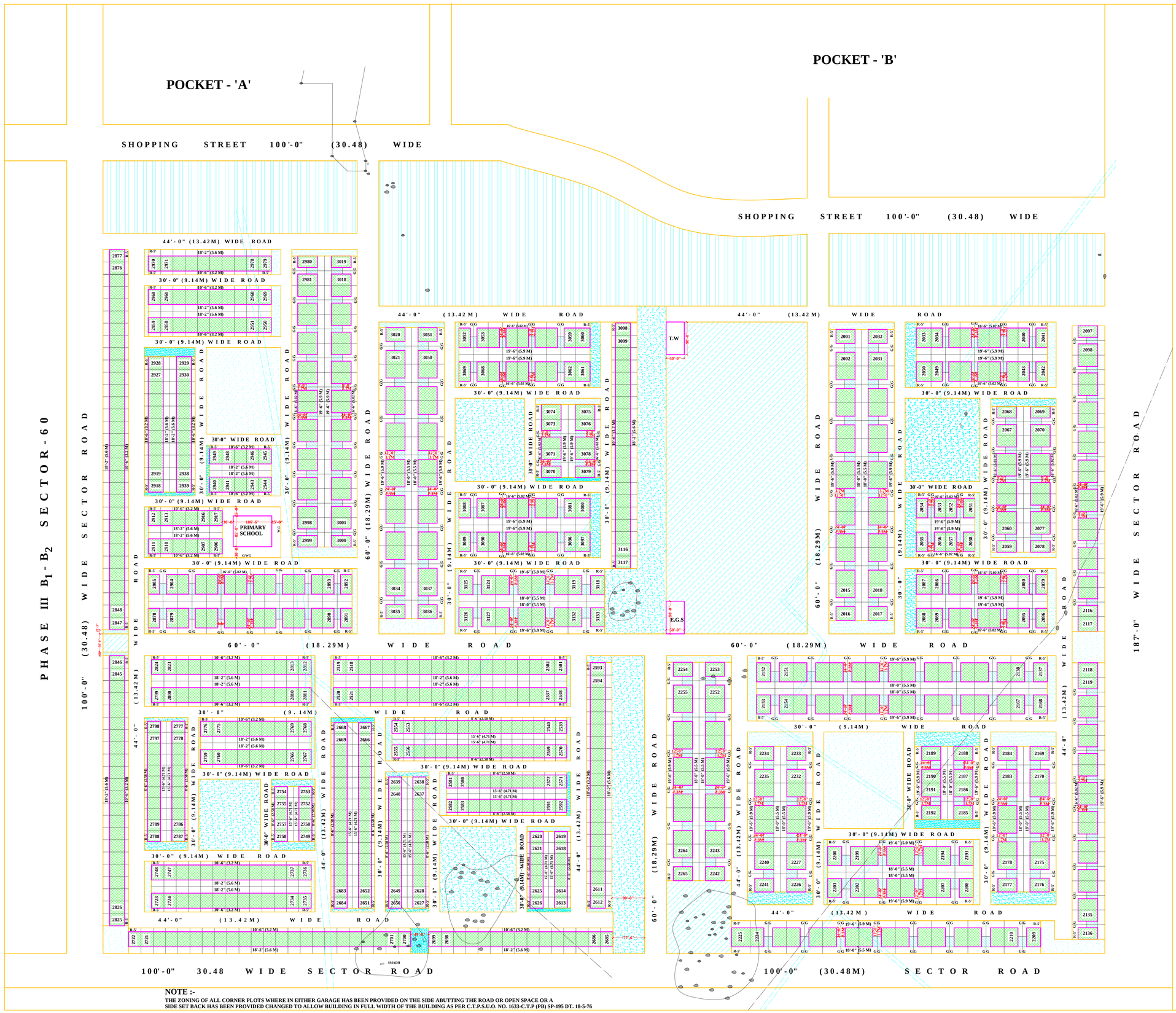

NOTE :-

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. 1633-C.T.P (PB) SP-195 DT. 18-5-76

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 & REGULATION) RULES 1974 MADE UNDER SECTION 23 OF THE PUNJAB URBAN ESTATES ACT.1964.

ZONING CLAUSES

I. USE ZONES:-

THE USE OF THE LAND AND THE TYPE OF BUILDING TO BE CONSTRUCTED THERE ON SHOULD BE GOVERNED IN ACCORDANCE WITH THE USES MENTIONED IN THE TABLE BELOW AND IN NO OTHER MANNER WHAT SO EVER.

NOTATION	PERMISSIBLE USE OF LAND	TYPE OF BUILDINGS PERMISSIBLE
	ROADS	ROAD, STREET FURNITURE & AMENITIES SUB SERVIENT TO TRAFFIC & TRANSPORTATION.
	OPEN SPACES	RESERVED PUBLIC OPEN SPACES, PUBLIC PORTS, LANDSCAPING FEATURES, PAVED FOOT WAYS PUBLIC AMENITIES, & FACILITIES AND ANY OTHER ACTIVITY SUB- SERVIENT TO RECREATION
	RESIDENTIAL	MAIN RESIDENTIAL BUILDING, BARSATI, MUMTI.
	RESIDENTIAL	ANCILLIARY BUILDING INCLUDING GARAGES, SERVIANT QUARTERS ETC. & AMENITIES SUBSERVIENT TO RESIDENTIAL PURPOSES .
	COMMERCIAL	SHOPS, BOOTHS, OFFICES, BANKS, CINEMAS INCLUDING RESIDENTIAL BUILDING APPURTENENT TO THESE AS MAY BE DETAILED.
	RESERVED FOR SPECIAL USE	PUBLIC AND COMMUNITY BUILDINGS PUBLIC SERVICES, UTILITIES OR USES AS DETERMINED BY THE CHIEF ADMINISTRATOR IN CONSULTATION WITH THE CHIEF TOWN PLANNER AND CONTAINED IN SUPPLEMENTARY ZONING PLAN.

II. SITE COVERAGE AND FLOOR SPACE INDEX-

A. SITE COVERAGE SHALL BE AS PER RULE NO.14 OF THE PUNJAB, URBAN ESTATES (DEVELOPMENT AND REGULATION) RULES 1974.
B. NOT WITH STANDING ANY THING CONTAINED IN CLAUSE III, THE FLOOR SPACE INDEX IN CASE OF PLOTS UPTO 10 MARLA SHALL NOT EXCEED 150 (MAXIMUM PERMISSIBLE SITE COVERAGE AT GROUND FLOOR AND FIRST FLOOR BEING 60%, AND THAT ON THE GROUND FLOOR BEING 50% AND THAT ON THE FIRST FLOOR BEING 50% OF THE SITE AREA MULTIPLIED BY HUNDRED.
C. FLOOR SPACE INDEX IN CASE OF MULITISTOREYED BUILDINGS, PUBLIC AND COMMUNITY BUILDINGS OR ANY OTHER BUILDINGS NOT COVERED IN AFORE SAID CLAUSES 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 :

A. BARSATI , MUMTI, WATER TANK ETC. SHALL BE A PART OF THE COVERAGE AS PER FRAME CONTROL SHEETS AND BUILDING CONTROL SHEETS FOR 8 MARLA AND 10 MARLA PLOTS.
B. BARSATI, MUMTI AND WATER TANK ETC. SHALL NOT COVER MORE THAN 25% OF THE PERMISSIBLE COVERED AREA ON GROUND FLOOR FOR 16 MARLA & ONE KANAL PLOTS.

IV. BUILDING LINES

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

B. NOT WITH STANDING ANYTHING CONTAINED IN THE ABOVE PROVISION COMMON PARTY WALL SHALL COMPULSORILY PROJECT BY 6.457 M (1'-6") FROM THE FRONT AND THE REAR FACES OF THE BUILDING IN CASE OF PLOTS UNDER FRAME CONTROL.
C. NOT WITH STANDING ANYTHING CONTAINED IN THE SUB CLAUSE (a) NOTHING SHALL PREVENT THE PROJECTION OF OPEN CANTILEVERED BALCONY OR PROJECTION (NOT BELOW THE LEVEL 6'-0" FROM F.L) UP TO 1.219M (4'-0") FROM THE FRONT AND REAR FACES OF THE BUILDING AND ON THE OPEN SIDE 1.219M (4'-0")IN CASE OF ONE KANAL & 1'-0" IN CASE OF 16 MARLA PLOTS UNDER THE BUILDING CONTROL & FRAME CONTROL HOWEVER IN CASE A BUILDING IS SET BACK ON FRONT, REAR AND SIDE BEYOND THE MINIMUM THAT REQUIRED BY THE ZONING PLAN, THE OPEN CANTILEVERED BALCONY MAY BE ALLOWED UP TO A MAXIMUM OF 2.13M(7'-0") BUT IN NO CASE PROJECTING MORE THAN 1.219M (4'-0") BEYOND THE PRESCRIBED BUILDING LINES IN THE ZONING PLAN.

V. HEIGHT:-

A. THE NUMBER OF STOREYD 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 BARSATI
FROM -TO, FROM-TO 2001-2201, 2078-2905 2980-3097, 3118-3133	RESIDENTIAL	a. SINGLE STOREY 5.486 METERS, (18'-0") b. DOUBLE STOREY 9.830 METERS (32'-3")
FROM -TO, FROM-TO 2001-2032, 2034-2040 2051-2086, 2089-2116 2119-2224, 2226-2269 2878-2905, 2980-3019 3062-3073, 3076-3079 3081-3096, 3118-3133	RESIDENTIAL OTHER TYPE OF BUILDINGS	a. SINGLE STOREY 4.42 METERS (14'-6") b. DOUBLE STOREY 7.544 METERS (24'-9")

AS PRESCRIBED IN THE SUPPLEMENTARY LAY-OUT PLAN, ZONING PLAN BUILDING FROM CONTROL SHEETS.

b. THE CLEAR HEIGHT FROM FLOOR TO CEILING IN CASE OF BASEMENTS, GARAGES, STORE, TOILET, BARSATI, MUMTI, SHALL NOT BE LESS THAN 2.286 M (7'-6").
c. THE TOTAL HEIGHT IN CASE OF OTHER BUILDING SHALL BE AS PRESCRIBED BY THE CHIEF TOWN PLANNER IN THE ZONING PLAN ISSUED BY SUCH BUILDING.

VI. PLINTH LEVEL

UNLESS OTHERWISE SPECIFIED BY THE CHIEF ENGINEER, PUBLIC HEALTH PUNJAB. PLINTH HEIGHT IN CASE OF BUILDING INTENDED FROM HUMAN HABITATION SHALL NOT BE LESS THAN 0.45M (1'-6") ABOVE THE FINISHED LEVEL OF THE ROAD / STREET AND IN CASE OF OTHER ANCILLARY ATTACHED BUILDINGS, SHALL NOT BE LESS THAN 0.152 METERS (6").

VII. FRAME AND BUILDING CONTROL:-

a. IN ADDITION TO CONDITIONS LAID DOWN IN THIS ZONING PLAN IN CASE OF BUILDINGS ON PLOTS LESS THAN 10 MARLAS SHALL CONFORM TO ALL RESTRICTIONS AND STIPULATIONS AS CONTAINED IN THE RESPECTIVE FRAME CONTROL SHEETS APPROVED BY CHIEF ADMINISTRATOR IN CONSOLATION WITH CHIEF TOWN PLANNER PUNJAB.
b. IN CASE OF SITES FOR COMMERCIAL AND PUBLIC PURPOSES THE BUILDINGS SHALL CONFORM TO ALL THE RESTRICTIONS AND STIPULATIONS AS CONTAINED IN THE RESPECTIVE BUILDING CONTROL SHEETS APPROVED BY CHIEF ADMINISTRATOR IN CONSULTATION WITH CHIEF TOWN PLANNER, PUNJAB.

VIII. RESTRICTION ON ACCESS FROM 30.48M MAIN PERIPHERAL ROAD:-

IN CASE OF THE PLOTS WHICH BACK ON THE 30.40 METERS (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 THE OPEN SPACES.

IX. BOUNDARY WALLS AND GATES:-

a. THE BOUNDARY WALLS OF ALL END PLOTS SHALL BE ROUNDED AT THE CORNERS BY RADIUS OF 2 AS SHOWN ON THE PLAN.
b. THE HEIGHT OF THE PERIPHERAL BOUNDARY WALL SHALL BE 5.059 METERS (2'-10½") AND THAT OF THE REAR OPEN SPACE WALL SHALL BE 1.829 METERS (6'-0") AND SHALL BE CONSTRUCTED AS PER THE STANDARD DESIGN APPROVED BY THE CHIEF TOWN PLANNER.
c. THE GATES AND THEIR POSITION SHALL BE AS SHOWN THUS 'G' ON THE PLAN AND SHALL BE CONSTRUCTED AS PER THE APPROVED STANDARD DESIGN.
d. THE POSITION OF GATES FOR 8 MARLA AND 10 MARLA PLOTS SHALL BE AS PER THE FRAME CONTROL OR BUILDING CONTROL SHEETS.
e. THE GATE POSTS SHALL PROVIDE FOR DISPLAY OF POSTAL NOS. OF PLOTS AS PER APPROVED STANDARD DESIGN.

X. 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 THE PLAN SHALL BE DEEMED TO BE PROTECTED TREES.

XI. BASEMENT

a. BASEMENT IS PERMISSIBLE IN ALL BUILDINGS NOT COVERED UNDER FRAME AND BUILDING CONTROL SHEETS PROVIDED BASEMENT WALL AND BASEMENT FOUNDATION SHALL NOT BE LESS THAN 9-0" FROM THE COMMON BOUNDARY OF THE ADJOINING BUILDING AND SHALL NOT COVER MORE THAN 50% OF THE COVERED AREA AT GROUND FLOOR.
b. THE BASEMENT SHALL BE ADEQUATELY VENTILATED BY MEANS OF WINDOWS, VENTILATORS OR AREA OPENING DIRECTLY TO THE EXTERIOR FOR ADMISSION OF NATURAL LIGHT AND SHALL BE WATER PROOF AND DAMP PROOF.
c. 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.

THE MINIMUM COVERAGE PER DWELLING UNIT (INCLUDING KITCHEN, TOILET, LIVING ROOM AND BEDROOM) 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.

XIII. SIDE -ENTRY AND WICKET GATE IN CORNER PLOTS .

a. NO SIDE ENTRY IN THE MAIN BUILDING PORTION OF THE PLOTS IF SIDE ENTRY OPENS ON THE V3,V4 & V5 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 30.
c. ONE SIDE ENTRY BE PERMITTED IN THE MAIN BUILDING PORTION OF THE PLOT WHERE THE ABUTS THE ROADS OR PUBLIC OPEN SPACE SEPARATING THE PLOT AND THE ROAD FROM WHICH THE ENTRY IS TO BE GIVEN DOES NOT EXCEED 30.
d. ONE WICKET GATE IN ADDITION TO THE SIDE ENTRY IS ALLOWED IN THE PORTION OF THE PLOT WHERE WICKET GATE ALLOWED IN BUILDING COVERED UNDER FRAME CONTROL SUBJECT TO THE CONDITION THAT THIS WICKET GATE DOES NOT OPEN ON V3 OR V4 & V5 ROADS AND WHERE THE PUBLIC OPEN SPACE SEPARATING THE PLOT & THE ROAD RESERVATION EXCEEDS 30.

ABOVE STIPULATIONS ARE IN ADDITION TO THOSE CONTAINED IN CLAUSE VIII OF THE ZONING PLAN REGARDING THE PROVISION OF SIDE ENTRY & WICKET GATE IN THE CORNER PLOTS.

NOTE

THE CONSTRUCTION OF BASEMENT HAS BEEN PERMITTED IN THE RESIDENTIAL PLOTS UP TO 399 SQ.YDS. SHOULD CONFORM TO THE CONDITIONS LAID DOWN IN THE LETTER NO. P.H.B-D.T.P-92/3214. DATED-6.2.92. ISSUED VIDE CHIEF ADMINISTRATOR, URBAN ESTATE, PUNJAB.

NOTES

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

- OPEN SPACE BETWEEN PLOT NO. 2700 AND 2699 HAS BEEN INCREASED FROM 40'-6" TO 49'-6" AND GREEN BUFFER ADJOINING PLOT NO. 2683 HAS BEEN REDUCED FROM 90'-0" TO 77'-6" AS APPROVED VIDE MEMO NO. 7767 T.P. (PB) SE - 37 DATE 17.3.94.
- THIS IS TRUE COPY OF THE SANCTIONED ZONING PLAN.
- FOR ZONING OF PRIMARY SCHOOL ,AREA 9.72 ACS.REFER PUDA'S DRG. NO 04, JOB NO. MISC-41 DATED 5.2.2002.

80' 40' 0' 80' 160' 240' 320'

SCALE : 80 FEET TO AN INCH.

ZONING PLAN POCKET D-C

DEPARTMENT OF HOUSING & URBAN DEV. PUNJAB.

DRAWN BY :- Sd/-	DRAWING NO. D.T.P	MOHALI 76/50	DATED: 20 . 5 . 76
CHECKED BY:- Sd/- Sd/- PLANNING ASSISTANT MOHALI	Sd/- ASSISTANT TOWN PLANNER. MOHALI	Sd/- DIVISIONAL TOWN PLANNER. MOHALI	Sd/- CHIEF TOWN PLANNER, PUNJAB, CHANDIGARH