S.A.S. NAGAR

SECTOR - 65

(URBAN ESTATE)

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 & regulations) rules 1974 made under section 23 of the punjab urban estates (development & regulations) act 1964.

ZONING CLAUSES

1) USE ZONES:- The use of 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 USES PERMISSIBLE
	Roads	Roads/street furniture and amenitites sub servient to traffic and transportation.
	Open spaces	Reserved open public spaces, public posts landscaping features, pavements, public amenities and facilities and any other activity sub- servient to recreation.
	Residential	Main residential building barsati and mumti.
	Residential	Reserved for public housing and multistoryed flats.
	Commercial	Shops, booths, offices, banks, cinema, including residential buildings appurtenent to these as may be detailed separately.
	Reserved	Public and community building, public services, utilities or uses as determined by the chief administrator in consultation with the chief town planner punjab and contained in supplementary zoning plan.
	Reserved	Use to be determined later by a separate layout plan / zoning plan.

2) SITE COVERAGE AND FLOOR AREA RATIO:-

a. Site coverage shall be as per rule no. 14 of the punjab urban estates (development & regulations) rule 1974.
b. Not with-standing any-thing contained in clause iii the floor space index in case of plots upto 10 marla shall not exceed 150 (maximum) permissible site coverage at ground floor and first floor being 60% and that on barsati 30% and in case of 16 marla and one kanal plots floor space index shall not exceed 100%.
c. Floor space index of multistoreyed buildings, commercial buildings, public & community buildings or any other buildings not covered in aforesaid clauses shall be as per the zoning plan issued and approved by chief town planner, pb.

Note:- Floor space index shall mean the number obtained by dividing the total floor area on all floors of the building by the total area of the site and multiply by 100.

3) BARSATI:-

a. Barsati, mumti, water tank etc. shall be part of the coverage as per frame control sheets or building control sheets for 4 marla, 6 marla, 8 marla or 10 marla plots.
b. Barsati, mumti, water tank etc. shall not be 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 all allowed to project beyond the front, rear and side building lines shown thus on the zoning plan. (Building / Line)
b. Not withstanding anything contained in the above provision common party wall shall compulsory projected by 0.47 m (1'-6") from the front and rear faces of the building in case of plot under frame control.
c. Not withstanding anything contained in sub clause (a) nothing shall prevent the projection of:-
d. Open cantilevered balcony or projection (not below the level 6'-9" from p.l.) upto 1.219m (4'-0") from the front and rear faces of the building and on the open side 1.219m (4'-0") in case of one kanal and 0.47m (1'-6") in case of 16 marla plots except for the plots under the building control and frame control however in case of building 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 2.1m (7'-0") but in no case projecting more than 1.219m (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 and building control sheets, the maximum height of the building shall be as follows:-

PLOT NO.	TYPE OF BUILDING PERMITTED	PERMISSIBLE HEIGHT FROM PLINTH TO TOP OF PARAPET / BARASATI
From -To 2301 - 2428 2429 - 2527	Residential	a. Single storey 5.486 metres (18'-0") b. Double storey 9.83 metres (32'-3")
2301 - 2428 2429 - 2527	Residential	a. Single storey 4.42 metres (14'-6") b. Double storey 7.5443 metres (24'-9")
	other type of buildings	As prescribed in the supplementary lay-out plan or zoning plan or frame control sheet.

b. The maximum height permissible including television, antenna should not exceed 45'-0".
c. The clear height from floor to ceiling in case of basement, garage, store, toilet, barsati, mumti shall not be less than 7'-6" (2.286m).
d. The total height in case of other building shall be as prescribed by the chief town planer in the zoning plan issued for such buildings.

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 0.304m (1'-0") above the finished level of the road/street and in case of other ancillary / attached buildings shall not be less than0.152m (6").

7) FRAME AND BUILDING CONTROL:-

a. In addition to condition laid in this zoning plan, the building on plots upto 10 marla shall conform to all restrictions and stipulations as contained in the respective building control sheets approved by chief administrator in consultation with the chief town planner, punjab.
b. In case of sites for commercial and public purposes the building shall conform to all restrictions and stipulations as contained in respective building control sheets approved by chief administrator in consultation with chief town planner, punjab.

8) RESTRICTION ON ACCESS MAIN PERIPHERIAL ROAD:-

In case of the plots with back on the 30.48m (100'-0") wide peripheral roads and plots falling on public open spaces no rear/side access what so ever, secondary or the main shall be allowed from the road or open spaces.

9) BOUNDARY WALL AND GATES:-

a. The boundary walls of all end plots shall be rounded at the corners by radius of(5'-0")1.5 m as shown on the plans.
b. The height of the front and side boundary wall shall be 0.870m (2'-10 ½") and that of the rear open courtyard boundary wall shall be 1.829m (6'-0") and shall be constructed as per the standard design approved by the chief town planner (punjab).
c. The position of gates as shown thus 'g' on the plan and shall be constructed as per the approved standard design.
d. The position of gates for 4, 6, 8 and 10 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 punjab. unless they interfere in the building design and constructions. tree shown thus on plan shall be deemed to be protected trees.

11) BASEMENT:-

a. 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'-0" from the common boundary of the adjoining building and shall not cover more than 50% of the covered area at ground floor.
b. The basement shall provide for opening of not less than 1/10th of the basement floor area opening directly to the exterior for admission of natural light and air 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 and bedroom) shall not be less than 25% of the permissible covered area for all residential plots other than those covered under frames and building control sheets.

13) SIDE ENTRY GATE IN CORNER PLOTS:-

a. No side entry in the main building portion of the plots if side entry open on to the v3, v4, & v5 roads.
b. No side entry in the main building portion of the plots where the public open spaces separating the plots and the road from which entry to be given, exceeds 30'-0".
c. One side entry be permitted in the main building portion of the plot where the plot abuts the road or public open space separating the road and the plot from which the entry to be given does not exceed 30'-0".
d. One wicket gate shall be allowed in case of all the corner plots on the principles of the wicket gate allowed in buildings covered under frame control subject to the condition that this wicket gate does not open on v3, v4, and v5 roads and where the public open spaces separating the plot and the road reservation exceeds 30'-0" above stipulation are in addition to those contained in clause viii of the zoning plan regarding the provision of the side entry and wicket gate in the corner plots.

NOTES:-

- 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. u.o. no. 1633 ctp (pb)/sp-195 dt. 18.5.76
- The block bearing plot nos. 896 to 909 have been shifted by 8'-6" towards plot no. 841-844 to accommodate the existing sewer as approved by c.t.p. pb. vide no. 1783 c.t.p.pb/sc-73. dt. 19.6.89.

11) BASEMENT:-

(a.i) The construction of basement has been permitted in the residential plots up to 399 sq.yds. should be conform to the condition laid down in the letter no. p.h.d-d.t.p-92/1214. dated 6.2.92. issued vide chief administrator, urban estate, punjab. if the adjoining plot is already constructed without basement, then the basement shall be recessed and the minimum distance from the common wall of the adjoining constructed building up to the wall of the basement shall not be less than 7'-6".
(a.ii) Where the basement is to be constructed in the plot covered under frame control, the height of building and the stages of the construction stipulated in the frame control sheets be compiled with.

NOTES :-

- Site no. 15 has been alloted to Sarang Sahit Rang Gathan for zoning clauses refer puda drg. no. 05 job no. misc-65 dt. 25.5.99.
- For zoning of primary school (area 0.78 acs) refer drg. no. dtp 1405/2000 dtp 7.2.2000
- Zoning of Sir Macauliff primary school has been incorporated in drg no. d.t.p 1405/2001
- For zoning of Sikh missionary college refer puda drg no. 10 job no. misc-65 dt. 1.8.2000.
- For zoning of Kooke Maryar memorial society refer puda drg no. 12 job no. misc-65 dt. 31.10.2002
- For zoning of Malyalee samajan refer puda drg no. 17 job no. misc-65 dt. 3.11.03.
- The site earlier ear-marked for jama masjid has been changed to site for police post/staff quarter as per puda's letter no. puda-tpw-05/6402 dt. 14.12.05 and puda drawing no. 08 job no. misc-65.
- Site for Besearch bhawan has been incorporated in plans as per puda's letter no. puda-tpw/2006 4898 dt. 21.7.06 its zoning clauses shall be read with puda's drg no. 18 job no. misc-65 dt. 13.6.2006.

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 OF SECTOR-65

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

DRG. NO: DTP (SAS NAGAR) 913/90 DATED: 16.3.90

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

- Sd -	- Sd -	- Sd -	- Sd -
Planning Officer	Asstt. Town Planner	Divl. Town Planner	Chief Town Planner

SECTOR - 48

100'-0" WIDE SECTOR ROAD

SECTOR - 64

SECTOR - 66

BULK MATERIAL MARKET

ATY ACRES TO YARDS
90528-33333
sales@acrestoyards.com
www.acrestoyards.com