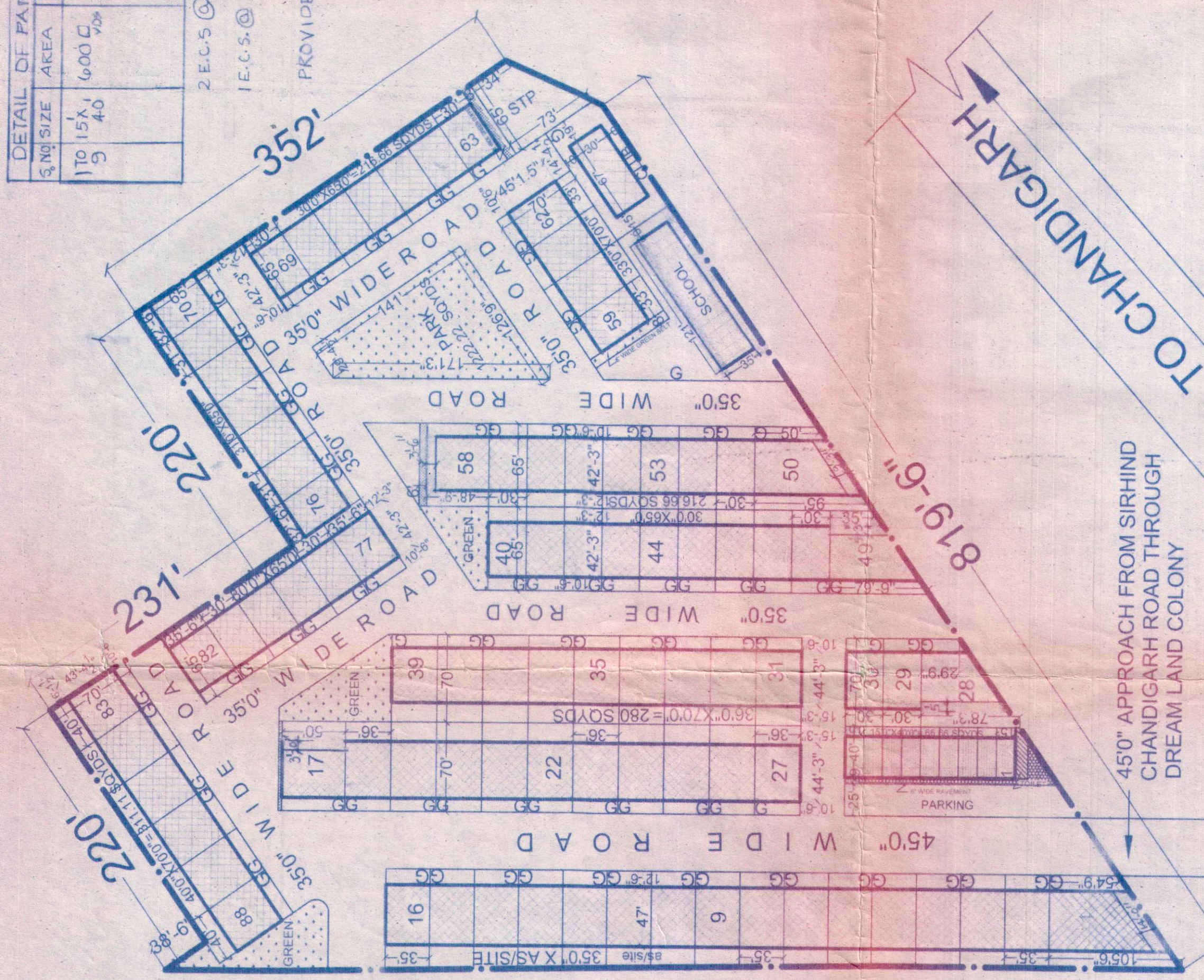


ZONING PLAN IS BASED ON LAYOUT PLAN DRG. NO:- WCA/Vs/Vs-4, DATE:- 05-03-2006
WIDE APPROVED NO. - LDC-II & UD/Competent Authority DTP (FGS) NO.012/2006 DATE:- 12-04-2006.

THE REQUIREMENTS OF THE ZONING PLAN HAS TO BE FULFILLED IN THE ADDITION TO THE BUILDING REQUIREMENTS CONTAINED IN THE PUNJAB REGIONAL AND TOWN PLANNING ACT 1995 (PUNJAB ACT NO 11 OF 1995) PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY (BUILDING) RULES 1996 AS AMENDED FROM TIME TO TIME

DETAIL OF PARKING AREA CALCULATION			
SQ. SIZE	AREA	F.A.R.	YOS. AREA IN SQ. METRS.
110' x 15'	1650	1.6	2640
9	40		360
			2980

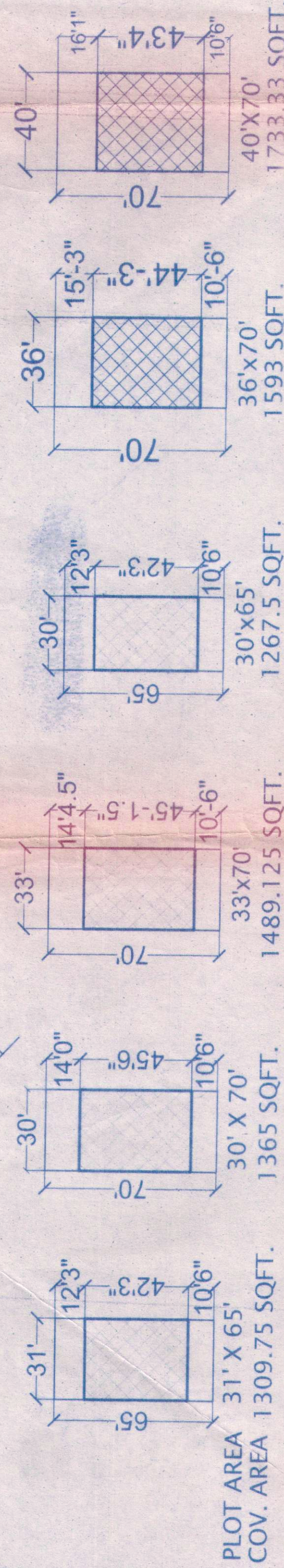
$$\begin{aligned} 2 \text{ E.C.S} @ 100 \text{ Sq. M.} &= 202.67 \times 2 = 405.34 \\ 1 \text{ E.C.S.} @ 20 \text{ Sq. M.} &= 16 \times 23 \square \text{ M.} \\ &= 368 \square \text{ M.} \\ \text{PROVIDED AREA} &= 383 \square \text{ M.} \end{aligned}$$


45'0" APPROACH FROM SIRHIND
CHANDIGARH ROAD THROUGH
DREAM LAND COLONY

COMMERCIAL

70" WIDE CORRIDOR

15'X40'
480 SQFT.



PLOT AREA 31' X 65'
COV. AREA 1309.75 SQFT.

ZONING PLAN FOR "V.S. ENCLAVE"

PROMOTERS : **Sh. VIJAY SHARMA.**

AT 7, PREM NAGAR, AMBALA CITY

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, FURNITURES, AMENITIES SUB
	RESIDENTIAL	SERVIC TO TRAFFIC & TRANSPORTATION RESIDENTIAL BUILDING, ANGLIARY BUILDING,
	COMMERCIAL	COMMERCIAL SHOPPING
	PUBLIC BUILDING	PUBLIC&COMMUNITY BUILDINGS, PUBLIC SERVICE
	OPEN SPACES	LAND SCAPING FEATURES, PAVEMENTS
		AMENITIES & FACILITIES 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, AMENDMENT'S 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) COMMERCIAL	80 PERCENT
iii) SCHOOL & CLUB	40 PERCENT

3. FLOOR AREA RATIO.

THE MAXIMUM FLOOR AREA RATIO SHALL NOT EXCEED (A) IN CASE OF RESIDENTIAL PLOT DEVELOPMENT.

ii) FOR PLOTS UP TO 225 SQ. METERS IN AREA	1,165
iii) FOR PLOTS ABOVE 225 SQ. METERS BUT NOT EXCEEDING 325 SQ. MTS.	1,140
iiii) FOR PLOTS ABOVE 325 SQ. METERS BUT NOT EXCEEDING 430 SQ. MTS.	1,125
v) FOR PLOTS ABOVE 430 SQ. METERS	110
(B) IN CASE OF COMMERCIAL PLOTS THE F.A.R	1,160
(C) SCHOOL CLUB	1100

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

5. PLINTH LEVEL

THE PLINTH LEVEL OF FRONT LAWN SHALL BE 18" & OF MAIN BUILDING SHALL BE 30" THAT OF REAR LAWN SHALL BE 20" HIGH FROM CROWN OF THE ROAD IN FRONT OF PLOT

6. HEIGHT

SECTION 10

(A) THE NUMBER OF STOREYS IN RESIDENTIAL BUILDING SHALL NOT EXCEED THREE (MAXIMUM HEIGHT 37' SUBJECT TO F.A. CHARGE - 3 ABOVE)	NOTATION
II) THE NUMBER OF STOREYS IN COMMERCIAL SHOPS SHALL NOT EXCEED TWO (MAX. HEIGHT 24') SUBJECT TO F.A. CHARGE 3 ABOVE	
III) THE NUMBER OF STOREYS IN PUBLIC HALL SHALL NOT EXCEED THREES (MAX. HEIGHT 24') SUBJECT TO F.A. CHARGE 3 ABOVE	
IV) THE CLEAR HEAD ROOM FROM FLOOR TO CEILING, GARRAGE, STORE, TOILET, BARSTAI, GALLERY, VER & MEZANINE FLOOR SHALL NOT BE LESS THAN 7'6" (2.30M).	
(C) THE HEIGHT OF HABITABLE ROOM SHALL NOT BE LESS THAN 9'6"	
(D) THE CLEAR HEAD ROOM IN ANY STAIR CASE SHALL NOT BE LESS THAN 7'6"	

<i>[Signature]</i> CHIEF ADMINISTRATOR SUFFICIENT AUTHORITY	10/6/79 30 S.F.P.
<i>[Signature]</i> ARCHITECT	<i>[Signature]</i> P.O. CHECKED BY

DRAWING NO: WCA/VS/VS-28

Scale 1" = 80'0"

DATE 24-8-2009

ARCHITECT

PROMOTER

WALIA CREATIVE ARCHITECT

NEAR MADHU NURSING HOME PASSY ROAD PATIALA

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