

JUNCTION TO DETAIL

200'-0" WIDE SECTOR ROAD

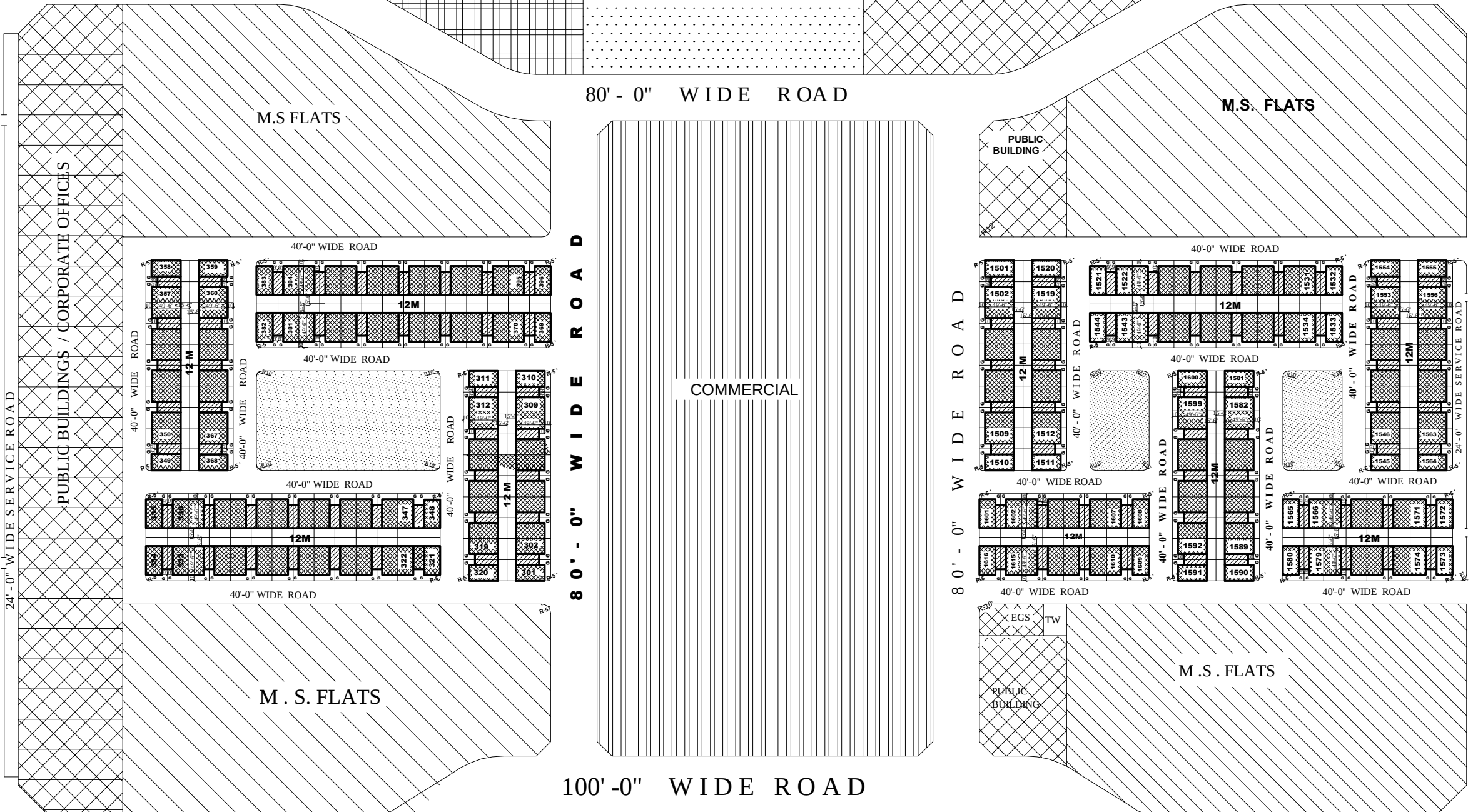
JUNCTION TO DETAIL



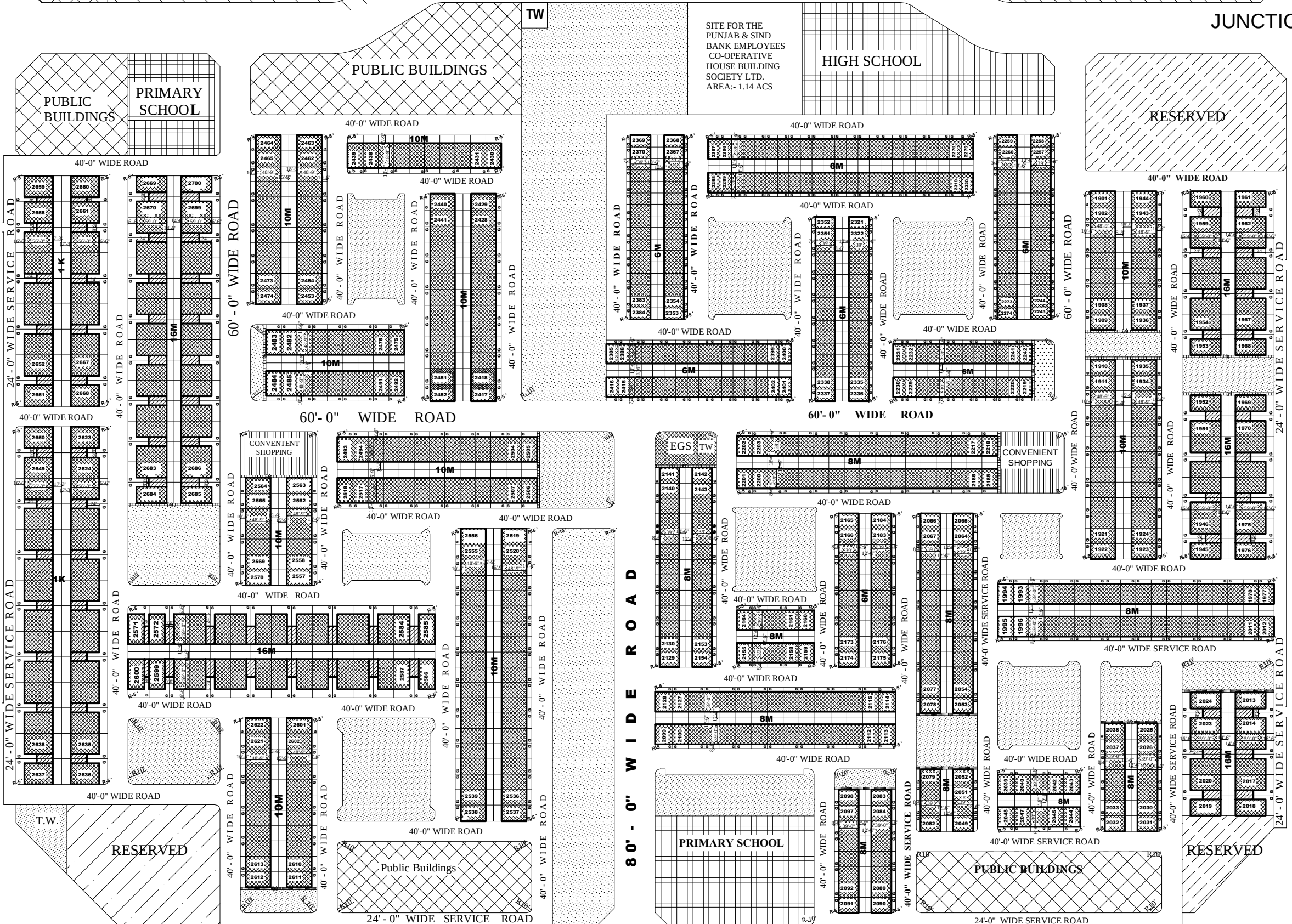
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200'-0" WIDE SECTOR ROAD



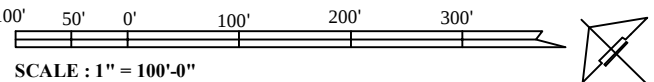
100'-0" WIDE SECTOR ROAD



JUNCTION TO DETAIL

150'-0" WIDE SECTOR ROAD

JUNCTION TO DETAIL



THE REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE BUILDING REQUIREMENTS CONTAINED IN THE PUNJAB REGIONAL AND TOWN PLANNING AND DEVELOPMENT ACT, 1995 BUILDING RULES AND 1996 ANE PROVISION NOTIFICATIONS NO.1/145/96-4 HGL/5711, DT. 24-12-98

ZONING CLAUSES

- 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/BLDG. PERMISSIBLE

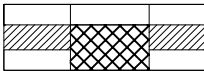
	ROADS	ROADS STREET FURNITURE AND AMENITIES SUB SERVIENT TO TRAFFIC AND TRANSPORTATION
	OPEN SPACES	LAND SCAPING, FEATURES, PAVEMENTS, PUBLIC AMENITIES AND FACILITIES AND ANY OTHER ACTIVITY SUB-SERVIENT TO RECREATION
	GROUP HOUSING / M.S. FLATS	RESIDENTIAL USES AND BUILDINGS SUB-SERVIENT TO RESIDENTIAL USE AS PER SEPARATE LAYOUT PLAN ZONING PLAN.
	RESERVED	USE AS DETERMINED BY REGIONAL PLANNING AND DESIGN COMMITTEE OF CANADA.
	RESIDENTIAL	RESIDENTIAL BUILDING, ANCILLARY BUILDING INCLUDING GARAGES, SERVANT QUARTERS ETC. AND AMENITIES SUB-SERVIENT TO RESIDENTIAL USE.
	COMMERCIAL	COMMERCIAL AND SUB-SERVIENT TO COMMERCIAL USE, SUPPLEMENTARY LAYOUT PLAN / ZONING PLAN TO BE PREPARED BY T.A.C.P. DEPT.
	PUBLIC BUILDING / UTILITIES	PUBLIC AND COMMUNITY BUILDING, PUBLIC SERVICES, UTILITIES OR USES AS DETERMINED BY THE R.P.D. COMMITTEE IN CONSULTATION WITH THE CHIEF TOWN PLANNER PUNJAB & AS CONTAINED IN SUPPLEMENTARY ZONING PLANS.
	EDUCATIONAL	COLLEGES, SCHOOLS AND THEIR ANCILLARY USES AND USES AS DETERMINED BY CHIEF TOWN PLANNER, PUNJAB.

2) SITE COVERAGE AND FLOOR AREA RATIO:-

- SITE COVERAGE SHALL BE AS PER THE BUILDING RULES 1996 AND SUBSEQUENT NOTIFICATION.
- THE MAXIMUM PERMISSIBLE SITE COVERAGE ON RESIDENTIAL SITES SHALL BE AS UNDER:-
 - FOR THE FIRST 210 SQ M - 65%
 - FOR THE NEXT 210 SQ M - 50%
 - FOR THE REMAINING AREA - 40%
 - FOR GROUP HOUSING AND M.S. FLATS SITE COVERAGE SHALL NOT BE EXCEED 40% OF THE TOTAL SITE AREA.
- THE MAXIMUM FLOOR AREA RATIO IN CASE OF RESIDENTIAL PLOTTED DEVELOPMENT SHALL NOT EXCEED:-
 - FOR PLOTS UPTO 225 SQM - 1.65
 - FOR PLOTS NEXT ABOVE 225 SQMETERS BUT NOT EXCEEDING 325 SQM - 1.40
 - FOR PLOTS ABOVE 325 SQMETERS BUT NOT EXCEEDING 430 SQMETERS - 1.25
 - FOR PLOTS ABOVE 430 SQUARE METERS - 1.00

3) BUILDING LINE

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



4) PROJECTION

- WHERE THERE IS AN UNCOVERED BALCONY OR CHAJIA OR CANTILEVER FROM WALL, IT SHALL NOT PROJECT MORE THAN 1.22 METERS (FOUR FEET), BEYOND THE BUILDING LINE WHEN MEASURED AT RIGHT ANGLES TO THE OUTER FACE OF THE WALL FOR PLOTS ABOVE 225 SQ.M. IN THE CASE OF ROW HOUSES OR BUILDINGS ADDING EACH OTHER WHERE THE AREA OF THE PLOT IS UPTO 225 SQMETERS THE DEPTH OF THE PROJECTION SHALL NOT BE MORE THAN 0.91 M (THREE FEET) IN FRONT AND REAR SET BACK PROVIDED FURTHER THAT PROJECTION ON DOOR AND WINDOW SHALL NOT EXCEED 0.61 METERS (ONE FEET SIX INCHES) PROVIDED FURTHER THAT NO PROJECTION SHALL BE AT A LESSER HEIGHT THAN 2.06 METERS (SIX FEET NINE INCHES) CLEAR ABOVE THE PLINTH LEVEL OF THE BUILDING.
- THE AREA OF THE PROJECTION SHALL NOT BE COUNTED TOWARDS THE COVERED AREA OF THE SITE.
- IN CASE OF THE CORNER PLOTS SUNSHADE NOT EXCEEDING 0.21 METERS (NINE INCHES) ON WINDOW OPENING ON TO THE SIDE SHALL BE PERMITTED AT A HEIGHT NOT LESS THAN 2.06 METERS (SIX FEET NINE INCHES).
- NO PROJECTION WILL BE ALLOWED OVER GOVT. LAND IN CASE OF CORNER PLOTS.
- SIDE PROJECTION SHALL NOT BE MORE THAN 1.47 M (4'9") FROM THE FRONT AND REAR FACES OF THE BUILDING AND AT THE LESSER HEIGHT THAN 2.28 M (7'4") CLEAR ABOVE THE PLINTH LEVEL OF THE BUILDING.
- OPEN CANTILEVERED BALCONY OR PROJECTION NOT BELOW THE LEVEL 2.40 M (7'9") FROM PLINTH LEVEL UPTO 1.22 M (4'0") FROM THE FRONT AND REAR FACES OF THE BUILDING AND ON THE OPEN SIDE 0.45 M (1'6") IN CASE OF 18.10 M (61 M) PLOT. HOWEVER IN CASE A BUILDING IS SET BACK MORE THAN THAT REQUIRED IN ZONING PLAN THE OPEN CANTILEVERED BALCONY MAY BE ALLOWED UPTO MAXIMUM OF 1.81 M (6'0") BUT IN NO CASE PROJECT MORE THAN 1.219 M (4'0") BEYOND THE PRESCRIBED BUILDING LINE IN THE ZONING.

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)
- MAXIMUM HEIGHT 32'-3"
- SINGLE STOREY ZONE 24'-0" AS PER PRESCRIBED IN THE SUPPLEMENTARY LAYOUT PLAN / ZONING PLAN OR ARCHITECTURAL CONTROL SHEET.

THE CLEAR HEIGHT FROM FLOOR TO CEILING IN CASE OF GARAGE, STORE, TOILET, BARASATI AND MUMTY SHALL NOT BE LESS THAN 2.20 M (7'4") HEIGHT OF COMMERCIAL BUILDING SHALL BE AS PER SUPPLEMENTARY ZONING PLAN OR ARCHITECTURAL CONTROL SHEET HEIGHT OF PUBLIC AND EDUCATIONAL BUILDING SHALL BE AS PER SUPPLEMENTARY ZONING PLAN AND SUBJECT TO THE CLEARANCE FROM AIR PORT AUTHORITY.

6) PLINTH LEVEL:-

UNLESS OTHERWISE SPECIFIED BY THE DIVISIONAL ENGINEER (PUBLIC HEALTH) PUDA PLINTH IN CASE OF BUILDING INTENDED FOR HUMAN HABITATION SHALL NOT BE LESS THAN 0.61 M (2'0") 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 200, 150, 100, 80 & 60' WIDE ROADS & OPEN SPACES SEPARATING THE PLOTS AND WHERE THE ROADS EXCEED 40'-0"
- ONE SIDE WICKET GATE NOT EXCEEDING 3'-6" WITH IN BACK COURTYARDS IS ALLOWED IN CASE OF CORNER PLOTS SITUATED 40'-0" WIDE ROADS.

8) MINIMUM COVERAGE PER DWELLING UNIT :-

THE MINIMUM COVERAGE PER DWELLING UNIT INCLUDING KITCHEN, TOILET, LIVING ROOM AND BED ROOM SHALL NOT BE LESS THAN 25% OF THE PERMISSIBLE COVERED AREA FOR ALL RESIDENTIAL PLOTS

9) RESTRICTION ON ACCESS FROM MAIN PERIPHERAL ROAD:-

IN CASE OF THE PLOTS WITH BACK ON THE PERIPHERAL ROADS AND PLOTS FALLING ON PUBLIC OPEN SPACES NO REAR-SIDE ACCESS WHATSOEVER SECONDARY OR THE MAIN SHALL BE ALLOWED FROM THE ROAD OR OPEN SPACES.

10) BOUNDARY WALL AND GATES:-

- THE BOUNDARY WALLS OF RESIDENTIAL END PLOTS SHALL BE ROUNDED AT THE CORNERS BY RADII OF 5'-0" TO 15'-0" ABUTTING ON ROAD IN CASE OF OTHER SITES, IT SHALL BE AS SHOWN ON THE PLOTS.
- THE HEIGHT OF THE FRONT AND SIDE BOUNDARY WALL IN RESIDENTIAL PLOTS SHALL BE 0.88 M (2'-10 1/2") AND THAT OF THE REAR OPEN COURTYARD BOUNDARY WALL SHALL BE 1.83 M (6'-0")
- THE GATES AND THEIR POSITION SHALL BE AS SHOWN 'G' ON THE PLAN, AND THE WIDTH OF THE GATE SHALL NOT BE MORE THAN 9'-0"
- THE GATE POSTS SHALL PROVIDE FOR DISPLAY OF POSTAL NOS. OF PLOTS.

11) TREES:-

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

12) BASEMENT:-

- BASEMENT IS PERMISSIBLE IN ALL PLOTS IF THE ADJOINING BUILDING IS ALREADY CONSTRUCTED WITHOUT BASEMENT THEN THE BASEMENT SHALL RECESSED AND THE MINIMUM DISTANCE FROM THE COMMON WALL OF THE ADJOINING CONSTRUCTED BUILDING UPTO THE WALL OF BASEMENT SHALL NOT BE LESS THAN 0'-0"
- THE BASEMENT SHALL PROVIDE FOR OPENING OF NOT LESS THAN 1/10TH OF THE BASEMENT FLOOR AREA OPENING DIRECTLY TO THE EXTERIOR FOR INFLOW OF NATURAL LIGHT AND AIR SHALL BE WATER PROOF AND DAMPROOF
- THE MAXIMUM HEIGHT OF THE BASEMENT SHALL BE 2.50 M (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 BE BELOW IT FURTHER IT SHALL SATISFY PUBLIC HEALTH AND STRUCTURAL REQUIREMENT. PROVISION OF THE TOILETS, WATER TAPS ETC. WHICH REQUIRED THE DISPOSAL OF THE WATER ETC. SHALL NOT BE PERMITTED IN THE BASEMENT.

13) LIFTS:-

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

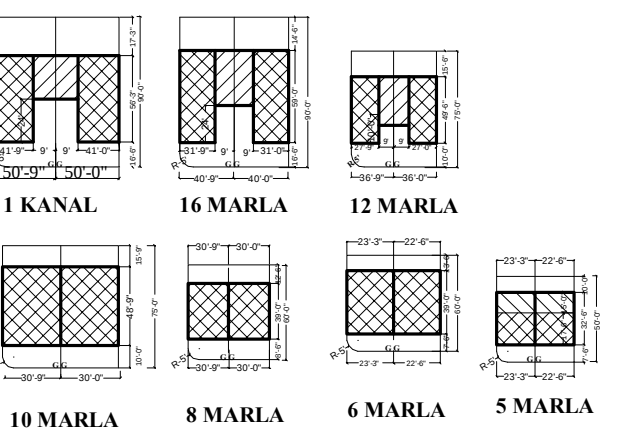
NOTES :-

THIS DRAWING HAS BEEN APPROVED BY C.T.P.B. VIDE LETTER NO. 4216 C.T.P. (PB) SC - 114 DATED 24 - 4 - 2008.

NOTE:

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



office of the district town planner, S.A.S. nagar

Drawing no. (d.t.p S.A.S. nagar) 1926/07 DATED: 19.9.07

DRAWN BY: CHECKED BY:

asst.town planner district town planner senior town planner chief town planner