



FOR THE PURPOSE OF RULE 30(1) AND 30(2) OF THE URBAN CEILING, ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1966.

1. USE ZONE:
THE LAND SHOWN IN THIS ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKING EXPLAINED IN THE TABLE BELOW AND NO OTHER MANNER WHATSOEVER.

NOTATION	Permissible use of land on the portion of the site marked in col. 1	Type of building permissible on land marked in col. 2
1	ROAD	Road furniture at approved places.
2	PUBLIC OPEN SPACE	To be used only for landscape features.
3	RESIDENTIAL	Residential building.
4	COMMERCIAL	As per supplementary zoning plan to be approved separately for each site.
5	COMMUNITY BLD. BLDGS	As per supplementary zoning plan to be approved separately for each site.

2. PROPORTION OF THE SITE WHICH MAY BE COVERED WITH BUILDING.
The proportion of the site which may be covered with building shall be in accordance with the following table, remaining portion being left open to the form of an open space around the building as courtyard.

AREA OF THE SITE	MAXIMUM PERMISSIBLE COVERAGE ON GROUND FOR RESIDENTIAL ZONE	MAXIMUM PERMISSIBLE COVERAGE ON FIRST FLOOR
a) For the first 225 sqm. of the total area of the site.	80% of such portion of the site.	75% of such portion of the site.
b) For the next 225 sqm. i.e. portion of 24 area between 225 sqm. and 450 sqm.	40% of such portion of the site.	35% of such portion of the site.
c) For the remaining portion of the site, i.e. for the portion of the area exceeding 450 sqm.	25% of such portion of the site.	22% of such portion of the site.

3. MAXIMUM PERMISSIBLE FLOOR AREA RATIO AND MAXIMUM PERMISSIBLE HEIGHT.
The maximum permissible F.A.R. and maximum permissible height on the area of the site mentioned in column 1 of the schedule given below shall be as shown in columns 2 and 3 respectively of the said schedule.

AREA OF THE SITE	MAXIMUM PERMISSIBLE FLOOR AREA RATIO	MAXIMUM PERMISSIBLE HEIGHT
a) For the first 200 sqm. of the total area of the site.	1.45	11.00 meters.
b) For the next 80 sqm. of the area i.e. between 200 sqm. and 300 sqm. meters.	1.00	11.00 meters.
c) For the next 200 sqm. of the area i.e. between 300 sqm. and 420 sqm.	0.85	11.00 meters.
d) For the remaining area beyond 420 sqm.	0.60	11.00 meters.

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

4. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT.
Not more than three dwelling units shall be allowed on each plot. However, maximum number of dwelling units on each plot i.e. ground/floor floor shall not exceed two dwelling units. In case of sites falling in CWS category not more than two dwelling units will be allowed and only one dwelling unit shall be allowed on each floor.

5. SUB-DIVISION/COMBINATION OF PLOTS.
No site shall be sub-divided. However, land plots under one ownership may be combined to form a single plot except EWS/NPL plots, subject to the following conditions:
a) The site coverage and No. of dwelling units shall be as per 4 and 5 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

6. SPACE ABOUT BUILDING.
All buildings other than secondary wall and gates shall be constructed only within the portion of the site marked as residential building shall project beyond the portion of the site indicated as such.

7. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREYS.
The maximum height and maximum permissible height on the area of the site mentioned in column 1 of the following table shall be as indicated therein, subject to the requirement of maximum permissible F.A.R.

TYPE OF BUILDING	MAXIMUM NUMBER OF STOREYS	MAXIMUM HEIGHT
Residential Main	3	11.00 Mts.

8. PLINTH LEVEL.
Unless otherwise specified, the Director may fix the level of the plinth to be observed for the purpose of height restriction shall be for 20 cm. above the road level and in the case of the other buildings it shall not be less than 15 cm.

9. RESTRICTION OF ACCESS FROM 30 MTS. WIDE OR MORE SECTION ROADS AND PUBLIC OPEN SPACES.
In the case of plots which abut on the 30 meters or more wide section roads and public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

10. BOUNDARY WALL, HEDGES AND FENCES ETC.
a) Subject to the provisions of clause (a) above, the boundary wall shall be constructed within the portion of the site marked as residential building shall project beyond the portion of the site indicated as such.
b) Notwithstanding the height of the boundary wall given in sub-clause (a) above, but subject to the provision of sub-clause (c) below, the height of hedges and fences shall not exceed 1.80 meters.
c) Notwithstanding the boundaries of the plot as said, in case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:
i) 0.5 meters radius for plots abutting on to open space.
ii) 1.0 meters radius for E.W.S. plots.
iii) 1.5 meters radius for plots above 420 sqm. meters.
d) Notwithstanding (a), (b) & (c) above, if in the opinion of the Director, at any junction the walling is affected by any construction, plantation etc. the owner shall comply with any directions given in writing from him.

11. GATE AND GATE POST.
a) Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
b) An additional section gate of standard design not exceeding 1.5 meter width may be allowed in the front and side boundary wall provided further that no gate shall be allowed in the side boundary wall or towards the sector road and public open spaces.

12. DISPLAY OF POSTAL NUMBER OF THE PLOT.
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.

13. GARBAGE COLLECTION POINT.
Every plot holder shall make adequate provision for garbage collection in his own plot. No public authority or contractor shall be allowed to place any garbage collection point on the boundary wall or towards the sector road and public open spaces.

14. ACCESS.
No plot or public building will derive an access from less than 22.00 meters wide road.

15. SOLAR WATER HEATING SYSTEM.
The use of solar water heating system as per norms specified by MAREDA is mandatory and shall be made available to the building, wherever applicable, before applying for an occupation certificate.

Note: - This drawing is in conjunction with the description plan verified by D.T.P. (Planning) vide order dated 20.08.2018.

DRG. NO. D.T.C.R. 2415 DATED: 11-1-22