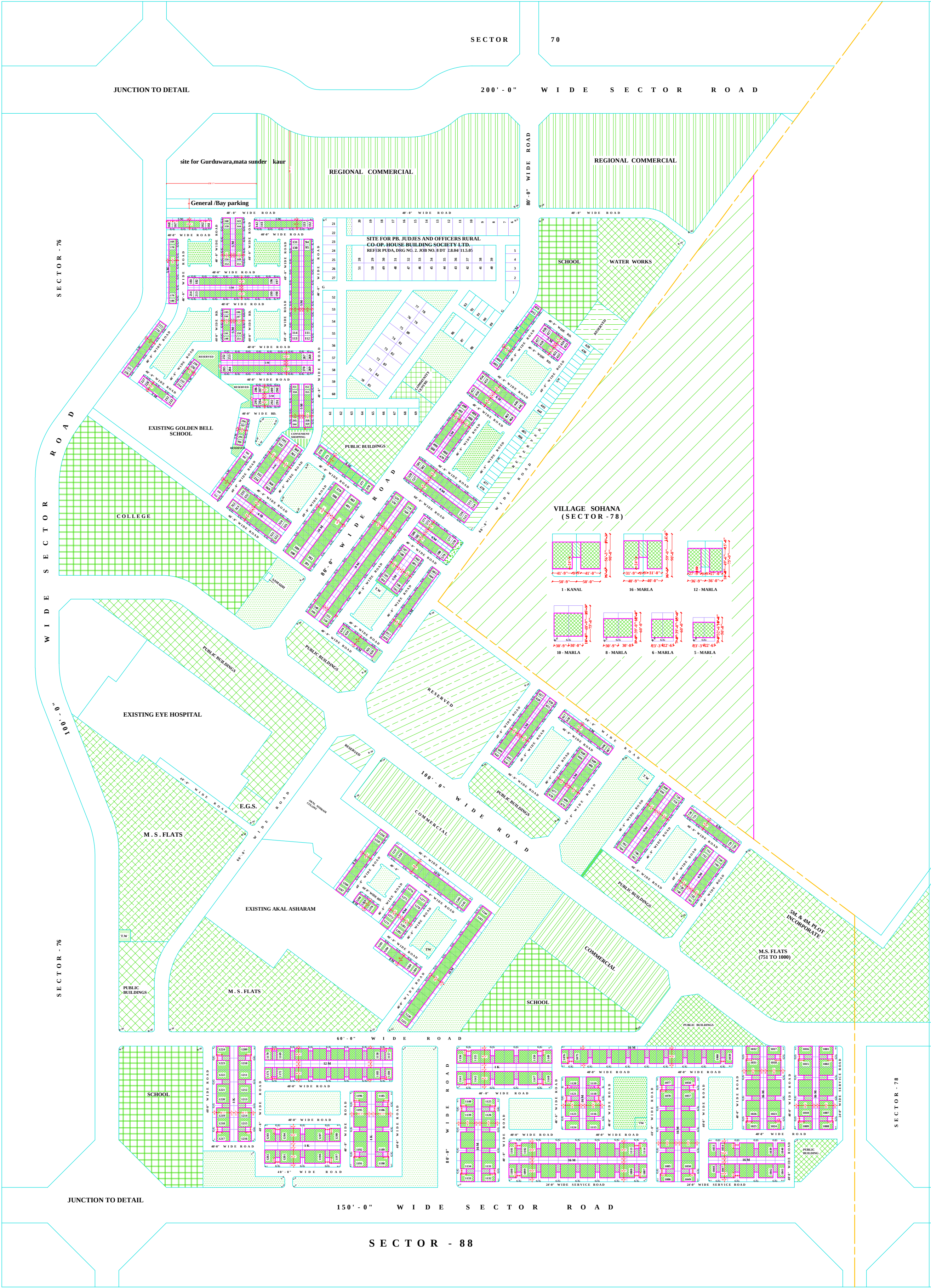
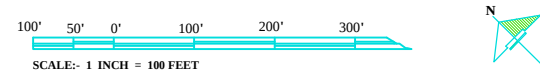




S.A.S NAGAR

URBAN ESTATE SECTOR - 77



THE REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE BUILDING REQUIREMENTS CONTAINED IN THE PUNJAB REGIONAL AND TOWN PLANNING AND DEVELOPMENT ACT, 1991 (BUILDING RULES 1996 AND PROVISION NOTIFICATION NO. 26, 78, 4862/75), 10.2.8.18.

ZONING CLAUSES

1. USE ZONES

THE USE OF LAND AND THE TYPE OF BUILDING TO BE CONSTRUCTED THERE ON SHALL BE GOVERNED IN ACCORDANCE WITH THE TABLE BELOW AND IN NO OTHER MANNER WHATSOEVER.

NOTATION	PERMISSIBLE USE OF LAND	TYPE OF USES / BUILDINGS PERMISSIBLE
	ROADS	ROADSIDE FURNITURE & AMENITIES SUB-SERVIENT TO TRAFFIC AND TRANSPORTATION
	OPEN SPACES	LANDSCAPING FEATURES, PAVEMENT, PUBLIC AMENITIES AND FACILITIES & ANY OTHER ACTIVITY SUB-SERVIENT TO RECREATION.
	GROUP HOUSING / M.S. FLATS	RESIDENTIAL USE AND BUILDING SUB-SERVIENT TO RESIDENTIAL USE AS PER SEPARATE LAY-OUT PLAN / ZONING PLAN.
	RESERVED	USE AS DETERMINED BY REGIONAL PLANNING AND DESIGN COMMITTEE OF PUNJAB.
	RESIDENTIAL	RESIDENTIAL BUILDING, ANCELLARY BLDG. INCLUDING GARAGES, SERVANT QUARTERS ETC. & AMENITIES SUB-SERVIENT TO RESIDENTIAL USE.
	COMMERCIAL	COMMERCIAL & SUB-SERVIENT TO COMMERCIAL USE, SUPPLEMENTARY LAY-OUT / ZONING PLANS TO BE PREPARED BY A C.E.P.T.
	PUBLIC BUILDING / UTILITIES	PUBLIC AND COMMUNITY BUILDINGS, PUBLIC SERVICES, UTILITIES OR USES AS DETERMINED BY THE R.P.D. COMMITTEE IN CONSULTATION WITH C.E.P., PUNJAB AND AS CONTAINED IN SUPPLEMENTARY ZONING PLAN.
	EDUCATIONAL	COLLEGES, SCHOOLS AND THEIR ANCELLARY USES AND USE AS DETERMINED BY THE ADMINISTRATIVE AUTHORITY IN CONSULTATION WITH THE TOWN PLANNER, PUNJAB.

2. SITE COVERAGE AND FLOOR AREA RATIO

- SITE COVERAGE SHALL BE AS PER BUILDING RULES 1996 AND SUBSEQUENT NOTIFICATIONS.
- THE MAXIMUM PERMISSIBLE SITE COVERAGE ON RESIDENTIAL SITES SHALL BE AS UNDER :-
 - FOR THE FIRST 20 SQUARE METERS - 60%
 - FOR THE NEXT 20 SQUARE METERS - 50%
 - FOR THE REMAINING AREA - 40%
- FOR GROUP HOUSING AND M.S. FLATS SITE COVERAGE SHALL NOT BE EXCEED 40% OF THE TOTAL SITE AREA.
- THE MAXIMUM FLOOR AREA RATIO IN CASE OF RESIDENTIAL PLOTTED DEVELOPMENT SHALL NOT EXCEED:-
 - FOR PLOTS UP TO 25 SQ. METERS - 1.25
 - FOR PLOTS UP TO 25 SQ. METERS BUT NOT EXCEEDING 40 SQ. METERS - 1.40
 - FOR PLOTS ABOVE 40 SQ. METERS BUT NOT EXCEEDING 60 SQ. METERS - 1.25
 - FOR PLOTS ABOVE 60 SQ. METERS - 1.40

3. BUILDING LINE

NO BUILDING SHALL BE ALLOWED TO PROJECT BEYOND THE FRONT, REAR AND SIDE BUILDING LINES SHOWN THEREON ON THE ZONING PLAN.

4. PROJECTION

- WHERE THERE IS AN UNCOVERED BALCONY OR CHAJA OR CANTILEVER FROM WALL IT SHALL NOT PROJECT MORE THAN 1.2 M FEET BEYOND THE BUILDING LINE WHEN MEASURED AT RIGHT ANGLES TO THE OUTER FACE OF THE WALL FOR PLOTS ABOVE 25 SQ. MTS. IN THE CASE OF REAR WINDOWS OR BUILDING ADDING ON TO OTHER, WHERE THE AREA OF PLOT IS UP TO 25 SQ. MTS., THE DEPTH OF PROJECTION SHALL NOT BE MORE THAN 0.91 METRE IN FRONT & REAR BALCONY.
- PROVIDED FURTHER THAT PROJECTION ON DOOR AND WINDOWS SHALL NOT EXCEED 0.6 METERS (ONE FEET SIX INCHES).
- PROVIDED FURTHER THAT NO PROJECTION SHALL BE AT A LESSER HEIGHT THAN 2.4 METRES (EIGHT FEET SIX INCHES) CLEAR ABOVE THE PLINTH LEVEL OF THE BUILDING.
- THE AREA OF THE PROJECTION SHALL NOT BE COUNTED TOWARDS THE COVERED OF THE SITE.
- IN CASE OF CORNER PLOTS, SUCH PROJECTIONS SHALL NOT EXCEED 0.30 M INCHES ON WINDOW OPENING ON TO THE SIDE SHALL BE PERMITTED AT A HEIGHT NOT LESS THAN 2.4 M (EIGHT FEET SIX INCHES).
- NO PROJECTION SHALL BE ALLOWED OVER GUTTER AND IN CASE OF CORNER PLOTS.
- WHERE PROJECTIONS ARE MORE THAN 1.2 M IN CASE OF REAR AND 1.2 M IN CASE OF FRONT, THE PROJECTION SHALL NOT BE AT A LESSER HEIGHT THAN 2.2 M (SEVEN FEET FOUR INCHES) CLEAR ABOVE THE PLINTH LEVEL OF THE BUILDING.
- WHERE PROJECTIONS ARE MORE THAN 1.2 M IN CASE OF REAR AND 1.2 M IN CASE OF FRONT, THE PROJECTION SHALL NOT BE AT A LESSER HEIGHT THAN 2.2 M (SEVEN FEET FOUR INCHES) CLEAR ABOVE THE PLINTH LEVEL OF THE BUILDING.
- WHERE PROJECTIONS ARE MORE THAN 1.2 M IN CASE OF REAR AND 1.2 M IN CASE OF FRONT, THE PROJECTION SHALL NOT BE AT A LESSER HEIGHT THAN 2.2 M (SEVEN FEET FOUR INCHES) CLEAR ABOVE THE PLINTH LEVEL OF THE BUILDING.

5. HEIGHT

THE NUMBER OF STOREYS IN RESIDENTIAL BUILDING SHALL NOT EXCEED THREE (MAXIMUM HEIGHT 32'-0").

USE ZONES	PERMISSIBLE HEIGHT FROM PLINTH TO TOP OF PARAPET / BARASATI
	AS MAXIMUM HEIGHT 32'-0"
	AS SINGLE STOREY BUILDING 24'-0"
	AS PRESCRIBED IN THE SUPPLEMENTARY LAY-OUT / ZONING PLAN OR ARCHITECTURAL CONTROL SHEET.

THE CLEAR HEIGHT FROM FLOOR TO CEILING IN CASE OF GARAGE, STORE, TOILET, BARASATI AND MURPHY SHALL NOT BE LESS THAN 2.4 METRE (7'-6"). HEIGHT OF COMMERCIAL BUILDING SHALL BE AS PER SUPPLEMENTARY ZONING PLAN OR ARCHITECTURAL CONTROL SHEET. HEIGHT OF PUBLIC AND EDUCATIONAL BUILDING SHALL BE AS PER SUPPLEMENTARY ZONING PLAN AND SUBJECT TO THE CLEARANCE FROM AIR PORT AUTHORITY.

6. PLINTH LEVEL

UNLESS OTHERWISE SPECIFIED BY THE DIVISIONAL ENGINEER, PUBLIC HEALTH, PUNJAB, PLINTH IN CASE OF BUILDING INTENDED FOR HUMAN HABITATION SHALL NOT BE LESS THAN 0.6 METRE (2'-0") ABOVE THE FINISHED LEVEL OF THE ROAD/STREET.

7. SIDE ENTRY GATE IN CORNER PLOTS

- NO SIDE ENTRY IN THE MAIN BUILDING SHALL BE ALLOWED.
- NO SIDE / BACK GATES WILL BE ALLOWED IN CASE OF PLOTS FALLING ON 200', 150', 100', 80', 60' WIDE ROADS AND OPEN SPACES SEPARATING THE PLOTS AND WHERE THE ROAD EXCEEDS 40'.
- ONE SIDE WALKWAY GATE NOT EXCEEDING 3'-6" WIDTH IN BACK COURTYARDS IS ALLOWED IN CASE OF CORNER PLOTS SITUATED ON 80' WIDE ROAD.

8. MINIMUM COVERAGE PER DWELLING UNIT

THE MINIMUM COVERAGE PER DWELLING UNIT (INCLUDING KITCHEN, TOILET, LIVING ROOM AND BED ROOM) SHALL NOT BE LESS THAN 27% OF THE PERMISSIBLE COVERED AREA FOR ALL RESIDENTIAL PLOTS.

9. RESTRICTION ON ACCESS FROM MAIN PERIPHERAL ROADS

IN CASE OF PLOTS WITH BACK ON THE PERIPHERAL ROADS AND PLOTS FALLING ON PUBLIC OPEN SPACES NO REAR/SIDE ACCESS WHATSOEVER EVER SECONDARY OR MAIN SHALL BE ALLOWED FROM THE ROAD OR OPEN SPACES.

10. BOUNDARY WALL AND GATES

- THE REAR/BACK WALL OF RESIDENTIAL PLOTS SHALL BE BOUNDARY AT CORNER BY RADII OF 6'-0" (1.5 METER) ANYTHING ON ROAD IN CASE OF OTHER SITES, IT SHALL BE AS SHOWN ON THE PLAN.
- THE GATES AND THEIR POSITION SHALL BE SHOWN ON THE PLAN AND THE WIDTH OF GATE SHALL NOT BE MORE THAN 8'-0".
- THE GATES AND THEIR POSITION SHALL BE SHOWN ON THE PLAN AND THE WIDTH OF GATE SHALL NOT BE MORE THAN 8'-0".
- THE GATE POSTS SHALL PROVIDE FOR DISPLAY OF POSTAL NOS. OF PLOTS.

11. TREES

NO TREE SHALL BE CUT WITHOUT THE PRIOR APPROVAL OF THE ESTATE OFFICER, MOHALI (PUNJAB) PUNJAB UNLESS THEY INTERFERE IN THE BUILDING DESIGN AND EXISTING TREE SHOWN THEREON ON PLAN SHALL BE DEEMED TO THE PROTECTED TREE.

12. BASEMENT

- BASEMENT IS PERMISSIBLE IN ALL PLOTS IF THE ADJOINING BUILDING IS ALREADY CONSTRUCTED WITHOUT BASEMENT THEN THE BASEMENT SHALL BE CEASED AND THE MINIMUM DISTANCE FROM THE COMMON WALL OF THE ADJOINING CONSTRUCTED BUILDING UP TO THE WALL OF BASEMENT SHALL NOT BE LESS THAN 8'-0".
- THE BASEMENT SHALL PROVIDE FOR OPENING OF NOT LESS THAN 1/4 TH OF THE BASEMENT FLOOR AREA OPENING DIRECTLY TO THE EXTERIOR FOR INFLOW OF NATURAL LIGHT AND AIR AND SHALL BE WATER PROOF AND DAMP PROOF.
- THE MINIMUM HEIGHT OF BASEMENT SHALL BE 2.0 M (6'-7") MEASURED FROM THE FINISHED LEVEL OF THE FLOOR TO THE UNDER SURFACE OF THE ROAD AND SHALL NOT BE USED FOR HABITABLE PURPOSES.
- BASEMENT AREA SHALL NOT EXCEED THE AREA OF THE GROUND FLOOR OF THE BUILDING AND SHALL BE BELOW IT. FURTHER IT SHALL SATISFY PUBLIC HEALTH AND STRUCTURAL REQUIREMENTS.
- PROVISION OF TOILETS, WATER, WASTEWATER, ETC., WHICH REQUIRE THE DISPOSAL OF WATER ETC., SHALL NOT BE PERMITTED IN THE BASEMENT.

13. LIFTS

A LIFT BE PROVIDED AS PER PROVISIONS OF PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY (BUILDING) RULES - 1996.

NOTES

THIS DRG. HAS BEEN APPROVED BY C.T.P. (P) VIDE LETTER NO. 4298-31 C.T.P. (P) / SC-114 DATED 24-4-2008

NOTE

THE DIGITIZED DRAWING IS BASED ON THE ORIGINAL DRAWING OF THE CONCERNED DEPARTMENT IN CASE OF ANY DISCREPANCY THE DETAILS IN THE ORIGINAL DRAWING SHALL PREVAIL UPON.

ZONING PLAN

OFFICE OF THE
DIVISIONAL TOWN PLANNER, S.A.S NAGAR.

DRAWING NO. D.T.P. S.A.S. NAGAR 1924/07 DATED 20.7.07

DRAWN BY: -Sd- CHECKED BY: -Sd-

ASST. TOWN PLANNER DIST. TOWN PLANNER SR. TOWN PLANNER CHIEF TOWN PLANNER(P)