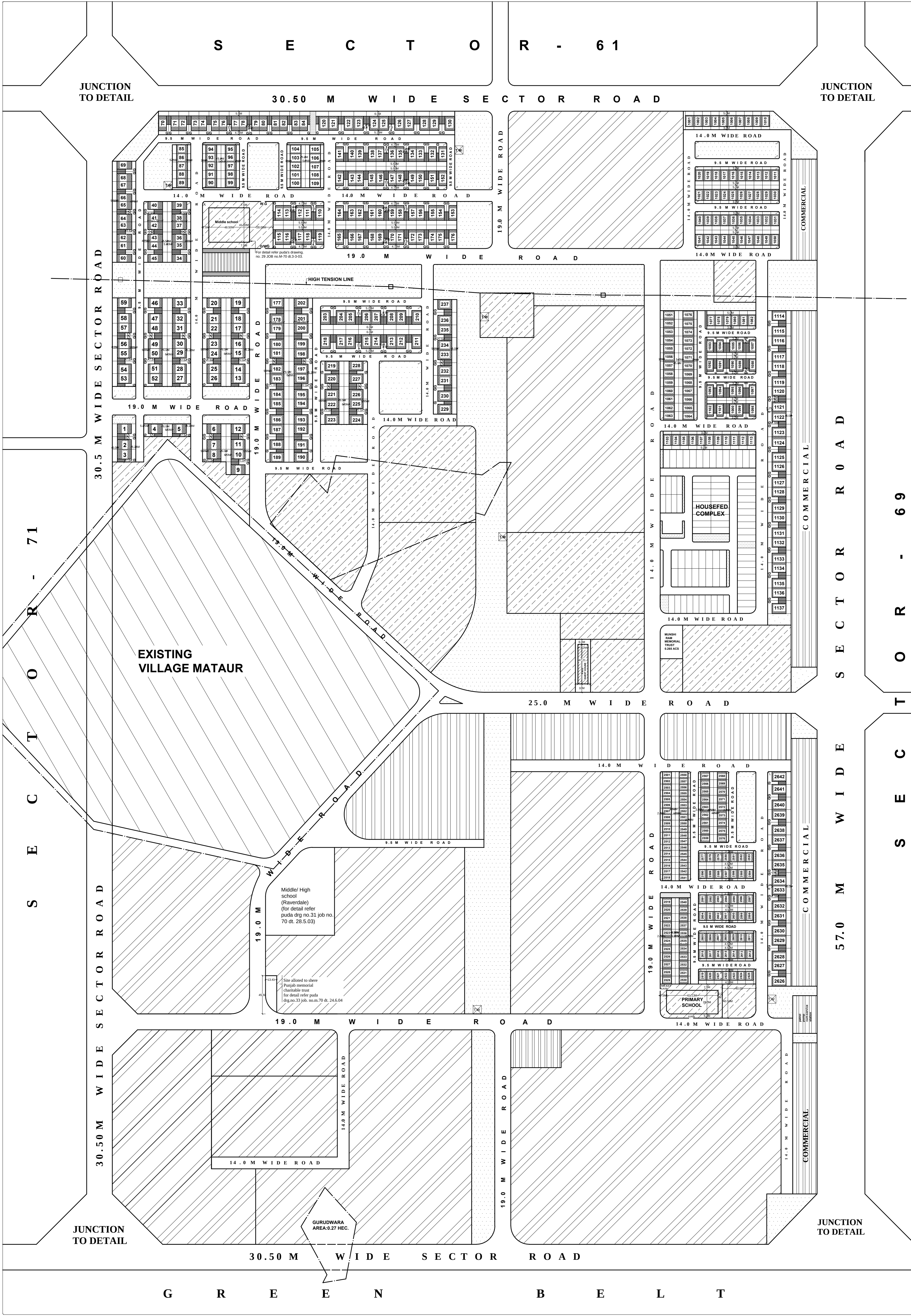




S. A. S. NAGAR

URBAN ESTATE SECTOR - 70

THE REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE BUILDING REQUIREMENTS CONTAINED IN THE PUNJAB URBAN ESTATE DEVELOPMENT & REGULATION ACT 1974 AND MADE UNDER SECTION 23 OF THE PUNJAB URBAN ESTATES (DEVELOPMENT & REGULATION) ACT 1984.

**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 PERMISSIBLE                                                                                                                                     |
|----------|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | ROADS                   | ROAD STREET FURNITURE AND AMENITIES FOR SERVIENT TO TRAFFIC & TRANSPORTATION.                                                                                |
|          | OPEN SPACES             | LANDSCAPING, FEATURES, PAVEMENTS, PUBLIC AMENITIES & FACILITIES AND ANY OTHER ACTIVITY SUB-SERVIENT TO RECREATION.                                           |
|          | RESIDENTIAL             | MAIN RESIDENTIAL BUILDING, BARSATI & MUMTY.                                                                                                                  |
|          | RESIDENTIAL             | RESERVED FOR PUBLIC HOUSING & MULTISTORYED PLATS.                                                                                                            |
|          | COMMERCIAL              | SHOPS, BOOTHS, OFFICES, BANKS, CINEMA, PETROL PUMPS & SUCH LIKE (ONE RESIDENTIAL BUILDING, APARTMENT TO THESE AS MAY BE DETAILLED SEPARATELY).               |
|          | RESERVED                | PUBLIC & COMMUNITY BUILDINGS, PUBLIC SERVICES ADMINISTRATION IN CONSULTATION WITH THE CHIEF TOWN PLANNER, PUNJAB AND CONTAINED IN SUPPLEMENTARY ZONING PLAN. |

**2) SITE COVERAGE & FLOOR SPACE INDEX.**

A. SITE COVERAGE SHALL BE AS PER RULE NO.34 OF THE PUNJAB URBAN ESTATES DEVELOPMENT & REGULATION ACT 1974.

B. NOT WITHSTANDING ANYTHING CONTAINED IN CLAUSE (1) THE FLOOR SPACE INDEX IN CASE OF PLOTS UP TO 10 MARLA SHALL NOT EXCEED 1/20. MAXIMUM PERMISSIBLE SITE COVERAGE AT GROUND FLOOR & FIRST FLOOR BEING 40% EACH AND THAT ON BARSATI 30% & IN CASE OF 12M, 10M & ONE KANAL PLOTS FLOOR SPACE INDEX SHALL NOT EXCEED 1/20.

C. FLOOR SPACE INDEX IN CASE OF MULTISTORYED BUILDINGS, COMMERCIAL BUILDING, PUBLIC & COMMUNITY BUILDINGS OR ANY OTHER BUILDING NOT COVERED IN FORE GOING CLAUSE SHALL BE AS PER THE ZONING PLAN (SUPPLEMENTARY ZONING PLAN BY CHIEF TOWN PLANNER, PUNJAB).

NOTE: FLOOR SPACE INDEX SHALL MEAN THE NUMBER OBTAINED BY DIVIDING THE TOTAL FLOOR AREA ON ALL THE FLOORS OF THE BUILDING BY THE TOTAL AREA OF THE SITE & MULTIPLIED BY 10000.

**3) BARSATI.**

A. BARSATI, MUMTY ETC. SHALL BE PART OF THE COVERAGE AS PER FRAME CONTROL SHEETS FOR PLOTS UP TO 10 MARLA PLOTS.

B. BARSATI, MUMTY ETC. SHALL NOT COVER MORE THAN 25% OF THE PERMISSIBLE COVERED AREA ON GROUND FLOOR FOR 12 M, 10 M & ONE KANAL PLOTS.

**4) BUILDING LINE**

A. NO BUILDING SHALL BE ALLOWED TO PROJEKT BEYOND THE FRONT, REAR & SIDE BUILDING LINES SHOWN THUS ON THE ZONING PLAN.

B. NOT WITHSTANDING ANYTHING CONTAINED IN THE ABOVE PROVIDED COMMON PARTY WALL SHALL COMPLICABLY PROTECTED BY 1/2 M FROM THE FRONT & REAR SIDES OF THE BUILDINGS IN CASE OF PLOTS UNDER FRAME CONTROL.

C. NOT WITHSTANDING ANYTHING CONTAINED IN SUB CLAUSE (a) NOTHING SHALL PREVENT THE PROJECTION OF:

D. OPEN CANTILEVERED BALCONY OR PROJECTION NOT BELOW THE LEVEL 2.30 M FROM THE LEVEL OF FLOOR (4.5 M) FROM THE FRONT & REAR SIDES OF THE BUILDING AND ON THE OPEN SIDE (4.5 M) IN CASE OF ONE KANAL, 10 M & 12 M PLOTS. HOW EVER IN CASE A BUILDING IS SET BACK MORE THAN THAT REQUIRED IN THE ZONING PLAN, THE OPEN CANTILEVERED BALCONY MAY BE ALLOWED UP TO A MAXIMUM OF 1/2 M BUT IN NO CASE PROJEKT MORE THAN 1/2 M (4.5 M) BEYOND THE PRESCRIBED BUILDING LINE IN THE ZONING.

**5) HEIGHT.**

A. THE NUMBER OF STOREYS IN A BUILDING SHALL NOT EXCEED TWO EXCLUDING BARSATI FOR ALL PLOTS INCLUDING THOSE COVERED BY FRAME & BUILDING CONTROL SHEETS. THE MAXIMUM HEIGHT OF BUILDING SHALL BE AS FOLLOWS:

| PLOT NOS.   | TYPE OF BUILDING PERMITTED      | PERMISSIBLE HEIGHT FROM PLINTH TO TOP OF PARAPET/BARSATI |
|-------------|---------------------------------|----------------------------------------------------------|
| RESIDENTIAL | A. SINGLE STOREY 1.40 M (4'6")  | B. DOUBLE STOREY 3.55 M (11'7")                          |
| COMMERCIAL  | A. SINGLE STOREY 4.24 M (13'9") | B. DOUBLE STOREY 7.54 M (24'8")                          |

OTHER TYPE OF BUILDINGS AS PRESCRIBED IN THE SUPPLEMENTARY ZONING PLAN OR ZONING PLAN OR FRAME CONTROL SHEETS.

B. THE CLEAR HEIGHT FROM FLOOR TO CEILING IN CASE OF BASEMENT - GARAGE, STORE, TOILET, BARSATI, MUMTY SHALL NOT BE LESS THAN 2.30 M (7'6").

**6) PLINTH LEVEL:-**

UNLESS OTHERWISE SPECIFIED BY THE CHIEF ENGINEER, P.D.B. PLINTH HEIGHT IN CASE OF BUILDING INTENDED FOR HUMAN HABITATION SHALL NOT BE LESS THAN 4.5 M (14'9") ABOVE THE FINISHED LEVEL OF THE ROAD STREET AND IN CASE OF OTHER ANCELLARY ATTACHMENT BUILDINGS SHALL NOT BE LESS THAN 1.20 M (4'0").

**7) FRAME AND BUILDING CONTROL:-**

A. IN ADDITION TO CONDITIONS LAID DOWN IN THIS ZONING PLAN THE BUILDINGS ON PLOTS UP TO 10 MARLA SHALL CONFORM TO ALL RESTRICTIONS AND STIPULATION AS CONTAINED IN THE RESPECTIVE FRAME CONTROL SHEETS APPROVED BY CHIEF ADMINISTRATOR IN CONSULTATION WITH THE CHIEF TOWN PLANNER, PUNJAB.

B. IN CASE OF OTHER COMMERCIAL AND PUBLIC PURPOSES THE BUILDING SHALL CONFORM TO ALL RESTRICTIONS & STIPULATIONS AS CONTAINED IN RESPECTIVE BUILDING CONTROL SHEETS APPROVED BY CHIEF ADMINISTRATOR IN CONSULTATION WITH CHIEF TOWN PLANNER, PUNJAB.

**7) RESTRICTION ON ACCESS FROM MAIN PERIPHERAL ROAD:-**

IN CASE OF THE PLOTS WHICH BACK ON THE 30.5 M (100'0") WIDE PERIPHERAL ROADS AND PLOTS FALLING ON PUBLIC OPEN SPACES NO REAR ACCESS WAY TO ENTER SECONDARY OR THE MAIN, SHALL BE ALLOWED FROM THE ROAD OR OPEN SPACES.

**9) BOUNDARY WALL AND GATES:-**

1. THE BOUNDARY WALL OF END PLOTS SHALL BE BUILT AT THE CORNERS BY RADII OF 1/2 M (6'7") ARCHING ON ROAD.

2. THE HEIGHT OF THE FRONT AND SIDE BOUNDARY WALL SHALL BE 1.80 M (5'7") AND THAT OF THE REAR OPEN COURTYARD BOUNDARY WALL SHALL BE 1.00 M (3'3") AND SHALL BE CONSTRUCTED AS PER THE STANDARD DESIGN APPROVED BY CHIEF TOWN PLANNER, PUNJAB.

3. THE GATES AND THEIR POSITION OF 12M, 10M ONE KANAL SHALL BE AS SHOWN ON THE PLAN AND SHALL BE CONSTRUCTED AS PER THE APPROVED STANDARD DESIGN.

4. THE PROPERTY GATE UP TO 10 MARLA SHALL BE SET BY THE FRAME CONTROL SHEETS.

5. THE GATE SHALL PROVIDE FOR DISPLAY OF PORTAL NOS. OF PLOTS AS PER APPROVED STANDARD DESIGN.

**10) TREES:-**

NO 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".

**11) BASEMENT:-**

1. FOUNDATION & PERMISSIBLE IN ALL BUILDINGS NOT COVERED UNDER FRAME OR BUILDING CONTROL SHEETS PROVIDE THAT THE EXCAVATION OF BASEMENT WALL & BASEMENT FLOOR SHALL NOT BE LESS THAN 2.30 M (7'6") FROM THE COMMON BOUNDARY WALL OF THE ADJOINING BUILDING AND SHALL NOT COVER MORE THAN 30% OF THE COVERED AREA AT GROUND FLOOR.

2. WHERE THE BASEMENT IS TO BE CONSTRUCTED IN THE PLOTS COVERED UNDER FRAME CONTROL, THE HEIGHT OF BUILDING AND THE STRENGTH OF CONSTRUCTION STIPULATED IN THE FRAME CONTROL SHEETS BE COMPLIED WITH.

3. THE BASEMENT SHALL PROVIDE FOR OPENING OF NOT LESS THAN 1/10th OF THE TOTAL FLOOR AREA OF THE BASEMENT FOR VENTILATION & LIGHTING. THE OPENING OF NATURAL LIGHT & AIR AND SHALL BE WATER PROOF & DAMP PROOF.

4. THE DEPTH OF THE BASEMENT MEASURED FROM THE FINISH LEVEL SHALL NOT EXCEED 4.2 M (13'8") WITH THE CLEAR HEIGHT FROM FLOOR TO CEILING (BOTTOM OF BEAM) NOT LESS THAN 2.30 M (7'6").

**12) MINIMUM COVERAGE PER DWELLING UNIT:-**

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

**13) SIDE ENTRY & WICKET GATE IN CORNER PLOTS:-**

A. NO SIDE ENTRY IN THE MAIN BUILDING PORTION OF THE PLOTS IF SIDE ENTRY OPEN ON THE V.V. & V.V. ROADS.

B. NO SIDE ENTRY IN THE MAIN BUILDING PORTION OF THE PLOTS WHERE THE PUBLIC OPEN SPACE SEPARATING THE PLOT AND THE ROAD FROM WHICH ENTRY IS TO BE GIVEN EXCEEDS 3.0 M (9'6").

C. ONE WICKET GATE SHALL BE ALLOWED IN CASE OF ALL THE CORNER PLOTS ON THE PRINCIPLES OF WICKET GATE ALLOWED IN BACK COURT YARD OF ALL PLOTS SUBJECT TO THE CONDITION THAT THIS WICKET GATE DOES NOT OPEN ON V.V. & V.V. ROADS AND WHERE THE PUBLIC OPEN SPACES SEPARATING THE PLOTS & THE ROAD RESERVATION EXCEEDS 3.0 M (9'6").

**NOTES :-**

- THIS DRAWING HAS BEEN APPROVED BY C.T.P. PL. VIDE MEMO NO. DT-CTP/REG-18 DATED 24-11-2019.
- FOR ZONING OF REG. COMM. STRIP ALONG 27M WIDE ROAD, REFER DRG. NO. DTP (S.A.S) NAGAR/12000 DT. 11.12.20.
- FOR THE ZONING OF SITE CL. GROUND AREA 0.27 HEC. (IN GROUP HOUSING POCKET) REFER PUNJAB DRG. NO. 30 FOR MS-7 DT. 1.4.85 RECEIVED VIDE LETTER NO. PUNJAB/16-64-48 DT. 21.4.85.
- FOR THE ZONING OF MIDDLE SCHOOL, REFER PUNJAB DRG. NO.25, FOR NO. 30 DT. 3.3.03 (ADJOINING PLOT NO. 11.4.4.10).
- FOR THE ZONING OF THESE PUNJAB MEMORIAL WELFARE CHARITABLE TRUST REFER PUNJAB DRG. NO. 31, FOR NO. 30 DT. 24.6.84 RECEIVED VIDE LETTER NO. PUNJAB/17-64-48 DT. 17.6.84.
- FOR THE ZONING OF MIDDLE HIGH SCHOOL OF RAVINDAR SOCIETY REFER PUNJAB DRG. NO. 31, FOR NO. 30 DT. 24.6.84 RECEIVED VIDE LETTER NO. PUNJAB/17-64-48 DT. 17.6.84.
- ZONING OF MEMORIAL AMEMORIAL TRUST HAS BEEN INCORPORATED IN DRG. NO. D.T.P. 120200 DT. 11.12.20.
- FOR ZONING OF P.A.I. GUEST HOUSE REFER DRG. NO. D.T.P (S.A.S) 166002 DT. 11.12.20.
- FOR ZONING OF MIDDLE HIGH SCHOOL, REFER DRG. NO. D.T.P (S.A.S) NAGAR/166002 DT. 11.12.20.

**NOTES :-**

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

**ZONING PLAN**

SCALE=1:1 CM=15 METRES

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

DRAWING NO. D.T.P. (S.A.S. NAGAR) 1061/94 DATED: 17.5.94

|                         |                    |
|-------------------------|--------------------|
| DRAWN BY:               | CHECKED BY:        |
| PLANNING OFFICER        | ADUT TOWN PLANNER  |
| DIVISIONAL TOWN PLANNER | CHIEF TOWN PLANNER |