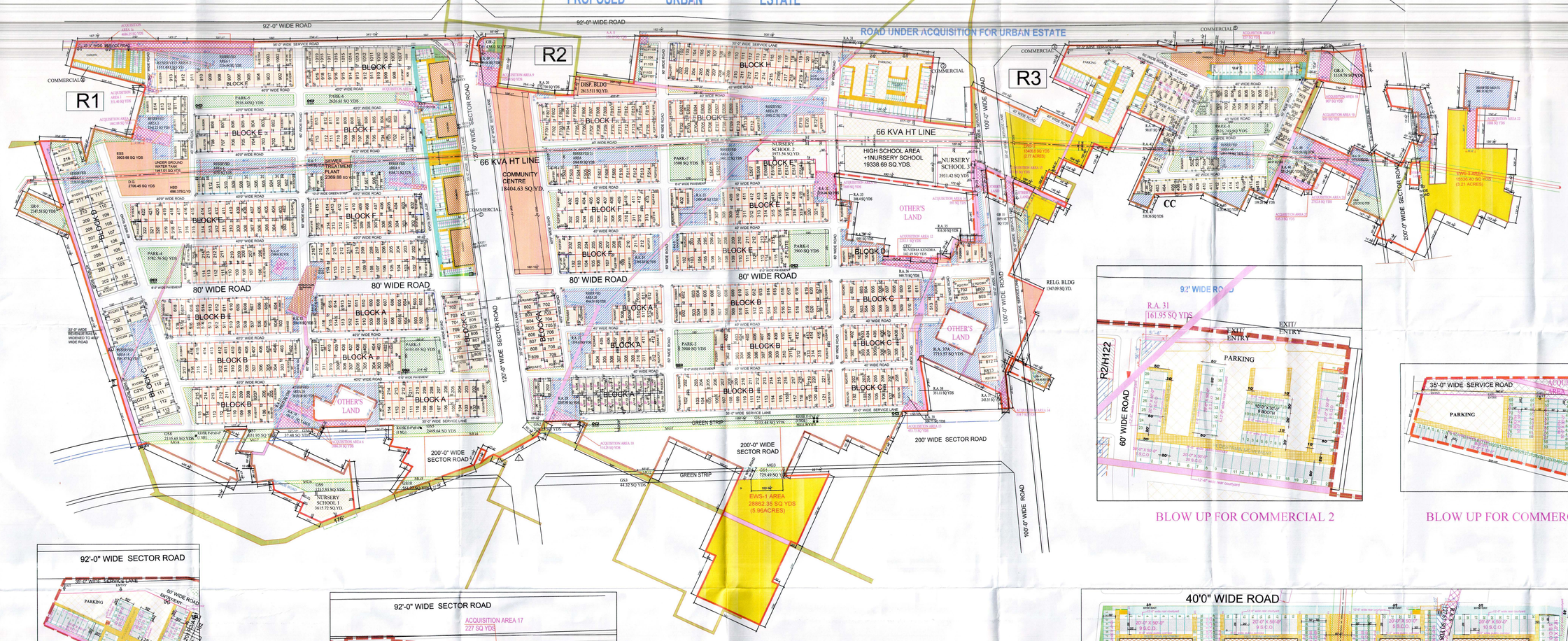

ZONING CLAUSES:

The conditions laid down below shall be fulfilled in addition to the building requirements contained in the Punjab Urban Planning and Development Building Rules, 2018 issued vide notification No.G.S.R.43/P.A.11/1995/Ss.43 and 180/2018, dated the 12th june 2018 and amended from time to time.

LAND USE ZONES:-

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

TABLE I

NOTATION	PERMISSIBLE USE OF LAND	TYPE OF BUILDING PERMISSIBLE ON LAND
	ROADS	Roads/Street Furniture & Amenties subservient to Traffic
	OPEN SPACE	Landscape features, pavements Public Amenties & facilities and any other activity sub servient to recreation
	RESIDENTIAL	Residential building,ancillary building including garages servant quarters ,amenties Subservient to residential.
G	G	GATE
IF	IF	INDEPENDENT FLOOR
	COMMERCIAL	Commercial & Subservient to commercial use as may be allowed by the Competent Authority.
	PUBLIC BUILDINGS S	Public & Community building, Public Services utilities SCHOOL
	RESERVED	RESERVED AREAS

GROUND COVERAGE ,SETBACKS, HEIGHT & FLOOR AREA RATIO FOR RESIDENTIAL PLOTTED DEVELOPMENT

S.NO	PLOT AREA	GROUND COVERAGE	SETBACKS	F.A.R.	HEIGHT PERMISSIBLE
1.	FOR THE FIRST 150 SQ MTS	70%	As shown in the drg	1: 2.1	Maximum height of the building shall be 11 m. excluding mumty, parapet and architectural features.
2.	NEXT 100 SQ MTS	65%	"		
3.	NEXT 100 SQ MTS	60%	"		
4.	NEXT 100 SQ MTS	50%	"		
5.	NEXT REMAINING AREA OF PLOT	40%	"		

MAXIMUM NO. OF FLOOR = GROUND + 2 FLOORS (EXCLUDING BASEMENT)

INDEPENDENT FLOORS

S.NO	PLOT AREA	GROUND COVERAGE	SETBACKS	F.A.R.	HEIGHT PERMISSIBLE
1.	FOR THE FIRST 250 SQ MTS	65%	As shown in the drg	1: 2.6	Maximum height of the building shall be below 15 m. excluding mumty, parapet and architectural features. The stilt shall be compulsory and shall be counted towards height of the building.
2.	NEXT 100 SQ MTS	60%	"	1: 2.4	
3.	NEXT 100 SQ MTS	50%	"	1: 2.0	
4.	NEXT REMAINING AREA OF PLOT	40%	"	1: 1.6	

MAXIMUM NO. OF FLOOR = STILT + 4 FLOORS

SETBACKS and HEIGHT (As per Rule No. 19 of Punjab Urban Planning and Development Building Rules, 2018) :-

1. For plotted Front and Rear set back is 1/4th of the height of the building or 2 mtr which ever is more Side set back , if left at any point of the building is 1/5th of the height of the building or 1.5 mtr which ever is more.
2. For independent floor Front and Rear set back is 1/5th of the height of the building or 2 mtr which ever is more. Side set back ,if left at any point of the building is 1/5th of the height of the building or 1.5 mtr which ever is more.
3. No opening is allowed on party wall of properties
4. The maximum permissible ground coverage and floor area ratio is subjected to the fulfilment of the setback height and parking norms
5. Minimum height of rooms **shall be as per Rule No. 30 (1.2) of** Punjab Urban Planning and Development Building Rules, 2018.
6. Setbacks and Height of other Building:- As per rule 26(1) of Punjab Urban Planning and Development Building Rules, 2018

MINIMUM AREA OF THE COURTYARD:-

1. The minimum area of every closed courtyard of a residential building upon which habitable rooms abut shall not be less than nine square metres and the minimum width of every such courtyard in any direction shall not be less than 2.5m .
2. Notwithstanding the provisions of the above rule for courtyards, the clear width of the courtyard shall not be less than one-fifth of the mean height of the abutting building.
3. The minimum width of the outer courtyard/openspace shall be not less than 2.4m. If the width of the outer courtyard/openspace is less than 2.4m, it shall not be treated as a outer courtyard/ open space.

BOUNDARY WALLS AND GATES:-

1. In residential and independent floors front boundary wall shall have maximum height upto 0.9 m. However, above the boundary wall, the perforated wall such as stone jali/ iron grills/ vegetation maximum upto 0.9 m high may be constructed.
2. Other than above buildings, the maximum height of the boundary wall along the road or open space or park shall be 0.9 m from the centre line of the adjoining road. However, above the boundary wall, the perforated wall such as stone jali/ iron grills/ vegetation of maximum upto 0.9 m. high may be constructed.
3. The maximum height of the solid boundary wall (i.e. side wall and back wall) shall be 1.83 m from ground level. In case of corner plot, radius of corner boundary wall shall be minimum 5'-0" or 1/8th of the width of the adjoining road whichever is more and maximum upto 20'-0".
4. Gate posts shall be provided for display of postal nos. of plots.
5. Gate position is shown on zoning plan as G.
6. Front boundary wall shall be optional for providing easy access for parking.

Projection and Balcony
As per PART IV Planning and Architectural controls, Section 26, sub rule 4 Punjab Urban Planning and Development Building Rules, 2018

PROJECTION

SIZE OF PLOT	Maximum allowable projection (free from covered area)
UPTO 250 SQ.MT.	Shall not be more than one-third of the corresponding depth of front or rear setback or 0.91 meters (3'-0"), whichever is less.
ABOVE 250 SQ.MT.	1.83 METER (6'-0")

BALCONY

SIZE OF PLOT	Maximum allowable projection (free from covered area)
UPTO 250 SQ.MT.	Shall not be more than one-third of the corresponding depth of front or rear setback or 1.22 meters (4'-0"), whichever is less.
ABOVE 250 SQ.MT.	1.83 METER (6'-0")

NOTES:

(a) The projection on door and window shall not exceed 0.91 meters. (3'- 0").
(b) The projection shall not be at a lesser height than 2.06 meters (6'-9") clear above the plinth level of the building.
(c) In case of corner plots, sunshade not exceeding 0.60 meters.(2 feet) on window opening on to the side shall be permitted at a height not less than 2.06 meters (6'-9).
(d) If the projection or balcony provided is more than the provision then the area of the additional projection shall be counted toward Floor Area Ratio.
(e) Wrap around continuous balconies will be allowed as long as their area does not exceed 50% of the total open area.

BASEMENT(FOR RESIDENTIAL PLOTTED(as per Rule No. 30 (6) of Punjab Urban Planning and Development Building Rules, 2018) :-

1. The area of the basement should not be more than the ground coverage subject to the safety of adjoining property from all aspects and as per the provision of **part V** of these rules
2. 75%of the basement area at first level basement may be used for habitable purposes in Residential buildings only subject to the condition that mandatory parking area norms are fulfilled and it shall be adequately ventilated and conforming to fire safety norms, public health and structural safety norms. Minimum two entry or exits shall be mandatory for habitable use of basement. Such area shall be counted towards F.A.R.
3. Upto 25% of the basement area at first level basement may be used for parking, storage of non combustible materials,strong rooms , AC equipment or other machines for services and utilities of the building.
4. Basement if constructed may be used for parking household storage habitable and consultancy service purposes it shall be counted towards floor area ratio if used for habitable purposes
5. Adequate ventilation shall be provided for the basement. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers,exhaust fans, air conditioning system etc.
6. The minimum height of the basement shall be 2.50 mts. measured from the finished level of the floor to the under side of roof slab or ceiling .
7. In case the adjoining house is built without basement,then minimum of 8' distance shall be left from the common wall.
8. Minimum height of ceiling of first level basement shall be 0.9 meters and maximum 1.2 meters above the average surrounding ground level.
9. Adequate arrangement shall be made such that surface drainage does not enter the basement.

PARKING FOR RESIDENTIAL PLOTS:-FOR RESIDENTIAL PLOTS:-FOR RESIDENTIAL PLOTS:-FOR RESIDENTIAL PLOTS:-

1. Parking Requirements based on Plot area size as per Rule No. 19 of Punjab Urban Planning and Development Building Rules, 2018:-

For Plot area upto 100 Sq.m	2 No.'s Two wheeler parking space
For Plot area above 100 Sq.m to 250 sq.m	1 Car & 2 No.'s Two wheeler parking space
For Plot area above 250 Sq.m to 500 sq.m	2 Car & 2 No.'s Two wheeler parking space
For Plot area above 500 sq.m	3 Car & 2 No.'s Two wheeler parking space

PARKING FOR INDEPENDENT FLOORS:-FOR INDEPENDENT FLOORS:-

1. Parking Requirements based on dwelling unit size as per Rule No. 19 of Punjab Urban Planning and Development Building Rules, 2018:-
   For Dwelling unit size upto 120 sq.mt.1.5 ECS
   For Dwelling unit size above 120 sq.mt. upto 300 sq.mt.2.0 ECS
   For Dwelling unit size above 300 sq.mt. 3.0 ECS
2. Parking in Independent floors shall compulsory be under stilts.however in case of an independent plot having minimum area of 800 square meters used for independent floors the parking under stilts shall be optional provided that the promter provides surface /basement parking as per norms withinthe plot
3. Parking in independent floors under stilts shall be permissible beyond stilts within the plot area, if the parking under stilts is not sufficient as per norms.
4. Clear height of the parking area shall be 7'-6" from finished ground floor to the undersurface of beam joint girders or any other horizontal structure member.
5. In case of independent floor common staircase or common elevator is permissible maximum for two plot subject to the condition that the minimum clear width of staircase shall be 1350mm.

PLINTH LEVEL:

The plinth level for residential plots shall be kept as 900mm from the crown of the adjoining road in front or as specified by the Competent Authority. Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.

STAIRCASE & RAMPS:-

Minimum width,tread and maximum riser of the staircase for different types of buildings shall be **as per Rule No. 30 (14,15,17) of Punjab Urban Planning and Development Building Rules, 2018** as amended till date and as per NBC 2016 amended from time to time.

SETBACK OF PROJECTED PORTION OF ROOF LEVEL:-

The projected portion of parapet, flues, ducts, water storage tanks, mumties, minarets, domes, water cooling tanks, lift rooms exceeding 2.75 meters in height shall be receded from the facade by a minimum distance equal to their height above roof level, failing which these shall be counted in calculating the height of the building as well as covered area.

COMMERCIAL BUILDINGS:-

All Commercial Buildings shall be covered under Architectural Control Drawings approved by Competent Authority.

PUBLIC BUILDINGS:-

Separate Zoning shall be got approved for all Public buildings i.e. Religious building , Dispensary,Community center zoning is already approved vide Memo no. 5662,CTP PB/MPM-133 dated 11.12.2015

Pre Nursery / Nursery School / Creche

S. No	Parameter	Permissible Limits	
I.	Minimum Site area	1000 sq.m	
II.	Minimum Approach Road	12 m	
III.	Maximum Ground Coverage	40% of site area	
IV.	Maximum Floor Area Ratio	1:1.0	
V.	Setbacks around buildings	Front	6m or 1/3 of the height of the building, whichever is more
		Other side	4.5m or 1/3 of the height of the building, whichever is more
VI.	Parking	1.5 Equivalent Car Space /100sq.m. of total covered area.	
VII.	Maximum number of Floors	G+1	

Note: only ground floor shall be used for academics however first floor may be used for residential, office, storage etc.

Primary School (class 1 to 5)

S. No	Parameter	Permissible Limits
I.	Minimum Site area	As per the norms of the affiliation authority or 5000sq mts whichever is more
II.	Minimum Approach Road	12 m
III.	Maximum Ground Coverage	40% of site area
IV.	Maximum Floor Area Ratio	1:1.2
VI.	Parking	1.5 Equivalent Car Space /100sq.m. of total covered area.
VII.	Maximum Height of Building	Below 15m
VIII.	Setbacks around Buildings	Refer **sub-rule (1) of rule 26** of these buildings rules.

High/Senior Secondary School

S. No	Parameter	Permissible Limits
I.	Minimum Approach Road	Within Master Plan-18m (60'-0") Outside Master Plan-12m (40'-0")
II.	Maximum Ground Coverage	40% of plot area
III.	Maximum Floor Area Ratio	1:1.5
IV.	Parking	1.5 Equivalent Car Space /100sq.m. of the total covered area.
V.	Maximum Height of Building	No Restriction subject to clearance from Airport Authority and fulfilment of norms such as setbacks around building, ground coverage, F.A.R., structural safety and fire safety norms.
VI.	Setbacks around Buildings	Refer **sub-rule (1) of rule 26** of these buildings rules.

Other controls for Educational Building(s).-

(i) In case of new school area of 1acre or above, the front boundary wall shall be recessed by 6m to accommodate visitors parking within setback area.
(ii) Minimum 15% of site area shall be kept/developed as playground with minimum width of 15 m.
(iii) HT Line shown shall be got shifted before submission of building plans or else adequate distance/buffer shall be maintained as per guidelines of PPCL.
(iv) Toilets,ramp and parking for the disabled persons shall also comply with the provisions of "The Persons with Disability(Equal Opportunities, Protection of Rights and Full Participation) Act, 1995".

GENERAL NOTES

a) Building Plan shall be got approved from the competent authority before commencing any construction work at the site.
b) Toilets,ramp and parking for the disabled persons hall also comply with the provisions of "The Persons with Disability(Equal Opportunities, Protection of Rights and Full Participation) Act, 1995"
c) BIS marked solar heating system to be used as per norms specified by P.E.D.A.(Punjab Energy Development Agency).
d) It will be mandatory to use CFL's (Compact Fluroscent Lamps) in the building as notified by Department of Science Technology, Environment and Non- Conventional Energy, Govt. of Punjab dated 20th January/6th February 2006.
e) No tree shall be cut without approval from the competent authority.
f) Fire safety norms, structural stability, provisions of lifts and staircases shall be as per NBC 2005.
g) NOC from Civil Aviation Department and Chief Fire Officer shall be obtained.
h) Structural stability shall be the responsibility of the owner.
i) The structural design of the proposed building shall be based on relevant Indian Standard Codes published by BIS and shall be approved by qualified structural engineer.
j) Ground Water shall extracted only after getting permission from Central Ground Water Authority(CGWA).
k) The roof top rain water harvesting system shall be provided and made operational all the time as approved by the Public Health Department(Rule No. 41 of Punjab Urban Planning and Development Building Rules, 2018)
l) No person shall commence the erection or re-erection of any building or any site without previous sanction of the building plan from competent authority.
m). Any plot which touches the boundary of others land shall not provide any opening on adjoining sites or on others land.
n) The structure of the building shall have to be designed and supervised by a qualified structural engineer and a certificate to this effect be furnished at the time of seeking completion certificate of the building.
o). The buildings higher than 15 m shall have fire fighting system. before occupying the building a certificate of compliance from the fire department at the time of seeking completion of the building be submitted.
p) The buildings shall have provision to make it accessible for all as required under the person with disabilities act 1995,and a certificate to this effect be furnished at the time of seeking completion of the building.
q) It is required to get all architectural drg. for public building sanctioned from the competent authority.
r) For any item not covered in the zoning plan shall be covered by Punjab Urban Planning and Development Building Rules, 2018 as amendend time to time as approved by competent authority.
s) Adequate horizontal and vertical distance as per Electricity Norms shall be maintained from HT Line as mentioned in the guidelines of Punjab Government.
t) The building plan shall only be approved, if the provision for planting trees as per Rule No.39 of Punjab Urban Planning and Development Building Rules, 2018.
u) Provision of Rooftop solar photovoltaic installation and generation as per Rule No.40 of Punjab Urban Planning and Development Building Rules, 2018.,
v) In addition to the above all other rules notified in the Punjab Urban Planning and Development Building Rules, 2018 shall be followed.
w) The clubbing of two or more plots or plots earmarked for independent floors in row housing may be allowed.
x) Revenue Rasta passing through Plots/Sites shall be kept unrestricted, till the ownership gets on the name of Promoter.

PROJECT

HYDE PARK ESTATE ,

NEW CHANDIGARH, MULLANPUR LOCAL PLANNING AREA , PUNJAB

PROMOTERS

DLF HOME DEVELOPERS LTD.

TOTAL SCHEME AREA SCHEME AREA = 1142094.8 SQYDS = 235.97 ACRES = 95.53 HECTARES

TITLE:- REVISED ZONING PLAN (Sheet 1 of 2)

ARCHITECT:- | OWNER:- | NORTH :-

(AUTHORIZED SIGNATORY)

DATE :- 08.02.2019 | DRG. NO. :- DLF/NEW-CHD/2-01 sheet 1of 2 | DEALT BY. :- | DESIGN | CHECKED BY. :- | P.M. | SCALE. :- 1"=120'

NOTE: THE ZONING PLAN IS BASED ON THE APPROVED LAYOUT PLAN WITH DRAWING NO. DLF/NEW-CHD/REV-2 APPROVED VIDE MEMO NO. 13/3/CTP/PB/MPM-133 DATED 4.03.2016

Source: GMADA — Hyde Park Estate Revised Zoning Plan, Sheet 1 of 2 (official plan, 2019). Authority plan retained unmodified; ATY added only this frame. Verify current status with GMADA.

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