

ਦਫਤਰ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ.ਨਗਰ
ਐਟ ਪੁੱਡਾ ਭਵਨ, 7ਵੀਂ ਮੰਜਿਲ, ਏ-ਬਲਾਕ, ਸੈਕਟਰ-62 ਐਸ.ਏ.ਐਸ.ਨਗਰ

ਵੱਲ

TURNSTONE REALTY LLP,
SCO 67, 1st Floor,
Sector 62, Mohali.


ਯਾਦ ਪੱਤਰ ਨੰ: 1303 ਐਸਟੀਪੀ(ਐਸ)/55-3
ਮਿਤੀ: 09/12/2022

ਵਿਸ਼ਾ: **Revision of Zoning Plan for out Group Housing at Site No. 2-7, Sector 67, S.A.S.Nagar.**

ਹਵਾਲਾ: ਆਪ ਦੀ ਇਸ ਦਫਤਰ ਵੱਲ ਪ੍ਰਤੀ ਬੇਨਤੀ ਮਿਤੀ 09.12.2022

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਆਪ ਦੀ ਹਵਾਲਾ ਅਧੀਨ ਪ੍ਰਤੀ ਬੇਨਤੀ ਨਾਲ ਪ੍ਰਾਪਤ ਉਕਤ ਸਾਈਟ ਦੇ ਜ਼ੋਨਿੰਗ ਪਲੈਨ ਨੂੰ ਇਸ ਦਫਤਰ ਵਿੱਖੇ ਬਿਲਡਿੰਗ ਰੂਲਜ਼ 2021 ਦੇ ਉਪਬੰਧਾਂ ਅਤੇ ਹੋਰ ਵਿਭਾਗੀ ਗਾਈਡ ਲਾਈਨਾਂ ਦੇ ਸਨਮੁੱਖ ਘੋਖਿਆ ਗਿਆ ਅਤੇ ਠੀਕ ਪਾਇਆ ਗਿਆ। ਉਕਤ ਦੀ ਰੋਸ਼ਨੀ ਵਿੱਚ ਪ੍ਰਵਾਨਤ ਜ਼ੋਨਿੰਗ ਪਲੈਨ ਦੀ ਕਾਪੀ ਆਪ ਨੂੰ ਜਾਰੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ।

ਨੱਥੀ/ਉਪਰੋਕਤ ਅਨੁਸਾਰ।



ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਐਸ.ਏ.ਐਸ.ਨਗਰ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: -ਐਸਟੀਪੀ(ਐਸ)/

ਮਿਤੀ:

ਇਸਦਾ ਇੱਕ ਉਤਾਰਾ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਨੂੰ ਪ੍ਰਵਾਨਤ ਜ਼ੋਨਿੰਗ ਪਲੈਨ ਦੀ ਕਾਪੀ ਸਮੇਤ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਨੱਥੀ/ਉਪਰੋਕਤ।



ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਐਸ.ਏ.ਐਸ.ਨਗਰ।

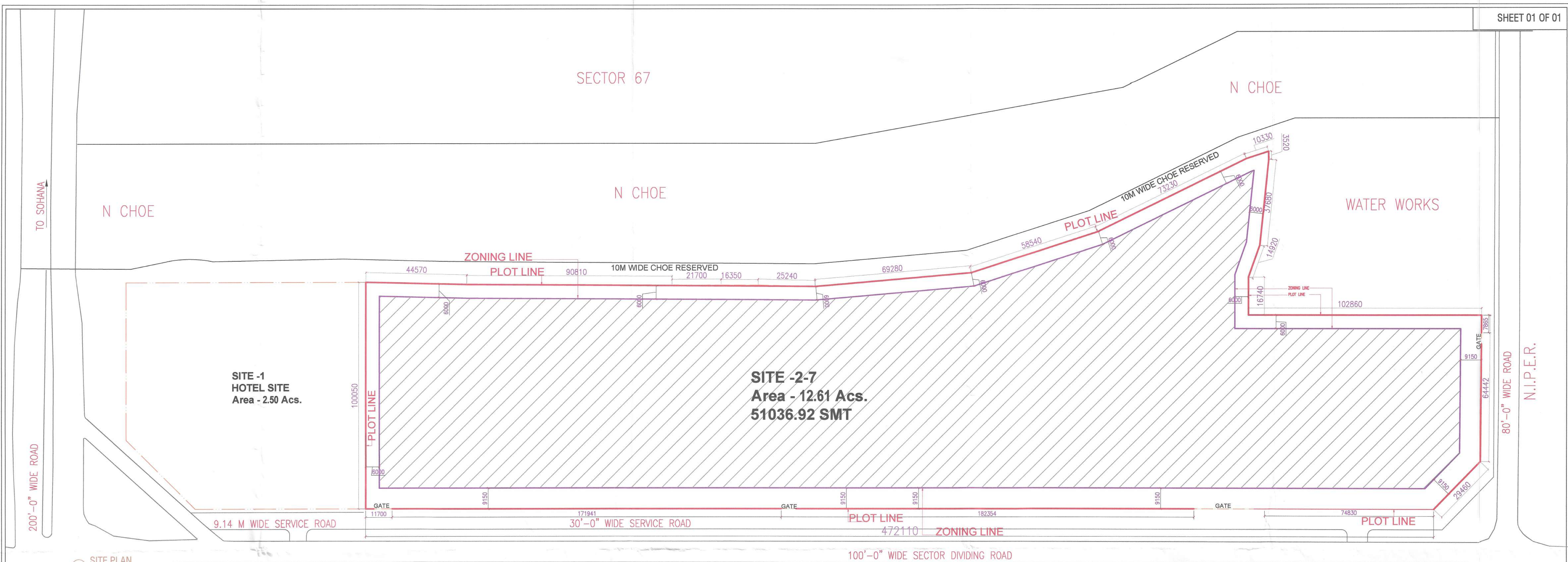
ਪਿੱਠ ਅੰਕਣ ਨੰ: -ਐਸਟੀਪੀ(ਐਸ)/

ਮਿਤੀ:

ਇਸਦਾ ਇੱਕ ਉਤਾਰਾ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਨੂੰ ਪ੍ਰਵਾਨਤ ਜ਼ੋਨਿੰਗ ਪਲੈਨ ਦੀ ਕਾਪੀ ਸਮੇਤ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਨੱਥੀ/ਉਪਰੋਕਤ।


ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਐਸ.ਏ.ਐਸ.ਨਗਰ।



LEGEND	
	Scheme boundary
	Zoned Area

SECTOR 66

APPROVED
 VIDE LETTER NO. 1303 STP(S) 55-3
 DATED 09/12/2022
 SENIOR TOWN PLANNER
 S.A.S. NAGAR

SIZE OF THE SITE:

Allotment of land has been granted by Greater Mohali Area Development Authority, SAS Nagar Vide Memo No :-EO/2022/9054 DATED :- 10.05.2022.
 For Residential (Group housing site no-2 to 7) (Area :- 12.61 Acres)
 Site area as per Allotment letter obtained = 51036.92 SQMT.
 This Zoning plan is based on Approved Zoning by Office of the District Town Planner, GMADA Vide memo no D.T.P.(GMADA) 108 / 2021 Dated-10/12/2021

For Group housing:-

Zoning Clauses:-
 The conditions laid down below shall be fulfilled in addition to building requirements contained in the Punjab Urban Planning and development Building Rules 2021, amended from time to time.

1. Uses Permitted:-
 (i) The site shall be used for residential purpose i.e. construction for Residential Group Housing purpose only and not for any other purpose what-so-ever.
 (ii) The site shall not be sub-divided.

2. Site Coverage:-
 (i) Maximum ground coverage shall not exceed 30% of the plot area.
 (ii) Building shall be constructed within the Zoned area shown as thus

3. Floor Area Ratio:-
 (i) Maximum permissible floor area ratio = 3.00
 For $\frac{\text{Floor Area}}{\text{Plot Area}} = 3.00$
4. Maximum Permissible Height:-
 (i) No Restriction subject to the fulfillment of norms such as setbacks around building, ground coverage, Floor Area Ratio, structural safety and fire safety norms.
 (ii) The maximum height upto which the building can be constructed shall have no restriction subject to the clearance from Airport Authority of India and fulfillment of norms such as setbacks/F.A.R. ground coverage, structural safety and fire safety norms etc.

5. Building set back & Height:-
 (i) 20'-0" minimum from site boundary and as per sub rule (1) of rule 26 of these building rules.

6. Plinth Level:-
 (i) 450mm or as specified by competent authority (from the crown of adjoining road in front). Provided that for a detached building, the plinth level may be more than 450mm. 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.

7. Parking:-

Group housing:-
 Minimum Parking required as per size of Dwelling Unit Size and as per sub rule (4) of rule 26 of Punjab Urban Planning and development Building Rules 2021.

Size of Dwelling Unit	Equivalent Car Spaces (P.U.D.A. Standard)
upto 36 sq.m.	1.00 per Dwelling Unit
above 36 upto 120 sq.m.	1.10 per Dwelling Unit
above 120 upto 200 sq.m.	2.00 per Dwelling Unit
above 200 sq.m.	3.00 per Dwelling Unit

Additional 10 percent guest parking shall also be provided.
CLUB:-
 (i) Minimum Parking Space required:- 3 Equivalent Car Spaces / 100sq.m. of total Floor Area Ratio area.

Commercial:-
 Minimum Parking Space required:- 2 Equivalent Car Spaces / 100sq.m. of total Floor Area Ratio area.
 a) For the provision of car parking spaces, the space standards shall be as under:-
 a) For open parking: 23 square meters per equivalent car space.
 b) For ground floor covered parking: 28 square meters per equivalent car space.
 c) For basement or podium or multilevel floors: 32 square meter per equivalent car space.

8. Light and Ventilation:-
 (i) One or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah.
 (ii) Such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area.
 In case of Kitchen such opening shall be increased by 25 percent.

9. Ventilation Shaft:-
 As per sub rule (8) of rule 3 Group Housing of Punjab Urban Planning and Development Building Rules, 2021.

10. Interior Courtyard for Light and Ventilation:-
 (i) Minimum area: 9 sq.m.
 (ii) Minimum width: 2.4m or 1/5 of the average height of the building, whichever is more.

11. Staircase requirement:- as per sub rule (10) of rule 3 of Group Housing of these building rules and per sub rule (11) of rule 30 of Part Building Requirement of these building rules.
 Minimum Width: 1350 mm
 Minimum Tread: 300 mm
 Maximum Riser: 150 mm
 Minimum Clear Head Height: 2200 mm

12. Lift and Ramp :- as per sub rule (11) of rule 3 of Group Housing of these building rules.
 (i) Lift is mandatory in buildings 15m or more in height and basement provided more than one level as per the provision of the National Building Code of India, 2016. Ramp requirement for pedestrians, differently-abled, elderly and children upto Plinth Level:-
 Min. Width 1800mm
 Min. Slope 1:12

13. Mummy :-
 (i) Allowed upto 2.75 m, otherwise counted towards the height of the building as well as Floor Area Ratio.

14. Gate and post check:-
 (i) Watch and ward cabins upto 100 sq.ft. along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR).
 (ii) Minimum Turning Radius for corner plot - 5'-0" or 1/8th of the adjoining road width, whichever is more and maximum upto 20'-0".

15. Boundary wall :-
 Maximum height allowed
 (i) Facing road or open area: upto 0.9m solid wall with 0.9m high perforated Grill/Jali.
 (ii) Facing other property: upto 1.83m solid wall
 (iii) Minimum Turning Radius for corner plot - 5'-0" or 1/8th of the adjoining road width, whichever is more and maximum upto 20'-0".

16. Rain Water Harvesting System:-
 Rain water Harvesting shall be mandatory as per rule no. 40 (Section 108/2) Part-IX (Green Building and Sustainability Provisions) of Punjab Urban Planning and Development Building Rules 2021.

16. Services in terrace:-
 (i) Solar Photo Voltaic installation, Rain water pipes with drainage, Water Tank, cooling towers for air conditioning plants, Mummy, machine room and screening parapet to hide services or as per the provisions of the National Building Code of India, 2016.

17. Basement:- as per sub rule (16) of rule 3 of Group Housing of these building rules & per sub rule (5) of rule 30 of Part Building Requirement of these building rules.
 The multi-level basement in plots of an area above 2025sq.m shall be allowed below the ground and beyond the building line at ground level subject to a clear minimum front margin of 4.5 m and side and rear margins of 3 m, subject to the provision of mechanical ventilation and all safety provisions and drainage.
 (ii) Basement shall not be allowed in the case of No construction Zone/Area or Master Plan Green area or any other restricted area/zone under the provision of any other Act/policy of the State or Central Government.
 Minimum clear height for basement shall be as below:
 *Non-Habitable use: 2.40 m *Habitable Use: 2.75 m

18. Stilt, if provided (Non-habitable height):-
 (i) Clear Height shall be 7'-0".
 (ii) Parking provided under stilts shall not be counted towards Floor Area Ratio and height.

19. Vehicular Ramp:- per sub rule (12) of rule 30 of Part Building Requirement of these building rules.
 Ramps are mandatory. Minimum width: 7.2m for two way traffic 4m for one way traffic Slope: (i) Cars not less than 1:8 and at curve 1:12 (ii) Heavy vehicles not less than 1:15

20. Projection & Balcony (Free from Ground Coverage and Floor Area Ratio):-
 1.83 m wide and as per sub rule (3) of rule 26 of Punjab Urban Planning and Development Building Rules 2021.

21. Rain Water Harvesting System:-
 Solar water heating system shall be provided as per Govt. notification no. 2/12305-stc(3) 370 dated 20 Jan /6 February 2006 or as per the provisions of Renewable Energy Systems and Punjab Energy Conservation Building Code (RECBC) as notified by Govt. from time to time.

22. Solar Water Heating System:-
 Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

23. Solar Photo Voltaic required as per plot size:-
 As per sub rule (24) of rule 3 Group Housing of Punjab Urban Planning and Development Building Rules, 2021.

24. Flushing System:-
 Provision of dual button type flushing cistern in each water closet.

25. Parapet or Railing:-
 Minimum Height: 1.0 m
 Maximum Height: 1.4 m from the finished floor level.

26. Minimum passage or corridor:-
 1350 mm for single loaded and 1800 mm for double loaded. This width shall increase with increase in the occupant load of the building and shall provide as per the National Building Code of India, 2016.

27. Green Area requirement:-
 Minimum 25 percent of site area in which 15 percent of site area shall be in the form of organized park or playground with minimum width of 15m.

28. Minimum requirements of different component of a building:-
 (i) Clear Height shall be 7'-0".
 (ii) Parking provided under stilts shall not be counted towards Floor Area Ratio and height.

29. Extraction of Ground Water Resources:-
 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 water harvesting/recharge etc.

30. Solar Water Heating System :-
 Solar water heating system shall be provided as per Govt. notification no. 2/12305-stc(3) 370 dated 20 Jan /6 February 2006 or as per the provisions of Renewable Energy Systems and Punjab Energy Conservation Building Code (RECBC) as notified by Govt. from time to time.

31. Sustainable Waste Management:-
 Sustainable waste management shall be as per rule no. 41 of Punjab Urban Planning and Development Building Rules, 2021 and amendments made there after.

32. Provisions for tree plantation in new building sites:-
 The building plan shall only be approved, if the provision for planting trees of indigenous species is shown on the building plans as per rule no. 39 of Punjab Urban Planning and Development Building Rules-2021 given below:
 (a) One tree for every 225 sq.m covered area of building(s) shall be planted. While calculating the number of trees, if there is a fraction less than 0.5, it shall be rounded down to the nearest whole digit and if there is a fraction equal to or greater than 0.5, it shall be rounded up to the nearest whole digit.
 (b) The occupancy certificate shall only be granted if the owner has planted the requisite number of trees as per the sanctioned plans.

33. Water Supply, Sewerage and Drainage:-
 Water Supply, Sewerage and Drainage shall be as per 44 & 45 of Punjab Urban Planning and Development Building Rules, 2021 and amendments made there after.

34. Fire Safety:-
 Fire Protection shall be as per 31 of Punjab Urban Planning and Development Building Rules, 2021 and amendments made there after.

Notes:-
 1. The Floor Area Ratio above 1:2.5 in case of Group Housing will be chargeable on pro-rata basis. 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.
 2. Unlimited Floor Area Ratio shall be subject to fulfillment of building controls such as ground coverage, setbacks around the building, parking norms, light and ventilation, height, fire and structural safety.
 3. Access to commercial building in group housing may be allowed from external road subject to the fulfillment of parking, setback and road width etc.
 4. The Net Residential Density shall be permissible as per the provisions of the respective Master Plans, government notifications as amended from time to time whichever is applicable.
 5. For calculation of infrastructure required for the project, the population for group housing shall be @ 4.5 persons per Dwelling Unit.

OWNERS' SIGN:

TURNSTONE REALTY LLP
 Authorized Signatory

ARCHITECT'S SIGN:

SHIPRA
 CA/2004/34608

PROPOSED GROUP HOUSING AT,
 SITE 2-7, SECTOR 67,
 SAS NAGAR, MOHALI
 PUNJAB, INDIA.

OWNER:

TURNSTONE REALTY LLP

SHEET TITLE:

Revised Zoning Plan

DRAWING NO:

Z-01

SCALE:

na

DATE:

07 December, 2022.

ARCHITECTS:

4th DIMENSION
 ARCHITECTURE - INTERIORS - PLANNING
 http://www.4d-arch.com

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