

S.A.S. NAGAR
SECTOR - 57
(INDUSTRIAL ESTATE PHASE I-VI)



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 Regulation) Act 1974 made under section 23 of the Punjab Urban Estate Act 1964.

ZONING CLAUSES

I. USE ZONES:
The use of land and type of building to be constructed there on shall be governed by as indicated in the table below in no other manner what-so-ever.

NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN I	TYPE OF BUILDING LAND MARKED AS IN COLUMN II
I	Roads	Road furniture and amenities.
II	Public Open Spaces	Recreational, Public & Community building, Libraries & bookshops features.
III	Industrial	Industrial & Auxiliary building. Use to be determined here on.
IV	Reserved	Use to be determined here on.

NOTE :-
Another building shall mean the building or building attached to and serving the main industrial building and includes administrative building, garage, godown, cycle-shed, dispensary, cinema, post, kitchen, office, store keeper's office and quarters for workmen and accommodation for superior staff garages, cycle-sheds could be provided along with the compound wall as per the approved design or standard design supplied by the chief town planner Punjab.

II. DIVISION AND ADDITION OF PLOTS

No plot shall be subdivided, two or more plots, under one owner ship may, however, be combined to form a single plot for which a separate sanction of the zoning will be required from the chief town planner Punjab.

III. SITE COVERAGE AND FLOOR SPACE INDEX

a) Site coverage shall be governed by rule 49 of the said rules in industrial area.
b) For the lot 2429 sq. ft. 40% of each portion of site.
c) For remaining portion 80% of the portion of the site.

And where two or more plots are combined to form a single plot, the site coverage shall be calculated by considering the combined plots as a single plot.

b) Basement coverage shall be governed as follows:
i) For the floor area of plot area 10% of the total permissible coverage.
ii) For the rest of area of plot area 2 1/2% of remaining permissible coverage of 15 acres plot area.

c) In the case of sites for other non-residential purposes or for shopping, hotels, the site coverage shall be as may be defined in a separate plan to be supplied later on.

d) Not with standing the site coverage allowed in the preceding sub-clause, the floor space index shall not exceed 1.8 and the variation thereof of the total floor area shall not exceed by 1%.

NOTE :-

Four space index shall mean the ratio obtained by dividing the total floor area of all floors of the building by the total area of the plot.

V. RESIDENTIAL BUILDINGS FOR STAFF

The portion of the site that may be covered by auxiliary building for staff shall be 2.5% of the maximum allowable site coverage as shown above but the provision shall not be extended to plots of type category in this area.

VI. BUILDING SET BACK LINES

a) Subject to the provision of rules 11, 12, 13 & 14 of all buildings, other than compound walls and gate keeper's office, cycle-shed shall be constructed only within set back lines as built up portion. No work building shall project beyond the portion of the site indicated as built up portion.

b) If two or more sites are combined to form a single plot, block, area lying between the portion and for building within two sites shall be considered as if it were used for building purposes.

VII. PLINTH HEIGHT

The plinth height of the industrial and administrative buildings, godowns and residential buildings shall not be less than one foot and in case of other auxiliary buildings, it shall not be less than 7" from the crest of the road, in case of sloping sites plinth height shall be determined from the chief town planner Punjab.

VIII. BOUNDARY WALL, POSITION OF GATES, GATE POSTS AND THEIR DESIGNS

The boundary wall and the gate post shall be as per the approved design or standard design supplied by chief town planner, Punjab.

A) BOUNDARY WALL

Boundary wall shall be of the following categories:-

- 1) Plot in category A, B and C shall follow type design as shown in the plan.
- 2) Plot in category D shall follow type design as shown in the plan.
- 3) Plot in category E shall follow type design as shown in the plan.

The boundary wall shall conform to the following:-

- 1) In case of difference of levels, the top of the boundary wall shall have gradual slope parallel to the crest of the road and the stepping.
- 2) Exposed brick work in natural colour shall be in cement lime mortar with deep red painting, colour work if given shall conform to the natural brick colour.

B) GATES AND THEIR POSITIONS:

- 1) No gate shall open on two or more roads shall obtain an access other than from the site road.
- 2) All plots shall get access from their specified drainage, no access will be allowed from any other road.
- 3) The position of the gates shall be indicated on the zoning plan and no other access shall be allowed. The type of gates to be built in various categories of plots shall be as follows:-

Plot category A & E Gate Type C, D, No. D.E.P.F. 241/79.
Plot category B & C Gate Type C, D, No. D.E.P.F. 178/89 & 182.
Plot category D Gate Type G, H, No. D.E.P.F. 171/81 & 176/81 & 182.

NOTE :-

In no case the height of hedges, fencing or any other enclosure, shall exceed 6'-0" the center of the boundary wall shall be considered as shown in this plan.

IX. DISPLAY OF ADVERTISEMENT AND POSTAL NUMBER OF PLOTS :-

The advertisement and postal number of plots shall be displayed in a manner as indicated in the standard design as approved by the chief town planner, Punjab.

X. WATER SUPPLY AND SEWERAGE CONNECTIONS :-

Every plot holder shall make the design of the building in such a way that he provides for the water and sewerage connections to the main water and sewerage system from the front of a plot situated in the access road. If, however, there is any other water or sewerage provision in the building at the rear, the plot holder shall make a suitable arrangement provision in his design for satisfaction of the competent authority.

XI. TREES :-

No tree shall be cut within the prior approval of Chief Town Planner Punjab except the trees interfering the building design.

XII. BUILDING DESIGN

Design shall be prepared by a qualified Architect and super-vised in accordance with rule 79 of the building rules referred to above qualified architect shall issue a permit building any of the qualification laid down in schedule one of these rules - see schedule one, Part 10 of the Act.

XIII. HEIGHT

A. Subject to the provision of these space index in clause II, the height of the industrial and administrative buildings shall not exceed the chief town planner Punjab may however, relax this in any block or element of the proposed building which is considered necessary in this plan, the request for such relaxation shall be submitted to the chief town planner Punjab.

B. An auxiliary building, other than administrative buildings, shall not exceed more than two storeys and shall not exceed 30'-0" in the height from the plinth level.

NOTE :-

1. This drawing has been amended as per C.E.P. Letter No. 1128/C.E.P./1981/SC-49 dt. 12.3.81. The front set back of plots from a 7' to 11' has been reduced from 10' to 8'-0".

2. Zoning of plot Type 'C' 100' x 120' x 40' has been revised as per Eng. No. 15, D.P. (S.A.S.)/1982/242/243 and approved vide C.E.P. Memo No. 1462/C.E.P./1981/SC-49 dt. 2.7.82.

NOTE:

THIS DIGITIZED DRAWING IS BASED ON THE ORIGINAL DRAWING OF THE CONCESSIONARY. IN CASE OF ANY DISCREPANCY THE DETAILS IN THE ORIGINAL DRAWING SHALL PREVAIL UPON.

ZONING PLAN OF INDUSTRIAL ESTATE PHASE I - VI SECTOR - 57

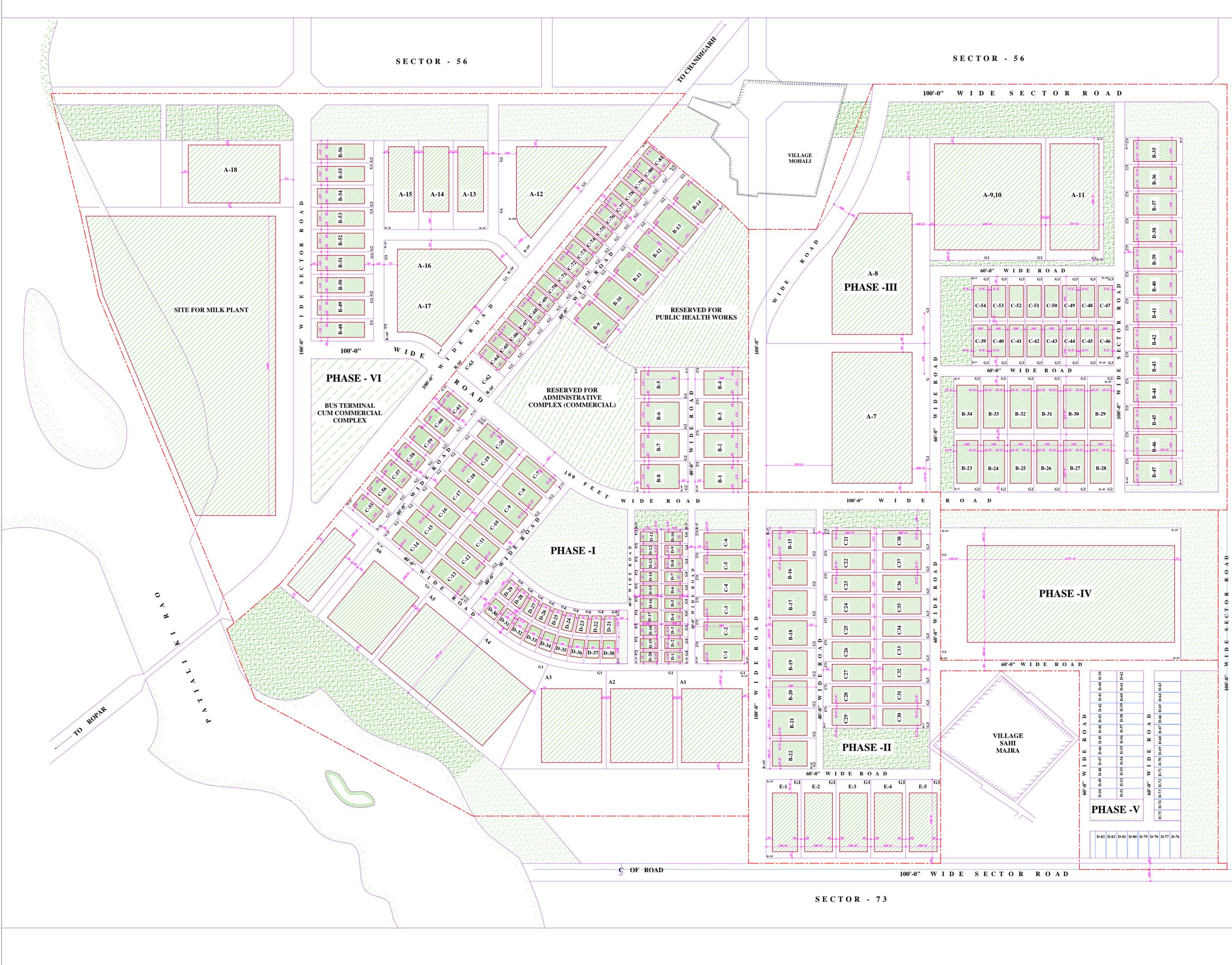
OFFICE OF THE DIVISIONAL TOWN PLANNER
S.A.S. NAGAR

DRG. NO: DTP (SAS NAGAR) 97293 DATED: 18.3.93

TRACED BY: -S4- CHECKED BY: -S4-

1 -S4- 1 -S4- 1 -S4- 1 -S4-

Flaming Officer Asst. Town Planner Dist. Town Planner Chief Town Planner



SECTOR - 59

100'-0" WIDE SECTOR ROAD

SECTOR - 73