S.A.S. NAGAR

SECTOR - 57

(INDUSTRIAL ESTATE PHASE I-VI)

SCALE: 1" = 100'-0"

The requirements of this zoning plan shall have to be fulfilled in addition to the building requirements contained in the Punjab Urban Estate (Development and regulation) rules 1974 made under section 23 of the Punjab Urban Estate act 1964 .

ZONING CLAUSES

I USE ZONES:

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

NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN. I	TYPE OF BUILDING PERMISSIBLE ON LAND MARKED AS IN COLUMN
I	II	III
	Roads	Road furniture and amenities .
	Public Open Spaces	Educational, Public & Community building, Amenities & landscape features.
	Industrial	Industrial & Ancillary building.
	Reserved.	Use to be determined later on.

NOTE :-

Ancillary buildings shall mean the building or building attached to and serving the main industrial building and includes administrative building, garage, godown, cycle-shed dispensary, canteen, gate keepers office, time keeper's office and quarters for watchman and accomodation for superior staff garages, cycle-sheds could be provided along with the compound wall as per the approved designs or standard design supplied by the chief town planner Punjab.

II DIVISION AND ADDITION OF PLOTS

No plot shall be sub-divided, two or more plots, under one owner ship may, however, be combined to form a single plot for which a seperate sanction of the zoning will be required from the chief town planner, punjab.

III SITE COVERAGE AND FLOOR SPACE INDEX

a) Site coverage shall be governed by rule 49 of the said rules viz industrial area.

b) i) For the Ist 2420 sq. yds. 60% of such portion of site
ii) For remaining portion of the site 40% of the portion of the site

And where two or more plots are combined to form a single plot, the site coverage shall be calculated by considering the combined plots as a single plot .

b) Basement coverage shall be governed as follows :

i) For the first 10 acres of plot area. 10% of the total permissible coverage.
ii) For the next 5 acres of plot area. 5 % of remaining permissible coverage.
iii) For the portion in excess of 15 acres plot area 5% of the remaining permissible coverage

c) In the case of sites for shop-cum-residential purposes or for shopping booths, the site coverage shall be as may be defined in a separate plan to be supplied later on.

d) Not with standing the site coverage allowed in the proceeding sub-clause, the floor space index shall not exceed 1.0 and the variation therein of the total floor area shall not exceed by 1%

NOTE :-

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

V RESIDENTIAL BUILDINGS FOR STAFF

The portion of the site that may be covered by ancillary building for staff shall be 2.5% of the maximum covered area permissible above but this provision shall not be extended to plots of d type category in this area.

VI BUILDING SET BACK LINES

a) Subject to the provision of rules 51,52 and 53 all buildings ,other than compound walls and gate keeper ,time keeper office , cycle-shed shall be constructed only within portion shown as built up. No such building shall project beyond the portion of the site indicated as built up portion.

b) If two or more sites are combined to from a single plot, blank area lying between the buildings on the building within two sites shall be considered as if it were owned for building purposes.

VII PLINTH HEIGHT

The plinth height of the industrial and administrative buildings, godowns and residential buildings shall not be less than one feet and in case of other ancillary buildings, it shall not be less than 9" from the crown of the road. in case of shopping sites special plinth-level may be obtained from the chief town planner, punjab.

VIII BOUNDARY WALL, POSITION OF GATES, GATE POSTS AND THEIR DESIGNS

The boundary wall and the gate post shall be as per the approved design or standard design supplied by chief town planner, pb, chandigarh.

a) Boundary wall

Boundary wall shall be of the following categories:-

i) Plots in category A,B and C shall follow type design a (8'high) issued by the chief town planner, punjab (drg.no. d.t.p.(p) 552/78.) / 1060 / 94
ii) Plots in category 'D' shall follow, type design b (4'-6" high) issued by the chief town planner, punjab (drg. no. d.t.p. (p) 553/ 78) / 918 / 92
iii) Plots in category 'E' shall follow type design by the chief town planner, punjab (drg. no. d.t.p.

The boundary wall shall confirm to the following :-

i) In case of difference nl levels, the top of the boundary wall shall have gradual slope parcallel to the crown of the road and not the stepping .
ii) Exposed brick work in natural colour shall be in cement / lime mortar with deep sunk pointings. colour wash. If given shall confirm to the natural brick colour .

B) GATES AND THEIR POSITIONS:

1. No plot which abuts on two or more roads shall obtain an acess other than specified and shown on the plan .
2. All plots shall get acess from their specified frontage. no acess will be allowed from any side road .
3. The position of the gates shall be as indicated on the zoning plan and no other access shall be allowed. The type of gates to be built in various categories of plots shall be as follows :

Plot category A & E Gate Type G, Drg. No D.T.P.(P) 549 / 70 .
Plot category B & C Gate Type G1, G3 Drg. No. D.T.P. (P) 550 / 70/849 / 92
Plot category D Gate Type G4, G5 Drg No. D.T.P. (P) 551 / 70/865 /92

NOTE :-

In no case the height of hedges, fencing or any other enclosure, shall exceed 6'-0" the corner of the boundary wall shall be rounded as shown on this plan.

In no case the hedges shall be grown outside compound wall.

IX) DISPLAY OF ADVERTISEMENT AND POSTAL NUMBER OF PLOTS :-

The advertisement and postal number of plots shall be displayed in a manner as indicated in the standard design as approved by the chief town planner, Punjab.

X) WATER SUPPLY AND SEWERAGE CONNECTIONS :-

Every plot holder shall make the design of his building in such a way that he provides for the water and sewerage connections to the main water and sewerage system from the front of a plot situated in the access road. If, however there is any toilet or other closets provided in the building at the rear, the plot holder shall make a suitable arrangement / provision in his design to the satisfaction of the competent authority.

XI) TREES :-

No tree shall be cut without the prior approval of Chief Town Planner Punjab except the trees interfering the building design .

XII) BUILDING DESIGN

Design shall be prepared by a qualified Architect and super vised in accordance with rule 59 of the building rules referred to above (qualified architect shall mean a person holding any of the qualification laid down in schedule one of these rules - see schdule no. I of rule 38 (iii)

XI HEIGHT

A. Subject to the provision of floor space index in clause iii , the height of the industrial and administrative building shall not exceed 30' the chief town planner, Punjab may however, relax this in any block or element of the proposed building where it is considered necessary by him giving due regard to the over- all planning.

B. An ancillary building, other than administrative buildings, shall not contain more than two storeys and shall not exceed 30'-0" in the height from the plinth level.

NOTE :-

1. This drg has been ammended as per C.T.P.' S Letter No 1158 C.T.P. (PB) / SC-49 dt 12.3.86. The front set backs of plots from a-9 to a-11 has been reduced from 100'-0" to 60'-0" .
2. Zoning of plot Type ' C ' 100'-0"X250'-0" has been revised as per Drg No. D.T.P. (S.A.S) RO / 92 dt25.6.92 thus & approved vide C.T.P Memo No. 1462 C.T.P (PB) SC-49 dt 2.7.92

<u>NOTE:-</u>

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 OF INDUSTRIAL ESTATE PHASE 1- VI SECTOR -57

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

DRG. NO: DTP (SAS NAGAR) 972/93 DATED: 18.3.93

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

- Sd -	- Sd -	- Sd -	- Sd -
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