



हरियाणा शहरी विकास प्राधिकरण
O/o Chief Town Planner,
HARYANA SHEHRI VIKAS PRADHIKARAN



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THROUGH E-MAIL

A. Dut
20/09/18

To

1. All the Administrators of HSVP in the State _____
2. All the District Town Planners in the State _____
3. All the Estate Officers of HSVP in the State _____

Memo. no. CTP/STP(S)/AM/

Dated:

Subject:-

Approval of standard zoning plan of various categories of residential plots in Haryana.

Reference:- Administrator, HSVP, Gurugram letter memo no. 12610 dated 07.09.2018.

It has been observed that in the licenced colonies, the provision of drive way for parking has been done away in view of the provision of stilt parking providing in Haryana Building Code-2017. In the zoning plans of licenced colonies, front and rear setbacks are prescribed without any drive way, so as to ensure that the maximum number of vehicles are parked under the stilt.

Accordingly, Administrator, HSVP, Gurugram vide letter dated 07.09.2018, has forwarded a proposal duly recommended by ZPC for adopting the same zoning setbacks as prescribed in the Haryana Building Code-2017 and in licenced colonies by T & CP Department.

The proposal of zoning plan of various categories of residential plots bearing drawing no. DTP(G)2388/2018 dated 16.08.2018, received vide letter under reference has been examined and got approved from Chief Administrator, HSVP with minor corrections. It has also been decided that these standard zoning plans shall be made applicable in all the Urban Estates of HSVP to ensure uniformity among various urban estates. A copy of the corrected approved standard zoning plan of various categories of residential plots is enclosed herewith for reference and record.

DA/As above.

(D. Pal, DTP)
for Chief Town Planner, HSVP

Endst: CTP/STP(S)/AM/

188358

Dated:

18/9/18

A copy, alongwith a copy of the approved Standard Zoning Plan of various categories of residential plots of all urban estates/HSVP is forwarded to the General Manager(IT), HSVP, Panchkula with the request to suitably amend the online Building Plan software to this extent.

DA/As above.

(D. Pal, DTP)
for Chief Town Planner, HSVP

Endst: CTP/STP(S)/AM/

Dated:

A copy, alongwith a copy of Standard Zoning Plan of various categories of residential plots of all urban estates/HSVP is forwarded to the District Town Planner, Gurugram with the request to incorporate the corrections in the original drawing and circulate the same to all the concerned offices including this office.

DA/As above.

(D. Pal, DTP)
for Chief Town Planner, HSVP

GURUGRAM

STANDARD ZONING CLAUSES & SET-BACKS FOR VARIOUS CATEGORIES OF RESIDENTIAL PLOTS.
FOR THE PURPOSE OF REGULATIONS OF CODE-1.2 (xcvi) OF THE HARYANA BUILDING CODE-2017.

1. SHAPE AND SIZE OF SITE:

THE SHAPE AND SIZE OF SITE SHALL BE IN ACCORDANCE WITH THE APPROVED DEMARCATION PLAN AND AS SHOWN IN THE ZONING PLAN.

2. LAND USE:

THE TYPE OF BUILDINGS USE PERMISSIBLE IS RESIDENTIAL AND UNDER NO CIRCUMSTANCE, THE USE OF BUILDING SHALL BE CHANGED.

3. TYPE OF BUILDING PERMITTED AND LAND USE ZONES:

THE LAND SHOWN IN THIS PLAN SHALL BE UTILIZED IN ACCORDANCE WITH THE NOTATION MARKED / EXPLAINED IN THE TABLE BELOW AND NO OTHER MANNER WHAT SO EVER.

NOTATION	LAND USE ZONE	TYPE OF BUILDINGS PERMITTED/ PERMISSIBLE STRUCTURE AS
	OPEN SPACE ZONE	OPEN PARKING, GARDEN, LANDSCAPING FEATURES, UNDERGROUND SERVICES ETC.
	BUILDING ZONE	BUILDING AS PER PERMISSIBLE LAND USE ABOVE AND USES PERMISSIBLE IN THE OPEN SPACE ZONE.

4. SITE COVERAGE AND FLOOR AREA RATIO:

- (a) THE BUILDING OR BUILDINGS SHALL BE CONSTRUCTED ONLY WITHIN THE PORTION OF SITE MARKED AS BUILDING ZONE AS EXPLAINED ABOVE AND NO WHERE ELSE.
- (b) THE PROPORTION UP TO WHICH THE SITE CAN BE COVERED WITH BUILDING OR BUILDINGS ON THE GROUND FLOOR AND SUBSEQUENT FLOORS SHALL BE AS PER CODE 6.3(3)(a).
- (c) MAXIMUM PERMISSIBLE COVERAGE, F.A.R AND HEIGHT SHALL BE AS PER CODE 6.3(3)(a) AND CODE 6.3(3)(vi), AS GIVEN BELOW:-

PLOT SIZE	MAXIMUM PERMISSIBLE COVERAGE ON EACH FLOOR	EXISTING FAR	TOTAL FAR (INCLUDING PURCHASEABLE FAR)	MAXIMUM PERMISSIBLE HEIGHT (G+3 FLOOR) INCLUDING STILT (S+4 FLOOR) (IN METRES)
LUPTO 3 MARLA	66	1.65	1.98	15.00
4 MARLA	66	1.65	1.98	15.00
6 MARLA	66	1.45	1.98	15.00
8 MARLA	66	1.45	1.98	15.00
10 MARLA	66	1.45	1.98	15.00
14 MARLA	60	1.30	1.80	15.00
1 KANAL	60	1.20	1.80	15.00
1.5 KANAL	60	1.00	1.80	15.00
2 KANAL	60	1.00	1.80	15.00

NOTE: THE ADDITIONAL FAR IS ALLOWED ON PAYMENT OF CHARGES AS APPROVED BY GOVT./AUTHORITY FROM TIME TO TIME.

5. HEIGHT OF BUILDING:

- (1) THE HEIGHT OF THE PLINTH SHALL NOT BE LESS THAN 450 MM AND MORE THAN 150 METRE AND SHALL BE AS PER CODE 7.3.
- (2) THE PLINTH OF COURT YARD SHALL BE AT LEAST 150 MM ABOVE THE MEAN LEVEL OF THE ROAD FROM WHERE ENTRY TO PLOT HAS BEEN TAKEN AND SHALL BE SATISFACTORILY DRAINED.
- (3) THE MAXIMUM HEIGHT OF THE BUILDING SHALL BE AS PER CODE 6.3(3)(a) AND CODE 6.3(3)(vi)

6. PARKING:

- (a) ADEQUATE PARKING SPACES COVERED, OPEN OR IN THE BASEMENT SHALL BE PROVIDED FOR VEHICLES OF USERS AND OCCUPIERS, WITHIN THE SITE AS PER CODE 7.1
- (b) IN NO CIRCUMSTANCE, THE VEHICLE(S) BELONGING TO THE PLOT SHALL BE PARKED OUTSIDE THE PLOT AREA.

7. BAR ON SUB DIVISION OF PLOT:

- (i) NO PLOT SHALL BE SUB-DIVIDED, HOWEVER TWO OR MORE PLOTS UNDER ONE OWNERSHIP MAY BE COMBINED FOR CONSTRUCTION OF ONE BUILDING.
- (ii) IN CASE TWO OR MORE PLOTS UNDER ONE OWNERSHIP ARE COMBINED TO FORM A SINGLE PLOT, THE CALCULATION OF MAXIMUM PERMISSIBLE SITE COVERAGE SHALL BE WORKED OUT CONSIDERING IT AS ONE SITE.
- (iii) RESIDENTIAL BUILDING SHALL BE BUILT WITHIN THE PORTION OF THE SITE MARKED AS
- (iv) IF TWO OR MORE SITES UNDER ONE OWNERSHIP ARE COMBINED TO FORM A SINGLE PLOT FOR THE PURPOSE OF CONSTRUCTION OF ONE BUILDING, THE AREA, IF ANY, LYING BETWEEN THE AREA MARKED AS IN THE SITE CONCERNED SHALL BE CONSIDERED AS ZONED AREA, IF IT WAS MARKED AS

8. APPROVAL OF BUILDING PLAN:

- (i) THE BUILDING PLANS OF THE BUILDINGS TO BE CONSTRUCTED AT SITE SHALL HAVE TO BE GOT APPROVED FROM THE CHIEF ADMINISTRATOR, HUDA OR ANY OTHER PERSON OR THE COMMITTEE AUTHORIZED BY HIM, BEFORE STARTING THE CONSTRUCTION PROVISION OF HARYANA BUILDING CODE, 2017 SHALL BE APPLICABLE ON ALL THE BUILDING PLANS. PROVISION OF NATIONAL BUILDING CODE, SHALL BE APPLIED WHERE HARYANA BUILDING CODE, 2017 IS SILENT.

9. BASEMENT:

SINGLE LEVEL BASEMENT WITHIN THE BUILDING ZONE OF THE SITE SHALL BE PROVIDED AS PER CODE 6.3(3)(a) AND SHALL BE CONSTRUCTED, USED AND MAINTAINED AS PER CODE 7.16.
STILT: THE STILTS ARE PERMITTED FOR PARKING PURPOSE ON PLOTS OF ALL SIZES SUBJECT TO THE CONDITION THAT MAXIMUM PERMISSIBLE HEIGHT OF THE BUILDING SHALL NOT EXCEED 15.00 METRES AND THE STILT WILL NOT BE USED FOR ANY PURPOSE OTHER THAN PARKING. THE MAXIMUM HEIGHT OF THE STILT IS 2.40 METRES BELOW THE ROOF BEAM.

10. BOUNDARY WALL, HEDGES, FENCE, GATE AND PORCH (CODE-7.5):

- (a) THE LOCATION OF GATE / GATES SHALL BE AS PER THE APPROVED ZONING PLAN.
- (b) MAXIMUM PERMISSIBLE HEIGHT OF FRONT BOUNDARY WALL SHALL BE NOT MORE THAN 1.2 METRES FROM THE MEAN LEVEL OF ABUTTING STREET IN FRONT OF THE PLOT FROM WHERE ENTRY TO THE PLOT HAS BEEN TAKEN.
NOTE: THE OWNER / APPLICANT IF DESIRES, IS PERMITTED NOT TO CONSTRUCT BOUNDARY WALL IN FRONT OF PLOT, SO THAT THE AREA UNDER FRONT SET BACK CAN BE UTILIZED FOR PARKING.
- (c) MAXIMUM HEIGHT OF BOUNDARY WALL AT REAR AND SIDE OF PLOT SHALL NOT BE MORE THAN 1.8 METRES FROM THE MEAN LEVEL OF ABUTTING STREET IN FRONT OF THE PLOT FROM WHERE ENTRY TO THE PLOT HAS BEEN TAKEN.
- (d) A RAILING / GRILL WITH OR WITHOUT POLY CARBONATE / FIBER GLASS SHEET COVERING OF 0.75 METRE HEIGHT SHALL BE PERMITTED OVER AN ABOVE THE MAXIMUM HEIGHT OF BOUNDARY WALL AT ALL SIDES.
- (e) THE TEMPORARY PORCHES OF POLY CARBONATE SHEETS OF FIBER GLASS ROOF OR ANY OTHER TEMPORARY MATERIAL COVERING ON SUITABLE STRUCTURE, SHALL BE ALLOWED IN RESIDENTIAL PLOTS WITH THE CONDITION THAT THESE SHALL BE OPEN ON SIDES IN THE DRIVE WAY AREA WITHIN THE PLOT.
- (f) IN CASE OF CORNER PLOTS WHICH IN ADDITION ABUT ON A SIDE ROAD (AS DISTINCT FROM AN OPEN SPACE) THE POSITION OF THE GATE OF STANDARD DESIGN IN THE FRONT SHALL BE ON THE END OF THE FRONT BOUNDARY WALL NOT TOUCHING THE SIDE ROAD.
- (g) NO ACCESS IS ALLOWED FROM THE SIDE ROAD TO THE BUILDABLE ZONED AREA. HOWEVER, A GATE OF STANDARD DESIGN MAY BE ALLOWED IN THE REAR END OF THE SIDE BOUNDARY WALL PROVIDED THERE IS A ROAD ON THE SIDE OF THE PLOT WHICH IS NOT MORE THAN 24.0 METRES.
- (h) IN CASE OF CORNER PLOTS BOUNDARY WALL SHALL BE ROUNDED OFF AT SUCH CORNER BY A RADIUS AS SHOWN IN THE APPROVED ZONING PLAN.
- (i) IF IN THE OPINION OF CHIEF ADMINISTRATOR AT ANY JUNCTION THE VISIBILITY IS AFFECTED BY ANY CONSTRUCTION, PLANTATION ETC. THE OWNER SHALL COMPLY THE DIRECTION ON BEHALF OF HIM.

11. PLANNING NORMS:

- (a) THE CONSTRUCTION OF THE BUILDING/BUILDINGS SHALL BE GOVERNED BY PROVISIONS OF THE HARYANA BUILDING CODE, 2017.
- (b) THE BUILDING TO BE CONSTRUCTED SHALL BE PLANNED AND DESIGNED TO THE NORMS AND STANDARDS AS PER CHAPTER 7 OF THE HARYANA BUILDING CODE, 2017, AND AS APPROVED BY THE COMPETENT AUTHORITY.

12. DISPLAY OF THE POSTAL NUMBER PLATE:

THE PREMISES NUMBER / POSTAL ADDRESS, SHALL BE WRITTEN AT THE SPACE SHOWN FOR THIS PURPOSE IN THE STANDARD DESIGN OF THE GATE / AS PER APPROVED DESIGN.

13. PROJECTION (CODE 7.12)

- (a) NO BUILDING VERANDAH, CHHAJJA OR OTHER PROJECTIONS FROM THE FACE OF THE BUILDING SHALL BE ALLOWED TO BE ERRECTED OR RE-ERRECTED ON OR OVER A ROAD OR BEYOND THE BOUNDARIES OF THE APPLICANTS OWN LAND / PLOT.
- (b) BALCONY OF A WIDTH OF MAXIMUM 1.80 METERS IN FRONT AND REAR SIDES OF A PLOT CAN BE PERMITTED WITHIN THE PLOT, PROVIDED THE WIDTH OF BALCONY DO NOT EXCEED HALF OF THE WIDTH OF SETBACK.
- (c) ON PLOTS OF THE SIZE OF 300 SQM OR ABOVE, WHERE SIDE SET-BACK HAS BEEN PROVIDED, A BALCONY OF MAXIMUM WIDTH OF 1.0 METRE IN SIDE SET-BACK SHALL BE PERMITTED.
- (d) SUN-SHADES OF 0.23 METRE WIDTH IS PERMITTED OVER ANY ROAD / PARK / PUBLIC PLACE. SUN-SHADES SHALL BE PERMITTED AT A HEIGHT OF 2.30 METERS FROM THE GROUND LEVEL TO PROJECT UP TO A MAXIMUM OF 0.45 METRE WITHIN THE APPLICANTS OWN LAND, PROVIDED IT DOES NOT EXCEED HALF OF WIDTH OF SET-BACK/OPEN SPACE.

RESTRICTION ON ACCESS FROM 30 M ROAD, OPEN SPACES AND GREEN BELT:

IN CASE OF PLOTS WHICH BACK ON 30.0 M OR MORE WIDE PERIPHERAL ROADS AND PLOTS WHICH ABUT ON THE PUBLIC OPEN SPACES, NO ACCESS WHATSOEVER (SECONDARY OR MAIN) SHALL BE ALLOWED FOR THE PLOTS FROM SUCH 30.0 M OR MORE WIDE ROADS AND OPEN SPACES.

NOTES:

- (i) AN EXHAUST FAN MAY BE PROVIDED IN PLACE OF CHIMNEY FLUE IN THE KITCHEN.
- (ii) A WICKET GATE MAY BE PROVIDED IN CASE OF 14-M TO 2 KANAL CATEGORY PLOTS BY THE SIDE OF MAIN GATE ONLY. THE PORTION OF THE MAIN GATE ALONG THE WICKET GATE MAY EXTEND UP TO 1/2 THE WIDTH OF THE FRONTAGE OF THE PLOT.
- (iii) THE APPLICATION FOR BUILDING PLAN IN THIS CASE SHOULD BE ACCOMPANIED WITH STRUCTURAL DESIGN AND A CERTIFICATE FROM COMPETENT STRUCTURAL ENGINEER REGARDING SAFETY OF THE BUILDING CLEARLY STATING THAT THE STRUCTURAL DESIGN HAVE BEEN CHECKED AND FOUND TO BE IN CONFIRMITY WITH THE NATIONAL BUILDING CODE / GUIDE LINES AND IS CODE REGARDING EARTH QUAKE EFFECTS.
- (iv) ROOF TOP RAIN WATER HARVESTING SHALL ALSO BE APPLICABLE AS PER CODE-8 OF HARYANA BUILDING CODE, 2017.
- (v) PROVISIONS OF ENERGY CONSERVATION BUILDING CODE AS PROVIDED IN CODE- 8.3 OF HARYANA BUILDING CODE, 2017 SHALL BE APPLICABLE.
- (vi) IN CASE, THE DIFFERENCE IN THE SIZE OF PLOT FROM THE STANDARD SIZE IS MORE THAN + 20%, THE CHARGES / GROUND COVERAGE AND FAR OF THE CATEGORY IN WHICH THE PLOT FALLS AS PER ACTUAL SIZE OF THE PLOT SHALL BE APPLICABLE.
- (vii) ZONED AREA IN THE FORM OF 3.0 M TO 3.66 M WIDE STRIP IN REAR SETBACK IN 6 MARLA AND ABOVE CATEGORY RESIDENTIAL PLOTS SHALL BE ALLOWED ONLY IN THOSE PLOTS IN WHICH THE SAME WAS PERMISSIBLE AS PER THE APPROVED ZONING PLAN OF THE SECTOR.
- (viii) NO FRAME CONTROL SHALL BE APPLICABLE ON RESIDENTIAL BUILDINGS AS PER CODE-6.4(4) OF HBC-2017.
- (ix) WHEREVER THE PROVISIONS OF HBC- 2017 ARE SILENT ON ANY ISSUE THE PROVISION OF NATIONAL BUILDING CODE-2016 SHALL BE APPLICABLE.

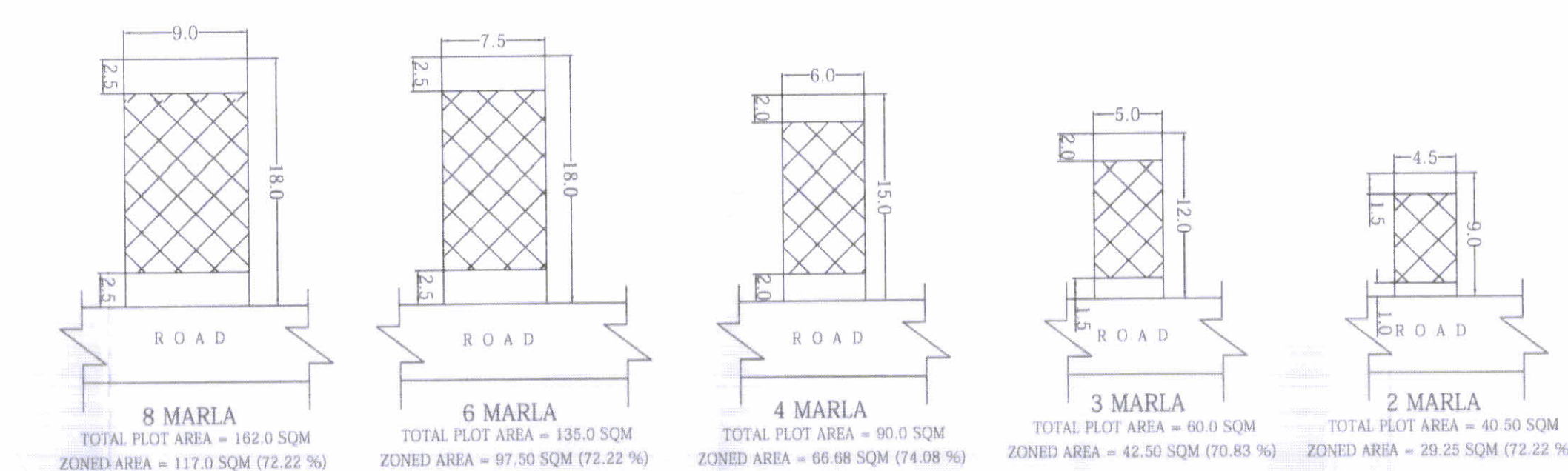
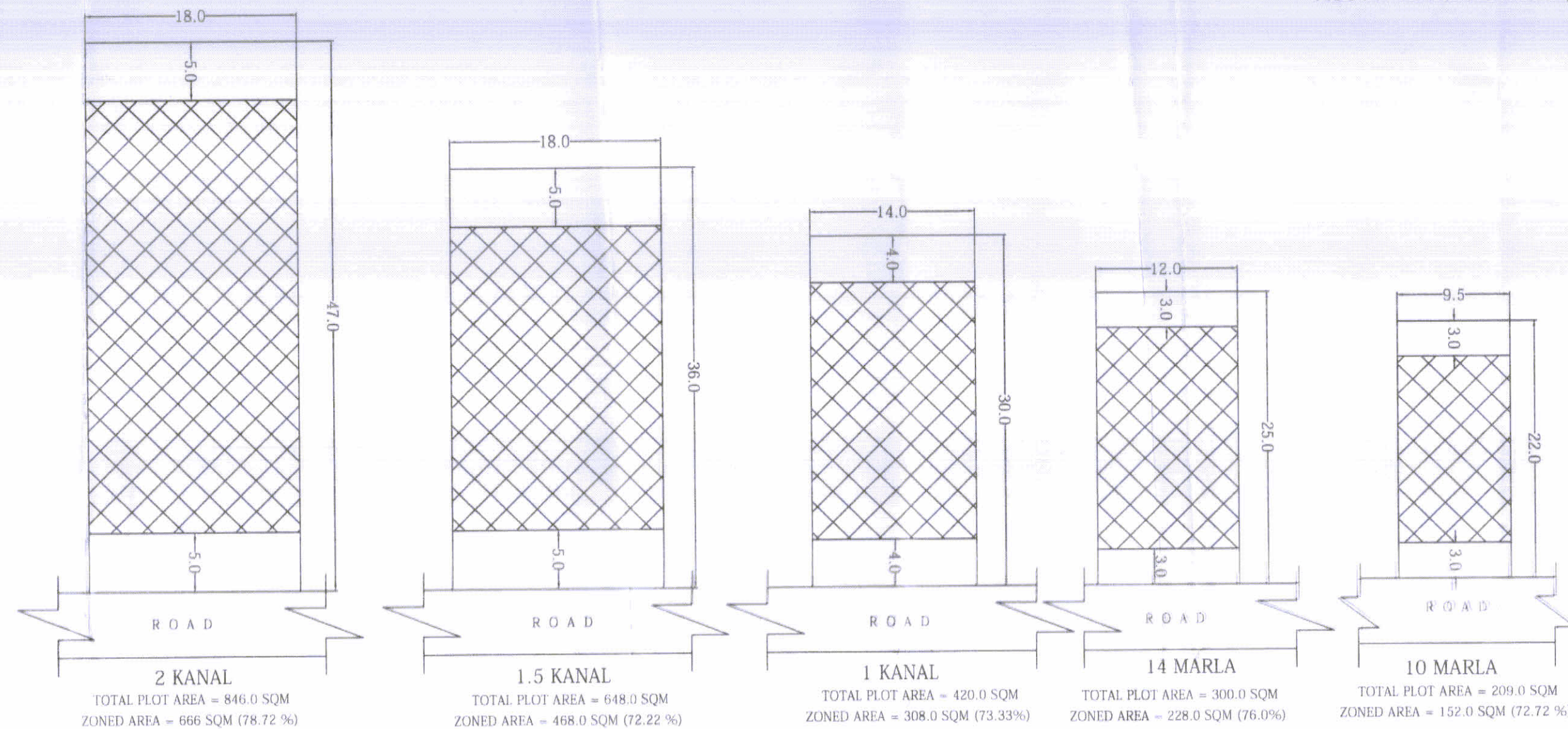
(J. GANESAN, IAS)
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CHIEF TOWN PLANNER, HSVP.

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SENIOR TOWN PLANNER, HSVP.

(D.PAL)
DISTRICT TOWN PLANNER, HSVP.

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ASSTT. TOWN PLANNER, HSVP.



DRG. NO. DTP(G) 2388 / 2018 DATED 16.08.2018.

DRAWN BY :- KULDEEP A.D. CHECKED BY :- SURESH KUMAR J.D.

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