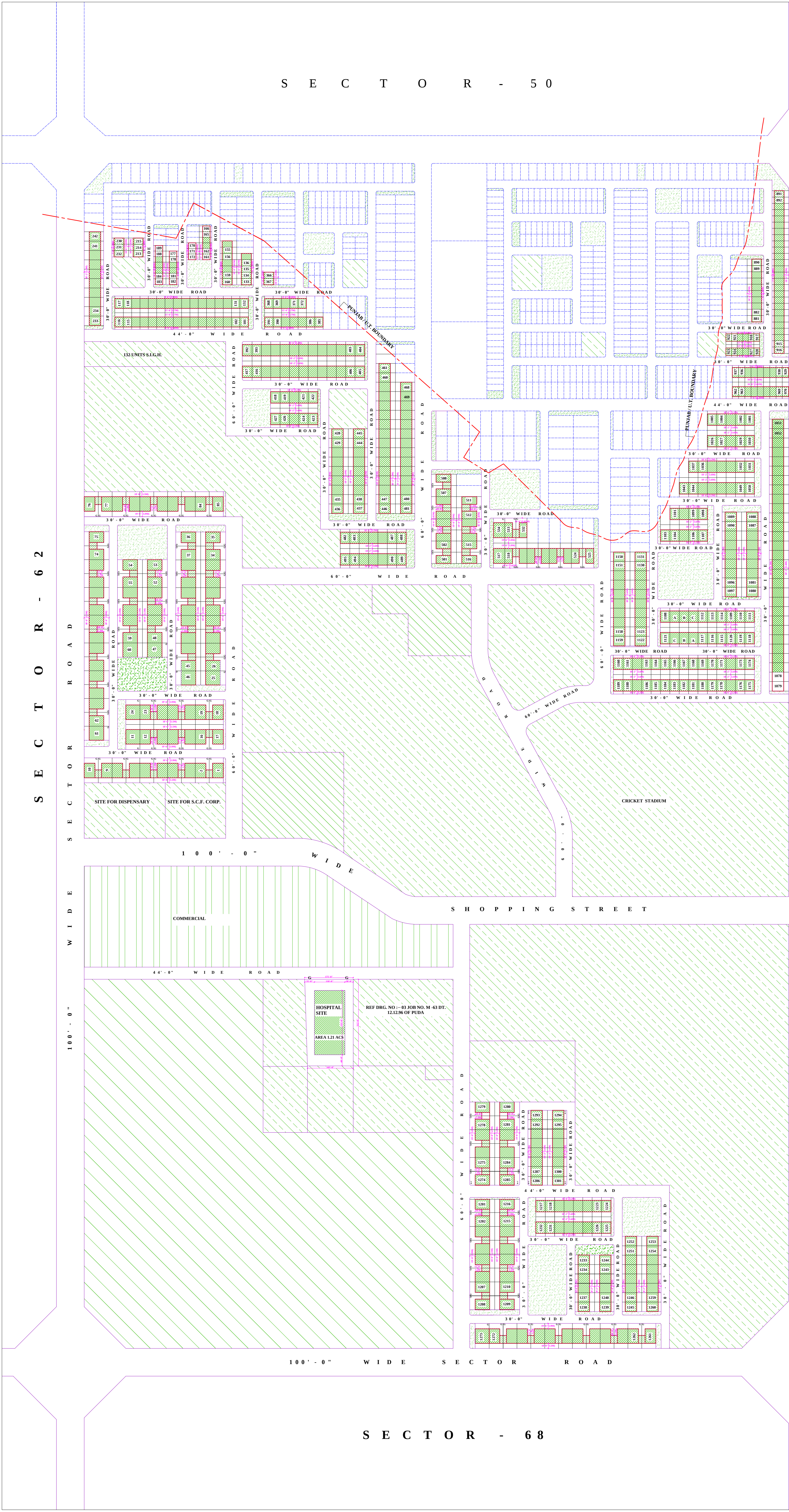
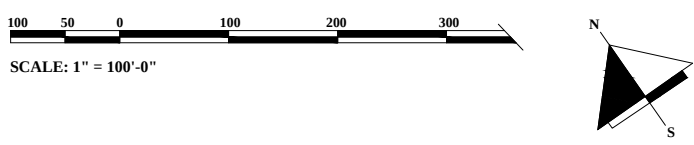




S . A . S . N A G A R
SECTOR - 63
(URBAN ESTATE)



The requirements of this zoning plan shall have to be fulfilled in addition to the building requirements contained in the panjab urban estate (development & regulations) rules, 1974, made under section 23 of the panjab urban estate act, 1964.

ZONING CLAUSES :-

1) USE ZONES:-

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

NOTATION	PERMISSIBLE USE OF LAND	TYPE OF BUILDINGS PERMISSIBLE
	Roads	Road, street furniture & amenities sub servient to traffic & transportation.
	Open spaces	Reserved public open space, public posts, landscaping features, paved footways, public amenities facilities & any other activity sub-servient to recreation.
	Residential	Main residential building, barsati & munti.
	Residential	Ancillary building including garages , servant quarters etc. & amenities , sub servient to residential.
	Reserved for housing board	Residential.
	Commercial	Shops, booths, offices, banks, cinema including residential buildings appurtenant to these as may be detailed.
	Reserved for special use	Public & community buildings, public services, utilities or uses as per determined by the chief administrator in consultation with the chief town planner & contained in supplementary zoning plan.

2) SITE COVERAGE & FLOOR SPACE INDEX:-

- A. Site coverage shall be as per rule no. 14 of the panjab urban estate (development & regulation) rules, 1974.
- B. Not with standing anything contained in clause iii , floor space index in case of plots up to 10 marla shall not exceed 150 (maximum permissible site coverage at ground floor & 1st floor being 50% and that on barsati 30% & in case of 16 marla & one kanal plots floor space index shall not exceed 100.
- C. Floor space index in the case of multi-storied buildings , commercial buildings , public & community buildings or any other building not covered in aforesaid clauses shall be as per the zoning plan issued and approved by chief town planner.

NOTE :-

Floor space index shall mean the number obtained by dividing the total floor area on all the floors of the building by the total area of the site and multiplied by hundred.

3) BARSATI:-

- a. Barsati , munti , water tanks etc. shall be part of the coverage as per frame control sheets or building control sheets for 10 marla plots.
- b. Barsati, munti , water tanks etc. shall not cover more than 25% of the permissible covered area on ground floor for 16 marla and one kanal plots.

4) BUILDING LINE:-

- a. No building shall be allowed to project beyond the front, rear and side building lines shown thus on the zoning plan.
- b. Not with standing anything contained in the above provision, the above provision shall be compulsory project by 0.457 m.(1'-6") from the front & rear faces of the building in case of plots under frame control.
- c. Not with standing anything contained in the sub clause (a) no thing shall be prevent the projection of:
- (i) Open cantilevered, balcony or projection (not below the level 6'-9" from p.l.) up to 1.219 m (4'-0") from front, rear faces of the building and in the case 1.219m (4'-0") in case of one kanal plots & 1'-6" in case of 16 marla plots except for the plots under the building control & frame control, however in a building is set-back (on front, rear and side) more than that required in the zoning plan, the open cantilevered balcony may be allowed upto a maximum of 2.1 m.(7'-0") but in no case projecting more than 1.219 m (4'-0") beyond the prescribed building line in the zoning plan.

5) HEIGHT:-

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

PLOT NO.	TYPE OF BUILDING P.L. TO TOP OF PARAPET/ BARSATI PERMITTED	PERMISSIBLE HEIGHT FROM P.L. TO TOP OF PARAPET/ BARSATI
1 to 85, 501 to 506, 511 to 525, 532 to 534, 1201 to 1216, 1261 to 1285.	Residential	(a) Single storey 5.486 metres (18'-0") (b) Double storey 9.939 metres (32'-7")
1 to 85, 501 to 506, 511 to 525, 532 to 534, 1201 to 1216, 1261 to 1285.	Residential	(a) Single storey 4.82 metres (15'-6") (b) Double storey 7.544 metres (24'-9")
	Any other type of buildings.	As prescribed in all supplementary zoning plan.

- b. The clear height from floor to ceiling in case of basement, garage, store, toilet, barsati, munti, shall not be less than 2.286 metres (7'-6").
- c. The total height in case of other building shall be prescribed by the chief town planner in the zoning plan is issued by such building.

6) PLINTH LEVEL:-

Unless otherwise specified by the chief engineer, public health, panjab, plinth height in case of building intended for human habitation shall not be less than 0.304 metre (1'-0") above the finished level of road/street and in case of other ancillary attached buildings shall not be less than 0.152m. (5").

7) FRAME & BUILDING CONTROL:-

- a. In addition to conditions laid down in this zoning plan in case of buildings on plots less than 10 marla shall conform to all restrictions & stipulations as contained in the respective frame control sheets, approved by chief administrator in consultation with chief town planner, panjab.
- b. In case of sites for commercial & public purposes the buildings shall conform to all restrictions & stipulations as contained in the respective building control sheets approved by chief administrator in consultation with chief town planner, panjab.

8) RESTRICTION ON ACCESS FROM 30.48 M (100'-0") MAIN PERIPHERAL ROAD:-

In case of plots which back on the 30.48 metres (100'-0") wide peripheral road & plots falling on public open spaces, no rear access what-so-ever, secondary or main shall be allowed from the road or the open space.

9) BOUNDARY WALLS AND GATES:-

- a. The boundary walls of all the end plots shall be rounded at corner by a radius of 5 feet as shown in the plan.
- b. The height of front & side boundary wall shall be 0.870 metres (2'-10") and that of rear open courtyard boundary wall shall be 1.829 metres (6'-0") and shall be constructed as per the standard design approved by chief town planner, panjab.
- c. The gates and their position shall be as shown thus 'g' on the plan and shall be constructed as per the approved standard design.
- d. The position of the gates for 4.6,8,16 marla plots shall be as per the frame control or building control sheets.
- e. The gate posts shall provide for display of postal nos. of plots as per approved standard design.

10) TREES:-

No tree shall be cut without the prior approval of the chief administrator, panjab, unless it interferes in the building design & construction trees shown thus 'T' on plan shall be deemed to be protected trees.

11) BASEMENT:-

- a. (i) Basement is permissible in all buildings, not covered under frame control & building control sheets, provided basement wall & basement foundation shall not be less than 9'-9" from the common boundary of the adjoining building & shall not cover more than 25% of the covered area at ground floor.
- a. (ii) The construction of basement has been permitted in the residential plots upto 399 sq.yds. should be conform to the conditions laid down in the letter no. p.A.S. - 41-p. - 92/1214 dated : 6.2.92 issued vide chief administrator, urban estate, panjab. If the adjoining plot is already constructed without basement shall be recessed and the minimum distance from the common wall of the adjoining constructed building upto the wall of the basement shall not be less than 7'-6".
- a. (iii) Where the basement is to be constructed in the plot covered under frame control, the height of building and the stages of construction stipulated in the frame control sheets be complied with.
- b. The basement shall provide for opening of not less than 1/6 th of the basement floor area opening directly to the exterior for admission of natural light and air and shall be water proof and damp proof.
- c. The depth of the basement measured from the plinth level shall not exceed 14'-0" with the clear height from floor to ceiling (bottom of beams) not less than 7'-6".

12) MINIMUM COVERAGE PER DWELLING UNIT:-

The minimum coverage per dwelling unit (including kitchen, toilet, living room & bed room) shall not be less than 25% of permissible covered area for all residential plots other than those under frame & building control sheets.

13) SIDE ENTRY & WICKET GATE IN CORNER PLOTS :-

- a. No side entry in the main building portion of the plots, if side entry opens on the v3, v4 & v5 roads.
- b. No side entry in the main building portion of the plots where the public open space separating the plot & the road from which the entry is to be given exceed 30 feet.
- c. One side entry be permitted in the main building portion of the plot where the plot abuts the road public open space separating the plot & the road from which the entry is to be given does not exceed 30 feet.
- d. One wicket gate shall be allowed in case of all the corner plots on the principles of wicket gate shall be allowed in buildings covered under frame control subject to the conditions that this wicket gate does not open on v3, v4, v5 roads and where the public open space separating the plot and the road reservation exceeds 30 feet.
- Above stipulations are in addition to those contained in clause viii of the zoning plan regarding the provision of side-entry & wicket gates in the corner plots.

NOTES :-

1. The zoning of all corner plots where in either garage has been provided on the side abutting the road or open space or a side set back has been provided, changed to allow building in full width of the building as per C.T.P. S.U. G. No. 1633 - C.T.P. (PB) / SP-195 dated : 18.5.76.
2. Drawing has been approved by C.T.P. vide letter no: 476 - C.T.P. (PB) /SC-73 dated : 2.2.79.
3. This drawing has been re-drawn on the basis of Drg. No. D.T.P. (s.a.s. nagar) 77/107 dt. 23.9.77 & Drg. No. D.T.P. (S.A.S. NAGAR) 77/95 dt. 8.8.77.

NOTE:-

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

ZONING PLAN OF SECTOR-63

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

DRG. NO: DTP (SAS NAGAR) 1054/94 DATED: 31.3.94

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

- Sd - - Sd - - Sd - - Sd -
Planning Officer Asst. Town Planner Div. Town Planner Chief Town Planner