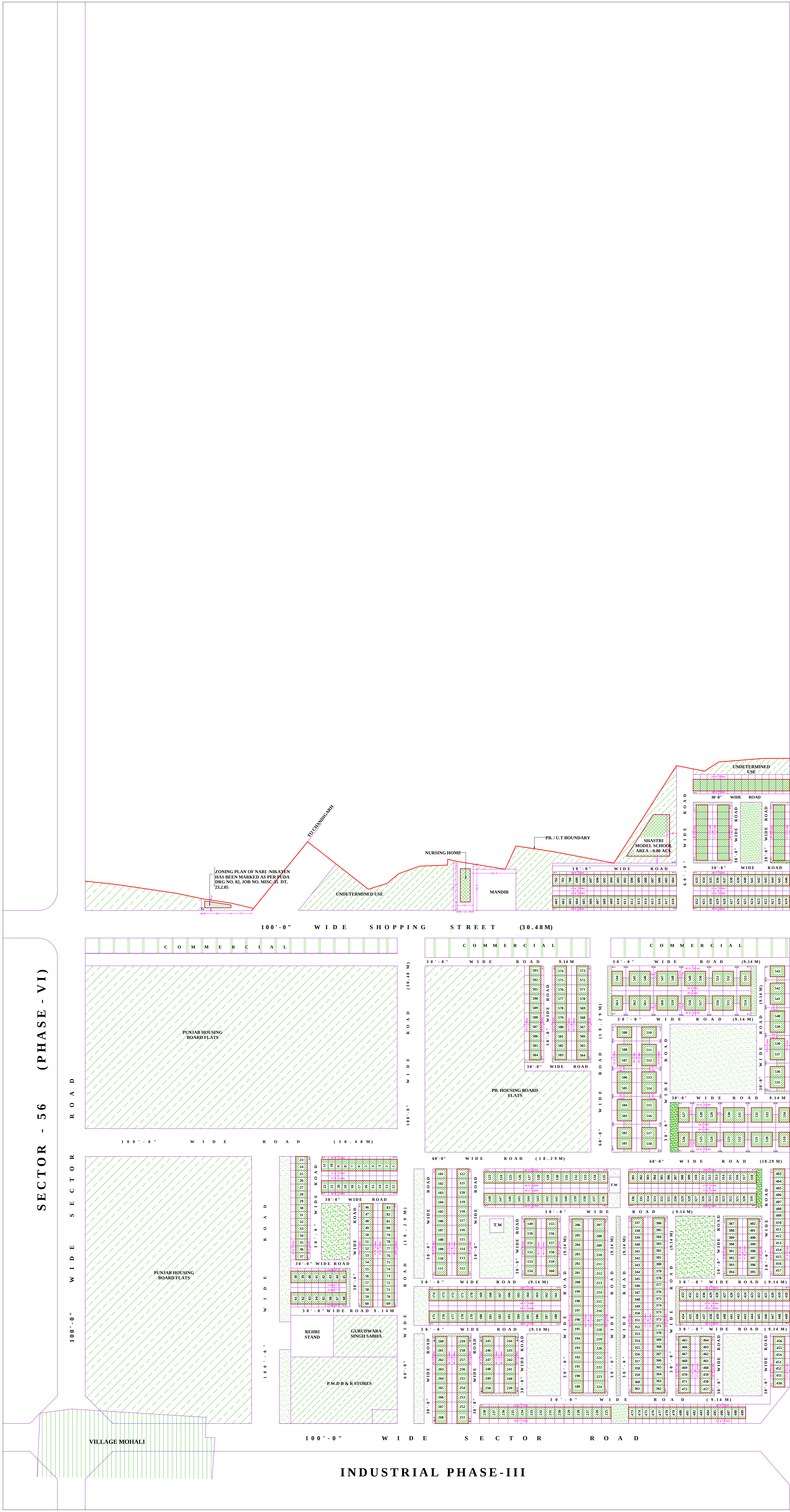




S . A . S . N A G A R
SECTOR - 55
(PHASE I)



The requirement of this zoning plan shall have to be fulfilled in addition to the building requirements contained in the (draft) punjab urban estates (development and regulation),rules , 1972 made under section 23 of the punjab urban estates act 1964

ZONING CLAUSES

1. USE ZONES:-

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

Notation	Permissible use of land	Type of building permissible
	Roads	Roads & street furniture & amenities.
	Open spaces	Reserved public open spaces, public parks, public & community amenities, land scaping , features and paved footways.
	Residential	Main residential building barsati , munti
	Residential	Ancillary building including garages , servant quarters fuel stores, toilets, guest room etc.
	Commercial	Commercial buildings shop-cum-residential building
	Reserved for special use	Public and community buildings, educational buildings or uses, as determined by the chief administrator in consultation with town planning organisation under a supplementary lay-out plan or zoning plan.

2. SITE COVERAGE AND FLOOR SPACE INDEX:-

- As per rule no.14 of punjab urban estates (development and regulations) rules 1972.
- Not with standing the site coverage allowed in the barsati clause III the floor space shall not exceed by the 1:1.50 (60% coverage on the ground floor, 80% on the first floor & 30% on the barsati floor)for 5, 7¹/₂ and 10 marla plots and 1:1 in the case of 1, 2 and 4 kanal plots.
- Floor space index in case of multi-storied flats shall be as approved by the chief administrator in consultation with the town planning organisation.

The floor space index shall mean the ratio obtained by dividing the total floor area of all the floors of the building by the total area of the plot.

3. BARSATI

- Barsati , munti ,water tank shall be a part of the coverage as per frame control sheets for 5, 7¹/₂ and 10 marla plots .
- Barsati , munti and water tank shall not cover more than 25% of the covered ground floor area for 1, 2 and 4 kanal plots.

4. BUILDING LINE:-

- No building shall be all allowed to project beyond the front rear and side building lines shown thus on the zoning plan.
- Not with standing the provision of aforementioned sub-clause common party wall shall compulsorily project by 0.457 m(1'-6") from the front and rear faces of the building.
- Nothing contained in this clause shall prevent the projection of:-
 - Open cantilevered balcony or projection upto 1.219 m (4'-0") from the front and rear faces of the building on first or higher floor levels except for the plots under building or frame control.
 - Sun-breakers, window, sills etc. by 0.229m(9") from faces of the building.

5. HEIGHT:-

- The number of storeys in a building shall not exceed two (excluding barsati) for all plots not covered by frame or building control sheets. the maximum height of building shall be as follows:-

Plot no.	Type of building	Permissible height from plinth to top of parapet / top of barsati
from 501 to 563		a) Single storey 5.486 m (18'-0") b) Double storey 9.839 m (32'-3")
501 to 563		a) Single storey 3.2 m (10'-6") b) Double storey 7.544 m (24'-9")
	Other type of buildings	As prescribed in the supplementary lay-out plan or zoning plan building or frame control sheets.

- The clear height from floor to ceiling in case of basements, garage, stores, toilets, barsatis , muntis shall be as approved by the chief administrator.

6. PLINTH LEVEL:-

- Unless otherwise specified by the chief engineer public health punjab, plinth height in case of building intended for human habitation shall not be less than 0.457 m(1'-6") above the finished level of the road/street and in case of other ancillary attached building it shall not be less than 0.229 m (9").
- Except for the plot nos given in subsequent sub-clause building in case of plot 5, 7¹/₂ and 10 marla categories shall conform to all restrictions and stipulations as contained in the respective frame control sheet approved by the chief administrator in consultation with town planning organisation.
 - In the case of plot nos 1 to 11, 23 to 37, 225 to 238, 403 to 417, 450 to 456, 473-489, 601-632 and 634 shown on the zoning plan shall conform to all restrictions and stipulations as contained in the respective building control sheets approved by the chief administrator by consultation with town planning organisation.
 - In case of commercial sites buildings shall conform all restrictions and stipulations as contained in the respective building control sheets approved by the chief administrator in consultation with town planning organisation.

7. RESTRICTION ON ACCESS FROM 30.40M (100') MAIN PERIPHERAL ROAD:-

- In case of the plots which back on the 30.40(100'-0") wide peripheral roads & plots falling on public open spaces no rear access what so ever secondary or main, shall be allowed from the road or open spaces.

8. BOUNDARY WALL AND GATES:-

- The boundary walls of all end plots shall be rounded at the corners by a radius of 5' as shown on plan.
- The height of the front & side boundary walls shall be 0.87m(2'-10") & that of the rear open courtyard boundary wall shall be 1.628m (5'-4") & shall be constructed as per the approved standard design.
- The gate & their position shall be as shown thus 'G' on the plan & shall be constructed as per the approved standard design.
- The position of gates for 5, 7¹/₂ & 10 marla plots shall be as per the frame control & building control sheets.
- The gates posts shall provide for display of postal nos. of plots as per the approved standard design.

9. TREES:-

No tree shall be cut without the prior approval of the chief administrator punjab unless they interfere in the building design & construction trees shown thus on plan shall be deemed to be protected trees.

10. BASEMENT:-

- Basement is permissible in all buildings not covered under frame or building control sheets provided that the excavation, basement wall & basement foundation shall not be less than 12" from the common boundary of the adjoining building and shall not cover more than 50% of covered area.
- The basement shall provide for openings of not less than one tenth of the basement floor area directly to the external air for admission of natural light and air shall be water & damp-proof.
- The depth of the basement measured from the plinth level shall not exceed 14'-0" with the clear height four to ceiling (bottom of beams not less than 7'-6").

NOTE

Site of nursing home has been incorporated in plan as per puda Endst. No. PUDA-TPW-87 6215 dt. 6.12.05. In Zoning Clauses shall be read with PUDA's drg. no. 01 Job No. Mtc-55 - dated 28-5-2006.

NOTE:-

THIS DIGITIZED DRAWING IS BASED ON THE ORIGINAL DRAWING OF THE CONCERNED DEPARTMENT. IN CASE OF ANY DISCREPANCY THE DETAILS IN THE ORIGINAL DRAWING SHALL PREVAIL UPON.

ZONING PLAN

OFFICE OF THE DIVISIONAL TOWN PLANNER
S.A.S NAGAR

DRG. NO: DTP (SAS NAGAR) 1028/94 DATED: 18.1.94

TRACED BY: - Sd - CHECKED BY: - Sd -

- Sd - - Sd - - Sd - - Sd -
Asstt. Town Planner District Town Planner Senior Town Planner Chief Town Planner