

Outside Municipal Limits of Rajpura
(7.53 ACRE SCHEME)

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1. CONCEPT DESIGN OF ANY PUBLIC BUILDINGS SHALL BE PREPARED BY A QUALIFIED ARCHITECT AND SHALL BE SUBMITTED TO THE OWNER WITHIN THE PRE-DETERMINED TIME FRAME TO THE OWNER FOR THE OWNER'S APPROVAL PRIOR TO SUBMISSION OF DETAILED BUILDING PLANS.
2. THE STRUCTURE OF THE BUILDING SHALL BE DESIGNED & SUPERVISED BY A QUALIFIED STRUCTURAL ENGINEER AT THE TIME OF SUBMITTING THE BUILDING PLANS TO THE OWNER FOR THE OWNER'S APPROVAL PRIOR TO SUBMISSION OF DETAILED BUILDING PLANS.
3. SEENING COMPLETION CERTIFICATE OF THE BUILDING.
4. THE OWNER SHALL PROVIDE FIRE FIGHTING SYSTEM BEFORE OCCUPANCY OF THE BUILDING. A CERTIFICATE OF COMPLETION FOR SEENING SHALL BE SUBMITTED AT THE TIME OF SEENING OCCUPATION.
5. THE CERTIFICATE OF THE BUILDING.
6. THE PUBLIC BUILDING SHALL BE CONDUCTED FOR THE USE OF THE BUILDING FOR THE PURPOSES OF THE BUILDING ACT AND ALL THE PROVISIONS DEFINED IN THE PERSON WITH DISABILITY ACT-1995. AN UNDERTAKING PERTAINING TO THE SAID EFFECT SHALL BE FURNISHED BY THE OWNER / PROMOTER AS PREHESUMED BY THE COMPETENT AUTHORITY.

NOTE:-

1. OPENING OF ANY SIZE OR NATURE SHALL NOT BE PERMITTED ON ANY WALL ABUTTING THE PROPERTY OF THE OTHERS.
2. THE BUILDING SHALL BE KEPT AS PER THE APPROVED BUILDING CONTROL SHEETS.

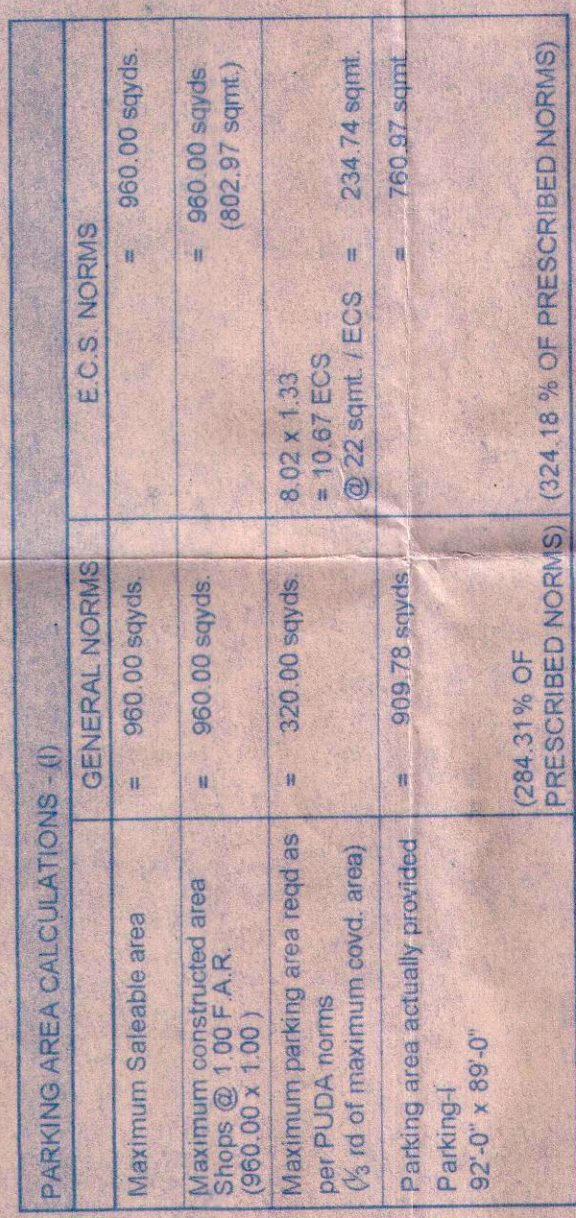
NOTE:-
THIS ZONING PLAN IS BASED ON LAYOUT PLAN DRG. NO. KA-804/IV
CD-802- R1, DATED - 27.11.2006 FORMALLY APPROVED BY THE
COMPETENT AUTHORITY (STP, PATIALA) VIDE LETTER NO. - 2993
(STP-PATIALA/VP-182 (P) DATED - 26.12.2006.

[illegible]

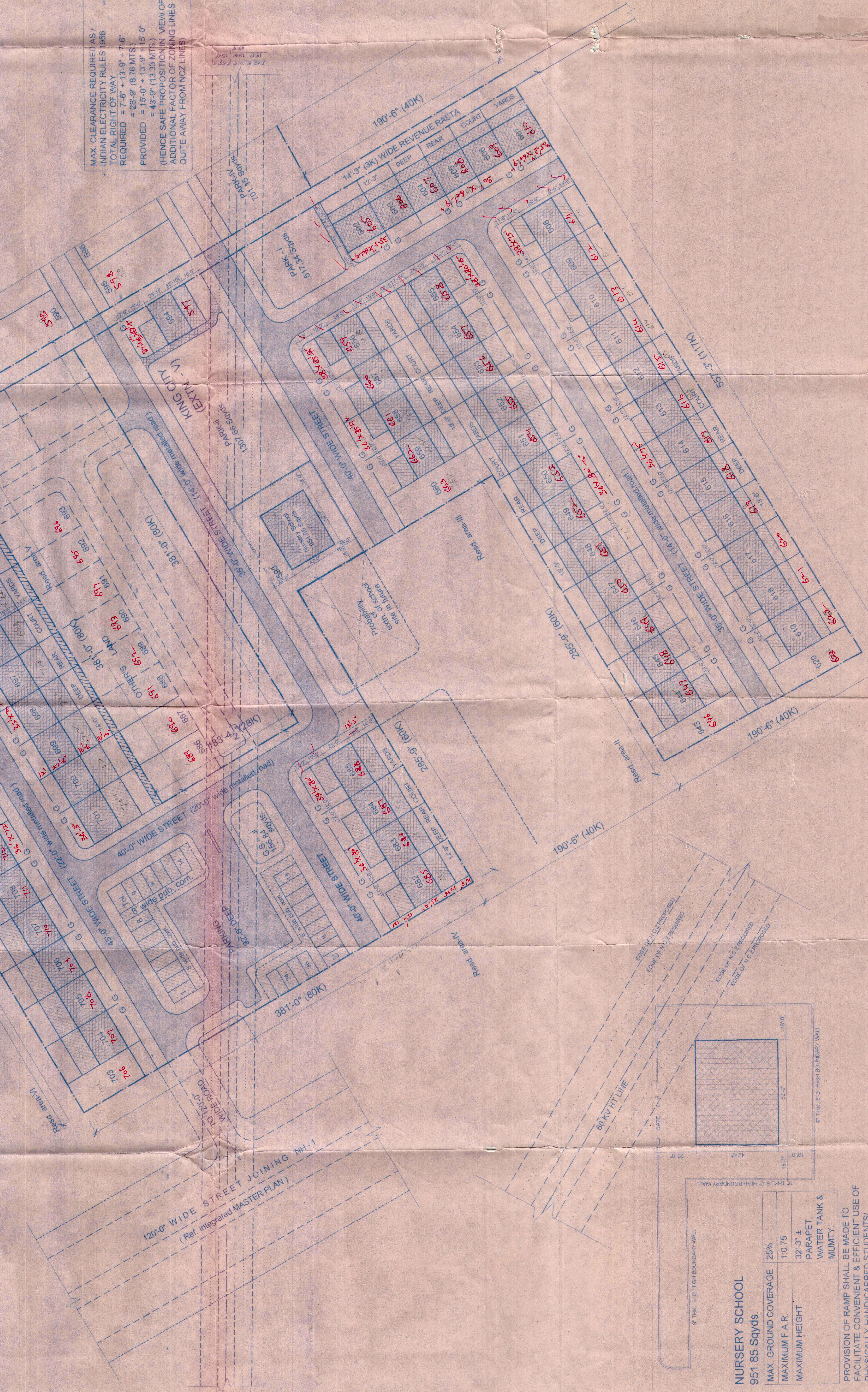
PROMOTERS	
ARCHITECT	
COMP. AUTHORITY (PJDA)	

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CORPORATION DRAWING									
ZONING PLAN									
SCALE				PROJECT		DRAWING NO.			
1" = 40'-0"				ka		cd		60	
1" = 24'-0"				1804 / V.I		HOMELIFE			
				COLONY		RAJAPURA			
				DRAWN		CHECKED		DATE	
S.M.KANT		S.KANT		ANURADHA		S.KANT		01/10/20	



MAX. CLEARANCE REQUIRED AS /
INDIAN ELECTRICITY RULES 1956
TOTAL RIGHT OF WAY
REQUIRED = $7'-6" + 13'-9" + 7'-6"$
= $28'-9"$ (18.76 MTS.)
PROVIDED = $15'-0" + 13'-9" + 15'-0"$
= $43'-9"$ (13.33 MTS.)
(HENCE SAFE PROPOSITION IN VIEW
ADDITIONAL FACTOR OF ZONING LINE
QUITE AWAY FROM NCZ LINE\$)



MAX. GROUND COVERAGE	25%
MAXIMUM F.R.	1.0-75
MAXIMUM HEIGHT	32'-3" ± PARAPET, WATER TANK & MUMTY

PROVISION OF RAMP SHALL BE MADE TO FACILITATE CONVENIENT & EFFICIENT USE OF PHYSICALLY HANDICAPPED STUDENTS/ TEACHERS

IONING CLAUSES

Use of area and type of building to be constructed (Please tick 'yes' or 'no' below and, in no more than 50 words, explain your answer)	Permissible use of land	Type of use (Building permission required)
	Roads	Roads, street furniture and amenities subject to traffic and transportation considerations
	Open spaces	Landscaping features, pavements
	Residential	Residential building
	Commercial	SO's SHOPPING PROXIDES
	Public building	Waste works and waste ancillary thereto
	Educational	Nursery school

S. NO.	Area of site	Permissible site coverage
1.	For the first 210 sq.metres.	65% ✓
2.	For the next 210 sq.metres.	50% ✓
3.	For the remaining area	40% ✓

c) **PUBLIC AND EDUCATIONAL BUILDINGS**
The site coverage shall not exceed forty percent of total area of site. residential components in these buildings shall not exceed 5% of total built up area on all the floors.

	100
a. In case of educational buildings.	130
b. In case of other public buildings.	165
c. In case of residential plots/development	140
1. For plots upto 225 sq.mt.	
2. For plots above 225 sq.mt. but not exceeding 325 sq.mt.	125
3. For plots above 325 sq.mt. but not exceeding 430 sq.mt.	100
4. For plots above 430 sq.mt.	

5. **BUILDING LINE**
No building shall be allowed to project beyond the front rear and side building lines.

a). The height of the building shall be as under:

Type of building permitted	Permissible height from plinth to the top of parapet or roof
RESIDENTIAL	32.5' ✓
RESIDENTIAL	24.0' ✓

The clear height from floor to ceiling in case of garage, store, hotel, bazaar, and mummy shops shall be 4.57 m (15 feet). In case of palatial house the clear height shall be 4.57 m (15 feet) and 3.66 m (12 feet) for other houses.

b). The number of floors in public and educational buildings shall not exceed four (maximum height 45.07').

- more than two metres beyond the building line when measured at the right angle to this outer face of the wall and it shall be within the boundaries of the site and in case of row houses or building adjoining each other. The projections shall not be more than one metre in case the area of site is less than 250 sq.mtr.
- No projection shall be at a lesser height than 2.25 mtr. clear above the plinth level of the building.
- The area under projection not exceeding 2 MT. depth shall not be counted towards the covered area of site.

8. **SIDE ENTRY AND WICKET GATE IN CORNER PLOTS**
No side entry in main building shall be permitted.
One side entry in front of back COURTYARDS shall be allowed in corner plots abutting a street having minimum width of 35.00'. However no wicket gate is permissible in case of corner plots abutting parks, public buildings etc.
9. **BOUNDARY WALL AND GATES**
a. The boundary wall of zero plots shall be rounded at corners by a radius of 6' 0".
b. The height of front and side boundary wall shall be 2' 10" and that of rear corner boundary wall shall be 6' 0".
TREES

unless they obstruct construction within the zoning lines. The trees coming up in the rear courtyards shall not qualify for permission of being cut / shifting by any authority with ever to preserve constantly depleting green cover due to rapid urbanisation.

[illegible]

BASEMENT (FOR COMMERCE)

- a) Basement is permitted for storage of goods, materials, equipment, etc. and is not permitted to be used for other than storage purposes.
- b) Basement to be accessible from within the shops. No direct access from outside.
- c) Minimum of 10% of basement area above 10.0' wide double doors to be provided for access to the street at ground floor except the area under the shop.
- d) Basement to be accessible from within the shops. No direct access from outside.
- e) Minimum of 10% of basement area above 10.0' wide double doors to be provided for access to the street at ground floor except the area under the shop & shop cum offices.
- f) Areas of basement not to be counted towards F.A.R.
- g) Height of basement shall be 4.0' from floor to soffit of the beam & height of the slab shall not exceed 8.5'.