

GURGRAM

REVISED DEMARCATION CUM ZONING PLAN OF G.H. SITE NO.3 IN SECTOR-48, FOR THE PURPOSE OF REGULATIONS OF CODE-2 (xcv) OF THE HARYANA BUILDING CODE-2017, (AMENDED FROM TIME TO TIME) AND AS PER PROVISIONS OF HSPV TOD POLICY (UNDER MIX LAND USE) DATED 06.03.2018 AND AS AMENDED HBC-2017.

1. SHAPE AND SIZE OF SITE

(a) THE SHAPE AND SIZE OF THE SITE IS IN ACCORDANCE WITH THE DEMARCATION PLAN AS SCHEDULED IN ANNEXURE 'A'.

2. TYPE OF BUILDINGS PERMITTED AND LAND USE ZONES

(a) THE TYPE OF BUILDINGS PERMITTED ON THIS SITE SHALL BE AS PER PROVISIONS OF THE HARYANA BUILDING CODE-2017, (AMENDED FROM TIME TO TIME) AND AS PER PROVISIONS OF HSPV TOD POLICY (UNDER MIX LAND USE) DATED 06.03.2018 AND AS AMENDED HBC-2017.

SL. NO.	LAND USE	PERMITTED BUILDINGS
1.	RESIDENTIAL	MULTI-FAMILY RESIDENTIAL BUILDINGS
2.	COMMERCIAL	SHOPPING CENTRE, RESTAURANT, CAFE, BAKERY, PHARMACY, SUPERMARKET, BOOK STORE, GYM, SPA, SALON, ETC.
3.	INDUSTRIAL	NOT PERMITTED
4.	AGRICULTURAL	NOT PERMITTED
5.	RECREATIONAL	CLUBHOUSE, GOLF COURSE, ETC.
6.	OPEN SPACE	PARKING, PLANTATION, WATER BODIES, ETC.

3. GROUND COVERAGE, FLOOR AREA RATIO (FAR) AND DENSITY

(a) THE GROUND COVERAGE SHALL BE AS PER PROVISIONS OF THE HARYANA BUILDING CODE-2017, (AMENDED FROM TIME TO TIME) AND AS PER PROVISIONS OF HSPV TOD POLICY (UNDER MIX LAND USE) DATED 06.03.2018 AND AS AMENDED HBC-2017.

LAND USE	TOD ZONE	FLOOR AREA RATIO (FAR)	DENSITY (PERSONS PER ACRE)
MULTI-FAMILY RESIDENTIAL	RESIDENTIAL	1.5	600
COMMERCIAL	COMMERCIAL	2.5	480

4. HEIGHT OF BUILDING

(a) THE HEIGHT OF BUILDING SHALL BE AS PER PROVISIONS OF THE HARYANA BUILDING CODE-2017, (AMENDED FROM TIME TO TIME) AND AS PER PROVISIONS OF HSPV TOD POLICY (UNDER MIX LAND USE) DATED 06.03.2018 AND AS AMENDED HBC-2017.

HEIGHT OF BUILDING (IN METERS)	EXTENDED OPEN SPACES TO BE PROVIDED IN THE FRONT AND SIDES (PER CENT OF TOTAL FLOOR AREA)
UP TO 3.0	5
3.0 TO 6.0	7
6.0 TO 9.0	10
9.0 TO 12.0	13
12.0 TO 15.0	16
15.0 TO 18.0	20
18.0 TO 21.0	23
21.0 TO 24.0	26
24.0 TO 27.0	30
27.0 TO 30.0	33
30.0 TO 33.0	36
33.0 TO 36.0	40
36.0 TO 39.0	43
39.0 TO 42.0	46
42.0 TO 45.0	50

5. PARKING

(a) THE PARKING SHALL BE PROVIDED AS PER PROVISIONS OF THE HARYANA BUILDING CODE-2017, (AMENDED FROM TIME TO TIME) AND AS PER PROVISIONS OF HSPV TOD POLICY (UNDER MIX LAND USE) DATED 06.03.2018 AND AS AMENDED HBC-2017.

TYPE OF BUILDING	MINIMUM PARKING SPACES PER UNIT
UP TO 100 SQM	0.5
100 TO 150 SQM	1.0
150 TO 200 SQM	1.5
200 TO 250 SQM	2.0
250 TO 300 SQM	2.5
300 TO 350 SQM	3.0
350 TO 400 SQM	3.5
400 TO 450 SQM	4.0
450 TO 500 SQM	4.5
500 TO 550 SQM	5.0
550 TO 600 SQM	5.5
600 TO 650 SQM	6.0
650 TO 700 SQM	6.5
700 TO 750 SQM	7.0
750 TO 800 SQM	7.5
800 TO 850 SQM	8.0
850 TO 900 SQM	8.5
900 TO 950 SQM	9.0
950 TO 1000 SQM	9.5

6. APPROACH TO SITE

(a) THE APPROACH TO SITE SHALL BE AS PER PROVISIONS OF THE HARYANA BUILDING CODE-2017, (AMENDED FROM TIME TO TIME) AND AS PER PROVISIONS OF HSPV TOD POLICY (UNDER MIX LAND USE) DATED 06.03.2018 AND AS AMENDED HBC-2017.

7. GATE, GATE POST & BOUNDARY WALLS

(a) THE GATE, GATE POST & BOUNDARY WALLS SHALL BE PROVIDED AS PER PROVISIONS OF THE HARYANA BUILDING CODE-2017, (AMENDED FROM TIME TO TIME) AND AS PER PROVISIONS OF HSPV TOD POLICY (UNDER MIX LAND USE) DATED 06.03.2018 AND AS AMENDED HBC-2017.

8. OPEN SPACES

(a) THE OPEN SPACES SHALL BE PROVIDED AS PER PROVISIONS OF THE HARYANA BUILDING CODE-2017, (AMENDED FROM TIME TO TIME) AND AS PER PROVISIONS OF HSPV TOD POLICY (UNDER MIX LAND USE) DATED 06.03.2018 AND AS AMENDED HBC-2017.

9. CONVENTION ESCORPING

(a) THE CONVENTION ESCORPING SHALL BE PROVIDED AS PER PROVISIONS OF THE HARYANA BUILDING CODE-2017, (AMENDED FROM TIME TO TIME) AND AS PER PROVISIONS OF HSPV TOD POLICY (UNDER MIX LAND USE) DATED 06.03.2018 AND AS AMENDED HBC-2017.

10. PROVISION OF COMMUNITY BUILDINGS

(a) THE PROVISION OF COMMUNITY BUILDINGS SHALL BE PROVIDED AS PER PROVISIONS OF THE HARYANA BUILDING CODE-2017, (AMENDED FROM TIME TO TIME) AND AS PER PROVISIONS OF HSPV TOD POLICY (UNDER MIX LAND USE) DATED 06.03.2018 AND AS AMENDED HBC-2017.

11. BAR ON SUB-DIVISION OF SITE

(a) THE BAR ON SUB-DIVISION OF SITE SHALL BE PROVIDED AS PER PROVISIONS OF THE HARYANA BUILDING CODE-2017, (AMENDED FROM TIME TO TIME) AND AS PER PROVISIONS OF HSPV TOD POLICY (UNDER MIX LAND USE) DATED 06.03.2018 AND AS AMENDED HBC-2017.

12. APPROVAL OF BUILDING PLANS

(a) THE APPROVAL OF BUILDING PLANS SHALL BE PROVIDED AS PER PROVISIONS OF THE HARYANA BUILDING CODE-2017, (AMENDED FROM TIME TO TIME) AND AS PER PROVISIONS OF HSPV TOD POLICY (UNDER MIX LAND USE) DATED 06.03.2018 AND AS AMENDED HBC-2017.

13. BASEMENT

(a) THE BASEMENT SHALL BE PROVIDED AS PER PROVISIONS OF THE HARYANA BUILDING CODE-2017, (AMENDED FROM TIME TO TIME) AND AS PER PROVISIONS OF HSPV TOD POLICY (UNDER MIX LAND USE) DATED 06.03.2018 AND AS AMENDED HBC-2017.

14. PROVISIONS OF PUBLIC HEALTH FACILITIES

(a) THE PROVISIONS OF PUBLIC HEALTH FACILITIES SHALL BE PROVIDED AS PER PROVISIONS OF THE HARYANA BUILDING CODE-2017, (AMENDED FROM TIME TO TIME) AND AS PER PROVISIONS OF HSPV TOD POLICY (UNDER MIX LAND USE) DATED 06.03.2018 AND AS AMENDED HBC-2017.

15. EXTERNAL FINISHES

(a) THE EXTERNAL FINISHES SHALL BE PROVIDED AS PER PROVISIONS OF THE HARYANA BUILDING CODE-2017, (AMENDED FROM TIME TO TIME) AND AS PER PROVISIONS OF HSPV TOD POLICY (UNDER MIX LAND USE) DATED 06.03.2018 AND AS AMENDED HBC-2017.

16. LIFTS AND STAIRS

(a) THE LIFTS AND STAIRS SHALL BE PROVIDED AS PER PROVISIONS OF THE HARYANA BUILDING CODE-2017, (AMENDED FROM TIME TO TIME) AND AS PER PROVISIONS OF HSPV TOD POLICY (UNDER MIX LAND USE) DATED 06.03.2018 AND AS AMENDED HBC-2017.

17. BUILDING BYE-LAWS

(a) THE BUILDING BYE-LAWS SHALL BE PROVIDED AS PER PROVISIONS OF THE HARYANA BUILDING CODE-2017, (AMENDED FROM TIME TO TIME) AND AS PER PROVISIONS OF HSPV TOD POLICY (UNDER MIX LAND USE) DATED 06.03.2018 AND AS AMENDED HBC-2017.

18. FIRE SAFETY MEASURES

(a) THE FIRE SAFETY MEASURES SHALL BE PROVIDED AS PER PROVISIONS OF THE HARYANA BUILDING CODE-2017, (AMENDED FROM TIME TO TIME) AND AS PER PROVISIONS OF HSPV TOD POLICY (UNDER MIX LAND USE) DATED 06.03.2018 AND AS AMENDED HBC-2017.

GENERAL NOTE:

(a) ALL THE REGULATIONS AND PROVISIONS OF THE HARYANA BUILDING CODE-2017, (AMENDED FROM TIME TO TIME) AND AS PER PROVISIONS OF HSPV TOD POLICY (UNDER MIX LAND USE) DATED 06.03.2018 AND AS AMENDED HBC-2017, SHALL BE APPLICABLE TO THIS SITE.

(T. SATYAPRAKASH JAS)
C.A., HSPV, PANCHKULA

(BHUVNESH KUMAR)
CTP, HSPV, PANCHKULA

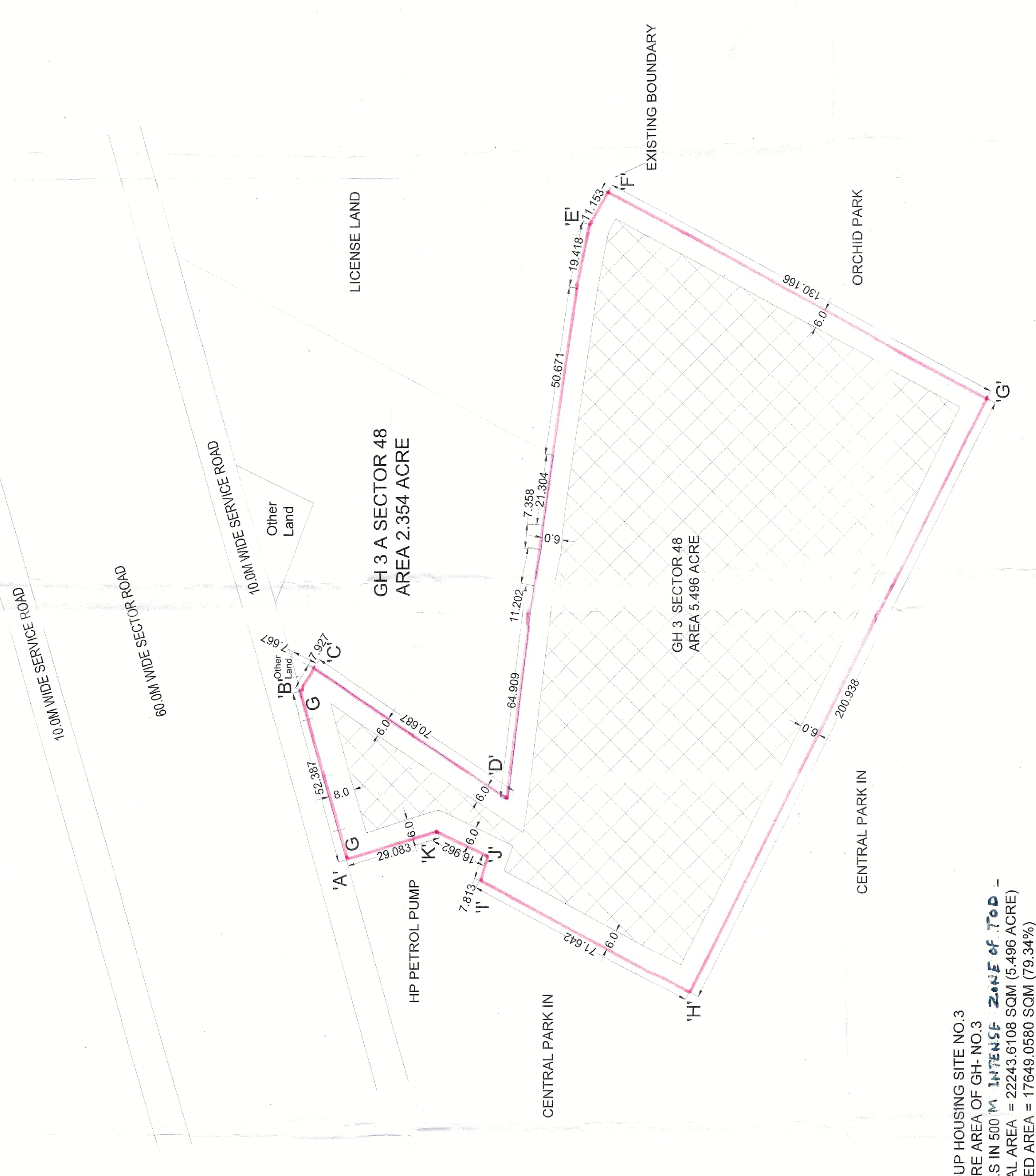
(VIJENDER SINGH)
STP, HSPV, PANCHKULA

(PRAMIT BANSAL)
DTP, HSPV, PANCHKULA

(LADU WALKIA)
DTP, HSPV, PANCHKULA

(SURYA BHAN)
JUNIOR DRAFTSMAN

SECTOR 48



GROUP HOUSING SITE NO.3
ENTIRE AREA OF GH-NO.3
FALLS IN 500 Yd INTENSE ZONE OF TOD -
TOTAL AREA = 22243.6108 SQM (5.496 ACRE)
ZONED AREA = 17649.0560 SQM (79.34%)

DRAWING NO. D.T.P (G) 2693 / 2024 DATED. 04.06.2024

- SENIOR DRAFTSMAN
- PLANNING ASST.
- ASST. TOWN PLANNER
- DIST. TOWN PLANNER, GURUGRAM
- SENIOR TOWN PLANNER, HSPV, GURUGRAM
- DIST. TOWN PLANNER, GURUGRAM

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

ADMINISTRATOR
HSPV, GURUGRAM

S.E. HSPV,
GURUGRAM