

# PANCHKULA EXTENSION

ZONING PLAN OF GH SITES-16& 17(GROUP HOUSING) IN SECTOR-24 FOR PURPOSE OF CODE 1.2 (XCVI) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AMENDED FROM TIME TO TIME.

## 1. SHAPE & SIZE OF SITE

THE SHAPE AND SIZE OF SITE IS IN ACCORDANCE WITH THE DEMARCATION PLAN SHOWN AS ABCDEF ON THE PLAN.

## 2. TYPE OF BUILDING PERMITTED AND LAND USES.

- (a) THE TYPE OF BUILDING PERMITTED ON THIS SITE SHALL BE BUILDINGS DESIGNATED 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.
- (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-(a) ABOVE AND USES PERMISSIBLE IN THE OPEN SPACE ZONE.

## 3. 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)(b).
- (c) MAXIMUM PERMISSIBLE FAR SHALL BE AS PER CODE 6.3(3)(b) AND SUBSEQUENT AMENDMENTS.

## 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) THE MAXIMUM HEIGHT OF THE BUILDING SHALL BE AS PER CODE 6.3(3)(b).
- (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 24 METRES, ALONG THE NARROW STREET.
- (c) ALL BUILDING BLOCK(S) SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN INTER-SE DISTANCE AS PER CODE 7.11(5).

Sr.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 IN (c) ABOVE.

## 5. PARKING

- (a) THE PARKING SPACES IN GROUP HOUSING SHALL BE AS PER CODE 7.1.
- (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 AND BOUNDARY WALL

- (a) SUCH BOUNDARY WALL, RAILINGS OR THEIR COMBINATION, HEDGES OR FENCES ALONG WITH GATES AND GATE POSTS SHALL BE CONSTRUCTED AS PER DESIGN APPROVED BY COMPETENT AUTHORITY. IN ADDITION TO THE GATE/ 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.

## 8. DENSITY

- (a) THE MINIMUM DENSITY OF THE POPULATION PROVIDED IN THE COLONY SHALL BE 100 PPA AND THE MAXIMUM BE 300 PPA. FOR COMPUTING THE DENSITY, THE OCCUPANCY PER MAIN DWELLING UNIT SHALL BE TAKEN AS FIVE PERSONS.

## 9. ACCOMMODATION FOR SERVICE POPULATION

ADEQUATE ACCOMMODATION SHALL BE PROVIDED FOR DOMESTIC SERVANTS AND OTHER SERVICES POPULATIONS OF EWS. THE NUMBER OF SUCH DWELLING UNITS FOR DOMESTIC SERVANTS SHALL NOT BE LESS THAN 10% OF THE NUMBER OF MAIN DWELLING UNITS AND THE CARPET AREA OF SUCH UNIT IF ATTACHED TO THE MAIN UNITS SHALL NOT BE LESS THAN 13 SQ METRS. IN ADDITION OF THE TOTAL NUMBER OF DWELLING UNITS HAVING A MINIMUM AREA OF 20 SQ METRS SHALL BE EARMARKED FOR EWS CATEGORY.

## 10. CONVENIENT SHOPPING

- (a) 0.5% OF THE TOTAL SITE AREA SHALL BE RESERVED TO CATER FOR ESSENTIAL CONVENIENT SHOPPING WITH THE FOLLOWING CONDITIONS:
- (b) THE GROUND COVERAGE OF 100% WITH FAR OF 100 WILL BE PERMISSIBLE. HOWEVER THIS WILL BE A PART OF THE PERMISSIBLE GROUND COVERAGE AND FAR OF THE GROUP HOUSING COLONY.
- (c) THE SIZE AND HEIGHT OF KIOSK/ SHOPS/ DEPARTMENTAL STORE SHALL BE AS SPECIFIED BY THE COMPETENT AUTHORITY.

## 11. OPEN SPACES

WHILE ALL THE OPEN SPACES INCLUDING THOSE BETWEEN THE BLOCKS AND WINGS OF BUILDINGS SHALL BE DEVELOPED, EQUIPPED AND LANDSCAPED ACCORDING TO THE PLAN APPROVED BY THE COMPETENT AUTHORITY. AT LEAST 15% OF THE TOTAL SITE AREA SHALL BE DEVELOPED AS ORGANIZED OPEN SPACE i.e. TOT-LOTS AND PLAY GROUND.

## 12. PROVISIONS OF COMMUNITY BUILDINGS

THE COMMUNITY BUILDINGS SHALL BE PROVIDED AS PER THE COMPOSITE NORMS IN THE GROUP HOUSING COLONY.

## 13. BAR ON SUB-DIVISION OF SITE

- (a) THE SITE OF THE GROUP HOUSING COLONY SHALL BE GOVERNED BY THE HARYANA APARTMENT OWNERSHIP ACT-1983 AND RULES FRAMED THEREUNDER.
- (b) SUB-DIVISION OF THE SITE SHALL NOT BE PERMITTED, IN ANY CIRCUMSTANCES.

## 14. APPROVAL OF BUILDING PLANS

THE BUILDING PLANS OF THE BUILDINGS TO BE CONSTRUCTED AT SITE SHALL HAVE TO BE GOT APPROVED FROM THE COMPETENT AUTHORITY/ ANY OTHER PERSONS AUTHORIZED BY HIM, UNDER THE PROVISIONS OF THE RESPECTIVE ACTS, BEFORE STARTING UP THE CONSTRUCTION.

## 15. BASEMENT

- (a) THE NUMBER OF BASEMENT STOREYS IN GROUP HOUSING SHALL BE AS PER CODE 6.3(3)(b).
- (b) THE CONSTRUCTION OF BASEMENT SHALL BE EXECUTED AS PER CODE 7.16.

## 16. PROVISIONS OF PUBLIC HEALTH FACILITIES

THE W.C. AND URINALS PROVIDED IN THE BUILDINGS SHALL CONFORM TO THE NATIONAL BUILDING CODE, 2016.

## 17. 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 MATERIAL, FOUNDATION AND DAMP PROOF COURSE CHAPTER 10 OF THE HARYANA BUILDING CODE, 2017 SHALL BE FOLLOWED.

## 18. LIFTS AND RAMPS.

LIFT AND RAMPS IN BUILDING SHALL BE PROVIDED AS PER CODE 7.7.

## 19. BUILDING BYE-LAWS

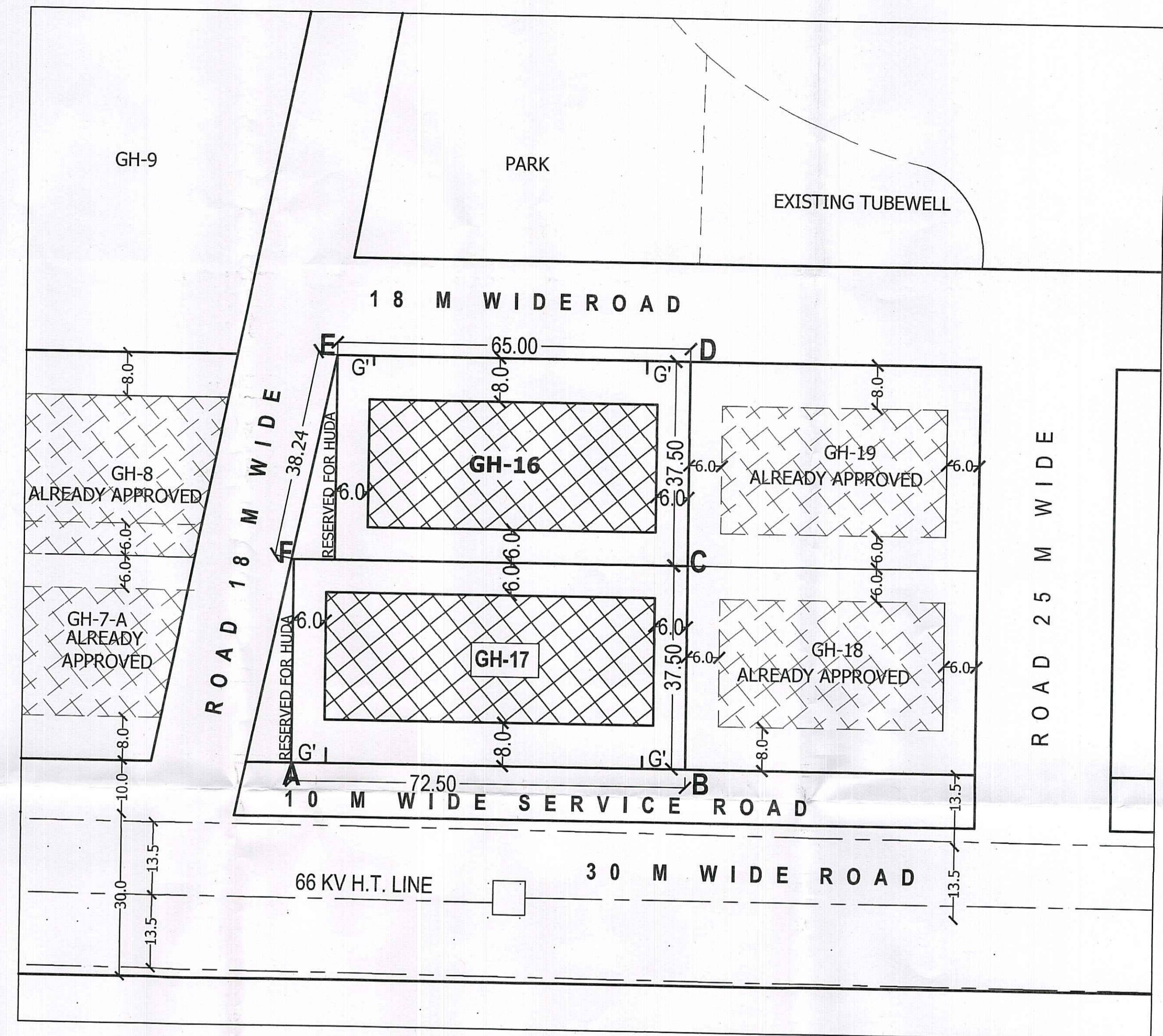
THE CONSTRUCTION OF THE BUILDING/ BUILDINGS SHALL BE GOVERNED BY PROVISIONS OF THE HARYANA BUILDING CODE, 2017. ON THE POINTS WHERE SUCH RULES ARE SILENT AND STIPULATE NO CONDITION OR NORM, THE MODEL BUILDING BYELAW ISSUED BY THE INDIAN STANDARDS, AND AS GIVEN IN THE NATIONAL BUILDING CODE OF INDIA SHALL BE FOLLOWED.

## 20. 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/ 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.
- (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.

## 21. 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) THE CLUB HOUSE/GYM/COMMUNITY CENTER SHALL BE PROVIDED.
- (g) THIS ZONING PLAN HAS BEEN PREPARED ON THE BASIS OF APPROVED REVISED LAYOUT- CUM DEMARCATION PLAN OF SECTOR -24 PANCHKULA EXTENSION BEARING DRAWING NO D.T.P (P) 1111/2009 DATED 13.05.2009.
- (h) THIS DRAWING HAS BEEN APPROVED BY CHIEF ADMINISTRATOR, HSVP PANCHKULA AS INTIMATED BY CHIEF TOWN PLANNER, PANCHKULA VIDE HIS OFFICE ENDS NO 188215 DATED 01.09.2023.



SECTOR - 25

### GH-16

TOTAL AREA = 2437.50 Sqmts (0.60 ACRES)  
 ZONED AREA = 1245.50 Sqmts (51.10 %) (0.30 ACRES)

### GH-17

TOTAL AREA = 2718.75 Sqmts (0.67 ACRES)  
 ZONED AREA = 1421.75 Sqmts (52.30%) (0.35 ACRES)

SCALE :- 1 C.M. = 5M

DRG NO. D.T.P (P) 1665/2023 DATED :- 09-06-2023

DRAWN BY -Sd- CHECKED BY -Sd-

PLANNING ASSISTANT -Sd-

ASSISTANT TOWN PLANNER PANCHKULA

DISTRICT TOWN PLANNER -Sd- PANCHKULA

-Sd- SENIOR TOWN PLANNER PANCHKULA

-Sd- SUPERINTENDING ENGINEER H.S.V.P. PANCHKULA

-Sd- ADMINISTRATOR, H.S.V.P. PANCHKULA

DEPTT. OF TOWN AND COUNTRY PLANNING, HARYANA

-Sd- (25.08.2023)  
 (AJIT BALAJI JOSHI, IAS)  
 C.A., HSVP, PANCHKULA

-Sd- (BHUVNESH KUMAR)  
 CTP, HSVP, PANCHKULA

-Sd- (LATA HOODA)  
 STP, HSVP, PANCHKULA

-Sd- (ANIL WALKI)  
 DTP, HSVP, PANCHKULA

-Sd- (INA VERMA)  
 ATP, HSVP, PANCHKULA

-Sd- (PARIKSHIT)  
 SD, HSVP, PANCHKULA

-Sd- (GANITA)  
 AD, HSVP, PANCHKULA