

SAS NAGAR

Zoning Clauses:-

The conditions laid down below shall be fulfilled in addition to building requirements contained in the latest Punjab Urban Planning & Development Building Rules 2021, issued vide notification no. G.S.R.144 P.A.11/1995/SS.180 and 43/2021, Dated 31st August, 2021 and as amended from time to time upto date.

- Uses Permitted :-**
The use of the site shall be as per the allotment letters issued by Estate Officer GMADA.
2. **Provision for Tree Plantation in New Building Sites :-**
The use of the site shall be as per the allotment letters issued by Estate Officer GMADA.
3. **Maximum Ground Coverage and Maximum Floor Area**
a) For Low Rise Industry :-
Maximum Ground Coverage: 65% of site area.
Maximum Floor Area Ratio: 1.00
Maximum Ground Coverage: 65% of site area.
b) For High Rise Industry :-
Maximum Ground Coverage: 40% of site area.
Maximum Floor Area Ratio: 1.00
Maximum Ground Coverage: 40% of site area.
4. **Height of the Building and Setbacks around**
a) Buildings:-
The height of the building shall be as per the allotment letters issued by Estate Officer GMADA.
b) For Low Rise Industry :-
The height of the building shall be as per the allotment letters issued by Estate Officer GMADA.
c) For High Rise Industry :-
The height of the building shall be as per the allotment letters issued by Estate Officer GMADA.
5. **Boundary Wall and Gates :-**
a) Maximum height allowed :- 2.0m
b) Minimum height allowed :- 1.0m
c) Minimum height allowed :- 1.0m
6. **Plinth Level:-**
The plinth level shall be as per the allotment letters issued by Estate Officer GMADA.
7. **Extraction of Ground Water Resources :-**
The extraction of ground water resources shall be as per the allotment letters issued by Estate Officer GMADA.
8. **Setback of Projected Portion of Roof Level:-**
The setback of the projected portion of the roof level shall be as per the allotment letters issued by Estate Officer GMADA.
9. **Basement :-**
The basement shall be as per the allotment letters issued by Estate Officer GMADA.
10. **Parking:-**
The parking shall be as per the allotment letters issued by Estate Officer GMADA.
11. **Stair case, lifts & ramps:-**
The stair case, lifts & ramps shall be as per the allotment letters issued by Estate Officer GMADA.
12. **Projection and Balcony**
The projection and balcony shall be as per the allotment letters issued by Estate Officer GMADA.
13. **Rain water harvesting and ground water recharging system**
The rain water harvesting and ground water recharging system shall be as per the allotment letters issued by Estate Officer GMADA.

Scale:

REVISED PART ZONING PLAN OF INDUSTRIAL PLOTS IN SECTOR - 83 ALPHA IN (I.T. CITY) S.A.S. NAGAR

OFFICE OF THE DISTRICT TOWN PLANNER, S. A. S. N A G A R

Drawing No. D.T.P.(S.A.S. NAGAR) 2412/2022

Dated :- 13.12.2022

Drawn By:- Mohit

Checked By:- S.K.

Planning Officer

Assistant Town Planner

District Town Planner

Senior Town Planner

