ZOINING PLAN OF RESIDENTIAL COLONY IN SECTOR 4 AT FATEHBAD.

BEING DEVELOPED BY :-

M/S AMBROSE REAL ESTATE PVT. LTD.

FOR THE PURPOSE OF RULES 38(xiii) & 48(2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965.

1. USE ZONE :

The land shown in this zoning plan shall be utilised in accordance with the marking explained in the table below and in no other manner whatsoever.

Notation	Permissible use of land on the portion of the plot marked in Col. 1	Type of building permissible on land marked in Col . 1
1.	2.	3.
	Road	Road furniture at approved places.
	Public Open Spaces	To be used only for landscape features.
	Residential	Residential building.
	Commercial	As per supplementary Zoning plan to be approved separately for each site
	Community Buildings/ Institutions	As per supplementary Zoning plan to be approved separately for each site

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

The proportion up to which a site may be covered with buildings shall be in accordance with the following slabs,remaining portion being left open in 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
	1	
(a) For the first 225 sqm. of the total area of the site.	60% of such portion of the site .	55% of such portion of the site.
(b) For the next 225sqm. i.e of portion of the area between 225sqm. and 450sqm.	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 450sqm.	35% of such portion of the site.	25% of such portion of the site.

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

The maximum permissible F.A.R. & maximum permissible height on the area of the site mentioned in columns-1 of the schedule given below shall be as shown in the columns-2 & 3 respectively of the said schedule.

Area of the site	Maximum permissible Floor Area Ratio	Maximum permissible Height
1	2	3
(a) For the first 209sqm. of the total area of site.	1. 45	11 Mtrs.
(b) For the next 91sqm. of the area i.e. between 209sqm. & 300sqm.	1. 00	11 Mtrs.
(c) For the next 120sqm. of the area i.e. between 301sqm. & 420sqm.	0.95	11 Mtrs.
(d) For the remaining area beyond 420sqm.	0.80	11 Mtrs.

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 floor i.e. Ground / First floor shall not exceed two dwelling units. In case of plots falling in E.W.S. 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 plot shall be sub - divided. However two plots under one ownership may be combined to form a single plot except EWS/ NPNL plots, subject to the following conditions :-

(a) The site coverage and number of dwelling units shall be as per 2 & 3 above. The maximum permissible coverage and number of dwelling units shall be calculated considering the combined plot as a single plot.

6. SPACE ABOUT BUILDINGS :

All buildings other than boundary walls and gates shall be constructed only within the portion of the site marked as Residential and no such building shall project beyond the portion of the site indicated as such.

7. HRIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREYS:

The maximum height and number of storeys allowed on the plot as marked in Col- 1 of the following table shall bo as indicated therein, subject to the requirements of maximum permissible FAR.

Type of building	Maximum No. of storeys	Maximum Height
Residential	3	11.00 Mtrs.

8. PLINTH LEVEL :

Unless otherwise specified by the Director, plinth height in the case of the building intended to be used for human habitation shall not be less than 30cms. above the road level and in case of the other buildings it shall not be less than 15cms.

9. RESTRICTION OF ACCESS FROM 30 MTRS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES :

In the case of plots which abut on the 30 mtrs. or more wide sector roads and plots which abut 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 DISTANCES, BOUNDRY WALL, HEDGES AND FENCES ETC :

(a) Such boundry walls which abut upon a road or an open space and such portion of party wall's which lie between the road and the front building line shall be constructed according to standard design as approved by the Director. On the remaining sides, boundry walls if constructed, shall be 1.83 mtrs. in height.

(b) Notwithstanding the height of the boundry 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 1.83mtrs.

(c) Notwithstanding the boundaries of the plot as sold, in case of corner plots, boundary walls shall be rounded off at such corner by a radius as given as below:

(i) 0.5 mtrs. radius for plots opening on to open spaces.
(ii) 1.0 mtrs. radius for EWS plots.
(iii) 1.5 mtrs. radius for 125 sq.mtrs. to 420 sq.mtrs.
(iv) 2.0 mtrs. radius for plots above 420 sq.mtrs.

(d) Notwithstanding (a), (b) & (c) above, if in the opinion of the Director, at any juction the visibility is affected by any construction, plantation etc, the owner shall comply with any directions on this behalf from him.

11. GATE & GATE POST :

(a) Gate & gate post shall be constructed as per approved standards design, at the position indicated on the Zoning plan.

(b) An additional wicket gate of standard design not exceeding 1.15mtrs width may be allowed in the front & side boundry wall provided further that no gate shall be allowed in the rear boundry wall on towards the sector road or towards the public open space.

12. DISPLAY OF THE POSTAL NUMBER OF THE PLOT :

The premises number & 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 and make suitable arrangement for disposal at the towable collection point to be provided by the colonizer.

14. ACCESS :

No plot of public Building will derive an access from less than 12 mtrs.wide road.

15. SOLAR WATER HEATING SYSTEM :

The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in the buildings, where ever applicable before applying for an occupation certificate.

16. RAIN WATER HARVESTING SYSTEM :

The rain water harvesting system shall be provided as per Central Ground Water Authority norms / Haryana govt, notification as applicable.

17. The colonizer shall obtain the clearance/NOC as per the provisions of the notification no. s. o. 1533(a) dated 14.09.2006 issued by ministry of environment & forest govt. of India before starting the construction / execution of development works at site.

18. The Colonizer/ Owner shall use only Compact Fluorescent Lamps fittings for internal lighting as well as campus lighting.

NOTE :

Read this drawing in conjuction with the demarcation plan verified by district town planner Fatehbad vide.

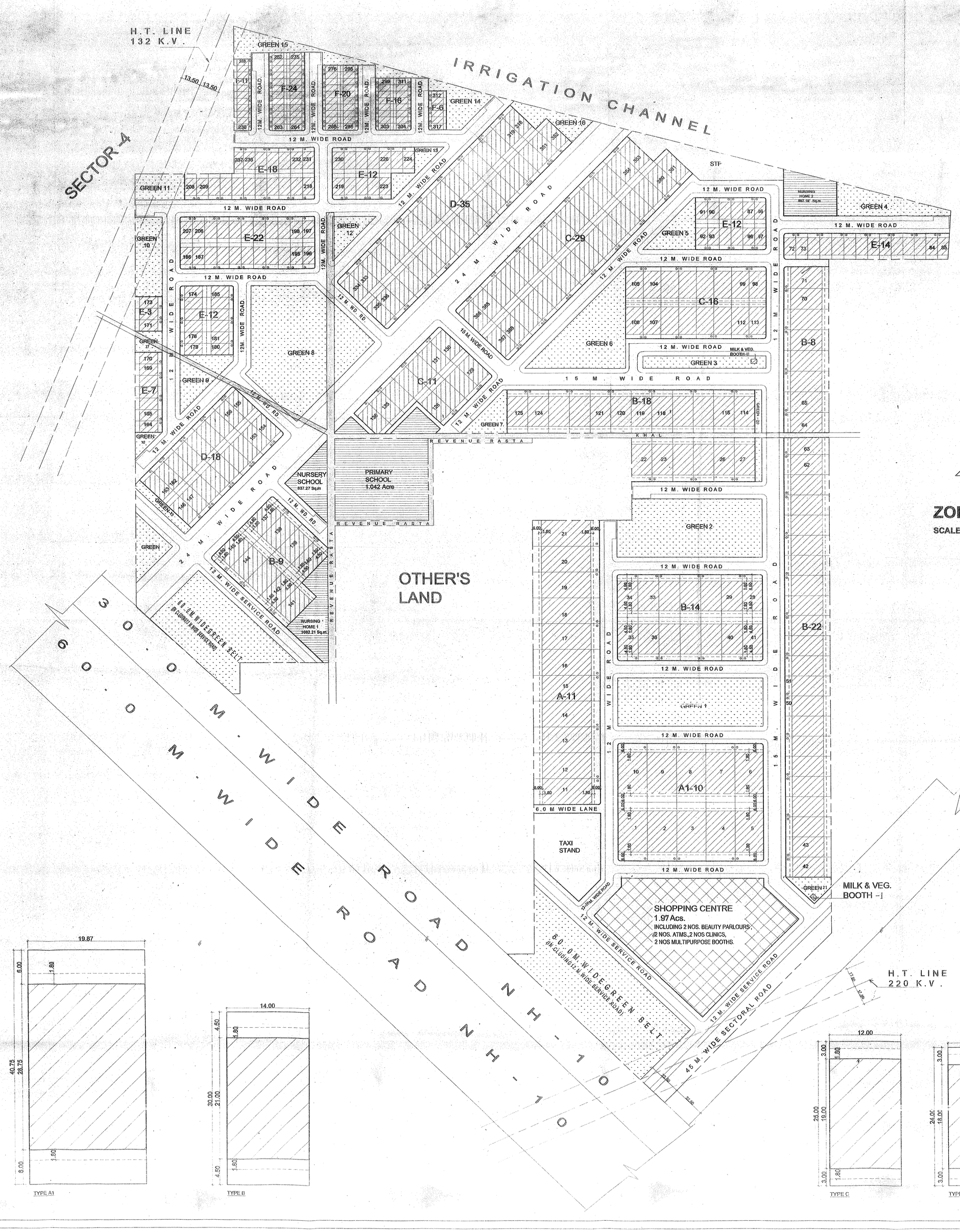
endorsement. No. 2585 , Dated. 11 . 09 . 2006

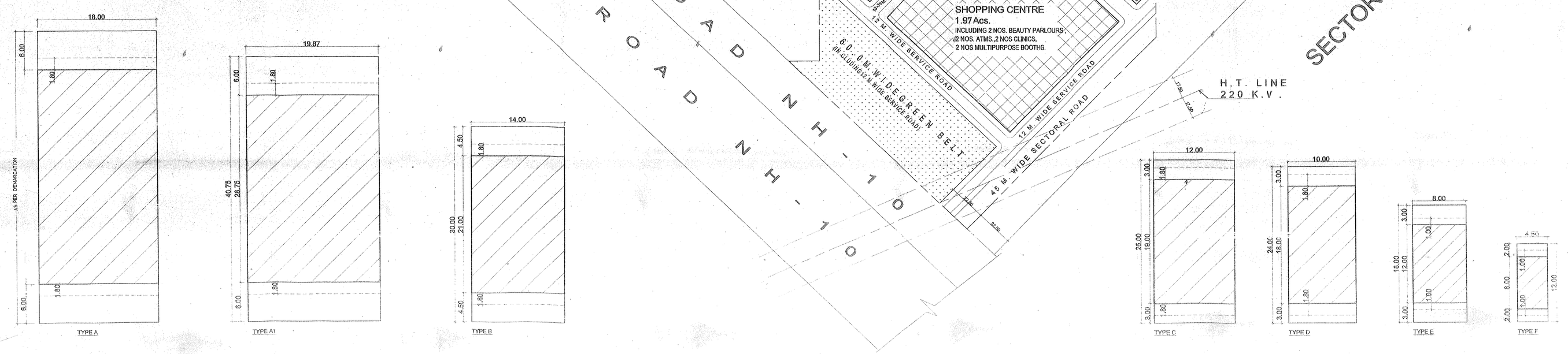
DRG.NO. D.T.C.P. 1729 Dated 31-10-06

(SWATI ANAND)
D.T.P (HQ.)

(DHARE SINGH)
C.T.P. (HR.)

(S.S. DHILLON)
D.T.C.P. (HR.)



ZOINING PLAN

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