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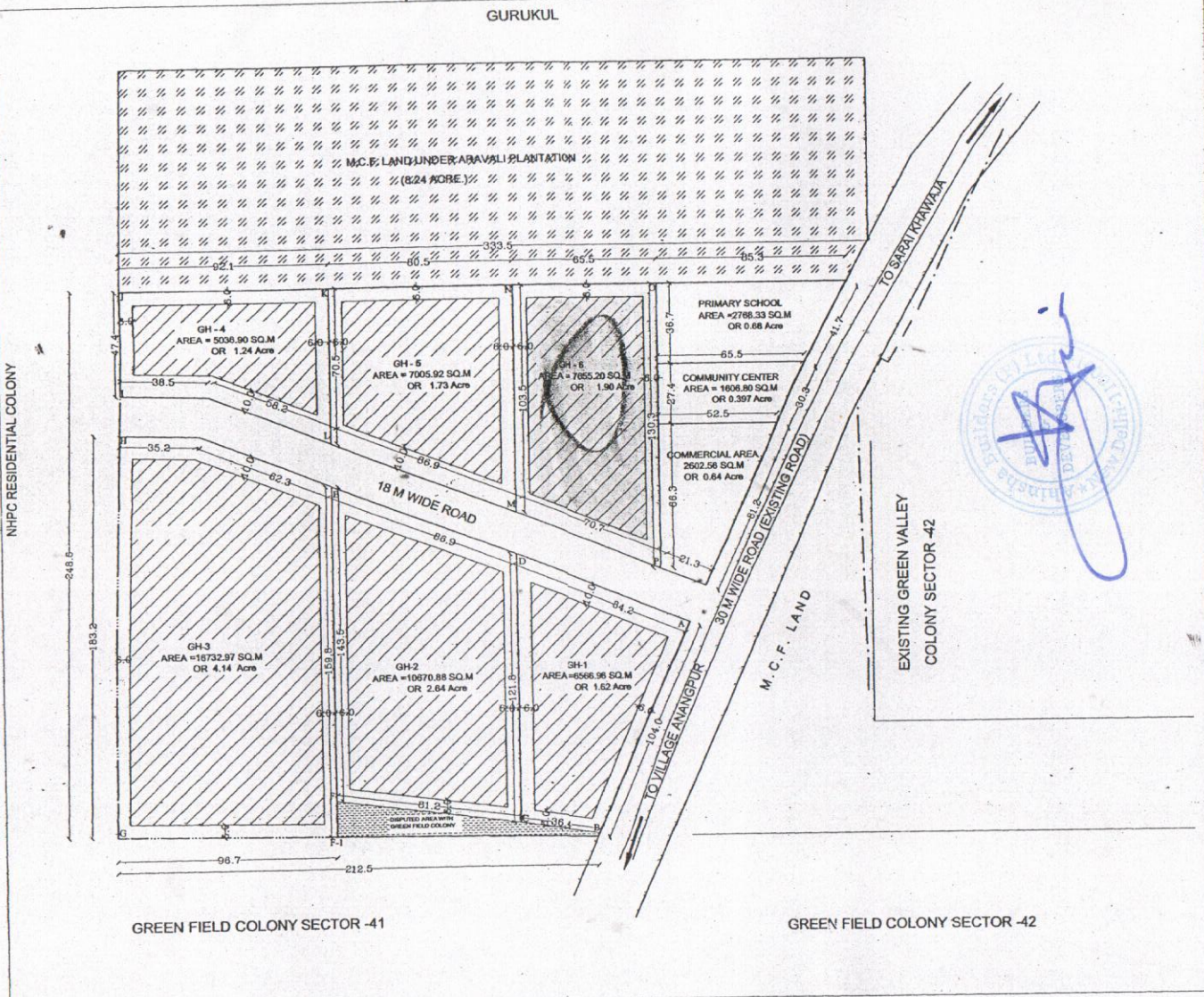

DEMARCATION-CUM ZONING PLAN OF GROUP HOUSING SCHEME ON M.C.F. LAND IN VILLAGE SARAI KHAWAJA SECTOR-41, FARIDABED

FOR THE PURPOSE OF SECTION 346 OF THE HARYANA MUNICIPAL CORPORATION ACT, 1994

1. SHAPE & SIZE OF G.H PLOTS:

The shape and size of the Group Housing Plots shall be as shown on the plan.

G.H. PLOT NO.	BOUNDED BY LETTER
1	A-B-C-D
2	C-D-E-F
3	E-F-J-L-K-H
4	I-J-K-I
5	K-L-M-N
6	M-N-O-P

2. TYPE OF BUILDING PERMITTED:

The type of building permitted on G.H. Plot sites 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 the Commissioner Municipal Corporation, Faridabad.

3. GROUND COVERAGE AND FAR:

a) Building shall only be permitted with in the portion of the site marked as Buildable zone and as others site.

b) The maximum coverage on ground floor shall be 35% and that on subsequent floors shall be 30%

c) The maximum FAR shall not exceed 175%.

4. HEIGHT OF BUILDING:

The height of the building block, subject to the provisions of the site coverage and FAR, shall be governed by the followings:

a) The maximum height of the building(s) shall not be more than 60 meters and shall not exceed 1.5 times (the width of the roads abutting) plus the front open space. This clause shall be read in conjunction with clause (d) mentioned below.

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) Building/Structures which rise to 30 meters or more in height shall be constructed only if no objection certificate has been obtained by the owner from the National Airport Authority.

d) All building block(s) shall be constructed so as to maintain an inter distance not less the sum of the set backs required for each building according to the table below:-

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS. (in meters)
1	18	3
2	15	5
3	18	6
4	21	7
5	24	8
6	27	9
7	30	10
8	33	11
9	45	12
10	45	13
11	50	14
12	55 & above	16

e) 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.

5. SUB-DIVISIONS OF SITE:

a) The site of the Group Housing Plots shall be governed by the Haryana Apartment Ownership Act.

b) The site shall not be sub divided or fragmented in any manner whatsoever.

6. GATE POST AND BOUNDRY WALL:

Each boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by CMC. In addition to the gates/gates no additional wicket gate not exceeding 1.20 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.

7. DENSITY:

The minimum density on the G.H plots shall be 100 PPH and the maximum shall be 400 PPH. For computing the density, the occupancy per multi dwelling unit shall be taken as five persons and for service dwelling unit two persons per room or one person per 80 sq. feet of living area, whichever is more.

8. PARKING:

Parking space shall be provided at the rate of one car park per flat excluding Civil Beat constructed. These parking spaces shall be allotted only to the flat holders and shall not be allotted, leased, sold or transferred in any manner to any third party. The area for parking per car shall be as under:-

a) Basement. 35 sqm.
b) Stilt. 30 sqm.
c) Other. 25 sqm.

At least 50% of the equivalent car spaces shall be provided in the form of covered parking.

9. LIFTS AND RAMPS:

Ramps would be optional in Group Housing building in case of 100% stand by generators along with automatic switchover are provided for running of lifts along with stairs. However, in case of buildings having more than four storeys lifts with 100% stand by generators along with automatic switchover would be essential. At least one lift be provided with minimum size of 1.8mt x 2.0 mt the clear width of rising landing to the basement floor shall be 4 mtrs. with an adequate steps not steeper than 1:10.

10. OPEN SPACES:

While all the open spaces including those between the blocks and wings of buildings shall be developed, equipped and land scaped according to the plan approved by the CMC. At least 15% of the total site area shall be developed as organised open space i.e tot lots and play ground.

11. APPROVAL OF BUILDING PLANS:

The building plans for the building to be constructed at G.H. plots shall have to be got approved from the CMC (under section 254 of HMC Act 1994), before taking up the construction.

12. BUILDING BYE LAWS:

The construction of the building/coverage shall be governed by the FCA building rules 1989 or the rules as notified by the Govt. under HMC Act 1994 . On the points where such rules are silent and stipulate no condition or norm, the model building bye-laws issued by the ISI, and as given in the NBC shall be followed.

13. BASEMENT:

Two level basement within the building zone of the G.H plots provided it flushes with the ground and is properly landscaped may be allowed. The basement may in addition to parking could be utilized for generator rooms, lift rooms, fire fighting pumps, water reservoir, electric sub-station, air conditioning plants and toilets, if they satisfy the public health requirements and for no other purposes. Area under stilts (only for parking) and basement shall not be counted towards FAR. Basement shall not be used for storage purposes but will be used only for ancillary services of the main building and it is further stipulated that no other portions of basement will be permissible for use other than those specified above.

14. APPROACH TO THE PARKING:

The vehicular approach to the parking lots shall be planned and provided giving due consideration to the junctions with the surrounding roads Passage to the satisfaction of the CMC.

15. FIRE SAFETY MEASURES:

a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of Rules 1965/ NBC and the same should be got certified from the competent authority. b) Electric Sub Station / generator room if provided should be on plinth ground over 24(A).C. 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.

16. SOLAR WATER HEATING SYSTEM:

The use of solar water heating system as per norms specified by HAREDA is mandatory and shall be made operational in group housing building before applying for an occupation certificate.

17. RAIN WATER HARVESTING SYSTEM:

The rain water harvesting system shall be provided as per Central Ground Water Authority norms/ Haryana Govt. notification, as applicable.

NOTES:

1. The minimum width of an internal courtyard from which a habitable room derives light / ventilation should not be less than 3.0 mts (no other side) further the area of such courtyard throughout its height should not be less than square of one fifth the height of its highest wall abutting courtyard (based on H.R.C rule)
2. Area meant for parking under stilts & basement shall not be counted towards F.A.R provide it is not divided by partition walls or any enclosures .
3. Owner is required to get the structural design proposal from the reputed structural engineer duly approved / vetted by any reputed proof consultant or engineer , Institutional certificate from the institution or proof consultant should be obtained stating that the design and the construction is as per requirement specified in I.S.I code and National Building Code ,including the specified code for the earth quake resistant building.
4. The height of the machine room shall be allotted in proportion of height of equipment to be accessible and reasonable for repair and replacement of machine which ever is higher and shall not be less than 2.0 m clear from the floor or the plat form.
5. Cantilevered projection up to 1.20m may be allowed on all the sides within building zone. However no such projection shall reduce the minimum required set back limits or distances required between two blocks.
6. A bungalow above 4 related products should be installed at suitable place and shown on the building plan clearly.

DRG.NO. :- MCF/C.T./P2013/1321	DATED :-08-05-13
SCALE :- 1:1200	N

DRAWN BY	CHECKED BY	PLANNING ASSISTANT
ASST. TOWN PLANNER	DEPUTY TOWN PLANNER	SENIOR TOWN PLANNER
CHIEF TOWN PLANNER 9-5-13	COMMISSIONER	

MUNICIPAL CORPORATION
FARIDABAD