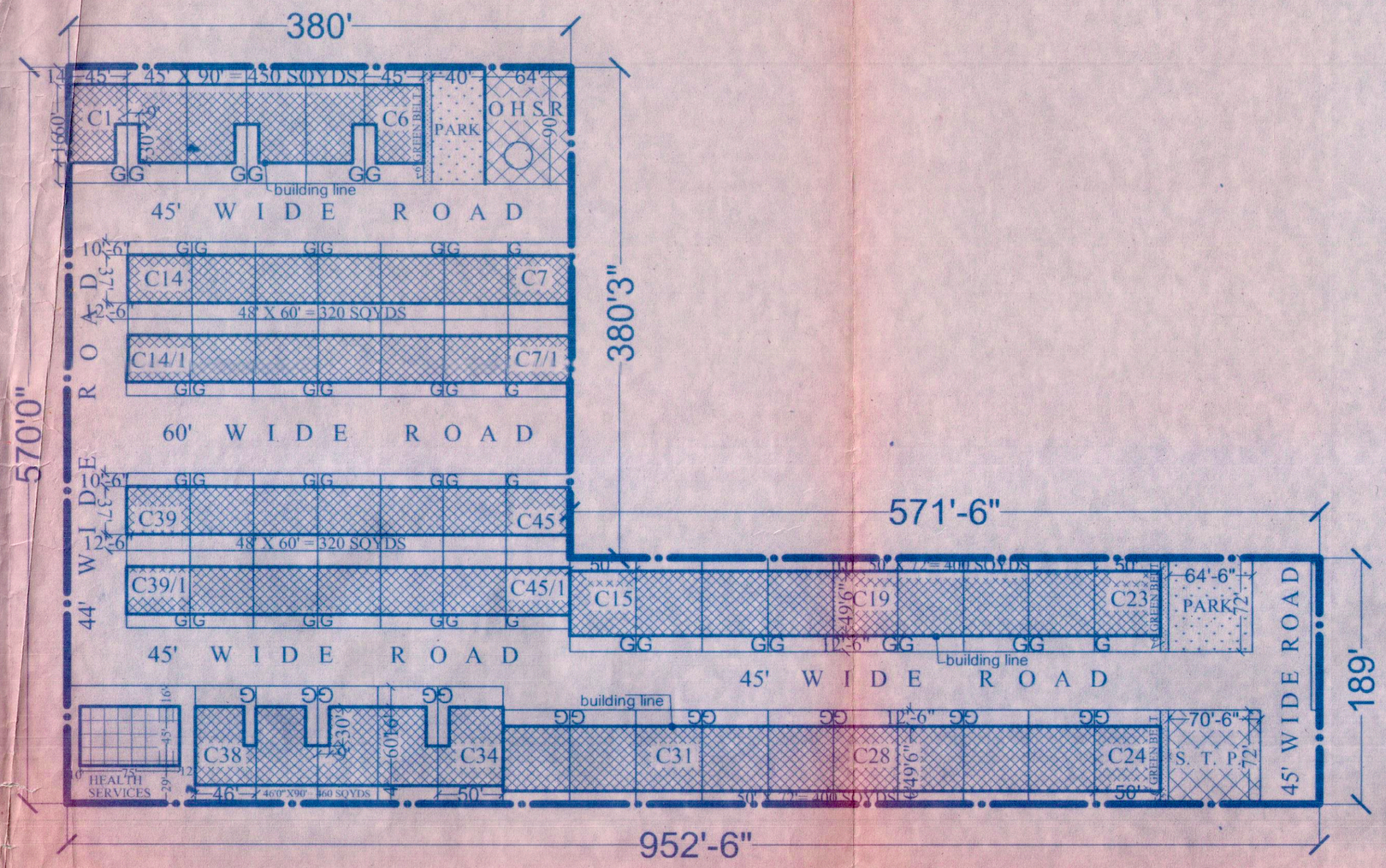
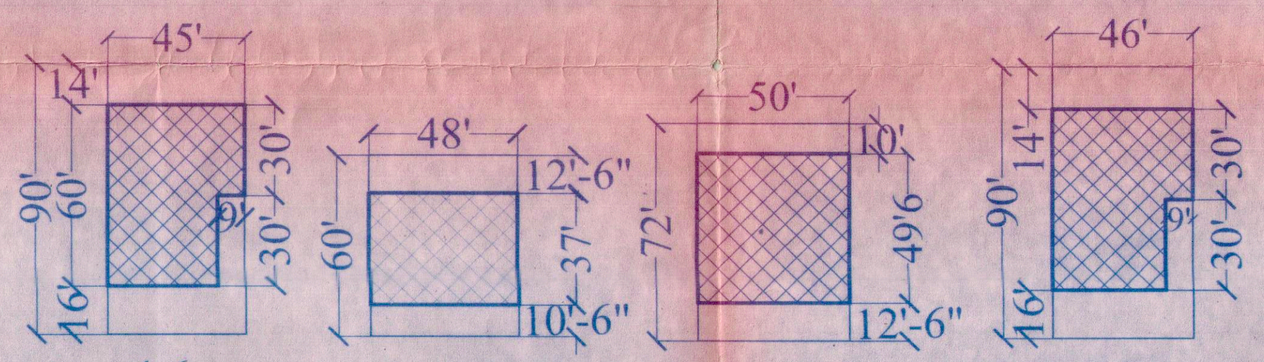
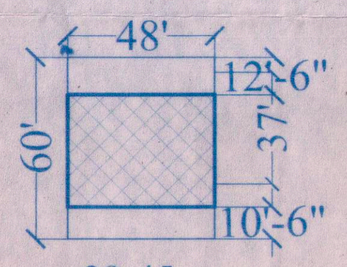
ZONING PLAN IS BASED ON THE APPROVED DRG. NO. WCA/- AMB/ DLC-04 DT. 24-11-06
WIDE MEMO NO. - 310 S.T.P. (P) /CP 182 P DATE 8-2-06





PLOT NO.:-	1-6	7-14,7/1-14/1	15-33	34-38
SIZE:-	45'X90'	48'X60'	50'X72'	46'X90'
MAX. PERM.:- COVERGE.	2363.89 SQFT.	1776 SQFT.	2138.88 SQFT.	2408.89 SQFT.



39-45
39/1-45/1
48'X60'
1776 SQFT.

NOTE: DETAIL PLAN SHOWING BUILDING LINE OFFSET.
RATHER THE MAX COVERAGE WILL BE PERMISSIBLE ACC. TO THE CLAUSE NO 2 OF ZONING CLAUSES .

ZONING PLAN FOR

"GAUTAM ENCLAVE/DREAM LAND ESTATE"

AT HIMAYOPUR, Teehsil DERA BASSI, DISST Patiala

PROMOTERS:-

SHRI GAUTAM SHARMA.

ZONING CLAUSES.

1 USE ZONES.

THE USE OF LAND & THE TYPE OF BUILDING TO BE CONSTRUCTED THERE SHALL BE AS PER BELOW.

NOTATION	PERMISSIBLE USE	TYPE OF USES, BUILDING PERMISSIBLE
	ROADS	ROADS, STREET, FURNITURE& AMENITIES SUB SERVANT TO TRAFFIC & TRANSPORTATION.
	RESIDENTIAL	RESIDENTIAL BUILDING, ANCILLIARY BUILDING, SUB SERVIENT TO RESIDENTIAL
	COMMERCIAL	COMMERCIAL, SHOPPING
	PUBLIC BUILDING	PUBLIC&COMMUNITY BUILDINGS, PUBLIC SERVICES
	EDUCATIONAL	EDUCATIONAL BUILDING & BUILDING SUB SERVIENT TO EDUCATION.
	OPEN SPACES	LAND SCAPING FEATURES,PAVEMENTS, PUBLIC AMENITIES & FACILITES SUB SERVANT RECREATION

2. SITE COVERAGE.

i) THE MAXIMUM PERMISSIBLE SITE COVERAGE ON ALL RESIDENTIAL SITES SHALL BE CALCULATED AS UNDER (PUDA BUILDING RULES 1996, AMENDMENTS RULES 1998.)

a) FOR THE FIRST 210 SQ. METRES.	65	PERCENT.
b) FOR THE NEXT 210 SQ. METRES.	50	PERCENT.
c) FOR THE REMAINING AREA	40	PERCENT.
ii) COMMERCIALS S.CO/ S.C.F	80	PERCENT.
iii) HEALTH SERVICES	40	PERCENT.

3. FLOOR AREA RATIO.

THE MAXIUM FLOOR AREA RATIO SHALL NOT EXCEED

(A) IN CASE OF RESIDENTIAL PLOT UP TO 225 SQM.	1: 1:65
(B) IN CASE OF COMMERCIAL PLOTS THE F.A.R	1:1.40
(C) FOR PLOTS ABOVE 225 SQMT NOT EXCEED 325 SQMTR.	1:1.25
(D) FOR PLOTS ABOVE 325 SQMT NOT EXCEED 430 SQMTR.	1:1.0
(E) ABOVE 430 SQMTR.	1:1.00
(F) HEALTH SERVICES	

4. BUILDING LINE.

NO BUILDING SHALL BE ALLOWED TO BE CONSTRUCTED BEYOND THE FRONT REAR OR SIDE BUILDING LINE SHOWN THUS ON THE ZONING PLAN

Building Line

5. PLINTH LEVEL.

THE PLINTH LEVEL OF FRONT LAWN SHALL BE 1'6" & OF MAIN BUILDING SHALL BE 3'0" THAT OF REAR LAWN SHALL BE 2'0" HIGH FROM CROWN OF THE ROAD IN FRONT OF PLOT.

6. HEIGHT.

NOTATION

(A) I) THE NUMBER OF STOREYS IN RESIDENTIAL BUILDING SHALL NOT SHALL NOT(MAXIMUM HEIGHT 32' 3"). SUBJECT TO F.A.R CLAUSE - 3 ABOVE

II) THE NUMBER OF STOREYS IN COMMERCIAL SHOPS SHALL NOT EXCEED TWO (MAX. HEIGHT 24'6"). SUBJECT TO F.A.R CLAUSE - 3 ABOVE.
IV) THE NUMBER OF STOREYS IN COMMUNITY CLUB SHALL NOT (MAX. HEIGHT 36'0'0). SUBJECT TO F.A.R CLAUSE - 3 ABOVE.
(B) THE CLEAR HEIGHT FROM FLOOR TO CEILING, IN CASE OF GARRAGE, STORE, TOILET, BARSATI, GALLERY, VER. & MEZANINE FLOOR SHALL NOT BE LESS THAN 7'6"(2.30M).

(C) THE HEIGHT OF HABITABLE ROOM SHALL NOT BE LESS THAN 9'0".
(D) THE CLEAR HEAD ROOM IN ANY STAIR CASE SHALL NOT BE LESS THAN 7'6" .

7. PROJECTION.

(A) WHERE THERE IS AN UNCOVERED BALCONY OR CHAJJA OR CANTILEVER FROM WALL IT SHALL NOT PROJECT MORE THAN ONE METERS BEYOND BUILDING LINE WHEN MEASURED AT RIGHT ANGLE TO OUTER FACE OF WALL AND IT SHALL BE WITH IN THE BOUNDRIES OF THE SITES.
(B) NO PROJECTION SHALL BE AT LESSAR HEIGHT THAN 7'6" CLEAR ABOVE THE PLINTH LEVEL OF THE BUILDING.
(C) IN ROW HOUSES OR BUILDING ADJOINING EACH OTHER HAVING AREA UP TO 299.00 SQ. YDS. PROJECTION SHALL NOT BE MORE THAN 3'3".
(D) THE WIDTH OF THE PROJECTION SHALL NOT EXCEED ONE FOURTH OF THE WIDTH OF THE SITES.
(E) THE WIDTH OF THE PROJECTION SHALL NOT BE COUNTED TOWARDS THE COVERED AREA OF THE SITES .
(F) PROJECTION ON DOOR & WINDOWS SHALL NOT EXCEED 1'6".

8. SIDE ENTRY AND WICKET GATE IN CORNER PLOTS .

A)NO SIDE ENTRY IN THE MAIN BUILDING PORTION OF THE PLOTS PERMITED
B)ONE WICKET GATE OF 3' WIDTH IN THE BACK COURT YARD SHALL ALLOWED IN CASE OF CORNER PLOTS SITUATED ON 30'0" & 45'0" WIDE ROADS ONLY. HOWEVER NO WICKET GATE IS PERMISSIBLE IN CASE OF CORNER PLOTS WHERE THE PUBLIC OPEN SPACE SEPRATING THE PLOT $ THE RESERVATION EXCEEDS 30'0".

9. BOUNDARY WALLS AND GATES.

A) THE BOUNDAREY WALLS IN THE FRONT COURT YARD OF END PLOTS SHALL BE ROUNDED AT CORNER BY A RADIUS OF 5'0".
B) THE HEIGHT OF FRONT& SIDE BOUNDARY WALL SHALL BE 2'10.5" AND THAT OF THE REAR COURT YARD SHALL BE 6'0".
C) THE GATE & THEIR POSITION SHALL STRICTLY BE AS SHOWN 'G' ON THE PLAN .
D) THE GATE POSTS SHALL PROVIDE FOR DISPLAY OF POSTAL NUMBER OF PLOTS.

10. BASEMENTS.

A) BASEMENTS SHALL BE PERMISSIBLE IN ALL RESIDENTIAL PLOTS.AND COMMERCIAL PLOTS
B) THE MINIMUM CLEAR HEIGHT OF THE BASEMENTS SHALL BE 8'3" MESURED FROM THE FINISHED LEVEL FLOOR TO THE UNDER SURFACE OF THE BEAM.
C) BASEMENTS AREA SHALL NOT EXCEED THE AREA ON THE GROUND FLOOR OF THE BUILDING AND SHALL BE UNDER NEATH OF BUILDING TO BE CONSTRUCTED.
D) IN CASE THE ADJOINING HOUSE IS BUILT WITHOUT BASEMENTS THEN MINIUM OF 8' DISTANCE SHALL BE LEFT FROM THE COMMON WALL FOR THE CONSTRUCTION OF BASEMENTS & ITS AREA SHALL NOT COUNT TOWARDS F.A.R AND IT SHALL NOT BE USED FOR HABITABLE PURPOSE.
E) THE BASEMENT SHALL BE PROVIDED WITH OPENING OF NOT LESS THAN 1/10TH OF THE BASEMENT FLOOR AREA OPENING DIRECTRY TO THE EXTERIOR FOR ADMISSION OF NATURAL LIGHT & AIR AND SHALL BE WATER PROOF AND DAMP PROOF.
F) PROVISIONS OF TOILETS WATER TAPS ETC. WHICH REQUIRE THE DISPOSAL OF WATER ETC. SHALL NOT BE PERMITTED IN THE BASEMENT.
G) IT SHALL SATISFY PUBLIC HEALTH AND STRUCTURAL REQUIREMENTS.

NOTE :- NO OPENING/PROJECTION/ENTRY SHALL BE ALLOWED FOR CORNER PLOTS ADJACENT TO PRIVATE LAND ALONG THE SCHEME BOUNDARY

11. DRAWINGS

A) ALL DRAWINGS AND THE SUPERVISION OF THE CONSTRUCTION OF THE SITES SHALL BE PREPARED / DONE FROM THE ARCHITECT REGISTERED FROM THE COUNCIL OF ARCHITECTS (I)

12. REVISIONS.

APPROVED

DRAWING NO : WCA/ AMB/ DLE- 012 ***Scale 1"= 80'0"*** ***DATE :05-04-2006***

Ar. Pritpal Singh Ahluwalia
Competent Person to Prepare Colonies Drawing as per Notification No.2/3/92-5HG2/1008 Dt. 9/2/2006

SHRI GAUTAM SHARMA
DIRECTOR
PROMOTER

SENIOR TOWN PLANNER, PATIALA
COMPETENT AUTHORITY
COMPETENT AUTHORITY

SOUTH
NORTH

The Creative People
WCA

WALIA CREATIVE ARCHITECT

BEHIND MADHU NURSING HOME PASSI ROAD PATIALA

R/ H.O :- 116/5 OLD BISHAN NAGAR PATIALA

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