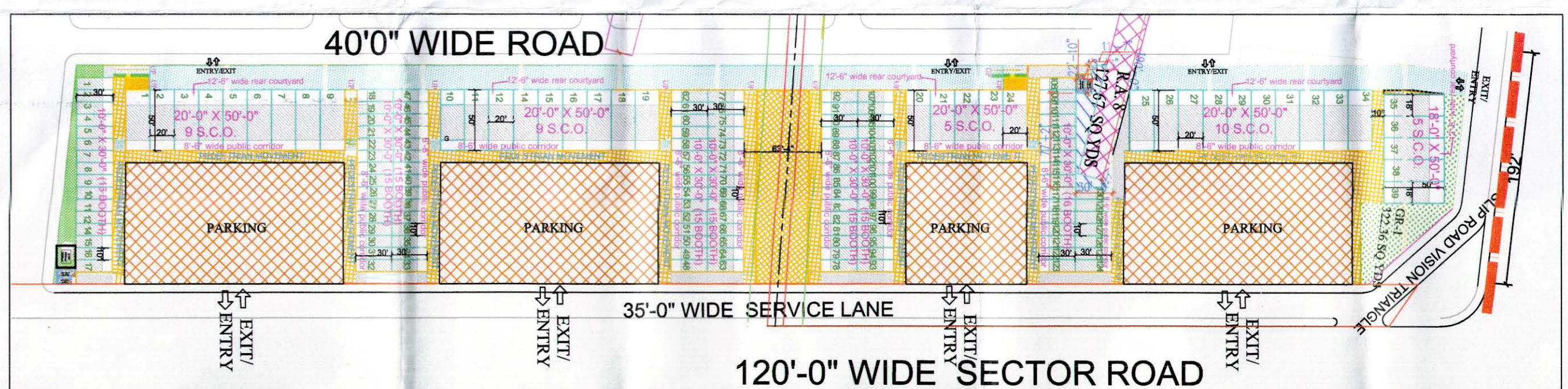
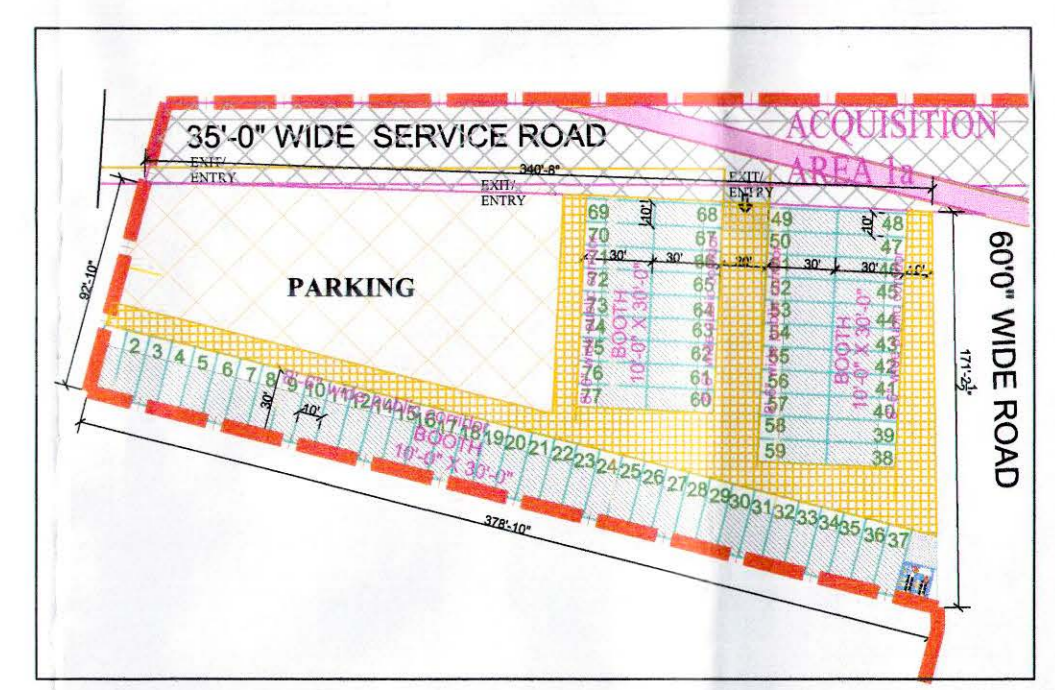
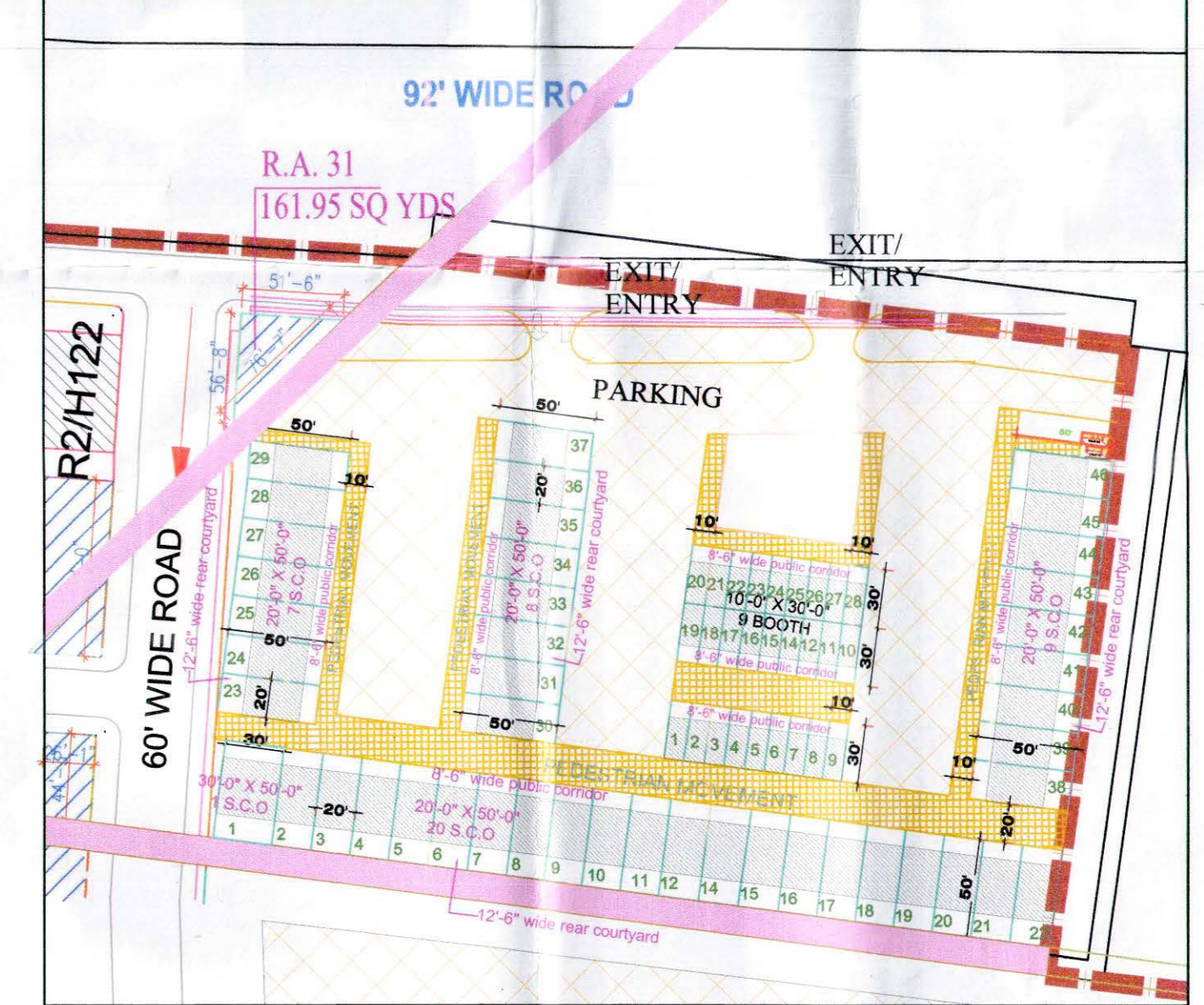
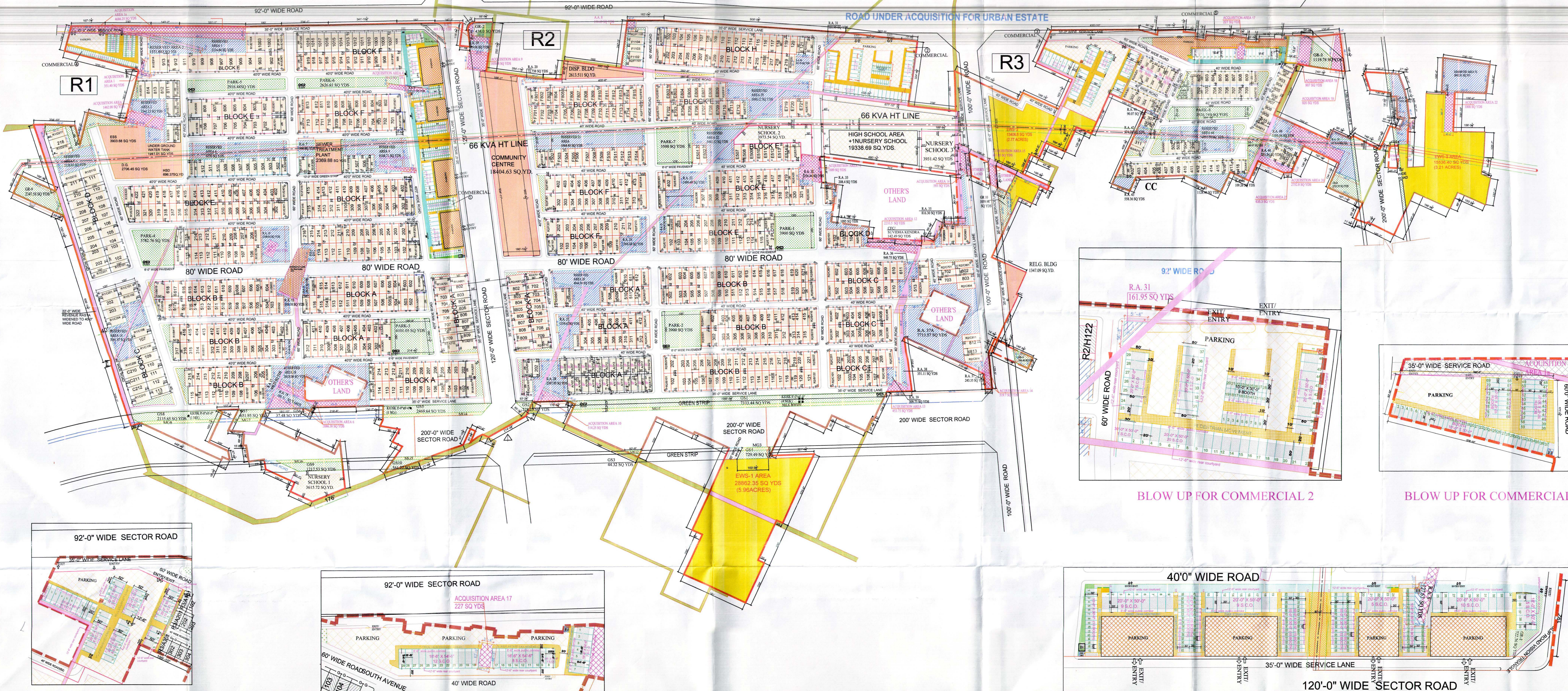


APPROVED
 Vide Letter No. 1284 CTP/10/19/33
 Date: 26-02-19
 Chief Town Planner
 Punjab, Chandigarh

PROPOSED URBAN ESTATE

ROAD UNDER ACQUISITION FOR URBAN ESTATE



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 to be constructed there shall be governed in accordance with the table below and in no manner what so ever.

NOTATION	PERMISSIBLE USE OF LAND	TYPE OF BUILDING PERMISSIBLE ON LAND
	ROADS	Roads/Street Furniture & Amenities subservient to Traffic
	OPEN SPACE	Landscape features, pavements Public Amenities & facilities and any other activity subservient to recreation
	RESIDENTIAL	Residential building, ancillary building including garages, servant quarters, amenities subservient to residential.
	G	GATE
	IF	INDEPENDENT FLOOR
	COMMERCIAL	Commercial & Subservient to commercial use as may be allowed by the Competent Authority.
	PUBLIC BUILDINGS	Public & Community building, Public Services utilities
	S	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
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
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: 1/4th of the height of the building or 2 mtr whichever 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 whichever ever is more.
 2. For independent front and Rear set back: 1/5th of the height of the building or 2 mtr whichever 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 whichever ever is more. No opening is allowed on party wall of properties.
 3. The maximum permitted ground coverage and floor area ratio is subjected to the fulfillment of the setback height and parking norms.
 4. Minimum height of rooms shall be as per Rule No. 30 (1.2) of Punjab Urban Planning and Development Building Rules, 2018.
 5. 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 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 adjoining building.
 3. The minimum width of the outer courtyard/open space shall not be less than 2.4m. If the width of the outer courtyard/open space is less than 2.4m, it shall not be treated as a courtyard/open space.

BOUNDARY WALLS AND GATES:
 1. In residential and independent front boundary wall shall have maximum height upto 0.9 m. However, above the boundary wall, the perforated wall such as stone jali/iron grill/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 grill/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 8'-0" or 1/10th 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 5.
 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: UPTO 250 SQ.MT. Maximum allowable projection (free from covered area) 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. 1.83 METER (6'-0")

BALCONY
 SIZE OF PLOT: UPTO 250 SQ.MT. Maximum allowable projection (free from covered area) 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. 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 2.08 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 2.08 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. Up to 25% of the basement floor area 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 'booster exhaust fans', air conditioning system etc.
 6. The minimum height of the basement shall be 2.50 mtrs. 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. 1/2 Wheeler parking space
 For Plot area above 100 sq.m to 250 sq.m 1 Car & 2 No. 1/2 Wheeler parking space
 For Plot area above 250 sq.m to 500 sq.m 2 Car & 2 No. 1/2 Wheeler parking space
 For Plot area above 500 sq.m 3 Car & 2 No. 1/2 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.m, 1.5 ECS
 For Dwelling unit size above 120 sq.m, upto 300 sq.m, 2.0 ECS
 For Dwelling unit size above 300 sq.m, 3.0 ECS
 2. Parking in independent floors shall compulsory be under stilt, however in case of an independent plot having minimum area of 800 square meters used for independent floors the parking under stilt shall be optional provided that the promoter provides surface basement parking as per norms within the plot.
 3. Parking in independent floors under stilt shall be permissible beyond stilt within the plot area, if the parking under stilt is not sufficient as per norms.
 4. Clear height of the parking area shall be 7'-6" from finished ground floor to the underside of beam joint girders or any other horizontal structural 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 2018 amended from time to time.

SETBACK OF PROJECTED PORTION OF ROOF LEVEL:-
 The projected portion of parapet, flues, ducts, water storage tanks, mummies, minarets, domes, water cooling tanks, lift rooms exceeding 2.75 meters in height shall be recessed 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. 6662, 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	3+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
V.	Parking	1.5 Equivalent Car Space /100sq.m. of total covered area.
VI.	Maximum Height of Building	Below 15m
VII.	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 fulfillment 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 shall 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 Fluorescent Lamps) in the building as notified by Department of Science Technology, Environment and Non-Conventional Energy, Govt. of Punjab dated 20th January/8th 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) NCC 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 be 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.

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 = 96.53 HECTARES

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

ARCHITECT **OWNER** **NORTH**

DATE 08-02-2019 **DWG NO.** DLF/HEP/CD-001 **DEALT BY** **DESP** **CHECKED BY** **P.M** **SCALE** 1"=100'

NOTE: THE ZONING PLAN IS BASED ON THE APPROVED LATEST PAVEMENT DRAWING AND ZONING CONTROL APPROVED VIDE MEMO NO. 1303/CTP/MPM-133 DATED 11.12.2015