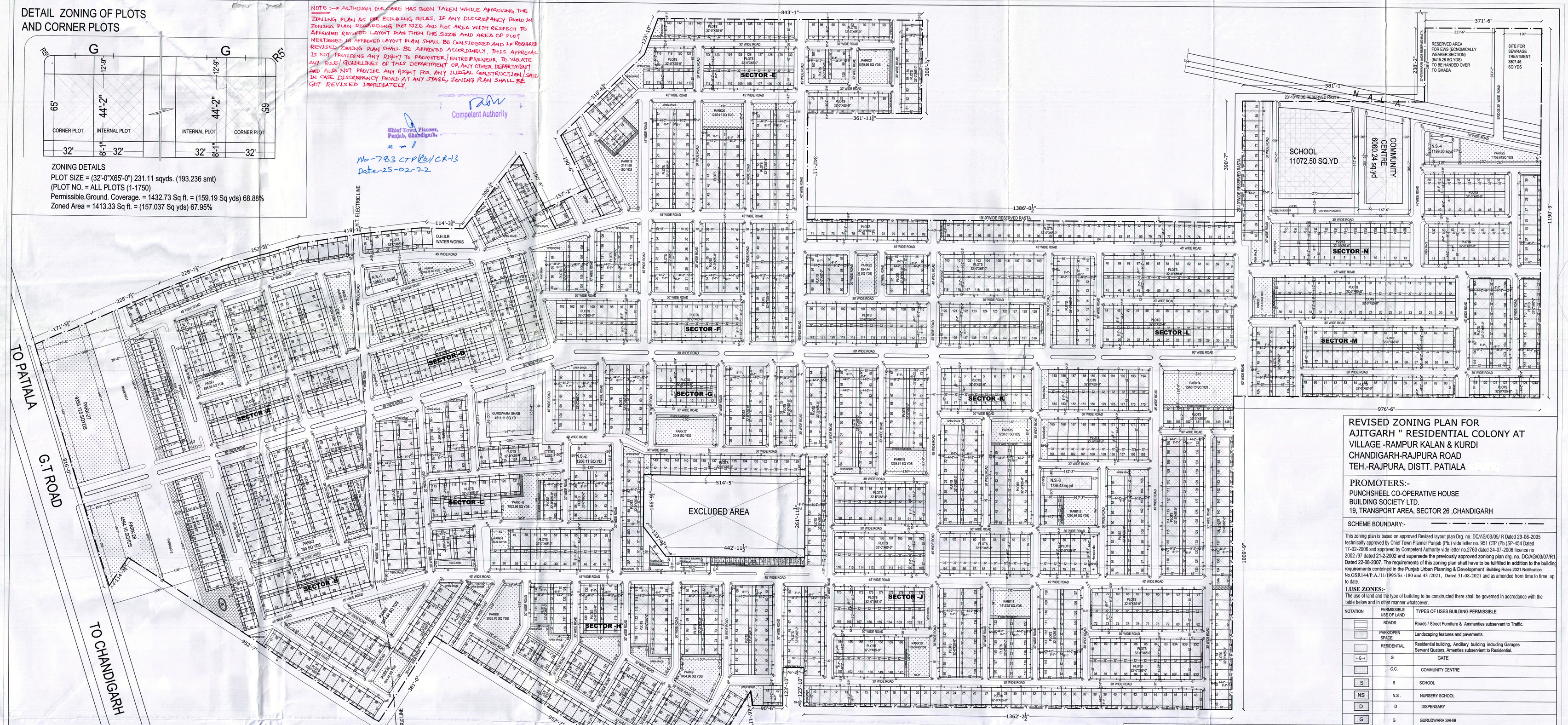
DETAIL ZONING OF PLOTS AND CORNER PLOTS

ZONING DETAILS
PLOT SIZE = (32'-0"X65'-0") 231.11 sqyds. (193.236 smt)
(PLOT NO. = ALL PLOTS (1-1750)
Permissible.Ground. Coverage. = 1432.73 Sq ft. = (159.19 Sq yds) 68.88%
Zoned Area = 1413.33 Sq ft. = (157.037 Sq yds) 67.95%

NOTE :--> ALTHOUGH DUE CARE HAS BEEN TAKEN WHILE APPROVING THE ZONING PLAN AC PER BUILDING RULES, IF ANY DISCREPANCY FOUND IN ZONING PLAN REGARDING PLOT SIZE AND PLOT AREA WITH RESPECT TO APPROVED REVISED LAYOUT PLAN THEN THE SIZE AND AREA OF PLOT MENTIONED IN APPROVED LAYOUT PLAN SHALL BE CONSIDERED AND IF REQUIRED REVISED ZONING PLAN SHALL BE APPROVED ACCORDINGLY. THIS APPROVAL IS NOT PROVIDING ANY RIGHT TO PROMOTER/ ENTREPRENEUR TO VIOLATE ANY RULE/ GUIDELINES OF THIS DEPARTMENT OR ANY OTHER DEPARTMENT AND ALSO NOT PROVIDE ANY RIGHT FOR ANY ILLEGAL CONSTRUCTION/ SHOULD IN CASE DISCREPANCY FOUND AT ANY STAGE, ZONING PLAN SHALL BE GOT REVISED IMMEDIATELY.

Competent Authority
Chief Town Planner,
Punjab, Chandigarh.

No-783 CTP(Pb)/CR-13
Date-25-02-22



REVISED ZONING PLAN FOR AJITGARH " RESIDENTIAL COLONY AT VILLAGE -RAMPUR KALAN & KURDI CHANDIGARH-RAJPURA ROAD TEH.-RAJPURA, DISTT. PATIALA

PROMOTERS:-
PUNCHSHEEL CO-OPERATIVE HOUSE BUILDING SOCIETY LTD.
19, TRANSPORT AREA, SECTOR 26 ,CHANDIGARH

SCHEME BOUNDARY:-

This zoning plan is based on approved Revised layout plan Drg. no. DC/AG/03/05/ R Dated 29-06-2005 technically approved by Chief Town Planner Punjab (Pb.) vide letter no. 951 CTP (Pb.)SP.-454 Dated 17-02-2006 and approved by Competent Authority vide letter no.2760 dated 24-07-2006 licence no 2002 /97 dated 21-2-2002 and supersede the previouosly approved zoning plan drg. no. DC/AG/03/07/R1 Dated 22-08-2007. The requirements of this zoning plan shall have to be fulfilled in addition to the building requirements contained in the Punjab Urban Planning & Development Building Rules 2021 Notification No.GSR144/P.A./11/1995/Ss -180 and 43 /2021, Dated 31-08-2021 and as amended from time to time up to date.

1.USE ZONES:-
The use of land and the type of building to be constructed there shall be governed in accrodance with the table below and in other manner whatsoever.

NOTATION	PERMISSIBLE USE OF LAND	TYPES OF USES BUILDING PERMISSIBLE
	ROADS	Roads / Street Furniture & Ammenities subservant to Traffic.
	PARK/OPEN SPACE	Landscaping features and pavements.
	RESIDENTIAL	Residential building, Ancillary building including Garages Servant Quaters, Amenties subservient to Residential.
G	G	GATE
C	C.C.	COMMUNITY CENTRE
S	S	SCHOOL
NS	N.S.	NURSERY SCHOOL
D	D	DISPENSARY
G	G	GURUDWARA SAHIB
RB	R.B.	RELIGIOUS BUILDING

2. ZONING CLAUSES RESIDENTIAL PLOTTED
SITE COVERAGE , HEIGHT AND FLOOR AREA RATIO (F.A.R.)

S.NO	PLOT AREA	SITE COVERAGE	F.A.R.	SETBACKS	HEIGHT
1.	MINIMUM 60 to 100 SQMTS	0.7 x PLOT AREA	1.2:1	Front: as per previous approved zoning plan Rear: 1/4 th of the height of the building.	32'-0"
2.	ABOVE 100 TO 150 SQMTS	0.7 x PLOT AREA			
3.	ABOVE 150 TO 250 SQMTS	0.65 x (PLOT AREA -150) +105			

1) Minimum Requiermen of diffrent components of a building shall be as par serial no. 7 of sub Rule 1 of Rule no.3 of Punjab Urban Planning and Development Building Rules 2021and as amended from time to time up to date.

RAJINDER SINGH SAINI
ARCHITECT
CA/2011/53381
AIDA/A 17377
HE-150A, PHASE-9, MOHALI

For Punchsheel Co-op. HB Society Ltd.
President

ARCHITECT | CLIENT

SUBMISSION DRAWING | REVISED ZONING PLAN

DEALT BY: RANJIT KAUR | CHECKED BY: AR.RAJINDER SAINI
SCALE: 1" = 50'-0" | JOB. NO. RSA/AG/SASN/2021
DATE : 12-09-2021 | DRG. NO. RZP/05

NORTH

RAJINDER SAINI AND ASSOCIATES
ARCHITECTS, PLANNERS, INTERIOR DESIGNERS AND STRUCTURAL ENGINEERS.
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GENERAL NOTES:-

i. No tree shall be cut without prior approval of the Competent Authority
ii. Structure design of the building shall as per rule 32 of the Punjab Urban Planning and Development Building Rules 2021 and as amended from time to time up to date.
iii. Toilet, Ramps, Parking and other provision to make for disabled person as required under " the persons with disability act 1995" shall be provided.
iv. Roof top rain water harvesting and ground water recharge system shall be provided as per Govt. Notification no. 2/ 1/ 2002 4 HG1 / part 2 / 28505 dt. 25th Aug., 2010.
v. Solar water heating system and use of compact flouresent lamps (CFL's) shall be provided as per Govt. Notification no. 2 / 123/ 05-STE (3) 370 dt. 20th January/Feb,2006 or as per the provisions of renewal energy system and Punjab energy conservation Building Code (PECBC) or as notified by the Punjab Govt. from time to time.
vi. Building plan shall be got approved from Competent Authority before start of construction.
vii. It is mandatory to comply with the provisions of PB.ECBC-2016.
viii.Provision for tree plantation in new building sites shall be complied as per part viii Section 39 of The Punjab Urban Planning and Development Building Rules 2021.
ix. Roof top photvoltaic installation shall be as per rule no 37 of The Punjab Urban Planning and Development Building Rules 2021.
x. Rain water harvesting shall be as per rule no 40 of The Punjab Urban Planning and Development Building Rules 2021.
xi. Energy efficiency as per rule no 38 of The Punjab Urban Planning and Development Building Rules 2021.
xii Sustainable waste management shall be as per role 41 of The Punjab Urban Planning and Development Building Rules 2021.
xiii. Water supply, Sewerage and Drainage shall be as per rule no. 44 of The Punjab Urban Planning and Development Building Rules 2021.
xiv. Fire protection shall be as per rule no. 31 of The Punjab Urban Planning and Development Building Rules 2021.
xv. Light and Ventilation shall be as per rule no. 33 of The Punjab Urban Planning and Development Building Rules 2021.
xvi. Structural stability shall be the responsibility of the owner.
xvi. For any item not covered in this zoning plan or for any discrepancy in the zoning clauses, The Punjab Urban Planning and Development Building Rules 2021 or as amended from time to time up to date shall apply.

19.(EDUCATIONAL):-

1. Controls for Nursery School:
a) Maximum Ground Coverage shall be 40% of the site area.
b) Maximum F.A.R. IS 1:1.0
c) Minimum set back required :
Front side: 6 m or 1/3 of the height of building whichever is more .
Other sides: 4.5 m or 1/3 of the height of building whichever is more .
e) Maximum number of Floors/height of the building : G+1 and up to 9 meter however clearance from Airport Authority of India or Indian Air Force required in case the site falls in the red colured of home grid of colured codded zoning map issued by Airport Authority of India or Indian Air Force .
f) Parking @1.5 E.C.S. / 100 sq.mt. of FAR area .
g) Only ground floor shall be used for academics however first floor may be used for Residential, Offices and storage etc.

2. Controls for School Building:
a) Maximum Ground Coverage shall be 40% of the site area.
b) Maximum F.A.R. 1:1.00
c) Setbacks 6M minimum from site boundary and as per table sub rule (1) of rule 26 of Punjab Urban Planning and Development Building Rules 2021.
d) **Maximum Height of Building:-** No restriction subject to clearance from Airport Authority and fulfilment of building controls such as setbacks around building, ground coverage , F.A.R. structural safety and fire safety norms.
e) Parking for school. 1.5 E.C.S./ 100 sq.mt. of total F.A.R area for school .
f) Height of boundary wall shall have maximum height upto 3'-0" soild wall + 3'-0" high stone jali / iron grills / vegetation above it. The maximum height of the solid boundary wall (i.e.side wall and back wall) shall be 6'-0" from Ground Level.
g) Gate shall recesseс 10'-0" from abutting road.

NOTES
i) In case of new school area of 1 acre or above, the front boundary wall shall be recessed by 6m to accommodate visitors parking whithin setback area.
ii) Minimum 15% of site area shall be kept / developed as play ground with minimum width of 15m.
iii) Upto 15 percent of the total FAR area in educational building shall be permissible for the housing of staff or workers.
iv) Student Hostel shall not be counted in residential component.
v.) provision of Ramp(s) shall be compulsory in educational building (upto high/ secondary school level),

PARKING AREA

Open Parking	23 sq.mt. per E.C.S.
Ground Floor Covered Parking	28 sq.mt. per E.C.S.
Basement or Podium Parking	32 sq.mt. per E.C.S.

Parking for the disabled persons shall comply the provisions of the persons with disability (Equal Opportunities, protection of rights and full participation) Act, 1995.

16.DISPENSARY:-

Minimum Set back required : 6m minimum from site boundary and as per sub rule (1) of Rule 26 of The Punjab Urban Planning and Development Building Rules 2021.
However, for the plots upto 2025 sq.mt. area where width of the plot is less than 30.50m (100'-0") and the maximum height of building is below 15m excluding the architectural and symbolism element of religious building like dome, minarets, sikharas, crucifix etc. from building height, then one side setbacks may be relaxed subject to the condition that the owner has to submit a fire safety certificate from the Competent Authority in this regard.
b) Maximum Height:- No Restriction subject to clearance from Airport Authority and fulfilment of norms such as Setback around building, Ground Coverage, F.A.R, Structural safety and Fire safety norms.
c) Maximum Ground Coverage 40% of site area & F.A.R. 1:1.50
d) Parking shall be 2 E.C.S. per 100 sqm. of FAR area.
e) The building plan shall have provosions to make it accessble for all as required under the Person with Disability Act 1995.

17. GURDWARA AND RELIGIOUS BUILDING :-

a. Minimum Setback required: 6m minimum from site boundary and as per sub rule (1) of Rule 26 of PUPD Building Rules 2021.
However, for the plots upto 2025 sq.m area where width of the plot is less than 30.50m (100'-0") and the maximum height of building is below 15m excluding the architectural and symbolism element of religious building like dome, minarets,sikharas, crucifix etc. from building height, then one side setbacks may be relaxed subject to the condition that the owner has to submit a fire safety certificate from the competent authority in this regard.
b.Maximum Height:-No Restriction subject to the fulfilment of norms such as setbacks around building, Ground Coverage, Floor Area Ratio, structural safety and Fire Safety Norms.
c. Ground Coverage : 40% of the plot area (FAR = 1.00)
d) Parking shall be 2 E.C.S. per 100 sqm. of FAR area.
e) The building plan shall have provosions to make it accessble for all as required under the Person with Disability Act 1995.

14. BASEMENT (OTHER THAN RESIDENTIAL)

a). The multi level basement in plot of an area above 2025 sq.mt shall be allowed below the ground and beyond the building line at ground level subject to a clear minimum front margin of 4.50 mt. and rear margin of 3 mt subject to the provision of mechanical ventilation and all safety provisions and drainage. however, it is essential that the basement top slab below the external circulation at the ground level shuld be desiged for fire fighting vechicular loads as given in clause 4.6 of part-iii of the National Building Code of India 2016 as amended from time to time. The owner or the applicant as the case may be, shall be bound to execute Indemnity Bond in the favour of the Competent Authority. Other conditions shall be as per Rule 30 (5) of PUPD BR 2021 or as amended from time to time

15. Community centre :-

1. Set back of the site is as per serial no.3 sub rule (1) Rule 08 of PUPD BR 2021 and as amended from time to time.
However, for the plots upto 2025 sq.m area where width of the plot is less than 30.50 m (100'-0") and the maximum height of building is below 15m excluding the architectural and symbolism element of religious building like dome, minarets,sikharas, crucifix etc. from building height, then one side setbacks may be relaxed subject to the condition that the owner has to submit a fire safety certifiate from the competent authority in this regard.
2. Maximum Height No Restriction subject to the fulfilment of norms such as of Building setbacks around building, ground coverage, Floor Area Ratio, structural safety and fire safety norms.
However, clearance from Airport Authority of India or Indian Air Force is required in case the height of the building is 15mm more or site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.
3.Ground coverage 40% of the plot area FAR =1.00
4.Parking @ 3 ECS / 100 sqmt of FAR area .
5.Provision of ramp, parking and toilet shall be made for handicapped as per the persons with disabilities act 1995.
6. Height of boundary wall shall be 0.91 m high soild wall + 0.91 m high grill on front side touching road & 1.83 m high solid wall along sides touching other sides.
7. Gate post shall be recessed 3.05 m from abutting road.

5. PLINTH LEVEL:

(a) 900mm (from the crown of adjoining road in front)for residential plotted develpment
(b) **Plinth level for other catagories** The plinth level for building (s) shall be computed from the crown of the adjoining road in front or as specified by the Competent Authority from time to time. Interior court yard shall be raised at least 150 mm above the determining ground level and shall be satisfactorily drained.

6. BASEMENT (FOR RESIDENTIAL PLOTTED DEVELOPMENT):

Single story basement is allowed upto zoned area subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the boundary wall of the plot:
Provided that the above condition of 2.44 m (8'-0") setback from the adjoining plot shall not be mandatory if adjoining plot does not have a building upto 2.44m from the plot line.
Minimum clear height for basement shall be as below:
• Non-Habitable use: 2.40 m
• Habitable Use: 2.75 m

7. Parking for plot area above 150 to 250 sq. mtr. = 1 Car and 2. nos. of Two Wheeler.

8. ARCHITECTURAL CONTROL:
All commercial buildings shall be covered under Architectural Controls to be approved by Competent Authority seprately later on.

9. EWS.:
EWS Site shall be handed over to GMADA as per notification no 17/ 17 /2001/SHG2/PF/4255 Dated 31-12-2013.

10. STAIRCASE, RAMPS CORRIDOR AND LIFTS :-

Provision of the Staircases, Ramps shall be as per sub rule (11), (12),of rule no 30 of The Punjab Urban Planning and Development Building Rules 2021 and as amended from time to time up to date and provision of Corridor, lifts shall be as per Part 4- Fire and Life Safety of the National Building Code of India, 2016.

11. SETBACK OF PROJECTED PORTION OF ROOF LEVEL:-

The projected portion of parapet, flues, ducts, water storage tanks, mumties, minarets,domes,water cooling tanks, lift rooms exceeding 2.75 meters in height shall be receded from the facade by a minimum distance equal to their height above roof level, failing which these shall be counted in calculating the height of the building as well as covered area.

12. MINIMUM AREA OF COURTYARD/ OPEN SPACE:-

(Interior Courtyard)
Minimum area: 9 sq.m
Minimum width: 2.4m or 1/5 of the average height of the building, whichever is more.

13. EXTRACTION OF GROUND WATER RESOURCES:

As per memo no PUDA/CA/2013 / 1713-16, dated 27-02-2013 restriction in the area are imposed on construction and installation of any new structure for extraction of ground water resources without prior specific approval of the authorised officer (Deputy Commissioner) of the distt. and subject to the guidelines safegurd envisaged from time to time in this connection by authority for ground water extraction and rain water harvesting/recharge pit etc.

3. PROJECTION AND BALCONY:-

PROJECTIONS:(Free from Ground coverage and FAR)

S.no.	Size of Plot	
I.	Upto 250 sq.mt.	Shall not be more than one-third of the corresponding depth of front or rear setback or 0.91 meters (3'-0"), whichever is less.
II	Above 250 sq.mt	1.83 meter (6'-0")

BALCONY:

S.no.	Size of Plot	Maximum allowable projection (free from ground coverage and FAR)
I.	Up to 250 sq.mt.	Shall not be more than one-third of the corresponding depth of front or rear setback or 1.22 meters (4'-0"), whichever is less.
II.	Above 250 sq.mt.	1.83 meter (6'-0")

NOTES:
i.The projection on doors and windows shall not exceed 0.91 meter (3'-0")
ii. The projection shall not be at lesser height than 2.06 meter (6'-9") clear above the plinth level of the building.
iii. in case of corner plots,sunshade not exceeding 0.60 meter (2'-0") on window opening on the side shall be permitted at a height not less than 2.06 meters (6'-9")
iv. if the projection or balcony is provided more than the provision of above table 32 or table 33 than the area of additional projection shall be counted toward floor area ratio.
v. wrap around continuous balconies will be allowed as long as there area does not exceed 50% of the total open area.

4. BOUNDARY WALL AND GATE(for Residential plotted development)
- Boundary wall: Maximum height allowed: -
  Front: upto 0.9m solid wall with 0.9m high perforated Grill/Jali.
  Side & Rear: upto 1.83m.
- Minimum Turning Radius for corner plot: 5'-0".
- Gate posts shall provide for display postal no. of plots.
- Gate position shall be as shown "G" on this zoning plan.
- Front boundary wall shall be optional for providing easy acess for parking in front setback within plot area for which the approval from the Competent Authority concerened shall be obtained.
- Other norms shall be as per Rule 30 (8) of PUPD BR 2021 and as amended from time to time up to date.

COMPETENT AUTHORITY