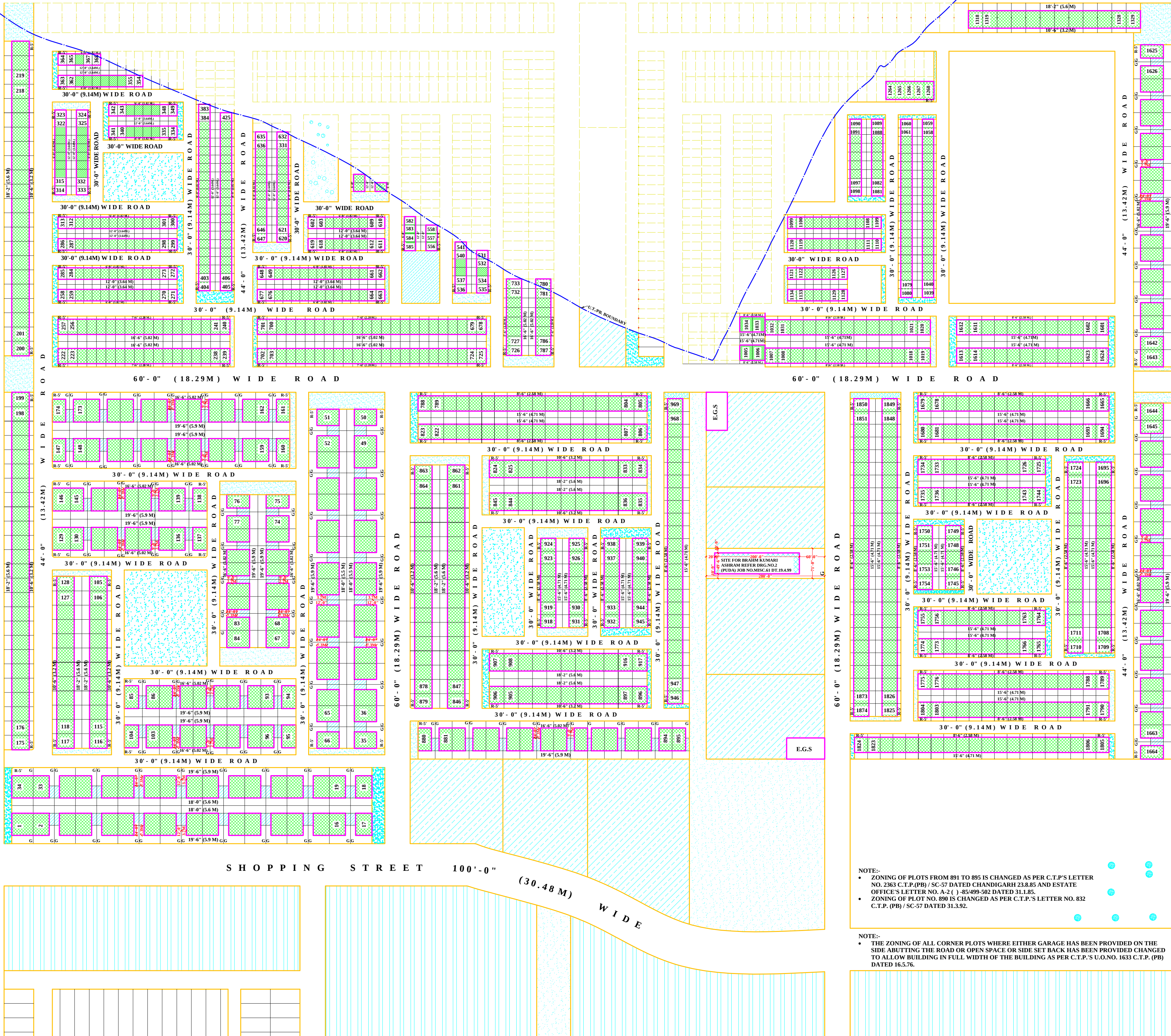


PHASE III B₁-B₂ SECTOR - 60

100'-0" (30.48) WIDE SECTOR ROAD



SHOPPING STREET 100'-0" (30.48 M) WIDE

M O H A L I

URBAN ESTATE SECTOR-61 (PHASE-VII)

THE REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE BUILDING REQUIREMENTS CONTAINED IN THE PUNJAB URBAN ESTATE (DEVELOPMENT & REGULATIONS) RULES 1974 MADE UNDER SECTION 23 OF THE PUNJAB URBAN ESTATES ACT,1964.

ZONING CLAUSES

I. 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 WHAT SO EVER

NOTATION	PERMISSIBLE USE OF LAND	TYPE OF BUILDINGS PERMISSIBLE
	ROADS	ROAD, STREET FURNITURE AND AMENITIES SUB-SERVIENT TO TRAFFIC & TRANSPORTATION.
	OPEN SPACES	RESERVED OPEN SPACES, PUBLIC, PORTS, LANDSCAPING FEATURES, PLAZAS, FOOTWAYS, PUBLIC, AMENITIES, FACILITIES & ANY OTHER ACTIVITY SUB-SERVIENT TO URBANIZATION.
	RESIDENTIAL	MAIN RESIDENTIAL BUILDING, BARSATI & MUMTI
	RESIDENTIAL	ANCILLARY BUILDING - INCLUDING GARAGES, SERVANT QUARTERS, ETC. & AMENITIES SUB-SERVIENT TO RESIDENTIAL PURPOSES.
	COMMERCIAL	SHOPS, BOOTHS, OFFICES, BANKS, CINEMA INCLUDING RESIDENTIAL BUILDING APARTMENT TO THESE AS MAY BE DETAILD.
	RESERVE FOR SPECIAL USE	PUBLIC AND COMMUNITY BUILDINGS, PUBLIC SERVICES, INSTITUTIONS, ETC. AS APPROVED BY THE CHIEF TOWN ADMINISTRATOR IN CONSULTATION WITH THE CHIEF TOWN PLANNER AND CONTAINED IN SUPPLEMENTARY ZONING PLAN.

II. SITE COVERAGE AND FLOOR SPACE INDEX:-

- SITE COVERAGE SHALL BE AS PER RULE NO.14 OF THE PUNJAB URBAN ESTATES (DEVELOPMENT AND REGULATION) RULES 1974.
- NOT WITH STANDING, ANYTHING CONTAINED IN CLAUSE II, THE FLOOR SPACE INDEX IN CASE OF PLOTS UP TO 1000 SQ.M. SHALL NOT EXCEED 100 PERCENT PERMISSIBLE SITE COVERAGE AT GROUND FLOOR AND FIRST FLOOR BEING 80% AND THAT ON SUBSEQUENT FLOORS SHALL NOT EXCEED 50 PERCENT PERMISSIBLE SITE COVERAGE.
- FLOOR SPACE INDEX IN CASE OF MULTISTORY BUILDINGS, COMMERCIAL BUILDING, PUBLIC AND COMMUNITY BUILDINGS OR ANY OTHER BUILDING, NOT COVERED IN ABOVE SCHEDULED SHALL BE AS PER THE ZONING PLAN ISSUED AND APPROVED BY CHIEF TOWN PLANNER.

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 AND MULTIPLIED BY HUNDRED.

III. BARSATI :-

- BARSATI, MUMTI, WATER TANK ETC. SHALL BE A PART OF THE COVERAGE AS PER FRAME CONTROL SHEETS OR BUILDING CONTROL SHEETS FOR 1000 SQ.M. AND 1000 SQ.M. PLOTS.
- BARSATI, MUMTI AND WATER TANK ETC. SHALL NOT COVER MORE THAN 25% OF THE PERMISSIBLE COVERED AREA ON GROUND FLOOR FOR 1000 SQ.M. AND 1000 SQ.M. PLOTS.

IV. BUILDING LINES

- NO BUILDING SHALL BE ALLOWED TO PROJECT BEYOND THE FRONT, REAR AND SIDE BUILDING LINES SHOWN TRUE ON THE ZONING PLAN.
- NOT WITH STANDING, ANYTHING CONTAINED IN THE ABOVE PROVISION COMMON FARTY WALLS SHALL COMPLY WITH THE FOLLOWING RULES:
 - THE HEIGHT OF THE FRONT AND REAR WALLS SHALL NOT EXCEED 10 FEET.
 - THE HEIGHT OF THE SIDE WALLS SHALL NOT EXCEED 10 FEET.
 - THE HEIGHT OF THE FRONT AND REAR WALLS SHALL NOT EXCEED 10 FEET.
 - THE HEIGHT OF THE SIDE WALLS SHALL NOT EXCEED 10 FEET.
- NOT WITH STANDING, ANYTHING CONTAINED IN THE ABOVE PROVISION SHALL PREVENT THE PROJECTION OF OPEN CANALS, EXPOSED BALCONY OR PROJECT FROM BEING THE LEVEL OF FLOOR PLATE TO 1000 SQ.M. FROM THE FRONT AND REAR FACES OF THE BUILDING AND ON THE OPEN SIDE 2000 SQ.M. FROM THE LEVEL OF FLOOR PLATE TO 1000 SQ.M. FROM THE REAR FACES OF THE BUILDING AND ON THE OPEN SIDE 2000 SQ.M. FROM THE LEVEL OF FLOOR PLATE TO 1000 SQ.M. FROM THE REAR FACES OF THE BUILDING.
- FRONT, REAR AND SIDE WALLS SHALL NOT BE PROJECTED BEYOND THE ZONING PLAN. THE OPEN CANALS OR BALCONY SHALL BE ALLOWED TO A MAXIMUM OF 1.00 M (3' 3") BUT NOT IN NO CASE PROJECTING MORE THAN 1.00 M (3' 3") BEYOND THE PRESCRIBED BUILDING LINE ON THE ZONING PLAN.

V. HEIGHT:-

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

PLOT NO.	TYPE OF BUILDING PERMITTED	PERMISSIBLE HEIGHT FROM PLINTH TO TOP OF PARAPET / TOP BARASATI
FROM 701 TO 704, 1001, 1011, 1021, 1031, 1041, 1051, 1061, 1071, 1081, 1091, 1101, 1111, 1121, 1131, 1141, 1151, 1161, 1171, 1181, 1191, 1201, 1211, 1221, 1231, 1241, 1251, 1261, 1271, 1281, 1291, 1301, 1311, 1321, 1331, 1341, 1351, 1361, 1371, 1381, 1391, 1401, 1411, 1421, 1431, 1441, 1451, 1461, 1471, 1481, 1491, 1501, 1511, 1521, 1531, 1541, 1551, 1561, 1571, 1581, 1591, 1601, 1611, 1621, 1631, 1641, 1651, 1661, 1671, 1681, 1691, 1701, 1711, 1721, 1731, 1741, 1751, 1761, 1771, 1781, 1791, 1801, 1811, 1821, 1831, 1841, 1851, 1861, 1871, 1881, 1891, 1901, 1911, 1921, 1931, 1941, 1951, 1961, 1971, 1981, 1991, 2001, 2011, 2021, 2031, 2041, 2051, 2061, 2071, 2081, 2091, 2101, 2111, 2121, 2131, 2141, 2151, 2161, 2171, 2181, 2191, 2201, 2211, 2221, 2231, 2241, 2251, 2261, 2271, 2281, 2291, 2301, 2311, 2321, 2331, 2341, 2351, 2361, 2371, 2381, 2391, 2401, 2411, 2421, 2431, 2441, 2451, 2461, 2471, 2481, 2491, 2501, 2511, 2521, 2531, 2541, 2551, 2561, 2571, 2581, 2591, 2601, 2611, 2621, 2631, 2641, 2651, 2661, 2671, 2681, 2691, 2701, 2711, 2721, 2731, 2741, 2751, 2761, 2771, 2781, 2791, 2801, 2811, 2821, 2831, 2841, 2851, 2861, 2871, 2881, 2891, 2901, 2911, 2921, 2931, 2941, 2951, 2961, 2971, 2981, 2991, 3001, 3011, 3021, 3031, 3041, 3051, 3061, 3071, 3081, 3091, 3101, 3111, 3121, 3131, 3141, 3151, 3161, 3171, 3181, 3191, 3201, 3211, 3221, 3231, 3241, 3251, 3261, 3271, 3281, 3291, 3301, 3311, 3321, 3331, 3341, 3351, 3361, 3371, 3381, 3391, 3401, 3411, 3421, 3431, 3441, 3451, 3461, 3471, 3481, 3491, 3501, 3511, 3521, 3531, 3541, 3551, 3561, 3571, 3581, 3591, 3601, 3611, 3621, 3631, 3641, 3651, 3661, 3671, 3681, 3691, 3701, 3711, 3721, 3731, 3741, 3751, 3761, 3771, 3781, 3791, 3801, 3811, 3821, 3831, 3841, 3851, 3861, 3871, 3881, 3891, 3901, 3911, 3921, 3931, 3941, 3951, 3961, 3971, 3981, 3991, 4001, 4011, 4021, 4031, 4041, 4051, 4061, 4071, 4081, 4091, 4101, 4111, 4121, 4131, 4141, 4151, 4161, 4171, 4181, 4191, 4201, 4211, 4221, 4231, 4241, 4251, 4261, 4271, 4281, 4291, 4301, 4311, 4321, 4331, 4341, 4351, 4361, 4371, 4381, 4391, 4401, 4411, 4421, 4431, 4441, 4451, 4461, 4471, 4481, 4491, 4501, 4511, 4521, 4531, 4541, 4551, 4561, 4571, 4581, 4591, 4601, 4611, 4621, 4631, 4641, 4651, 4661, 4671, 4681, 4691, 4701, 4711, 4721, 4731, 4741, 4751, 4761, 4771, 4781, 4791, 4801, 4811, 4821, 4831, 4841, 4851, 4861, 4871, 4881, 4891, 4901, 4911, 4921, 4931, 4941, 4951, 4961, 4971, 4981, 4991, 5001, 5011, 5021, 5031, 5041, 5051, 5061, 5071, 5081, 5091, 5101, 5111, 5121, 5131, 5141, 5151, 5161, 5171, 5181, 5191, 5201, 5211, 5221, 5231, 5241, 5251, 5261, 5271, 5281, 5291, 5301, 5311, 5321, 5331, 5341, 5351, 5361, 5371, 5381, 5391, 5401, 5411, 5421, 5431, 5441, 5451, 5461, 5471, 5481, 5491, 5501, 5511, 5521, 5531, 5541, 5551, 5561, 5571, 5581, 5591, 5601, 5611, 5621, 5631, 5641, 5651, 5661, 5671, 5681, 5691, 5701, 5711, 5721, 5731, 5741, 5751, 5761, 5771, 5781, 5791, 5801, 5811, 5821, 5831, 5841, 5851, 5861, 5871, 5881, 5891, 5901, 5911, 5921, 5931, 5941, 5951, 5961, 5971, 5981, 5991, 6001, 6011, 6021, 6031, 6041, 6051, 6061, 6071, 6081, 6091, 6101, 6111, 6121, 6131, 6141, 6151, 6161, 6171, 6181, 6191, 6201, 6211, 6221, 6231, 6241, 6251, 6261, 6271, 6281, 6291, 6301, 6311, 6321, 6331, 6341, 6351, 6361, 6371, 6381, 6391, 6401, 6411, 6421, 6431, 6441, 6451, 6461, 6471, 6481, 6491, 6501, 6511, 6521, 6531, 6541, 6551, 6561, 6571, 6581, 6591, 6601, 6611, 6621, 6631, 6641, 6651, 6661, 6671, 6681, 6691, 6701, 6711, 6721, 6731, 6741, 6751, 6761, 6771, 6781, 6791, 6801, 6811, 6821, 6831, 6841, 6851, 6861, 6871, 6881, 6891, 6901, 6911, 6921, 6931, 6941, 6951, 6961, 6971, 6981, 6991, 7001, 7011, 7021, 7031, 7041, 7051, 7061, 7071, 7081, 7091, 7101, 7111, 7121, 7131, 7141, 7151, 7161, 7171, 7181, 7191, 7201, 7211, 7221, 7231, 7241, 7251, 7261, 7271, 7281, 7291, 7301, 7311, 7321, 7331, 7341, 7351, 7361, 7371, 7381, 7391, 7401, 7411, 7421, 7431, 7441, 7451, 7461, 7471, 7481, 7491, 7501, 7511, 7521, 7531, 7541, 7551, 7561, 7571, 7581, 7591, 7601, 7611, 7621, 7631, 7641, 7651, 7661, 7671, 7681, 7691, 7701, 7711, 7721, 7731, 7741, 7751, 7761, 7771, 7781, 7791, 7801, 7811, 7821, 7831, 7841, 7851, 7861, 7871, 7881, 7891, 7901, 7911, 7921, 7931, 7941, 7951, 7961, 7971, 7981, 7991, 8001, 8011, 8021, 8031, 8041, 8051, 8061, 8071, 8081, 8091, 8101, 8111, 8121, 8131, 8141, 8151, 8161, 8171, 8181, 8191, 8201, 8211, 8221, 8231, 8241, 8251, 8261, 8271, 8281, 8291, 8301, 8311, 8321, 8331, 8341, 8351, 8361, 8371, 8381, 8391, 8401, 8411, 8421, 8431, 8441, 8451, 8461, 8471, 8481, 8491, 8501, 8511, 8521, 8531, 8541, 8551, 8561, 8571, 8581, 8591, 8601, 8611, 8621, 8631, 8641, 8651, 8661, 8671, 8681, 8691, 8701, 8711, 8721, 8731, 8741, 8751, 8761, 8771, 8781, 8791, 8801, 8811, 8821, 8831, 8841, 8851, 8861, 8871, 8881, 8891, 8901, 8911, 8921, 8931, 8941, 8951, 8961, 8971, 8981, 8991, 9001, 9011, 9021, 9031, 9041, 9051, 9061, 9071, 9081, 9091, 9101, 9111, 9121, 9131, 9141, 9151, 9161, 9171, 9181, 9191, 9201, 9211, 9221, 9231, 9241, 9251, 9261, 9271, 9281, 9291, 9301, 9311, 9321, 9331, 9341, 9351, 9361, 9371, 9381, 9391, 9401, 9411, 9421, 9431, 9441, 9451, 9461, 9471, 9481, 9491, 9501, 9511, 9521, 9531, 9541, 9551, 9561, 9571, 9581, 9591, 9601, 9611, 9621, 9631, 9641, 9651, 9661, 9671, 9681, 9691, 9701, 9711, 9721, 9731, 9741, 9751, 9761, 9771, 9781, 9791, 9801, 9811, 9821, 9831, 9841, 9851, 9861, 9871, 9881, 9891, 9901, 9911, 9921, 9931, 9941, 9951, 9961, 9971, 9981, 9991, 10001,		