

The requirement of this zoning plan shall have to be fulfilled in addition to the building requirements contained in the (draft) punjab urban estates (development and regulation),rules , 1972 made under section 23 of the punjab urban estates act 1964

notation	permissible use of land	type of building permissible
1	2	3

2. Site coverage and floor space index:-

the floor space index shall mean the ratio obtained by dividing the total floor area of all the floors of the building by the total area of the plot.

4. building line:-

- no building shall be all allowed to project beyond the front rear and side building lines shown thus on the zoning plan.
- not with standing the provision of aforementioned sub-clause common party wall shall compulsorily project by 0.457 m(1'-6") from the front and rear faces of the building.
- nothing contained in this clause shall prevent the projection of:-
 - open cantilevered balconies or projection upto 1.219 m (4'-0") from the front and rear faces of the building on first or higher floor levels except for the plots under building or frame control.
 - sun-breakers, window, sills etc. by 0.329m(9") from faces of the building.

plot no.	type of building	permissible height from plinth to top of parapet / top of barasati
from 501 to 563	residential 	a) single storey 5.486 m (18'-0") b) double storey 9.830 m (32'-3")

b. the clear height from floor to ceiling in case of basements, garage, stores, toilets, barasatis , mumtis shall be as approved by the chief administrator.

- a. except for the plot nos. given in subsequent sub-clause building in case of plot 5, 7¹ and 10 marla categories shall conform to all restrictions and stipulations as contained in the respective frame control sheet approved by the chief administrator in consultation with town planning organisation.
- b. in the case of plot nos 1 1, 11, 23, 37, 225 to 238, 403 to 417, 450 to 456, 473-489, 601-632 and 654 shown on the zoning plan shall conform to all restrictions and stipulations as contained in the respective building control sheets approved by the chief administrator by consultation with town planning organisation.
- c. in case of commercial sites buildings shall conform all restrictions and stipulations as contained in the respective building control sheets approved by the chief administrator in consultation with town planning organisation.

8. boundary wall and gates:-

- ## 9. trees:-

- basement is permissible in all buildings not covered under frame or building control sheets provided that the excavation, basement wall & basement foundation shall not be less than 12" from the common boundary of the adjoining building and shall not cover more than 50% of covered area.
- the basement shall provide for openings of not more than one tenth of the basement floor area directly to the external air for admission of natural light and shall be water & damp proof.
- the depth of the basement measured from the plinth level shall not exceed 14'-0" with the clear height floor to ceiling (bottom of beams not less than 7'-6").

OFFICE OF THE DIVISIONAL TOWN PLANNER	S.A.S. NAGAR
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13/14



100'-0" W I D E S E C T O R R O A D

I N D U S T R I A L P H A S E - III