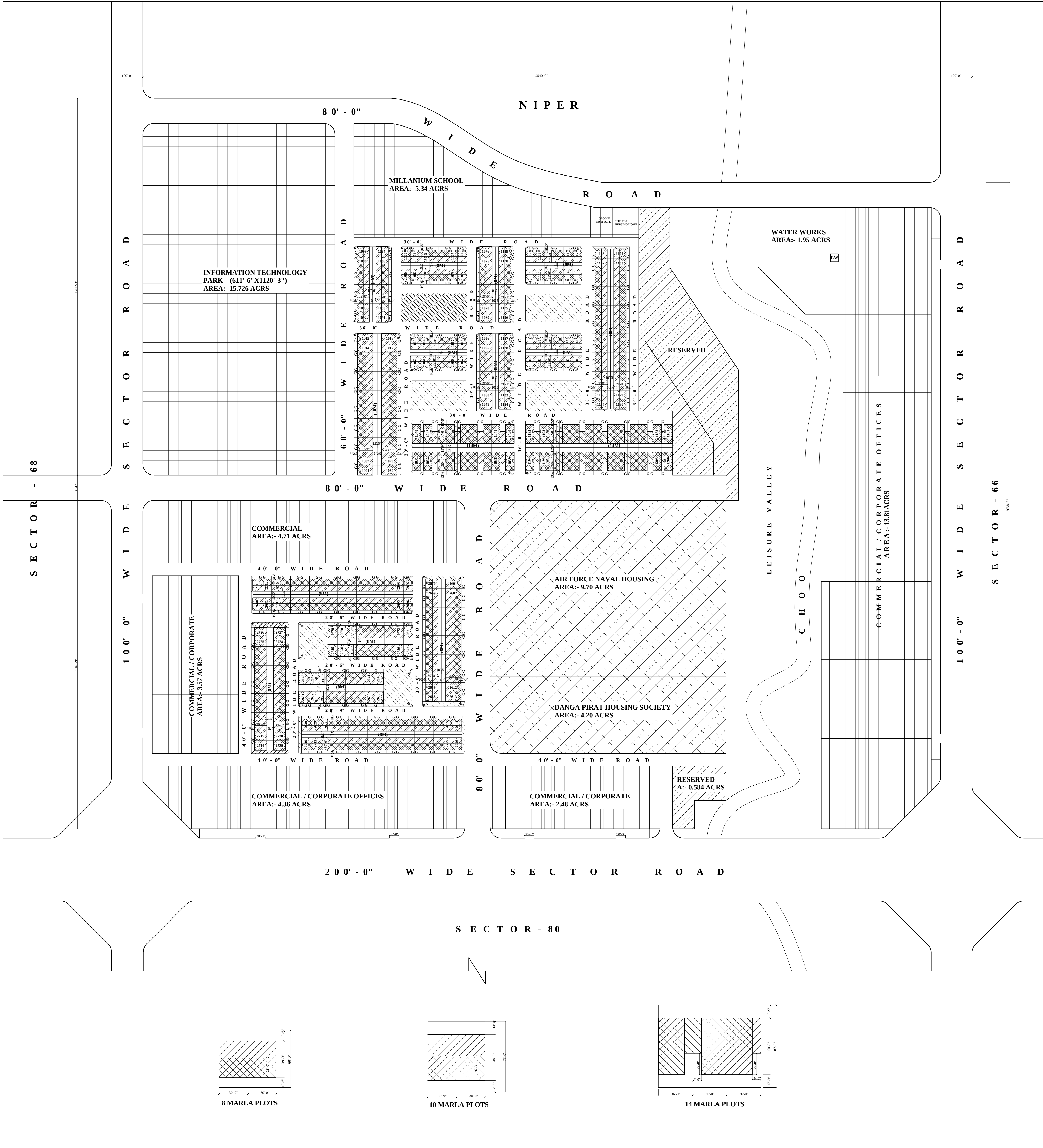




PUD

THE REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE BUILDING REQUIREMENTS CONTAINED IN THE PUNJAB URBAN PLANNING & DEVELOPMENT AUTHORITY (BUILDING) RULES, 1996 & AMENDMENT MADE FROM TIME TO TIME.

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 WHAT SO EVER.

NOTATION	PERMISSIBLE USE OF LAND	TYPE OF USES PERMISSIBLE
	ROADS	ROADS/STREET FURNITURE AND AMENITIES SUB SERVIENT TO TRAFFIC AND TRANSPORTATION.
	OPEN SPACES	LANDSCAPING FEATURES, PAVEMENTS, PUBLIC AMENITIES AND FACILITIES AND ANY OTHER ACTIVITY SUB-SERVIENT TO RECREATION.
	GROUP HOUSING / M.S FLATS	RESIDENTIAL USES AND BUILDINGS SUB-SERVIENT TO RESIDENTIAL USE AS PER SEPARATE LAYOUT PLAN/ ZONING PLAN.
	RESERVED	USE AS DETERMINED BY REGIONAL PLANNING AND DESIGN COMMITTEE OF PUDA.
	RESIDENTIAL	RESIDENTIAL BUILDING,ANCILLARY BUILDING INCLUDING GARAGES, SERVANT QUARTERS ETC. AND AMENITIES SUB-SERVIENT TO RESIDENTIAL USE.
	COMMERCIAL	COMMERCIAL AND CORPORATE OFFICES & USES SUB-SERVIENT TO THEM, AS PER SEPARATE LAYOUT PLANS /ZONING PLANS.
	INSTITUTIONAL	INSTITUTIONS AND USES SUBSERVIENT TO THEM AS PER SEPARATE LAYOUT PLANS / ZONING PLAN.

2) SITE COVERAGE AND FLOOR AREA RATIO:-

- SITE COVERAGE SHALL BE AS PER PUDA (BUILDING) RULES 1996 AND AS AMANDEN FROM TIME TO TIME.
- THE MAXIMUM PERMISSIBLE COVERAGE ON GROUND IN RESIDENTIAL PLOTS SHALL BE AS UNDER:-
 - FOR THE FIRST 210 SQ M - 65%
 - FOR THE NEXT 210 SQ M - 50%
 - FOR THE REMAINING AREA- 40%
- THE MAXIMUM FLOOR AREA RATIO IN CASE OF RESIDENTIAL PLOTTED DEVELOPMENT SHALL NOT EXCEED:-
 - FOR PLOTS UPTO 225 SQ.MTS -1.65
 - FOR PLOTS ABOVE 225 SQ.METERS BUT NOT EXCEEDING 325 SQ.MTS -1.40

3) BUILDING LINE

NO BUILDING SHALL BE ALLOWED TO PROJECT BEYOND THE FRONT,REAR AND SIDE BUILDING LINES SHOWN THUS

4) PROJECTION

- WHERE THERE IS AN UNCOVERED BALCONY OR CHAJIA OR CANTILEVER FROM WALL, IT SHALL NOT PROJECT MORE THAN TWO METERS BEYOND THE BUILDING LINE WHEN MEASURED AT RIGHT ANGLES TO THE OUTER FACE OF THE WALL AND IT SHALL BE WITHIN THE BOUNDARIES OF THE SITE, AND IN CASE OF ROW HOUSES OR BUILDING ADJOINING EACH OTHER THE PROJECTION SHALL NOT BE MORE THAN ONE METRE IN CASE THE AREA OF SITE IS LESS THAN 250 SQ.MTS. PROVIDED THAT PROJECTION ON DOORS AND WINDOW SHALL NOT EXCEED 0.45 METRES (1'-6").
- NO PROJECTION SHALL BE AT A LESSOR HEIGHT THAN 2.25M (7'-4 1/2") CLEAR ABOVE THE PLINTH LEVEL OF BUILDING.
- THE WIDTH OF PROJECTION SHALL NOT EXCEED 1/3TH OF THE WIDTH OF THE SITES.
- THE AREA OF THE PROJECTION SHALL NOT BE GOVNT TOWARDS THE COVERED AREA OF THE SITE.
- NO PROJECTION SHALL BE ALLOWED OVER GOVT. LAND IN CASE OF CORNER PLOTS.
- SIDE PROJECTION WITH IN SET BACK SHALL NOT BE MORE THAN 1'-6" IN CASE OF 14 MARLA PLOTS.

5) HEIGHT:-

THE NUMBER OF STOREYS IN RESIDENTIAL BUILDING SHALL NOT EXCEED THREE (MAXIMUM HEIGHT 32'-3")

USE ZONES	PERMISSIBLE HEIGHT FROM PLINTH TO TOP OF PARAPET / BARASATI
	a) MAXIMUM HEIGHT 32'-3"
	b) MAXIMUM HEIGHT 24'-9"

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

6) PLINTH LEVEL:-

PLINTH LEVEL WILL BE OBTAINED FROM CONCERNED D.E.(PUBLIC HEALTH) PUDA, UNLESS OTHERWISE SPECIFIED BY THE DIVISIONAL ENGINEER(PUBLIC HEALTH)PUDA. PLINTH HEIGHT IN CASE OF BUILDING INTENDED FOR HUMAN HABITATION SHALL BE 0.45MTR(1'-6") ABOVE THE FINISHED LEVEL OF THE ROAD/STREET.

7) SIDE ENTRY GATE IN CORNER PLOTS:-

- NO SIDE ENTRY IN THE MAIN BUILDING SHALL BE ALLOWED
- NO SIDE BACK GATES WILL BE ALLOWED IN CASE OF THE PLOTS FALLING ON 60', 80' AND 100' WIDE ROADS & WHERE THE PUBLIC OPEN SPACES SEPARATING THE PLOTS AND THE ROAD RESERVATION EXCEED 30'-0". ONE SIDE GATE NOT EXCEEDING 3'-6" IN WIDTH IN BACK COURTYARD IS ALLOWED IN CASE OF CORNER PLOTS SITUATED ON OTHER ROADS.

8) BOUNDARY WALL AND GATES:-

- THE BOUNDARY WALLS OF RESIDENTIAL END PLOTS ABUTTING THE ROADS SHALL BE ROUNDED AT THE CORNERS BY RADIUS OR 5'-0" IN CASE OF OTHER SITES, IT SHALL BE AS SHOWN ON THE PLAN.
- THE HEIGHT OF THE FRONT AND SIDE BOUNDARY WALL IN RESIDENTIAL PLOTS SHALL BE 2'-10" AND THAT OF THE REAR OPEN COURTYARD BOUNDARY WALL SHALL BE 5'-0"
- THE GATE AND THEIR POSITION SHALL BE AS SHOWN 'G' ON THE PLAN.
- THE GATE POSTS SHALL PROVIDE FOR DISPLAY OF POSTAL NOS.

9) TREES:-

NO TREE SHALL BE CUT WITHOUT THE PRIOR APPROVAL PUDA, AND EXISTING TREE SHOWN THUS ON PLAN SHALL BE DEEMED TO BE PROTECTED TREES.

10) BASEMENT:-

- BASEMENT IS PERMISSIBLE IN ALL CATEGORIES OF PLOTS. IF THE ADJOINING BUILDING IS ALREADY CONSTRUCTED WITHOUT BASEMENT, THEN THE BASEMENT SHALL BE RECESSED AND THE MINIMUM DISTANCE FROM THE COMMON WALL OF THE ADJOINING CONSTRUCTED BUILDING UPTO THE WALL OF BASEMENT SHALL NOT BE LESS THAN 8'-0".
- THE BASEMENT SHALL PROVIDE FOR OPENING OF NOT LESS THAN 1/10TH OF THE BASEMENT FLOOR AREA OPENING DIRECTLY TO THE EXTERIOR FOR ADMISSION OF NATURAL LIGHT AND AIR AND SHALL BE WATER PROOF AND DAMP PROOF
- THE MINIMUM HEIGHT OF THE BASEMENT SHALL BE 8'-3" MEASURED FROM THE FINISHED LEVEL OF THE FLOOR TO THE UNDER SURFACE OF THE BEAM AND SHALL NOT BE USED FOR HABITABLE PURPOSES. BASEMENT AREA SHALL NOT EXCEED THE AREA ON THE GROUND FLOOR OF THE BUILDING AND SHALL LIE BELOW IT AND FURTHER IT SHALL SATISFY PUBLIC HEALTH AND STRUCTURAL REQUIREMENTS.
- PROVISION OF TOILETS, WATER TAPS ETC. WHICH REQUIRE THE DISPOSAL OF WATER ETC. SHALL NOT BE PERMITTED IN THE BASEMENT.

NOTES:-

- THE ZONING PLAN IS BASED ON THE LAY-OUT-CLIM NUMBERING PLAN DRG. NO. 05, JOB NO. M-67
- IN CASE OF 8 MARLA PLOTS THE GROUND FLOOR OF THE BUILDING SHALL BE SO DESIGNED AS TO PROVIDE A MINIMUM CLEAR DEPTH OF 12'-0" FROM THE FRONT BOUNDARY WALL FOR PARKING OF VEHICLE WITHIN THE PLOT.

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.

8 MARLA PLOTS

10 MARLA PLOTS

14 MARLA PLOTS

— Sd —

CHIEF ADMINISTRATOR

— Sd —

ARCHITECT

SCALE:- 1"=100'-0"

DATED 20-11-2002

DEALT BY: LALITA GABA

JOB NO.

DRG NO.

CHECKED BY: SURJIT SINGH

MISC-67

03

ZONING PLAN OF SECTOR-67 S.A.S. NAGAR