

GURUGRAM

DEMARICATION-CUM-ZONING PLAN OF G.H. SITE NO.3,4 IN SECTOR-24&25A ,G.H.SITE NO.25 IN SECTOR-43, G.H.SITE NO.1, 2, 3 IN SECTOR-48 & G.H.SITE NO. 19, 20, 21, 22, 23, 24 IN SECTOR-53 FOR THE PURPOSE OF REGULATIONS OF CODE-2 (xcvi) OF THE HARYANA BUILDING CODE-2017, AMENDED FROM TIME TO TIME AND AS PER PROVISIONS OF HSVP TOD POLICY-18.03.2019.

1. SHAPE AND SIZE OF SITE

THE SHAPE AND SIZE OF THE SITE IS IN ACCORDANCE WITH THE DEMARICATION PLAN AS SHOWN ON THE DRAWING.

2. TYPE OF BUILDINGS PERMITTED AND LAND USE ZONES

(a) THE TYPE OF BUILDINGS PERMITTED ON THIS SITE SHALL BE BUILDINGS DESIGNED IN THE FORM OF FLATTED DEVELOPMENT FOR RESIDENTIAL PURPOSE OR ANY ANCILLARY OR APPURTENANT BUILDING INCLUDING COMMUNITY FACILITIES PUBLIC AMENITIES AND PUBLIC UTILITY AS MAY BE PRESCRIBED AND APPROVED BY COMPETENT AUTHORITY.

(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-2 ABOVE AND USES PERMISSIBLE IN THE OPEN SPACE ZONE.

3. GROUND COVERAGE, FLOOR AREA RATIO(F.A.R) AND DENSITY

(a) THE BUILDING OR BUILDINGS SHALL BE CONSTRUCTED ONLY WITH IN 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 AND MAXIMUM PERMISSIBLE FLOOR AREA RATIO (F.A.R) AND POPULATION DENSITY SHALL BE AS UNDER:

LAND USE	MAXIMUM GROUND COVERAGE	FAR	DENSITY(PERSONS PER ACRE)
MULTI-STORIED GROUP HOUSING	35%	1.75	MINIMUM 100 - MAXIMUM 300

LAND USE	TOD ZONE	MAXIMUM GROUND COVERAGE	FAR	MAXIMUM DENSITY (PERSONS PER ACRE)
MULTI-STORIED GROUP HOUSING (MINIMUM 2000 SQMT. PLOT AREA)	INTENSE	40%	3.5	600
	TRANSITION		2.5	430

(c) MAXIMUM 10% OF F.A.R. SHALL BE PERMITTED AS COMMERCIAL COMPONENT.

(d) WHERE ANY SITE IS COMING WITH IN ANY TOD ZONE PARTIALLY, THE PROVISIONS OF THIS POLICY WILL BE ALLOWED TO BE AVAILED ONLY FOR THAT PORTION OF THE PLOT AS PER LIMITATION DEFINED FOR INTENSE AND TRANSITIONAL TOD ZONES BUT SUCH F.A.R. CAN BE UTILIZED ANYWHERE WITHIN THE PERMISSIBLE BUILDABLE ZONE OF SUCH A PLOT, I.E. EVEN IN THE PORTION OF BUILDABLE ZONE OF THE PLOT FALLING OUTSIDE TOD ZONE.

NOTE:- FOR COMPUTING THE DENSITY, THE OCCUPANCY PER MAIN DWELLING UNIT SHALL BE TAKEN AS FIVE PERSONS AND FOR SERVICE DWELLING UNIT TWO PERSONS PER ROOM OR ONE PERSON PER 7.5 SQUARE METRES OF LIVING AREA WHICHEVER IS MORE.

4. HEIGHT OF BUILDING

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

(a) THE MAXIMUM HEIGHT OF THE BUILDING SHALL BE AS PER CODE 6.3(3)(b).

(b) IF A BUILDING ADJUTS 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.

(c) ALL BUILDING BLOCK(S) SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN INTER-SITE DISTANCE AS PER CODE 7.1(15).

(d) 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 MODEL BUILDING BYE LAWS ISSUED BY HARYANA GOVERNMENT FOR THE TALLEST BUILDING AS SPECIFIED IN (c) ABOVE.

SR NO.	HEIGHT OF BUILDING (IN METERS)	EXTERIOR OPEN SPACES TO BE LEFT ON ALL SIDES OF BUILDING BLOCKS (IN METERS) (FRONT, REAR AND SIDES IN EACH PLOT)
1	10	3
2	15	4
3	18	5
4	21	6
5	24	7
6	27	8
7	30	9
8	35	11
9	40	12
10	45	13
11	50	14
12	55 and above	16

5. PARKING

(a) (NON TOD ZONE) PARKING SPACE SHALL BE PROVIDED @ 1.5 EQUIVALENT CAR SPACE (ECS) FOR EACH DWELLING UNIT. THESE PARKING SPACES SHALL BE ALLOTTED ONLY TO THE FLAT HOLDERS AND SHALL NOT BE ALLOTTED, LEASED, SOLD OR TRANSFERRED IN ANY MANNER TO THE THIRD PARTY. THE AREA FOR PARKING PER CAR SHALL BE AS UNDER :-

BASEMENT	12 SQM (1 ECS)
STILTS	18 SQM (1 ECS)
OPEN	23 SQM (1 ECS)

(b) (TOD ZONE) THE PARKING SHALL BE CALCULATED ON THE RATIONALE OF CARPET AREA OF EACH DWELLING UNIT, WHICH IS AS UNDER :-

UP TO 100 SQM	0.5 ECS
BETWEEN 100 SQM TO 150 SQM	1.0 ECS
MORE THAN 150 SQM	1.5 ECS

(i) THE AREA FOR PARKING PER CAR SHALL BE SAME AS OF NON TOD ZONE.

(ii) ADEQUATE PARKING SPACE COVERED, OPEN OR IN THE BASEMENT SHALL BE PROVIDED FOR VEHICLES OF USER AND OCCUPIERS, WITH IN THE SITE AS PER CODE 7.1 (EXCEPT AS PROVIDED IN NON TOD ZONE ABOVE).

NOTE:- (a) THE COVERED PARKING IN THE BASEMENT OR IN THE FORM OF MULTI LEVEL PARKING ABOVE GROUND LEVEL SHALL NOT BE COUNTED TOWARDS FAR. HOWEVER, IN CASE OF MULTI LEVEL PARKING ABOVE GROUND LEVEL THE FOOT PRINT OF SEPARATE PARKING BUILDING BLOCK SHALL BE COUNTED TOWARDS GROUND COVERAGE. IN CASE OF PROVISION OF MECHANICAL PARKING IN THE BASEMENT FLOOR UPPER STOREYS, THE FLOOR TO CEILING HEIGHT OF THE BASEMENT / UPPER FLOOR MAY BE MAXIMUM OF 4.75 METER. OTHER THAN MECHANICAL PARKING THE FLOOR TO CEILING HEIGHT IN UPPER FLOOR SHALL NOT BE MORE THAN 2.4 MTR. BELOW THE HANGING BEAM.

(b) FOR THE COMMERCIAL AREAS THE NORMS OF 1.0 ECS FOR EACH 50 SQM CARPET AREA SHALL BE FOLLOWED.

(c) 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 AS SHOWN ON THE ZONING PLAN.

(c) ENTRY AND EXIT SHALL BE PERMITTED AS INDICATED / MARKED ON THE PLAN.

DRAWING NO. D.T.P (G) 2626 / 2023 DATED. 08.05.2023

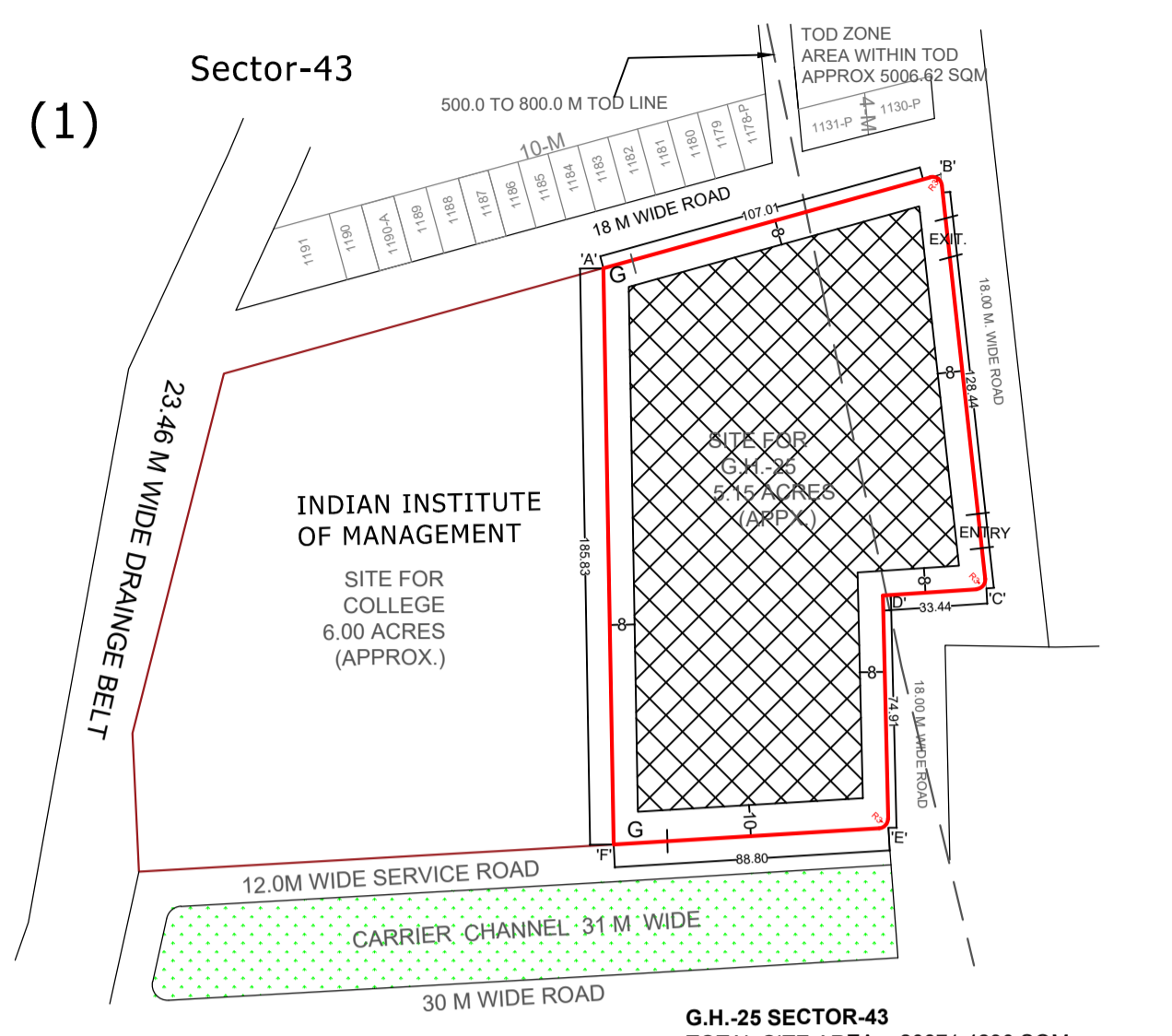
DRAWN BY: **KULBIR, AD** **KULDEEP, JD** **MANITA, SD**

PLANNING ASSTT.: **TARUN BHATIA**

ASSTT. TOWN PLANNER: **HITESH**

DISTT. TOWN PLANNER, GURUGRAM: **RAJESH KAUSHIK** **SENIOR TOWN PLANNER, HSVP, GURUGRAM** **S. E. HSVP, GURUGRAM** **ADMINISTRATOR HSVP, GURUGRAM**

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



INDIAN INSTITUTE OF MANAGEMENT
SITE FOR COLLEGE
6.00 ACRES (APPROX.)

G.H.-25 SECTOR-43
TOTAL SITE AREA = 20871.4230 SQM
ZONED AREA = 15943.2009 SQM OR 76.38% PARTLY IN TOD

TOTAL F.A.R. 15864.803 x 1.75 = 27753.405 SQMT.
5006.62 x 2.50 = 12516.55 SQMT.
TOTAL = 40279.955 = 1.93

MAXIMUM POPULATION DENSITY = 3.92 x 300 = 1176 PERSONS
= 1.23 x 430 = 532 PERSONS
TOTAL = 1176+532 = 1708 PERSONS

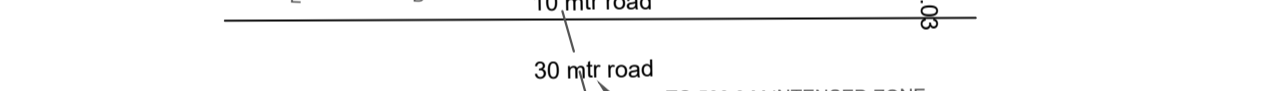


Sector-53

GROUP HOUSING NO.19 (SECTOR-53)
TOTAL AREA OF SITE = 3882.6357 SQM
ZONED AREA = 1906.1818 SQM (49.09%)
1011.93 SQM AREA FALLS IN INTENSE ZONE AND 2870.71 SQM AREA FALLS IN TRANSITION ZONE

TOTAL F.A.R. 1011.93 x 3.50 = 3541.755 SQMT.
2870.71 x 2.50 = 7176.775 SQMT.
TOTAL = 10718.53 = 2.76

MAXIMUM POPULATION DENSITY = 0.25 x 600 = 150 PERSONS
= 0.709 x 430 = 305 PERSONS
TOTAL = 150+305 = 455 PERSONS



Sector-56

GROUP HOUSING NO.20 (SECTOR-53)
TOTAL AREA OF SITE = 7211.2831 SQM
ZONED AREA = 5152.9433 SQM (71.45%)
FALLS IN INTENSE ZONE

TOTAL F.A.R. 2650.44 x 3.50 = 9276.54 SQMT.
1296.60 x 2.50 = 3241.50 SQMT.
TOTAL = 12518.04 = 3.17

MAXIMUM POPULATION DENSITY = 0.65 x 600 = 380 PERSONS
= 0.32 x 430 = 137 PERSONS
TOTAL = 380+137 = 517 PERSONS



Sector-55

GROUP HOUSING NO.21 (SECTOR-53)
TOTAL AREA OF SITE = 2357.2328 SQM
ZONED AREA = 1212.2103 SQM (51.42%)
FALLS IN TRANSITION ZONE

TOTAL F.A.R. 73.95 x 3.50 = 258.78 SQMT.
96.08 x 2.50 = 240.20 SQMT.
95.05 x 2.50 = 237.63 SQMT.
95.44 x 2.50 = 238.60 SQMT.
TOTAL = 972.61 = 2.33

MAXIMUM POPULATION DENSITY = 0.65 x 600 = 380 PERSONS
= 0.32 x 430 = 137 PERSONS
TOTAL = 380+137 = 517 PERSONS

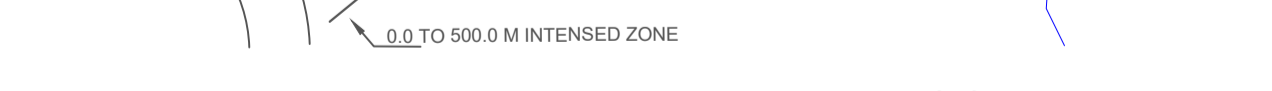


Sector-54

GROUP HOUSING NO.22 (SECTOR-53)
TOTAL AREA OF SITE = 2847.0417 SQM
ZONED AREA = 2076.9867 SQM (73.00%)
PARTLY FALLS IN INTENSE ZONE AREA 2850.44 SQM APPROX AND TRANSITION ZONE AREA 1296.60 SQM

TOTAL F.A.R. 2650.44 x 3.50 = 9276.54 SQMT.
1296.60 x 2.50 = 3241.50 SQMT.
TOTAL = 12518.04 = 3.17

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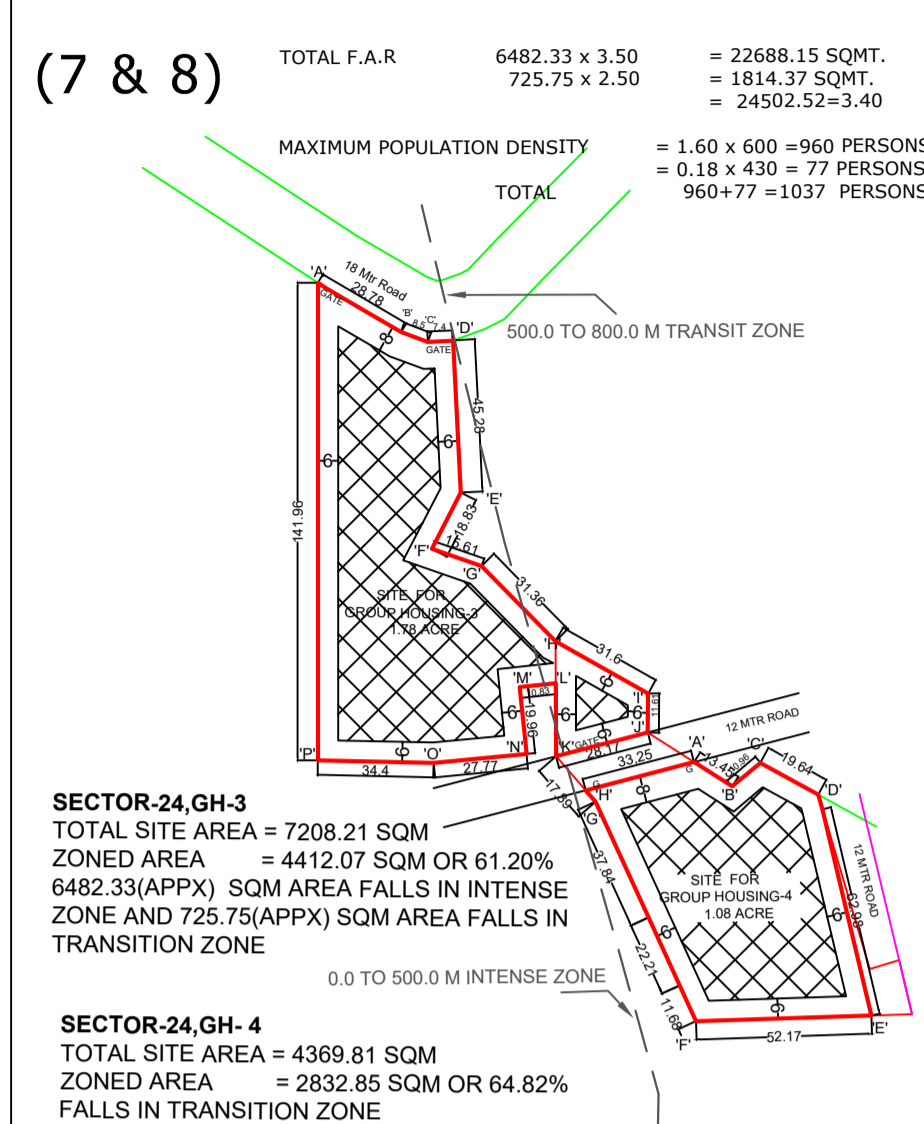


Sector-52A,53

GROUP HOUSING NO.23 (SECTOR-53)
TOTAL AREA OF SITE = 2357.2328 SQM
ZONED AREA = 1212.2103 SQM (51.42%)
FALLS IN TRANSITION ZONE

TOTAL F.A.R. 73.95 x 3.50 = 258.78 SQMT.
96.08 x 2.50 = 240.20 SQMT.
95.05 x 2.50 = 237.63 SQMT.
95.44 x 2.50 = 238.60 SQMT.
TOTAL = 972.61 = 2.33

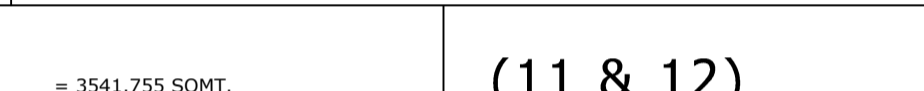
MAXIMUM POPULATION DENSITY = 0.65 x 600 = 380 PERSONS
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TOTAL = 380+137 = 517 PERSONS



SECTOR-24, GH-3
TOTAL SITE AREA = 7208.21 SQM
ZONED AREA = 4412.07 SQM OR 61.20%
6482.33 (APPX) SQM AREA FALLS IN INTENSE ZONE AND 725.75 (APPX) SQM AREA FALLS IN TRANSITION ZONE

TOTAL F.A.R. 6482.33 x 3.50 = 22688.15 SQMT.
725.75 x 2.50 = 1814.37 SQMT.
TOTAL = 24502.52 = 3.40

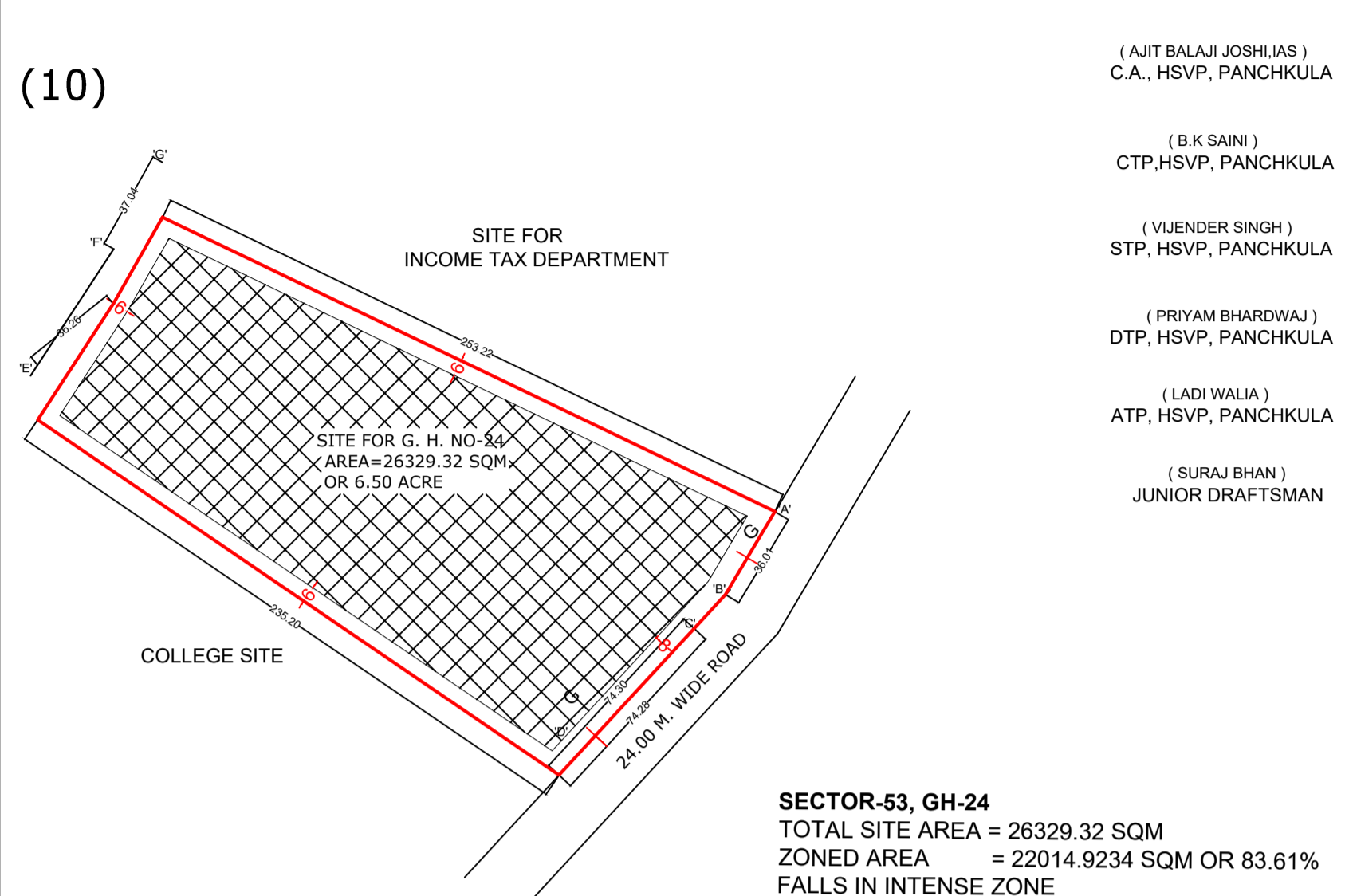
MAXIMUM POPULATION DENSITY = 1.60 x 600 = 960 PERSONS
= 0.18 x 430 = 77 PERSONS
960+77 = 1037 PERSONS



SECTOR-24, GH-4
TOTAL SITE AREA = 4369.81 SQM
ZONED AREA = 2832.85 SQM OR 64.82%
FALLS IN TRANSITION ZONE

TOTAL F.A.R. 22258.50 x 3.5 = 77904.75 SQMT.
4070.82 x 2.50 = 10177.05 SQMT.
TOTAL = 88081.8 = 3.34

MAXIMUM POPULATION DENSITY = 5.50 x 600 = 3300 PERSONS
1.0 x 430 = 430 PERSONS
3300+430 = 3730 PERSONS



SECTOR-53, GH-24
TOTAL SITE AREA = 26329.32 SQM
ZONED AREA = 22014.9234 SQM OR 83.61%
FALLS IN INTENSE ZONE

TOTAL F.A.R. 22258.50 x 3.5 = 77904.75 SQMT.
4070.82 x 2.50 = 10177.05 SQMT.
TOTAL = 88081.8 = 3.34

MAXIMUM POPULATION DENSITY = 5.50 x 600 = 3300 PERSONS
1.0 x 430 = 430 PERSONS
3300+430 = 3730 PERSONS

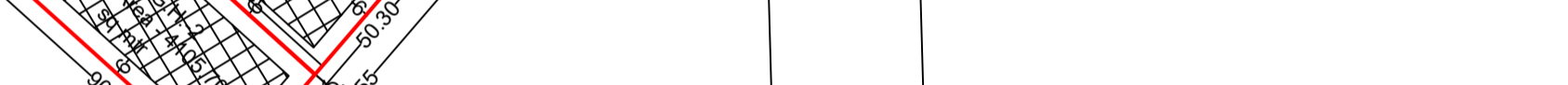


Sector-48

GROUP HOUSING NO.2 (SECTOR-48)
TOTAL AREA OF SITE = 4105.7083 SQM
ZONED AREA = 2374.8765 (57.84%)
FALLS IN INTENSE ZONE

TOTAL F.A.R. 3988 x 3.50 = 13958.00 SQMT.
2870.71 x 2.50 = 7176.775 SQMT.
TOTAL = 21134.775 = 5.34

MAXIMUM POPULATION DENSITY = 0.25 x 600 = 150 PERSONS
= 0.709 x 430 = 305 PERSONS
TOTAL = 150+305 = 455 PERSONS



Sector-48

GROUP HOUSING NO.1 (SECTOR-48)
TOTAL AREA OF SITE = 3486.1750 SQM
ZONED AREA = 2139.9299 (61.38%)
INTENSE ZONE

TOTAL F.A.R. 3988 x 3.50 = 13958.00 SQMT.
2870.71 x 2.50 = 7176.775 SQMT.
TOTAL = 21134.775 = 5.34

MAXIMUM POPULATION DENSITY = 0.25 x 600 = 150 PERSONS
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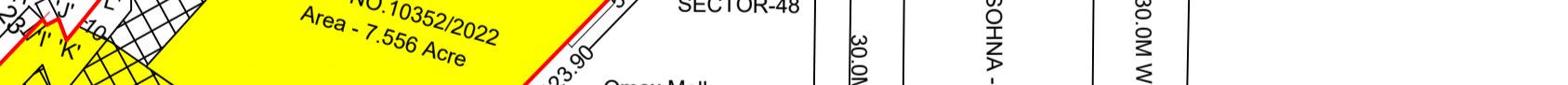


Sector-33

GROUP HOUSING NO.3 (SECTOR-48)
TOTAL AREA OF SITE = 30580.6818 SQM
ZONED AREA = 21829.6058 (71.38%)
FALLS IN INTENSE ZONE

TOTAL F.A.R. 1296.60 x 2.50 = 3241.50 SQMT.
95.05 x 2.50 = 237.63 SQMT.
95.44 x 2.50 = 238.60 SQMT.
TOTAL = 3717.73 = 9.35

MAXIMUM POPULATION DENSITY = 0.65 x 600 = 380 PERSONS
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TOTAL = 380+137 = 517 PERSONS

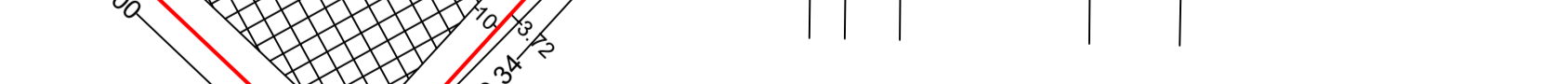


Sector-47

GROUP HOUSING NO.3 (SECTOR-48)
TOTAL AREA OF SITE = 30580.6818 SQM
ZONED AREA = 21829.6058 (71.38%)
FALLS IN INTENSE ZONE

TOTAL F.A.R. 1296.60 x 2.50 = 3241.50 SQMT.
95.05 x 2.50 = 237.63 SQMT.
95.44 x 2.50 = 238.60 SQMT.
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(AJIT BALAJI JOSHIAS)
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(VJENDER SINGH)
STP, HSVP, PANCHKULA

(PRIYAM BHARDWAJ)
DTP, HSVP, PANCHKULA

(LADI WALIA)
ATP, HSVP, PANCHKULA

(SURAJ BHAN)
JUNIOR DRAFTSMAN