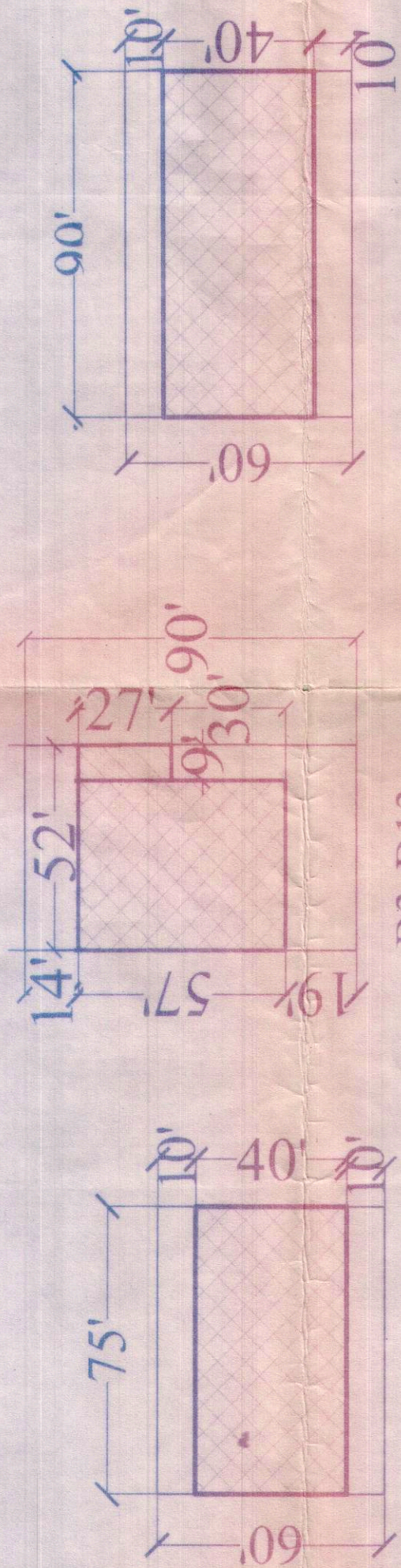
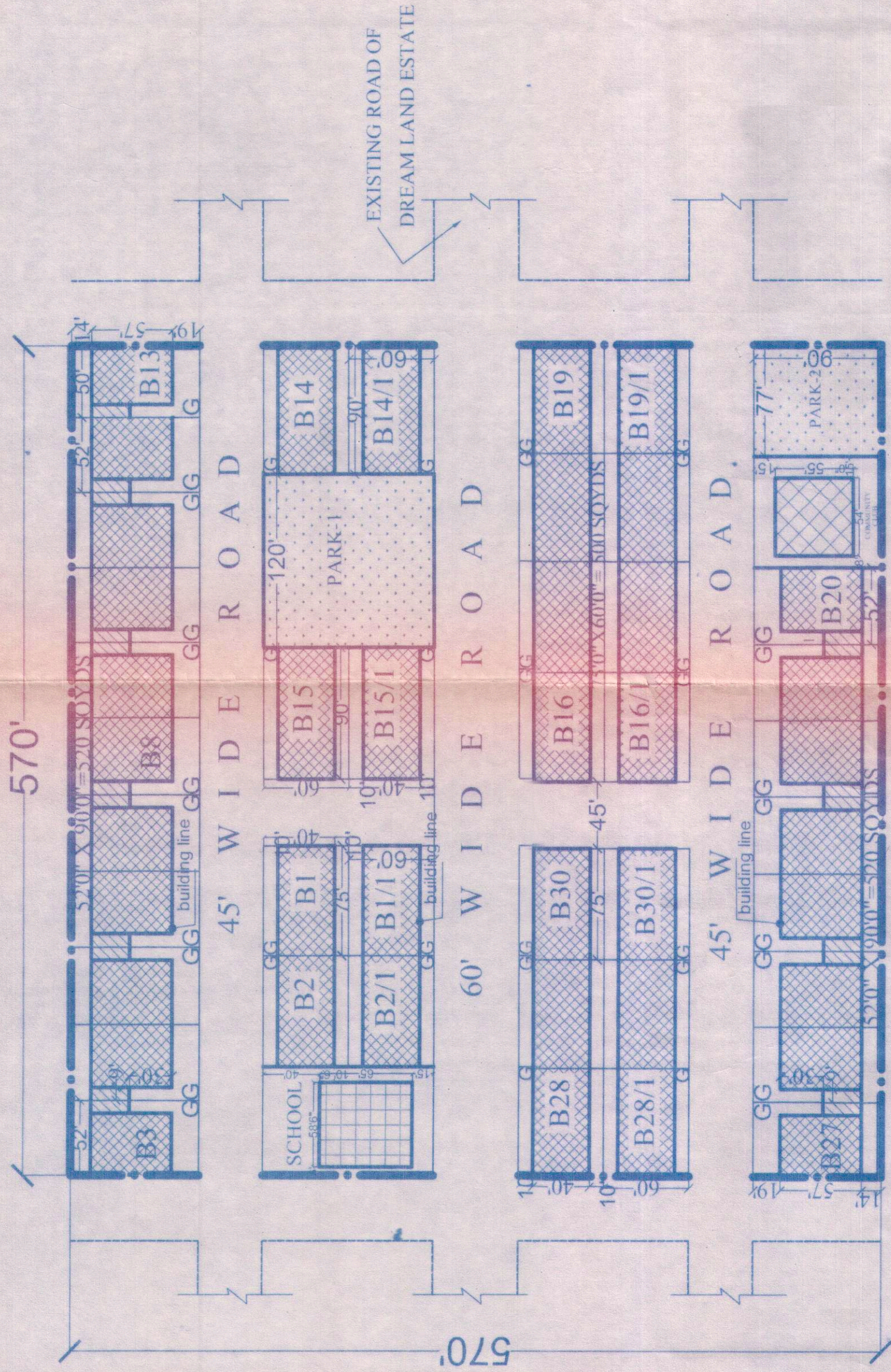


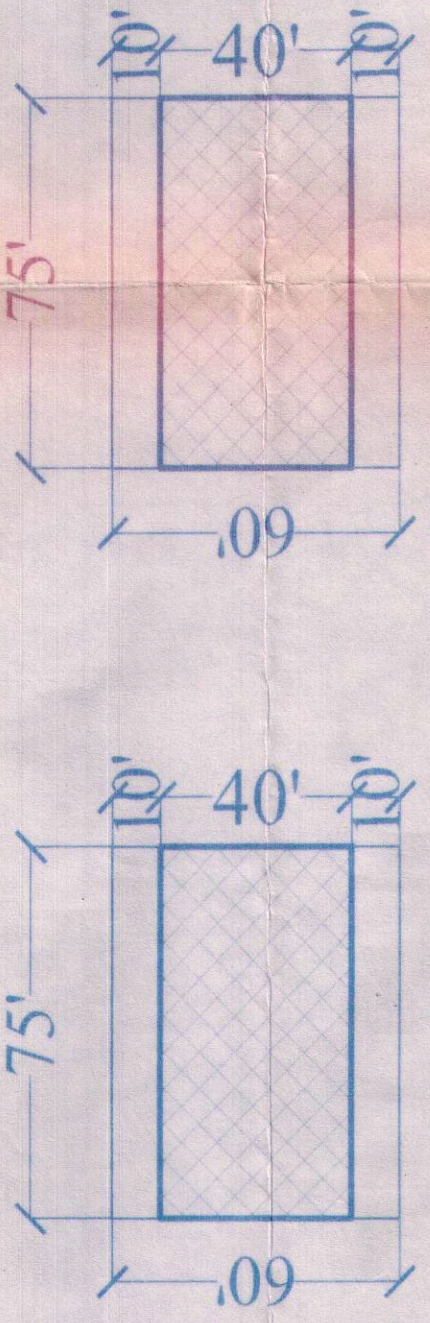


PLOT NO.: B1, B2
B1/1, B2/1
B3, B13
B20, B27
B14, B15
B14/1, B15/1

SIZE: 75'X60'
75'X60'
52'X90'
52'X90'
60'X90'

MAX. PERM.: 2588.89 SQFT.
2588.89 SQFT.
2662.74 SQFT.
2662.74 SQFT.
2950.74 SQFT.

COVERGE.



PLOT NO.: B16, B19
B28, B30
B16/1, B19/1
B28/1, B30/1

SIZE: 75'X60'
75'X60'
75'X60'
75'X60'

MAX. PERM.: 2588.89 SQFT.
2588.89 SQFT.
2588.89 SQFT.
2588.89 SQFT.

COVERGE.

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

ZONING PLAN FOR "VIJAY ENCLAVE/DREAM LAND ENCLAVE"

AT HIMAYOPUR, Tehsil DERA BASSI, DISST Patiala

PROMOTERS:-

SHRI VIJAY SHARMA.

ZONING CLAUSES.

1 USE ZONES.

NOTATION	PERMISSIBLE USE	TYPE OF USES, BUILDING PERMISSIBLE THERE SHALL BE AS PER BELOW.
ROADS	ROADS	ROADS, STREET, FURNITURE & AMENITIES SUB SERVANT TO TRAFFIC & TRANSPORTATION.
RESIDENTIAL	RESIDENTIAL	SUB SERVANT TO RESIDENTIAL
COMMERCIAL	COMMERCIAL	COMMERCIAL, SHOPPING
PUBLIC BUILDING	PUBLIC BUILDING	PUBLIC & COMMUNITY BUILDINGS, PUBLIC SERVICES
EDUCATIONAL	EDUCATIONAL	EDUCATIONAL BUILDING & BUILDING SUB SERVANT TO EDUCATION.
OPEN SPACES	OPEN SPACES	LAND SCAPING FEATURES PAVEMENTS, PUBLIC AMENITIES & FACILITIES SUB SERVANT RECREATION

2. SITE COVERAGE.

THE MAXIMUM PERMISSIBLE SITE COVERAGE ON ALL RESIDENTIAL SITES SHALL BE CALCULATED AS UNDER (PUDA BUILDING RULES 1986, AMENDMENTS RULES 1988.)	
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 COV. S.C.F	80 PERCENT.
iii) COMMUNITY CLUB	40 PERCENT.

3. FLOOR AREA RATIO.

THE MAXIMUM FLOOR AREA RATIO SHALL NOT EXCEED	
(A) IN CASE OF RESIDENTIAL PLOT UP TO 225 SQMT.	1: 1.65
(B) IN CASE OF COMMERCIAL PLOTS THE F.A.R ABOVE 225 UP TO 325	1: 1.40
(C) FOR PLOTS ABOVE 325 SQMT. BUT NOT EXCEED 430 SQMT.	1: 1.25
(D) FOR PLOTS ABOVE 430 SQMT. BUT NOT EXCEED 500 SQMT.	1: 1.10

4. BUILDING PLINTH LEVEL.

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

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

(A) I) THE NUMBER OF STOREYS IN RESIDENTIAL BUILDING SHALL NOT EXCEED TWO (MAX. HEIGHT 24'6"). 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 EXCEED TWO (MAX. HEIGHT 24'6"). 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 CHALIA 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 BOUNDARIES OF THE SITES	
(B) NO PROJECTION SHALL BE AT LESSER 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.

AND SIDE ENTRY IN THE MAIN BUILDING PORTION OF THE PLOTS PERMITTED BY 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 SEPARATING THE PLOT & THE RESERVATION EXCEEDS 300'.

9. BOUNDARY WALLS AND GATES.

A) THE BOUNDARY 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 BOUNDARY WALL SHALL BE 2'0.5" FOR DISPLAY OF POSTAL NUMBER OF PLOTS.	
C) THE BOUNDARY WALLS SHALL NOT BE CONSIDERED AS PART OF THE PLOT AREA AND COMMERCIAL PLOTS SHALL NOT BE ALLOWED TO HAVE BOUNDARY WALLS.	
D) THE FINISHED LEVEL FLOOR TO THE UNDER SURFACE OF THE BEAM	
E) BASEMENTS AREA SHALL NOT EXCEED THE AREA ON THE GROUND FLOOR OF THE BUILDING AND SHALL BE UNDER NEATH OF BUILDING TO BE CONSTRUCTED	
F) IN CASE OF JOINING HOUSE IS BUILT WITHOUT BASEMENTS THEN MINIMUM 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	
G) THE BASEMENT SHALL BE PROVIDED WITH OPENING OF NOT LESS THAN 1/10TH OF THE BASEMENT FLOOR AREA OPENING DIRECTLY TO THE EXTERIOR FOR ADMISSION OF NATURAL LIGHT & AIR AND SHALL BE WATER PROOF AND DAMP PROOF	
H) PROVISIONS OF TOILETS WATER TAPS ETC. WHICH REQUIRE THE DISPOSAL OF WATER ETC. SHALL NOT BE PERMITTED IN THE BASEMENT	
I) 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

SHRI VIJAY SHARMA DIRECTOR

PROMOTER

COMPETENT AUTHORITY

WALIA CREATIVE ARCHITECT

BEHIND MADHU NURSING HOME PASSI ROAD PATIALA

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

MOBILE:- 9815136084, 0175-2373484