



URBAN ESTATE PHASE IV & V

ZONING CLAUSES

THE USE OF THE
CONSTRUCTED THE

NOTATION	PERMISSIBLE USE OF LAND	TYPE OF BUILDING PERMISSIBLE
	ROADS	ROAD AND STREET FURNITURE AND AMENITIES.
	OPEN SPACES	RECREATED PLOTS, OPEN SPACES, PARKS, PARKS, PUBLIC AND COMMUNITY AMENITIES, LANDSCAPING, PLANTERS AND PAVED FOOTPATHS.
	RESIDENTIAL	MAIN RESIDENTIAL BUILDING, BARBARI, MONTHS.
	RESIDENTIAL	ANGULAR BUILDING INCLUDING GARDENS, SURROUND GARDENS, PARK, YARDS, TERRACE, GUEST HOUSE, etc.
	COMMERCIAL	COMMERCIAL BUILDING, SHOP-COMMERCIAL BUILDING, etc.
	RESERVED FOR SPECIAL USE	PUBLIC & COMMUNITY BUILDINGS, EDUCATIONAL BUILDINGS, etc. AS DETERMINED BY THE AREA ADMINISTRATION IN CONSULTATION WITH THE TOWN PLANNING & DEVELOPMENT AUTHORITY. (SEE SUPPLEMENTARY A LAYOUT PLAN OR ZONING PLAN).

a. AS PER RULE NO. 14 OF THE PUNJAB URBAN ESTATES (DEVELOPMENT & REGULATION) RULES 1975.

b. NOT WITHSTANDING THE SITE COVERAGE ALLOWED IN THE BARSATI CLAUSES III, THE FLOOR SPACE SHALL NOT EXCEED BY 1:1.50 (66% COVERAGE ON THE GROUND FLOOR, 50% ON THE FIRST FLOOR AND 30% ON THE BARSATI FLOOR) FOR 5, 7% AND 10 MARLA PLOTS AND 1:1 CASE OF 1.2 AND 4 KANAL PLOTS.

c. FLOOR SPACE INDEX IN THE CASE OF MULTISTORYED FLATS SHALL BE AS APPROVED BY THE CHIEF ADMINISTRATOR IN CONSULTATION WITH THE TOWN PLANNING ORGANISATION.

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.

- a. BARSATI, MUMTI, WATER TANK ETC. SHALL BE A PART OF THE COVERAGE AS PER FRAME CONTROL SHEETS OR BUILDING CONTROL SHEETS FOR 5, 7% AND 10 MARLA PLOTS.
- b. BARSATI, MUMTI, WATER TANK SHALL NOT COVER MORE THAN 25% OF THE COVERED GROUND FLOOR AREA FOR 1,2 AND 4 KANAL PLOTS.

- a. NO BUILDING SHALL BE ALLOWED TO PROJECT BEYOND THE FRONT, REAR AND SIDE BUILDING LINE SHOWN THUS ON THE ZONING PLAN. NOT WITHSTANDING THE PROVISION OF AFORESAIDMENTED SUB CLAUSE COMMON PARTY WALL SHALL COMPLY SOBERY PROJECT BY 0.457 M (1'-6") FROM THE FRONT AND REAR FACES OF THE BUILDING.
- c. NOTHING CONTAINED IN THIS CLAUSE, SHALL PREVENT THE PROJECTION OF:
 - (i) OPEN CANTILEVERED BALCONY UPTO 1.219 METERS (4'-0") 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.
 - (ii) SUN-BREAKERS, WINDOW SELLS ETC. BY 0.229 METERS (7") FROM FACES OF THE BUILDING.

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

- b. THE CLEAR HEIGHT FROM FLOOR TO CEILING IN CASE OF BASEMENTS, GARAGES, STORES, TOILETS, BARSAATS, MUMTIES SHALL NOT BE LESS THAN 2.286 METRES (7'-6").
- c. THE TOTAL HEIGHT OF MULTISTOYED FLATS SHALL BE AS APPROVED BY THE CHIEF ADMINISTRATOR.

6) PLINTH LEVEL

UNLESS OTHERWISE SPECIFIED BY THE CHIEF ENGINEER, PUBLIC HEALTH PUNJAB, PLINTH HEIGHT IN CASE OF BUILDING INTENDED FOR HUMAN HABITATION SHALL NOT BE LESS THAN 0.467 METRES (1'-6") ABOVE THE FINISHED LEVEL OF THE ROAD / STREET IN CASE OF OTHER ANCILLARY ATTACHED BUILDINGS, SHALL NOT BE LESS THAN 0.229 METRES (9")

a. EXCEPT FOR PLOT NOS. GIVEN IN SUBSEQUENT SUB-CLAUSE, BUILDING IN CASE OF PLOTS OF 5, 7½ AND 10 MARLA CATEGORIES SHALL CONFORM TO ALL RESTRICTIONS AND REGULATIONS AS OUTLINED IN THE RESPECTIVE FRAME CONTROL SHEETS APPROVED BY THE CHIEF ADMINISTRATOR IN CONSULTATION WITH THE TOWN PLANNING ORGANISATION.

b. IN CASE OF SITES FOR COMMERCIAL AND PUBLIC PURPOSES THE BUILDINGS SHALL CONFORM TO ALL RESTRICTIONS AND REGULATIONS AS CONTAINED IN THE RESPECTIVE BUILDING CONTROL SHEETS APPROVED BY THE CHIEF ADMINISTRATOR IN CONSULTATION WITH CHIEF TOWN PLANNER PUNJAB.

MAIN PERIPHERAL ROAD

IN CASE OF THE PLOTS WHICH BACK ON THE 30.48 METRES (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 OR OPEN SPACES.

- a. THE BOUNDARY WALLS OF ALL ENCL PLOTS SHALL BE ROUNDED AT CORNERS BY A RADIUS OF 5' AS SHOWN ON THE PLAN.
- b. THE HEIGHT OF FRONT AND SIDE BOUNDARY WALL SHALL BE 0.875 METERS (2'-10 1/2") AND THAT OF THE REAR OPEN COURTYARD BOUNDARY WALL SHALL BE 1.625 METERS (5'-4") AND SHALL BE CONSTRUCTED AS PER THE STANDARD DESIGN APPROVED BY THE CITY ADMINISTRATOR.
- c. THE GATES AND THEIR POSITION SHALL BE AS SHOWN IN FIGURE 'C' ON THE PLAN AND SHALL BE CONSTRUCTED AS PER THE APPROVED STANDARD DESIGN.
- d. THE POSITION OF GATES FOR 5, 7, 9 AND 10 MARLA PLOTS SHALL BE AS PER THE FRAMED CONTRACT OR BUILDING CONTRACT SHEET.
- e. THE GATE POSTS SHALL PROVIDE FOR DISPLAY OF POSTAL NOS. OF PLOTS AS PER APPROVED STANDARD DESIGN.

NO TREE 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.

- a. BASEMENT IS PERMISSIBLE. IN ALL BUILDINGS NOT COVERED UNDER FRAME BUILDING CONTROL SHEETS PROVIDED THAT EXCAVATION, BASEMENT WALL AND BASEMENT FOUNDATION SHALL NOT BE LESS THAN 12'-0" FROM THE COMMON BOUNDARY OF THE ADJOINING BUILDING AND SHALL NOT COVER MORE THAN 50% OF THE TOTAL COVERED AREA.
- b. THE BASEMENT SHALL PROVIDE FOR OPENINGS OF NOT LESS THAN ONE-TENTH OF THE BASEMENT FLOOR AREA DIRECTLY TO THE OUTSIDE AIR OR ADMISSION OF NATURAL LIGHT AND AIR AND SHALL BE WATER AND DAMPPROOF.
- c. THE DEPTH OF THE BASEMENT MEASURED FROM THE FINISH LEVEL SHALL NOT EXCEED 14'-0" WITH THE CLEAR HEIGHT FROM FLOOR TO CEILING (BOTTOM OF BEAMS) NOT LESS THAN 7'-6".

THE MINIMUM COVERAGE PER DWELLING UNIT (INCLUDING KITCHEN, TOILET, LIVING 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 SHEETS.

- THE ZONING OF ALL CORNER PLOTS WHERE IN EITHER GARAGE HAS BEEN PROVIDED ON THE SIDE ABUTTING THE ROAD OR OPEN SPACE OR A SIDE SET BACK HAS BEEN PROVIDED, CHANGED TO ALLOW BUILDING IN FULL WIDTH OF THE BUILDING AS PER C.T.P.S U.O.NO. 1433 C.T.P. (198) SP-193 DT. 18.5.76.
- THE CONSTRUCTION OF BASEMENT HAS BEEN PERMITTED IN THE RESIDENTIAL PLOTS UP TO 200 SQ.YDS. SHOULD CONFORM TO THE CONDITIONS LAID DOWN IN THE LETTER NO. HRB-ETP-02/124 DATED 6.2.92 ISSUED VIDE CHIEF ADMINISTRATOR, URBAN ESTABLISH, PUNJAB.
- FOR ZONING CLAUSES OF PRIMARY SCHOOL SITES NO. 11, 12 PUDA'S DRG. NO. 02 JOB NO. MISC 59.

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.



DRAWING NO. D.T.P.(S.A.S. NAGAR) 617-A DATED: 20.3.88

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

-S4-	-S6-	-S6-	-S6-
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