

THE CONDITIONS LAID DOWN BELOW SHALL HAVE TO BE FULFILLED IN ADDITION TO THE CONDITIONS CONTAINED IN THE PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES- 2021 ISSUED VIDE NOTIFICATION NO. GSR 144/PA11/5555/180 AND 43/2021 DATED - 31 AUGUST, 2021 (as amended at various stages with supplementary notifications) AND THE PROVISIONS OF THE AFFORDABLE COLONY POLICY - NOTIFICATION NO. 12/11/18 - 5 hg 2/25, dated - 04.01.2022.

#### A. RESIDENTIAL - PLOTTED DEVELOPMENT

- PLANNING PARAMETERS:** The planning parameters for the projects allowed under this policy shall be as below:
  - The promoter shall reserve 10% of total plots for colony for providing EWS plots to be sold by the promoter. The size of plots for EWS shall not be more than 100 sqft.
- USES PERMITTED:**
  - The site shall be used for Residential purposes only and not for any other purpose whatsoever.
  - The site shall not be subdivided.
- RESIDENTIAL PLOTTED DEVELOPMENT**
- CERTAIN COVERAGE:**
  - The maximum permissible ground coverage on all residential plots shall be 70% of plot area.
- FLOOR AREA RATIO**
  - The maximum permissible floor area shall not exceed 1 : 2.10
- MINIMUM HEIGHT OF BUILDINGS:**
  - The height of habitable room shall not be less than 2.75 mtr. and minimum height of water closet, bathroom, store room, gallery, verandah shall not be less than 2.20 mtr. and the clear headroom in any staircase shall not be less than 2.20 mtr.
- MAXIMUM PERMISSIBLE HEIGHT OF THE BUILDING**
  - Up to 11 mtr. (36'-0") from the plinth level of the building excluding masonry, parapet, lift room and architectural features.
- MAXIMUM NUMBER OF FLOORS:**
  - The maximum no. of floors shall be 0 + 2 floors (excluding basement).
- SETBACK AROUND BUILDINGS:**
  - Building shall be constructed within zoned area shown as subject to saturation of ground coverage norms.
  - Minimum front and rear setback for residential plots shall be 7'-6".
- BOUNDARY WALL AND GATES FOR RESIDENTIAL PLOTS:**
  - The height of front boundary wall shall be 3' High (0.9 m) from the centre line of the adjoining road, however above the boundary wall the perforated wall such as stone jali / M.S. fencing / vegetation maximum upto 0.90 m. high may be constructed.
  - Front boundary wall of the residential plots shall be optional for providing easy access for parking in front setback with in the plot area.
  - The maximum height of the boundary wall in side wall and back wall shall be 6' high (1.83 m) from ground level.
  - Position of the gates shall be as defined and specified in the zoning plan.
  - In case of corner plot, radius of corner boundary wall shall be minimum 5' or 1/4 th of the width of the adjoining road whichever is more and maximum upto 20'.
- PROJECTIONS AND BALCONIES:**
  - Projection shall not be more than one third of the corresponding depth of the front or rear setback or 0.91 mtr. (3'-0") whichever is less.
  - The area of the projection shall not be counted towards the covered area or FAR or FSI of the site.
  - The projection on door and window shall not exceed 0.91 mtr. (3'-0").
  - The projection shall not be at less than 2.00 mtr. (6'-6") clear above the plinth level of the building.
  - In case of corner plots setback not exceeding 0.60 mtr. (2'-0") on window opening on side shall be permitted at a height not less than 2.05 mtr. (6'-9").
  - If the projection or balcony is provided more than the provision of the above then the area of additional projection shall be counted toward Floor Area Ratio.
  - Wing around corridors balconies will be allowed as long as their area does not exceed 50% of the total open area.
- BASEMENT:**
  - The basement conditions shall be as per Rule no. 30 (5) of Punjab Urban Planning and Development Building Rules - 2021 and amended from time to time.
- PARKING:**

S. No.	Plot Area	Parking Required
1.	60 to 100 sqm.	2 Nos. two wheeler
2.	Above 100 to 150 sqm.	1 Car & 2 Nos. two wheeler
3.	Above 150 to 250 sqm.	1 Car & 2 Nos. two wheeler

- PLINTH LEVEL:**
  - The plinth level for residential plots shall be kept as 900 mm. from the crown of the adjoining road in front or as specified by the competent authority from time to time.
  - The level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.
- ROOF TOP SOLAR PHOTOVOLTAIC INSTALLATION**
  - Roof Top Solar Photovoltaic installation shall be as per Punjab Urban Planning and Development Building Rules 2021 and amended from time to time.
- SUSTAINABLE WASTE MANAGEMENT:**
  - Sustainable waste management shall be as per rule no. 41 of Punjab Urban Planning and Development Building Rules 2021 and amendments made thereafter.
- COMMUNITY CENTRE:**
  - Ground Coverage (Maximum) - 40%
  - F.A.R. - 1.10
  - Set backs shall not be less than as shown on the plan or as per sub rule (1) of rule 26 of Punjab Urban Planning and Development Building Rules 2021 whichever is more.
  - Height - No restriction subject to clearance from Airport Authority and fulfillment of norms such as setbacks, ground coverage, F.A.R., structural safety and fire safety norms.
  - Shading @ 3 ECU / 100 sqm. of total FLOOR AREA RATIO.
  - Provision of ramp, parking and toilet shall be made for handicapped as per "The Persons with Disabilities Act, 1995".
  - Height of boundary wall shall be 3'-0" high solid wall with 3'-0" high grill along road side and 6'-0" high solid wall along other sides.
  - In case of Community Centre, it shall only have banquet hall, kitchen, library, office and reading room.
  - Up to 1.0 percent of the total covered area of Community Centres, a Public Convent Hall or Auditorium, Museum, Gymnasium or Public Exhibition shall be allowed for commercial activity.
  - Site shall be reserved 10'-0" from adjoining road.
- SOLAR WATER HEATING SYSTEMS:**
  - Both residential and community centres are recommended to meet its hot water demand from solar water heaters, as far as possible.

TECHNICALLY APPROVED  
VIDE LETTER NO. 972/STP (S) 55-11(GA)  
DATED 18.08.2022

SENIOR TOWN PLANNER  
S.A.S. NAGAR.

NOTE: A-1  
This area constitutes plot no. - 1032 in the layout plan depicted in this no.-of - 81 (R-3), No. 0887 dated - 10.07.2019, duly approved by the competent authority.

