

ZONING PLAN OF RESIDENTIAL PLOTTED COLONY MEASURING 26.522 ACRES (LICENCE NO. 63 OF 2010 DATED 03.08.2010) IN SECTOR-21, SIRSA BEING DEVELOPED BY SH ADITYA AND OTHERS IN COLLABORATION WITH VPN REAL ESTATE PVT. LTD.

FOR THE PURPOSE OF RULE 38(KIII) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1985.

1. USE ZONE:

Position	Use of land proposed	Type of activity permissible as per the zoning plan
Residential	Residential	Residential
Commercial	Commercial	Commercial
Industrial	Industrial	Industrial
Public	Public	Public
Green	Green	Green
Open Space	Open Space	Open Space
Other	Other	Other

2. PROPORTION OF THE SITE WHICH MAY BE COVERED WITH BUILDING:

Area of the site	Maximum permissible coverage of plot
For the area of 200 sq. m. and above	50%
For the area of 100 sq. m. and above	40%
For the area of 50 sq. m. and above	30%
For the area of 20 sq. m. and above	20%
For the area of 10 sq. m. and above	10%
For the area of 5 sq. m. and above	5%
For the area of 2 sq. m. and above	2%
For the area of 1 sq. m. and above	1%

3. MAXIMUM PERMISSIBLE FLOOR AREA RATIO AND MAXIMUM PERMISSIBLE HEIGHT:

Area of the site	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible height
For the area of 200 sq. m. and above	1.40	12 Meters
For the area of 100 sq. m. and above	1.20	12 Meters
For the area of 50 sq. m. and above	1.00	12 Meters
For the area of 20 sq. m. and above	0.80	12 Meters
For the area of 10 sq. m. and above	0.60	12 Meters
For the area of 5 sq. m. and above	0.40	12 Meters
For the area of 2 sq. m. and above	0.20	12 Meters
For the area of 1 sq. m. and above	0.10	12 Meters

4. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT:

Area of the site	Maximum permissible number of dwelling units
For the area of 200 sq. m. and above	12
For the area of 100 sq. m. and above	8
For the area of 50 sq. m. and above	4
For the area of 20 sq. m. and above	2
For the area of 10 sq. m. and above	1
For the area of 5 sq. m. and above	1
For the area of 2 sq. m. and above	1
For the area of 1 sq. m. and above	1

5. SUB-DIVISION COMBINATION OF FLOORS:

Area of the site	Sub-division	Combination of floors
For the area of 200 sq. m. and above	0.50	12 Meters
For the area of 100 sq. m. and above	0.40	12 Meters
For the area of 50 sq. m. and above	0.30	12 Meters
For the area of 20 sq. m. and above	0.20	12 Meters
For the area of 10 sq. m. and above	0.10	12 Meters
For the area of 5 sq. m. and above	0.05	12 Meters
For the area of 2 sq. m. and above	0.02	12 Meters
For the area of 1 sq. m. and above	0.01	12 Meters

6. SPACE ABOUT BUILDING:

Area of the site	Space about building
For the area of 200 sq. m. and above	1.50
For the area of 100 sq. m. and above	1.20
For the area of 50 sq. m. and above	1.00
For the area of 20 sq. m. and above	0.80
For the area of 10 sq. m. and above	0.60
For the area of 5 sq. m. and above	0.40
For the area of 2 sq. m. and above	0.20
For the area of 1 sq. m. and above	0.10

7. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY:

Area of the site	Maximum permissible height	Maximum permissible number of storey
For the area of 200 sq. m. and above	12 Meters	3
For the area of 100 sq. m. and above	12 Meters	3
For the area of 50 sq. m. and above	12 Meters	3
For the area of 20 sq. m. and above	12 Meters	3
For the area of 10 sq. m. and above	12 Meters	3
For the area of 5 sq. m. and above	12 Meters	3
For the area of 2 sq. m. and above	12 Meters	3
For the area of 1 sq. m. and above	12 Meters	3

8. PLANT LEVEL:

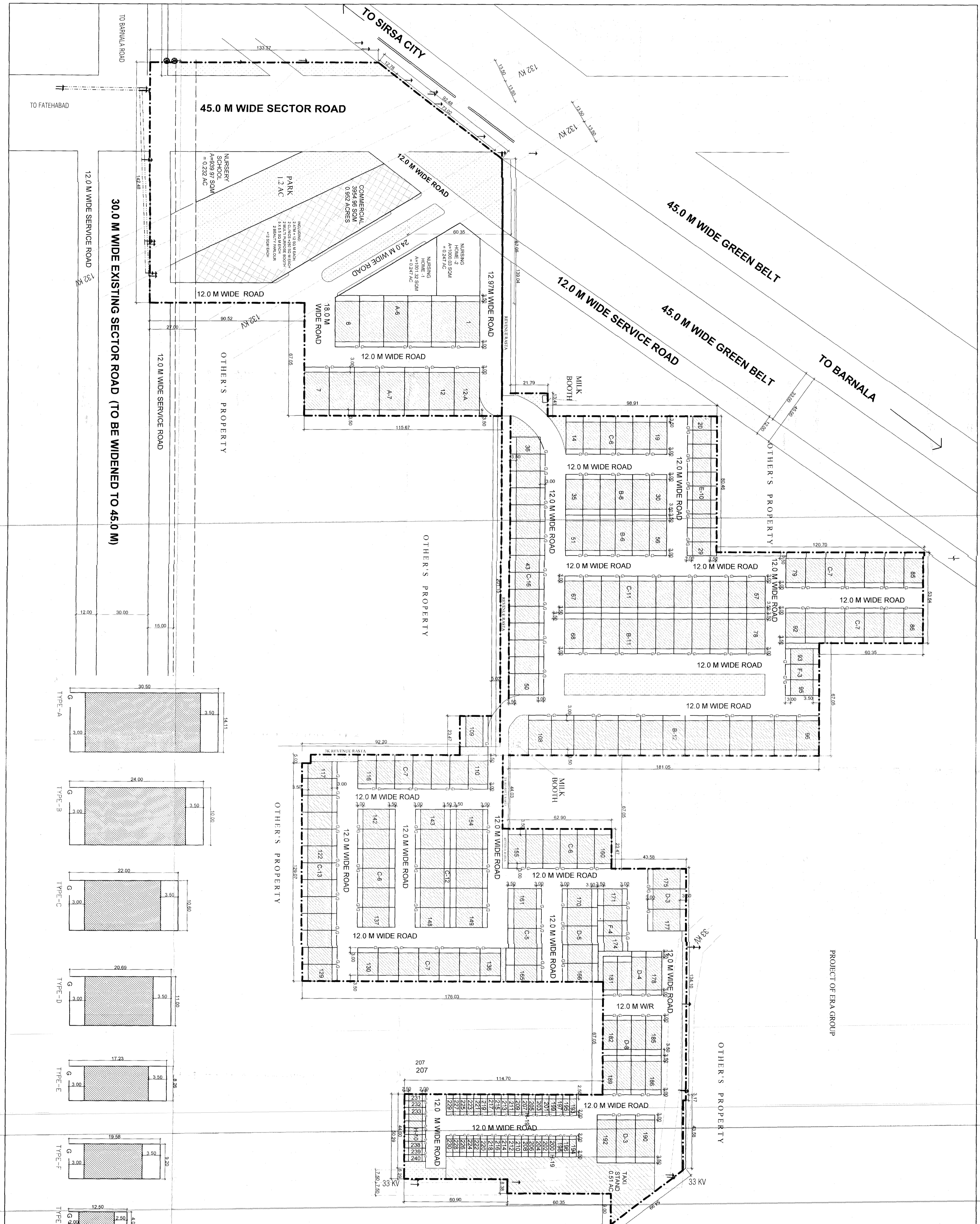
Area of the site	Plant level
For the area of 200 sq. m. and above	1.50
For the area of 100 sq. m. and above	1.20
For the area of 50 sq. m. and above	1.00
For the area of 20 sq. m. and above	0.80
For the area of 10 sq. m. and above	0.60
For the area of 5 sq. m. and above	0.40
For the area of 2 sq. m. and above	0.20
For the area of 1 sq. m. and above	0.10

9. RESTRICTION OF ACCESS FROM 45 METERS WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES:

Area of the site	Restriction of access
For the area of 200 sq. m. and above	1.50
For the area of 100 sq. m. and above	1.20
For the area of 50 sq. m. and above	1.00
For the area of 20 sq. m. and above	0.80
For the area of 10 sq. m. and above	0.60
For the area of 5 sq. m. and above	0.40
For the area of 2 sq. m. and above	0.20
For the area of 1 sq. m. and above	0.10

10. SIGHT DISTANCE BOUNDARY WALL, HEDGES AND FENCES ETC.:

Area of the site	Sight distance boundary wall, hedges and fences etc.
For the area of 200 sq. m. and above	1.50
For the area of 100 sq. m. and above	1.20
For the area of 50 sq. m. and above	1.00
For the area of 20 sq. m. and above	0.80
For the area of 10 sq. m. and above	0.60
For the area of 5 sq. m. and above	0.40
For the area of 2 sq. m. and above	0.20
For the area of 1 sq. m. and above	0.10



NOTES:

- The site coverage and no. of dwelling units shall be as per II and III above.
- The maximum permissible coverage shall be calculated considering the combined plot as a single plot.
- All buildings other than boundary wall and gates shall be constructed only within the portion of the site indicated as such.
- The maximum height and number of storey allowed on the plot as marked in column I of the following table shall be as indicated therein, subject to the requirement of maximum permissible F.A.R.
5. SUB-DIVISION COMBINATION OF FLOORS:
No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot except EWS/PMJAY plots, subject to the following conditions:-
a) The site coverage and no. of dwelling units shall be as per II and III above.
b) The maximum permissible coverage shall be calculated considering the combined plot as a single plot.
6. SPACE ABOUT BUILDING:
All buildings other than boundary wall and gates shall be constructed only within the portion of the site indicated as such.
7. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY:
The maximum height and number of storey allowed on the plot as marked in column I of the following table shall be as indicated therein, subject to the requirement of maximum permissible F.A.R.
8. PLANT LEVEL:
Unless otherwise specified by the DG, TQP, Plant Height, in the case of the building intended to be used for Human Habitation shall not be less than 30 cms above the road level and in the case of the other buildings it shall not be less than 1.50 cms.
9. RESTRICTION OF ACCESS FROM 45 METERS WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES:
In the case of plots which shall be on the 45 meters or more wide sector roads and plots which shall be on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.
10. SIGHT DISTANCE BOUNDARY WALL, HEDGES AND FENCES ETC.:
a) Such boundary walls which abut upon a road or an open space and such portion of party walls which lie between the road and the front building line shall be constructed in accordance with the design approved by the TQP. On the remaining sides, boundary walls, if constructed, shall be 1.50 meters in height.
b) Notwithstanding the height of the boundary wall there is sub-charge (a) above fences shall not exceed 1.83 meters.
c) Any walling within the boundaries of the plot as sod, in case of corner plots, boundary walls shall be bounded off at each corner by a radius as given below:
i) 0.5 meters Radius for plots opening on to open space.
ii) 1.0 meters Radius for EWS/PMJAY plots.
iii) 2.0 meters Radius for plots above 420 sq. meters.
d) Notwithstanding (a) (b) & (c) above, if in the opinion of the Director General, boundary walls shall be bounded off at each corner by a radius as given below, owner shall comply with the design of the wall from top.
e) GATE AND GATE POST shall be constructed as per approved standard design, at the position indicated on the zoning plan.
f) An additional wider gate of standard design not exceeding 1.15 meter width shall be allowed in the front and side boundaries of the plot.
g) The height of the wall or fence shall be allowed in the rear boundary wall or towards the sector road and public open space.
12. DISPLAY OF POSTAL NUMBER OF THE PLOT:
The premises number and postal address shall be written at the space shown for the 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 and make suitable arrangement for disposal at the trouble collection point to be provided by the collector.
14. ACCESS:
No plot or public building will derive an access from less than 12.00 meters wide road.
15. SOLAR WATER HEATING SYSTEM:
The use of solar water heating system as per norms specified by HAREEDA is before applying for an occupation certificate.
16. RAIN WATER HARVESTING SYSTEM:
Every plot holder shall make adequate provision for rain water harvesting system as per Central Ground Water Authority norms. (As per Govt. notification as per order).
17. The collector shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1633(E) Dated 14.9.2006 issued by Ministry of Environment and Forest Government of India before starting the construction/execution of development works at site.
18. The collector/owner shall use only Compact Fluorescent Lamp fittings for internal lighting as well as campus lighting.
19. You shall convey the alternate power lead requirement of your power utility to enable them to provide the power lead to the site. The power utility shall be connected to the site at the time of approval of Building plans.
20. The community building/buildings shall be constructed by the Collector/Urban Areas (Amendment and validation) Regulation of the Government of Punjab, said sites shall vest with the Government.

NOTES:
Read this drawing in conjunction with the demarcation plan verified by the TQP, Sirsa, dated 22.08.2010.

DRG NO. DG TOP 371c DATED 13-2-2013

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