALL BE SUITABLY ENCASED.
- (c) NO APPLIED DECORATION LIKE INSCRIPTION, CROSSES, NAMES OF PERSONS OR BUILDINGS ARE PERMITTED ON ANY EXTERNAL FACE OF THE BUILDING.
- (d) THE BUILDING DESIGN FOR THE PERMISSIBLE COVERED AREA SHALL BE SUBMITTED AS A WHOLE AND NOT IN PARTS.
- (e) GARBAGE COLLECTION CENTER OF APPROPRIATE SIZE SHALL BE PROVIDED WITHIN THE SITE.
- (f) NO PORTION OF BUILDING SHALL BE OCCUPIED / USED AS A FACTORY, WORKSHOP OR FOR RESIDENTIAL PURPOSE.
- (g) NORMS FOR DIFFERENTLY ABLED PERSONS SHALL BE FOLLOWED AS PER CHAPTER-9 OF THE HARYANA BUILDING CODE-2017.
- (h) 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 THE BUILDING CODES AND STANDARDS, CODE RELATING TO EARTH QUAKE EFFECT.
- (i) DE-CENTRALIZED COMPOSTING PLANT FOR TREATMENT OF BIO-DEGRADABLE WASTE AND STORAGE OF NON-BIO-DEGRADABLE AND HAZARDOUS WASTE IN SEPARATE BINS SHALL BE PROVIDED.

NOTE:- THIS DRAWING HAS BEEN PREPARED ON THE BASIS OF VERIFIED DIMENSION PLAN RECEIVED FROM EXECUTIVE ENGINEER HSVP BAHADURGARH VIDE THEIR MEMO NO. 120870 DATED- 08.05.2024.



CA, H.S.V.P, Panchkula
CTP, H.S.V.P, Panchkula
STP, H.S.V.P, Panchkula
DTP, H.S.V.P, Panchkula
ATP, H.S.V.P, Panchkula

(KANUWAR SIN 411)
(QL44 ASST)



TOTAL AREA= 3024.01 SQM.
ZONED AREA =1384.53 SQM.(45.78%)