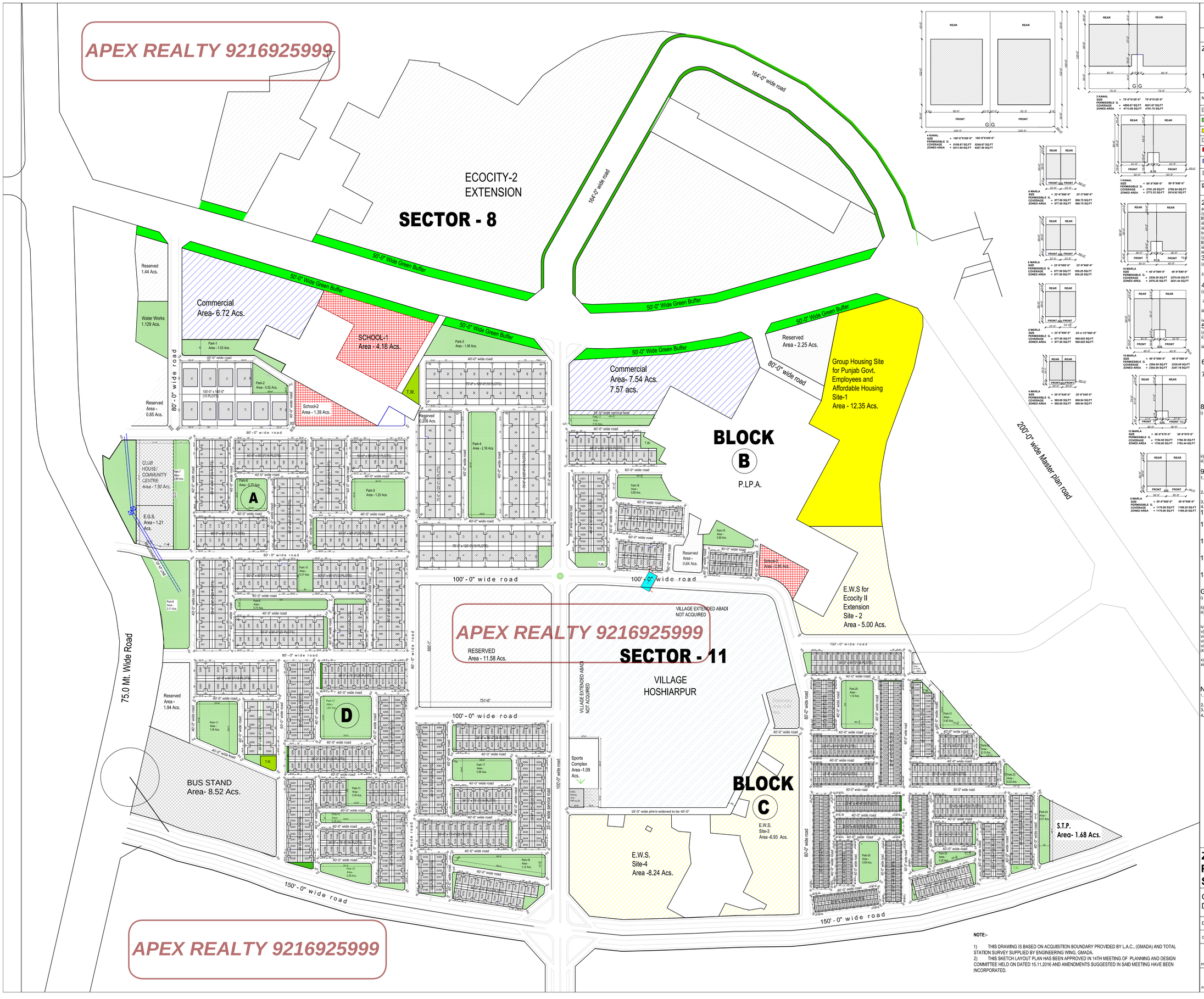
APEX REALTY 9216925999



APEX REALTY 9216925999

S.A.S. N A G A R

SCALE: NOT TO SCALE — NORTH

Zoning Clauses:-

The conditions laid down below shall be fulfilled in addition to building requirements contained in the latest PUDA Building Rules, 2013, issued vide notification no. G.S. R.54 / P.A. 11 /1995/ Ss.43 and 180/2013, dated 25th October, 2013 and as amended from time to time.

1.Use zones:-

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

Notation	Permissible use of land	Type of uses permissible
	Roads	Roads, street furniture & amenities sub- servient to traffic transportation.
	Open space	Land scaping features, pavements, public amenties & facilities and other activity sub- servient to recreation.
	Group Housing	Residential uses & buildings sub-servient to residential use.
	Residential	Residential buildings, ancillary buildings, and amanties sub-servient to residential uses.
	Educational	College, schools and uses sub- serservient to them as per separate Lay-out plans / zoning plans.
	Commercial	Commercial and uses sub- servient to them as per separate Lay-out plans / zoning plans.
	Reserved	Uses as determined by Regional Planning and Design Committee Puda / Gmada.
	Public Building	Public and community buildings, public services, utilities & uses as determined by Regional Planning & Design Committee of Puda and contained in separate Lay-out / zoning plan.

2.Site Coverage and Floor Area Ratio :-

a) Permissible site coverage
i) First 250 square meters — up to 65%
II) Next 100 square meters — up to 60%
iii) Next 100 square meters — up to 50%
iii) Beyond 450 square meters — up to 40%
b) Floor Area Ratio in case of residential buildings are as under:-
i) First 250 square meters — 1:1.95
II) Next 100 square meters — 1:1.40
ii) Next 100 square meters — 1:1.20
iii) Beyond 450 square meters — 1: 0.90

3.Height of the Building

i) The maximum height of plotted residential buildings without stilts shall be 36'-0" excluding mumti, parapet, lift room and architectural features.
ii) For residential plotted buildings the width of front and rear setback shall be as shown on the zoning plan.

4.Boundary Wall and Gates :-

i) The boundary wall of residential and plots shall be rounded at corner by a radius of 5'-0" (1.5 meters) on roads. In case of other sites,it shall be as shown on the zoning plan .
ii) The height of front and side boundary wall in residential end plots shall be 2'-10.5" (0,88m) and that of the rear open courtyard the boundary wall shall be 6'-0"(1.83meters).
iii) Position of the gates shall be as indicated on the zoning plan as "G " and no change in gate position shall be done under any circumstances.
iv) Gate posts shall provided for display postal nos of plots .

5.Side Entry Gate in Corner Plots:-

i) No side entry in the main building shall be allowed.
i) No side / back gates will be allowed in case of plots falling on to 60',80',100' wide roads where the public open spaces separating the plots and the road reservation exceeds 30'-0".
iii) One side gate not exceeding 3'-6" in width is allowed in case of corner plots situated on 40'-0" wide roads in case where the public open space separating the plots and road does not exceeds 30'-0"

6.Plinth Level:-

The Plinth level shall be obtained from DE(PH) GMADA,S.A.S. Nagar.

7.Extraction of Ground Water Resources :-

As per Memo no. Puda /CA/2013/1713-16dated 27.02.2013 restrictions the area are imposed on construction and installation of any new structure for extraction of ground water resources without prior specific approval of the Authorized officer (D.C) of the district and subject to the guidelines safeguards envisaged from time to time in this connection by Authority for ground water extraction and water harvesting /recharge etc.

8.Projection :-

Where there is an uncovered balcony or chaja or cantilever from wall it shall not project more than 6'-0" (1,83 meters) beyond the building line when measured at right angle to the outer face of the wall for plots above 250 square meters and it shall be within the boundaries of the site. In the case of row houses or buildings adjoining each other where the area of the plot is upto 225 square meters the projection shall not be more than one- third of the corresponding depth of front or rear setback or (3'-0") 0.91 meters, whichever is less.(However in case of Marla plots (3'-0") 0.91 meters deep uncovered balcony or chajja or cantilever from wall shall be allowed).Provided that projection on door and windows shall not exceed (3'-0") 0.91 meters,Provided further that projection shall not be at lesser height than 2.06 meters (6'-9") clear above the plinth level of the building.
i) The area of the projection shall not be counted towards the covered area of the site,
iii) In case of corner plots,sunshade not exceeding (2'-0") 0.60 m on window opening on to the side shall be permitted at a height not less than 2.06 meters (6'-9").

9.Basement :-

1. Basement upto the setback line is permissible in all the plots. If the adjoining building is already constructed without basement,then the basement shall be recessed and the minimum distance from common wall of adjoining constructed building upto the wall of the basement shall not be less than 8'-0".
2. The basement shall provide for opening of not less than 1/10th of the basement floor area opening directly to be exterior for admission of natural light and air and shall be water proof and damp proof.
3. Basement area shall not exceed the maximum permissible ground coverage.
4. Provision of Basement shall be as per Rule 24 of PUDA Building Rules 2013.

10.Stair case, lifts :-

Provisions of the lifts and staircase shall be as per N.B.C. 2005 amended from time to time.

11.Rain water Harvesting:-

Roof Top rain water harvesting and ground water recharging system shall be as per notification no.2/1/2002,HG(part,2/28505 at 25,8,2010.

12.Setback of projected portion of roof level:-

Setback of projected portion of roof level shall be as per rule no.26 of PUDA Building Rules 2013, and amendments made thereafter.

13.Minimum Area of Courtyard-

Minimum Area of Courtyard shall be as per rule no.20 of PUDA Building Rules 2013, and amendments made thereafter.

14.Minimum Height of Room,Verandah and Light Ventilation-

Minimum Height of Room,Verandah and Light Ventilation shall be as per rule no.22 of PUDA Building Rules 2013, and amendments made thereafter.

General Notes :-

i) Building Plans shall be got approved from competent authority before starting any development work at site.
ii) The use of BIS marked Solar water heating system as per norms specified by P.E.D.A.
iii) It will be mandatory to use Compact Fluorescent Lamps (CFLs) in the building as notified by Department of Science Technology,Environment and non conventional energy,Govt.of Punjab on dated 20th january/ 6th February 2006.
iv) No tree shall be cut without prior approval of Xen,horticulture GMADA.
v) Fire safety and structural stability norms shall be as per N.B.C.
vi) Allottee shall abide by all the terms and conditions laid down in Allotment letter.
vii) In addition to the above, all other rules notified in PUDA Building Rules 2013 shall be followed.
viii)Structure safety shall be the responsibility of the owner.
(X) Owner shall abide by the (Action plan for Monitoring of Construction/demolition activity of buildings within the State of Punjab) dated. 1.03.2017.
x) It is mandatory to comply with Punjab ECBC - 2016 rules.
xi) For plot sizes which are a variation from the sizes shown in this drawing, to achieve the permissible ground coverage front setback shall not be disturbed (i.e the building line of that particular row in front shall be maintained). It shall be adjusted in rear setback only.

Note:-

1. This Zoning plan is based on Revised Layout plan for Eco City Phase 2, Sector-11,New Chandigarh drawing no.D.T.P.(S.A.S.Nagar) 2289/17 dated 11.01.2017.
2. Dimensions are to be read not to be measured.
3. All dimensions are in feet, inches.
4. **This Zoning Plan has been Technically Approved by Chief Town Planner (PB) vide Letter no. 564 CTP(PB)/mpm-167 Dated-02.02.18.**

NOTE:-

1) THIS DRAWING IS BASED ON ACQUISITION BOUNDARY PROVIDED BY L.A.C., (GMADA) AND TOTAL STATION SURVEY SUPPLIED BY ENGINEERING WING, GMADA.
2) THIS SKETCH LAYOUT PLAN HAS BEEN APPROVED IN 14TH MEETING OF PLANNING AND DESIGN COMMITTEE HELD ON DATED 15.11.2016 AND AMENDMENTS SUGGESTED IN SAID MEETING HAVE BEEN INCORPORATED.

ZONING PLAN OF RESIDENTIAL PLOTS OF ECO-CITY, PHASE-2, SECTOR-11, NEW CHANDIGARH.

OFFICE OF THE
DISTRICT TOWN PLANNER, S. A.S NAGAR

DRAWING NO. D. T. P. (S A.S.NAGAR) 2304/17 — DATED. 19.05.2017

DRAWN BY :- SHASHI KIRAN — CHECKED BY:- Sd/-

Sd/- PLANNING OFFICER			
Sd/- ASSTT.TOWN PLANNER	Sd/- DISTT.TOWN PLANNER	Sd/- SR.TOWN PLANNER	Sd/- CHIEF TOWN PLANNER (PB)