

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

2) SITE COVERAGE AND FLOOR AREA RATIO:-

A. SITE COVERAGE SHALL BE AS PER BUILDING RULES 196 AND AMENDED RULES 198.

B. THE MAXIMUM PERMISSIBLE SITE COVERAGE ON RESIDENTIAL SITES SHALL BE AS UNDER:

1. FOR THE REMAINING AREA	50%
2. FOR THE NEXT 20 SQ.M	50%
3. FOR THE REMAINING AREA	40%
4. FOR GROUP HOUSING	COVERAGE SHALL NOT EXCEEDS FORTY PERCENT OF THE TOTAL BUILDUP AREA ON ALL FLOORS.

C. THE MAXIMUM FLOOR AREA RATIO IN CASE OF RESIDENTIAL PLOTTED DEVELOPMENT SHALL NOT EXCEED:

1. FOR PLOTS UP TO 50 SQ.MTS	<1.65
2. FOR PLOTS ABOVE 25 SQ.METERS BUT NOT EXCEEDING 32 SQ.MS	<1.40
3. FOR PLOTS ABOVE 32 SQ.METERS BUT NOT EXCEEDING 40 SQ.METERS	<1.40
4. FOR PLOTS ABOVE 40 SQ.METERS BUT NOT EXCEEDING 50 SQ.METERS	<1.40

D. THE MAXIMUM PERMISSIBLE SITE COVERAGE IN CASE OF COMMERCIAL BUILDINGS SHALL NOT EXCEED 60% OF THE TOTAL BUILDUP AREA ON ALL FLOORS.

E. THE MAXIMUM PERMISSIBLE SITE COVERAGE IN CASE OF PUBLIC BUILDINGS > 5 AND COMMERCIAL BUILDINGS AS PER ZONING PLAN OR ARCHITECTURAL CONTROL SHEETS IN PUBLIC BUILDINGS, THE SITE COVERAGE SHALL NOT EXCEED 60% OF THE TOTAL BUILDUP AREA ON ALL FLOORS.

F. IN CASE OF SUPER SPECIALITY HOSPITALS RESIDENTIAL COMPONENT SHALL BE UP TO 10%.

3) BUILDING LINE

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



4) PROJECTION

- a. WHERE THERE IS AN UNCOVERED BALCONY OR CHAJA OR CANTILEVER FROM WALL, IT SHALL NOT PROJECT MORE THAN TWO METERS BEYOND THE BUILDING LINE WHEN VIEWED FROM THE NORTH AND TO THE OTHER FACE OF THE WALL AND IT SHALL BE WITHIN THE BOUNDARIES OF THE SITE AND IN CASE OF ROSE HOUSES OR BUILDINGS ADJOINING EACH OTHER THE PROJECTION SHALL NOT BE MORE THAN TWO METERS IN ANY DIRECTION AREA OF SUCH SITE SHALL BE SUCH THAT PROJECTION OF DOORS AND WINDOW SHALL NOT EXCEED 0.5 METRES (1'-6").
- b. NO PROJECTION SHALL BE AT A LESSOR HEIGHT THAN $2.25M(7'-4")$ CLEAR ABOVE THE BALCONY LEVEL.
- c. THE WIDTH OF PROJECTION SHALL NOT EXCEED $1/5$ TH OF THE WIDTH OF THE SITES.
- d. THE AREA OF THE PROJECTION SHALL NOT BE COUNTED TOWARDS THE COVERED AREA OF THE SITE.
- e. NO PROJECTION WILL BE ALLOWED OVER GOVT. LAND IN CASE OF CORNER PLOTS.
- f. SIDE PROJECTION SHALL NOT BE MORE THAN 1.5M IN CASE OF CORNER PLOTS. IT SHALL NOT BE AT A LESSER HEIGHT THAN 2.25 METERS CLEAR ABOVE THE PLINTH LEVEL OF THE BUILDING.

5) HEIGHT:-

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

THE CLEAR HEIGHT FROM FLOOR TO CEILING IN CASE OF GARAGE,STORE,TOILET,BARSATI AND MUMTY SHALL NOT BE LESS THAN 2.30 M (7'-6"). HEIGHT OF COMMERCIAL BUILDING SHAL BE AS PER SUPPLEMENTARY ZONING PLAN OR ARCHITECTURAL CONTROL SHEETS. HEIGHT OF PUBLIC & EDUCATIONAL BUILDINGS SHALL BE AS PER SUPPLEMENTARY ZONING PLAN.

6) PLINTH HEIGHT:-

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 NOT BE LESS THAN 0.45MTRS(1'-6") ABOVE THE FINISHED LEVEL OF THE ROAD/STREET AND IN CASE OF BUILDINGS IN RESIDENTIAL ZONE SHOWN THUS IT SHALL NOT BE LESS THAN 9".

7) SIDE ENTRY GATE IN CORNER PLOTS:-

a. NO SIDE ENTRY IN THE MAIN BUILDING SHALL BE ALLOWED

b. NO SIDE /BACK GATES WILL BE ALLOWED IN CASE OF THE PLOTS FALLING ON 60', 80' AND 100' ROADS & WHERE THE PUBLIC OPEN SPACES SEPARATING THE PLOTS AND THE ROAD RESERVATION EXCEEDS 30'-0". ONE SIDE GATE NOT EXCEEDING 3'-6" WIDTH IN BACK COURTYARD IS ALLOWED IN CASE OF CORNER PLOTS SITUATED ON 40'-0" WIDE ROADS.

c. RESTRICTION ON ACCESS FROM MAIN DRIVEWAY

8) RESTRICTION ON ACCESS FROM MAIN PERIPHERAL ROAD:-

IN CASE OF PLOTS WHICH BACK ON THE PERIPHERAL ROADS AND PLOTS FALLING ON PUBLIC OPEN SPACES NO REAR/SIDE ACCESS WHAT SO EVER, SECONDARY OR MAIN SHALL BE ALLOWED FROM THE ROAD OR OPEN SPACES.

9) BOUNDARY WALL AND GATES:-

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- a. THE BOUNDARY WALLS OF RESIDENTIAL END PLOTS SHALL BE ROUNDED AT CORNER BY A RADIUS OF 1.5 M (5'-0") ABUTTING ON ROADS. IN CASE OF OTHER SITES, IT SHALL BE AS SHOWN ON THE PLAN.
- b. THE HEIGHT OF FRONT AND SIDE BOUNDARY WALL IN RESIDENTIAL PLOTS SHALL BE 0.88M (2'-10 1/2") AND THAT OF THE REAR OPEN COURTYARD BOUNDARY WALL SHALL BE 1.83M (6'-0").
- c. THE GATES AND THEIR POSITION SHALL BE AS SHOWN 'G' ON THE PLAN.
- d. THE GATE POSTS SHALL PROVIDE FOR DISPLAY OF POSTAL NO. OF PLOTS.

10) **TREES:-**

NO TREE SHALL BE CUT WITHOUT THE PRIOR APPROVAL OF THE ESTATE OFFICER (PUDA) MOHALI UNLESS THEY INTERFERE IN THE BUILDING DESIGN AND EXISTING TREE SHOWN THUS ON PLAN SHALL BE DEEMED TO BE PROTECTED TREES.

11) **BASEMENT:-**

BASEMENT IS PERMISSIBLE IN ALL THE PLOTS, IF THE ADDING BUILDING IS ALREADY CONSTRUCTED WITHOUT BASEMENT, THEN THE BASEMENT SHALL BE LESS THAN THE HEIGHT OF THE EXISTING BUILDING. THE ADDITION OF THE ADDING CONSTRUCTED BUILDING UP TO THE WALL OF BASEMENT SHALL NOT BE LESS THAN 2.43M (8'-0").

THE ADDING 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 SHALL BE WATER PROOF AND DAMP PROOF.

THE ADDING SHALL BE CONSTRUCTED AT LEAST 150MM ABOVE THE FINISHED LEVEL OF THE FLOOR TO THE UNDER-SURFACE OF THE BEAM AND SHALL BE CONSTRUCTED WITH A MINIMUM OF 150MM CONCRETE SLAB ON THE GROUND FLOOR OF THE BUILDING AND SHALL BE BELOW IT AND FURTHER IT SHALL SATISFY PUBLIC HEALTH AND STRUCTURAL REQUIREMENTS.

THE ADDITION OF TOLUENE SHALL REQUIRE THE DISPOSAL OF WATER ETC. SHALL NOT BE PERMITTED IN THE BASEMENT.

12) LIFTS:-

LIFTS SHALL BE PROVIDED AS PER PROVISIONS OF PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY (BUILDING) RULES, 1996.

NOTES :-

THE AREA INDICATED BY XXXX IS THE ZONED AREA. THE BUILDING SHALL BE CONSTRUCTED IN THIS ZONED AREA AS PER PERMISSIBLE COVERAGE INDICATED IN THE ZONING LAWS IN THIS PLAN.

REF CALCULATION OF LOT COVER ONE SQ METRE=1.196 SQ YARDS.

SITES FOR ARMY LAW INSTITUTE, ABOVE GROUP/HOUSE, CO-OPERATIVE SOCIETIES HAVE BEEN ALLOTTED AND THEIR ZONING PLANS APPROVED SEPARATELY.

THIS DRG. HAS BEEN APPROVED BY CHIEF ADMINISTRATOR (PUDA) BY HIS MEMO NO. PUDA/PW-08RSI DATED 26.03.2000

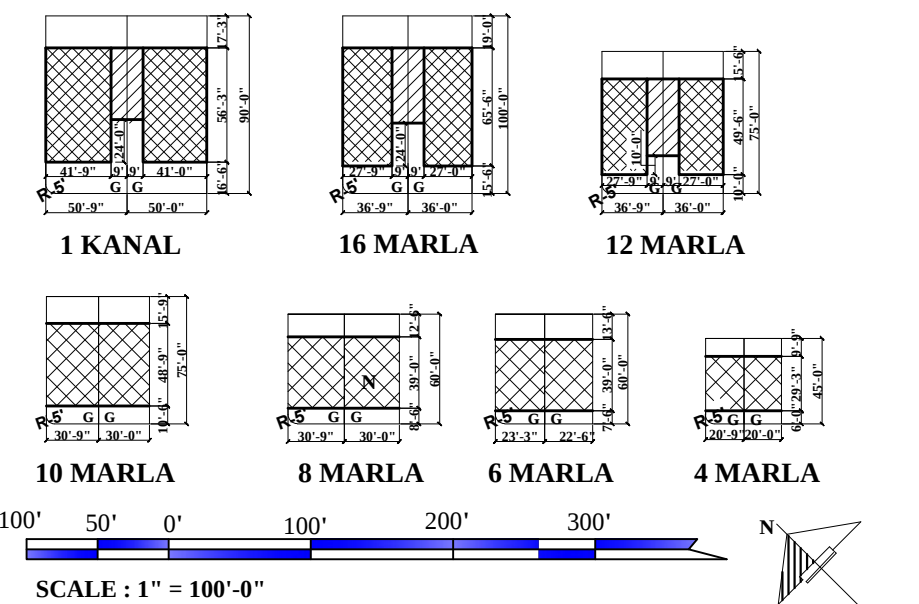
MEMO NO. 4278/PT-0229 10.06.2001 INTERCHANGED AS PER S.T.P. (PUDA)/LETTER NO. T.P.W-095 DATED 24.05.2002.

ZONING OF PLOT NO. 425 B HAS BEEN REVISED AS PER APPROVAL OF C.E.(P) BY HIS LETTER NO. 4229/PT-0229 10.06.2001 INTERCHANGED AS PER S.T.P. (PUDA) ON SITE OF P.T.S. & R.D. GRID STATION HAS BEEN INCORPORATED AS PER LETTER NO. PUDA/P.T.A-PW-0621S DATED 28.10.02

ZONING OF MANUAL CHANAKARI STREET MUST CHANDANGARI HAS BEEN MARKED AS PER PUDA DRG NO.- NIL JOB NO. MSCB-SR 2004/01

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.



ZONING PLAN OF SECTOR-68

(Residential plot 1kanal, 16 Marla, 12 Marla, 10 Marla, 8 Marla, 6 Marla & 4 Marla)

DEPARTMENT OF
TOWN AND COUNTRY PLANNING, PUNJAB.

DRAWING NO. (D.T.P S.A.S. NAGAR) 1368/99 DATED: 11.8.99

DRAWN BY: _____ CHECKED BY: _____

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