



6. HEIGHT
a) The height of the building shall be as under:
Type of building permitted/Permissible height from plinth to the top of parapet/parade.
RESIDENTIAL Maximum height 32'-3" (G+2 storeys)
COMMERCIAL Maximum height 34'-0" (double storeys)
Maximum height 12'-0" (single storeys)
The clear height from floor to ceiling in case of garage, store, toilet, verandah and mummy shall not be less than 2.30 m (7'-6"), height of the number of storeys in public and educational building shall not exceed four (maximum height 48'-0")

7. PROJECTION
a) Where there is an uncovered balcony or chajja or cantilever from wall, it shall not project more than 1.22 metres (four feet) beyond the building line when measured at right angle to the outer face of the wall for plots above 225 square metres.
In case of five houses or buildings adjoining each other, where the area of plot is upto 225 square metres, the depth of the projection shall not be more than one-third of the corresponding depth of front or rear set back or 0.31 metres (three feet) whichever is less.
b) Provided further that projection on door and window shall not exceed 0.45 metres (one feet-six inches)
c) Provided further that no projection shall be at a lesser height than 2.06 metres (six feet-nine inches) clear above the plinth level of the building.
The area of the projection shall not be counted towards the covered area of the site
d) In case of corner plot, sunshade not exceeding 0.23 metres (nine inches) on window opening, to the side shall be permitted at a height not more than 2.06 metres (six feet-nine inches)
e) SIDE ENTRY AND WICKET GATE IN CORNER PLOTS
i) No side entry in the main building portion of plot is permitted
ii) One wicket gate in back courtyard shall be allowed in case of corner plot situated on 35'-0" wide road only, however wicket gate is permissible in case of corner plot where the public open space separating the plot and road exceeding 35'-0"
f) BOUNDARY WALL
i) The boundary wall of end plots shall be rounded at by radius of 5'-0"
ii) The height of front and side boundary wall shall be 2'-10 1/2" and that of rear courtyard, boundary wall shall be 4'-0"
10. TREES
No trees shall be cut or up as they interfere in the building and existing tree shown true on plan shall be deemed to be protected trees.

11. BASEMENT :-
a) Basement is permissible in all the plots. If the adjoining building is already constructed without basement, then the basement shall be recessed and the minimum distance from the common wall of the adjoining constructed building upto the wall of basement shall not be less than 8'-0".
b) Provision for light and ventilation to be made @ 10% of the basement area.
c) The minimum height of basement shall be 2.50 mtr. measured from the finished level of the floor to the under surface of the beam and shall not be used for habitable purpose. Basement area shall not exceed the area on the ground floor of the building and shall lie below it, and further it shall satisfy public health & structural requirements.
d) Provision of toilets, water taps etc. Which require the disposal of water etc. Shall not be permitted in the basement.

GENERAL NOTES:-
1. Any plot which touches the boundary of other land should not provide any opening on adjoining site or on other land
2. All the plot where ever front set back less than 12'-0" of the building hall so planned at ground floor that minimum distance between gate and building shall be 12'-0" for vehicle parking
3. Plots having rear courtyard less than 10'-0" the zoning at second floor shall be minimum 10'-0" and F.A.R 1.65 (excluding E.W.S. plots i.e. plot No. 277 to 365.)
4. The zoning plan prepared on the basis of approved layout plan (Drawing No. SP/APS/03/10 dated 22-4-2010/23-06-2010 (License No. 2011/222 dated 15-2-2011)
5. The control sheets for commercial plots shall be got approved separately from the competent authority.
6. Buildings shall be made accessible for physically challenged persons
7. Fire fighting arrangements shall be made in public buildings to the satisfaction of fire officer.
8. Before submission of building plans for approval the conceptual plans for school and dispensary shall be got approved from the competent authority GMDA.
9. Structure of buildings shall be got done by the qualified structural engineer.

PARKING AREA STATEMENT
COMMERCIAL AREA
S.No. PLOT QTY TOTAL AREA F.A.R TOTAL AREA
NOS. IN SQYDS IN SQYDS
1 1-14 14 466.62 1.00 466.62
2 15-23 9 675.00 1.00 1080.00
3 24 1 77.17 1.60 123.47
TOTAL AREA 1670.09 SQ.YDS OR 1396.39 SQ.MT

REQUIRED PARKING AREA
1396.39 x 2.00/100 = 27.92 E.CS
1 E.CS = 235.07 27.92 x 235 = 642.16 SQ.MT
TOTAL PARKING AREA = 1388.39 SQ.YDS OR 1325.57 SQ.M.

ZONING PLAN OF RESIDENTIAL COLONY NIRWANA GREENS
AT VILL. SAHOTTA & NANOWAL, ANANDPUR SAHIB DISTT.ROPAR

PROMOTERS :-
M/S BHAGWAT DREAM HOMES PVT. LTD.
TOTAL AREA = 120336.00 SQ.YDS.
24.86 ACRES

ZONING CLAUSES :-
The requirements of the ZONING SHALL HAVE TO BE FULFILLED IN ADDITION TO THE BUILDING REQUIREMENTS CONTAINED IN THE PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY, BUILDING RULES 1996 AND AMENDMENTS MADE FROM TIME TO TIME

USE ZONE :-
THE USE OF LAND & THE TYPE OF BUILDING TO BE CONSTRUCTED THERE ON SHALL BE AS UNDER

NOTATION	PERMISSIBLE USE OF LAND	TYPE OF USES PERMISSIBLE
[Symbol]	ROADS	ROADS, STREET FURNITURE & AMENITIES, PUBLIC SUBSERVIENT TO TRAFFIC & TRANSPORTATION
[Symbol]	OPEN SPACE	LANDSCAPING FEATURES AND PAVEMENTS
[Symbol]	RESIDENTIAL	RESIDENTIAL BUILDING, ANCILLARY BUILDING INCLUDING GARAGE, SERVANT QUARTERS AND AMENITIES SUB SERVICENT TO RESIDENTIAL USE
[Symbol]	COMMERCIAL	COMMERCIAL & CORPORATE OFFICE USES SUBSERVICENT TO THEM AS PER SEPARATE LAYOUT PLANS & ZONING PLAN
[Symbol]	EDUCATIONAL	SCHOOL & HIGHER EDUCATION ZONING PLAN TO BE APPROVED BY C.A.

2. SITE COVERAGE AND FLOOR AREA RATIO :-
(a) Site coverage shall be as per PUDA building rules 1996.
(b) The maximum permissible site coverage on residential sites shall be as under:
(i) For the first 210 sqm. 65 %
(ii) For the next 210 sqm. 50 %
(iii) For the remaining area 40 %
(c) COMMERCIAL
In case of commercial building site coverage shall be as specified in the architectural control sheet or zoning plan to be approved by the competent authority.
(d) 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.

3. FLOOR AREA RATIO
The maximum floor area ratio shall not exceed:
a.) In case of educational building 1.00
b.) In case of other public building 1.00
c.) In case of residential plot development
(i) For plots up to 225 sq. mtr. 1.65
(ii) For plots above 225 sq. mtr. but not exceed 1.40
(iii) For plots above 325 sq. mtr. but not exceed 1.25
(iv) For plots above 430 sq. mtr. 1.00
(v) Single storeyed shops / booths 1.00
(vi) Double storeyed shops 1.60

4. PLINTH LEVEL
Unless otherwise specified by the Chief Engineer PUDA, plinth height in case of building intended for human habitation shall not be less than 1'-0" above the finished level of road / street.

5. BUILDING LEVEL
No building shall be allowed to project beyond the front, rear & side building lines shown true on the zoning plan.

SHEET TITLE:- ZONING PLAN
DRG.NO.SP/APS/10/31 DRAWN BY: M/LAVI
DATE -15-04-2011 CHECKED BY:
SCALE:- 1" = 60'-0" REVISION

ARCHITECT
[Signature]
(AR, SURVEYOR)
PROMOTER
[Signature]

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