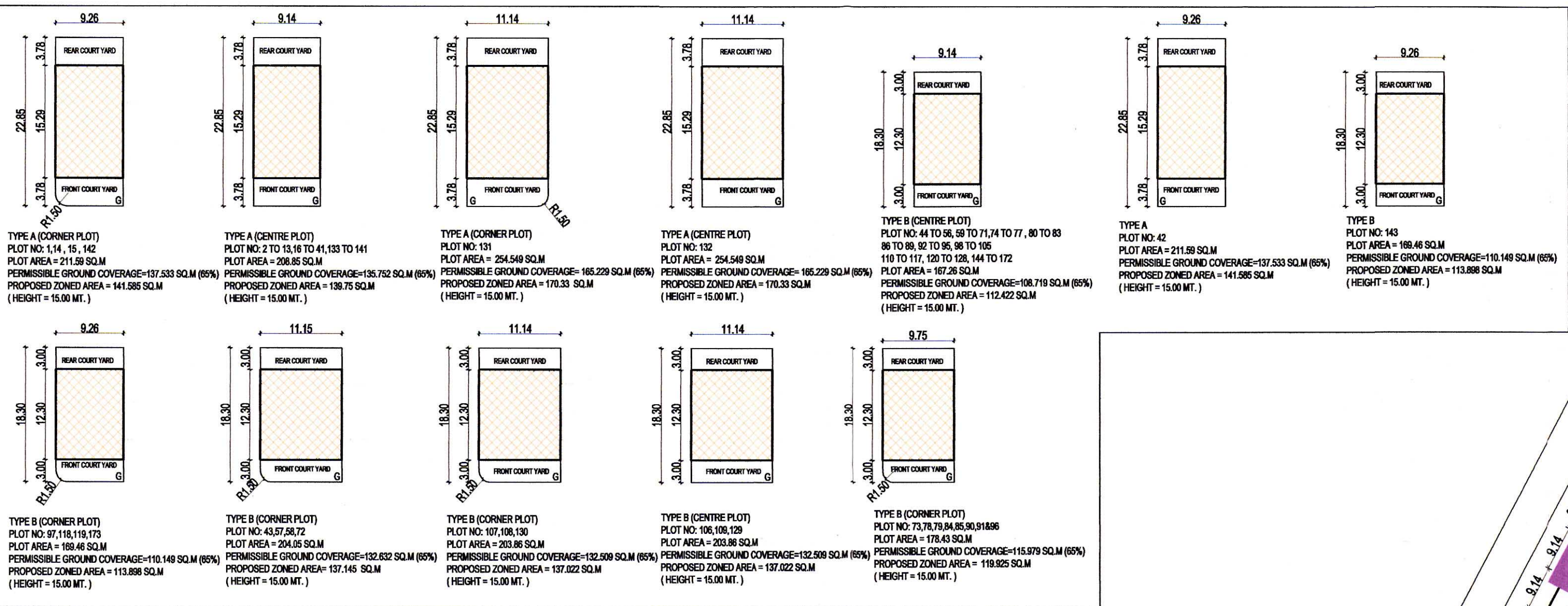
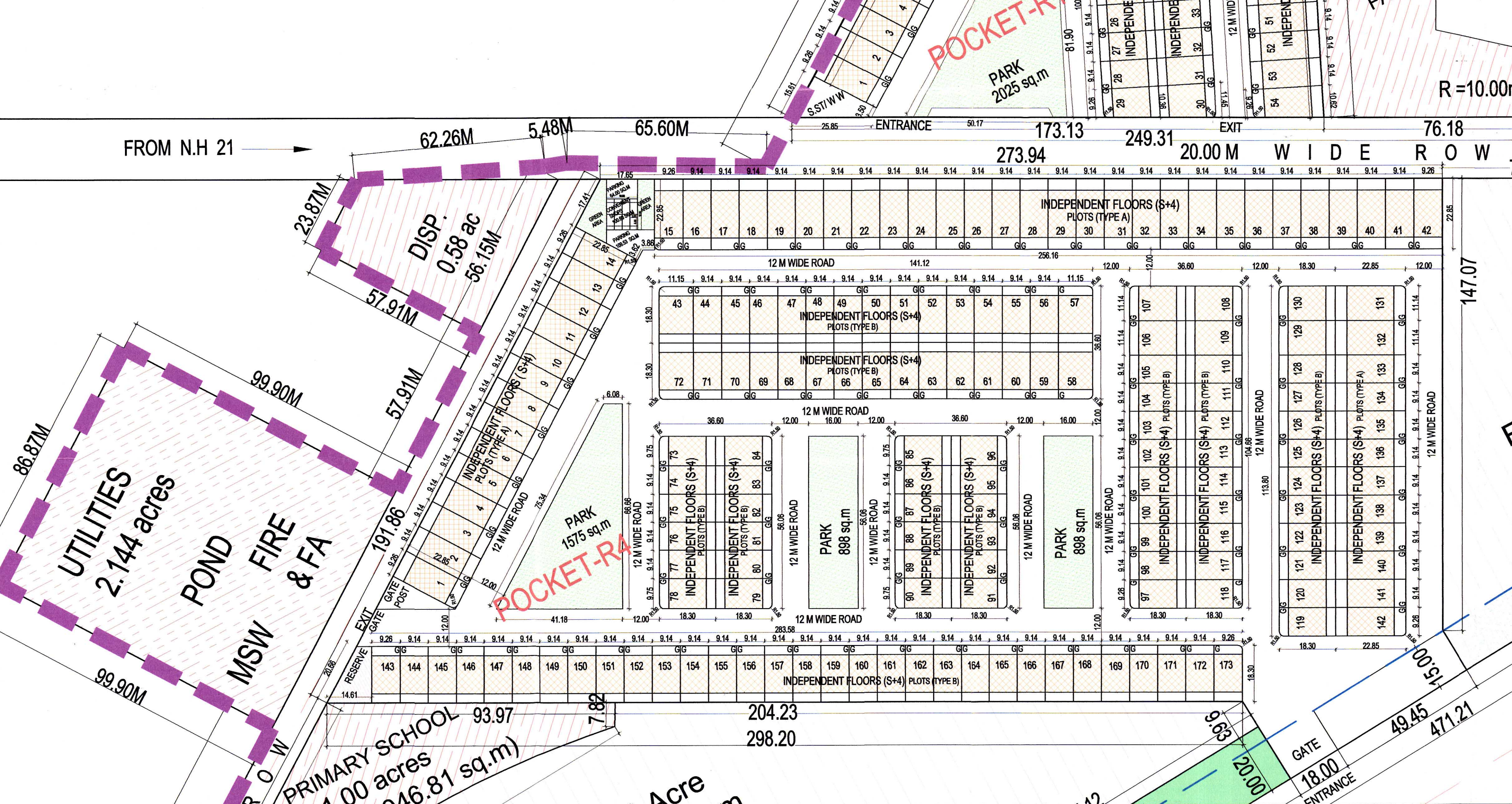
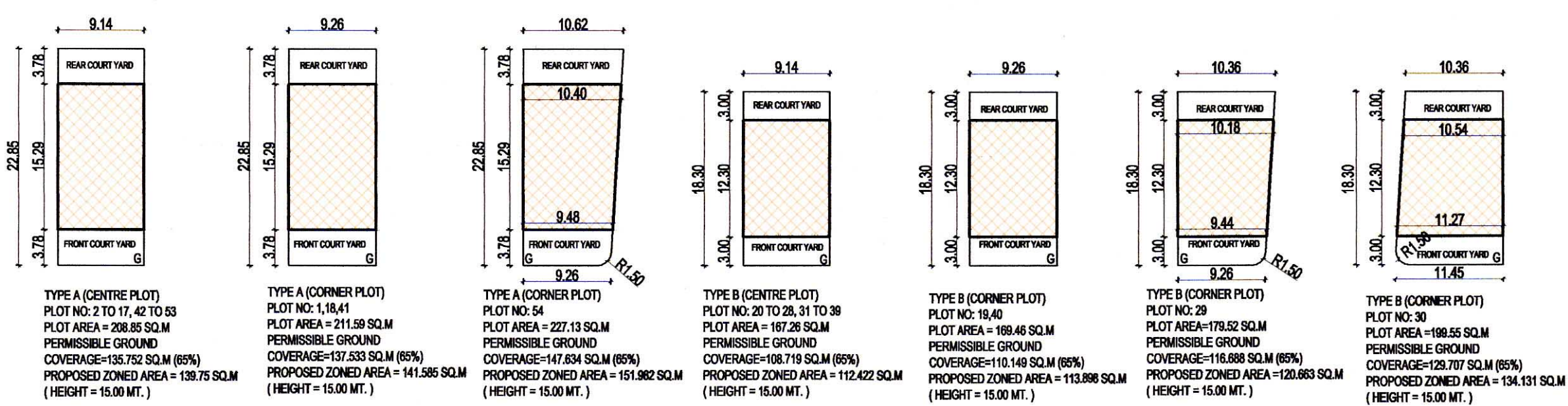


R-4 POCKET PLOTS DETAIL



R-1 POCKET PLOTS DETAIL

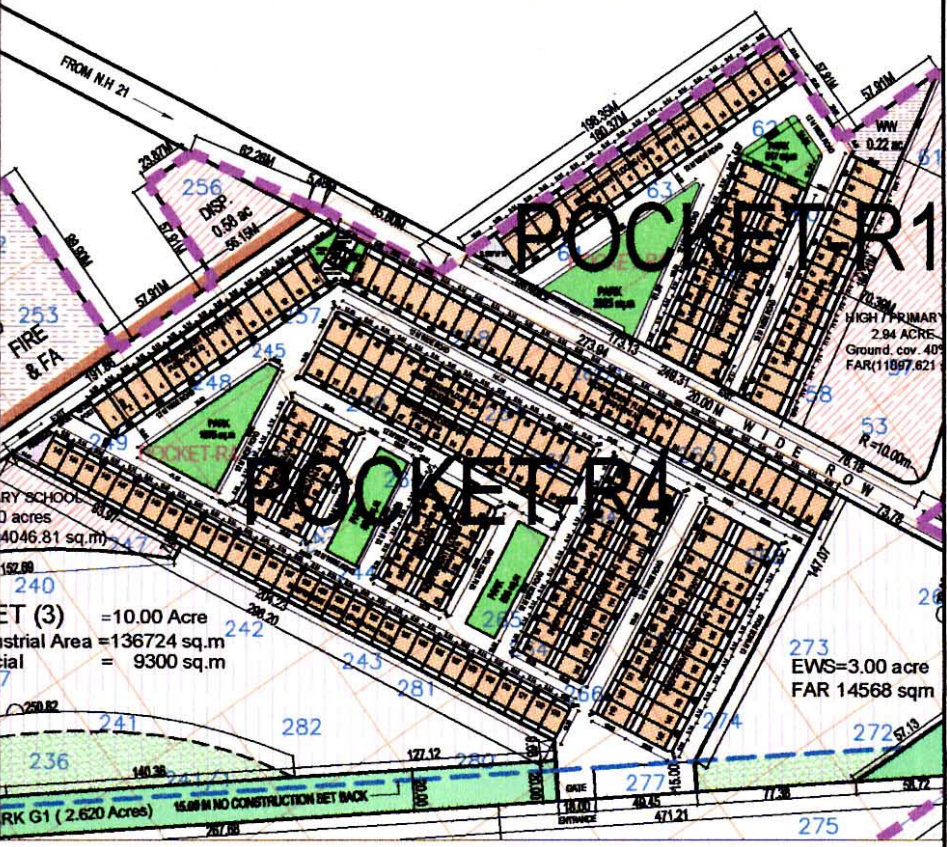


This Zoning Plan is based on technically Approved Layout Plan. Vide letter no. 5255 C.T.P. (182) S.M.P. (M)-2 dated 08.08.2018. The requirements of this zoning plan shall have to be full filled in addition to the building requirements contained in the Punjab Urban Planning & Development Building Rules 2018, Date 12 June 2018 & amended from time to time.

SITE COVERAGE, MINIMUM FRONT SETBACK, HEIGHT AND FLOOR AREA RATIO FOR INDEPENDENT FLOOR				
S.NO	PLOT AREA	SITE COVERAGE	F.A.R	MINIMUM SETBACK
1.	FOR THE FIRST 250 SQ.MTS.	65%	1: 2.60	HEIGHT: 1.10 OF THE HEIGHT OF THE BUILDING OR 2 MT. WHICHEVER IS MORE.
2.	FOR THE NEXT 100 SQ.MTS.	60%	1: 2.40	HEIGHT: 1.10 OF THE HEIGHT OF THE BUILDING OR 2 MT. WHICHEVER IS MORE.
3.	FOR THE NEXT 100 SQ.MTS.	50%	1: 2.00	HEIGHT: 1.10 OF THE HEIGHT OF THE BUILDING OR 2 MT. WHICHEVER IS MORE.
4.	FOR THE NEXT REMAINING AREA	40%	1: 1.60	HEIGHT: 1.10 OF THE HEIGHT OF THE BUILDING OR 2 MT. WHICHEVER IS MORE.

- a. IN CASE OF INDEPENDENT FLOORS, PLOTS SHALL BE IN A BLOCK OF ROW HOUSING AND EARMARKED FOR INDEPENDENT FLOORS IN THE LAYOUT PLAN OR ZONING PLAN.
- b. NO INDIVIDUAL PLOT IN ANY BLOCK WHICH IS NOT EARMARKED IN THE LAYOUT PLAN OF ZONING PLAN FOR THE INDEPENDENT FLOORS SHALL BE ALLOWED TO BE CONSTRUCTED AS AN INDEPENDENT FLOOR UNLESS THE BUILDING IS DETACHED HAVING MINIMUM PLOT AREA 800 SQ. MT.
- c. THE PARKING REQUIRED IN CASE OF INDEPENDENT FLOORS SHALL COMPULSORILY BE UNDER STILT. HOWEVER IN CASE OF AN INDEPENDENT PLOT HAVING MINIMUM AREA OF 800 SQ. MT. USED FOR INDEPENDENT FLOORS, THE PARKING UNDER STILT SHALL BE OPTIONAL, PROVIDED THAT THE PROMOTER PROVIDES SURFACE/BASEMENT PARKING AS PER NORMS WITHIN THE PLOT.
- d. IN CASE OF INDEPENDENT FLOOR, COMMON STAIRCASE OR COMMON ELEVATOR IS PERMISSIBLE MAXIMUM FOR TWO PLOTS SUBJECT TO THE CONDITION THAT THE MINIMUM CLEAR WIDTH OF STAIRCASE SHALL BE 1350 mm.

- SET BACK OF PROJECTED PORTION OF ROOF LEVEL.
- i) The masonry, water tanks, lift wells, parapets etc. shall not be included in the maximum permissible height with conditions that the projected portion of parapet, flues, ducts, water storage tanks, masonry, minarets, domes, water cooling tanks, lift towers, lift rooms not exceeding 2.75 metres in height & shall be recessed from the facade by a minimum distance equal to their height above roof level, failing which these shall be counted in calculating the height of the building as well as covered area.
- ii) MINIMUM HEIGHT OF ROOMS :- As per table no. 34 Punjab Urban Planning & Development Building Rules 2018.
3. PROJECTION :- (i) Where there is an uncovered balcony or chajja or cantilever from wall it shall not project more than 1.83 meter (6'-0") beyond the building line when measured at right angle to the outer face of the wall for plots above 250 sq. metre. In case of plots upto 250 sq. metre, the depth of projection shall not be more than 1/2 of corresponding depth of front or rear setback or 1.22 metres (4'-0") whichever is less. Provided further that projection on door and window shall not exceed 0.81 metres (2'-6") provided further that no projection shall be at a lesser height than 2.06 metres (6'-9") clear above the plinth level of the building. The area of projection shall not be counted towards the covered area of the site.
- ii) In case of the corner plots, sunshade not exceeding 0.60 metres (2'-0") on window opening on to the side shall be permitted at a height not less than 2.06 metres (6'-9").
- iii) If the projection of balcony is provided more than the above provisions then the area of the additional projection shall be counted in floor area ratio.
- iii) Wrap around continuous balconies will be allowed as long as their area does not exceed 50% of the total open area.
4. BOUNDARY WALLS AND GATES :- (FOR INDEPENDENT FLOOR)
- i) Boundary walls of end plot abutting on roads shall be rounded at corner by radius of 5'-0".
- ii) Height of front boundary wall shall be 2'-10" and height of rear and side boundary wall shall be 6'-0".
- iii) Gate posts shall be provided for display of posted nos. of plots.
- iv) Gate position shall be shown on zoning plan as "G".
5. PLINTH LEVEL :- As specified by the Divisional Engineer (Public Health) GMADA, plinth level in case of building intended for human habitation shall not be less than 0.45 metres (1'-8") above the finished level of the road/street.
- PARKING FOR INDEPENDENT FLOOR :-
- i) parking : 1:1.5 E.C.S.D.U. with unit area upto 120 sq.mt. 2.0 E.C.S.D.U. with unit area upto 120 sq.mt. upto 300 sq.mt.
- ii) Stilt parking is mandatory for independent floors.
6. BASEMENT (FOR RESIDENTIAL INDEPENDENT FLOORS) :-
- (i) Basement shall be permissible 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 requirement.
- ii) Basement shall provide for opening not less than 1/10th of the basement floor area opening directly to the exterior for inflow of natural light and air and shall be water proof and damp proof.
- iii) The minimum height of the basement shall be 8'-0" (2.40 M) measured from the finished level of the floor to the under surface of the beam and shall not be used for habitable purpose.
- iv) In case the adjoining house is already built without basement, then minimum of 8'-0" distance shall be left from the common wall.
- v) Toilets and water taps which require disposal of water shall not be permitted in the basement.
7. SIDE ENTRY & WICKET GATE IN CORNER PLOTS :- (FOR INDEPENDENT FLOOR)
- (i) No side entry in the main building portion is permitted.
- ii) One wicket gate of 3'-9" width in back courtyard shall be allowed in case of corner plot situated on 40' wide road only. However no wicket gate is permissible in case of corner plots where the public open space separating the plot and the road reservation above 40'.
8. EXTRACTION OF GROUND WATER RESOURCES :-
- As per memo no. puda / ca / 2013 / 1713-16 dated 27/2/13 restrictions in the areas are imposed on construction & installation of any new structure for extraction of ground water resources without prior specific approval of the authorized officer (Deputy Commissioner) of the district & subject to the guidelines safeguard envisaged from time to time in this connection by authority for ground water extraction & rain harvesting / recharge pit etc.
9. TREES :-
- No tree shall be cut without permission of COMPETENT AUTHORITY, unless they interfere in the building.
10. MINIMUM AREA OF COURTYARD :-
- (i) The minimum area of every closed courtyard of a residential building upon which habitable rooms shall not be less than nine sq. meters and the minimum width of every such courtyard in any direction shall not be less than 2.5 metres.
- ii) Notwithstanding the provisions of sub rule (i), the clear width of the courtyard shall not be less than one-fourth of the mean height of the abutting buildings.
11. ARCHITECTURAL CONTROL :-
- All Commercial Buildings shall be covered under Architectural Control to be approved by C.A. separately later on.
12. LIFTS AND STAIRCASES :-
- Provision of the lifts and staircases shall be Punjab Urban Planning & Development Building Rules 2018.
13. 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 in the building plans as given below :-
- (i) One tree for every 225 sq.mt. covered area of building (a) shall be planted. While calculating the number of trees, if there is a fraction less than 0.5, it shall be rounded down to 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.
- (ii) The occupancy certificate shall only be granted if the owner has planted the requisite number of trees as per the sanctioned plans.
14. Roof Top Solar Photovoltaic Installation :-
- Roof Top Solar Photovoltaic Installation as per Rule No. 40 of Punjab Urban Planning and Development Building Rules, 2018 and amended made thereafter.



ZONING PLAN FOR RESIDENTIAL INDEPENDENT FLOORS FOR POCKET R1 & R4 SUPER MEGA MIXED USE INTEGRATED INDUSTRIAL PARK PROJECT AT ZIRAKPUR OF SHIPRA ESTATE LIMITED

- Developer
- SHIPRA ESTATE LIMITED**
- CORPORATE OFFICE, SHIPRA MALL, PLOT NO. 9, VAIBHAV KHAND, INDIRAPURAM, GHAZIABAD UTTAR PRADESH
- GENERAL NOTE:
- i) Any plot which touches the boundary of others land shall not provide any opening on adjoining sites or on others land.
- ii) 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.
- iii) The building higher than 15 M shall have fire fighting 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.
- iv) The building plan shall have provisions to make it accessible for all as required under "the person with disabilities act 1995" and a certificate to this effect be furnished at the time of seeking completion of the building.
- v) For any item not covered in the zoning plan shall be covered in Punjab Urban Planning & Development Building Rules 2018, as amended time to time as approved by competent authority.
- vi) The zoning, heights, coverage etc. of the commercial plots shall be as per architectural control approved by competent authority.
- vii) Sanctioning of building plan:-
- No person shall commence the erection or re-erection of any building or any site without previous sanction of the building plan from COMPETENT AUTHORITY.
- viii) Front setback can not be changed, only rear setback can be adjusted to achieve permissible ground coverage.
- ix) Top roof rain water harvesting and ground water recharge system shall be as per govt. notification no. 21/2002-4th part 2 (28505, dated: 25-08-2010. Rain water harvesting system shall be compulsory for residential plots above 200 sq. yds. All the buildings should have a provision for dual plumbing system to use treated water of S.T.P.
- x) Fire safety & structural stability norms shall be as per N.B.C. rule 2016 as amended from time to time.
- xi) Solar water heating system:-
- a) Solar water heating system and compact fluorescent lamps (CFLs) shall be provided as per notification no. 21/2305-STED/3070 dated: 20 January 2006, or as per the provisions of Renewable Energy Systems and Punjab Energy Conservation Building Code (PECBC) or as notified by the govt. from time to time.
- b) Provision of Renewable Energy System (Solar Water Heating System, Solar Photo Voltaic System) and use of purgub energy conservation building code as notified under energy conservation act 2011 shall be applicable, while approving the building plan for construction of buildings.
- c) An incentive of 50 percent refund of building survey fee shall be permissible on the completion of the building on production of certificate from competent authority of PEDA (Punjab Energy Development Agency).

SUPERCEDED PLAN

CLIENT

NORTH

ARCHITECT

DRG. NO. 01

CHECKED BY Ar. C.P. Kaushal

JOB NO. SEL/TC/100

DEALT BY Rakesh kumar

SCALE

DATE 31-05-2019

TITLE :- PHASE-1 ZONING PLAN - RESIDENTIAL PLOTS (POCKET R1 & R4)

THE CREATORS

architects, interior designers, planners, industrial designers, landscape architects, urban designers & valuers

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