



REVISED ZONING PLAN FOR RESIDENTIAL COLONY Y "ESTATE ONE" VILL. RAJPURA, HUSSAINPURA & BHATIAN DISTRICT LUDHIANA.

PROMOTERS - Eldico Infrastructure & Properties Ltd. 201-202, Splendor Fourm, Hind Floor, Jaola District Centre, New Delhi - 110025.

TOTAL AREA OF SCHEME: 354167.00 Sq. Yds. = 71.72 Acres = 29.61 Hect.

This Zoning Plan is based on Approved Revised Layout Plan Dtg No. SC/ML-01 Dated: May, 2015, approved by Chief Town Planner (P), vide letter no. 223 C.T.P./P/2015, dated 13.01.2016.

The requirements of this zoning plan shall have to be fulfilled in addition to the building requirements contained in the Punjab Urban Planning & Development Authority (Building) Rules 2011 & amended from time to time.

ZONING CLAUSES - LAND USE ZONING - The use of land and type of building to be constructed there shall be governed in accordance with the table below and in other manner what so ever.

Table with 3 columns: Notation, Permissible use of land, Type of building permissible on land. It lists 'Roads', 'Open Space', and 'Residential' with their respective building types and conditions.

Table with 4 columns: SITE COVERAGE, MINIMUM FRONT SETBACK, HEIGHT, and MINIMUM AREA FOR CONSTRUCTION. It provides specific requirements for different plot sizes.

- 1) The clear height from floor to ceiling in case of garage, store, toilet, bathroom and many shall not be less than 7'0".
2) The masonry, water tanks, lift wells, prospects etc. shall not be included in the maximum permissible height with condition that the projected portion of parapet, tanks, ducts, water storage tanks, masonry, rainwater, downspouts, water cooling tanks, lift towers, lift rooms not exceeding 2.25 metres in height & shall be recessed from the facade by a minimum distance equal to their height above roof level...

- 3. PRESCRIPTIONS:
1. Where there is an uncovered balcony or veranda or overhang from wall it shall not project more than 1.80 meter (6'0") beyond the building line when measured at right angles to the building line for plots above 250 sq. metre. In case of plots less than 225 sq. units, the depth of overhang shall not be more than 1.25 m.
2. The height of the parapet on roof shall not be more than 1.25 m.
3. The height of the parapet on roof shall not be more than 1.25 m.
4. The height of the parapet on roof shall not be more than 1.25 m.

- 4. BOUNDARY WALLS AND GATES:
1. Boundary wall of end plots abutting on roads shall be rounded at corner by radius of 30".
2. Height of front boundary wall shall be 2'-10" and height of rear & side boundary wall shall be 6'-0".
3. Gate posts shall be provided for display of postal nos. of plots.
4. Gate post shall be on display on zoning plan as 70".

- 5. PLINTH LEVEL:
The plinth level shall be 0.60 mtr. the crown of the adjoining road in front or as specified by the competent authority from time to time. provided that for a detailed building the plinth level may be more than 0.60 mtr. provided that the level of floor in any part shall not exceed 45 cm and the ramp from the front road to the court yard shall be within the site boundary.

- 6. BASEMENT (FOR RESIDENTIAL PLOTTED DEVELOPMENT):
1. Basement shall be permitted in all the residential plots provided it shall be 100% of the covered area of the ground floor and adhere to the public health and structure requirements.
2. Basement shall provide for opening not less than 1/10th of the basement floor area opening directly to the street for air flow, natural light and air and shall be water proof and damp proof.
3. The minimum height of the basement shall be 9'-3" (2.50 M) measured from the finished level of the floor to the under surface of the beam and shall not be used for habitation.

- 7. LIFT & STAIRCASE:
Provision of Lift & Staircases shall be as per rule 23 & 24 of PUDA Building Rules, 2011.
8. SET BACKS:
a) PROTECTED PORTION OF ROOF LEVEL: The protected portion of parent, fence, ducts, water storage tanks, masonry, rainwater, downspouts, water cooling tanks, lift towers, lift rooms not exceeding 2.25 metres 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.

- 9) The minimum area of every closed courtyard upon which habitable rooms shall be 1.5 m. less than six metres and the minimum width of every such courtyard in any direction shall not be less than 2.25 metres.
10) In calculating the provision of set back (s), the clear width of the courtyard shall not be less than one-fourth of the mean height of the adjoining buildings.
11) EXTRACTION OF EXHAUST WATER RISERS: As per memo no. puda / ca / 2013 / 1713-16 dated 27/2/13 restrictions in the area are imposed on construction & installation of any new structure for extraction of ground water resources without prior specific approval of the authorized officer (Deputy Commissioner of the district & subject to the guidelines safeguard envisaged from time to time in this connection by authority for ground water extraction & rain harvesting / recharge pit etc.

- 12. NO TREE SHALL BE CUT WITHOUT PERMISSION OF COMPETENT AUTHORITY unless the following conditions are satisfied:
13. SIDE DRIVE & WALKWAY TO BE CONSIDERED:
1. No side entry in the main building portion is permitted.
2. One widest gate of 3'-0" width in back courtyard shall be allowed in case of corner plot situated off wide road only. However no widest gate is permissible in an end corner plots where the public open space separating the plot and the road reservation more than 40'.

- 13. E.W.S.:
1. For any item not covered in the zoning plan shall be covered in PUDA Building rules 2011 as amended from time to time as approved by competent authority.
2. The building plan shall have provisions to make it accessible for all as required under 'the person with disabilities act 1995' and a certificate to this effect furnished at the time of seeking completion of the building.
3. For any item not covered in the zoning plan shall be covered in PUDA Building rules 2011 as amended from time to time as approved by competent authority.
4. No person shall commence the erection or re-erection of any building or any site which previous to sanction of the building plan from COMPETENT AUTHORITY.
5. Provision of Rainwater Harvesting and Ground Water Recharge system shall be as per govt. notification no. 27/2002-Regd part 2 / 28505, dt. 25-08-2010. Rain water harvesting system shall be compulsory for residential plots above 200 sq.mtr. All the buildings should have provision for dual plumbing system to use treated water of S.T.P.
6. Fire safety & structural stability norms shall be as per N.B.C.
7. Solar water heating system: Solar water heating system and compact fluorescent lamps (CFL) shall be provided as per notification no. 27/2010-ST/3(3)70 dated- 20 January 2010 February 2009, or as per the provisions of Renewable Energy Systems and Pumps Energy Conservation Building Code (RECBC) as notified by the govt. from time to time.
8. Provision of Renewable Energy System (Solar Water Heating System, Solar Photo-Voltaic System) and use of pump-up energy conservation building code as notified under energy conservation act 2001 shall be applicable while approving the building plan of construction of building.
9. An incentive of 50 percent refund of building scrutiny fee shall be permissible on the completion of the building on production of certificate from competent authority of PUDA (Punjab Urban Planning & Development Agency).

- 14. DRAWING NO. - ELDECO ZPR-3 DATED - 05-12-2016. SCALE: 1" INCH = 200'-0"

OWNER: Eldico Infrastructure & Properties Ltd. ARCHITECT: JYO GARG ARCHITECT CA/53/16250

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