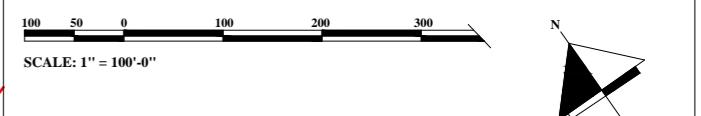


S.A.S. NAGAR
SECTOR - 77
(URBAN ESTATE)



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 1996 and provision modification nos. 5/96 / 487 / 5711, dt. 24-12-98.

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 whatsoever.

PERMISSIBLE USE OF LAND	TYPE OF USES / BUILDINGS PERMISSIBLE
Roads	Roads/street furniture & amenities sub-servient to traffic and transportation
Open spaces	Landscaping features, pavement, public amenities and facilities & any other activity sub-servient to residential use.
Group housing / m.s. flats	Residential uses and building sub-servient to residential use as per separate layout plan / zoning plan.
Reserved	Use as determined by regional planning and design committee of gamaha.
Residential	Residential building, ancillary bldg. including garages, servant quarters etc. & amenities sub-servient to residential use.
Commercial	Commercial & sub-servient to commercial use, supplementary layout / zoning plans to be prepared by t & c.p. dept.
Public building / utilities	Public and community buildings, public services, utilities or uses as determined by the z.o.d. committee in consultation with c.t.p., punjab and as contained in supplementary zoning plans.
Educational	Colleges, schools and their ancillary uses and uses as determined by chief administrator in consultation with chief town planner, punjab.

2. SITE COVERAGE AND FLOOR AREA RATIO

- Site coverage shall be as per building rules 1996 and subsequent modifications.
- The maximum permissible site coverage on residential sites shall be as under:
 - For the first 210 square meters - 65%
 - For the next 210 square meters - 50%
 - For the remaining area - 40%
- For group housing and m.s. flats site coverage shall not 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 sq. meters - 1.65
 - For plots next above 225 sq. meters but not exceeding 325 sq. meters - 1.40
 - For plots above 325 sq. meters but not exceeding 430 sq. meters - 1.25
 - For plots above 430 sq. meters - 1.00

3. BUILDING LINE

No building shall be allowed to project beyond the front, rear and side building lines shown there on in the zoning plan.

4. PROJECTION

- Where there is an uncovered balcony or chajja or cantilever from wall it shall not project more than 1.22 (4 feet) beyond the building line when measured at right angles to the outer face of the wall for plots above 225 sq. mts. in the case of row houses or building adjoining each other, where the area of plot is upto 225 sq. mts., the depth of projection shall not be more than 0.91 (3 ft) in front & rear set back.
 - Provided further that projection on door and windows shall not exceed 0.45 meters (one foot six inches)
 - Provided further that no projection shall be at a lesser height than 2.60 meters (8 feet 6 inches) clear above the plinth level of the building.
- The area of the projection shall not exceed 10% of the area covered of the site.
 - In case of corner plots, sun shade not exceeding 1.2m (9 inches) on window opening on to the side shall be permitted at a height not less than 2.06 m (6 feet 9 inches)
- No projection will be allowed over govt. land in case of corner plots.
- Side projection shall not be more than 1' 6" in case of 12 m plots and 12 m plots shall not be at a lesser height than 2.25 mtr. (7' 4") clear above the plinth level of the building.
- Open cantilevered balcony or projection not below the level 2.06 m (6'-9") from plinth level up to 1.219 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 12, 16 m and 12m plots, however in case a building is set back more than that required in the zoning plan, the open cantilevered balcony may be allowed up to a maximum of 1.83 m (6'-0"), but in case project more than 1.219 m (4'-0") beyond the prescribed bldg. line in 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
A) Maximum height 32'-3"	
B) Single storey zone 24'-9"	

As prescribed in the supplementary layout / zoning plan or architectural control sheet.

The clear height from floor to ceiling in case of garage, store, toilet, barasati and mummy shall not be less than 2.30 mtr (7'-6"). 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) pada, plinth in case of building intended for human habitation shall not be less than 0.45 mtr (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 plots falling on 200', 150', 100', 80', 60' wide roads and open spaces separating the plots and where the road is exceed 40'-0".
- One side wicket gate not exceeding 3'-6" width in back courtyards is allowed in case of corner plots situated on 40'-0" wide road.

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 ROADS

In case of plots with back on the peripheral roads and plots falling on public open spaces no rearward access what so ever secondary or main shall be allowed from the road or open spaces.

10. BOUNDARY WALL AND GATES

- The boundary wall of residential end plots shall be rounded at corners by radius of (5'-0") 1.5 meter abutting on road in case of other sites, it shall be as shown on the plots.
- The height of front and side boundary wall in residential plots shall be 0.88 meters (2'-10 1/2") and that of the rear open courtyard boundary wall shall be 1.83 meters (6'-0").
- The gates and their positions shall be shown 'g' on the plan and the width of 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, mohali (pada) punjab unless they interfere in the building design and existing tree shown thus (T) on plan shall be deemed to be the protected tree.

12. BASEMENT

- Basement is permissible in all plots if the adjoining building is already constructed without basement then the basement shall exceed and the minimum distance from the common wall of the adjoining constructed building up to the wall of basement shall not be less than 3'-0".
- The basement shall provide for opening of not less than 1/4th of the basement floor area opening directly to the exterior for airflow of natural light and air and shall be water proof and damp proof.
- The minimum height of 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 requirements.
- Provision of inlets, water taps etc., which require the disposal of 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 drg. has been approved by c.t.p. (ph) vide letter no. 4230-31 c.t.p. (ph) / sc-114 dated 24-4-2008

NOTE:
THIS 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 DIVISIONAL TOWN PLANNER
S.A.S NAGAR

DRG. NO: DTP (SAS NAGAR) 192407 DATED: 20.7.07

TRACED BY: -Sd- CHECKED BY: -Sd-

-Sd- -Sd- -Sd- -Sd-

Asst. Town Planner District Town Planner Senior Town Planner Chief Town Planner

SECTOR - 70

200' - 0" WIDE SECTOR ROAD

JUNCTION TO DETAIL

SECTOR - 76

WIDE SECTOR ROAD

SECTOR - 76

JUNCTION TO DETAIL

SECTOR - 88

150' - 0" WIDE SECTOR ROAD

SECTOR - 78

