

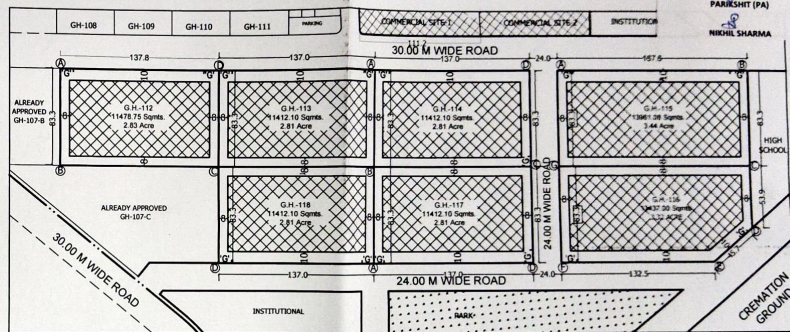
ZONING PLAN OF GH-112 TO GH-118 (GROUP HOUSING) IN SECTOR-20 (PART-II), PANCHKULA
FOR PURPOSE OF CODE 1.2 (XCVI) & 6.1 (I) OF THE HARYANA BUILDING CODE, 2017, AMENDED FROM TIME TO TIME.

- DEFINITION**
 THE MINIMUM DENSITY OF THE POPULATION PROVIDED IN THE CATEGORY SHALL BE THE POPULATION AND THE MAXIMUM BE THE POPULATION FOR COMPUTING THE DENSITY OF THE OCCUPANCY. THE OCCUPANCY SHALL BE THE NUMBER OF PERSONS.
- REQUIREMENTS**
 5.0% OF THE TOTAL SITE AREA SHALL BE RESERVED TO CATER FOR ESSENTIAL COMMERCIAL SHOPPING WITH THE FOLLOWING CONDITIONS:
 1. THE GROUND COVERAGE OF 10% WITHIN THAT SITE WILL BE PERMISSIBLE, HOWEVER THIS WILL BE A PART OF THE PERMISSIBLE GROUND COVERAGE AND NOT OF THE GROUP HOLDING DEVELOPMENT.
 2. THE SIZE AND HEIGHT OF SHOPPING SHOPS SHALL BE LIMITED AND SHALL BE SPECIFIED BY THE COMPETENT AUTHORITY.
- RECOGNITION FOR BUSINESS POPULATION**
 INDUSTRY AND BUSINESS SHALL BE PROVIDED FOR DOMESTIC SERVICES AND OTHER SERVICES POPULATIONS OF THIS THE NUMBER OF SUCH CHANGING AREAS FOR DOMESTIC SERVICES SHALL NOT BE LESS THAN 10% OF THE NUMBER OF BUSINESS POPULATION AND THE NUMBER OF SUCH CHANGING AREAS FOR BUSINESS SHALL NOT BE LESS THAN 10% OF THE NUMBER OF BUSINESS POPULATION. A VARIATION OF THE TOTAL NUMBER OF CHANGING AREAS SHALL BE PROVIDED, A MINIMUM AREA OF 3% OF THE TOTAL SHALL BE ALLOWED FOR THIS CATEGORY.

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DEPTT. OF TOWN AND COUNTRY PLANNING, HARYANA

- OPEN SPACES
WHILE ALL THE OPEN SPACES INCLUDING THOSE BETWEEN THE BLOCKS AND WINDING OF BUILDINGS SHALL BE DEVELOPED AND LANDSCAPED ACCORDING TO THE PLAN APPROVED BY THE COMPETENT AUTHORITY AT LEAST 10% OF THE TOTAL SITE AREA SHALL BE DEVELOPED AS OPENED OPEN SPACE (A).
- PROVISIONS OF COMMUNITY BUILDINGS
THE COMMUNITY BUILDINGS SHALL BE PROVIDED AS PER THE COMPOSITE NORMS IN THE GROUPING OF HOUSING COLONY.
- BAR ON SUBDIVISION OF SITE
(a) THE SUBDIVISION OF BUILDING COLONY SHALL BE GOVERNED BY THE HAYATAH APPROVED CHARTER AND ALSO RULES FOLLOWED THEREAFTER.
- (b) THE VARIATION OF THE SITE SHALL NOT BE PERMITTED IN ANY CIRCUMSTANCES.
- APPROVAL OF BUILDING PLAN
(a) THE BUILDING PLANS OF THE BUILDINGS TO BE CONSTRUCTED AT THIS SITE SHALL HAVE TO GET APPROVED FROM THE COMPETENT AUTHORITY OF THE MUNICIPALITY BY THE OWNER UNDER THE PROVISIONS OF THE RESPECTIVE ACTS BEFORE STARTING UP THE CONSTRUCTION.
- (b) THE NUMBER OF BASEMENT STORIES IN GROUP HOUSING SHALL BE AS PER CODE 3.30(III).
- (c) THE CONSTRUCTION OF BASEMENT SHALL BE EXECUTED AS PER CODE 7.15.
- PROVISIONS OF AREA UNDER THE BUILDING
(a) THE 10% OF URBAN PLOTS PROVIDED IN THE BUILDINGS SHALL BE PROVIDED TO THE NATIONAL BUILDING CODE, 2016.
- (b) EXTENDING PLANS AND WALLS SHALL BE WRITTEN ON THE PLANS PROVIDED ON BUILDINGS AS PER APPROVED BUILDING PLANS SPECIFICALLY FOR THIS PURPOSE AND AT NO OTHER PLACES. WHATSOEVER CONSTRUCTION OF BUILDING SHALL BE IN ACCORDANCE WITH THE HAYATAH APPROVED FOUNDATION AND DAMP PROOF CHAPTER 1 OF THE HAYATAH BUILDING CODE, 2017 SHALL BE FOLLOWED.
- (c) THE LIFT AND RAMP IN BUILDING SHALL BE PROVIDED AS PER CODE 7.7.
- BUILDING STYLING
(a) THE CONSTRUCTION OF THE BUILDINGS SHALL BE GOVERNED BY PROVISIONS OF THE HAYATAH BUILDING CODE, 2017. ON THE POINTS WHERE SUCH RULES ARE SILENT AND APPLICABLE TO THE NATIONAL BUILDING CODE OF INDIA SHALL BE FOLLOWED.
- (b) THE OWNER WILL ENSURE THE PROVISIONS OF PROPER FIRE SAFETY MEASURES IN THE MULTI STORED BUILDINGS CONFORMING TO THE PROVISIONS OF THE HAYATAH BUILDING CODE, 2017 NATIONAL BUILDING CODE OF INDIA AND AS PER THE LOCAL LAWS AND REGULATIONS.
- (c) ELECTRIC SUB STATION GENERATOR ROOM / PROVIDER/SHEDS OR ON SOIL/GROUND NEAR DRAIN / DRAINAGE / WATER LINE SHALL BE PROVIDED IN UPPER BASEMENT AND IT SHOULD BE LOCATED OUT OF OUTER PERIMETER OF THE BUILDING. THE SAME SHOULD BE GOT APPROVED FROM THE CHIEF ELECTRICAL INSPECTOR.
- (d) THE FIRE FIGHTING INCHARGE SHALL BE GOT APPROVED FROM THE DIRECTOR, URBAN LOCAL BODIES, HAYATAH APPROVED CHARTER AND ALSO RULES FOLLOWED THEREAFTER.
- (e) THE OWNER SHALL OBTAIN PROTECTIVE ORDER FROM THE DIRECTOR, URBAN LOCAL BODIES, HAYATAH APPROVED CHARTER FOR STARTING THE CONSTRUCTION OF BUILDING.
- (f) THE RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CODE 8.1.
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GH-112 (TOTAL AREA ZONED AREA)	= 11478.75 Segments = 8717.95 Segments (75.95 %)	(2.82 ACRES) (2.15 ACRES)
GH-113 (TOTAL AREA ZONED AREA)	= 11412.10 Segments = 7981.38 Segments (69.93 %)	(2.81 ACRES) (1.95 ACRES)
GH-114 (TOTAL AREA ZONED AREA)	= 11412.10 Segments = 7981.38 Segments (69.93 %)	(2.81 ACRES) (1.95 ACRES)
GH-115 (TOTAL AREA ZONED AREA)	= 13961.08 Segments = 9889.48 Segments (70.96 %)	(3.44 ACRES) (2.44 ACRES)
GH-116 (TOTAL AREA ZONED AREA)	= 13437.80 Segments = 9498.90 Segments (70.78 %)	(3.32 ACRES) (2.34 ACRES)
GH-117 (TOTAL AREA ZONED AREA)	= 11412.10 Segments = 7981.38 Segments (69.93 %)	(2.81 ACRES) (1.95 ACRES)
GH-118 (TOTAL AREA ZONED AREA)	= 11412.10 Segments = 7981.38 Segments (69.93 %)	(2.81 ACRES) (1.95 ACRES)

50 Sqmts (69.23 %) (1.95 ACRE)