

## Zoning Clauses

The conditions laid down below shall be fulfilled in addition to building requirements contained in the latest Punjab Urban Planning and Development Building Rules 2018 issued vide notification no. G.S.R. 433 P.A.II/1995/S.43 and 180/2018, dated 12 June 2018, and as amended from time to time.

### 1. Uses Permitted:-

a) The site shall be used for residential purposes i.e. construction of M.S. Flats (central govt. employees welfare housing organisation) only and not for any other purpose what-so-ever.

### 2. Site Coverage & Floor Area Ratio:-

i) Maximum ground coverage shall not exceed 30% of the plot area.

ii) Maximum ground coverage shall not exceed 1.22.

iii) The F.A.R. shall be 12 in case of Group Housing will be chargeable on pro rata basis. However, the site allotted or sold by the development authority the charges shall be applicable as per the terms and conditions of the allotment letter.

### 3. Building Set back & Height:-

i) The maximum height upto which the building can be constructed shall have no restriction subject to the clearance from Airport authority of India and fulfillment of norms such as setback, F.A.R., ground coverage, structural safety and fire safety norms.

ii) The setbacks around the building shall be minimum 20'-0" (6m) or 1/6th of the height of the building or as shown on the zoning plan, whichever is more. However for the buildings above 48 m, height the setbacks shall not be less than 16 m.

4. Boundary wall and Gates:- i) Height of the boundary wall along the road shall be 3'-0" high solid brick wall & 3'-0" high railing over it & common boundary wall shall be 6'-0" high solid brick wall.

ii) The area of the gate post shall be as indicated on the zoning plan as 'G'.

iii) The area of the gate post if provided shall not exceed 100 sq. ft. and its height shall be restricted to 6'-0" (3.0 meter).

iv) Entry to the site shall be recessed by 10'-0" to provide enough space for safe entry and exit.

5. Projection:- Projection and Balcony shall be made as per Section 180(2)(i) rule no 28 (a) of Punjab Urban Planning and Development Building Rules 2018 and amendments made thereafter.

6. Basement:- Basement shall be made as per Section 180(2)(i) rule no 30 (a) of Punjab Urban Planning and Development Building Rules 2018 and amendments made thereafter.

7. Parking:- i) Parking shall be @ 1.0 equivalent car space per dwelling unit with unit area upto 60 sq. ft. 1.5 equivalent car space per dwelling unit with unit area up to 120 sq. ft. and 2.0 equivalent car space per above 300 sq. ft. Additional 10 percent guest parking shall also be provided as per Punjab Building Rules, 2018.

ii) The plot level shall be obtained from DE (PH) GMDA, S. A. S. Nagar.

8. Staircases, Corridor, Lift & Ramps:- i) Provision of the lift & staircase shall be as per N.B.C. 2005, amended from time to time.

ii) Building shall have one entrance accessible to the physically disabled persons through a ramp.

iii) Staircases Corridor and Ramps shall be as per rule no 30(1)(5 & 17) of Punjab Urban Planning and Development Building Rules 2018 and amendments made thereafter.

10. Setback of Projected Portion of Roof Level:- Setback of Projected portion of roof level shall be as per rule no 28(1) of Punjab Urban Planning and Development Building Rules 2018 and amendments made thereafter.

11. Minimum Area of Courtyard:- i) Minimum Area of Courtyard shall be as per Section 180(2)(i) rule no. 28 (b) of Punjab Urban Planning and Development Building Rules 2018 and amendments made thereafter.

12. Rain Water Harvesting:- i) Rain water harvesting and ground water recharging system shall be as per Government notification 2/11/2002 4401/PART 228505, dated 25th Aug-2010.

ii) Rain water harvesting shall be as per Section 180(2)(i) rule no 41 of Punjab Urban Planning and Development Building Rules 2018 and amendments made thereafter.

13. Extraction of Ground Water Resources:- As per memo no PU/DAC/2013 1713-18 dated 27.02.2013 restriction in 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 (Deputy Commissioner) of the District and subject to the guidelines safeguards envisaged from time to time in the connection by Authority for ground water extraction and water harvesting / recharge etc.

14. Solar Water Heating System:- Solar water heating system shall be provided as per Govt. notification no. 21/23305-44(3) 373 dated 20 Jan. 8 February 2008 or as per the provisions of General Building Code (P.E.C.B.C.) notified by Govt. from time to time.

15. Energy efficiency:- i) Punjab Energy Conservation Building Code (PECBCB) notified by Govt. from time to time.

ii) Energy efficiency shall be as per Section 180(2)(i) rule no. 38 of Punjab Urban Planning and Development Building Rules 2018 and amendments made thereafter.

16. Provisions for tree plantation in new building sites shall be as per Section 180(2)(i) rule no. 38 of Punjab Urban Planning and Development Building Rules 2018 and amendments made thereafter.

17. Roof Top Solar Photovoltaic Installation:- i) Roof top solar photovoltaic installation shall be as per Section 180(2)(i) rule no. 40 of Punjab Urban Planning and Development Building Rules 2018 and amendments made thereafter.

18. Sustainable waste management:- i) Sustainable waste management shall be as per Section 180(2)(i) rule no 42 of Punjab Urban Planning and Development Building Rules 2018 and amendments made thereafter.

General Notes:- i) Concept design shall be got approved from A.C. AGMA/DA S. Nagar prior to submission of detailed drawings.

ii) Building plan shall be got approved from the competent authority before starting any development work at site.

iii) No tree shall be cut without approval of D.E. (Forestry) GMDA.

iv) Toilet and ramp shall be provided for physically disabled persons.

v) The use of BIS marked Solar water heating system as per norms specified by P.E.D.A.

vi) It will be mandatory to use Compact Fluorescent Lamp (CFL) in the building as notified by Department of Science Technology, environment and non conventional energy.

vii) Indicator night lamps shall be installed on the building as required for safety provisions.

viii) Owner shall be responsible for the structural stability of the building.

ix) Allottee shall also abide by all the terms and conditions laid down in the allotment letter.

x) The roof top rain water harvesting shall be provided and made operational at the time as approved by Xam, public health GMDA.

xi) Owner shall abide by the Action plan for Monitoring of Construction/renovation activity of buildings within the State of Punjab dated, 1.10.2017.

xii) It is mandatory to comply with Punjab ECBC - 2018 norms.

xiii) In addition to above all other rules notified in the Punjab Building Rules, 2018 shall be followed.

NOTE:- i) The site shall be in the form of a plot which 15% of the area shall be in the form of a plot/ playground with minimum width of 15m. If the width of the green space is more than 15 m, then it shall not be included in the area of organized plot/ playground.

NOTE:- i) This revised zoning plan has been superseded the previous drawing no. D.T.P. (S.A.S. Nagar) 187/2008, dated 06.06.2008.

ii) This plan has been adopted by Central Govt. Employees Welfare Housing Organisation in Section 79, S.A.S. Nagar by Estate Officer PUDA vide letter no. 27564 dated 30.12.2003.

## SCALE :-



## REVISED ZONING PLAN OF M.S. FLATS (CENTRAL GOVT. EMPLOYEES WELFARE HOUSING ORGANISATION) SECTOR -79, SAS NAGAR (5.64 Acres)

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

Drawing No. DTP(SAS NAGAR) 237/2020

DRAWN BY :- SURJIT KAUR

CHECKED BY :- Jyoti

DATE:- 22.01.2020

PLANNING OFFICER

ASSISTANT TOWN PLANNER

DEPT TOWN PLANNER

SECT TOWN PLANNER

CHEF TOWN PLANNER (PS)

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