

S.A.S. NAGAR

SCALE: NOT TO SCALE NORTH

Zoning Clauses:-

The Zoning Plan is prepared under 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. 11/1995/Sd.3 and 1802013, 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	Types 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.
	Group Housing / M.S. Flats	Residential uses & buildings sub-servient to residential uses as per separate Layout plan / zoning plan.
	Reserved	Use as determined by Regional Planning & Design Committee of Puda.
	Residential	Residential buildings, ancillary building & amenities sub-servient to residential use.
	Commercial	Reserved for commercial (Land pooling scheme).
	Public buildings & utilities	Public and community buildings, public services, utilities & uses as determined by Regional Planning & Design Committee of Puda and contained in separate Lay-out / zoning plan.
	Educational	College, schools and uses sub-servient to them as per separate Layout plans / zoning plans.
	Commercial	Commercial & corporate offices and uses sub-servient to them as per separate Layout plans / zoning plans.

2. Site Coverage and Floor Area Ratio :-

- Permissible site coverage
- First 250 square meters up to 85%
- Next 100 square meters up to 60%
- Next 100 square meters up to 50%
- Beyond 450 square meters up to 40%

3. Height of the Building

- The maximum height of plotted residential buildings without stilts shall be 30'-0" excluding murti, parapet, lift room and architectural features.
- The boundary wall of residential and plots shall be rounded at corner by a radius of 5'-0" (1.5 meters) abutting on roads. In case of other side shall be as specified by P.E.D.A.
- The height of front and side boundary wall in residential and plots shall be 2'-10.5" (0.88m) and that of the rear open courtyard boundary wall shall be 5'-0" (1.58m).
- Position of the gates shall be as indicated on the zoning plan as 1'-0".
- Side Entry Gate in Corner Plots
- No side entry in the main building shall be allowed.
- One side wicket gate opening in back courtyard is allowed in the corner plots abutting on 40'-0" wide roads only. No side gate are allowed on plots abutting the roads more than 40'-0" or open spaces more than 15'-0".
- Plinth Level
- The Plinth level shall be obtained from DE(PH) GAMADA, S.A.S. Nagar.

4. Boundary Wall and Gates :-

- The boundary wall of residential and plots shall be rounded at corner by a radius of 5'-0" (1.5 meters) abutting on roads. In case of other side shall be as specified by P.E.D.A.
- The height of front and side boundary wall in residential and plots shall be 2'-10.5" (0.88m) and that of the rear open courtyard boundary wall shall be 5'-0" (1.58m).
- Position of the gates shall be as indicated on the zoning plan as 1'-0".
- Side Entry Gate in Corner Plots
- No side entry in the main building shall be allowed.
- One side wicket gate opening in back courtyard is allowed in the corner plots abutting on 40'-0" wide roads only. No side gate are allowed on plots abutting the roads more than 40'-0" or open spaces more than 15'-0".
- Plinth Level
- The Plinth level shall be obtained from DE(PH) GAMADA, S.A.S. Nagar.

5. Side Entry Gate in Corner Plots

- No side entry in the main building shall be allowed.
- One side wicket gate opening in back courtyard is allowed in the corner plots abutting on 40'-0" wide roads only. No side gate are allowed on plots abutting the roads more than 40'-0" or open spaces more than 15'-0".
- Plinth Level
- The Plinth level shall be obtained from DE(PH) GAMADA, S.A.S. Nagar.

6. Plinth Level

- The Plinth level shall be obtained from DE(PH) GAMADA, S.A.S. Nagar.

7. Extraction of Ground Water Resources :-

- As per Memo no. Puda CA2013/1715-16 dated 27.02.2013 restrictions, the area is imposed on construction and installation of any new structure for extraction of ground water resources without prior specific approval of the Authorized officer (D.C) of the district and subject to the guidelines safeguards envisaged from time to time in this connection by Authority for ground water extraction and water harvesting mechanism etc.

8. Projection :-

- Where there is an uncovered balcony or chajja or cantilever from wall it shall not project more than 4'-0" (1.22 meters) 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 the case of row houses or buildings adjoining each other where the area of the plot is upto 220 square meters the projection shall not be more than one-third of the corresponding depth of front or rear setback or (3'-0") 0.91 meters, whichever is less. Provided that projection on door and windows shall not exceed (3'-0") 0.91 meters. Provided further that projection shall not be at lesser height than 2.06 meters (6'-9") clear above the plinth level of the building.
- The area of the projection shall not be counted towards the covered area of the site.
- In case of corner plots, sunshade not exceeding (2'-0") 0.60 m on window opening on to the side shall be permitted at a height not less than 2.06 meters (6'-9").

9. Basement :-

- Basement upto the setback line is permissible in all the plots. If the adjoining building is already constructed without basement then the basement shall be constructed and the minimum distance from common wall adjoining constructed building upto the wall of the basement shall not be less than 6'-0".
- The basement shall provide for opening of not less than 1/10th of the basement floor area opening directly to be exterior for admission of natural light and air and shall be water proof and damp proof.
- The minimum height of basement shall be 2.5m measured from finished level of the floor to the under surface of the beam and shall not be used for habitable purpose. Basement area shall not exceed the area on the ground floor of the building.
- Provision of Basement shall be as per Rule 24 of PUDA Building Rules 2013.

10. Stair case, lifts :-

- Provisions of the lift and staircase shall be as per N.B.C. 2005 amended from time to time.

11. Rain water Harvesting :-

- Top rain water harvesting and ground water recharging system shall be as per notification no. DT/2002/4549/200505 at 25.5.2010.

General Notes :-

- Building Plans shall be got approved from competent authority before starting any development work at site.
- The use of BBS marked Solar water heating system as per norms specified by P.E.D.A.
- It will be 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/ 09th February 2008.
- No tree shall be cut without prior approval of Xerohorticulture GAMADA.
- Fire safety and structural stability norms shall be as per N.B.C.
- Alottee shall abide by all the terms and conditions laid down in Allotment letter.
- In addition to the above, all other rules notified in PUDA Building Rules 2013 shall be followed.
- Structure safety shall be the responsibility of the owner.
- For all cases 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 in front shall be maintained). It shall be adjusted in rear setback only.

- This Zoning plan is based on revised lay-out cum numbering plan drawing no. D.T.P.(S.A.S. Nagar) 2753/15 dated 25.04.2014 which has been approved in the 5th meeting of Planning & Design Committee held on 10.06.2014 under the chairmanship of Principal Secretary, Housing and Urban Development.
- Dimensions are to be read not to be measured.
- All dimensions are in feet inches.
- The table and hatch pattern shown as for reserved plots shall cease to exist once the plots under reservation are clear and the same drawing/zoning shall be considered on these plots after that.
- This zoning plan has been approved by Chief Town Planner Punjab, vide their letter no. 3460 CTP (PB)JSC-140 DT. 22.07.2015 and intimation to this office is received from Senior Town Planner (SAS Nagar) vide their letter no. 2993 STP(S)SS-3 DT. 26.07.15.

Note:-

- This Zoning plan is based on revised lay-out cum numbering plan drawing no. D.T.P.(S.A.S. Nagar) 2753/15 dated 25.04.2014 which has been approved in the 5th meeting of Planning & Design Committee held on 10.06.2014 under the chairmanship of Principal Secretary, Housing and Urban Development.
- Dimensions are to be read not to be measured.
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- This zoning plan has been approved by Chief Town Planner Punjab, vide their letter no. 3460 CTP (PB)JSC-140 DT. 22.07.2015 and intimation to this office is received from Senior Town Planner (SAS Nagar) vide their letter no. 2993 STP(S)SS-3 DT. 26.07.15.

Reserved Plots

Sl. No.	SIZE OF PLOT	AREA OF PLOT	PLOT NO.S	NO. OF PLOTS
1.	50'-0"x30'-0"	4500.00 SFT	4092-4094, 4118-4119	5
2.	50'-0"x30'-0"	4567.50 SFT	4095, 4078	2
3.	43'-0"x17'-0"	3343.75 SFT	4123	1
4.	42'-0"x17'-0"	3160.00 SFT	4124	1
5.	36'-0"x17'-0"	2700.00 SFT	4271-4273, 4315-4316	5
6.	47'-0"x30'-0"	4230.00 SFT	5058	1
7.	60'-0"x30'-0"	5400.00 SFT	5102	1
8.	42'-0"x30'-0"	3825.00 SFT	5162	1
9.	41'-0"x17'-0"	3103.125 SFT	5427, 5485	2
10.	41'-0"x17'-0"	3073.00 SFT	5571	1
11.	41'-0"x17'-0"	3112.50 SFT	5596	1

ZONING PLAN OF POCKETS (E AND F) AEROCITY, S.A.S.NAGAR.

OFFICE OF THE DISTT. TOWN PLANNER, S.A.S. NAGAR

Drg No. D.T.P.(S.A.S. NAGAR)2231/15 DATED. 08-06-15

DRAWN BY :- Sukhvinder Kaur CHECKED BY:- Sd/-

Sd/-

PLANNING OFFICER Sd/- Sd/- Sd/-

Sd/-

ASST.TOWN PLANNER DISTT.TOWN PLANNER SR.TOWN PLANNER CHIEF TOWN PLANNER (Punjab)



1 KANAL

E

12 MARLA

12 MARLA

16 MAR

12 MARLA

F

S.A.S. NAGAR

SCALE: NOT TO SCALE NORTH

Zoning Clauses:-

This Zoning Plan is prepared under the conditions laid down below shall be fulfilled in addition to the requirements contained in the S.A.S. Building Rules 2013, issued vide notification no. G.S. R 54/ P.A. 11/1999 Ss.43 and 180(2)(3), dated 28th 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, which so ever.

Notation	Permissible use of land	Types 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.
	Group Housing / N.S. Falls	Residential uses & buildings sub-servient to residential uses as per separate Layout plan / zoning plan.
	Residential	Residential buildings, ancillary building & amenities sub-servient to residential use.
	Commercial	Reserved for commercial (Land pooling scheme).
	Public buildings & utilities	Public and community buildings, public services, utilities & uses as determined by Regional Planning & Design Committee of Puda and contained in separate Layout / zoning plan.
	Educational	Colleges, schools and uses sub-servient to them as per separate Layout plans / zoning plans.
	Commercial	Commercial & corporate offices and uses sub-servient to them as per separate Layout plans / zoning plans.

2. Site Coverage and Floor Area Ratio :-

- First 250 square meters up to 65%
 - Next 100 square meters up to 60%
 - Next 100 square meters up to 50%
 - Beyond 450 square meters up to 40%
- b) Floor Area Ratio in case of residential buildings are as under:-
- First 250 square meters 1.1:35
 - Next 100 square meters 1.1:40
 - Beyond 450 square meters 1.1:20

3. Height of the Building

- The maximum height of plotted residential buildings without stairs shall be 36'-0" excluding multi-parapet, if it is a common feature.

4. Boundary Wall and Gates :-

- The boundary wall of residential end plots shall be rounded at corner by a radius of 5'-0" (1.5 meters) abutting on roads. In case of other sites it shall be as shown on the zoning plan.
- The height of front and side boundary wall in residential plots shall be 2'-0" (0.6m) and that of the rear open courtyard the boundary wall shall be 6'-0" (1.8m).
- Position of the gates shall be as indicated on the zoning plan as "G".
- Gate posts shall be provided for display postal box of plots.

5. Side Entry Gate in Corner Plots:-

- No side entry in the main building shall be allowed.
- One side-wicket gate opening in back courtyard is allowed in the corner plots abutting on 40'-0" wide roads only. No side gate are allowed on plots abutting the roads more than 40'-0" or open spaces more than 15'-0".

6. Plinth Level:-

- The Plinth level shall be obtained from DEPH/ GMDA/S.A.S. Nagar.

7. Extraction of Ground Water Resources :-

- As per Memo no. Puda/GA/2017/15-16 dated 27.02.2017 restrictions the area are imposed on construction and installation of any new structure for extraction of ground water resources without prior specific approval of the Authority officer (D-2) and subject to the guidelines and safeguards envisaged from time to time in this connection by Authority for ground water extraction and water harvesting recharge etc.

8. Projection :-

- Where there is an uncovered balcony or chajja or cantilever from wall it shall not project more than 4'-0" (1.22 meters) 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 the case of row houses or buildings adjoining each other where the area of the plot is up to 225 square meters the projection shall not be more than one-third of the corresponding depth of front or rear setback or (2'-0") 0.61 meters, whichever is less. Provided that projection on door and windows shall not exceed (2'-0") 0.61 meters. Provided further that projection shall not be at least height than 2.00 meters (6'-6") clear above the ground level of the building.

- In case of corner plots setback not exceeding (2'-0") 0.61 m on window opening on to the side shall be permitted at a height not less than 2.00 meters (6'-6").

9. Basement :-

- Basement upto the setback 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 adjoining continued building upto the wall of the basement shall not be less than 8'-0".
- The basement shall provide for opening of not less than 1/10th of the basement floor area opening directly to be exterior for admission of natural light and air and shall be water proof and damp proof.
- The minimum height of basement shall be 2.0m measured from finished level of the floor to the under surface of the beam and shall not be used for habitable purpose. Basement area shall not exceed the area on the ground floor of the building.

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

10. Stair case, lifts :-

- Provisions of the lifts and staircase shall be as per N.B.C. 2000 amended from time to time.

11. Rain water Harvesting:-

- Top roof rain water harvesting and ground water recharging system shall be as per notification no. DT/2002/Kolwar/2280/01 dated 26.08.2010.

General Notes :-

- Building Plans shall be got approved from competent authority before starting any development work at site.
- The use of BIS marked Solar water heating system as per norms specified by P.E.D.A.
- It will be mandatory to use Compact Fluorescent Lamps (CFLs) in the buildings as notified by Department of Science, Technology, Environment and non conventional energy Govt of Punjab on dated 20th January 2008.
- No tree shall be cut without prior approval of Horticulture GMDA.
- Fire safety and structural stability norms shall be as per N.B.C.
- Admone shall abide by all the terms and conditions laid down in the alignment letter.
- In addition to the above, all other rules notified in PUDA Building Rules 2013 shall be followed.
- Structure safety shall be the responsibility of the owner.
- 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 (a) the building line of that particular row in front shall be maintained, it shall be adjusted in rear setback only.

Note:-

- This Zoning plan is based on revised lay-out cum numbering plan drawing no. D.T.P.(S.A.S.Nagar) 2731/14 dated 29.04.2014 which has been approved in the 9th meeting of Planning & Design Committee held on 10.06.2014 under the chairmanship of Principal Secretary, Housing and Urban Development Punjab.
- Dimensions are in feet inches.
- All dimensions are in feet inches.
- The table and hatch pattern shown as for reserved plots shall cease to exist once the plots under reservation are clear and the same drawings/plan shall be considered on these plots after that.

- This Zoning plan has been approved by Chief Town Planner Punjab, vide their letter no. 3490 CTP (RS)-140 DT/22.07.2015 and intimation to this office is received from Senior Town Planner (SAS Nagar) vide their letter no. 2893 TPI/SS-3 DT. 28.07.15.

Reserved Plots

Sl. No.	SIZE OF PLOT	AREA OF PLOT	PLOT NO.S	NO. OF PLOTS
1.	30'-0"x60'-0"	2142.00 SFT	6074-6087	2
2.	33'-0"x60'-0"	2220.00 SFT	6101-6111/6112-6122	4
3.	AS PER SITE	1742.29 SFT	6408	1
4.	30'-0"x60'-0"	1842.00 SFT	6408-6424/65	3
5.	30'-0"x60'-0"	1600.00 SFT	6451-6461/6462-6472-6483-6493-6503-6513-6523-6533-6543-6553-6563-6573-6583-6593-6603-6613-6623-6633-6643-6653-6663-6673-6683-6693-6703-6713-6723-6733-6743-6753-6763-6773-6783-6793-6803-6813-6823-6833-6843-6853-6863-6873-6883-6893-6903-6913-6923-6933-6943-6953-6963-6973-6983-6993-7003-7013-7023-7033-7043-7053-7063-7073-7083-7093-7103-7113-7123-7133-7143-7153-7163-7173-7183-7193-7203-7213-7223-7233-7243-7253-7263-7273-7283-7293-7303-7313-7323-7333-7343-7353-7363-7373-7383-7393-7403-7413-7423-7433-7443-7453-7463-7473-7483-7493-7503-7513-7523-7533-7543-7553-7563-7573-7583-7593-7603-7613-7623-7633-7643-7653-7663-7673-7683-7693-7703-7713-7723-7733-7743-7753-7763-7773-7783-7793-7803-7813-7823-7833-7843-7853-7863-7873-7883-7893-7903-7913-7923-7933-7943-7953-7963-7973-7983-7993-8003-8013-8023-8033-8043-8053-8063-8073-8083-8093-8103-8113-8123-8133-8143-8153-8163-8173-8183-8193-8203-8213-8223-8233-8243-8253-8263-8273-8283-8293-8303-8313-8323-8333-8343-8353-8363-8373-8383-8393-8403-8413-8423-8433-8443-8453-8463-8473-8483-8493-8503-8513-8523-8533-8543-8553-8563-8573-8583-8593-8603-8613-8623-8633-8643-8653-8663-8673-8683-8693-8703-8713-8723-8733-8743-8753-8763-8773-8783-8793-8803-8813-8823-8833-8843-8853-8863-8873-8883-8893-8903-8913-8923-8933-8943-8953-8963-8973-8983-8993-9003-9013-9023-9033-9043-9053-9063-9073-9083-9093-9103-9113-9123-9133-9143-9153-9163-9173-9183-9193-9203-9213-9223-9233-9243-9253-9263-9273-9283-9293-9303-9313-9323-9333-9343-9353-9363-9373-9383-9393-9403-9413-9423-9433-9443-9453-9463-9473-9483-9493-9503-9513-9523-9533-9543-9553-9563-9573-9583-9593-9603-9613-9623-9633-9643-9653-9663-9673-9683-9693-9703-9713-9723-9733-9743-9753-9763-9773-9783-9793-9803-9813-9823-9833-9843-9853-9863-9873-9883-9893-9903-9913-9923-9933-9943-9953-9963-9973-9983-9993-10003	100
13.	30'-0"x75'-0"	2280.00 SFT	7077-7087/7097-7107-7117-7127-7137-7147-7157-7167-7177-7187-7197-7207-7217-7227-7237-7247-7257-7267-7277-7287-7297-7307-7317-7327-7337-7347-7357-7367-7377-7387-7397-7407-7417-7427-7437-7447-7457-7467-7477-7487-7497-7507-7517-7527-7537-7547-7557-7567-7577-7587-7597-7607-7617-7627-7637-7647-7657-7667-7677-7687-7697-7707-7717-7727-7737-7747-7757-7767-7777-7787-7797-7807-7817-7827-7837-7847-7857-7867-7877-7887-7897-7907-7917-7927-7937-7947-7957-7967-7977-7987-7997-8007-8017-8027-8037-8047-8057-8067-8077-8087-8097-8107-8117-8127-8137-8147-8157-8167-8177-8187-8197-8207-8217-8227-8237-8247-8257-8267-8277-8287-8297-8307-8317-8327-8337-8347-8357-8367-8377-8387-8397-8407-8417-8427-8437-8447-8457-8467-8477-8487-8497-8507-8517-8527-8537-8547-8557-8567-8577-8587-8597-8607-8617-8627-8637-8647-8657-8667-8677-8687-8697-8707-8717-8727-8737-8747-8757-8767-8777-8787-8797-8807-8817-8827-8837-8847-8857-8867-8877-8887-8897-8907-8917-8927-8937-8947-8957-8967-8977-8987-8997-9007-9017-9027-9037-9047-9057-9067-9077-9087-9097-9107-9117-9127-9137-9147-9157-9167-9177-9187-9197-9207-9217-9227-9237-9247-9257-9267-9277-9287-9297-9307-9317-9327-9337-9347-9357-9367-9377-9387-9397-9407-9417-9427-9437-9447-9457-9467-9477-9487-9497-9507-9517-9527-9537-9547-9557-9567-9577-9587-9597-9607-9617-9627-9637-9647-9657-9667-9677-9687-9697-9707-9717-9727-9737-9747-9757-9767-9777-9787-9797-9807-9817-9827-9837-9847-9857-9867-9877-9887-9897-9907-9917-9927-9937-9947-9957-9967-9977-9987-9997-10007	14
14.	33'-0"x75'-0"	2475.00 SFT	7077-7087/7097-7107-7117-7127-7137-7147-7157-7167-7177-7187-7197-7207-7217-7227-7237-7247-7257-7267-7277-7287-7297-7307-7317-7327-7337-7347-7357-7367-7377-7387-7397-7407-7417-7427-7437-7447-7457-7467-7477-7487-7497-7507-7517-7527-7537-7547-7557-7567-7577-7587-7597-7607-7617-7627-7637-7647-7657-7667-7677-7687-7697-7707-7717-7727-7737-7747-7757-7767-7777-7787-7797-7807-7817-7827-7837-7847-7857-7867-7877-7887-7897-7907-7917-7927-7937-7947-7957-7967-7977-7987-7997-8007-8017-8027-8037-8047-8057-8067-8077-8087-8097-8107-8117-8127-8137-8147-8157-8167-8177-8187-8197-8207-8217-8227-8237-8247-8257-8267-8277-8287-8297-8307-8317-8327-8337-8347-8357-8367-8377-8387-8397-8407-8417-8427-8437-8447-8457-8467-8477-8487-8497-8507-8517-8527-8537-8547-8557-8567-8577-8587-8597-8607-8617-8627-8637-8647-8657-8667-8677-8687-8697-8707-8717-8727-8737-8747-8757-8767-8777-8787-8797-8807-8817-8827-8837-8847-8857-8867-8877-8887-8897-8907-8917-8927-8937-8947-8957-8967-8977-8987-8997-9007-9017-9027-9037-9047-9057-9067-9077-9087-9097-9107-9117-9127-9137-9147-9157-9167-9177-9187-9197-9207-9217-9227-9237-9247-9257-9267-9277-9287-9297-9307-9317-9327-9337-9347-9357-9367-9377-9387-9397-9407-9417-9427-9437-9447-9457-9467-9477-9487-9497-9507-9517-9527-9537-9547-9557-9567-9577-9587-9597-9607-9617-9627-9637-9647-9657-9667-9677-9687-9697-9707-9717-9727-9737-9747-9757-9767-9777-9787-9797-9807-9817-9827-9837-9847-9857-9867-9877-9887-9897-9907-9917-9927-9937-9947-9957-9967-9977-9987-9997-10007	2
15.	30'-0"x75'-0"	2062.50 SFT	7608-7618	2
16.	30'-0"x75'-0"	2100.00 SFT	7608-7618/7619-7629	2
17.	30'-0"x60'-0"	1440.00 SFT	7671-7681	2
18.	30'-0"x75'-0"	2100.00 SFT	7681-7691/7692-7702-7712-7722-7732-7742-7752-7762-7772-7782-7792-7802-7812-7822-7832-7842-7852-7862-7872-7882-7892-7902-7912-7922-7932-7942-7952-7962-7972-7982-7992-8002-8012-8022-8032-8042-8052-8062-8072-8082-8092-8102-8112-8122-8132-8142-8152-8162-8172-8182-8192-8202-8212-8222-8232-8242-8252-8262-8272-8282-8292-8302-8312-8322-8332-8342-8352-8362-8372-8382-8392-8402-8412-8422-8432-8442-8452-8462-8472-8482-8492-8502-8512-8522-8532-8542-8552-8562-8572-8582-8592-8602-8612-8622-8632-8642-8652-8662-8672-8682-8692-8702-8712-8722-8732-8742-8752-8762-8772-8782-8792-8802-8812-8822-8832-8842-8852-8862-8872-8882-8892-8902-8912-8922-8932-8942-8952-8962-8972-8982-8992-9002-9012-9022-9032-9042-9052-9062-9072-9082-9092-9102-9112-9122-9132-9142-9152-9162-9172-9182-9192-9202-9212-9222-9232-9242-9252-9262-9272-9282-9292-9302-9312-9322-9332-9342-9352-9362-9372-9382-9392-9402-9412-9422-9432-9442-9452-9462-9472-9482-9492-9502-9512-9522-9532-9542-9552-9562-9572-9582-9592-9602-9612-9622-9632-9642-9652-9662-9672-9682-9692-9702-9712-9722-9732-9742-9752-9762-9772-9782-9792-9802-9812-9822-9832-9842-9852-9862-9872-9882-9892-9902-9912-9922-9932-9942-9952-9962-9972-9982-9992-10002	2
19.	33'-0"x75'-0"	2381.25 SFT	7613	1
20.	33'-0"x75'-0"	2100.00 SFT	7608	1

ZONING PLAN OF POCKETS (G AND H) AEROCITY, S.A.S.NAGAR.

OFFICE OF THE
DISTT. TOWN PLANNER, S.A.S. NAGAR

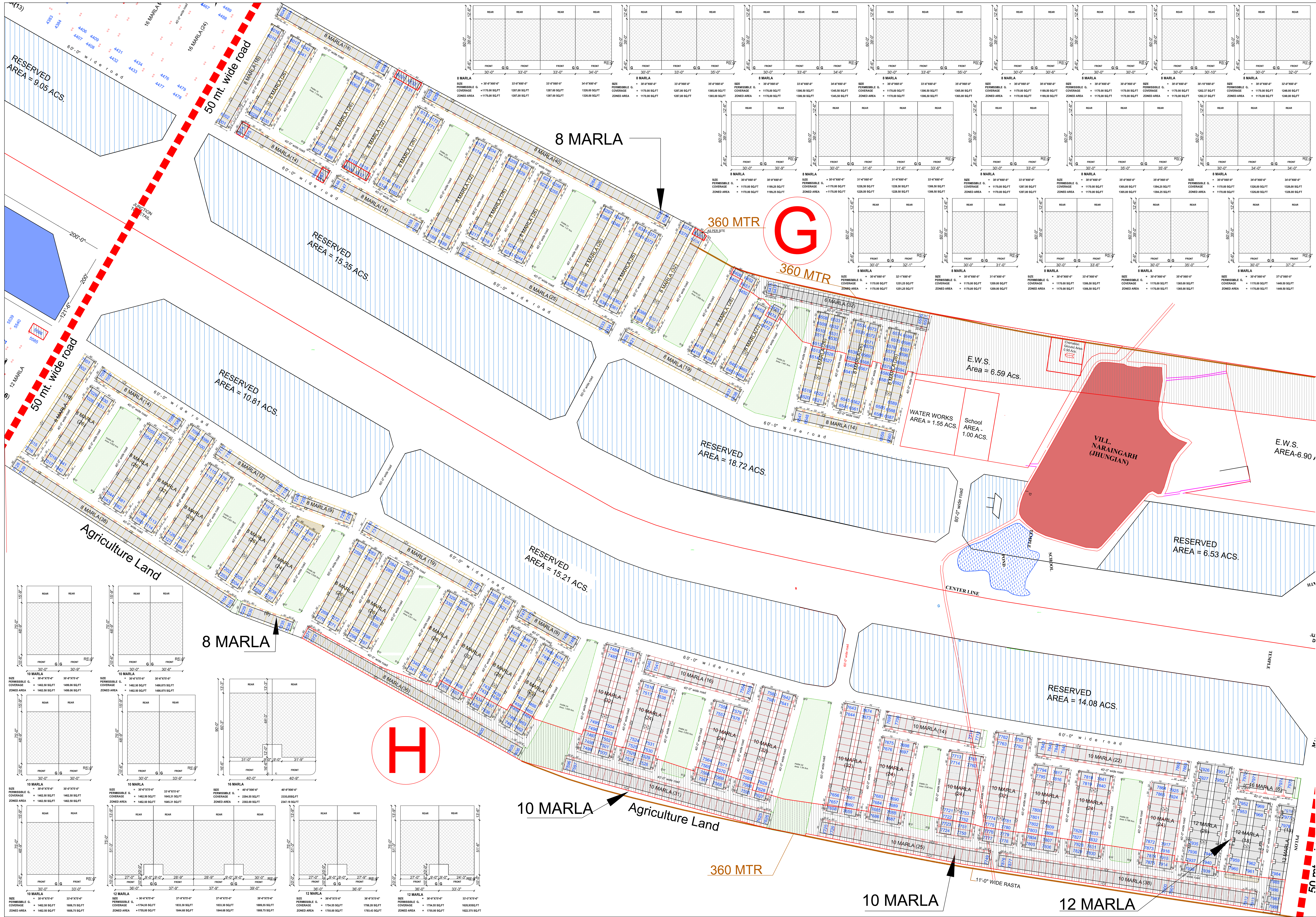
Drg No. D.T.P.(S.A.S. NAGAR)/2232/15 DATED. 12-06-15

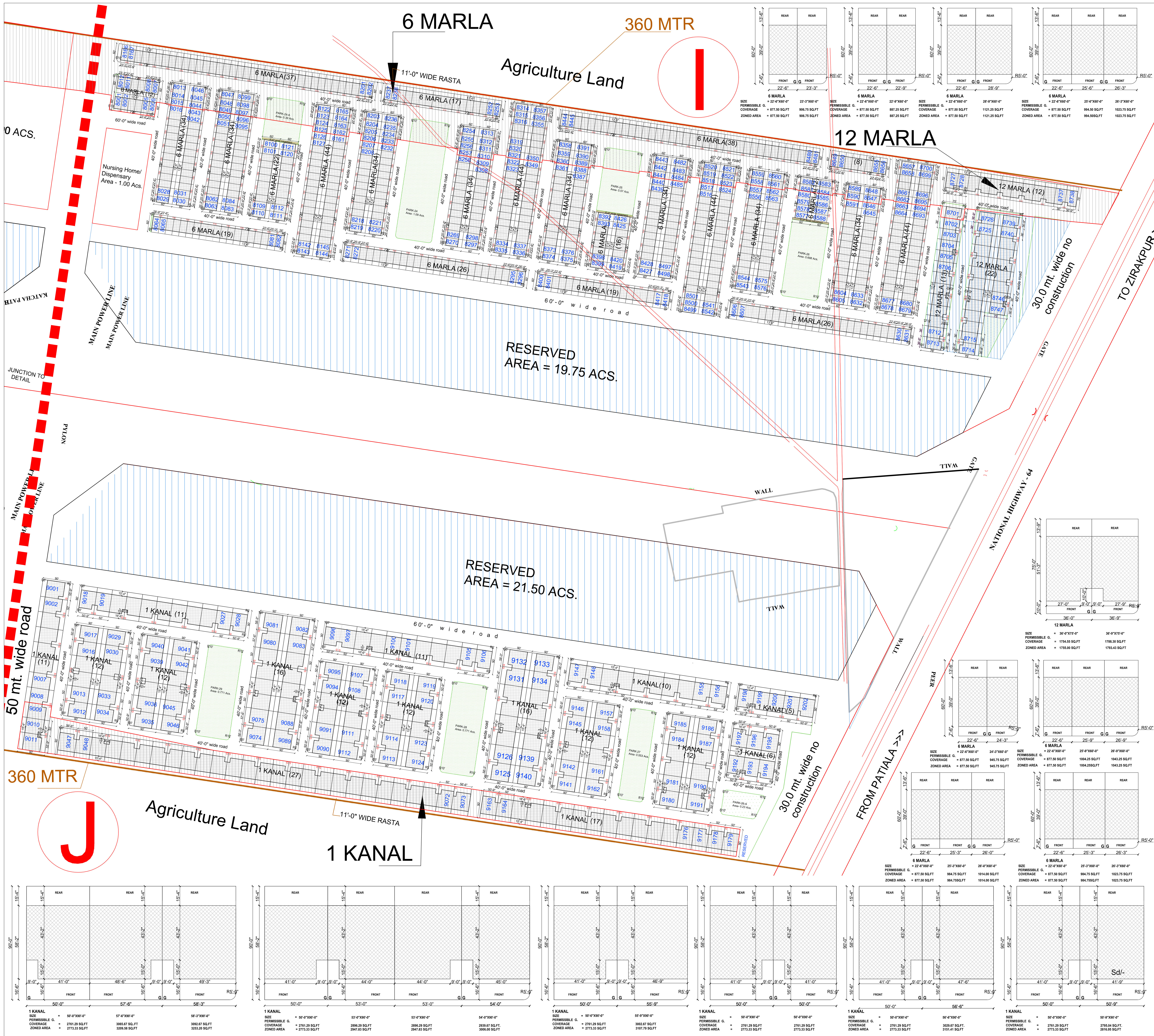
DRAWN BY :- Sukhvinder Kaur CHECKED BY :- Sd/-

Sd/- PLANNING OFFICER Sd/- Sd/- Sd/-

Sd/- ASST.TOWN PLANNER DISTT.TOWN PLANNER SR.TOWN PLANNER

CHIEF TOWN PLANNER (Punjab)





S.A.S. NAGAR

SCALE: NOT TO SCALE NORTH

Zoning Clauses:-
The Zoning Plan is prepared under 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. 154/PA-11/1993-Sr.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	Types 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.
	Group Housing / M.S.P.	Residential uses & buildings sub-servient to residential uses as per separate Layout plan / zoning plan.
	Reserved	Use as determined by Regional Planning & Design Committee of Puda.
	Residential	Residential buildings, ancillary building & amenities sub-servient to residential use.
	Commercial	Reserved for commercial (Land pooling scheme).
	Public buildings & utilities	Public and community buildings, public services, utilities & uses as determined by Regional Planning & Design Committee of Puda and contained in separate Layout / zoning plan.
	Educational	Colleges, schools and uses sub-servient to them as per separate Layout plans / zoning plans.
	Commercial	Commercial & corporate offices and uses sub-servient to them as per separate Layout plans / zoning plans.

2. Site Coverage and Floor Area Ratio :-
i) Permissible site coverage
a) First 250 square meters up to 65%
b) Next 100 square meters up to 60%
c) Beyond 450 square meters up to 50%
ii) Floor Area Ratio in case of residential buildings are as under:-
a) First 250 square meters 1:1.05
b) Next 100 square meters 1:1.20
c) Beyond 450 square meters 1:1.30
3. Height of the Building
i) The maximum height of plotted residential buildings without stairs shall be 36'-0" excluding parapet, lift room and architectural features.
4. Boundary Wall and Gates :-
i) The boundary wall of residential and plots shall be rounded at corner by a radius of 5'-0" (1.5 meters) abutting on roads. In case of other walls it shall be as shown on the zoning plan.
ii) The height of front and side boundary wall in residential and plots shall be 2'-10" (0.88m) and that of the rear open courtyard the boundary wall shall be 6'-0" (1.83 meters).
iii) Position of the gates shall be as indicated on the zoning plan as "G".
iv) Side gates shall be provided for display road nos. of plots.
5. Side Entry Gate in Corner Plots:-
i) No side entry in the main building shall be allowed.
ii) One side widest gate opening in back courtyard is allowed in the corner plots abutting on to 40'-0" wide roads only. No side gate are allowed on plots abutting the roads more than 40'-0" or open spaces more than 15'-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 (CA20) 31715-16 dated 27.02.2013 restrictions the area are imposed on construction and installation of any new structure for extraction of ground water resources without prior specific approval of the Authorized officer (D.C) of the district and subject to the guidelines safeguards envisaged from time to time in this connection by Authority for ground water extraction and water harvesting recharge etc.
8. Projection :-
i) Where there is an uncovered balcony or chajja or cantilever from wall it shall not project more than 4'-0" (1.22 meters) 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 the case of row houses or buildings adjoining each other, where the area of the plot is upto 225 square meters the projection shall not be more than one-third of the corresponding depth of front or rear setback or (3'-7") 0.91 meters, whichever is less. Provided that projection on door and windows shall not exceed 2'-0" (0.61 meters). Provided further that projection shall not be at lesser height than 2.06 meters (6'-9") clear above the plinth level of the building.
ii) The area of the projection shall not be counted towards the covered area of the site.
iii) In case of corner plots sunshade not exceeding (2'-7") 0.80 m on window opening on to the side shall be permitted at a height not less than 2.06 meters (6'-9").
9. Basement :-
i) Basement upto the setback 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 adjoining constructed building upto the wall of the basement shall not be less than 15'-0".
ii) The basement shall provide for opening of not less than 1/10th of the basement floor area opening directly to be exterior for admission of natural light and air and shall be water proof and damp proof.
iii) The minimum height of basement shall be 2.50m measured from finished level of the floor to the under surface of the beam and shall not be used for habitable purpose. Basement area shall not exceed the area on the ground floor of the building.
10. Stair case, lifts :-
Provisions of the lifts and staircase shall be as per Rule 24 of PUDA Building Rules 2013.
11. Stair case, lifts :-
Provisions of the lifts and staircase shall be as per Rule 24 of PUDA Building Rules 2013.
12. Rain water Harvesting:-
i) Top roof rain water harvesting and ground water recharging system shall be as per notification no.21/2002/HG(part-2)28505 dt.25.6.2010.
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 norms specified by P.E.D.A.
iii) It will be 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 2008.
iv) No tree shall be cut without prior approval of Xerohorticulture 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 Allotment letter.
vii) In addition to the above, all other rules notified in PUDA Building Rules 2013 shall be followed.
viii) Structure safety shall be the responsibility of the owner.
ix) 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 in front shall be maintained), it shall be adjusted in rear setback only.

Note:-
i) This Zoning plan is based on revised layout cum numbering plan drawing no. D.T.P. (S.A.S. Nagar) 217314 dated 29.04.2014 which has been approved in the 9th meeting of Planning & Design Committee held on 10.06.2014 under the chairmanship of Principal Secretary, Housing and Urban Development Punjab.
ii) All dimensions are in feet inches.
iii) Dimensions are to be read not to be measured.
iv) The table and hatch pattern shown are for reserved plots shall cease to exist once the plots under reservation are clear and the same drawing zoning shall be considered on these plots thereafter.
v) This zoning plan has been approved by Chief Town Planner Punjab, vide their letter no. 3460 CTP PB/S&S-140-DT-22.07.2015 and intimation to the office is received from Senior Town Planner (SAS Nagar) vide their letter no. 2895 STP(S&S-S) DT-28.07.15.

Sr. No.	SIZE OF PLOT	AREA OF PLOT	PLOT NO.S	NO. OF PLOTS
1.	23'-3"x60'-0"	1395.00 SFT	8001, 8006, 8007, 8015, 8166, 8202, 8237, 8253, 8444, 8481, 8582, 8583	12
2.	22'-6"x60'-0"	1350.00 SFT	8002, 8005, 8009, 8011, 8013, 8044, 8167, 8201, 8249, 8281, 8312, 8313, 8314, 8315, 8316, 8317, 8318, 8319, 8320, 8321, 8322, 8323, 8324, 8325, 8326, 8327, 8328, 8329, 8330, 8331, 8332, 8333, 8334, 8335, 8336, 8337, 8338, 8339, 8340, 8341, 8342, 8343, 8344, 8345, 8346, 8347, 8348, 8349, 8350, 8351, 8352, 8353, 8354, 8355, 8356, 8357, 8358, 8359, 8360, 8361, 8362, 8363, 8364, 8365, 8366, 8367, 8368, 8369, 8370, 8371, 8372, 8373, 8374, 8375, 8376, 8377, 8378, 8379, 8380, 8381, 8382, 8383, 8384, 8385, 8386, 8387, 8388, 8389, 8390, 8391, 8392, 8393, 8394, 8395, 8396, 8397, 8398, 8399, 8400, 8401, 8402, 8403, 8404, 8405, 8406, 8407, 8408, 8409, 8410, 8411, 8412, 8413, 8414, 8415, 8416, 8417, 8418, 8419, 8420, 8421, 8422, 8423, 8424, 8425, 8426, 8427, 8428, 8429, 8430, 8431, 8432, 8433, 8434, 8435, 8436, 8437, 8438, 8439, 8440, 8441, 8442, 8443, 8444, 8445, 8446, 8447, 8448, 8449, 8450, 8451, 8452, 8453, 8454, 8455, 8456, 8457, 8458, 8459, 8460, 8461, 8462, 8463, 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