	ΟF	ተ ደ	C	PLANNING,	ΗΔΡΥΔΝΔ	СНАМІ
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DISTT. TOWN PLANNER, GURUGRAM

SENIOR TOWN PLANNER, HSVP, GURUGRAM

S. E. HSVP, GURUGRAM

ASSTT. TOWN PLANNER

PLANING ASSTT.

					11ME) AF 019 & 04.10		ROVISIONS OF HSVP TOD POLICY(UN			
2. ((() 3. (a) (b)	FLATTED DEVELOPMENT INCLUDING COMMUNITY APPROVED BY COMPET b) THE SITE SHALL BE DEV EXPLAINED IN THE TAB NOTATION LAND USE Z OPEN SP/ ZONE BUILDING Z BUILDING Z THE BUILDING OR BUILE AS BUILDING ZONE AS I THE PROPORTION UP TO	HE SITE IS IN ACC INGS PERMITTED ON T FOR RESIDENTIA FACILITIES,PUBLIC ENT AUTHORITY. /ELOPED AND BUIL LE BELOW: ZONE TYI ACE OPEN P. CONE BUILDING A RAGE , FLO DINGS SHALL BE CO EXPLAINED ABOVE DINGS COVERAGE	IITTED AND HIS SITE SHALL BE H L PURPOSE OR ANY C AMENITIES AND PU LDING CONSTRUCTE PE OF BUILDING PEH ARKING,GARDEN,LA S AS PER PERMISSIBLE PERMISSIBLE PERMISSIBLE ONSTRUCTED ONLY E,AND NOWHERE EL: CAN BE COVERED I RS AND MAXIMUM P FR:-	LAND I BUILDINGS ANCILLAF UBLIC UTIL ED THEREC RMITTED/F INDSCAPIN ERVICES I E LAND US IN THE OP ATIO(F WITH IN T SE. WITH BUIL ERMISSIBI DENSITY(USE ZONES DESIGNED IN THE FORM OF Y OR APPURTENANT BUILDING ITY AS MAY BE PRESCRIBED AN ON AS INDICATED IN AND ERMISSIBLE STRUCTURE	 7. GATE, GATE POST & BOUNDARY WALLS (a) SUCH BOUNDARY WALL, RAILINGS OR THEIR COMBINATION, HEDGES OR FENSES ALONG WITH GATE BE CONSTRUCTED AS PER DESIGN APPROVED BY COMPETENT AUTHORITY. IN ADDITION TO THE GATE/GATES WICKET GATE NOT EXCEEDING 1.25 METERS WIDTH MAY BE ALLOWED IN THE FRONT AND SIDE BOUNDARY W THAT NO MAIN GATE OR WICKET GATE SHALL BE ALLOWED TO OPEN ON THE SECTOR ROAD/PUBLIC OPEN SF (b) THE BOUNDARY WALL SHALL BE CONSTRUCTED AS PER CODE 7.5 8. OPEN SPACES WHILE ALL THE OPEN SPACES INCLUDING THOSE BETWEEN THE BLOCKS AND WINGS OF BUILDINGS ST DEVELOPED, EQUIPPED AND LANDSCAPED ACCORDING TO THE PLAN APPROVED BY THE COMPETENT AT LEAST 15% OF THE TOTAL SITE AREA SHALL BE DEVELOPED AS ORGANIZED OPEN SPACE i.e. TOT-I GROUND. 9. CONVENIENT SHOPPING 0.5% OF THE TOTAL SITE AREA SHALL BE RESERVED TO CATER FOR ESSENTIAL CONVENIENT SHOPP FOLLOWING CONDITIONS: (a) THE GROUND COVERAGE OF 100% WITH F.A.R. OF 100 WILL BE PERMISSIBLE. HOWEVER THIS WILL BE THE PERMISSIBLE GROUND COVERAGE AND F.A.R. OF THE GROUP HOUSING COLONY. (b) THE SIZE OF KIOSK/SHOPS/ DEPARTMENTAL STORES SHALL NOT EXCEED 4.0 MTR. X 8.25 MTR. (c) THE HEIGHT OF KIOSK/SHOPS/ DEPARTMENTAL STORES SHALL NOT EXCEED 4.0 MTR. X 8.25 MTR. (c) THE HEIGHT OF KIOSK/SHOPS/ DEPARTMENTAL STORES SHALL NOT EXCEED 4.0 MTR. (c) THE HEIGHT OF KIOSK/SHOPS/ DEPARTMENTAL STORES SHALL NOT EXCEED 4.0 MTR. (d) THE SITE OF THE GROUP HOUSING COLONY SHALL BE GOVERNED BY THE HARYANA APARTMENT OW ACT-1983 AND RULES FRAMED THERE UNDER. (e) SUB-DIVISION OF SITE. (f) SUB-DIVISION OF THE SHALL NOT BE PERMITTED, IN ANY CIRCUMSTANCES. (f) SUB-DIVISION OF THE SHALL NOT BE PERMITTED, IN ANY CIRCUMSTANCES. (f) SUB-DIVISION OF THE BUILDINGS TO BE CONSTRUCTED AT SITE SHALL HAVE TO BE GOT APPR THE EUDIDING PLANS OF THE BUILDINGS TO BE CONSTRUCTED AT SITE SHALL HAVE TO BE GOT APPR THE EUDIDING PLAN				
В.	HOUSING	5576	1.10				13. BASEMENT. (a) UPTO FOUR LEVELS BASEMENT SHALL BE ALLOWED. (b) THE CONSTRUCTION OF PASEMENT SHALL BE EXECUTED AS DED CODE 7.10 OF UPO 2017			
(i)	LAND USE	TOD ZONE	MAXIMUM GROUNI COVERAGE	D FAR	MAXIMUM DENSITY (PERSONS PER ACRE)		(b) THE CONSTRUCTION OF BASEMENT SHALL BE EXECUTED AS PER CODE 7.16 OF HBC-2017. 15. PROVISIONS OF PUBLIC HEALTH FACILITIES. THE W.C. AND URINALS PROVIDED IN THE BUILDINGS SHALL CONFORM TO THE NATIONAL BUILDING CONFORM.			
	MULTI-STOREYED GROUF HOUSING (MINIMUM 2000 SQMT. PLOT AREA)		60%	3.5 2.5	600		 16. <u>EXTERNAL FINISHES.</u> (a) ALL SIGN BOARDS AND NAMES SHALL BE WRITTEN ON THE SPACES PROVIDED ON BUILDINGS AS PEI 			
(ii)	UNDER MIX LAND USE MAXIMUM 30% OF F.A.R	SHALL BE PERMI	TTED AS COMMERC	TAL COMP	ONENT .		 BUILDING PLANS SPECIFICALLY FOR THIS PURPOSE AND AT NO OTHER PLACES, WHATSOEVER. (b) FOR BUILDING SERVICES, PLUMBING SERVICES, CONSTRUCTION PRACTICE, BUILDING MATERIAL, FOR AND DAMP PROOF COURSE(DPC) CHAPTER 10 OF THE HARYANA BUILDING CODE, 2017 SHALL BE FOR 			
(iii)	ALLOWED TO BE AVAILE TRANSITIONAL TOD ZON	ED ONLY FOR THA ES BUT SUCH F.A.	T PORTION OF THE R. CAN BE UTILIZEI	PLOT AS P D ANYWHI	PROVISIONS OF THIS POLICY W ER LIMITATION DEFINED FOR ERE WITHIN THE PERMISSIBLE OF THE PLOT FALLING OUTSIE	NTENSE AND BUILDABLE	17. LIFTS AND RAMPS. (a) LIFT AND RAMPS IN BUILDING SHALL BE PROVIDED AS PER THE HARYANA BUILDING CODE, 2017.			
(a) (b) (c)	AND F.A.R,SHALL BE GOV THE MAXIMUM HEIGHT OF IF A BUILDING ABUTS ON UPON THE STREET THAT THE WIDTH OF THAT STRE NARROW STREET. ALL BUILDING BLOCK(S) : IF SUCH INTERIOR AND E BUILDING BELONGING TO FOR THE TALLEST BUILDI	DING BLOCK, SUBJ ERENED BY THE F THE BUILDING SH TWO OR MORE STI HAS THE GREATEF EET AND MAY BE C SHALL BE CONSTR EXTERIOR OPEN A THE SAME OWNEI	OLLOWING:- ALL BE AS PER COD REETS OF DIFFEREN R WIDTH AND THE H CONTINUED TO THIS RUCTED SO AS TO M NR SPACE IS INTENE R,THEN THE WIDTH IN (C)ABOVE.	DE 6.3(3)(i)(i) NT WIDTHS EIGHT OF HEIGHT T HEIGHT T AINTAIN A DED TO BE OF SUCH (VISIONS OF THE SITE COVERAGE b). C,THE BUILDING SHALL BE DEEN THE BUILDINGS SHALL BE REGU O A DEPTH OF 24 METRES,ALO N INTER-SE DISTANCE AS PER (USED FOR THE BENEFIT OF MO OPEN AIR SPACE,SHALL BE THE	IED TO FACE. JLATED BY NG THE CODE 7.11(5). JRE THAN ONE ONE SPECIFIED	 CONDITION OR NORM, THE MODEL BUILDING BYE LAWS ISSUED BY THE INDIAN STANDARDS, AND AS CONTINUE AND AND CONTINUE AND AND AND AND AND AND AND AND AND AND			
	SK NO. HE	(IN MTRS.)			ISPACES TO BE LEFT ON ALL S S (IN MTRS) (FRONT, REAR ANI IN EACH PLOT.		 (a) THAT THE ALLOTTEE /OWNER SHALL OBTAIN THE ENVIRONMENTAL CLEARANCE/NOC AS PER THE NOTIFICATION NO. S.O. 1533 (E) DATED 14.9.2006 ISSUED BY MINISTRY OF ENVIRONMENT AND 			
	1 2 3	10 15 18			3 5 6		GOVERNMENT OF INDIA BEFORE STARTING THE CONSTRUCTED. (b) THAT THE RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WA			
	4 5 6	21 24 27			7 8 9		NORMS/HARYANA GOVT. NOTIFICATION AS APPLICABLE. (c) THAT THE ALLOTTEE /OWNER SHALL USE ONLY LIGHT-EMITTING DIODE LAMPS (LED) FITTING FO			
E	7 8	30 35			10 11		 LIGHTING AS WELL AS CAMPUS LIGHTING. (d) THAT THE ALLOTTEE/OWNER SHALL ENSURE THE INSTALLATION OF SOLAR PHOTOVOLTAIC POWER 			
E	9 10	40 45			12 13		THE PROVISIONS OF ORDER NO. 22/52/2005-5POWER DATED 21.03.2016 ISSUED BY HARYANA OR RENEWABLE ENERGY DEPARTMENT.			
E	11 12	50 55 and above			<u>14</u> 16		 (e) THAT THE ALLOTTEE/OWNER SHALL STRICTLY COMPLY WITH THE DIRECTIONS ISSUED VIDE NOT 19/6/2016-5P DATED 31.03.2016 ISSUED BY HARYANA GOVERNMENT RENEWABLE ENERGY DEPA (f) PROVISION/FACILITIES FOR DIFFERENTLY- ABLED PERSONS SHALL BE PROVIDED AS PER PROVIS 			
(iii) NO (a) (b) (c)	PARKING SPACES SHAL SOLD OR TRANSFERREI THE AREA FOR PARKIN BASEMENT 32 S STILTS 28 S OPEN 23 S (TOD ZONE) THE PARKING SHALL BI IS AS UNDER :- UP TO 100 SQM BETWEEN 100 SQM T MORE THAN 150 SQM THE AREA FOR PARKIN) ADEQUATE PARKING SI AND OCCUPIERS, WITH TE:-) THE COVERED PARKING SI AND OCCUPIERS, WITH TR:- BELOW THE HANCC DE THE HECHANICAL PARK MTR. BELOW THE HANCC) FOR THE COMMERCIAL IN NO CIRCUMSTANCE , PLOT AREA. APPROACH TO SE THE VEHICULAR APPROAC TO THE JUNCTIONS OF AN COMPETENT AUTHORTY. THE APPROACH TO THE SI ENTRY AND EXIT SHALL BE	L BE ALLOTTED (D IN ANY MANNE G PER CAR SHALL QM. (1 ECS) QM. (1 ECS) QM. (1 ECS) QM. (1 ECS) E CALCULATED O CO 150 SQM CO 150 SQM	ONLY TO THE FLAT R TO THE THIRD P L BE AS UNDER :- UN THE RATIONALE O.5 ECS 1.0 ECS 1.0 ECS 1.15 ECS L BE SAME AS OF PER CODE 7.1 (E ENT OR IN THE FO R. HOWEVER, IN C. ARKING BUILDING MECHANICAL PAR SEMENT / UPPER FI TO CEILING HEIG MS OF 1.0 ECS FO ELONGING /RELATED ALL BE PLANNED AN WITH THE SURROU HOWN ON THE ZONI IDICATED / MARKED	NON TOD ASEMENT XCEPT AS RM OF ML ASE OF M SELOCK S KING IN T JOOR MAN HT IN UPP R EACH 5 D TO THE ND PROVID ND PROVID ND PROVID ND PROVID ND PROVID ND PROVID ND PROVID	SHALL BE PROVIDED FOR VE PROVIDED IN NON TOD ZO ULTI LEVEL PARKING ABOVE (ULTI LEVEL PARKING ABOVE HALL BE COUNTED TOWARD THE BASEMENT FLOOR/ UPPE GE MAXIMUM OF 4.75 METE PER FLOOR SHALL NOT BE MO 0 SQM CARPET AREA SHALL PLOT/PREMISES SHALL BE PAR ED GIVING DUE CONSIDERATION ADS TO THE SATISFACTION OF LAN.	TED, LEASED, TED, LEASED, THICLES OF USER NE ABOVE. SROUND LEVEL THE GROUND S GROUND S GROUND R STOREYS, THE R. OTHER THAN SRE THAN 2.4 BE FOLLOWED. KED OUTSIDE THE	 (g) THE ALLOTTEE /OWNER SHALL COMPLY WITH THE PROVISIONS OF RERA ACT-2016 AND THE RULES AND RETHERUNDER BY HRERA, WHEREVER REQUIRED. (h) THE ALLOTTEE/OWNER SHALL ENSURE THE COMPLIANCE OF HARVANA APARTMENT OWNERSHIP ACT-1983 TIME TO TIME) AND THE MAINTENANCE OF COMMON FACILITIES SHALL BE GOVERNED BY THE IBID ACT. (i) THE ALLOTTEE/OWNER SHALL ASSO COMPLY WITH ALL OTHER ACTS RULES AND REGULATIONS APPLICABLE CONSTRUCTION ON THE SITE. (j) THE APPLICATION FOR BUILDING PLANS IN THIS CASE SHOULD BE ACCOMPANIED WITH STRUCT AND CERTIFICATE FROM COMPETENT STRUCTURAL ENGINEER REGARDING SAFETY OF THE BUILD STATING THAT THE STRUCTURAL DESIGN HAVE BEEN CHECKED AND FOUND TO BE IN CONFORM NATIONAL BUILDING CODE AND B.I.S. CODE RELATING TO EARTH QUAKE EFFECT. (k) AMONG OTHER PLANS AND PAPERS, DETALLED ELEVATIONS OF BUILDING ALONG ALL SIDES EXP PUBLIC VIEW SHALL BE DRAWN TO A SCALE OF 1 CM = 2M, AND SHALL ACCOMPANY THE BUILDI () WATER STORAGE TANKS AND OTHERS PLUMBINGS ETC. SHALL NOT BE SHOWN ON ANY FACE OF BUT SHALL BE SUTABLY ENCASED. (m) NO APPLIED DECORATION LIKE INSCRIPTIONS, CROSSES, NAME OR PERSONS OR BUILDINGS AR ON ANY EXTERNAL FACES OF THE BUILDING. (n) THE BUILDING DESIGN FOR THE PERMISSIBLE COVERED AREA SHALL BE SUBMITTED AS WHOLE () GARBAGE COLLECTION CENTER OF APPROPRIATE SIZE SHALL BE DRONZIOUS FUMES, OD OR IS EXPLOSIVE CHARACTER AND WHICH MAY BE HAZARDOUS ANY RISKY TO HUMAN LIFE. (p) THE SITE SHALL NOT DE USED FOR STORAGE OF ANYTHING WHICH HAS OBMOXIOUS FUMES, OD OR IS EXPLOSIVE CHARACTER AND WHICH MAY BE HAZARDOUS ANY RISKY TO HUMAN LIFE. (q) THAT HSVP SHALL PROVIDE THE SERVICES ONLY UPTO THE PERIPHERY OF THE ERMARRED/ALL THE INTERNAL DEVELOPMENT SHALL BE THE RESPONSIBLITY OF THE ALMARKED/ALL THE INTERNAL DEVELOPMENT SHALL BE THE RESPONSIBLY TO FINE ALL DATED EXISTING THE DECISION OF CHIEF ADMINISTRATOR, HSVP SHALL BE FINAL. NOTE:- THAT IS DRAWING HAS BEEN PREPARED ON THE BASIS OF LETTER RECEIVED FROM CHIE PANCHKUL			
DRAWI										

