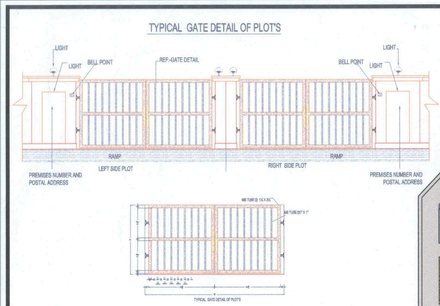
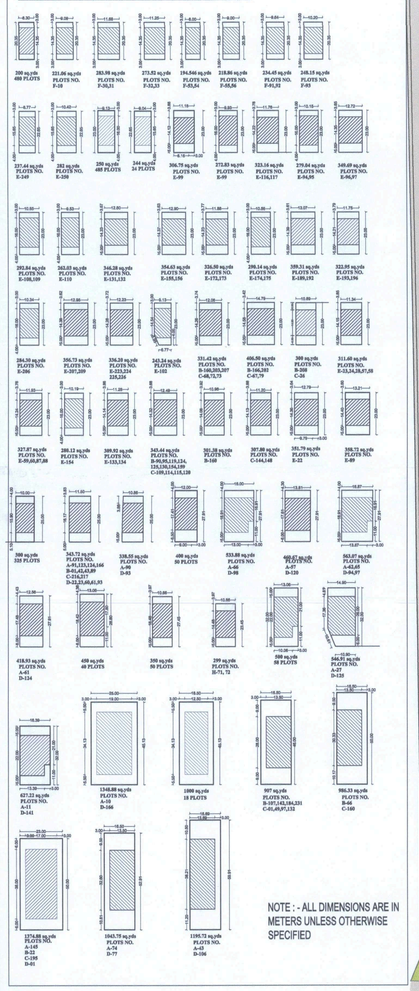
REVISED.

ZONING PLAN OF PDA OMAXE CITY at Village Baran, PATIALA(Pb)



DETAILS OF PLOTS



NOTE : - ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED

ZONING CLAUSES

The requirement for the zonning plan shall have to be fulfilled in addition to the building requirements contained in the Punjab regional and town planning development Act 1995, PUDA(Building) Rules 1996

This Zoning plan is based on the layout drawing no. SA-01, R-09 dated 14-01-09 approved vide CTP (Pb) LETTER NO. 670 CTP(Pb)/MPP-20 DATED :-21/01/09

A. USE ZONE :-

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

NOTATION	PERMISSIBLE USE OF LAND ON THE PORTION OF THE PLOT MARKED IN COL.1	TYPE OF BUILDING PERMISSIBLE ON LAND MARKED IN COL.1
1	2	3
	ROAD	STREET FURNITURE AT APPROVED PLACES.
	RESIDENTIAL PLOTTED	Residential Plots.
	PUBLIC BUILDING	As per supplementary zoning plan to be approved separately for each site.
	GREEN / PARKS	To be used only for landscape features & greens.
	COMMERCIAL BUILDING PLOTS	As per supplementary zoning plan to be approved separately for each site.
	GROUP HOUSING PLOTS	As per supplementary zoning plan to be approved separately for each site.
	I.T.& BIOTECH PARK	As per supplementary zoning plan to be approved separately for each site.
	SERVICES (ELEC. SUB-STATION,WATER WORKS ETC.)	As per approved master plan
	COMMUNITY BUILDING	As per supplementary zoning plan to be approved separately for each site.

B. RESIDENTIAL PLOTS :-

1. The maximum floor Area Ratio in case of residential plotted development shall not exceed :-

AREA OF THE SITE	MAXIMUM PERMISSIBLE FLOOR AREA RATIO	MAXIMUM PERMISSIBLE HEIGHT
1	2	3
A) For the first 225 sqm. of the total area of the site	1.65	10.0 meters.
b) For plot above 225 sq.mtr but not exceeding 325 sq.mtr	1.40	10.0 meters.
c) For plot above 325 sq.mtr but not exceeding 420 sq.mtr	1.25	10.0 meters.
d) For plot size over 420 sq.mtr	1	10.0 meters.

2. The maximum permissible site coverage on residential site shall be as under :-

AREA OF THE SITE	MAXIMUM PERMISSIBLE COVERAGE ON GROUND FLOOR.	MAXIMUM PERMISSIBLE COVERAGE ON FIRST FLOOR.
a) For the first 225 sqm. of the total area of the site.	65% of such portion of the site	55% of such portion of the site
b) For the next 225sqm. Portion of the area i.e between 225sqm. and 420sqm	50% of such portion of the site	40% of such portion of the site
c) For the remaining portion of the site i.e for the portion of the area exceeding 420sqm.	40% of such portion of the site	30% of such portion of the site

Note:- In case of permissible ground coverage as permitted in the rules is not possible to achieve on the ground the same may be achieved on second floor.

3. BUILDING LINE

All buildings other than boundary wall & gates shall be constructed only within the portion of the site marked on residential and no building shall be allowed to be constructed beyond the zoned area shown on the drawing.

4. PROJECTIONS

a) Where there is an uncovered balcony or chhajja or cantilivere from wall, it shall not project more than 1.22 meter beyond the building line, when measured at right angle to the outer face of the wall for plots above 225 sq. mts. and in case of row houses or Building adjoining each other, where the area of plot is upto 225 Sq. mtr the depth of projection shall not be more than 0.91 mtr, provided further Projection of door and window shall not exceed 0.45 mrt (1'-6") Provided further that no Projection shall be at a lesser height than 2.06 mtr (6'-9") clear above the plinth level of the Building.

b) There area of the projection shall not be counted towards the covered area of the site..

c) In case of the corner plots, sunshade not exceeding 0.23 meter(9") on window opening on to the side shall be permitted at a height not less than 2.06 meters(6'-9")

5. PLINTH LEVEL

The plinth level shall not br less than 1'-6" above the finish level of the road / street. The height shall be measured form the plinth level considering it as 1'-6" above the road level.

6. SIDE ENTRY AND WICKET GATE IN THE CORNER PLOTS

a. No side entry in the main building portion is permitted.

b. One wicket gate of 3'-0" width in back court yard shall be allowed in case of corner plot situated on 40'-0) or 45'-0" wide road only , however no wicket gate is permissible in case of corner plots where the public open space separating the plot and the road reservation exceeds 30'-0" and side abut on 60'-0"/80'-0"/100'-0" wide road.

7. BOUNDARY WALL AND GATES

a. The boundary walls in the front courtyards of the end plots shall be rounded at the corner by radius of 5'-0"

b. Height of front and side boundary wall shall be 2'-10.5" and that of the rear courtyard shall be 6'-0".

c. Position of the gate shall be as shown in the plan.

d. The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

8. BASEMENT

a. The basement shall be permissible in all residential plots and the boundary walls in the front courtyards of the end plots shall be rounded at the corner by radius of 5'-0"

b. The minimum clear height of the basement shall be 8'-3" measured from the finished level of the floor to the under surface of the beam.

c. Basement area shall not exceed the area of the Ground floor of the building and shall be permitted only under the built up area on the ground floor.

d. In case of the adjoining house built without basement, then minimum of 8'-0" distance shall be left from the common wall for the construction of basement, its area shall not count towards F.A.R. and it shall not be used for habitable purposes.

e. The basement shall be provided for opening of not less than 1/10 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.

f. Provision of toilets, water taps, etc. which require the disposal of water etc. shall not be permitted in the basement.

g. It shall satisfy public health & structure requirements.

9. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

Not more than three dwelling units shall be allowed on each plot

Gound/first floor shall not exceed two dwelling units

10. SUB-DIVISION/COMBINATION OF PLOTS

No plots should be subdevided. However two plots under one ownership may be combined to form a single plots, subject to the following conditions

a. Site coverage and no. of dwelling units shall be as per clause 9. The maximum permissible coverage shall be calculated considering the combined plot as single plot.

11. SIGHT DISTANCE, BOUNDARY WALL, HEDGES AND FENCES ETC.

a) Such boundary walls which abut upon a road or an open space and such portion of party walls which lie between the road and the front building line shall be constructed according to standard design as approved by the CTP. On the remaining sides,boundary wall, if constructed shall be 1.83 mtr in height.

b) Not withstanding the height of the boundary wall given in sub-clause (a) above but subject to the provision of sub clause(b) below,the height of hedges and fences shall not exceed 1.83mtrs.

c) The boundary wall of end plots shall be rounded at corners by a radius of 1.5 mts. (5'-0")

d) Not withstanding (a),(b) & (c) above, if in the opinion of the CTP at any junction the visibility is effected by any construction, plantaion etc., the owner shall comply with directions on this behalf from CTP.

12. GARBAGE COLLECTION POINT.

Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement fordisposal at the tow able collection point to be provided by the coloniser.

13. ACCESS.

No plot or public building will derive an access from less than 9.00 mtr. Wide road.

14. SOLAR WATER HEATING SYSTEM

The use of solar water heating system as per norms specified by PDA is mandatory and shall be made operational in the.building, wherever applicable before applying for an occupation certificate

15. Rain water Harvesting well

to be provided by each individual plot owner of area not less than 500 sqyd.

Drg. NO. PDA-Omaxe City/2010-01 R-2 dated 27.Jan.2010

APPROVED
Vide Letter No. 1545-CTP(Pb)/MPP-20
Date 2/3/2010
Chief Town Planner
Punjab, Chandigarh

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CA/91/13596

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COMPETENT AUTHORITY : CHIEF TOWN PLANNER (PB.)