

REVISED DEMARCATION CUM ZONING PLAN OF GROUP HOUSING SITES IN SECTOR -14
(PART-I) HISAR SHOWING THE DETAILED PLANNING OF SITE EARMARKED FOR GROUP
HOUSING FOR THE PURPOSE OF CODE-1.2 (XCVI) AND CODE 6.3 (3) (III) OF THE HARYANA
BUILDING CODE-2017.

1. SIZE AND SHAPE OF THE SITE :-
THE SIZE AND SHAPE OF THE SITE SHALL BE AS SHOWN ON THIS PLAN AS PER APPROVED DEMARCATION PLAN.

2. TYPE OF BUILDINGS PERMITTED - THE TYPE OF BUILDING IS PERMITTED ON THIS SITE SHALL BE: FIVE (5) SINGLE-UNIT HOMES AS A GROUP HOUSING DEVELOPMENT. FORMULA TO CALCULATE HOUSING: 1.00 MORE THAN ONE (ONE) (LIVING UNIT) WHERE LAND IS OWNED, BUILT, AND THE CONSTRUCTION IS UNDERTAKEN BY ONE AGENCY/THIRTY (30) OF THE 32 BUILDINGS SHALL BE (RESIDENTIAL) AND USED FOR RESIDENTIAL PURPOSES ONLY. HOWEVER, THE CONSTRUCTION OF COMMON FACILITIES (E.G. MAINTENANCE ROOM, ELECTRICAL SUB-STATION AND COMMON ROOM) SHALL ALSO BE ALLOWED WITHIN THE DEVELOPABLE COVERAGE AND FAR SPECIFIED IN CLAUSE 3. PROVIDED 8% OF TOTAL SITE AREA IS PERMISSIBLE AS COMMON USE AREA AS PER CLAUSE 4. MEANS NO. 4084 505 DATE: 22/02

3 SITE COVERAGE AND FLOOR AREA RATIO -

(a) THE BUILDING OR BUILDINGS SHALL BE CONSTRUCTED ONLY WITHIN THE PORTION OF THE SITE MARKED AS EXCESS AND NO WHERE ELSE.

(b) MAXIMUM PERMISSIBLE COVERAGE INCLUDING COVERED PATIOES AND RAMPS SHALL BE 25% ON GRAVELED FLOOR.

4. HEIGHT OF BUILDING -
THEY SHALL BE NO MAXIMUM PERMISSIBLE HEIGHT LIMIT OF THE BUILDING. HOWEVER, THE HEIGHT OF THE BUILDING BLOCK, SUBJECT OF COURSE TO THE PROVISIONS OF THE SITE COVERAGE AND FAR, SHALL BE GOVERNED BY THE FOLLOWING:
AS THE MAXIMUM HEIGHT OF THE BUILDINGS SHALL NOT BE MORE THAN AS ALLOWED BY NATIONAL AIRPORT AUTHORITY OF INDIA AND SHALL NOT EXCEED 1.5 TIMES (THE WIDTH OF THE ROAD ABUTTING) PLUS THE WIDTH OF THE ROAD.

12 55.3 a) ARCH

2) IF SUCH INTERIOR OR EXTERIOR OPEN SPACE IS BELIEVED 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.

1) ANY HEIGHT IN EXCESS OF THE ONE SPECIFIED ABOVE IS NOT REQUIRED FOR THE PURPOSES OF WATER TANK, LIFT HOUSE OR ANY OTHER FEATURES SHALL BE SUBJECT TO THE APPROVAL OF THE COMPETENT AUTHORITY.

1) THE FINISH HEIGHT OF THE BUILDING SHALL NOT BE LESS THAN 45CM FROM CENTER OF THE FINISHED LEVEL OF THE HIGH RISING THE BOUNDARY WALL.

2) THE HEIGHT OF SHUTTLES AND ABOVE SHALL ONLY BE ALLOWED SUBJECT TO SUBMISSION OF NO OBJECTION CERTIFICATE FROM THE AIRPORT AUTHORITY OF INDIA.

5. SUB-DIVISION OF SITE :-
THE SITE ALLOTTED TO CO-OPERATIVE GROUP HOUSING SOCIETIES AND WELFARE HOUSING ORGANIZATIONS SHALL BE COVERED BY THE HARYANA APARTMENT OWNERSHIP ACT AND SHALL NOT BE SUB-DIVIDED OR RE-PARTITIONED IN ANY MANNER WHATSOEVER EXCEPT AS PROVIDED IN THE HARYANA APARTMENT OWNERSHIP ACT.

6. GATE, GATE POSTS & BOUNDARY WALLS :-
VEHICLE AND A THROUGHT TO THE SITE SHALL BE AT PLACE MARKED ON THIS PLAN. THE HEIGHT AND DESIGN OF BOUNDARY WALLS SHALL BE AS PER JOB NO. TP/178 DATED SEPT. 2015. A GATE 6.0 MT. WIDE AND HEIGHT EQUAL TO THAT OF BOUNDARY WALL SHALL BE FIXED AT PLACE MARKED TO A VACKET GATE NOT EXCEEDING 1.25 MT. WIDTH CAN BE PROVIDED. THE SIDE OF MAIN FENCE THE BOUNDARY WALL SHALL BE CONSTRUCTED AS PER CODE 7.5. CORNERS OF BOUNDARY WALLS SHALL BE ROUNDED OFF BY A RADIUS INDICATED IN THIS ZONING PLAN.

7. DENSITY -
DENSITY OF POPULATION SHALL BE GOVERNED BY AGREEMENT EXECUTED BETWEEN THE SOCIETY/
ORGANIZATION AND THE CHIEF ADMINISTRATOR. HOWEVER, IN ANY CASE, IT SHALL NOT BE LOWER THAN 200 P.P.A AND
NOT MORE THAN 200 P.P.A (CALCULATED @ 1 PERSONS PER DWELLING UNIT)

6. FIRE SAFETY MEASURES -

- The Contractor shall ensure the PROVISION OF PROPER FIRE SAFETY MEASURES IN THE MULTI STOREY BUILDING CONFORMING TO THE PROVISIONS OF THE MALAYSIAN BUILDING CODE 2017 NBC AND THE SAME SHALL BE GET APPROVED FROM THE COMPETENT AUTHORITY.
- ELECTRIC SUBSTATION GENERATION ROOMS IN THE BUILDING SHALL BE LOCATED ON ROOFED GROUND NEAR GROUND CONTROL ROOM, CHANGEROOM AND OFFICE BUILDING. THE SAME SHOULD BE LOCATED ON OUTER PERIPHERY OF THE BUILDING. THE SAME SHOULD BE GET APPROVED FROM THE COMPETENT AUTHORITY.
- THE ELECTRICAL WIRING SHALL BE GET APPROVED FROM THE CHIEF FIRE OFFICER. CONSEQUENTLY THESE APPROVALS SHALL BE OBTAINED BEFORE STARTING THE CONSTRUCTION WORK AT SITE.

THE FOLLOWING ADDITIONAL INFORMATION SPACE INDICATED IN THE BUILDING PLAN:

- ACCESS TO FIRE APPLIANCES IN VEHICLES WITH DETAILS OF VEHICLE TURNING CIRCLE AND CLEAR MANOEUVRABLE ACCESSWAY AROUND THE BUILDING
- VEHICULAR PARKING SPACE
- LOCATION OF GENERATOR, TRANSFORMER AND SWITCH OF AIR ROOM
- SARVE EVALUATION SYSTEM, IF ANY
- DETAIL OF FIRE ALARM SYSTEM NETWORK

9 OPEN SPACE
ALL OPEN SPACE INCLUDING THOSE BETWEEN THE BLOCKS AND WINGS OF BUILDINGS SHALL BE DEVELOPED EQUIPPED AND PROPERLY LANDSCAPED TO THE SATISFACTION OF C.A. ³³ AT LEAST 15% OF TOTAL SITE AREA SHALL BE DEVELOPED AS AN ORGANIZED OPEN SPACE FOR TOT LOTS AND PLAY GROUND.

10 MEETING PLACE -
PROVISION OF MEETING PLACE MAY BE ALLOWED WITHIN PRESCRIBED FAR AND GROUND COVERAGE

11. PARKING SPACE
 A. ADEQUATE PARKING SPACE SHALL BE PROVIDED WITHIN THE SITE. THE TOTAL AREA OF GROUP PARKING LOT SHALL BE NOT LESS THAN 10% OF THE AREA OF THE SITE. AT LEAST 10% OF THE PARKING AREA SHALL BE PROVIDED AT THE STREET LEVEL.
 B. MINIMUM 50 MOVEMENT CAR SPACE (ECS) FOR EACH DWELLING UNIT SHALL BE REQUIRED.
 C. FURTHER PROVISION OF TOTAL CAR PARKING AREA WITHIN THE SITE SHALL BE AVAILABLE TO THE TWO CATEGORY FLATS.
 D. THE TOTAL PARKING IN THE BASEMENT OR IN THE FORM OF MAINTENANCE LEVEL, PARKING IN THE GROUND LEVEL SHALL NOT BE COUNTED TOWARDS THE REQUIRED CAR SPACE. THE PROVISION OF SEPARATE PARKING SPACE SHALL NOT BE COUNTED TOWARDS THE REQUIRED CAR SPACE.
 E. BUILDING BENCH SHALL BE PROVIDED TOWARDS THE GROUND COVERAGE.
 F. THE PROVISION OF MECHANICAL PARKING IN THE BASEMENT FLOOR LINES SHALL BE 4.75 MTR.
 G. CRUISING CLEAR HEIGHT OF THE BASEMENT FLOOR SHALL BE PERMITTED IN THE COVERED PARKING AREA.
 H. THE COVERED PARKING SHALL BE PROVIDED IN THE BASEMENT FLOOR. THE PLANNING OF THE COVERED PARKING SPACE SHALL IMMEDIATELY ATTRACT EYE OF THE VISITOR.
 I. THE FORMATION SHALL BE PROVIDED FOR THE EGRESS OF THE VEHICLES OF THE RESPECTIVE CATEGORY.
 J. NOTE: ECS = 25 SQUARE METERS OR OPEN SPACE OF 25 SQUARE METERS FOR TWO WHEELS AND 30 SQUARE METERS FOR FOUR WHEELS AT PARKING.
 K. THE PARKING REQUIREMENT OF GROUP HOUSING SHALL BE GOVERNED BY CODE 7 FOR HARYANA BUILDING REGULATIONS, 2016. THE REQUIREMENT SHALL BE MET BY THE DEVELOPER WITHIN THE PERIOD FROM TIME TO TIME.

12. **BASEMENT**

12.1. BASEMENT BASEMENTS SHALL BE PERMISSIBLE WITHIN THE ZONED AREA BASEMENT AREA CAN BE USED FOR THE USES AS SPECIFIED IN CODE. 7.18(D) OF THE HARTMAN BUILDING CODE 2017 AND ANY OTHER USES SHALL BE PERMITTED.

12.2. THE MINIMUM CLEAR HEIGHT OF THE BASEMENT SHALL BE 2.4 METERS AND MAXIMUM HEIGHT OF THE BASEMENT SHALL BE UP TO 4.5 METERS.

12.3. THE MINIMUM CLEARANCE FROM FLOOR TO THE UNDERSIDE OF THE ROOF SLAB OR CEILING SUBJECT TO SHALL BE 2.4 METERS. THE CLEARANCE SHALL BE DETERMINED BY THE STRUCTURAL ENGINEER.

12.4. THE MINIMUM HEIGHT OF THE ROOF OF ANY BASEMENT SHALL BE 9.0 METERS AND THE MAXIMUM 1.50 METERS ABOVE THE AVERAGE SURROUNDING FLOOR LEVEL AND ELEVATION.

12.5. THE RAMP TO BASEMENT AND PARKING FLOORS SHALL NOT BE LESS THAN 2.1 METERS WIDE FOR TWO WAYS.

12.6. THE RAMP TO BASEMENT FOR ONE WAY TRAFFIC PROVIDED WITH MINIMUM CLEARANCE OF 1.10 METERS AND 4.0 METERS WIDE FOR ONE WAY TRAFFIC PROVIDED WITH MINIMUM CLEARANCE OF 1.10

13. LIFTS AND RAMPS :-

- EVERY BUILDINGS HAVING MORE THAN 15 METRS HEIGHT PROVISION OF LIFTS OR A RAMP WITH AN INCLINATION OF 1:10 IN ADDITION OF THE STAIR CASES.
- THE RAMP TO BASEMENT AND PARKING FLOORS SHALL NOT BE LESS THAN 7.2 METRES WIDE FOR TWO WAY TRAFFIC AND 4 METRES WIDE FOR ONE WAY TRAFFIC PROVIDED WITH MINIMUM GRADIENT OF 1:10.
- LIFTS AND RAMPS SHALL BE PROVIDED AS PER CODE 7.7 (3) & (5) OF HARYANA BUILDING CODE, 2017.

14 APPLICABILITY OF NATIONAL BUILDING CODE -
IN ADDITION TO HARYANA BUILDING CODE 2017 (AS AMENDED FROM TIME TO TIME) AND ZONING CLAUSES
WHEREVER SILENT ON ANY ASPECT OF ERECTION OR ERECTION OF BUILDINGS SPACE STANDARDS LIGHT AND
VENTILATION STRUCTURAL SAFETY SANITARY REQUIREMENTS ETC. THE PROVISIONS OF LATEST BUREAU OF INDIAN
STANDARDS (NATIONAL BUILDING CODE 2016 AS AMENDED FROM TIME TO TIME)

15. BUILDING AREA OF DWELLING UNITS -
THE BUILDING AREA OF EACH DWELLING UNIT SHALL NOT BE LESS THAN 87.50 SQ. MT. AND NOT MORE THAN 175 SQ. MT. THE SIZE OF DWELLING UNITS SHALL FURTHER BE GOVERNED BY LOI AGREEMENT FORM C.

16. BOOSTING OF DRINKING WATER FOR UPPER FLOORS -

16. **BOOSTING OF DRINKING WATER FOR UPPER FLOORS** -
THE GROUP HOUSING SOCIETY / OWNERS SHALL BE RESPONSIBLE FOR MAKING SPECIAL ARRANGEMENT FOR BOOSTING OF WATER FOR THEIR GROUP HOUSING BUILDINGS FOR DRINKING AND FIRE FIGHTING PURPOSES. THIS SHALL INCLUDE THE CONSTRUCTION OF WATER STORAGE TANK AT ANY LEVEL AND ON TOP OF THE BUILDING AS PER STANDARD PUBLIC HEALTH NORMS TO BE APPROVED BY EXECUTIVE ENGINEER HSY.

17. PROVISION OF LETTER BOXES -
PROVISION OF LETTER BOXES FOR EACH DWELLING UNIT PROPOSED IN THE SCHEME SHALL BE MADE AT GROUND FLOORS AT THE ENTRANCES OF THEIR RESPECTIVE BLOCKS.

GENERAL NOTE :-

1. 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 IS CODE RELATING TO EARTH QUAKE EFFECT.

THE APPLICATION FOR BUILDING PLAN IN THIS CASE SHOULD BE ACCOMPANIED WITH STRUCTURAL DESIGNING 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 THAT THE DESIGN IS SAFE RELATING TO EARTH QUAKE EFFECT.

RAIN WATER HARVESTING SHALL HAVE TO BE PROVIDED AS PER PROVISIONS OF CODE # 1.13 OF HARYANA BUILDING CODE 2017.

PROVISION OF ROOF TOP SOLAR PHOTO VOLTIC POWER PLANT SHALL HAVE TO BE PROVIDED AS PER PROVISIONS OF CODE # 2.7 OF HARYANA BUILDING CODE 2017.

PROVISION OF ENERGY CONSERVATION BUILDING CODE SHALL HAVE TO BE PROVIDED AS PER PROVISIONS OF CODE # 1.3 OF HARYANA BUILDING CODE 2017.

PROVISION / FACILITIES FOR DIFFERENTLY ABLED PERSONS SHALL HAVE TO BE PROVIDED AS PER PROVISIONS OF CODE # 1.3 OF HARYANA BUILDING CODE 2017.

A BUILDING ALARM & RELATED GADGETS SHOULD BE INSTALLED AT SUITABLE PLACE & SHOWN ON THE BUILDING PLAN CLEARLY.

OWNER SHALL ENSURE THE INSTALLATION OF LIGHT EMITTING DIODE LAMPS, LED LIGHT FOR HIS CAMPUS AS WELL AS THE BUILDING.

OCCUPANCY CERTIFICATE FOR THE GROUP HOLDING EMITTING LIGHTS, LEADS THROUGH ORGANIZATION SHALL HAVE TO BE OBTAINED FROM ~~MSH~~ BEFORE OCCUPANCY THE BUILDING.

FOR CERTIFICATION IN THIS MATTER AND IN ORDER TO AVOID ANY MISINTERPRETATION OF THE RULES AND JOINING REGULATIONS, THE DECISION OF A ~~MSH~~ SHALL BE FINAL.

THE SITE SHALL NOT BE USED FOR STORAGE OF ANYTHING WHICH HAS ANY DANGEROUS FLAMES, GASEOUS VAPORS OR WHICH MAY BE USED FOR ANY PURPOSE WHICH MAY BE HARMFUL OR NOXIOUS TO HUMAN LIFE.

THAT ~~MSH~~ SHALL PROVIDE THE SERVICES UPON ANYTHING TO THE FURNITURE OF THE LANDMARKS OF ALLOTTED SITE. THE INTERNAL DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE ALLOTTEE.

THE BUILDING SHALL TAKEN AND OTHER PLANNINGS ETC. SHALL NOT BE SHOWN ON ANY FACE OF THE BUILDING BUT SHALL BE SUITABLE PLACED.

NO APPLIED CEMENT LINE OR LITHOGRAPHY, CREATIONS, NAME OF PERSONS OR BUILDINGS ARE PERMITTED ON ANY SIDE OF THE BUILDING.

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

THE BUILDING OR ALLOTTEE SHALL NOT BE LESS THAN 2.0 M. WIDER NOT RATHER THAN 13 CM. WIDER NOT RATHER THAN 30 CM. IF ~~IT~~ WIDER NOT PROVIDED.

THIS DRAWING HAS BEEN PREPARED ON THE BASIS OF DIMENSIONS SUPPLIED BY EXHIBIT DATED 20.08.2018. THIS MEMO NO. 480 DATED 20.08.2018 IS BASED ON PART CORRECTION PLAN OF SECTOR 14 (PART 1) MIRA OF THIS PACKET APPROVED BY A ~~MSH~~.

VIDEO MEMO NO. 189832 DT 20.09.2018

SCALE 1CM · 06 MT

NOTE - THIS DRAWING HAS BEEN APPROVED BY C.A.H.SUP. PANCHAKULA
WIDE ENDS WORKS. C.T.P/DW/206230 DATED 15.10.2018

54/- (J. GANESAN, IAS) CA H S V P, Panchkula
54/- (J. MENTHAN) CTP, H S V P, Panchkula
54/- (SATYAJIT SINGH) STP, H S V P, Panchkula
54/- (DEVENDR PAL) DTP, H S V P, Panchkula
54/- (RAJESH JAIR) ATP, H S V P, Panchkula

ALREADY APPROVED PUNJABI WELFARE SOCIETY

HOSPITAL SITE

N SCHOOL AREA ≈ 0.50 ACS. (APP)

INSTITUTIONAL SITE NO. 1

INSTITUTIONAL SITE NO. 2

INSTITUTIONAL SITE NO. 3

12.19 M. (40'-0") WIDE ROAD

12.19 M. (40'-0") WIDE ROAD

COMMERCIAL

18.28 M. (60'-0") WIDE ROAD

R-3.0M.

G

G

G

G.H. SITE NO. 1

G.H. SITE NO. 2

G.H. SITE NO. 3

37.95

41.98

EXISTING SEWER LINE

12.19 M. (40'-0") WIDE ROAD

COMMERCIAL (TO BE PLANNED LATER ON)

DRAWING NO. D.T.P (H) 3642/2017 DATED. 12.02.2017. / 26.07.2018

DRAWN BY KARAMVIR CHECKED BY RAKESH RAKESH KUMAR, SD

PLANNING ASSTT	(VACANT)
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ASSTT TOWN PLANNER (VACANT)

DISTT. TOWN PLANNER J.P. KHASHA

(3d)
SENIOR TOWN PLANNER
(HISAR CIRCLE HISAR)

S E HUDA
HISAR

ADMINISTRATOR
HUDA HISAR

DEPTT. OF T. & C. PLANING, HARYANA, CHANDIGARH