B A H A D U R G A R H

ZONING PLAN OF POLICE STATION SITE MEASURING (4046.856 SQM) AND DCP OFFICE SITE (4046.856) SQM.) SITUATED AT SECTOR-37 BAHADURGARH FOR THE PURPOSE OF CODE-1.2 (xcvi) AND CODE-6.3(3)(iii) OF THE HARYANA BUILDING CODE-2017 AS AMENDED TIME TO TIME.

1. SHAPE AND SIZE OF SITE:-
THE SIZE & SHAPE OF POLICE POST SITE IS SHOWN 'A,B,C,D,E,F ON THE PLAN.

2. LAND USE:
THE TYPES OF BUILDING PERMITTED ON THIS SITE SHALL BE INSTITUTIONAL USE WITHIN ZONED AREA WITH OFFICES, BANKS, ESTABLISHMENTS THE PROVISION OF INSTITUTIONAL SITE SHALL BE FURTHER GOVERNED BY B.I.S / NATIONAL BUILDING CODE AND THE RULES MADE THEREUNDER

3. DIVISION / ADDITION OF PLOTS
NO PLOT SHALL BE SUB-DIVIDED UNDER ANY CIRCUMSTANCES. THE TRANSFER OF OWNERSHIP OF PLOT, CHANGE OF LAND USE SHALL ALSO NOT BE ALLOWED UNDER ANY CIRCUMSTANCES.

4. GROUND COVERAGE AND FAR
A) BUILDING SHALL ONLY BE PERMITTED WITH IN THE PORTION OF THE SITE MARKED AS BUILD ABLE ZONE AND NO WHERE ELSE.
B) MAXIMUM PERMISSIBLE COVERAGE ON GROUND FLOOR SHALL BE AS PER CODE 6.3(3)(iii) OF HBC-2017.
C) MAXIMUM PERMISSIBLE FAR SHALL BE AS PER CODE 6.3(3)(iii) OF HBC-2017.

5. HEIGHT OF BUILDING
THE MAXIMUM PERMISSIBLE HEIGHT LIMIT OF BUILDING SHALL BE AS PER CODE 6.3 (3)(iii) OF HARYANA BUILDING CODE-2017. 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 :-
A) 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.
B) 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.
C) ALL BUILDING BLOCK(S) SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN INTERSE DISTANCE NOT LESS THAN THE SET BACK REQUIRED FOR EACH BUILDINGS ACCORDING TO THE TABLE BELOW:-

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS.(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 & above	16

D) 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.
E) 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.
F) THE PLINTH HEIGHT OF THE BUILDING SHALL BE AS PER CODE 7.3 OF HARYANA BUILDING CODE- 2017.
G) THE HEIGHT OF 30 MTR AND ABOVE SHALL ONLY BE ALLOWED SUBJECT TO SUBMISSION OF NO OBJECTION CERTIFICATE FROM THE AIRPORT AUTHORITY OF INDIA.
H) THE APPLICATION FOR BUILDING PLANS IN THIS CASE SHOULD BE ACCOMPANIED WITH STRUCTURAL DESIGNS AND CERTIFICATE FROM COMPETENT AUTHORITY STRUCTURAL ENGINEER REGARDING SAFETY OF THE BUILDING CLEARLY STATING THAT THE STRUCTURAL DESIGN HAVE BEEN CHECKED AND FOUND TO BE IN CONFORMITY WITH THE NATIONAL BUILDING CODE AND I.S. CODE RELATING TO EARTH QUAKE EFFECT.

6. BOUNDARY WALL, FENCE, GATE AND PORCH.
1. THE LOCATION OF GATE / GATES SHALL BE AS PER ZONING PLAN.
2. MAXIMUM PERMISSIBLE HEIGHT OF BOUNDARY WALL SHALL BE AS PER CODE 7.5 (7) OF HARYANA BUILDING CODE-2017.
3. A RAILING / GRILL WITH OR WITHOUT POLY CARBONATE / FIBER GLASS SHEET COVERING OF 0.75 HEIGHT SHALL BE PERMITTED OVER AND ABOVE THE MAXIMUM HEIGHT OF BOUNDARY WALL AT ALL SIDES.

7. PARKING
ADEQUATE PARKING FACILITIES SHALL BE PROVIDED WITH IN THE SITE AS PER CODE-7.1(11) OF HARYANA BUILDING CODE-2017.
a) THE COVERED PARKING IN THE BASEMENT OR IN THE FORM OF MULTILEVEL PARKING ABOVE GROUND LEVEL SHALL NOT BE COUNTED TOWARDS FLOOR AREA RATIO (FAR). HOWEVER, THE FOOT PRINT OF SEPARATE PARKING BUILDING BLOCKS SHALL BE COUNTED TOWARDS GROUND COVERAGE.
b) IN CASE OF PROVISION OF MECHANICAL PARKING THE BASEMENT FLOOR / UPPER STORIES, THE FLOOR TO CEILING CLEAR HEIGHT OF THE BASEMENT / FLOOR MAY BE MAXIMUM OF 4.75 METERS.
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.
NOTE:- 1 ECS=23 SQUARE METRES FOR OPEN PARKING, 28 SQUARE METERS FOR PARKING ON STILTS AND 32 SQAURE METRES FOR BASEMENT PARKING.

8. APPROVAL OF BUILDING PLANS
THE BUILDING PLANS OF THE BUILDINGS TO BE CONSTRUCTED AT SITE SHALL HAVE TO BE GOT APPROVED FROM THE CHIEF ADMINISTRATOR, HSVP, PANCHKULA /ANY OTHER PERSONS OR THE COMMITTEE AUTHORIZED BY HIM.

9. 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.

10. RAMPS AND LIFTS
(a) LIFT AND RAMPS IN BUILDING SHALL BE PROVIDED AS PER CODE-7.7 OF HARYANA BUILDING CODE-2017.
(b) LIFT SHALL BE PREFERABLY WITH 100% STAND BY GENERATORS ALONGWITH AUTOMATIC SWITCH OVER AND STAIR CASE OF REQUIRED WIDTH AND NUMBER.
(c) IF LIFT CAN NOT BE PROVIDED AS PER -b ABOVE, RAMPS SHALL BE PROVIDED CONFIRMING TO THE REQUIREMENT OF CLAUSE -III OF ANNEXURE-D3 OF PART-III OF NATIONAL BUILDING CODE-2016 .

11. LAND SCAPE
AREA AROUND THE BUILDING IS TO BE DEVELOPED AND MAINTAINED BY OWNER OF THE SITE TO THE SATISFACTION OF CHIEF ADMINISTRATOR, HSVP AND AS PER SANCTIONED BUILDING PLAN.

12. FIRE SAFETY MEASURES
A) 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.
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 COMPETENT AUTHORITY.
C) 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.

NOTE:- THE FOLLOWING ADDITIONAL INFORMATION SHALL BE INDICATED IN THE BUILDING PLAN.
A) ACCESS TO FIRE APPLIANCES / VEHICLES WITH DETAILS OF VEHICULAR TURNING CIRCLE AND CLEAR MOTORABLE ACCESS WAY AROUND THE BUILDING.
B) VEHICULAR PARKING SPACE.
C) LOCATION OF GENERATOR, TRANSFORMER AND SWITCH GEAR ROOM.
D) SMOKE EXHAUSTER SYSTEM IF ANY.
E) DETAIL OF FIRE ALARM SYSTEM NET WORK.

13. GENERAL NOTES
(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 THAT THE STRUCTURAL DESIGN HAVE BEEN CHECKED AND FOUND TO BE IN CONFORMITY WITH THE NATIONAL BUILDING CODE AND I.S. CODE RELATING TO EARTH QUAKE EFFECT.
(i) DE-CENTRALIZED COMPOSTING PLANT FOR TREATMENT OF BIO-DEGRADABLE WASTE AND STORAGE OF NON-BIODEGRADABLE AND HAZARDOUS WASTE IN SEPARATE BINS SHALL BE PROVIDED.
(j). 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.

N

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

DRAWING NO. -D.T.P.(JH)704/2024, DATED-14.5.2024

DRAWN BY -(NARINDER, AD)

CHECKED BY -(SANDEEP KUMAR, JD)

Sr. DRAUGHTSMAN -(SUDESH, SD)

ASSTT. TOWN PLANNER -(SATISH KUMAR)

DISTT. TOWN PLANNER - (ASHIM)

SENIOR TOWN PLANNER ROHTAK -(DHIRENDER SINGH)

S.E. HUDA GURUGRAM

ADMINISTRATOR, HUDA, ROHTAK

D E P T T . O F T O W N & C O U N T R Y P L A N N I N G H A R Y A N A

7. LAND USE :-
THE TYPE OF BUILDING USE PERMISSIBLE IS INSTITUTIONAL I.E FOR INSTITUTIONAL SITE (OF THE ALLOTTEE DEPARTMENT) IN ACCORDANCE WITH PERMISSION GRANTED BY COMPETENT AUTHORITY. THE USE OF BUILDING SHALL NOT BE CHANGED UNDER ANY CIRCUMSTANCES.

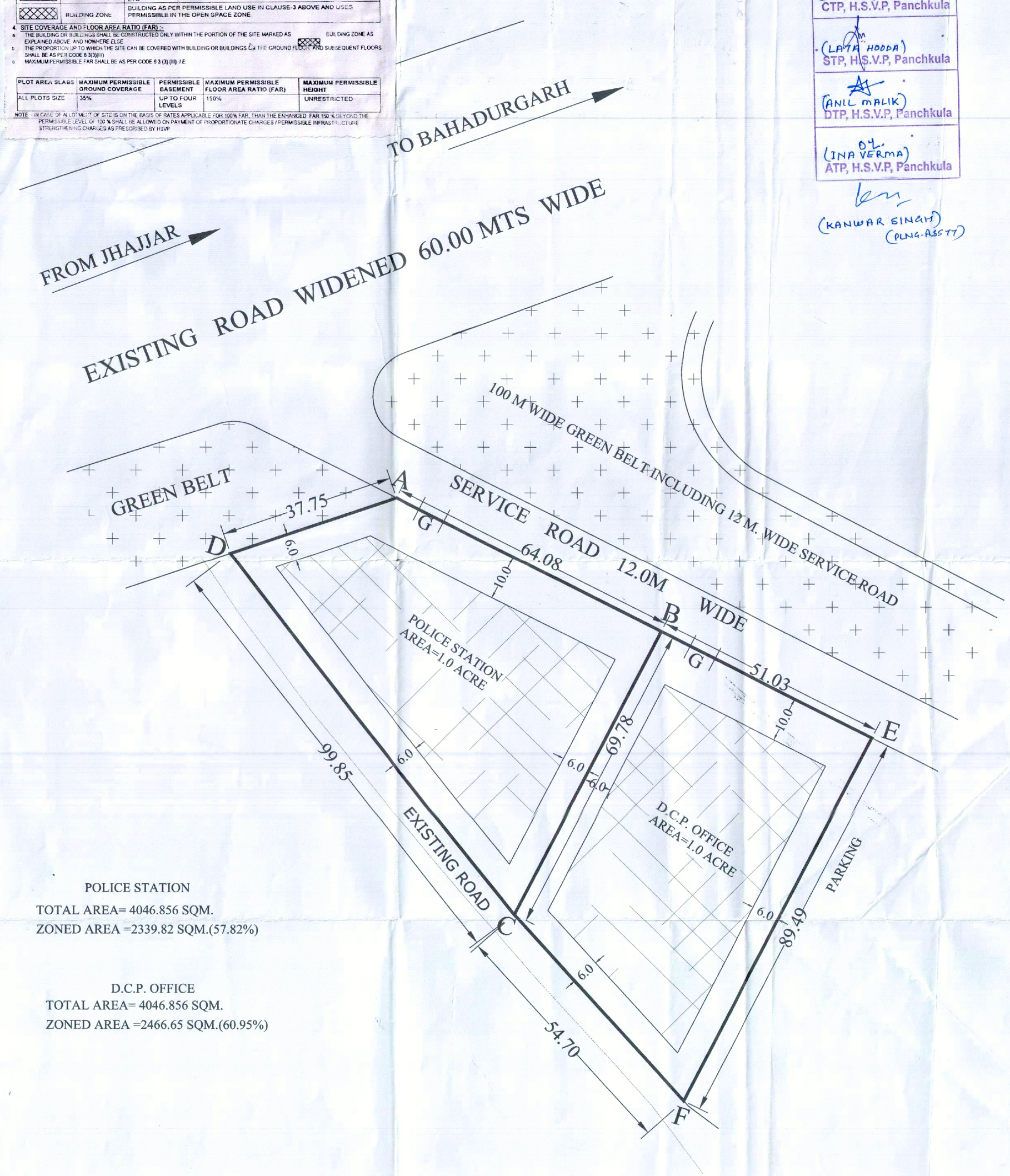
3. TYPE OF BUILDING PERMITTED AND LAND USE ZONES :-
a THE TYPE OF BUILDINGS PERMITTED ON THIS SITE SHALL BE FOR , ADMINISTRATIVE WORK AND ANCILLARY BUILDING THE ANCILLARY BUILDINGS SHALL MEAN THE BUILDING OR BUILDING ANCILLARY AND SUBSERVENT TO THE MAIN OFFICE BUILDING AND INCLUDES GARAGE, CYCLE STAND, CANTEEN, ELECTRIC SUB-STATION, TRANSFORMER ROOM AND QUARTER FOR ESSENTIAL WATCH AND WARD STAFF ONLY, WHICH SHALL NOT EXCEED 15% OF THE PERMISSIBLE COVERAGE. THE COMMERCIAL USAGE SHALL NOT BE ALLOWED IN THE ALLOTTED AREA UNDER ANY CIRCUMSTANCES
b THE SITE SHALL BE DEVELOPED AND BUILDING CONSTRUCTED THEREON AS INDICATED IN AND EXPLAINED IN THE TABLE BELOW

NOTATION	LAND USE ZONE	TYPE OF BUILDING PERMITTED/PERMISSIBLE STRUCTURE
	OPEN SPACE ZONE	OPEN PARKING, GARDEN, LANDSCAPING FEATURES, UNDERGROUND SERVICES ETC
	BUILDING ZONE	BUILDING AS PER PERMISSIBLE LAND USE IN CLAUSE-3 ABOVE AND USES PERMISSIBLE IN THE OPEN SPACE ZONE

4 SITE COVERAGE AND FLOOR AREA RATIO (FAR) :-
a THE BUILDING OR BUILDINGS SHALL BE CONSTRUCTED ONLY WITHIN THE PORTION OF THE SITE MARKED AS BUILDING ZONE AS EXPLAINED ABOVE AND NOWHERE ELSE
b THE PROPORTION UP TO WHICH THE SITE CAN BE COVERED WITH BUILDING OR BUILDINGS ON THE GROUND FLOOR AND SUBSEQUENT FLOORS SHALL BE AS PER CODE 6.3(3)(i)
c MAXIMUM PERMISSIBLE FAR SHALL BE AS PER CODE 6.3 (3) (iii) I.E

PLOT AREA SLABS	MAXIMUM PERMISSIBLE GROUND COVERAGE	PERMISSIBLE BASEMENT	MAXIMUM PERMISSIBLE FLOOR AREA RATIO (FAR)	MAXIMUM PERMISSIBLE HEIGHT
ALL PLOTS SIZE	35%	UP TO FOUR LEVELS	150%	UNRESTRICTED

NOTE IN CASE OF ALLOTMENT OF SITE IS ON THE BASIS OF RATES APPLICABLE FOR 150% FAR, THAN THE ENHANCED FAR 150 % BEYOND THE PERMISSIBLE LEVEL OF 100 % SHALL BE ALLOWED ON PAYMENT OF PROPORTIONATE CHARGES / FOR PERMISSIBLE INFRASTRUCTURE STRENGTHENING CHARGES AS PRESCRIBED BY HSVP



POLICE STATION
TOTAL AREA= 4046.856 SQM.
ZONED AREA =2339.82 SQM.(57.82%)

D.C.P. OFFICE
TOTAL AREA= 4046.856 SQM.
ZONED AREA =2466.65 SQM.(60.95%)

(T.L.SATYAPRAKASH, IAS)
CA, H.S.V.P, Panchkula

(BHUVNESH KUMAR)
CTP, H.S.V.P, Panchkula

(LATA HOODA)
STP, H.S.V.P, Panchkula

(ANIL MALIK)
DTP, H.S.V.P, Panchkula

(INA VERMA)
ATP, H.S.V.P, Panchkula

(KANWAR SINGH)
(PLNG-ASSTT)