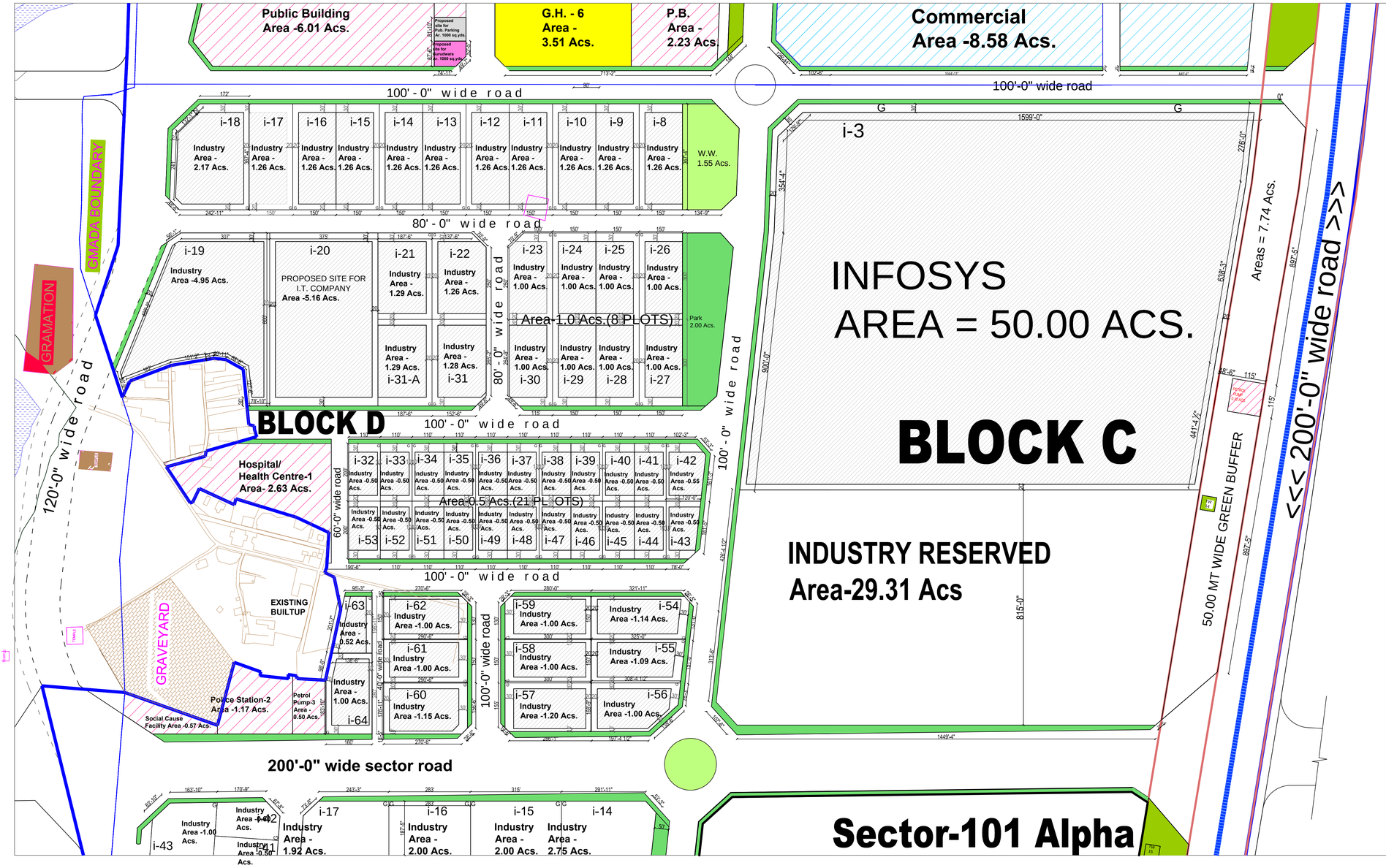

S. A. S. N A G A R

Scale :-

Zoning Clauses:-

This Zoning Plan is prepared under the I T Policy -2013 which is notified by the Govt of Punjab,Department of Housing And Urban Development (Housing-1 Branch) vide Notification No.5/13/2013-4hg1/132289/1 Dated 04-12-2013. The conditions laid down below shall be fulfilled in addition to building requirements contained in the latest Punjab Urban Planning And Development Building rules 2018 issued vide no. G.S.R.43/P.A.11/1995/Ss.43 and 180/2018. dated 12th june, 2018.

1. Uses Permitted :-

The use of the sites shall be as per the allotment letters issued by Estate Officer GMADA and I.T. industry.

2.Division and Clubbing of Plot :-

No plot shall be divided in two or more parts, however two or more plots under one ownership may be combined to form a single plot for which a separate sanction of zoning will be required from competent authority

3.Maximum Ground Coverage and Maximum Floor Area Ratio :-

a) Maximum Ground coverage : 65%
b) Maximum Floor Area Ratio : Unlimited

4. Height of the Building and Setbacks around Buildings:-

i) Building shall be constructed with in the zoned area shown as thus
ii)The maximum height of Industry plotted shall be 15 meters excluding mumti, parapet,lift room and architectural features.

5. Boundary Wall and Gates :-

i) Front boundary wall shall have maximum height upto 0.9 m from the centre line of the adjoining road. However, above the boundary wall, the perforated wall such as stone jali/ iron grills/ vegetation maximum upto 0.9 m high may be constructed.
(ii) The maximum height of the solid boundary wall (i.e. side wall and back wall) shall be 1.83 m from ground level.
(iii) In case of corner plot, radius of corner boundary wall shall be minimum 5'-0"or 1/8th of the width of the adjoining road whichever is more and maximum upto 20'-0".
iv) Position of the gates shall be as indicated on the zoning plan as 'G'.
v) The area of the gate post, if provided shall not exceed 100 sq.ft. and its height shall be restricted to 9'-9" (3.0 m).
iv) Entry to the site shall be recessed by 10'-0" to provide enough space for safe entry and exit.

6.Plinth Level:-

The plinth level shall be as per Section 180(2)(i) rule no. 30 (1) of Punjab Urban Planning and Development Building Rules,2018 and amendments made thereafter.

7.Extraction of Ground Water Resources :-

As per Memo no. Puda /CA/2013/1713-16dated 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. Setback of Projected Portion of Roof Level:

Setback of Projected portion of roof level shall be as per Section 180(2)(i) rule no. 26 (2) of Punjab Urban Planning and Development Building Rules,2018 and amendments made thereafter.

9.Basement :-

Basement shall be made as per Section180(2)(i) rule no.30 (6) of Punjab Urban Planning and Development Building Rules,2018 and amendments made thereafter.

10.Parking:-

Parking shall be as given in 21 (A) Table 18 & Section180(2)(i) rule no.26 (5) of Punjab Urban Planning and Development Building Rules, 2018 and amendments made thereafter.

11. Stair case, lifts &Ramps:-

i) Staircase , Ramps & Exit Requirements shall be as per Section 180(2)(i) rule no. 30(14),(15),(17) &(18) of Punjab Urban Planning and Development Building Rules,2018 and amendments made thereafter.
ii) Provision of the lift shall be as per N.B.C. 2016 and amendments made thereafter.
iii) Building shall have one entrance accessible to the physically disabled persons through a ramp.

12.Projection and Balcony:-

Projection and Balcony shall be made as per Section180(2)(i) rule no.26 (4) of Punjab Urban Planning and Development Building Rules,2018 and amendments made thereafter.

13.Rain water Harvesting:-

i) Roof top rain water harvesting and ground water recharging system shall be as per Government notification 2 /1/ 2002.4HGI /PART, 2/28505 at 25th-Aug-2010.
ii) Rain water harvesting shall be as per Section 180(2)(i) rule no.41 of Punjab Urban Planning and Development Building Rules, 2018 and amendments made thereafter.

14.Courtyard / Open Space:-

Courtyard / Open Space shall be as per Section 180(2)(i) rule no. 26 (3) of Punjab Urban Planning and Development Building Rules,2018 and amendments made thereafter.

15.Solar Water Heating System :-

Solar water heating system shall be provided as per Govt. notification no. 2/123/05-ste(3) 370 dated: 20 Jan/6 February 2006 or as per the provisions of Renewal Energy Systems and Punjab Energy Conservation Building Code (PECBC)as notified by Govt. from time to time.

16.Provision for Tree Plantation in New Building Sites :-

Provision for Tree Plantation in New Building Sites shall be as per Section 180(2)(i) rule no.39 of Punjab Urban Planning and Development Building Rules,2018 and amendments made thereafter.

17.Roof Top Solar Photovoltaic Installation :-

Roof Top Solar Photovoltaic Installation shall be as per Section 180(2)(i) rule no.40 of Punjab Urban Planning and Development Building Rules,2018 and amendments made thereafter

18.Space requirement of different component of a building.

Space requirement of different component of a building shall be as per Section 180(2)(i) rule no. 30 (2) of Punjab Urban Planning and Development Building Rules,2018 and amendments made thereafter.

General Notes :-

i) Building Plans shall be got approved from competent authority before starting any development work at site.
ii) Toilet and ramp shall be provided for physically disabled persons.
iii) Parking for the disabled persons shall also comply with the provisions of "the persons with disability (Equal opportunities, Protection of rights and Full Participation) Act 1995.
iv) The use of BIS marked Solar water heating system as per norms specified by P.E.D.A.
v) 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/ 6th February 2006.
vi) No tree shall be cut without prior approval of Xen.horticulture GMADA.
vii) Fire safety and structural stability norms shall be as per N.B.C.
viii)Indicator /night lamps shall be installed on the building as required for air safety provisions.
ix) Allottee shall abide by all the terms and conditions laid down in Allotment letter.
x) No vehicle shall be parked outside the premises.
xi) Owner shall be responsible for the structural stability of the building.
xii) Allottee shall also abide by all the terms and conditions laid down in the allotment letter.
xiii) The roof top rain water harvesting shall be provided and made operational all the time as approved by Xen. public health GMADA.
xiv) Owner shall abide by the (action plan for monitoring of construction/demolition activity of buildings within the state of punjab) dated. 1.03.2017.
xv) It is mandatory to comply with Punjab ECBC - 2016 rules.
xvi) In addition to the above, all other rules notified in Punjab Urban Planning and evelopment Building Rules,2018 shall be followed.

NOTE:-

1) This zoning plan is based on Revised Lay-Out cum Numbering Plan of I.T. city S.A.S Nagar Drawing no. D.T.P (S.A.S.Nagar) 2315/18 dated 10.01.18 which has been Technically Approved by CTP(PB) Vide Endst. No. 482 CTP(PB)/SP-304 Dated -29.01.2018.
2. This Zoning plan has been superceded the previous Drawing No. D.T.P. (S.A.S. NAGAR) 2227/15 , Dated.20.05.2015.
3. Dimensions are to be read not to be measured.
4. All dimensions are in feet, inches.

THIS ZONING PLAN HAS BEEN TECHNICALLY APPROVED BY CTP(PB) VIDE LETTER. NO. 64-CTP(PB)/ SC-120 DATED- 02.01.2019.

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

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

Drawing No. D.T.P.(S.A.S. NAGAR) 2331/18 Dated By:-28-09-2018

Drawn By:- SUKHVINDER KAUR Checked By:- Sd/-

Sd/-	Sd/-	Sd/-	Sd/-	Sd/-
PLANNING OFFICER	ASSTT.TOWN PLANNER	SENIOR TOWN PLANNER	DISTT.TOWN PLANNER	CHIEF TOWN PLANNER