

ZONING PLAN OF AUTOMOBILES SERVICES GARAGE & DISPLAY WINDOW FOR SITE AREA MEASURING 4679.31 SQM IN THE REVENUE ESTATE OF VILLAGE BAHBALPUR & DHINGTANA, TEHSIL AND DISTRICT HISAR FOR WHICH CLU PERMISSION HAS BEEN GRANTED TO GITASH MOTORS PVT. LTD.

- i

FOR THE PURPOSE OF CODE 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.
- ii.

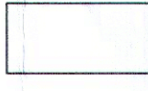
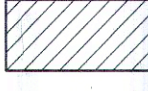
SHAPE & SIZE OF SITE :-
The shape and size of the Automobiles Services Garage & Display Window Site is in accordance to the site plan verified by DTP, Hisar downloaded from e-portal shown as A to E on the zoning plan.
- iii.

LAND USE :-
The site shall be used for Automobiles Services Garage & Display Window in accordance to permission granted by Competent Authority and under no circumstance, the use of building shall be changed. The category of the building is "Industrial" (Refer Code 1.2 xxii(d)).
- iv.


TYPE OF BUILDING PERMITTED AND LAND USES ZONES :-

a). The type of Building permitted on this site shall be building designate and intended to be used for Automobiles Services Garage & Display Window and all other related facilities.

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 structures.
	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.
- v.

SITE COVERAGE AND FLOOR AREA RATIO (FAR) :-

a) The building or buildings shall be constructed only within the portion of the site marked as  Building zone as explained above, and nowhere else.

b) The proportion upto which the site can be covered with building or buildings on the ground floor and subsequent floors shall be 60%.

c) Maximum permissible FAR shall be 150% with terms of conditions of HBC-2017.

d) The area under commercial component shall not exceed 10% of the permissible FAR and the remaining area will be utilized for Automobiles Services Garage & Display Window and related facilities.
- vi.

HEIGHT OF BUILDING:
The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-

a) The maximum height of the buildings shall be as Code 6.3(3)(iv)(1) of the Haryana Building Code, 2017.

b) All building block(s) shall be constructed so as to maintain an inter-se distance as per Code 7.11(5) of the Haryana Building Code, 2017.

Sr. No.	Height of Building (in metres) upto	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.	6
3.	18	5
4.	21	7
5.	24	8
6.	27	9
7.	30	10

c) If such interior or exterior open 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 (d) above.
- vii.

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(7) of the Haryana Building Code, 2017.

b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.
- viii.

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 shown on the zoning plan.

- ix.

BAR ON SUB-DIVISIONS OF SITE :-
Sub-division of the site shall not be permitted, in any circumstances.
- x.

APPROVAL OF BUILDING PLANS:-
The building plans of the building to be constructed at site shall have to be got approved from the Director Town & Country Planning, Haryana or any other persons or the committee authorized by him, as per Haryana Building Code-2017 (as amended from time to time), before starting of the construction.
- xi.

BASEMENT :-
Twin level Basements within the building zone of the site shall be permitted and maintained as per Code 7.16.
- xii.

PLANNING NORMS.
The building/buildings 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 DTCP, Haryana.
- xiii.

PROVISIONS OF PUBLIC HEALTH FACILITIES.
The W.C. and urinals provided in the buildings shall conform to Chapter-11 of The Haryana Building Code, 2017 and the National Building Code, 2016.
- xiv.

EXTERNAL FINISHES.

a). The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, class metals or any other finish which may be allowed by the DTCP, Haryana.

b). The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitably encased.

c) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.

d) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course Chapter-10 of The Haryana Building Code, 2017 shall be followed.
- xv.

LIFTS AND RAMPS:-

a). Lift and Ramps in building shall be provided as per Code 7.7.

b). Lift shall be with 100% standby generators along with automatic switchover along with staircase of required width and number.

c) If lift cannot be provided as per (b) above, ramps shall be provided conforming to the requirement of clause-3 of Annexure D-3 of Part-3 of National Building Code, 2017.
- xvi.

BUILDING BYE-LAWS :-
The construction of the building/buildings shall be governed by provisions of The Haryana Building Code, 2017, amended from time to time.
- xvii.

FIRE SAFETY MEASURES :-

a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of the Haryana Building Code, 2017/ National Building Code 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) To ensure 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.
- xviii.

The rain water harvesting system shall be provided as per Chapter 8.1 of the Haryana Building Code, 2017.
- xix.

That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.
- xx.

That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the Haryana Building Code, 2017.
- xxi.

That the owner shall strictly comply with the Chapter 8.3 for enforcement of the Energy Conservation Building Codes.
- xxii.

GENERAL:

(a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.

(b) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.

(c) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.

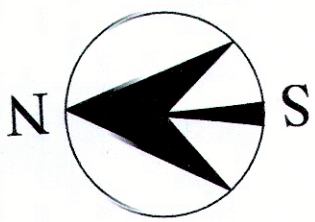
(d) Garbage collection center of appropriate size shall be provided within the site.

(e) Norms for differently abled persons shall be followed as per Chapter-9 of the Haryana Building Code-2017.

(f) No advertisement shall be permitted.

DRG. NO. DTCP 7681 DATED 05-03-2021

ZONED AREA = 3132.63 SQ. MT.(66.95%)
* ALL DIMENSIONS ARE IN METER.



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JD (HQ)

(DINESH KUMAR)
SD(HQ)

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