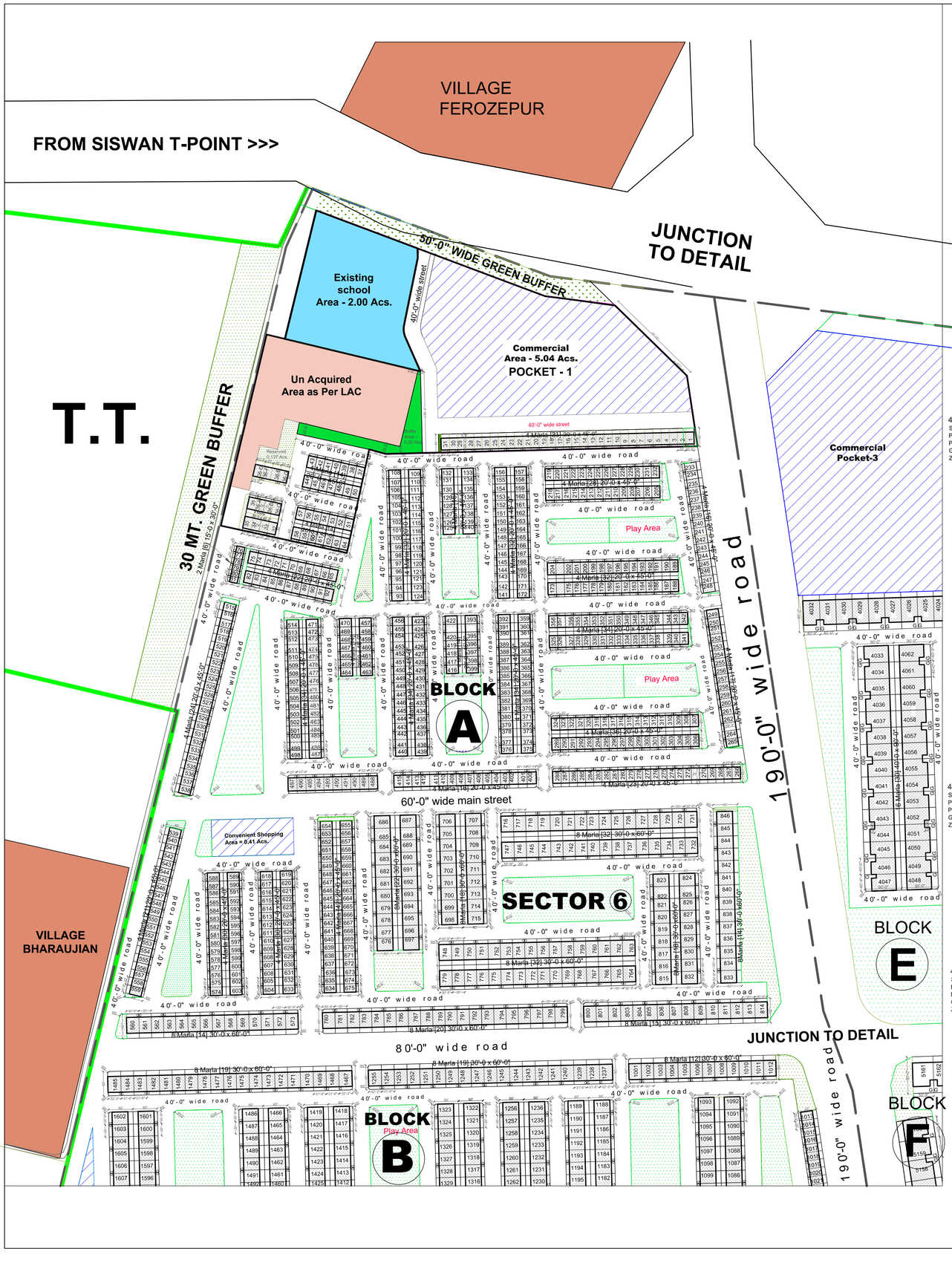
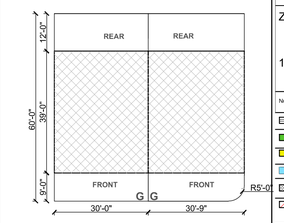
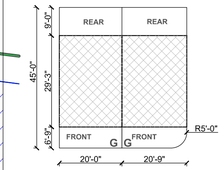




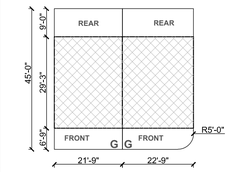
8 MARLA

SIZE	= 30'-0"X60'- 0"	30'-9"X60'- 0"
PLOT AREA	= 1800.00 SQ.FT,	1845.00 SQ.FT.
PERMISSIBLE G. COVERAGE	= 1170.00 SQ.FT,	1199.25 SQ.FT.
ZONED AREA	= 1170.00SQ.FT,	1199.25 SQ.FT.



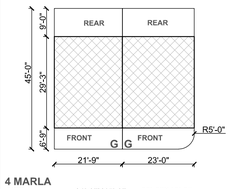
4 MARLA

SIZE	= 20'-0"X45'-0"	20'-9"X45'-0"
PLOT AREA	= 900 SQ.FT,	933.75 SQ.FT.
PERMISSIBLE G. COVERAGE	= 585 SQ.FT,	606.93 SQ.FT.
ZONED AREA	= 585 SQ.FT,	606.93SQ.FT.



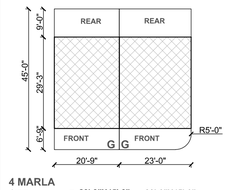
4 MARLA

SIZE	= 21'-9"X45'-0"	22'-9"X45'-0"
PLOT AREA	= 978.75 SQ.FT,	1023.75 SQ.FT.
PERMISSIBLE G.COVERAGE	= 636.18 SQ.FT,	665.43 SQ.FT.
ZONED AREA	= 636.18 SQ.FT,	665.43 SQ.FT,



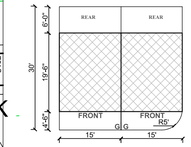
4 MARLA

SIZE	= 21'-9"X45'-0"	23'-0"X45'-0"
PLOT AREA	= 978.75 SQ.FT,	1035.00 SQ.FT.
PERMISSIBLE G.COVERAGE	= 636.18 SQ.FT,	672.75 SQ.FT.
ZONED AREA	= 636.18 SQ.FT,	672.75 SQ.FT.



4 MARLA

SIZE	= 20'-9"X45'-0"	23'-0"X45'-0"
PLOT AREA	= 933.75 SQ.FT,	1035.00 SQ.FT.
PERMISSIBLE G.COVERAGE	= 606.93 SQ.FT,	672.75 SQ.FT.
ZONED AREA	= 606.93 SQ.FT,	672.75 SQ.FT.



2 MARLA

SIZE	= 15'-0"X30'-0"	15'-0"X30'-0"
PLOT AREA	= 450.00 SQ.FT,	450.00 SQ.FT,
PERMISSIBLE G.COVERAGE	= 292.50 SQ.FT,	292.50 SQ.FT,
ZONED AREA	= 292.50 SQ.FT,	292.50 SQ.FT.

PERMISSIBLE HEIGHT = 24'-0"

S.A.S. NAGAR

NOT TO SCALE | NORTH

Zoning Clauses:-

This Zoning Plan is prepared under the conditions laid down below shall be fulfilled in addition to building requirements contained in the latest PUDA Building Rules, 2013, issued vide notification no. G.S. R.54 / P.A. 11 /1995/ Ss.43 and 180/2013, dated 25th October, 2013 and as amended from time to time.

1. Use zones:-

The use of the land and the type of the building to be constructed there on shall be governed in accordance with table below & in no other manner what- so- ever,

Notation	Permissible use of land	Types of uses permissible
	Roads	Roads, street furniture & amenities sub- servient to traffic transportation,
	Open space	Land scaping features, pavements, public amenties & facilities and other activity sub- serservient to recreation.
	Group Housing / E.W.S.Flats	Residential uses & buildings sub-servient to residential use.
	Reserved	Reserved
	Residential	Residential buildings, ancillary buildings, and amanities sub-servient to residential uses.
	Public buildings & utilities	Public community Buildings ,public services,utilities & uses as determined by Reginal Planning & Design Committee of Puda and contained in separate lay-out plans / zoning plans.
	Educational	College, schools and uses sub- serslervient to them as per separate Lay-out plans / zoning plans.
	Commercial	Commercial and uses sub- servient to them as per separate Lay-out plans / zoning plans.
	Reserved	Un Acquired Area as Per LAC.

2. Site Coverage and Floor Area Ratio :-

a) Permissible site coverage
i) First 250 square meters — up to 65%
ii) Next 100 square meters — up to 60%
iii) Next 100 square meters — up to 50%
iii) Beyond 450 square meters — up to 40%
b) Floor Area Ratio in case of residential buildings are as under:-
i) First 250 square meters — 1:1.95
II) Next 100 square meters — 1:1.40
iii) Next 100 square meters — 1:1.20
iii) Beyond 450 square meters — 1: 0.90

3. Height of the Building

i) The maximum height of plotted residential buildings without stilts shall be 36'-0" excluding mumti,parapet,lift room and architectural features.
ii) For residential plotted buildings the width of front and rear setback shall be as per zoning plan

4. Boundary Wall and Gates :-

i) The boundary wall of residential end plots shall be rounded at corner by a radius of 5'-0" (1.5 meters) abutting on roads. In case of other sites,it shall be as shown on the zoning plan .
ii) The height of front and side boundary wall in residential end plots shall be 2'-10.5" (0.86m) and that of the rear open courtyard the boundary wall shall be 6'-0"(1.83meters).
iii) Position of the gates shall be as indicated on the zoning plan as "G ".
iv) Gate posts shall provided for display postal nos of plots .

5. Side Entry Gate in Corner Plots:-

i) No side entry in the main building shall be allowed.
ii) No side / back gates will be allowed in case of plots falling on to 60',80',100' wide roads where the public open spaces separating the plots and the road reservation exceeds 30'-0".
iii) One side gate not exceeding 3'-6" in width in back courtyard is allowed in case of corner plots situated on 40'-0" wide roads.

6. Plinth Level:-

The Plinth level shall be obtained from DE(PH) GMADA,S.A.S. Nagar.

7.Extraction of Ground Water Resources :-

As per Memo no. Puda /CA/2013/17113-16dated 27.02.2013 restrictions the area are imposed on construction and installation of any new structure for extraction of ground water resources without prior specific approval of the Authorized officer (D.C) of the district and subject to the guidelines safeguards envisaged from time to time in this connection by Authority for ground water extraction and water harvesting /recharge etc.

8.Projection :-

i) Where there is an uncovered balcony or chajja or cantilever from wall it shall not project more than 4'-0" (1.22 meters) beyond the building line when measured at right angle to the outer face of the wall for plots above 250 square meters and it shall be within the boundaries of the site .In the case of row houses or buildings adjoining each other where the area of the plot is upto 225 sqaure meters the projection shall not be more than one- third of the corresponding depth of front or rear setback or (3'-0") 0.91 meters, whichever is less.Provided that projection on door and windows shall not exceed (3'-0") 0.91 meters.Provided further that projection shall not be at lesser height than 2.06 meters (6'-9") clear above the plinth level of the building
ii) The area of the projection shall not be counted towards the covered area of the site.
iii) In case of corner plots,sunshade not exceeding (2'-0") 0.60 m on window opening on to the sideshall be permitted at a height not less than 2.06 meters (6'-9").

9. Basement :-

1. Basement upto the setback line 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 common wall adjoining constructed building upto the wall of the basement shall not be less than 8'-0".
2. The basement shall provide for opening of not less than 1/10th of the basement floor area opening directly to be exterior for admission of natural light and air and shall be water proof and damp proof.
3. Basement area shall not exceed the maximum permissible ground coverage.
4. Provision of Basement shall be as per Rule 24 of PUDA Building Rules 2013.

11.Stair case, lifts :-

Provisions of the lifts and staircase shall be as per N.B.C. 2005 amended from time to time.

12.Rain water Harvesting:-

Roof Top rain water harvesting and ground water recharging system shall be as per notification no.2/1/2002.HG(part.2)/8505 at 25.8.2010.

13.Setback of projected portion of roof level:-

Setback of projected portion of roof level shall be as per rule no.26 of PUDA Building Rules 2013. an amendments made thereafter.

General Notes :-

i) Building Plans shall be got approved from competent authority before starting any development work at site.
ii) The use of BIS marked Solar water heating system as per norms specified by P.E.D.A.
iii) It will be mandatory to use Compact Fluorescent Lamps (CFLs) in the building as notified by Department of Science Technology,Environment and non conventional energy,Govt.of Punjab on dated 20th january/ 6th February 2006.
iv) No tree shall be cut without prior approval of Xen,horticulture GMADA.
v) Fire safety and structural stability norms shall be as per N.B.C.
vi) Allottee shall abide by all the terms and conditions laid down in Allotment letter.
vii) In addition to the above, all other rules notified in PUDA Building Rules 2013 shall be followed.
viii)Structure safety shall be the responsibility of the owner.
ix) For plot sizes which are a variation from the sizes shown in this drawing, to achieve the permissible ground coverage front setback shall not be disturbed (i.e the building line of that particular row in front shall be maintained). It shall be adjusted in rear setback only.

Note:-

1. This Zoning plan is based on revised lay- out- cum -numbering plan drawing no. D.T.P.(S.A.S.Nagar) 2152/13 dated 24.10.2013 Revised on 11.04.2016
2. Dimensions are to be read not to be measured.
3. All dimensions are in feet, inches.
4. This zoning plan has been revised as per the feasibility report received from Divisonal Engineer (CNC) GMADA , SAS Nagar vide leter no. 2457 dated 16-10-15 of un-acquired area in commercial pocket -1, sector 6-A ,Eco city.
5. This zoning plan has been technically approved by Chief Town Planner (Punjab) vide their memo no. 4838 CTP(PB.)/MPM-168 Dated 03.10.2016.

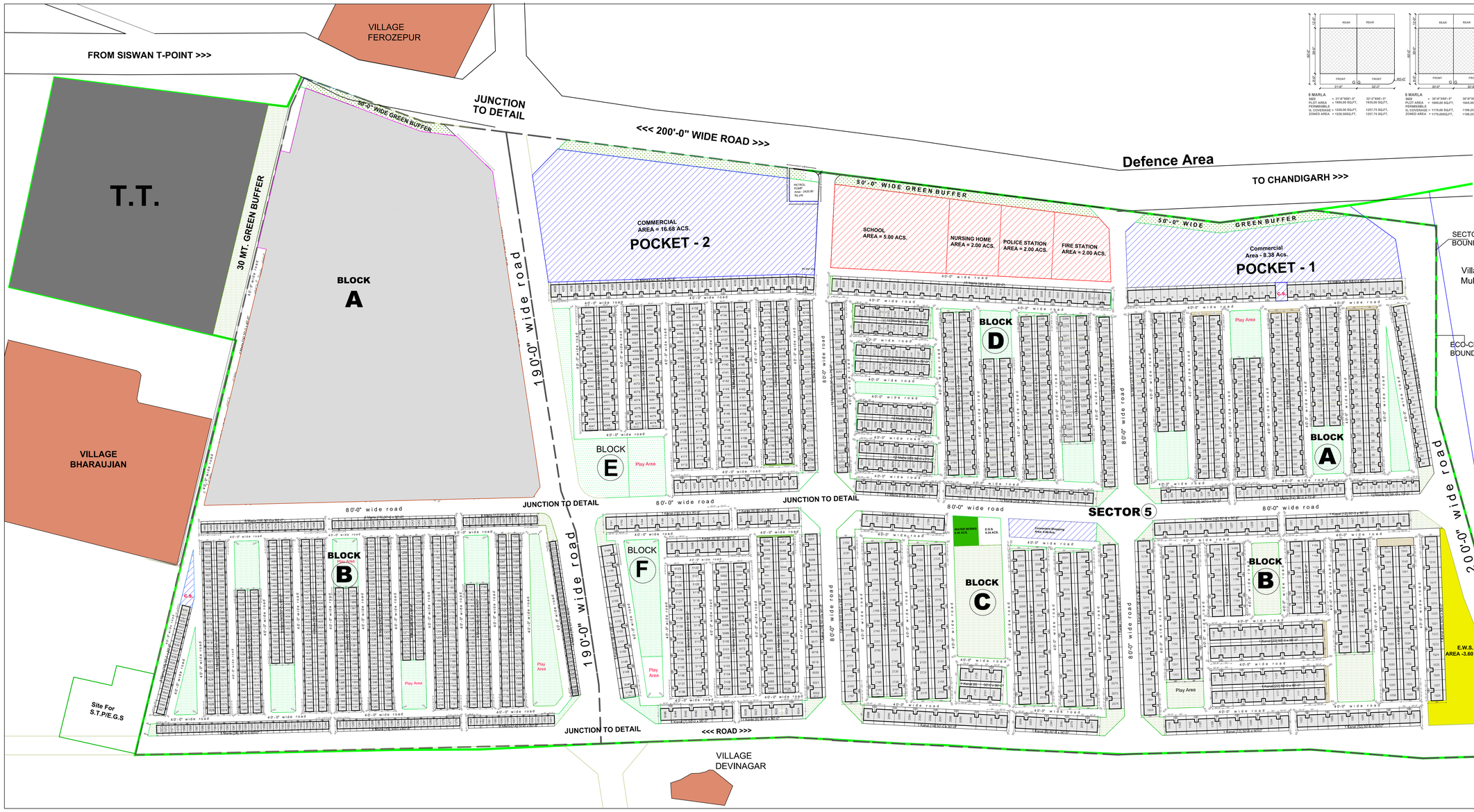
ZONING PLAN OF BLOCK - A ECOCITY-1, NEW CHANDIGARH

OFFICE OF THE
DISTRICT TOWN PLANNER, S. A.S NAGAR

DRAWING NO. D. T. P. (S A.S.NAGAR) 2266/16 DATED. 12 - 04 - 16

DRAWN BY :-SHASHI KIRAN | CHECKED BY:- Sd/-

Sd/- PLANNING OFFICER	Sd/-	Sd/-	Sd/-
Sd/- ASSTT.TOWN PLANNER	DISTT.TOWN PLANNER	SR.TOWN PLANNER	CHIEF TOWN PLANNER (PUNJAB)



S.A.S. N A G A R

SCALE: NOT TO SCALE — NORTH

Zoning Clauses:-

This Zoning Plan is prepared under the conditions laid down below shall be fulfilled in addition to building requirements contained in the latest PUDA Building Rules, 2013, issued vide notification no. G.S. R.54 / P.A. 11 /1995 Ss.43 and 180/2013, dated 25th October, 2013 and as amended from time to time.

1. Use zones:-

The use of the land and the type of the building to be constructed there on shall be governed in accordance with table below & in no other manner whatso-ever.

Notation	Permissible use of land	Types of uses permissible
	Roads	Roads, street furniture & amenities sub-servient to traffic transportation.
	Open space	Land scaping features, pavements, public amenities & facilities and other activity sub servicement to recreation.
	Group Housing / Residential	Residential uses & buildings sub-servient to residential use.
	Reserved	Reserved
	Residential	Residential buildings, ancillary buildings, and amenities sub-servant to residential uses.
Banquet	Public buildings & utilities	Public community buildings ,public services,utilities & uses as determined by Regional Planning & Design Commisper of Puda and contained in separate Lay-out plans / zoning plans.
	Educational	College, schools and uses sub-servicement to them as per separate Lay-out plans / zoning plans.
	Commercial	Commercial and uses sub-servient to them as per separate Lay-out plans / zoning plans.
	Reserved	Not permitted here as the Lac.

2. Site Coverage and Floor Area Ratio :-

a) Permissible site coverage
i) First 250 square meters up to 65%
ii) Next 100 square meters up to 60%
iii) Next 500 square meters up to 55%
iv) Beyond 850 square meters up to 40%
b) Floor Area Ratio in case of residential buildings are as under:-
i) First 250 square meters 1:1.95
ii) Next 100 square meters 1:1.40
iii) Next 500 square meters 1:1.25
iv) Beyond 850 square meters 1:0.90

3. Height of the Building

i) The maximum height of plotted residential buildings without stilts shall be 36'-0" excluding mumti,parapet,lift room and architectural features.
ii) For residential plotted buildings the width of front and rear setback shall be 2/3rd of the height of building or as shown on the plan whichever is more.

4. Boundary Wall and Gates :-

i) The boundary wall of residential end plots shall be rounded at corner by a radius of 5'-0" (1.5 meters) abutting on roads. In case of other sites,it shall be as shown on the zoning plan.
ii) The height of front and side boundary wall in residential end plots shall be 2'-10.5" (0.9meters) out of which 1'-6" (0.45meters) shall be open to sky and the rest 1'-4.5"(0.45meters).
iii) Position of the gates shall be as indicated on the zoning plan as 10'-0"
iv) Gate posts shall provided for display postal nos of plots .

5. Side Entry Gate in Corner Plots:-

i) No side entry in the main building shall be allowed.
ii) No side / back gates will be allowed in case of plots falling on to 60',80',100' wide roads where the public open spaces separating the plots and the road reservation exceeds 30'-0". However a side entry with a width in back courtyard is allowed in case of corner plots situated on 40'-0" wide roads.

6. Plinth Level:-

The Plinth level shall be obtained from DE(PH) GMADA,S.A.S. Nagar.

7.Extraction of Ground Water Resources :-

As per Memo no. Puda /CA/2013/7715-15dated 27.02.2013 restrictions the area are imposed on construction and installation of any new structure for extraction of ground water resources without prior specific approval of the Authorized Officer (D.C) of the district and subject to the guidelines safeguards envisaged from time to time in this connection by Authority for ground water extraction and water harvesting /recharge etc.

8.Projection :-

Where there is an uncovered balcony or chajja or cantilever from wall it shall not project more than 6'-0" (1.83 meters) beyond the building line when measured at right angle to the outer face of the wall. In case of two houses or buildings adjoining each other where the area of the plot is upto 225 square meters the projection shall not be more than one-third of the corresponding depth of front or rear setback or (2'-0") 0.91 meters, whichever is less.Provided that projection on door and windows shall not exceed (2'-0") 0.91 meters.Provided further that projection shall not be allowed in case of plots of less than 7.62 meters (25'-0") wide abutting on 30'-0" wide road.

i) The area of the projection shall not be counted towards the covered area of the site.
ii) In case of corner plots,sunshade not exceeding (2'-0") 0.60 m on window opening on to the sidewall be permitted at a height not less than 2.06 meters (6'-9")

9. Basement :-

1. Basement upto the setback line is permissible in all the plots. If the adjoining building is constructed on the boundary wall then the basement shall be recessed and the minimum distance from common wall of adjoining constructed building upto the wall of the basement shall not be less than 8'-0"
2. The basement shall provide for opening of not less than 1/10th of the basement floor area opening directly to be exterior for admission of natural light and air and shall be water proof and damp proof.
3. Basement area shall not exceed the maximum permissible ground coverage.
4. Provision of Basement shall be as per Rule 24 of PUDA Building Rules 2013.

11.Stair case, lifts :-

Provisions of the lifts and staircase shall be as per N.B.C. 2005 amended from time to time.

12.Rain water Harvesting:-

Roof Top rain water harvesting and ground water recharging system shall be as per notification no.21/3/00 /KB(part.2)/8505 at 25.8.2010.

13.Setback of projected portion of roof level:-

Setback of projected portion of roof level shall be as per rule no.26 of PUDA Building Rules 2013, and amendments made thereafter.

14.Minimum Area of Courtyard:-

Minimum Area of Courtyard shall be as per rule no.20 of PUDA Building Rules 2013, and amendments made thereafter.

15.Minimum Height of Room,Verandah and Light Ventilation:-

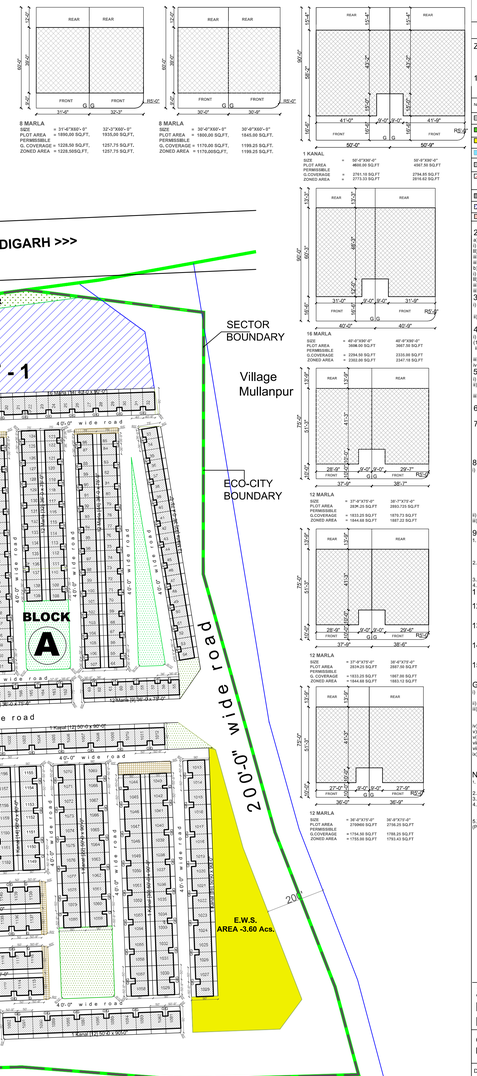
Minimum Height of Room,Verandah and Light Ventilation shall be as per rule no.22 of PUDA Building Rules 2013, and amendments made thereafter.

General Notes :-

i) Building Plans shall be got approved from competent authority before starting any development work at site.
ii) The use of 865 marked Solar water heating system as per norms specified by P.E.D.A.
iii) It will be mandatory to use Compact Fluorescent Lamps (CFLs) in the building as notified by Ministry of Power, Government of India,Department and non conventional energy,Govt.of Punjab on dated 20th jenuary/ 6th February 2006.
iv) No tree shall be cut without prior approval of Xen,horticulture GMADA.
v) Fire safety and structural stability norms shall be as per N.B.C.
vi) Allothes shall abide by all the terms and conditions laid down in Allotment letter.
vii) Provisions of the Punjab Apartment and Property Regulation Building Rules 2013 shall be followed.
viii)Structure safety shall be the responsibility of the owner.
ix) For plot sizes which are a variation from the sizes shown in this drawing, to achieve the permissible ground coverage ,front setback shall not be disturbed (i.e the building line of that particular row in front shall be maintained). It shall be adjusted in rear setback only.

Note:-

1. This Zoning plan is based on revised lay- out- cum -numbering plan drawing no. D.T.P.(S.A.S.Nagar) 2153/13 dated 24.10.2013.
2. Dimensions are to be read not to be measured.
3. Dimensions are shown in feet.
4. This zoning plan has been revised as per the feasibility report received from Divisonal Engineer (CNC) GMADA , SAS Nagar vide letter no. 2457 dated 16-10-15 of un-acquired area in commercial pocket -1, sector 5-A ,Eco city.
5.This zoning plan has been technically approved by CTP(PB.) vide their Endrst. No. 6836 CTP (Pb.)/MPM-168 dt. 24.12.2015.



ZONING PLAN OF RESIDENTIAL PLOTS OF ECOCITY-1, MULLANPUR.

OFFICE OF THE DISTRICT TOWN PLANNER, S. A.S NAGAR

DRAWING NO. D. T. P. (S A.S.NAGAR)223/915 DATED. 22 - 07 - 15 /24-12-15

DRAWN BY - /SHASHI KIRAN		CHECKED BY:-	Sd/-
Sd/- PLANNING OFFICER	Sd/-	Sd/-	
Sd/- ASSTT.TOWN PLANNER	DISTT.TOWN PLANNER	SR.TOWN PLANNER	CHIEF TOWN PLANNER