



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

PROMOTERS :- Eldico Infrastructure & Properties Ltd. 201-202, Splendor Fours, 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.

3. SITE COVERAGE, MINIMUM FRONT SETBACK, HEIGHT AND FLOOR AREA RATIO (F.A.R.) DEVELOPMENT:-

Table with 4 columns: PLOT AREA, Site, F.A.R., Minimum Height. It provides specific coverage and height requirements for different plot areas.

- 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 wall.
2. The height of the building shall not exceed 12.25 metres (40'0") above the ground level. In case of plots less than 223 sq. yds., the depth of the plot shall not be less than 12.25 metres (40'0").
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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 positions shall be shown on zoning plan as 'G'.

5. PLINTH LEVEL:-

The plinth level shall be 0.60 mtr. above 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 room 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:-

- 1. Provision of Lift & Staircases shall be as per rule 23 & 24 of PUDA Building Rules, 2011.
2. No side entry in the main building portion is permitted.
3. One wide gate of 3'-0" width in back courtyard shall be allowed in case of corner plots where the plot level of floor 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. Set backs around any building shall be as shown on the drawing or 1rd height of the building or 6m whichever is more.
2. Height: 4.50'.
3. Ground Coverage: Maximum: 40%.
4. F.A.R.: 1.00.
5. Parking: 2.5 E.C. (2.50) sqm of covered area on all floors.
6. Provision of ramp, parking and toilet shall be made for handicapped as per 'The Persons with Disabilities Act, 1995'.
7. Height of boundary wall shall be 3'-0" high solid wall + 3'-0" high grill along road side and 6'-0" high solid wall along other sides.
8. Gate post shall be recessed 12"0" from abutting road.
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14. GENERAL NOTES:-
1. Any plot which touches the boundary of others land shall not provide any opening on adjoining site or on other side as approved by competent authority.
2. The structure of the building shall have to be designed and supervised by a qualified structural engineer and a certificate to this effect be furnished at the time of seeking completion certificate of the building.
3. The building higher than 15 M shall have the lightning system. Before occupying the building a certificate of compliance from the fire department at the time of seeking completion of the building shall be submitted.
4. The building plan shall have provisions to make it accessible for all as required under 'The persons with disabilities act 1995' and a certificate to this effect be furnished at the time of seeking completion of the building.
5. For any item not covered in the zoning plan shall be covered in PUDA Building rules 2013 as amended from time to time as approved by competent authority.
6. 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.
7. Provision of Rainwater Harvesting and Ground Water Recharge system shall be as per govt. notification no. 27/2002 (Reg) part 2, 28/05, dt. 25-08-2010. Rain water harvesting system shall be compulsory for residential plots above 200 sq.m. All the buildings should have provision for dual plumbing system to use treated water of S.T.P.
8. Fire safety & structural stability norms shall be as per N.B.C.
9. Solar water heating system and compact fluorescent lamps (CFL) shall be provided as per notification no. 27/2002 (Reg) part 2, 28/05, dt. 25-08-2010, or as per the provisions of Renewable Energy Sources and Pumps Energy Conservation Building Code (RECBC) as notified by the govt. from time to time.
10. 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.
11. 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).

15. ARCHITECTURAL CONTROL:-
All architectural drawings shall be covered under Architectural Control to be approved by competent authority.
OWNER: JYO GARG ARCHITECT CA/53/16250
ARCHITECT: JYO GARG ARCHITECT CA/53/16250

DRAWING NO.- ELDECO ZPR-3 DATED - 05-12-2016. SCALE:- 1 INCH = 20'0".

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