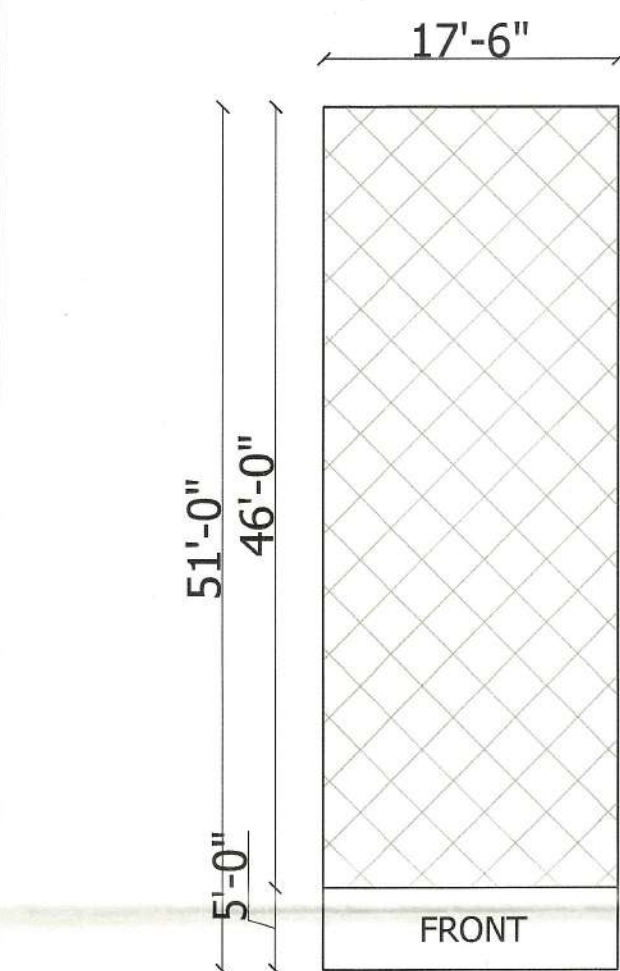
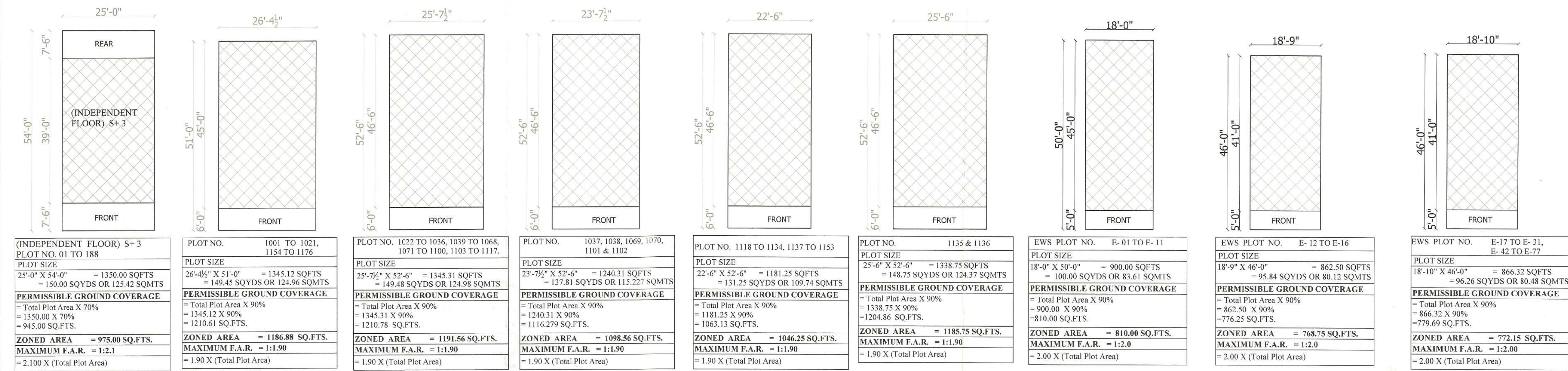
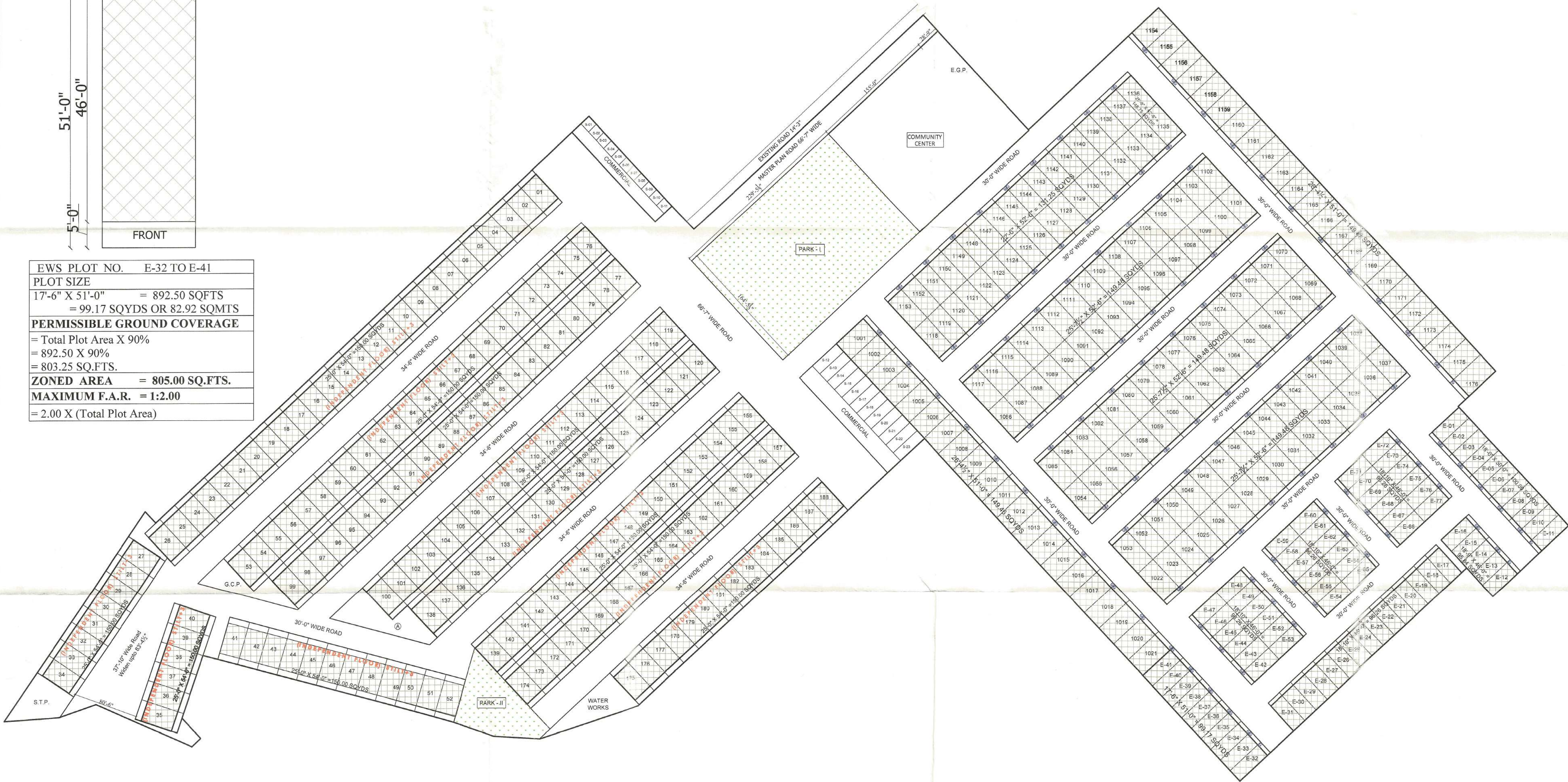




EWS PLOT NO.	E-32 TO E-41
PLOT SIZE	17'-6" X 51'-0" = 892.50 SQ.FTS = 99.17 SQYDS OR 82.92 SQMTS
PERMISSIBLE GROUND COVERAGE	= Total Plot Area X 90% = 892.50 X 90% = 803.25 SQ.FTS.
ZONED AREA	= 805.00 SQ.FTS.
MAXIMUM F.A.R.	= 1:2.00
	= 2.00 X (Total Plot Area)



RESIDENTIAL PLOTS/ VILLA			
Parameter	Permissible limits		
Minimum Set back required	Plot Size	Front	Rear
	Upto 100 Sqmts	1.54 M	Optional As per Caluse 4.13 (ii)
Maximum Permissible Ground Coverage	Above 100 to 150 Sqmts	1.8 M	90% of Plot area
	Min. 60 Sqmts to 100 Sqmts		90% of Plot area
Maximum Permissible Floor Area Ratio	Upto 100 Sqmts		1:2.00
	Above 100 Sqmts to 150 Sqmts		1:1.90
Height (maximum permissible)	15 m (excluding Mummy and Parpet Wall)		

INDEPENDENT FLOOR		
(As Per Affordable Policy Drg. No. 12/01/18-51Hg2/408 Dated 17.03.2021)		
PARAMETER	PERMISSIBLE LIMITS	
A) Maximum Ground Coverage	70% of Plot area	
B) Maximum Far	1:2.1 of Plot Area	
C) Maximum Height of Building	11 meter (Excluding Stilt, Mummy and Parpet wall)	
D) Maximum No of Floor	Stilt + 3 floors (Stilt is Mandatory for Parking only and clear Height of Stilt shall not be more than 2.7 Meter)	
E) Maximum Setback	7'-6" wide for Front Setback 7'-6" wide for Rear Setback	

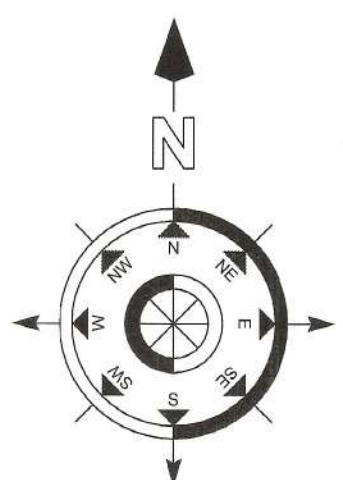
- NOTES :-**
- Height permissible shall be excluding parapet, water tank and Mummy only.
 - Minimum clear height for habitable room shall be 9'-0"/2.75 m in every part of the room.
 - Open balcony / projection not exceeding 3 ft. in depth at the 1st or higher floor levels shall not be included in the covered area.
 - The minimum area of a habitable room shall not be less than 100 sq. feet and one side not less than 8 ft. and maximum area of a habitable room shall not be more than 500 sq. feet and one side more than 30'-0".
 - The arrangement of habitable rooms and other components of a residential dwelling unit shall be based on sound principles of planning and design of a residential building.
 - Construction of more than one dwelling unit on each floor shall be allowed, provided the site coverage, FAR and height restrictions are adhered to.
 - No opening is allowed on party wall of properties.
 - Minimum width of staircase in any case shall be 2'-6".
 - Minimum ventilation should be 20% of the floor area.
 - The front set back is exempted in core area. The core area shall mean the innermost or the most intimate inner part of the city having a gross density of 250 persons per acre or more, and shall include all such adjacent/other areas which are thickly and totally built up areas and which have assumed same and similar character and notified as such by the competent authority, but shall not include any areas which are covered under any planned scheme.
 - At least 5% of the space to be left open in or around the building shall be used for plantation.
 - Professionals, consultants, doctors, advocates, Architects/Building Designers and Supervisor can use up to 25% of covered area for offering professional consultancy only on 30 feet wide road, on charges as prescribed from time to time.
 - To facilitate parking & movement of the vehicle, two gates will be permitted along the accessible road in the front boundary wall of the residential building. In the residential houses the gate of the standard design and width will be permitted along the side boundary wall abutting on the accessible street/ road.
 - Car parking / porch covered with a fiberglass roof will be permitted in the front courtyard of the residential house. The stilt shall be permitted for parking purposes as per norms, subject to condition that the total height achieved is within the permissible height.
 - In case of plots abutting on two streets other than corner plots, minimum front set back on both the roads shall be compulsory and permissible coverage shall be compensated in the form of FAR.
 - Construction of access ramps within the street/ road portion shall not be allowed. This will be applicable to all categories of buildings.
 - Clustering of Plots not allowed.

COMMUNITY CENTRE		
PARAMETER	PERMISSIBLE LIMITS	
Minimum Approach Road	Plot Size From 1000 Sq.m upto 2000 Sq.m	18m (60'-0")
Maximum Ground Coverage	Plot size above 2000 sq.m	24m (80'-0")
Maximum Floor Area Ratio	40% of Net Plot Area	
Parking Maximum Height of Building	No Restriction subject to clearance from Airport Authority and fulfillment of norms such as setbacks around building, ground coverage, F.A.R., structural safety and fire safety norms.	
	2 ECS /100 square meters of the total covered area.	

Note:- Community Centre shall only have banquet hall, kitchen, library, office and reading room, except these if any other activity proposed than it shall be considered as club.

Note : Commerical Plotted Control Sheet Shall Be Approved Separately By Competent Authority

PARKING STANDARD			
LAND USE		PARKING STANDARD	
A) Residential Plotted Housing	Upto 100 Sqmts	2 No of Two Wheeler Parking Space	
	Above 100 to 150 Sqmts	1 ECS	
B) Independent Floors	Unit area upto 120 Sqmts	1.5 ECS/DU	
	Unit area above 120 Sqmts upto 300 Sqmts	2.0 ECS/DU	



NOTES :
FOR LAYOUT PLAN/LOCATION OF PLOTS REFER DRAWING NO : DWG-03 DATED 16.06.2023

PROJECT	PROJECT ADDRESS	DEVELOPERS/PROMOTERS	APPLICANT/OWNER	ARCHITECT/TOWN PLANNER	DRAWING TITLE	DATE	SCALE	DRAWN	CHECKED	PAPER SIZE	DRAWING NO.	ZONING	AR-04	NIRMAAN ASSOCIATES an architecture studio ARCHITECTS, TOWN PLANNERS, INTERIOR DESIGNERS LANDSCAPERS & ENGINEERS OFFICE : SHOW ROOM-2, 1ST FLOOR, SECTOR - 11, PANCHKULA, HARYANA (TRICITY CHANDIGARH) PHONE NO. 0172-500496, 9814168979 EMAIL :- nirmaansociates@gmail.com
"AMELIA ESTATE"	Village Ramgarh Bhudda, Zirakpur	"AMELIA ESTATE" M/S M U BUILDERS AND PROMOTERS	For M U Builders & Promoters	Ar. Armita Saini B. ARCH AIAA AIV IIIID CA-75704	ZONING PLAN	16.06.2023	1"=120'	JAPNEET	ANKUR	A0	AR-04	ZONING	AR-04	NIRMAAN ASSOCIATES