

**ZONING CLAUSES FOR GROUP HOUSING COLONY**

FOR THE PURPOSES OF RULES 16(a) AND 16 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS (REGULATION OF UNREGULATED DEVELOPMENT) RULES 2007

**1. SHAPE & SIZE OF SITE**

The shape and size of the Group Housing Colony is in accordance with the respective demarcation plan shown as T To 23 as approved by G.T.P. Patiala on vide Encl. No. 2074 dated 15.06.2008.

**2. TYPE OF BUILDING PERMITTED**

The type of building permitted on this site shall be buildings designated in the form of listed development for residential purposes or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning, Haryana.

**3. GROUND COVERAGE AND F.A.R.**

a) Building shall only be permitted within the portion of the site marked as (1) habitable zone and no where else.

b) The maximum coverage on ground floor shall be 30% and four or subsequent floors shall be 30% on floor of 13.87 acres.

c) The maximum F.A.R. shall not exceed 17% on the area of 13.87 acres. However, it shall not include common buildings which shall be as per the general terms, the building plan of which shall have to be got approved from the Director, Town and Country Planning, Haryana.

**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 not be more than as allowed by National Airport Authority and shall not exceed 1.2 times the width of the road adjoining the front side open space.

b) If a building exists on both or more streets of different widths, the building shall be deemed to face upon the street that has the greatest width and the height of the building shall be regulated by the width of that street and not be restricted to the height i.e., depth of F.A.R. along the former street.

c) Buildings/structures which are 20 metres or more in height shall be constructed if no objection certificate has been obtained from the National Airport Authority.

d) Building blocks shall be constructed so as to maintain an internal distance not less than the lot back required for such building according to the table below:

Lot Area in sq. metres	HEIGHT OF BUILDING in metres	SET BACK - FRONT SPACE TO BE LEFT IN METRES (IN FEET)
1	10	2
2	15	3
3	20	4
4	25	5
5	30	6
6	35	7
7	40	8
8	45	9
9	50	10
10	55	11
11	60	12
12	65	13
13	70	14
14	75	15
15	80	16
16	85	17
17	90	18
18	95	19
19	100	20
20	105	21
21	110	22
22	115	23
23	120	24
24	125	25
25	130	26
26	135	27
27	140	28
28	145	29
29	150	30
30	155	31
31	160	32
32	165	33
33	170	34
34	175	35
35	180	36
36	185	37
37	190	38
38	195	39
39	200	40
40	205	41
41	210	42
42	215	43
43	220	44
44	225	45
45	230	46
46	235	47
47	240	48
48	245	49
49	250	50
50	255	51
51	260	52
52	265	53
53	270	54
54	275	55
55	280	56
56	285	57
57	290	58
58	295	59
59	300	60
60	305	61
61	310	62
62	315	63
63	320	64
64	325	65
65	330	66
66	335	67
67	340	68
68	345	69
69	350	70
70	355	71
71	360	72
72	365	73
73	370	74
74	375	75
75	380	76
76	385	77
77	390	78
78	395	79
79	400	80
80	405	81
81	410	82
82	415	83
83	420	84
84	425	85
85	430	86
86	435	87
87	440	88
88	445	89
89	450	90
90	455	91
91	460	92
92	465	93
93	470	94
94	475	95
95	480	96
96	485	97
97	490	98
98	495	99
99	500	100

a) To ensure the safety and structural stability of the buildings of more than 10 metres in height, the developer shall submit the structural drawings duly signed from registered architects, R.T. Chakraborty, P.C. Chatterjee or M.T. Kulkarni etc. The safety norms to be followed by the builder of Flat Structures of height more than 10 metres shall be as per the provisions of the Building Code of India, 2000. These specifications, which shall be obtained prior to starting the construction work at site.

b) Each covered or reserved open space is intended to be used for the benefit of those who use building belonging to the same corner. The width of such open air space shall be the one required for the lot having the reserved space.

**5. SUB-DIVISION OF SITE**

a) The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act, 1962.

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

**6. GATE, FENCE AND SECURITY MEASURES**

Each boundary wall, ceiling or that construction, balcony or fence along with gate and gate post shall be constructed as per design approved by D.T.C.P. Haryana. In addition to the gateposts an additional reserved gate not exceeding 1.20 metres width may be allowed in the front and side boundary wall provided that no main gate shall be allowed to open on the sector wall built open space.

**7. DENSITY**

The maximum density of the population provided in the colony shall be 100 PPA, and the maximum be 800 PPA on the area of 13.87 acres.

For computing the density, the occupancy per main dwelling unit shall be taken as four persons and for reserved dwelling unit persons per unit shall be one person per 50 sq. feet of living area, whichever is more.

**8. ACCOMMODATION FOR SERVICE POPULATION**

Adequate accommodation shall be provided for domestic servants and other service population of PPA. 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 a unit if attached to the main unit shall not be less than 10 sq. m. In addition 10% of the total number of dwelling units having a minimum area of 200 sq. m. shall be reserved for S. & S. category.

**9. PARKING**

a) Parking space shall be provided @ 1:1.5 Equivalent Car Space for each dwelling unit. These parking spaces shall be allotted only to the flat holders and shall not be allotted, leased, sold or transferred to any member in the third party. The area for parking space shall be as under:-

- i) Basement - 35 sqm.
- ii) GND - 30 sqm.
- iii) Deck - 25 sqm.

b) At least 75% of the equivalent car spaces shall be provided in the form of reserved parking. Further minimum 5% of the total parking will be made available to the S. & S. category flats.

c) The reserved parking in the basement or in the form of multi level parking above ground level shall not be counted towards F.A.R. However, in case of multi level parking above the ground level the first zone of reserved parking building shall be counted towards ground coverage. In case of provision of mechanical parking in the basement floor upper stories, the floor to parking height of the basement upper floor shall be maximum 4.5 meter. Other than the mechanical parking the floor to ceiling height in upper floor shall not be more than 2.4 meter below the ceiling beam.

**10. LOT UTILIZATION**

Range would be covered in Group Housing building if more than 100% stand by generation along with adequate drainage are provided for carrying of the along with space. However, in case of building having more than four stories with 100% stand by generation along with adequate drainage shall be considered. Above the 10% stand by generation the maximum size of 1.03 M.C.U. (10.33 cum) shall be for each building. The development shall be 4.00 metres with a platform slope not steeper than 1:10. This entry and lot shall be separate for each of the respective units.

**11. OPEN SPACES**

While all the open spaces including those between the blocks and along of buildings shall be reserved, segregated and laid out according to the plan approved by the D.T.C.P. Haryana. At least 15% of the total site area shall be developed as organized open spaces as set out and lay plan.

**12. APPROVAL OF BUILDING PLAN**

The building plan of the buildings to be constructed at the site shall have to be got approved from the Director, Haryana (under section 82) of the Act No. 41 of 1962, before being put for construction.

**13. BUILDING BYE LAWS**

The construction of the buildings shall be governed by the building bye laws provided in the part VI of the Punjab Scheduled Roads and Controlled Areas (Regulation of Unregulated Development) Rules, 2007. On the points where such rules are silent and require no condition or norm, the model building bye laws issued by the D.T.C.P. Haryana shall be followed.

**14. COMMENTED SHOPPING**

5% of the total area shall be reserved to cater for essential commented shopping with the following conditions:

a) The ground coverage of 100% with F.A.R. of 100 will be permissible. However this will be a part of the permitted ground coverage and F.A.R. of the Group Housing Colony.

b) The area of such shops shall not be more than 2.75 m x 2.75 m and 2.75 m x 8.25 m.

c) The height of such shops/Departmental Store shall not exceed 4.00 metres.

**15. PROVISION OF COMMUNITY BUILDINGS**

The community buildings shall be provided as per the complete norms in the Group Housing Scheme.

**16. BASEMENT**

Four level basement within the building zone of the site provided 8 Buses with the ground and by private development may be allowed. The basement area in addition to parking could be utilized for generator room, lift room, fire fighting pumps, water reservoir, water sub-station, air conditioning plants and related utility. If they intend the public health requirements and for other purposes. Any other basement shall not be counted towards F.A.R. Basement shall not be used for sub-commercial purposes but will be used only for ancillary purposes of the main building and it is further allowed that no other part of basement will be permissible for uses other than those specified above.

**17. APPROACH TO SITE**

The vehicular approach to the site and parking lot shall be planned and provided giving due consideration to the junction of and the junction with the surrounding roads by the satisfaction of the D.T.C.P. Haryana.

**18. FIRE SAFETY MEASURES**

a) The tower will ensure the provision of fire safety measures to be made through building construction according to the provisions of Haryana 1962 and the norms should be got certified from competent authority.

b) Fireman (Fire Station) generated room if provided should be on the ground floor. D.C.C. Control room 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 Engineer Haryana.

**19. HOT WATER HEATING SYSTEM**

The provision of hot water heating system shall be as per norms specified by HAWEDA and shall be made operational in each building block before applying for an occupation certificate.

**20. SINK AND WATER SUPPLY SYSTEM**

The rain water harvesting system shall be provided as per Central Ground Water Authority, North Haryana Govt. notification on application.

21) The colonnade shall obtain the consent/NOA as per the provisions of the Notification No. S.O. 1833 (2) dated 14.8.2008 issued by Ministry of Environmental Forests, Government of India relating to the construction of colonnade in the form of an arch.

22) The colonnade shall use only Compact Fluorescent Lamps (CFL) for interior lighting and not use compact lighting.

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