G U R U G R A M

LAYOUT CUM DEMARCATION CUM ZONING PLAN OF GROUP HOUSING SITE NO.1 IN SECTOR -39, G.H. SITE NO.1, 2, 3, 4 & 5 IN SECTOR-37-C.

FOR THE PURPOSE OF REGULATIONS OF CODE-2 (xcvi) OF THE HARYANA BUILDING CODE-2017, AMENDED FROM TIME TO TIME.

1. SHAPE AND SIZE OF SITE

THE SHAPE AND SIZE OF THE SITE IS IN ACCORDANCE WITH THE DEMARCATION 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-STOREYED GROUP HOUSING	35%	1.75	MINIMUM 100 - MAXIMUM 300

NOTE:-

FOR COMPUTING THE DENSITY,THE OCCUPACY 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 GOVERENED BY THE FOLLOWING:-

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

(b) IF A BUILDING ABUTS 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-SE DISTANCE AS PER CODE 7.11(5).

(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 WIDTH OF SUCH OPEN AIR SPACE,SHALL BE THE ONE SPECIFIED FOR THE TALLEST BUILDING AS SPECIFIED IN (C)ABOVE.

SR NO.	HEIGHT OF BUILDING (IN MTRS.)	EXTERIOR OPEN SPACES TO BE LEFT ON ALL SIDES OF BUILDING BLOCKS (IN MTRS) (FRONT, REAR AND SIDES IN EACH PLOT.
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 and above	16

5. PARKING

(a) 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	32 SQM. (1 ECS)
STILTS	28 SQM. (1 ECS)
OPEN	23 SQM. (1 ECS)

(b) 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 THE 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 THE MECHANICAL PARKING THE FLOOR TO CEILING HEIGHT IN UPPER FLOOR SHALL NOT BE MORE THAN 2.4 MTR. BELOW THE HANGING BEAM

(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.

7. GATE,GATE POST & BOUNDARY WALLS

(a) SUCH BOUNDARY WALL,RAILINGS OR THEIR COMBINATION,HEDGES OR FENSES ALONG WITH GATES AND GATE POST 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. 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.

9. CONVENIENT SHOPPING

0.5% OF THE TOTAL SITE AREA SHALL BE RESERVED TO CATER FOR ESSENTIAL CONVENIENT 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 PERMISSIBLE GROUND COVERAGE AND F.A.R. OF THE GROUP HOUSING COLONY .

(b) THE SIZE OF KIOSK/BOOTHS SHALL NOT BE MORE THAN 2.75 MTR. X 2.75 MTR. AND 2.75 MTR. X 8.25 MTR.

(c) THE HEIGHT OF KIOSK/SHOPS/ DEPARTMENTAL STORES SHALL NOT EXCEED 4.0 MTR.

10. PROVISION OF COMMUNITY BUILDINGS

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

11. 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 THERE UNDER.

(b) SUB-DIVISION OF THE SITE SHALL NOT BE PERMITTED, IN ANY CIRCUMSTANCES.

12. 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 PERSON AUTHORIZED BY HIM BEFORE STARTING UP THE CONSTRUCTION.

13. BASEMENT.

(a) UPTO FOUR LEVELS BASEMENT SHALL BE ALLOWED.

(b) THE CONSTRUCTION OF BASEMENT SHALL BE EXECUTED AS PER CODE 7.16 OF HBC-2017.

15. PROVISIONS OF PUBLIC HEALTH FACILITIES.

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

16. EXTERNAL FINISHES.

(a) ALL SIGN BOARDS AND NAMES SHALL BE WRITTEN ON THE SPACES PROVIDED ON BUILDINGS AS PER APPROVED BUILDING 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(DPC) CHAPTER 10 OF THE HARYANA BUILDING CODE, 2017 SHALL BE FOLLOWED.

17. LIFTS AND RAMPS.

(a) LIFT AND RAMPS IN BUILDING SHALL BE PROVIDED AS PER THE HARYANA BUILDING CODE, 2017.

(b) LIFT SHALL BE PROVIDED WITH 100% STANDBY GENERATORS ALONG WITH AUTOMATIC SWITCHOVER ALONG WITH STAIRCASE OF REQUIRED WIDTH AND NUMBER.

18. BUILDING BYE-LAWS.

THE CONSTRUCTION OF THE BUILDING/ BUILDINGS SHALL BE GOVERNED BY PROVISIONS OF THE HARYANA BUILDING CODE, 2017 AND AMENDED FROM TIME TO TIME. ON THE POINTS WHERE SUCH RULES ARE SILENT AND STIPULATE NO CONDITION OR NORM, THE MODEL BUILDING BYE LAWS ISSUED BY THE INDIAN STANDARDS, AND AS GIVEN IN THE NATIONAL BUILDING CODE-2016 OF INDIA SHALL BE FOLLOWED.

19. 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-2016 OF INDIA AND THE SAME SHOULD BE GOT CERTIFIED FORM 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.

20. GENERAL NOTE.

(a) THAT THE ALLOTTEE /OWNER SHALL OBTAIN THE ENVIRONMENTAL CLEARANCE/NOC AS PER THE PROVISIONS OF THE NOTIFICATION NO. S.O. 1533 (E) DATED 14.9.2006 ISSUED BY MINISTRY OF ENVIRONMENT AND FOREST, GOVERNMENT OF INDIA BEFORE STARTING THE CONSTRUCTED.

(b) THAT THE RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS/HARYANA GOVT. NOTIFICATION AS APPLICABLE.

(c) THAT THE ALLOTTEE /OWNER SHALL USE ONLY LIGHT-EMITTING DIODE LAMPS (LED) FITTING FOR INTERNAL LIGHTING AS WELL AS CAMPUS LIGHTING.

(d) THAT THE ALLOTTEE/OWNER SHALL ENSURE THE INSTALLATION OF SOLAR PHOTOVOLTAIC POWER PLANT AS PER THE PROVISIONS OF ORDER NO. 22/52/2005-5POWER DATED 21.03.2016 ISSUED BY HARYANA GOVERNMENT RENEWABLE ENERGY DEPARTMENT.

(e) THAT THE ALLOTTEE/OWNER SHALL STRICTLY COMPLY WITH THE DIRECTIONS ISSUED VIDE NOTIFICATION NO. 19/6/2016-5P DATED 31.03.2016 ISSUED BY HARYANA GOVERNMENT RENEWABLE ENERGY DEPARTMENT.

(f) PROVISION/FACILITIES FOR DIFFERENTLY- ABLED PERSONS SHALL BE PROVIDED AS PER PROVISIONS OF CODE-9.1 OF HARYANA BUILDING CODE-2017.

(g) THE ALLOTTEE /OWNER SHALL COMPLY WITH THE PROVISIONS OF RERA ACT-2016 AND THE RULES AND REGULATION FRAMED THEREUNDER BY HRERA,WHEREVER REQUIRED.

(h) THE ALLOTTEE/OWNER SHALL ENSURE THE COMPLIANCE OF HARYANA APARTMENT OWNERSHIP ACT-1983 (AS AMENDED FROM TIME TO TIME) AND THE MAINTENANCE OF COMMON FACILITIES SHALL BE GOVERNED BY THE IBID ACT.

(i) THE ALLOTTEE/OWNER SHALL ALSO COMPLY WITH ALL OTHER ACTS RULES AND REGULATIONS APPLICABLE , GOVERNING THE CONSTRUCTION ON THE SITE.

(j) THE APPLICATION FOR BUILDING PLANS IN THIS CASE SHOULD BE ACCOMPANIED WITH STRUCTURAL DESIGNS AND CERTIFICATE FROM COMPETENT STRUCTURAL ENGINEER REGARDING SAFETY OF THE BUILDING CLEARLY STATING THAT THE STRUCTURAL DESIGN HAVE BEEN CHECKED AND FOUND TO BE IN CONFORMITY WITH THE NATIONAL BUILDING CODE AND B.I.S. CODE RELATING TO EARTH QUAKE EFFECT.

(k) AMONG OTHER PLANS AND PAPERS, DETAILED ELEVATIONS OF BUILDING ALONG ALL SIDES EXPOSED TO PUBLIC VIEW SHALL BE DRAWN TO A SCALE OF 1 CM = 2M, AND SHALL ACCOMPANY THE BUILDING APPLICATION.

(l) WATER STORAGE TANKS AND OTHERS PLUMBINGS ETC. SHALL NOT BE SHOWN ON ANY FACE OF THE BUILDING BUT SHALL BE SUITABLY ENCASED.

(m) NO APPLIED DECORATION LIKE INSCRIPTIONS, CROSSES, NAME OR PERSONS OR BUILDINGS ARE PERMITTED ON ANY EXTERNAL FACES OF THE BUILDING.

(n) THE BUILDING DESIGN FOR THE PERMISSIBLE COVERED AREA SHALL BE SUBMITTED AS WHOLE AND NOT IN PARTS.

(o) GARBAGE COLLECTION CENTER OF APPROPRIATE SIZE SHALL BE PROVIDED WITHIN THE SITE.

(p) THE SITE SHALL NOT BE USED FOR STORAGE OF ANYTHING WHICH HAS OBNOXIOUS FUMES, ODOUR SMOKE OR IS EXPLOSIVE CHARACTER AND WHICH MAY BE HAZARDOUS ANY RISKY TO HUMAN LIFE.

(q) THAT HSVP SHALL PROVIDE THE SERVICES ONLY UPTO THE PERIPHERY OF THE EARMARKED/ALLOTTED SITE. THE INTERNAL DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE ALLOTTEE.

(r) FOR CERTIFICATE IN ANY MATTER AND IN MATTER OF ANY INTERPRETATION OF THE RULES AND ZONING REGULATIONS THE DECISION OF CHIEF ADMINISTRATOR, HSVP SHALL BE FINAL.

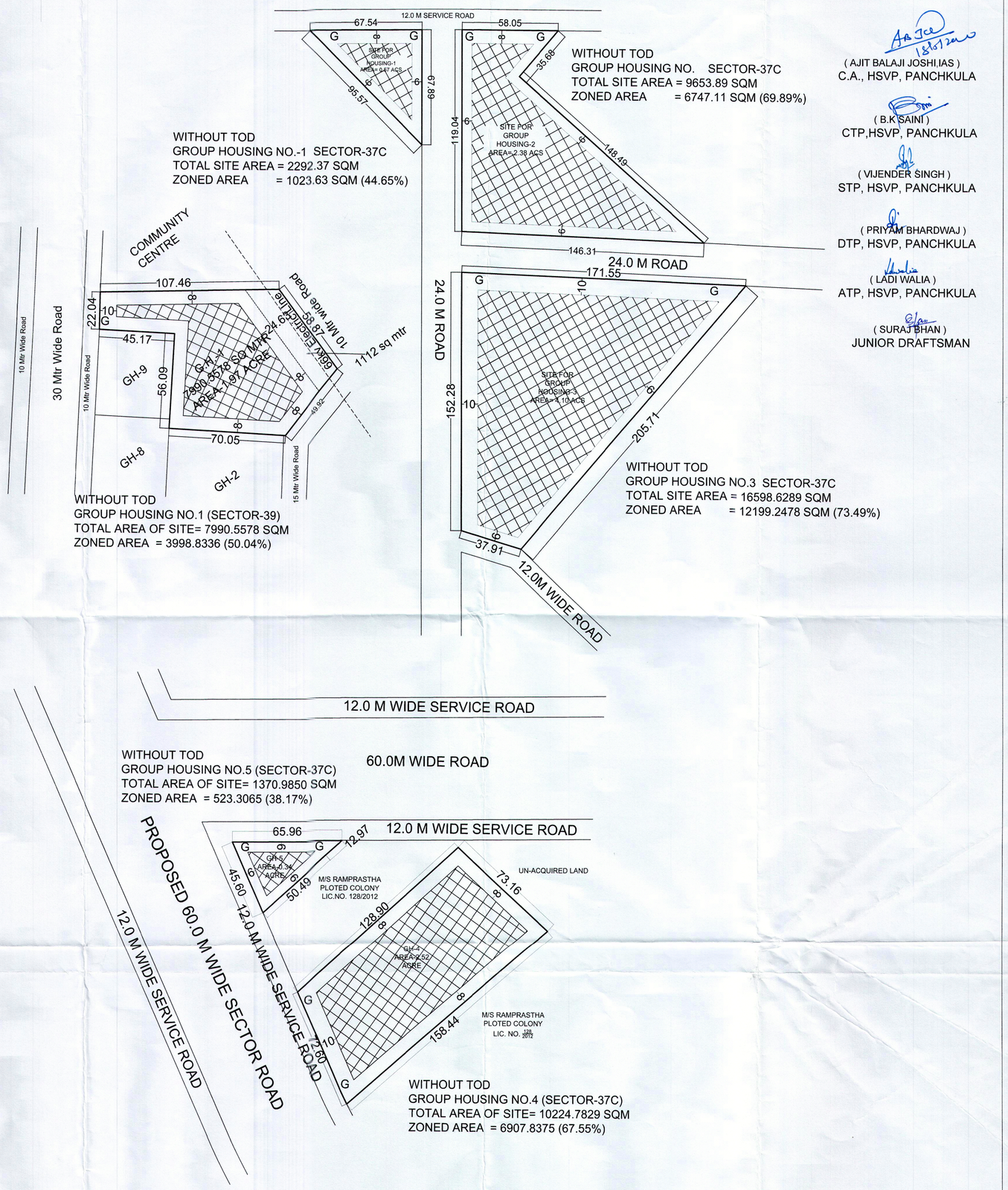
NOTE:-

THIS DRAWING HAS BEEN PREPARED ON THE BASIS OF APPROVAL RECEIVED VIDE C.A. HSVP, PANCHKULA OFFICE MEMO NO.91201 DATED 01.05.2023 AND SURVEY PLAN FROM ESTATE OFFICER-II, HSVP, GURUGRAM OFFICE MEMO NO.5017 DATED 28.04.2023 AND ESTATE OFFICER-I, HSVP, GURUGRAM OFFICE EMAIL DATED 08.05.2023.

DRAWING NO. D.T.P (G) 2630 / 2023 DATED.12.05.2023.

DRAWN BY	KULDEEP, JD	MANITA, SD		
PLANING 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



(AJIT BALAJI JOSHI,IAS)
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