

S.A.S. NAGAR

SCALE: NOT TO SCALE NORTH

Zoning Clauses:
The conditions laid down below shall be fulfilled in addition to building requirements contained in the latest PUDA Building Rules, 2013 issued vide notification no. G.S.R/54/P.A. 11/1998 Ss.43 and 180/2013 dated 25th October, 2013 and as amended from time to time.

1. Use zones:-
The use of the land and the type of the building to be constructed there on shall be governed in accordance with table below & in no other manner what-so-ever.

Notation Permissible use of land Type of uses permissible

Roads Roads, street furniture & amenities sub- servient to traffic transportation.

Open space Landscaping features, pavements, public amenities & facilities and other activity sub- servient to recreation.

Residential Residential buildings, ancillary buildings, and amenities sub-servient to residential uses.

Educational Cultural, sports and uses sub- servient to them as per separate Layout plans / zoning plans.

Commercial Commercial and uses sub- servient to them as per separate Lay-out plans / zoning plans.

Reserved Uses as determined by Regional Planning and Design Committee Puda / Gmada.

Public Building Public administration, buildings, public services, utilities & uses as determined by Regional Planning & Design Committee of Puda and contained in separate Lay-out / zoning plan.

2. Site Coverage and Floor Area Ratio :-

up to 65% up to 65% up to 65%

i) First 250 square meters up to 60% up to 60% up to 65%

ii) Next 100 square meters up to 55% up to 55% up to 60%

iii) Next 100 square meters up to 50% up to 50% up to 55%

b) Floor Area Ratio in case of residential buildings are as under:-

i) First 250 square meters 1.15

ii) Next 100 square meters 1.14

iii) Next 100 square meters 1.12

iv) Beyond 450 square meters 1.09

3. Height of the Building
a) The maximum height of plotted residential buildings, without stilt shall be 36'-0" excluding munti, terrace, lift, roof top and architectural features.
b) For residential plotted buildings the width of front and rear setback shall be as shown on the zoning plan.

4. Boundary Wall and Gates :-

a) The boundary wall of residential plots shall be rounded at corner by a radius of 5'-0" (1.5 meters) or more. In case of corner plots it shall be as shown on the zoning plan.

b) The height of front and side boundary walls in residential plots shall be 2'-10.5" (0.88m) and that of the rear open boundary the boundary wall shall be 6'-0" (1.83meters).

c) Position of the gates shall be as indicated on the zoning plan as "G" and no change in gate position shall be allowed.

d) Gate posts shall be provided for display postal nos. plots.

5. Side Entry Gate in Corner Plots:-

a) No side entry in the main building shall be allowed.

b) No side entry in the main building shall be allowed in case of plots falling on 60'-80' 100' wide roads where the public open space separating the plots and the road reservation exceeds 30'-0".

c) One side gate not exceeding 3'-6" in width is allowed in case of corner plots situated on 40'-0" wide roads in case where the public open space separating the plots and road does not exceed 30'-0".

6. Plinth Level:-

The Plinth level shall be obtained from De(PH) GMADA,S.A.S. Nagar.

7. Extraction of Ground Water Resources:-

As per Memo no. Puda/C/2013/17113-Edated 27.02.2013 restriction, the area are imposed on construction and installation of any new structure for extraction of ground water resources without prior permission of concerned officer (D.O.) of the district and subject to the guidelines, safeguards envisaged from time to time in connection with ground water extraction and water harvesting/recharge plots.

8. Projection :-

i) Wherever there is an uncovered balcony or挑架/ cantilever from wall it shall not project more than 6'-0" (1.83m) beyond the building line when measured at right angle to the outer face of the wall for plots above 250 square meters and it shall be within the boundaries of the site. In case of row houses or buildings adjoining each other where the area of the corresponding depth of front or rear setback or (3'-0") 0.91 meters, whichever is less in case of corner plots, the projection shall be limited to the balcony or挑架/ cantilever from wall shall be allowed). Provided that projection on door and windows shall not exceed (3'-0") 0.91 meters. Provided further that projection shall not be lesser than height than 2'-10.5" (0.88m) and the floor level of the projection shall be same as the floor level of the building.

ii) The area of the projection shall not exceed the covered area of the site.

iii) In case of corner plots, projection shall not exceed the covered area of the site.

iv) Projection on the roof shall be permitted at a height not less than 2'-0" (0.60 m) in window opening on the side shall be permitted at a height not less than 2'-0" (0.60 m).

9. Basement :-

1. The area of the setbacks line is permissible in all the plots. If the adjoining building is already constructed without basement then the basement shall be recessed and the minimum distance from common wall of adjoining constructed building upto the wall of the basement shall not be less than 8'-0" (2.44m).

2. The basement shall provide for opening of not less than one in every three stories of the basement floor area opening directly to the exterior. The basement floor area opening shall be provided with fire safety and structural stability norms shall be as per N.B.C.

3. The basement area shall not exceed the maximum permissible ground coverage.

4. Provision of Basement shall be as per Rule 24 of PUDA Building Rules 2013.

10. Stair case lifts:-

1. The area of the lift and staircase shall be as per N.B.C. 2005 amended from time to time.

11. Rain water Harvesting:-

Roof Top rain water harvesting and ground water recharging system shall be as per notification no.2/1/2002.HGLpart2/28505 dated 25.3.2010.

12. Setback of projected portion of roof level:-

Setback of projected portion of roof level shall be as per rule no.26 of PUDA Building Rules 2013 and amendments made thereafter.

13. Minimum Area of Courtyard:-

Minimum Area of Courtyard shall be as per rule no.20 of PUDA Building Rules 2013, and amendments made thereafter.

14. Minimum Height of Room, Verandah and Light Ventilation:-

Minimum Height of Room,Verandah and Light Ventilation shall be as per rule no.22 of PUDA Building Rules 2013 and amendments made thereafter.

General Notes :-

i) Building Plans shall be got approved from competent authority before starting any development work at site.

ii) The use of BIS marked Solar water heating system as per norme specified by P.E.D.A.

iii) It is mandatory to use Compact Fluorescent Lamps (CFLs) in the building as notified by Department of Science Technology, Environment and non conventional energy, Govt. of Punjab on dated 20th January / 6th February 2006.

iv) No plot shall be sold unless it has the approval of Horticulture GMADA.

v) Fire safety and structural stability norms shall be as per N.B.C.

vi) Allottee shall abide by all the terms and conditions laid down in Allocation letter.

vii) In addition to the above, all other rules mentioned in PUDA Building Rules 2013 shall be followed.

viii) Allottee shall be liable for any damage caused to the property of the allottee.

ix) Owner shall abide by the Action plan for Monitoring of Construction/demolition activity of buildings within the State of Punjab dated 1.3.2017.

x) It is prohibited to construct any building after 2016 rules.

xi) For plot sizes which are a variation from the sizes shown in this drawing, to achieve the permissible ground coverage front setback shall not be disturbed (i.e. the building line of that particular row front shall be maintained). It shall be adjusted in rear setback only.

Note:-

1. This Zoning plan is based on Revised Layout plan for Eco City Phase 2, Sector-11, New Chandigarh.

2. Drawing no. D.T.P. (S.A.S.NAGAR) 2304/17 dated 11.01.2017.

3. All dimensions are to be read not to be measured.

4. All dimensions are in feet, inches.

5. This Zoning Plan has been Technically Approved by Chief Town Planner (PB) vide Letter no. 564 CTP(PB)/mpm-167 Dated 02.02.18.

ZONING PLAN OF RESIDENTIAL PLOTS OF ECO-CITY, PHASE-2, SECTOR-11, NEW CHANDIGARH.

OFFICE OF THE DISTRICT TOWN PLANNER, S.A.S NAGAR
DRAWING NO. D.T.P. (S.A.S.NAGAR) 2304/17 DATED. 19.05.2017

DRAWN BY - SHASHI KIRAN CHECKED BY - Sd-

Sd- PLANNING OFFICER Sd- DISTT.TOWN PLANNER

Sd- ASSTT.TOWN PLANNER Sd- SR.TOWN PLANNER

Sd- CHIEF TOWN PLANNER (PB)

NOTE:-
1) THIS DRAWING IS BASED ON ACQUISITION BOUNDARY PROVIDED BY L.A.C., (GMADA) AND TOTAL STATION SURVEY SUPPLIED BY ENGINEERING WING, GMADA.
2) THIS SKETCH LAYOUT PLAN HAS BEEN APPROVED IN 14TH MEETING OF PLANNING AND DESIGN COMMITTEE HELD ON 15.11.2016 AND AMENDMENTS SUGGESTED IN SAID MEETING HAVE BEEN INCORPORATED.

SECTOR - 8

ANURAG PROPERTY 9888-88-3886

SECTOR - 11

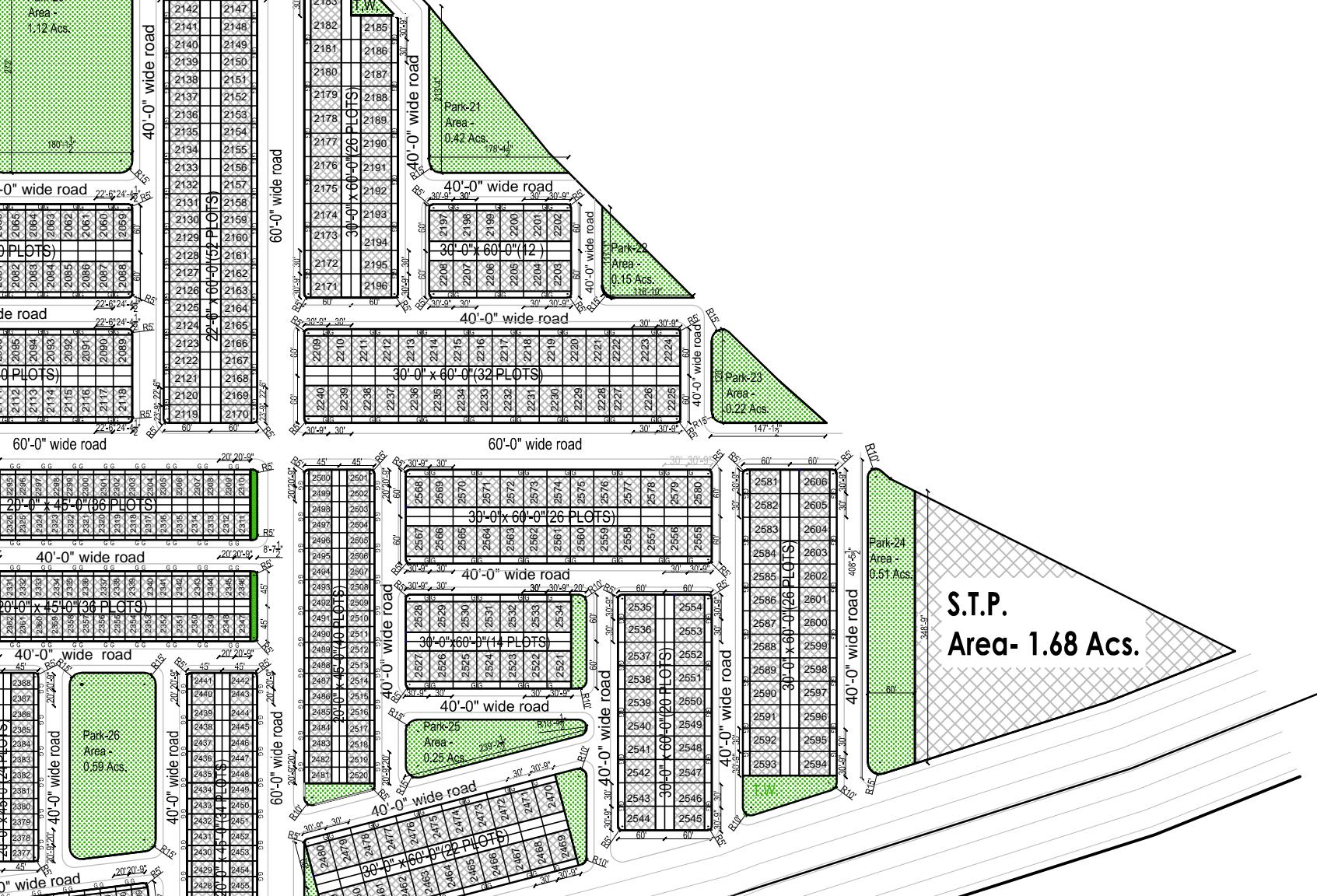
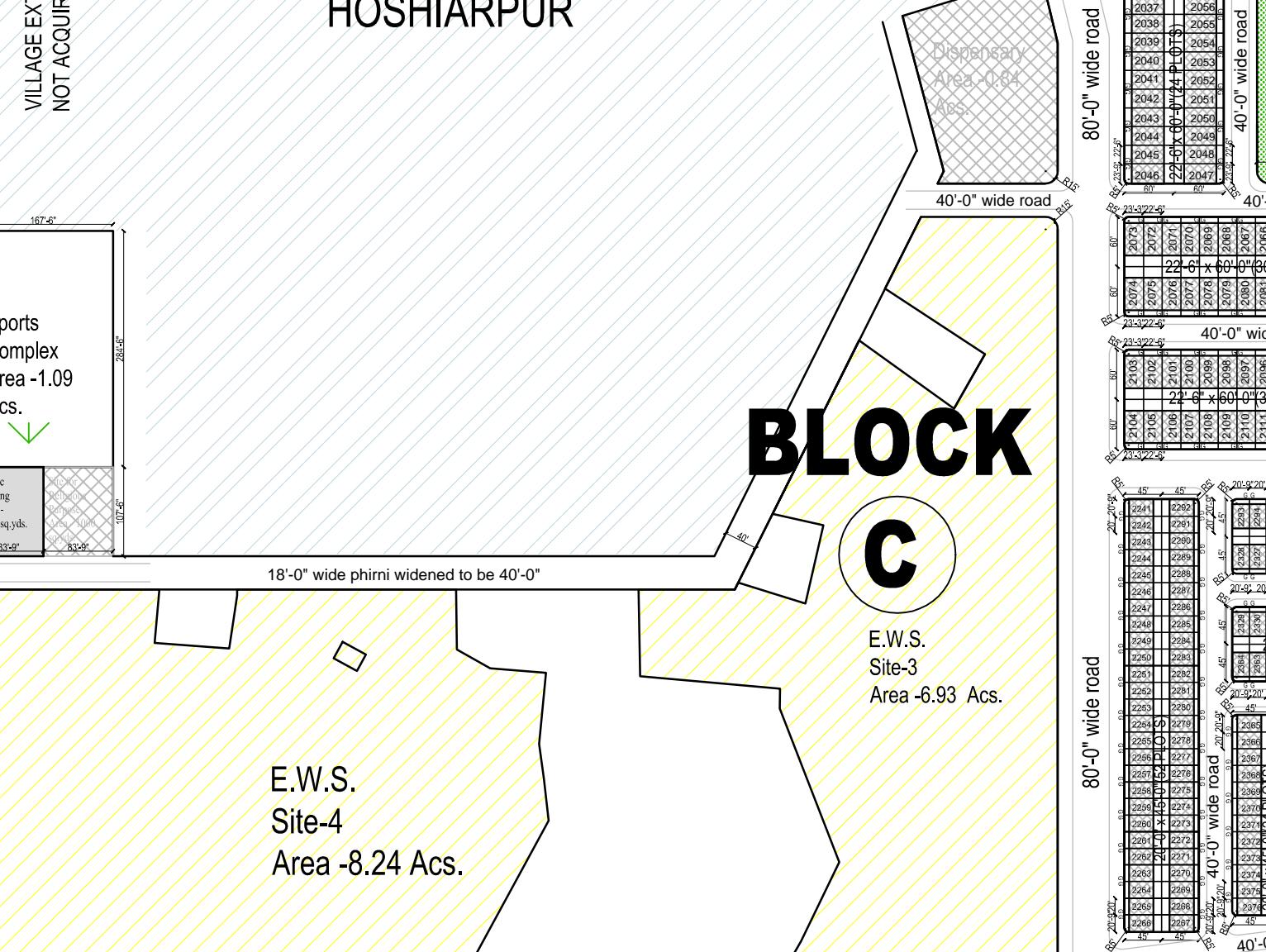
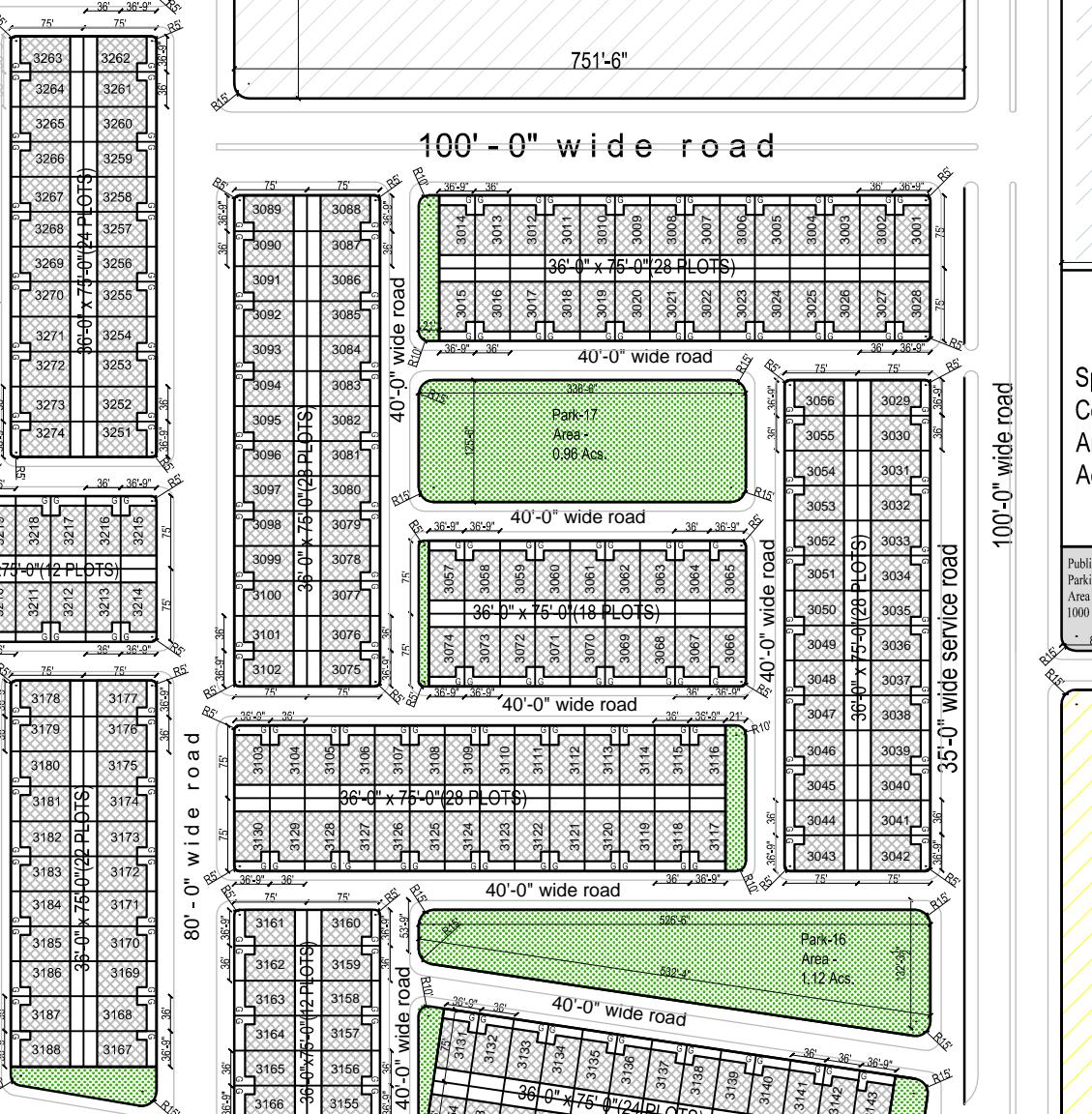
VILLAGE HOSHIARPUR

BLOCK C

E.W.S.
Site-3
Area - 6.93 Acs.

E.W.S.
Site-4
Area - 8.24 Acs.

S.T.P.
Area - 1.68 Acs.



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