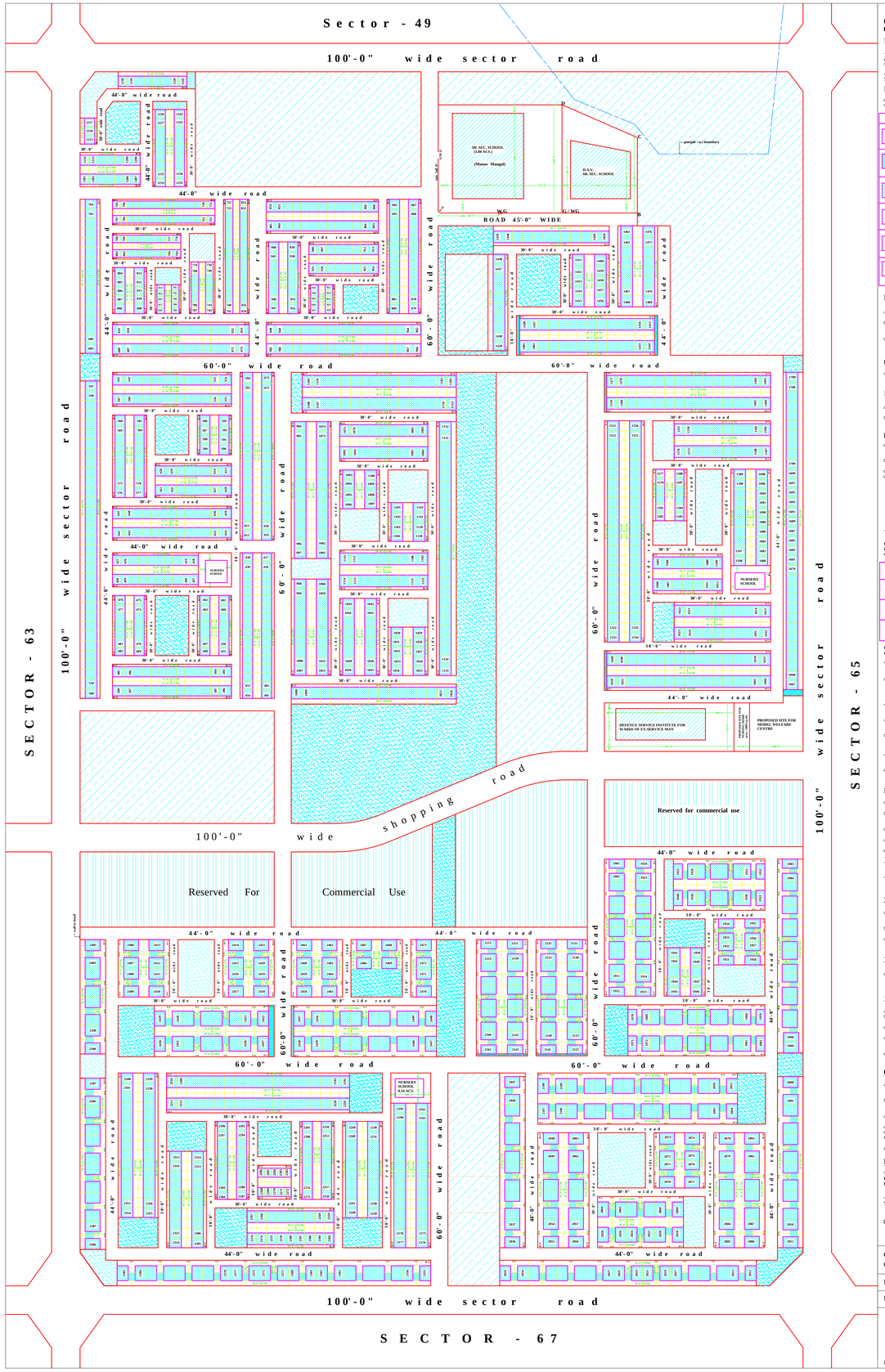

S.A.S NAGAR

URBAN ESTATE SECTOR - 64

The requirements of this zoning plan shall have to be fulfilled in addition to the building requirements contained in the PUNJAB URBAN ESTATE (development and regulations) rules 1974 made under section of punjab 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 uses mentioned in the table below and in on other manner what-so- ever

NOTATION	PERMISSIBLE USE OF LAND	TYPE OF BUILDINGS PERMISSIBLE
	roads	roads, street, furniture & amenities sub-servient to traffic & transportation.
	open spaces	reserved public open spaces ,public ponn, land scaping features, paved foot ways, public amenities & facilities and any other activity sub -servient to recreation.
	residential	main residential building barsati , mumti.
	residential	ancillary building including garrages , servant quarters etc. & amenities sub-servient to residential purposes.
	commercial	shops , booths,offices , banks , cinema including residential building appurtenent to these as may be detailed.
	reserved for special use	public & community buildings, public services, utilities or uses as determined by the chief administrator in consultation with chief town planner,pb. & as contained in supplemmtary zoning plan.

II Site coverage & floor space index:-

A) site coverage shall be as per rule no.14 of the punjab urban estates (development & 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 & first floor being 60% and that on barsati 30%)& in case 16 marla , 1 kanal plots floor space index shall not exceed 100%.

c) floor space index in case of multistoryed building , commercial building public &community building or any other buildings not covered in a foresaid classes shall be as per the zoning plan issued and approved by chief town planner , pb.

note:-

d) 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 hundered.

III barsati

a. barsati , mumti ,water tank etc. shall be a part of the coverage as per frame control sheets or building control sheets for 6 marla , 8 marla & 10 marla plots .

b. barsati , mumti & 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 all allowed to project beyond the front,rear and side building lines shown thus on the zoning plan.

b. not with standing any thing contained in the above provision common party wall shall compulsary project by 0.457 m(1'-6")from the front and rear faces of the building in case of plots under frame control

c. not with standing any thing contained in the sub clause (a)nothing shall prevent the projection of:-

d. open cantilevered balcony or projection (not below the level 0'-9" from p.).upto 1.219 m (4'-0") from the front and rear faces of the buildlngs & 1.219 m (4'-0") on the open side in case of 1 kanal plots and 1'-6" in case of 16 marla plots except for the plots under the building control & frame control however in case a building is setback (on front, rear and side) more than that required in the zoning plan. the open cantilevered balcony may be allowed upto a maximum of 2.1 m (7'-0") but in no case projecting more than 1.219 m (4'-0") beyond the prescribed building lines in 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 & 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 of barsati
401 to 1184 140 to 1709 1901 to 2473	residential	a) single storey 5.486 meters (18'-0") b) double storey 9.830 meters (32'-3")
1901 to 1940 1951 to 2163 2355 to 2473		a) single storey 4.42 meters (14'-6") b) double storey 7.544 meters (24'-9")
	other type of buildings	as prescribed in the supplementary layout plan or zoning plan or frame control sheets.

the clear height from floor to ceiling in case of basement,garage,store,toilet,barsati , mumti shall not be less than 2.286 m (7'-6")

VI plinth level:-

a. unless otherwise specified by the chief engineer public health punjab. plinth height in case of building intended for human habitation shall not be less than 0.304 mtr(1'-0") above the finished level of the road/street and in case of other ancillary attached building it shall not be less than 0.192 m (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 all conditions & stipulations contained in the respective frame control sheets approved by chief administrator in consultation with chief town planner , punjab

b. in case of sites for commercial & public purposes the building shall conform to all the restrictions & 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 (100'-0") main peripherial road:-

a. in case of the plots with back on to the 30.48 (100'-0")wide peripherial roads and plots falling on public open spaces no rear acess what-so-ever secondary or main shall be allowed from the road or the open spaces.

IX boundary wall and gates:-

a. the boundary walls of all end plots shall be rounded at the corners by a radius of 5 feet as shown on the plan.

b. the height of the front & side boundary walls shall be 0.870m(2'-10") that of the rear open courtyard boundary wall shall be 1.829m (6'-0") and shall be constructed as per the standard design approved by the chief town planner punjab.

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 4, 6, 8 and 10 marla plots shall be as per the frame control & building control sheets.

e. the gate's posts shall provide for display of postal nos. of plots as per the approved standard design.

X trees:-

a. no tree shall be cut without the prior approval of the cheif administrator, punjab, unless it interferes in the building design &construction trees shown thus on the plan shall be deemed to the protected trees.

XI basement:-

a. basement is permissible in all buildings not covered under frame & building control sheets provided basement wall &basement foundation shall not be less than 9'-0" from the common boundary wall of the adjoining building & shall not cover more than 50% of the permissible covered area of the ground floor.

b. the basement shall provide for opening of not less than one tenth of the basement floor area opening directly to the exterior for admission of natural light and air shall be water proof & 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:-

a. the minimum coverage 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 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 to the v3,v4 & roads.

b. no side entry in the main building portion of the plots where the public open spaces separating the plots & the road from which entry is to be given exceed 30' .

c. one side entry be permitted in the building portion of the plots where the plot abuts the road or public open spaces separating the plots & the road from which the entry is to be given does not exceed 30' .

d. one wicket gate shall be allowed in case of all corner plots on the principles of wicket gate allowed in buildings covered under frame control subject to the condition that this wicket gate does not open on V3,V4 & V5 roads and where the public open space separating the plot &the road reservation exceeds 30' .

e. above stipulations are in addition of those contained in clause VIII of the zoning plan regarding the provision of side entry and wicket gate in the corner plots.

notes:-

a. the zoning of all corner plots where in either garage has been provided on the side abuting 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 U.O.NO. 1633 (pb)/ sp -103 dated 18-5-76.

b. the construction of basement has been permitted in the residential plots upto 399 sq. yds. should conform to the conditions laid down in the letter no. P.H.B.- D.T.P.-92/ 1214 dated 6-2-92 issued vide chief administrator, urban estate, punjab.

c. the site D.A.V. sr. sec. school has been earmarked as per pudas letter no. 4192 dated 5-3-01 & its zoning classes shall be read with puda's drg. no. 03 misc -64 dated -28-2-01.

d. zoning for nursery school refer drawing no. 04 & job no. misc 64 dated 27-9-2001 (area 0.34 acs.).

e. zoning for nursery schools area 0.32 acs refer drg no. 5 & job no. misc 64 PUDA drg dated 4.2.02.

f. the site of sr. sec. school, shop has been earmarked as per puda's letter no. 5000 dated 6-12-05 & its zoning classes shall be read with puda's Drg.no. 07 job no.Misc -64 dated 16-11-05.

g. the defence services institute for ward of ex -servicemen has been earmarked as per puda's letter no. 3378 dated 7-05-06 and zoning classes shall be read puda's drg no. 08 job no. Misc -6A dated 26-05-06.

NOTE:-

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.

ZONING PLAN

100' 50' 0' 100' 200' 300'

SCALE : 1 inch = 100 feet

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

Drawing no. d.t.p (S.A.S. nagar) 1084/94 DATED: 5.9.94

DRAWN BY: CHECKED BY:

-Sd/-	-Sd/-	-Sd/-	-Sd/-
planning officer	asstt.town planner	divisional town planner	chief town planner (pb.)