

# SANGRUR

## LEGEND

- PLANNING AREA BOUNDARY
- ZONED AREA
- PAVEMENT

### ZONING CLAUSES

THIS ZONING PLAN IS PREPARED UNDER THE PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES, 2021 . THE REQUIREMENTS OF THESE ZONING REGULATIONS PRESCRIBED IN PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES, 2021 AND ITS AMENDMENTS MADE FROM TIME TO TIME BY GOVERNMENT GUIDELINES ISSUED FROM TIME TO TIME SHALL ALSO BE APPLICABLE AS PER USES OF SITE.

**1. USE OF SITE**  
THE SITE FOR SHOPS CUM OFFICES & SHOPS SHALL BE USED FOR SHOPS IN GROUND FLOOR AND OFFICE ON THE FIRST AND SECOND FLOOR AND IT SHALL BE NOT USED FOR ANY OTHERS PURPOSES WHAT SO EVER.

**2. SITE COVERAGE**  
a) THE SITE SHALL BE CONSTRUCTED WITH IN ZONED AREA SHOWN THUS AND NO VARIATION PERMITTED IN THE FRONT AND BUILDING LINE.  
b) NO PROJECTION BEYOND THE ZONED AREA IS PERMITTED.  
c) GROUND COVERAGE = 100%

**3. FLOOR AREA RATIO & NO. OF STORIES:-**  
1. MAXIMUM FLOOR AREA RATIO IS - 1:2.0 FOR TOTAL SHOP AREA AND NO. OF STORIES WILL BE 2(G+1).  
2. THE FLOOR AREA RATIO ABOVE 1:1.75 IN CASE OF COMMERCIAL BUILDING, WILL BE CHARGABLE ON PRO- RATA BASIC. HOWEVER, THE SITE ALLOTTED OR SOLD BY THE DEVELOPMENT AUTHORITY THE CHARGES SHALL BE APPLICABLE AS PER THE TERMS AND CONDITIONS OF THE ALLOTMENT LETTER.

**4. HEIGHT**  
HEIGHT OF SHOPS/ SHOP CUM OFFICES SHALL BE AS PER CONTROL SHEET/ ZONING PLAN IS BELOW 15MTR .

**5. BAR ON SUB DIVISION OF SITE**  
THE SITE SHALL NOT BE FURTHER SUB DIVIDED.

**6. BASEMENT**  
BASEMENT NON HABITABLE SHALL BE RESTRICTED UNDER THE BUILDING EXCLUDING THE AREA UNDER CORRIDOR.

**7. STAIRCASE**  
MINIMUM WIDTH TREAD AND MAXIMUM RISER OF THE STAIR CASE FOR BUILDING SHALL BE AS PER NATIONAL BUILDING CODE 2016/PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES, 2021 .  
IN CASE OF SCO, COMMON STAIRCASE OR COMMON ELEVATOR IS PERMISSIBLE MAXIMUM FOR TWO SCO SUBJECT TO THE CONDITION THAT THE MINIMUM CLEAR WIDTH OF STAIRCASES SHALL BE 1500 MM. PROVIDED THAT IF COMMON LIFT IS GIVEN, THEN THE MINIMUM CLEAR WIDTH OF STAIRCASE SHALL NOT BE LESS THAN 1200MM.

**8. RAMP, LIFT & SERVICES IN TERRACE:-**  
Provision of Ramp Shall be as per Sub Rule (12) (13) & (15) of Rule 4 of Punjab Urban Planning & Development & Building Rules 2021 & lift shall be as per NBC,2016.

**8. PROJECTION**  
PROJECTION SHALL BE AS PER RULE 26(2) OF PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES, 2021.

**9. PARKING**  
PARKING SHALL BE PROVIDED @ 2 ECS FOR EVERY 100 SQ. MTS. OF TOTAL FLOOR AREA RATIO AREA. IN ADDITION TO THE PARKING SPACES PROVIDED, A SPACE AT THE RATE OF 3.5MA7.5M SHALL BE PROVIDED FOR LOADING AND UNLOADING ACTIVITIES FOR EACH 1000 SQ.M. OF FLOOR AREA OR FRACTION THEREOF.

**10. EXTRACTION OF GROUND WATER AND RAIN WATER HARVESTING:-**  
1) AS PER MEMO NO. PUDA/CA/2013/ 1713-16 DATED 27.02.2013 RESTRICTIONS IN 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 (DEPUTY COMMISSIONER) OF THE DISTRICT AND SUBJECT TO THE GUIDELINES/ SAFEGUARDS ENVISAGED FROM TIME TO TIME IN THIS CONNECTION BY AUTHORITY FOR GROUND WATER EXTRACTION AND RAIN WATER HARVESTING/ RECHARGE PIT ETC THEY SHALL USE ALTERNATIVE SOURCES SUCH AS SURFACE WATER SOURCES OR TREATED SEWAGE WATER FROM NEAR BY SEWAGE TREATMENT PLANT.  
2) PROVISION OF THE RAIN WATER HARVESTING SHALL BE AS PER RULE 41 OF PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES, 2021.

**11. CORRIDOR**  
THE WIDTH OF CORRIDOR IN SCO'S & SHOPS IS ALREADY SHOWN IN THE DRAWING COMPONENT OF THIS ZONING PLAN & CORRIDOR SHALL BE AS PER SUB RULE 7 OF RULE 4 OF PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES, 2021 .

**12. EXIT REQUIREMENTS**  
IN RESPECT OF WIDTH AND TRAVEL DISTANCE, ALL ASPECTS OF EXIT REQUIREMENTS FOR CORRIDORS, DOORS, STAIRCASES, RAMPS SHALL BE AS PER PART 4- FIRE AND LIFE SAFETY OF THE NATIONAL BUILDING CODE OF INDIA, 2016.

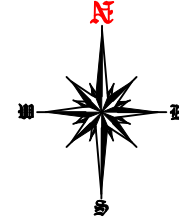
**13. ENERGY EFFICIENCY**  
ENERGY EFFICIENCY SHALL BE RULE 38 OF PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES, 2021.

**14. ROOFS**  
ROOF OF THE BUILDING DESIGN & CONSTRUCTED AS PER SUB RULE 14 OF RULE 30 OF PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES, 2021.

**15. GENERAL**  
a) PLINTH LEVEL 450 MM OR AS SPECIFIED BY COMPETENT AUTHORITY ( FROM THE CROWN OF ADJOINING ROAD IN FRONT).  
b) NO TREE SHALL BE CUT WITHOUT PRIOR APPROVAL OF COMPETENT AUTHORITY.  
c) BUILDING SHALL BE MADE ACCESSIBLE TO PHYSICAL CHALLENGED AND HANDICAPPED PERSONS.  
d) STRUCTURE SAFETY AND FIRE SAFETY REQUIREMENT SHALL BE AS PER NATIONAL BUILDING CODE 2016.  
e) GROUND WATER SHALL NOT BE USED FOR CONSTRUCTION PURPOSE AS PER MEMO NO PUDA/CA/2013/1713-16, DATED 27-02-13.  
f) TRADES OF ALL SITE SHALL BE GENERAL.  
g) COPY RIGHT (C) DEPTT. OF TOWN AND COUNTRY PLANNING PUNJAB. THIS DRG IS THE PROPERTY OF TOWN AND COUNTRY PLANNING DEPTT. PUNJAB & SHOULD NOT BE TRACED ALTERED & MODIFIED WITHOUT PRIOR APPROVAL OF THE DEPARTMENT

## LAYOUT CUM ZONING PLAN OF PANJ GHAR

SCALE:-1INCH=20'-0"



DEPTT.OF TOWN & COUNTRY PLANNING PUNJAB

OFFICE OF THE DISTRICT TOWN PLANNER SANGRUR

DRAWING NO. D.T.P. (S) .446/2022 DT. 30-8-2022  
Revised on Dated 12-01-2023

DRAWN BY

DM/PO

ASSTT.TOWN  
PLANNER

DISTT.TOWN  
PLANNER,  
SANGRUR

SR.TOWN  
PLANNER,PATIALA

CHIEF TOWN  
PLANNER,PUDA.

FROM BARA CHOWK

SITE RESERVED  
FOR TOILET AND  
DRINKING WATER

ROAD 38'-0" WIDE

STREET

TO PATIALA GATE

EXISTING  
SHOPS

EXISTING  
SHOPS

EXISTING  
SHOPS

PARKING-2  
AREA: 187 SQ. MT

PARKING- 1  
AREA: 835.12 SQ. MT

PARKING-3  
AREA: 770.41 SQ. MT

STREET 18'-6" WIDE  
LEVEL ± 0"

LEVEL + 6"

LEVEL ± 0"

TOTAL AREA OF SITE=6110.00 SQ. YDS.(1.26ACS)

### DETAIL OF AREAS:-

CATEGORY OF PLOT	NO. OF PLOTS	SIZE OF PLOTS	AREA OF PLOT IN SQ. YDS.	TOTAL AREA OF PLOTS IN SQ. YDS.	% AGE
SHOPS	1-45=45	12'-0"x36'-0"	48.00	2160.00	35.35 %
TOTAL AREA UNDER COMMERCIAL PLOTS				2160.00	35.35 %

AREA UNDER PARKING, PAVEMENTS AND TOILET=3950 SQ. YDS. (64.65 %)

### DETAIL OF AREAS ON ALL FLOORS:-

TOTAL AREA OF SHOPS	F.A.R.	TOTAL AREA ON ALL FLOORS
SHOPS(1-45)=2160.00 SQ. YDS.	1.2	4320.00 SQ. YDS.(3612.07 SQ. M)

PARKING REQUIRED @ 2 ECS PER 100 SQ. M.  
OF COVERED AREA (72.24 ECS)

=1661.52 SQ. M.

PARKING PROVIDED

=1792.53 SQ. M. (77.93 ECS)

LOADING/UNLOADING SPACES REQUIRED  
@1000/SQ.M. COVERED AREA

= 3.61

LOADING/UNLOADING SPACES PROVIDED  
@1000/SQ.M. COVERED AREA

= 4



ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ।

ਵੱਲੋਂ,

ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ(P&R),  
ਸੰਗਰੂਰ।

ਸੇਵਾ ਵਿਖੇ,

ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,  
ਪੀ.ਡੀ.ਏ. ਪਟਿਆਲਾ।

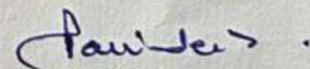
ਯਾਦ ਪੱਤਰ ਨੰ: 149 -ਡੀਟੀਪੀ(ਸ)/ 55-110  
ਮਿਤੀ : 31/04/2023

ਵਿਸ਼ਾ:- ਡਬਲ ਸਟੋਰੀ ਸ਼ਾਪ - ਪੰਚ ਘਰ, ਸੰਗਰੂਰ ਦੀ ਜ਼ੋਨਿੰਗ / ਕੰਟਰੋਲ ਸ਼ੀਟ ਬਾਰੇ।

ਹਵਾਲਾ: ਆਪ ਵੱਲ ਇਸ ਦਫ਼ਤਰ ਦਾ ਯਾਦ ਪੱਤਰ ਨੰ. 1804 ਡੀਟੀਪੀ(ਸ)/ਐਸ.ਐਸ.110 ਮਿਤੀ 17.11.2022

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪਟਿਆਲਾ ਜੀ ਦੇ ਯਾਦ ਪੱਤਰ ਨੰ. 2198 ਸਟਪ(ਪ)/ਐਸ.ਪੀ.171 ਮਿਤੀ 27.12.2022 ਅਨੁਸਾਰ ਪੰਚ ਘਰ, ਸੰਗਰੂਰ ਦੀ ਡਰਾਇੰਗ ਵਿੱਚ ਲੋੜੀਂਦੀਆਂ ਸੋਧਾਂ ਕਰਦੇ ਹੋਏ ਸੋਧਿਆ ਲੇਆਊਟ-ਕਮ-ਜ਼ੋਨਿੰਗ ਪਲੈਨ ਡਰਾਇੰਗ ਨੰ. 446/2022 ਮਿਤੀ 30.08.2022 (ਰਿਵਾਇਜ਼ਡ ਮਿਤੀ 12.01.2023) ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ।

ਨੱਥੀ: ਉਕਤ ਅਨੁਸਾਰ।

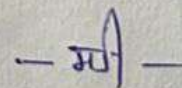


(ਪਰਵਿੰਦਰ ਕੁਮਾਰ)

ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ(P&R),  
ਸੰਗਰੂਰ।

ਪਿੱਠ ਅੰਕਣ ਨੰ. ਡੀਟੀਪੀ(ਸ)/ ਮਿਤੀ:

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ (ਪੁੱਛਾ), ਐਸ.ਏ.ਐਸ. ਨਗਰ ਜੀ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ।

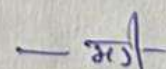


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