

GURURAM

DEMARICATION-CUM-ZONING PLAN OF G.H. SITE NO.2, 2A, 5A, 8, 9A, 12, 13, 17 IN SECTOR-9A, G.H. SITE NO.2, 8, 16 IN SECTOR-10A, G.H. SITE NO.2A, 5 IN SECTOR-9. FOR THE PURPOSE OF REGULATIONS OF CODE-2 (xcvi) OF THE HARYANA BUILDING CODE-2017, AMENDED FROM TIME TO TIME AND AS PER PROVISIONS OF HSVP TOD POLICY-18.03.2019.

1. SHAPE AND SIZE OF SITE

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

LAND USE	TOD ZONE	MAXIMUM GROUND COVERAGE	FAR	MAXIMUM DENSITY (PERSONS PER ACRE)
MULTI-STORYED GROUP HOUSING (MINIMUM 2000 SQM. PLOT AREA)	INTENSE	40%	3.5	600
	TRANSITION		2.5	430

(c) MAXIMUM 10% OF F.A.R. SHALL BE PERMITTED AS COMMERCIAL COMPONENT.

(d) WHERE ANY SITE IS COMING WITHIN ANY TOD ZONE PARTIALLY, THE PROVISIONS OF THIS POLICY WILL BE ALLOWED TO BE AVAILED ONLY FOR THAT PORTION OF THE PLOT AS PER LIMITATION DEFINED FOR INTENSE AND TRANSITIONAL TOD ZONES BUT SUCH F.A.R. CAN BE UTILIZED ANYWHERE WITHIN THE PERMISSIBLE BUILDABLE ZONE OF SUCH A PLOT, I.E. EVEN IN THE PORTION OF BUILDABLE ZONE OF THE PLOT FALLING OUTSIDE TOD ZONE.

NOTE:-
FOR COMPUTING THE DENSITY, THE OCCUPANCY 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 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 BUILDING SHALL BE DEEMED TO FACE UPON THE STREET THAT HAS THE GREATER WIDTH AND THE HEIGHT OF THE BUILDING 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 BLOCKS SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN INTER-SITE DISTANCE AS PER CODE 7.1(15).

(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 METRES)	EXTERIOR OPEN SPACES TO BE LEFT ON ALL SIDES OF BUILDING BLOCKS (IN METRES) (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) (NON TOD ZONE)
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	12 SQM (1 ECS)
STILTS	23 SQM (1 ECS)
OPEN	23 SQM (1 ECS)

(b) (TOD ZONE)
THE PARKING SHALL BE CALCULATED ON THE RATIONALE OF CARPET AREA OF EACH DWELLING UNIT, WHICH IS AS UNDER :-

UP TO 100 SQM	0.5 ECS
BETWEEN 100 SQM TO 150 SQM	1.0 ECS
MORE THAN 150 SQM	1.5 ECS

(i) THE AREA FOR PARKING PER CAR SHALL BE SAME AS OF NON TOD ZONE.

(ii) ADEQUATE PARKING SPACE, COVERED, OPEN OR IN THE BASEMENT SHALL BE PROVIDED FOR VEHICLES OF USER AND OCCUPIERS, WITH IN THE SITE AS PER CODE 7.1 (EXCEPT AS PROVIDED IN NON TOD ZONE ABOVE).

NOTE:-

(a) 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.

(b) FOR THE COMMERCIAL AREAS THE NORMS OF 1.0 ECS FOR EACH 50 SQM CARPET AREA SHALL BE FOLLOWED.

(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 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.

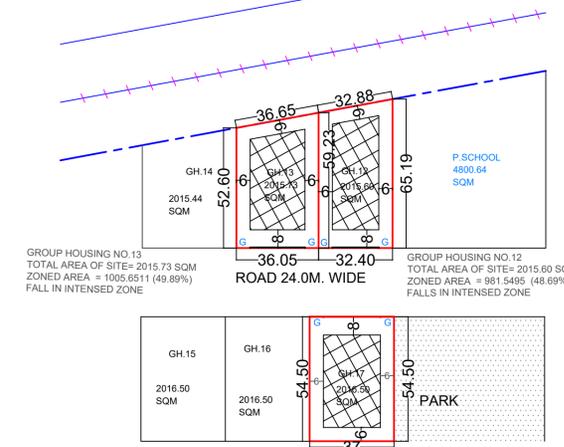
(c) ENTRY AND EXIT SHALL BE PERMITTED AS INDICATED / MARKED ON THE PLAN.

DRAWING NO. D.T.P (G) 2628 / 2023 DATED. 08.05.2023

DRAWN BY: MANITA, SD
 PLANNING 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

G.H. SITE NO.2, 2A, 5A, 8, 9A, 12, 13, 17 IN SECTOR-9A,



17. LIFTS AND RAMP.

(a) LIFT AND RAMP 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-2017 OF INDIA SHALL BE FOLLOWED.

19. FIRE SAFETY MEASURES.

(a) THE OWNER WILL ENSURE THE PROVISION OF PROPER FIRE SAFETY MEASURES IN THE MULTI STORED BUILDINGS CONFORMING TO THE PROVISIONS OF THE HARYANA BUILDING CODE, 2017 NATIONAL BUILDING CODE-2016 OF INDIA AND THE SAME SHOULD BE GOT CERTIFIED FROM THE COMPETENT AUTHORITY.

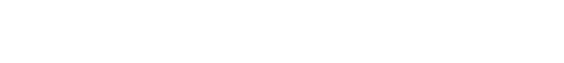
(b) ELECTRIC SUB STATION/ GENERATOR ROOM IF PROVIDED SHOULD BE ON SOLID GROUND NEAR DO/ LT. CONTROL PANEL ON GROUND FLOOR OR IN UPPER BASEMENT AND IT SHOULD BE LOCATED ON OUTER PERIPHERY OF THE BUILDING. THE SAME SHOULD BE GOT APPROVED FROM THE CHIEF ELECTRICAL INSPECTOR, HARYANA.

(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.

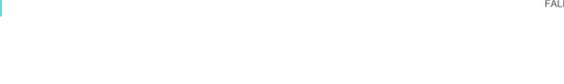
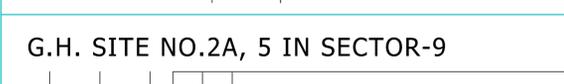
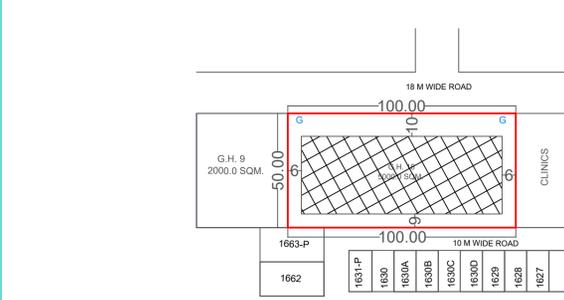
20. GENERAL NOTE.

- 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 CONSTRUCTION.
- THAT THE RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS/HARYANA GOVT. NOTIFICATION AS APPLICABLE.
- THAT THE ALLOTTEE /OWNER SHALL USE ONLY LIGHT-EMITTING DIODE LAMPS (LED) FITTING FOR INTERNAL LIGHTING AS WELL AS CAMPUS LIGHTING.
- THAT THE ALLOTTEE/OWNER SHALL ENSURE THE INSTALLATION OF SOLAR PHOTOVOLTAIC POWER PLANT AS PER THE PROVISIONS OF ORDER NO. 22/52/2005-SPOWER DATED 21.03.2016 ISSUED BY HARYANA GOVERNMENT RENEWABLE ENERGY DEPARTMENT.
- THAT THE ALLOTTEE/OWNER SHALL STRICTLY COMPLY WITH THE DIRECTIONS ISSUED VIDE NOTIFICATION NO. 19/6/2016-SP DATED 31.03.2016 ISSUED BY HARYANA GOVERNMENT RENEWABLE ENERGY DEPARTMENT.
- PROVISION/FACILITIES FOR DIFFERENTLY- ABLED PERSONS SHALL BE PROVIDED AS PER PROVISIONS OF CODE-9.1 OF HARYANA BUILDING CODE-2017.
- THE ALLOTTEE /OWNER SHALL COMPLY WITH THE PROVISIONS OF RERA ACT-2016 AND THE RULES AND REGULATION FRAMED THEREUNDER BY RERA, WHEREVER REQUIRED.
- 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 IBO ACT.
- THE ALLOTTEE/OWNER SHALL ALSO COMPLY WITH ALL OTHER ACTS RULES AND REGULATIONS APPLICABLE, GOVERNING THE CONSTRUCTION ON THE SITE.
- THE APPLICATION FOR BUILDING PLANS IN THIS CASE SHOULD BE ACCOMPANIED WITH STRUCTURAL DESIGN 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.
- 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.
- WATER STORAGE TANKS AND OTHERS PLUMBINGS ETC. SHALL NOT BE SHOWN ON ANY FACE OF THE BUILDING BUT SHALL BE SUITABLY ENCASED.
- NO APPLIED DECORATION LIKE INSCRIPTIONS, CROSSSES, NAME OR PERSONS OR BUILDINGS ARE PERMITTED ON ANY EXTERNAL FACES OF THE BUILDING.
- THE BUILDING DESIGN FOR THE PERMISSIBLE COVERED AREA SHALL BE SUBMITTED AS WHOLE AND NOT IN PARTS.
- GARBAGE COLLECTION CENTER OF APPROPRIATE SIZE SHALL BE PROVIDED WITHIN THE SITE.
- THE SITE SHALL NOT BE USED FOR STORAGE OF ANYTHING WHICH HAS OXIDIZOUS FUMES, ODOUR SMOKE OR IS EXPLOSIVE CHARACTER AND WHICH MAY BE HAZARDOUS ANY RISKY TO HUMAN LIFE.
- THAT HSVP SHALL PROVIDE THE SERVICES ONLY UP TO THE PERIPHERY OF THE EARMARKED/ALLOTTED SITE. THE INTERNAL DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE ALLOTTEE.
- 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 INFORMATION SURVEY PLAN PROVIDED BY ESTATE OFFICER-I, HSVP, GURUGRAM VIDE THEIR OFFICE MEMO NO.2105 DATED 29.04.2023 AND ALREADY APPROVED ZONING PLAN DRAWING NO. DTP (G) 945/2020 DATED 03.07.2020, 1639/2007 DATED 10.08.2007 & 323/1992 DATED 11.07.1992.



G.H. SITE NO.2, 8, 16 IN SECTOR-10A



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

(B.K SAINI)
CTP, HSVP, PANCHKULA

(VIJENDER SINGH)
STP, HSVP, PANCHKULA

(PRIYAM BHARDWAJ)
DTP, HSVP, PANCHKULA

(LADI WALIA)
ATP, HSVP, PANCHKULA

(SURAJ BHAN)
JUNIOR DRAFTSMAN

GROUP HOUSING NO.13
TOTAL AREA OF SITE= 2015.73 SQM
ZONED AREA = 1005.6511 (49.89%)
FALLS IN INTENSED ZONE

GROUP HOUSING NO.12
TOTAL AREA OF SITE= 2015.60 SQM
ZONED AREA = 981.5495 (48.69%)
FALLS IN INTENSED ZONE

GROUP HOUSING NO.16
TOTAL AREA OF SITE= 5000.0 SQM
ZONED AREA = 2992.1237 (59.84%)
FALLS IN INTENSED ZONE

GROUP HOUSING NO.8
TOTAL AREA OF SITE= 2025.0 SQM
ZONED AREA = 957.00 (47.25%)
FALLS IN INTENSED ZONE

GROUP HOUSING NO.2
TOTAL AREA OF SITE= 2007.50 SQM
ZONED AREA = 955.50 (47.59%)
FALLS IN INTENSED ZONE

GROUP HOUSING NO.8A
TOTAL AREA OF SITE= 2340.0 SQM
ZONED AREA = 1240.00 (52.99%)
FALLS IN INTENSED ZONE

GROUP HOUSING NO.2A
TOTAL AREA OF SITE= 2001.00 SQM
ZONED AREA = 939.40 (46.94%)
FALLS IN INTENSED ZONE

GROUP HOUSING NO.5A
TOTAL AREA OF SITE= 2000.00 SQM
ZONED AREA = 1008.00 (50.40%)
FALLS IN INTENSED ZONE

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TOTAL AREA OF SITE= 8006.67 SQM
ZONED AREA = 5550.27 (69.32%)
FALLS IN INTENSED ZONE

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