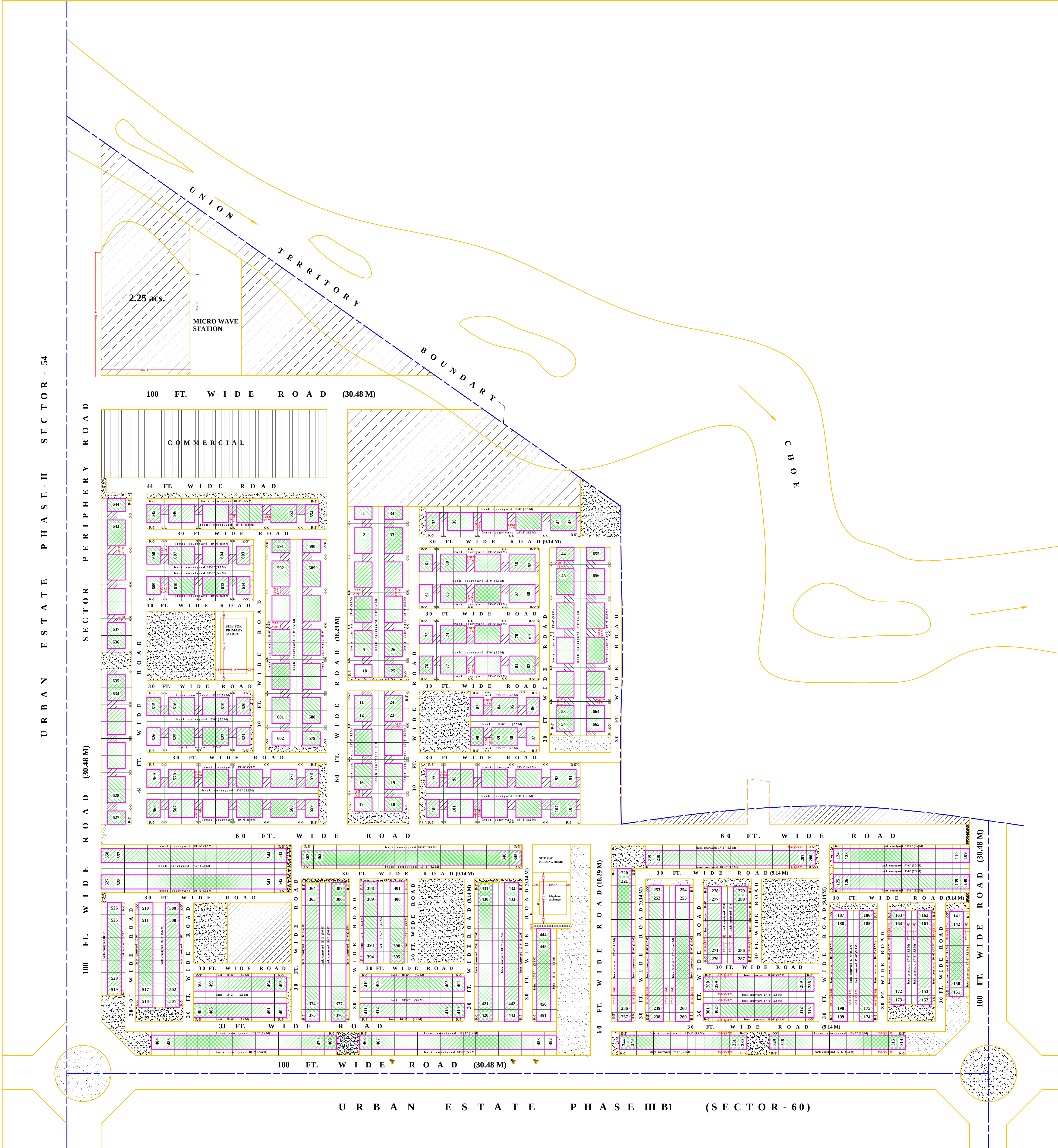




S . A . S . N A G A R

URBAN ESTATE PHASE-3A

THE REQUIREMENTS OF THE 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.

ZONING CLAUSES

1. USE ZONES:-

THE USE OF THE 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 WHAT SO EVER.

NOTATION	PERMISSIBLE USE OF LAND	TYPE OF BUILDING PERMISSIBLE
1	ROADS	ROAD AND STREET FURNITURE AND AMENITIES.
2	OPEN SPACES	RESERVED FOR PUBLIC OPEN SPACES, PUBLIC PARKS, PUBLIC AND COMMUNITY AMENITIES, LANDSCAPING, FOUNTAINS AND PAVED FOOT-WAYS.
3	RESIDENTIAL	ANCILLARY BUILDING INCLUDING GARAGES, SERVANT QUARTERS, FUEL, STORES, TOILETS, GUEST ROOM ETC.
4	COMMERCIAL	COMMERCIAL BUILDINGS, SHOP-CUM-RESIDENTIAL BUILDINGS.
5	RESERVED FOR SPECIAL USE	PUBLIC & COMMUNITY BUILDINGS, EDUCATIONAL BUILDINGS, OR USES AS DETERMINED BY THE CHIEF ADMINISTRATOR IN CONSULTATION WITH THE TOWN PLANNING ORGANIZATION UNDER A SUPPLEMENTARY LAYOUT PLAN OR ZONING PLAN.

ii. SITE COVERAGE AND FLOOR SPACE INDEX

- AS PER RULE NO. 14 OF PUNJAB URBAN ESTATES (DEVELOPMENT & REGULATION) RULE 1972.
- NOT-WITH-STANDING THE SITE COVERAGE ALLOWED IN THE BARSATI CLAUSES III, THE FLOOR SPACE SHALL NOT EXCEED BY 1:10 (80% COVERAGE ON THE GROUND FLOOR, 60% ON THE FIRST FLOOR AND 30% ON THE BARSATI FLOOR) FOR 5, 7, 9 AND 10 MARLA PLOTS AND 1:1 IN THE CASE OF ONE KANAL PLOTS.
- FLOOR SPACE INDEX IN THE CASE OF MULTI-STORYED FLATS SHALL BE AS APPROVED BY THE CHIEF ADMINISTRATOR IN CONSULTATION WITH THE TOWN PLANNING ORGANIZATION.

NOTE:- 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.

iii. BARSATI

- BARSATI, MUMTI WATER TANK ETC. SHALL BE A PART OF THE COVERAGE AS PER FRAME CONTROL SHEETS OR BUILDING CONTROL SHEETS FOR 5, 7, 9, 10 MARLA PLOTS.
- BARSATI, MUMTI WATER TANK SHALL NOT COVER MORE THAN 25% OF THE COVERED GROUND FLOOR AREA FOR ONE KANAL PLOTS.

iv. BUILDING LINES

- NO BUILDING SHALL BE ALLOWED TO PROJECT BEYOND THE FRONT, REAR AND SIDE BUILDING LINE SHOWN THUS.
- NOT WITHSTANDING THE PROVISION OF AFOREMENTIONED SUB-CLAUSE COMMON PARTY WALL SHALL COMPULSORILY PROJECT BY 6.45' M (1'-6") FROM THE FRONT AND REAR FACES OF THE BUILDING.
- NOTHING CONTAINED IN THIS CLAUSE SHALL PREVENT THE PROJECTION OF:
 - OPEN CANTILEVERED BALCONY UP TO 2.29 METRES (7'-6") FROM THE FRONT SIDE 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 0.229 METRES (9") FROM FACES OF THE BUILDING.

v. HEIGHT

- THE NUMBER OF STOREYS IN THE BUILDING SHALL NOT EXCEED TWO (EXCLUDING BARSATI) FOR ALL PLOTS NOT COVERED BY FRAME OR BUILDING CONTROL SHEETS. MAXIMUM HEIGHT OF BUILDING SHALL BE AS FOLLOWS:-

PLOT NO.	TYPE OF BUILDING PERMITTED	PERMISSIBLE HEIGHT FROM PLINTH TO TOP OF PARAPET / TOP OF BARSATI
FROM - TO	RESIDENTIAL	a. SINGLE STOREY 5.486 METRES (18'-0") b. DOUBLE STOREY 9.830 METRES (32'-3")
1 559 559	RESIDENTIAL	a. SINGLE STOREY 4.42 METRES (14'-6") b. DOUBLE STOREY 7.544 METRES (24'-9")
1 559 559	OTHER TYPE OF BUILDING	AS PRESCRIBED IN THE SUPPLEMENTARY LAYOUT PLAN OR ZONING PLAN, BUILDING OR FRAME CONTROL SHEETS

- THE CLEAR HEIGHT FROM FLOOR TO CEILING IN CASE OF BASEMENTS, GARRAGES, STORE, TOILETS, BARSATIS, MUMTIS SHALL NOT BE LESS THAN 2.286 M (7'-6").
- THE TOTAL HEIGHT OF MULTI-STORYED FLATS SHALL BE AS APPROVED BY THE CHIEF ADMINISTRATOR.
- PLINTH LEVEL
UNLESS OTHERWISE SPECIFIED BY THE CHIEF ENGINEER, PUBLIC HEALTH PUNJAB, MINIMUM HEIGHT IN CASE OF BUILDING INTENDED FOR HUMAN HABITATION SHALL NOT BE LESS THAN 6.457 METRES (1'-6") ABOVE THE FINISHED LEVEL OF THE ROAD / STREET AND IN CASE OF OTHER ANCILLARY ATTACHED BUILDINGS, SHALL NOT BE LESS THAN 0.229 METRES (9").
- FRAME AND BUILDING CONTROL

- EXCEPT FOR PLOTS NOS. GIVEN IN SUBSEQUENT SUB-CLAUSE, BUILDINGS IN CASE OF PLOTS OF 5, 7, 9, AND 10 MARLA CATEGORIES SHALL CONFORM TO ALL RESTRICTIONS AND STIPULATIONS AS CONTAINED IN THE RESPECTIVE FRAME CONTROL SHEETS APPROVED BY THE CHIEF ADMINISTRATOR IN CONSULTATION WITH THE TOWN PLANNING ORGANIZATION.
- IN CASE OF COMMERCIAL SITES BUILDINGS SHALL CONFORM TO ALL RESTRICTIONS AND STIPULATIONS AS CONTAINED IN THE RESPECTIVE BUILDING CONTROL SHEETS APPROVED BY THE CHIEF ADMINISTRATOR IN CONSULTATION WITH THE TOWN PLANNING ORGANIZATION.
- IN THE CASE OF COMMERCIAL SITES BUILDINGS SHALL CONFORM TO ALL RESTRICTIONS AND STIPULATIONS AS CONTAINED IN THE RESPECTIVE BUILDING CONTROL SHEETS APPROVED BY THE CHIEF ADMINISTRATOR IN CONSULTATION WITH CHIEF TOWN PLANNING ORGANIZATION.

viii. RESTRICTION ON ACCESS 30.48 M (100'-0") MAIN PERIPHERAL ROAD

IN CASE OF PLOTS WHICH BACK ON THE 30.48 M (100'-0") WIDE PERIPHERAL, ROADS AND PLOTS FALLING ON PUBLIC OPEN SPACES, NO REAR ACCESS WHAT SO EVER SECONDARY OR MAIN SHALL BE ALLOWED FROM THE ROAD ON THE OPEN SPACES.

ix. BOUNDARY WALLS AND GATES

- THE BOUNDARY WALLS OF ALL CORNER PLOTS SHALL BE ROUNDED AT CORNERS BY A RADIUS OF 5' AS SHOWN ON THE PLAN.
- THE HEIGHT OF FRONT AND SIDE BOUNDARY WALL SHALL BE 0.870 METRES (2'-10") AND THAT OF THE REAR OPEN COURTYARD BOUNDARY WALL SHALL BE 1.629 METRES (5'-4") & SHALL BE CONSTRUCTED AS PER THE STANDARD DESIGN APPROVED BY THE CHIEF ADMINISTRATOR.
- THE GATES AND THEIR POSITION SHALL BE AS SHOWN THUS 'G' ON THE PLAN AND SHALL BE CONSTRUCTED AS PER THE APPROVED STANDARD DESIGN APPROVED BY THE CHIEF ADMINISTRATOR.
- THE POSITION OF GATES FOR 5, 7, 9 AND 10 MARLA PLOTS SHALL BE AS PER THE FRAME CONTROL OR BUILDING CONTROL SHEETS.
- THE GATE POSTS SHALL PROVIDE FOR DISPLAY OF POSTAL NOS. OF PLOTS AS PER APPROVED STANDARD DESIGN.

x. TREES

- TREES SHALL BE CUT WITHOUT THE PRIOR APPROVAL OF THE CHIEF ADMINISTRATOR, PUNJAB UNLESS THEY INTERFERE IN THE BUILDING DESIGN AND CONSTRUCTION. TREES SHOWN THUS ON PLAN SHALL BE DEEMED TO BE "PROTECTED TREES".

xi. BASEMENT

- BASEMENT IS PERMISSIBLE IN ALL BUILDINGS NOT COVERED UNDER FRAME & BUILDING CONTROL SHEETS PROVIDED THAT THE EXCAVATION, BASEMENT WALL AND BASEMENT FOUNDATION SHALL NOT BE LESS THAN 2'-0" FROM THE COMMON BOUNDARY OF THE ADJOINING BUILDING AND SHALL NOT COVER MORE THAN 50% OF THE COVERED AREA.
- THE BASEMENT SHALL PROVIDE FOR OPENINGS OF NOT LESS THAN ONE-TENTH OF THE BASEMENT FLOOR AREA DIRECTLY TO THE EXTERNAL AIR FOR ADMISSION OF NATURAL LIGHT AND AIR 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 FROM FLOOR TO CEILING (BOTTOM OF BEAMS) NOT LESS THAN 7'-6".

xii. MINIMUM COVERAGE PER DWELLING UNIT

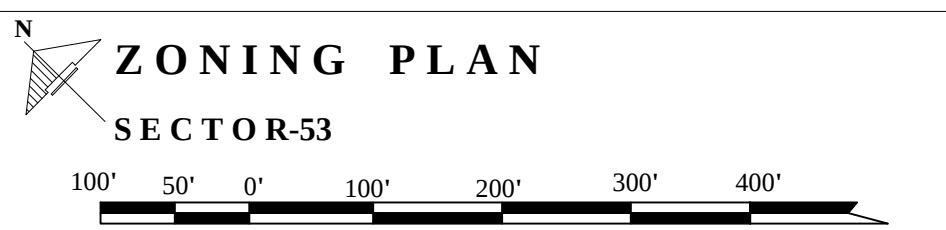
MINIMUM COVERAGE PER DWELLING UNIT INCLUDING KITCHEN, TOILET, LIVING ROOM AND BED ROOM SHALL NOT BE LESS THAN 25% OF THE PERMISSIBLE COVERED AREA FOR ALL RESIDENTIAL PLOTS OTHER THAN THOSE COVERED UNDER FRAME AND BUILDING CONTROL SHEET.

NOTE

- THE ZONING OF ALL CORNER PLOTS WHERE IN EITHER GARAGE HAS BEEN PROVIDED ON THE SIDE ABUTTING THE ROAD OR OPEN SPACES OR A SIDE SET BACK HAS BEEN PROVIDED, CHANGED TO ALLOW BUILDING IN FULL WIDTH OF THE BUILDING AS PER C.T.P. (U.NO. 433) C.T.P. (P) 58-55 DT. 10.5.76.
- THIS DRAWING HAS BEEN TRACED FROM DRG. NO. D.T.P. (P) 965-7 DATED 17.8.72.
- THE ZONING OF PLOTS NOS. 655 TO 671 SHOULD BE READ WITH THE DRAWING NO. D.T.P. (S.A.S. NAGAR) 448-8 DATED 12.12.76.
- THE CONSTRUCTION OF BASEMENT HAS BEEN PERMITTED IN THE RESIDENTIAL PLOTS UP TO 399 NO. 198, WHICH CONFORM TO THE CONDITIONS LAID DOWN IN THE LETTER NO. PWB-079/02/14 DATED 6.12.82 ISSUED VIDE CHIEF ADMINISTRATOR, URBAN ESTATE, PUNJAB.
- FOR ZONING CLAUSES OF PRIMARY SCHOOL REFER PUDA DRAWING NO. 91 JOB NO. MSC-53 DATED 26.3.90 & LETTER NO. 478 DATED 25.5.90.
- FOR ZONING DETAIL CLAUSES, REFER PUDA'S DRAWINGS NO. 08, JOB NO. MSC-53 DT-10.3.2000.

NOTES

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.



DEPARTMENT OF TOWN AND COUNTRY PLANNING, PUNJAB	
DRAWING NO. D.T.P. (S.A.S. NAGAR) 687/89	DATED: 25.10.89
TRACED BY: -Sd-	CHECKED BY: -Sd-
-Sd-	-Sd-
Planning Assistant	Assistant town planner
Divisional, town planner	Chief town planner (Pb.)