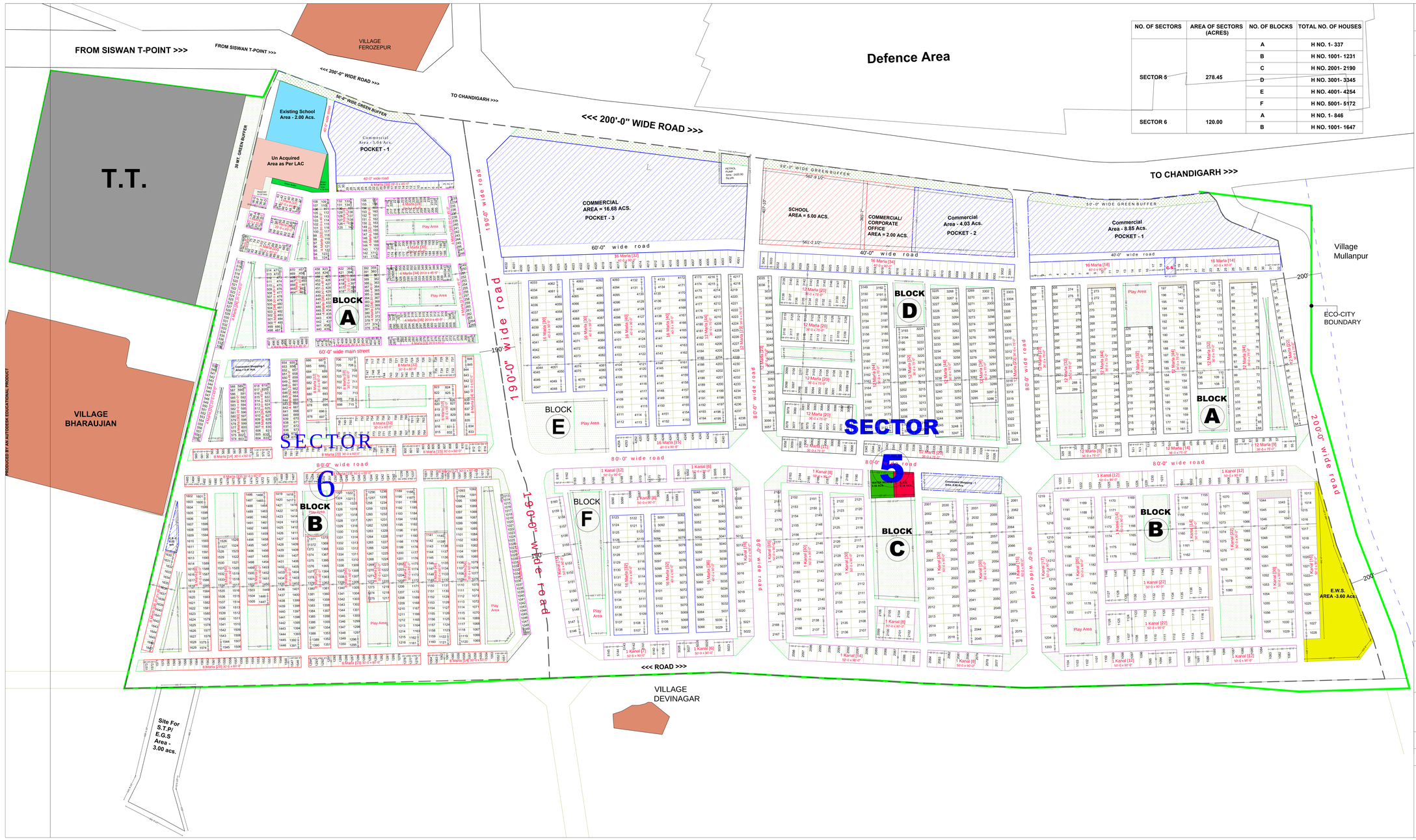
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



NO. OF SECTORS	AREA OF SECTORS (ACRES)	NO. OF BLOCKS	TOTAL NO. OF HOUSES
SECTOR 5	278.45	A	H NO. 1- 337
		B	H NO. 1001- 1231
		C	H NO. 2001- 2190
		D	H NO. 3001- 3345
		E	H NO. 4001- 4254
		F	H NO. 5001- 5172
SECTOR 6	120.00	A	H NO. 1- 846
		B	H NO. 1001- 1647

S.A.S. NAGAR

SCALE :-

AREA DETAIL:-

2 MARLA 15' X 30' (50 SQ.YDS.)	= 006	=	(0.061 ACS.)
4 MARLA 20' X 45' (100 SQ.YDS.)	= 700	=	(14.46 ACS.)
8 MARLA 30' X 60' (200 SQ.YDS.)	= 794	=	(32.80 ACS.)
12 MARLA 36' X 75' (300 SQ.YDS.)	= 683	=	(42.33 ACS.)
16 MARLA 40' X 90' (400 SQ.YDS.)	= 355	=	(29.40 ACS.)
1 KANAL 50' X 90' (500 SQ.YDS.)	= 491	=	(50.72 ACS.)
TOTAL PLOTS	= 3029	=	(169.771ACS)
TOTAL AREA OF THE SITE	= 404.17 Acs.		
AREA UNDER RESIDENTIAL	= 169.771 Acs.		
AREA UNDER E.W.S HOUSES	= 3.60 Acs.		
AREA UNDER GREEN	= 36.23 Acs.		
AREA UNDER COMM.CORPORATE OFFICE	= 2.00 Acs.		
AREA UNDER SCHOOL	= 5.00 ACS.		
AREA UNDER COMMERCIAL	= 36.22 Acs.		
AREA UNDER S.T.P. AND EGS & W.W.	= 3.74 ACS.		
AREA UNDER ROADS & OPEN SPACES	= 147.609 Acs.		

NOTE:-

1. ALL INTERNAL STREETS SHALL NOT BE LESS THAN 40'-0" WIDE.
2. THIS DRAWING IS BASED ON SURVEY PLAN SUPPLIED BY ENGINEERING WING GMADA.
3. FEASIBILITY SHALL BE GOT DONE BY ENGINEERING WING GMADA.
4. DRAWING NO. D.T.P.(SAS NAGAR) 2124/12 DATED - 29-05-2012 HAS BEEN APPROVED IN THE PLANNING & DESIGN COMMITTEE'S 3 RD MEETING HELD ON 08-06-2012 UNDER THE CHAIRMANSHIP OF SECRETARY, HOUSING AND URBAN DEVELOPMENT PUNJAB.
5. CERTAIN AMENDMENTS WERE MADE IN THE DRAWING NO. D.T.P.(SAS NAGAR) 2124/12 DATED - 29-05-2012, ON THE BASIS OF WHICH SKETCH NO. D.T.P.(SAS NAGAR)783/13 DATED11-01-2013 WAS PREPARED, WHICH HAS BEEN APPROVED IN THE PLANNING & DESIGN COMMITTEE'S 4 TH MEETING HELD ON 15-01-2013.
6. SKETCH NO:- D.T.P. (S.A.S. NAGAR) 783/13 DT. 11-01-13 WAS SUPERCEDED BY SKETCH. NO.:- D.T.P. (S.A.S. NAGAR)790/13 DT. 24-09-13.
7. SITE FOR DISPENSARY, POLICE STATION AND FIRE STATION HAS BEEN EARMARKED AS APPROVED IN 39 TH DIVISIONAL PLANNING AND DESIGN COMMITTEE MEETING HELD ON DATED 2/1/13.
8. SCHOOL AND POLICE STATION SITES HAS BEEN RESERVED AND EARMARKED ON THE PLAN AS APPROVED BY THE CHIEF ADMINISTRATOR GMADA IN THE MEETING HELD ON 27/2/13. AND CONVEYED BY E.O. GMADA VIDE LETTER NO. GMADA-E.O.2013/3535, DATED 06/03/13.
9. THIS DRAWING HAS BEEN APPROVED AFTER AMENDMENTS IN SKETCH. NO.:- D.T.P. (S.A.S. NAGAR)790/13 DT. 24-09-13 AND DECISION TAKEN IN THE 7 TH MEETING OF PLANNING & DESIGN COMMITTEE HELD ON 28-09-2013 UNDER THE CHAIRMANSHIP OF PRINCIPAL SECRETARY, HOUSING AND URBAN DEVELOPMENT PUNJAB.
10. SITE RESERVED FOR NURSING HOME, AREA 2.00 ACS. HAS BEEN EARMARKED AS CORPORATE OFFICE FOR FURTHER ALLOT TO STATE BANK OF INDIA AS FOR DECISION TAKEN BY DTP GMADA VIDE THEIR LETTER NO. GMADA/DTP/ATP/2015/3944 DATED 19.11.15.
11. THIS LAYOUT PLAN HAS BEEN PREPARED AS PER THE FEASIBILITY REPORT RECEIVED FROM DIVISIONAL ENGINEER (CNC) GMADA , SAS NAGAR VIDE LETER NO. 2457 DATED 16-10-15 OF UN-ACQUIRED AREA IN COMMERCIAL POCKET -1, SECTOR 6-A ,ECO CITY.
12.) THIS LAYOUT PLAN HAS BEEN APPROVED IN 13 TH MEETING OF PLANNING & DESIGN COMMITTEE HELD ON 16-08-2016, AND AMENDMENTS SUGGESTED IN THE SAID MEETING HAS BEEN INCORPORATED.
13) THIS DRAWING SUPERCEDES ALL THE PREVIOUS APPROVED DRAWING.

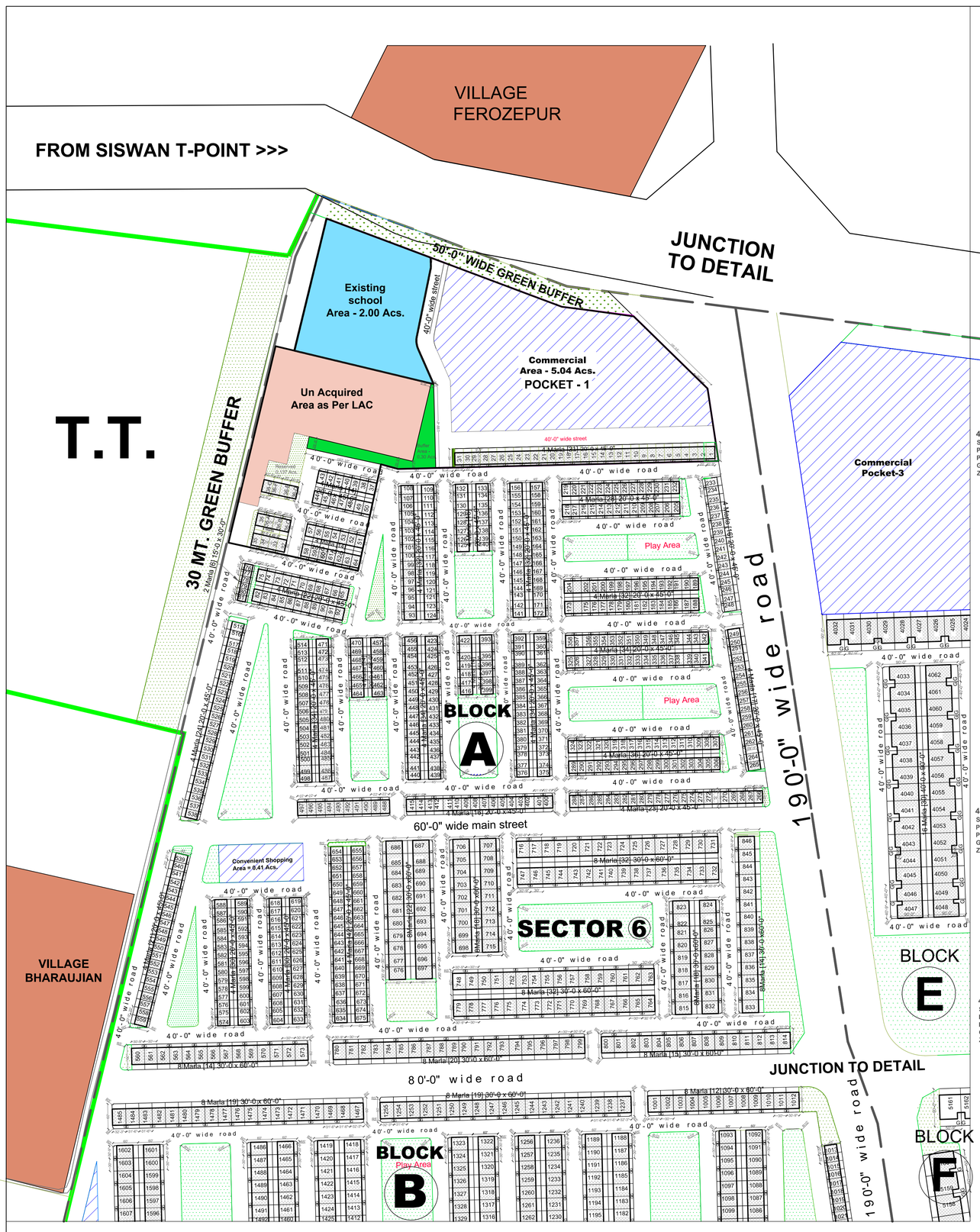
OFFICE OF THE DISTT. TOWN PLANNER S.A.S. NAGAR.

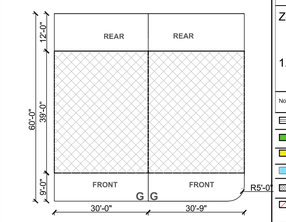
REVISED LAYOUT CUM NUMBERING PLAN FOR ECO-CITY,MULLANPUR

Drawing No.- D.T.P.(SAS NAGAR) 2152/13	DATED - 24-10-2013	Revised on 11-04-2016
DRAWN BY :- Vinty	CHECKED BY :- Sd/-	

Sd/-	Sd/-	Sd/-	Sd/-
ASSTT. TOWN PLANNER	DISTT. TOWN PLANNER	Sr. TOWN PLANNER	CHIEF TOWN PLANNER (Punjab)

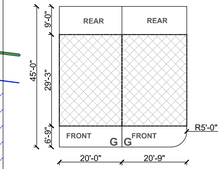
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT





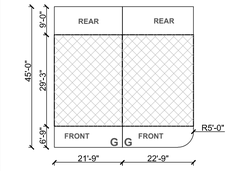
8 MARLA

SIZE	=	30'-0"X60'- 0"	30'-9"X60'- 0"
PLOT AREA PERMISSIBLE	=	1800.00 SQ.FT,	1845.00 SQ.FT.
G. COVERAGE	=	1170.00 SQ.FT,	1199.25 SQ.FT.
ZONED AREA	=	1170.00SQ.FT,	1199.25 SQ.FT.



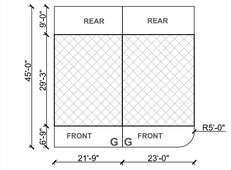
4 MARLA

SIZE	=	20'-0"X45'-0"	20'-9"X45'-0"
PLOT AREA PERMISSIBLE	=	900 SQ.FT,	933.75 SQ.FT.
G. COVERAGE	=	585 SQ.FT,	606.93 SQ.FT.
ZONED AREA	=	585 SQ.FT,	606.93SQ.FT.



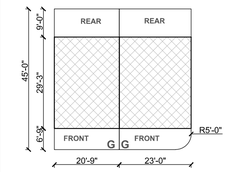
4 MARLA

SIZE	=	21'-9"X45'-0"	22'-9"X45'-0"
PLOT AREA PERMISSIBLE	=	978.75 SQ.FT,	1023.75 SQ.FT.
G.COVERAGE	=	636.18 SQ.FT,	665.43 SQ.FT.
ZONED AREA	=	636.18 SQ.FT,	665.43 SQ.FT,



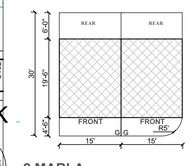
4 MARLA

SIZE	=	21'-9"X45'-0"	23'-0"X45'-0"
PLOT AREA PERMISSIBLE	=	978.75 SQ.FT,	1035.00 SQ.FT.
G.COVERAGE	=	636.18 SQ.FT,	672.75 SQ.FT.
ZONED AREA	=	636.18 SQ.FT,	672.75 SQ.FT.



4 MARLA

SIZE	=	20'-9"X45'-0"	23'-0"X45'-0"
PLOT AREA PERMISSIBLE	=	933.75 SQ.FT,	1035.00 SQ.FT.
G.COVERAGE	=	606.93 SQ.FT,	672.75 SQ.FT.
ZONED AREA	=	606.93 SQ.FT,	672.75 SQ.FT.



2 MARLA

SIZE	=	15'-0"X30'-0"	15'-0"X30'-0"
PLOT AREA PERMISSIBL	=	450.00 SQ.FT,	450.00 SQ.FT,
G.COVERAGE	=	292.50 SQ.FT,	292.50 SQ.FT,
ZONED AREA	=	292.50 SQ.FT,	292.50 SQ.FT.

PERMISSIBLE HEIGHT = 24'-0"

S.A.S. N A G A R

NOT TO SCALE | NORTH

SCALE:-

Zoning Clauses:-

This Zoning Plan is prepared under the conditions laid down below shall be fulfilled in addition to building requirements contained in the latest PUDA Building Rules, 2013, issued vide notification no. G.S.R 54 / P.A. 11 /1995/ Ss.43 and 180/2013, dated 25th October, 2013 and as amended from time to time.

1. Use zones:-

The use of the land and the type of the building to be constructed there on shall be governed in accordance with table below & in no other manner what- so- ever,

Notation	Permissible use of land	Types of uses permissible
	Roads	Roads, street furniture & amenities sub- servient to traffic transportation.
	Open space	Land tcaping features, pavements, public amenties & facilities and other activity sub- serservent to recreation.
	Group Housing / E.W.S.Flats	Residential uses & buildings sub-servient to residential use.
	Reserved	Reserved
	Residenial	Residential buildings, ancillary buildings, and amanities sub-servient to residential uses.
	Public buildings & utilities	Public community buildings ,public services,utilities & uses as determined by Reginal Planning & Design Committee of Puda and contained in separate lay-out plans / zoning plans.
	Educational	College, schools and uses sub- serslervent to them as per separate Lay-out plans / zoning plans.
	Commercial	Commercial and uses sub- servient to them as per separate Lay-out plans / zoning plans.
	Reserved	Un Acquired Area as Per LAC.

2. Site Coverage and Floor Area Ratio :-

a) Permissible site coverage
i) First 250 square meters — up to 65%
ii) Next 100 square meters — up to 60%
iii) Next 100 square meters — up to 50%
iii) Beyond 450 square meters — up to 40%
b) Floor Area Ratio in case of residential buildings are as under:-
i) First 250 square meters — 1:1.95
ii) Next 100 square meters — 1:1.40
iii) Next 100 square meters — 1:1.20
iii) Beyond 450 square meters — 1: 0.90

3. Height of the Building

i) The maximum height of plotted residential buildings without stilts shall be 36'-0" excluding mumti,parapet,lift room and architectural features.
ii) For residential plotted buildings the width of front and rear setback shall be as per zoning plan

4. Boundary Wall and Gates :-

i) The boundary wall of residential end plots shall be rounded at corner by a radius of 9'-0" (1.5 meters) abutting on roads. In case of other sites,it shall be as shown on the zoning plan .
ii) The height of front and side boundary wall in residential end plots shall be 2'-10.5" (0.88m) and that of the rear open courtyard the boundary wall shall be 6'-0"(1.83meters).
iii) Position of the gates shall be as indicated on the zoning plan as "G ".
iv) Gate posts shall provided for display postal nos of plots .

5. Side Entry Gate in Corner Plots:-

i) No side entry in the main building shall be allowed.
ii) No side / back gates will be allowed in case of plots falling on to 60',80',100' wide roads where the public open spaces separating the plots and the road reservation exceeds 30'-0".
iii) One side gate not exceeding 3'-6" in width in back courtyard is allowed in case of corner plots situated on 40'-0" wide roads.

6. Plinth Level:-

The Plinth level shall be obtained from DE(PH) GMADA,S.A.S. Nagar.

7.Extraction of Ground Water Resources :-

As per Memo no. Puda /CA/2013/1713-16dated 27.02.2013 restrictions the area are imposed on construction and installation of any new structure for extraction of ground water resources without prior specific approval of the Authorized officer (D.C) of the district and subject to the guidelines safeguards envisaged from time to time in this connection by Authority for ground water extraction and water harvesting /recharge etc.

8.Projection :-

i) Where there is an uncovered balcony or chajja or cantilever from wall it shall not project more than 4'-0" (1.22 meters) beyond the building line when measured at right angle to the outer face of the wall for plots above 250 square meters and it shall be within the boundaries of the site .In the case of row houses or buildings adjoining each other where the area of the plot is upto 225 square meters the projection shall not be more than one- third of the corresponding depth of front or rear setback or (3'-0") 0.91 meters, whichever is less.Provided that projection on door and windows shall not exceed (3'-0") 0.91 meters.Provided further that projection shall not be at lesser height than 2.06 meters (6'-9") clear above the plinth level of the building
ii) The area of the projection shall not be counted towards the covered area of the site.
iii) In case of corner plots,sunshade not exceeding (2'-0") 0.60 m on window opening on to the sideshall be permitted at a height not less than 2.06 meters (6'-9").

9. Basement :-

1. Basement upto the setback line is permissible in all the plots. If the adjoining building is already constructed without basement,then the basement shall be recessed and the minimum distance from common wall adjoining constructed building upto the wall of the basement shall not be less than 8'-0".
2. The basement shall provide for opening of not less than 1/10th of the basement floor area opening directly to be exterior for admission of natural light and air and shall be water proof and damp proof.
3. Basement area shall not exceed the maximum permissible ground coverage.
4. Provision of Basement shall be as per Rule 24 of PUDA Building Rules 2013.

11.Stair case, lifts :-

Provisions of the lifts and staircase shall be as per N.B.C. 2005 amended from time to time.

12.Rain water Harvesting:-

Roof Top rain water harvesting and ground water recharging system shall be as per notification no.2/1/2002.HG(part.2)/8505 at 25.8.2010.

13.Setback of projected portion of roof level:-

Setback of projected portion of roof level shall be as per rule no.26 of PUDA Building Rules 2013, an amendments made thereafter.

General Notes :-

i) Building Plans shall be got approved from competent authority before starting any development work at site.
ii) The use of BIS marked Solar water heating system as per norms specified by P.E.D.A.
iii) It will be mandatory to use Compact Fluorescent Lamps (CFLs) in the building as notified by Department of Science Technology,Environment and non conventional energy,Govt.of Punjab on dated 20th january/ 6th February 2006.
iv) No tree shall be cut without prior approval of Xen,horticulture GMADA.
v) Fire safety and structural stability norms shall be as per N.B.C.
vi) Allottee shall abide by all the terms and conditions laid down in Allotment letter.
vii) In addition to the above, all other rules notified in PUDA Building Rules 2013 shall be followed.
viii)Structure safety shall be the responsibility of the owner.
ix) For plot sizes which are a variation from the sizes shown in this drawing, to achieve the permissible ground coverage front setback shall not be disturbed (i.e the building line of that particular row in front shall be maintained). It shall be adjusted in rear setback only.

Note:-

1. This Zoning plan is based on revised lay- out- cum -numbering plan drawing no. D.T.P.(S.A.S.Nagar) 2152/13 dated 24.10.2013 Revised on 11.04.2016
2. Dimensions are to be read not to be measured.
3. All dimensions are in feet, inches.
4. This zoning plan has been revised as per the feasibility report received from Divisonal Engineer (CNC) GMADA , SAS Nagar vide leter no. 2457 dated 16-10-15 of un-acquired area in commercial pocket -1, sector 6-A ,Eco city.
5. This zoning plan has been technically approved by Chief Town Planner (Punjab) vide their memo no. 4838 CTP(PB.)/MPM-168 Dated 03.10.2016.

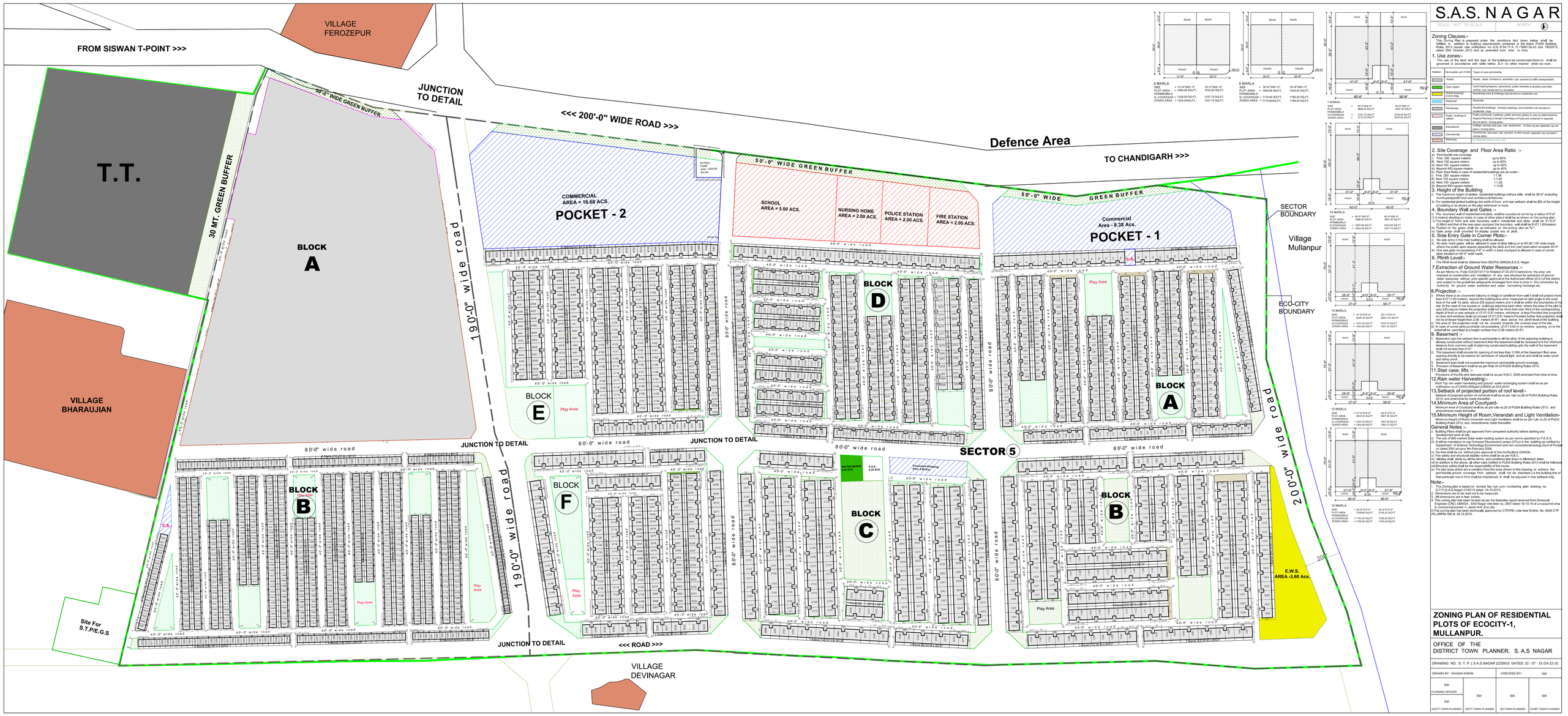
ZONING PLAN OF BLOCK - A ECOCITY-1, NEW CHANDIGARH

OFFICE OF THE
DISTRICT TOWN PLANNER, S. A.S NAGAR

DRAWING NO. D. T. P. (S A.S.NAGAR) 2266/16 DATED. 12 - 04 - 16

DRAWN BY :-SHASHI KIRAN | CHECKED BY:- Sd/-

Sd/- PLANNING OFFICER	Sd/-	Sd/-	Sd/-
Sd/- ASSTT.TOWN PLANNER	DISTT.TOWN PLANNER	SR.TOWN PLANNER	CHIEF TOWN PLANNER (PUNJAB)



S.A.S. NAGAR

SCALE: NOT TO SCALE — NORTH

Zoning Clauses:-

This Zoning Plan is prepared under the conditions laid down below shall be fulfilled in addition to building requirements contained in the bylaws PUDA Building Rules, 2013, issued vide notification no. G.S. R.54 / P.A. 11 /1995/ Ss.43 and 190/2013, dated 25th October, 2013 and as amended from time to time.

1. Use zones:-

The use of the land and the type of the building to be constructed there on shall be governed in accordance with table below & in no other manner what-so-ever.

Notation	Permissible use of land	Types of uses permissible
	Roads	Roads, street furniture & amenities sub-servient to traffic transportation.
	Open space	Land/ scaping features, pavements, public amenities & facilities and other activity sub-servicient to recreation.
	Mixed Housing / Service	Residential uses & buildings sub-servient to residential use.
	Reserved	Reserved
	Rimsential	Residential buildings, ancilary buildings, and amenities sub-servant to residential uses.
Institut	Public buildings & utilities	Public community buildings ,public services,utilities & uses as determined by Regional Planning & Design Commitee of Puda and contained in separate Lay-out plans / zoning plans.
	Educational	College, schools and uses sub- servicinent to them as per separate Lay-out plans / zoning plans.
	Commercial	Commercial and uses sub- servient to them as per separate Lay-out plans / zoning plans.
	Rotamal	Bus Terminal Area as Per Layo

2. Site Coverage and Floor Area Ratio :-

a) Permissible site coverage
i) First 250 square meters — up to 65%
ii) Next 100 square meters — up to 60%
iii) Next 400 square meters — up to 55%
iv) Beyond 450 square meters — up to 40%
b) Floor Area Ratio in case of residential buildings are as under:-
i) First 250 square meters — 1:1.85
ii) Next 100 square meters — 1:1.40
iii) Next 400 square meters — 1:1.00
iv) Beyond 450 square meters — 1:0.90

3. Height of the Building

i) The maximum height of plotted residential buildings without stilts shall be 30'-0" excluding mumti,parapet,lift room and architectural features.
ii) For residential plotted buildings the width of front and rear setback shall be 2/3rd of the height of building or as shown on the plan whichever is more.

4. Boundary Wall and Gates :-

i) The boundary wall of residential and plots shall be rounded at corner by a radius of 5'-0" (1.5 meters) abutting on roads. In case of other sites it shall be as shown on the zoning plan.
ii) The height of front and side boundary wall in residential and plots shall be 2'-10.5" (0.90 meters) and that of rear boundary wall shall be 6'-0" (1.83 meters) or 7'-0" (2.13 meters).
iii) Position of the gates shall be as indicated on the zoning plan as "G."
iv) Gate posts shall provided for display postal nos of plots .

5. Side Entry Gate in Corner Plots:-

i) No side entry in the main building shall be allowed.
ii) No side / back gates will be allowed in case of plots falling on to 60' /80',100' wide roads where the public open spaces separating the plots and the road reservation exceeds 30'-0".
iii) Side entry gate in case of plots with width in back courtyard is allowed in case of corner plots situated on 40'-0" wide roads.

6. Plinth Level:-

The Plinth level shall be obtained from DE(PH) GMADA,S.A.S. Nagar.

7.Extraction of Ground Water Resources :-

As per Memo no. Punb.ICA/2013/1715-19dated 27.02.2013 restrictions the area are imposed on construction and installation of any new structure for extraction of ground water resources without prior specific approval of the Authorized officer (D.C) of the district and subject to the guidelines safeguards envisaged from time to time in this connection by Authority for ground water extraction and water harvesting /recharge etc.

8.Projection :-

Where there is an uncovered balcony or chajja or cantilever from wall it shall not project more than 6'-0" (1.83 meters) beyond the building line when measured at right angle to the outer face of the wall. In the case of row houses or buildings adjoining each other where the area of the plot is upto 225 square meters the projection shall not be more than one-third of the corresponding depth of front or rear setback or (2'-0") 0.61 meters, whichever is less.Provided that projection on door and windows shall not exceed (3'-0") 0.91 meters.Provided further that projection shall not be allowed in case of plots having width of 16 meters (52'-6") or less.Provided further that projection shall not be at lesser height than 2.06 meters (6'-9") clear above the plinth level of the building.
i) The area of the projection shall not be counted towards the covered area of the site.
ii) In case of corner plots,sunshade not exceeding (2'-0") 0.60 m on window opening on to the sideshall be permitted at a height not less than 2.06 meters (6'-9")

9. Basement :-

1. Basement upto the common lines is permissible in all the plots. If the adjoining building is already constructed without basement,then the basement shall be recessed and the minimum distance from common wall of adjoining constructed building upto the wall of the basement shall not be less than 8'-0"
2. The basement shall provide for opening of not less than 1/10th of the basement floor area opening directly to be exterior for admission of natural light and air and shall be water proof from all sides.
3. Basement area shall not exceed the maximum permissible ground coverage.
4. Provision of Basement shall be as per Rule 24 of PUDA Building Rules 2013.

11.Stair case, lifts :-

Provisions of the lifts and staircase shall be as per N.B.C. 2005 amended from time to time.

12.Rain water Harvesting:-

Roof Top rain water harvesting and ground water recharging system shall be as per notification no.2512002 /HG/part.2/28/05 at 25.8.2010.

13.Setback of projected portion of roof level:-

Setback of projected portion of roof level shall be as per rule no.26 of PUDA Building Rules 2013, and amendments made thereafter.

14.Minimum Area of Courtyard-

Minimum Area of Courtyard shall be as per rule no.30 of PUDA Building Rules 2013, and amendments made thereafter.

15.Minimum Height of Room,Verandah and Light Ventilation-

Minimum Height of Room,Verandah and Light Ventilation shall be as per rule no.22 of PUDA Building Rules 2013, and amendments made thereafter.

General Notes :-

i) Building Plans shall be got approved from competent authority before starting any development work at site.
ii) The use of BIS marked Solar water heating system as per norms specified by P.E.D.A.
iii) It will be mandatory to use Compact Fluorescent Lamps (CFLs) in the building as notified by Ministry of Power, Govt. of India vide notification and non conventional energy,Govt.of Punjab on dated 25th january/ 6th February, 2006.
iv) No tree shall be cut without prior approval of Xen,horticulture GMADA.
v) Fire safety and structural stability norms shall be as per N.B.C.
vi) Allottee shall abide by all the terms and conditions laid down in Allotment letter.
vii) Rain water harvesting shall be implemented as per PUDA Building Rules 2013 shall be followed.
viii)Structure safety shall be the responsibility of the owner.
ix) For plot sizes which are a variation from the sizes shown in this drawing, to achieve the permissible ground coverage front setback shall not be disturbed i.e the building line of that particular row in front shall be maintained,It shall be adjusted in rear setback only.

Note:-

1. This Zoning plan is based on revised lay- out- cum -numbering plan drawing no. D.T.P.(S.A.S.Nagar) 2152/13 dated 24.10.2013.
2. Dimensions are to be read not to be measured.
3. All dimensions are in feet & inches.
4. This zoning plan has been revised as per the feasibility report received from Divisonal Engineer (CNC) GMADA , SAS Nagar vide letter no. 2457 dated 16-10-15 of un-acquired area in commercial pocket-1, sector 8-A ,Eco city.

5.This zoning plan has been technically approved by CTP(PB.) vide their Endmt. No. 6836 CTP (Pb.)/MPN-168 dt. 24.12.2015.

ZONING PLAN OF RESIDENTIAL PLOTS OF ECOCITY-1, MULLANPUR.

OFFICE OF THE
DISTRICT TOWN PLANNER, S. A.S NAGAR

DRAWING NO. D. T. P. (S A.S.NAGAR)223/915 DATED. 22 - 07 - 15 /24-12-15

DRAWN BY -SHASHI KIRAN		CHECKED BY:-	Sd/-
Sd/- PLANNING OFFICER	Sd/-	Sd/-	Sd/-
Sd/- ASSTT. TOWN PLANNER	DISTT.TOWN PLANNER	SR.TOWN PLANNER	CHIEF TOWN PLANNER

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S. A. S. NAGAR

ECOCITY-2 EXTENSION

SECTOR - 8

Scale:-1' = 100'-0"

Plots Detail :-

Sr. No.	Area in Sq.yds.	Size of the Plot	No. of Plots Planned	Total Area (in sq.yds.)
1	100	20'-0" x 45'-0"	258	25800
2	150	22'-6" x 60'-0"	136	20400
3	200	30'-0" x 60'-0"	228	45600
4	300	36'-0" x 75'-0"	384	115200
5	400	40'-0" x 90'-0"	22	8800
6	450	45'-0" x 90'-0"	20	9000
7	500	50'-0" x 90'-0"	238	119000
8	1000	75'-0" x120'-0"	68	68000
9	2000	100'-0" x180'-0"	10	20000
		Total	**1364**	431800 **(89.21 Acs.)**

Sr. No.	Size of the plot	Area of the plot (in sq.yds.)	Sector & Block	Plot No.	Total No. of Plots
1	75'-0" x 120'-0"	1000	Sector-11 Block-A	1 to 68	68
2	Plot no. 69 is Reserved			Reserved	
3	100'-0" x 180'-0"	2000		70 to 79	10
4	50'-0" x 90'-0"	500		80 to 287	208
5	45'-0" x 90'-0"	450	Sector-11 Block-B	1001 to 1020	20
6	40'-0" x 90'-0"	400		1021 to 1042	22
7	36'-0" x 75'-0"	300		1043 to 1076	34
8	30'-0" x 60'-0"	200		1077 to 1092	16
9	30'-0" x 60'-0"	200	Sector-11 Block-C	2001 to 2034	34
10	22'-6" x 60'-0"	150		2035 to 2170	136
11	30'-0" x 60'-0"	200		2171 to 2240	70
12	20'-0" x 45'-0"	100		2241 to 2458	218
13	30'-0" x 60'-0"	200		2459 to 2480	22
14	20'-0" x 45'-0"	100		2481 to 2520	40
15	30'-0" x 60'-0"	200		2521 to 2606	86
16	36'-0" x 75'-0"	300	Sector-11 Block-D	3001 to 3350	350
17	50'-0" x 90'-0"	500		3351 to 3380	30
					1364

1) Total area under section VI	=	310.5128 Acs.
2) Area under un-acquired and litigation	=	8.6937 Acs.
3) Net Planned Area	=	**301.8191 Acs.**
4) Area under Residential Plotted	=	89.21 Acs.
5) Area under Group Housing Site for Punjab Govt. Employees and Affordable Housing Site-1	=	12.35 Acs.
6) Area under Commercial	=	14.29 Acs.
7) E.W.S for Ecocity II Extension Site - 2	=	5.00 Acs.
8) Area under E.W.S. Site-3 & Site-4	=	15.17 Acs.
9) Area under School (3 sites)	=	6.52 Acs.
10) Area under Bus Terminal	=	8.02 Acs.
11) Area under Club House /Community Centre	=	1.80 Acs.
12) Area under Sports Complex	=	1.09 Acs.
13) Area under Dispensary	=	0.80 Acs.
14) Area under Park (26)	=	23.56 Acs.
15) Area under Reserved	=	19.048 Acs.
16) Area under E.G.S.	=	1.21 Acs.
17) Area under Religious Bldg.and Pub. Parking	=	0.41 Acs.
18) Area under S.T.P.	=	1.68 Acs.
19) Area under Water Works	=	1.129 Acs.
20) Area under roads,Utilities, and open spaces	=	100.10 Acs.

REVISED LAYOUT PLAN OF ECO-CITY PHASE-2, SECTOR - 11, NEW CHANDIGARH

OFFICE OF THE DISTT. TOWN PLANNER S.A.S NAGAR

DRAWING No. D.T.P.(S.A.S. NAGAR 2289/17 DT.11.01.2017

Drawn By:- Vinty | Checked By:- Skaur

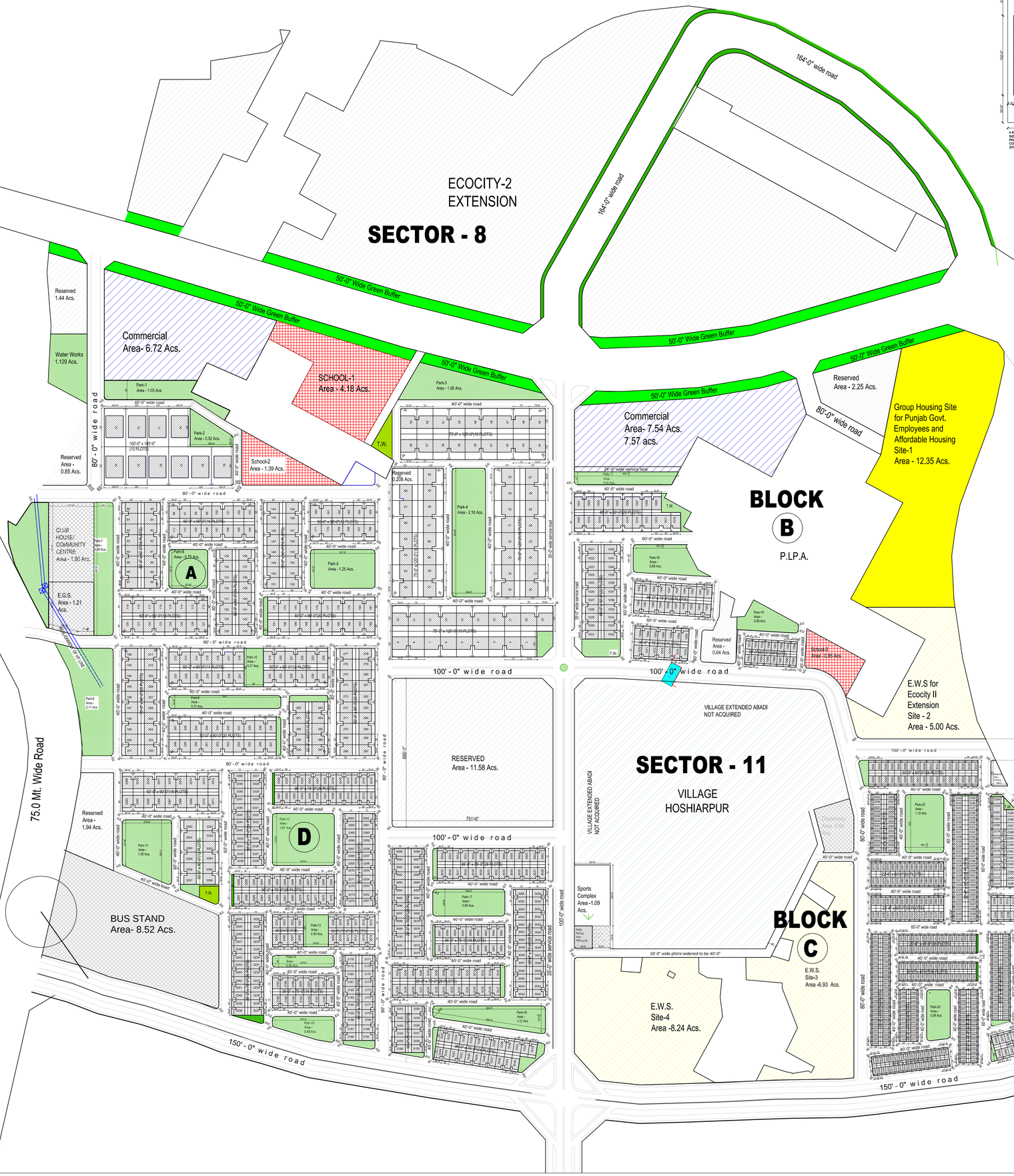
P.O. | A.T.P. | D.T.P. | S.T.P. | C.T.P. (PB)

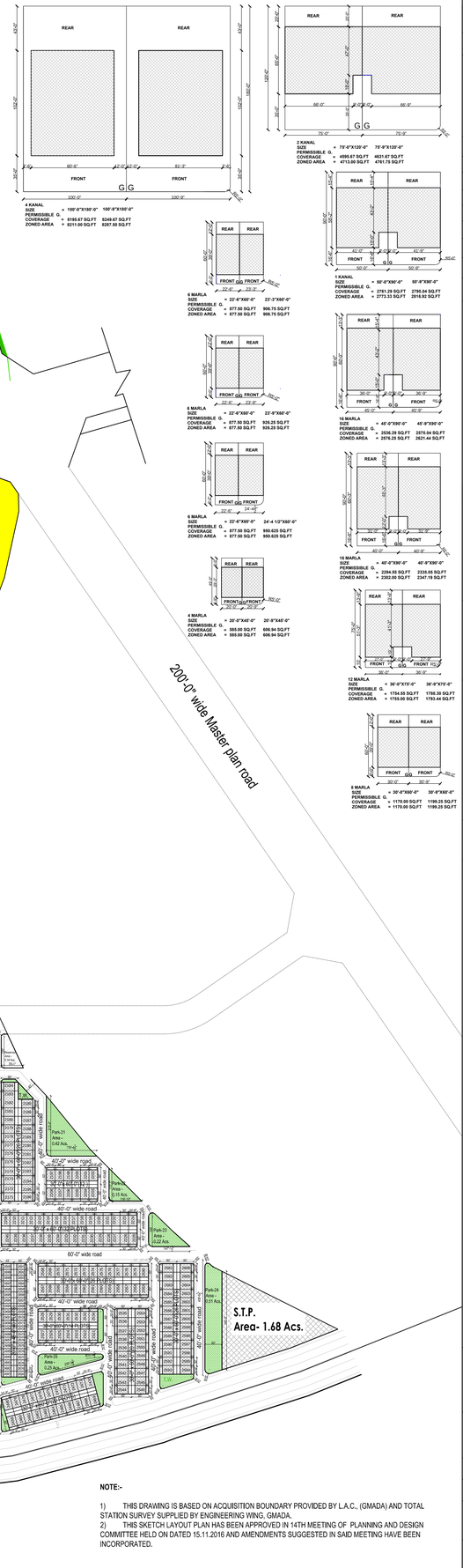
THIS DRAWING IS TECHNICALLY APPROVED BY CTP(PB) VIDE THEIR ENDST. No. 482 CTP(PB)/SP-304 DATED: 29-01-2018.

EXISTING STRUCTURES AS PER TOTAL STATION SURVEY

NOTE:-

1) THIS DRAWING IS BASED ON ACQUISITION BOUNDARY PROVIDED BY L.A.C., (GMADA) AND TOTAL STATION SURVEY SUPPLIED BY ENGINEERING WING, GMADA.
2) THIS REVISED LAYOUT PLAN IS BASED UPON THE SKETCH PLAN NO. S.T.P. (GMADA) 37/2016 DATED. 04.11.2016 PREPARED BY OFFICE OF STP GMADA WHICH HAS BEEN APPROVED IN THE 14TH MEETING OF PLANNING AND DESIGN COMMITTEE HELD ON DATED 15.11.2016, AFTER INCORPORATING THE AMENDMENTS SUGGESTED IN SAID MEETING.





S.A.S. NAGAR

SCALE: NOT TO SCALE — NORTH

Zoning Clauses:-

The conditions laid down below shall be fulfilled in addition to building requirements contained in the latest PUDA Building Rules, 2013, issued vide notification no. G.S. R 54 / P.A. 11 /1995/ Ss.43 and 180/2013, dated 25th October, 2013 and as amended from time to time.

1.Use zones:-

The use of the land and the type of the building to be constructed there on shall be governed in accordance with table below & in no other manner what- so- ever.

Notation	Permissible use of land	Type of uses permissible
	Roads	Roads, street furniture & amenities sub- servient to traffic transportation.
	Open space	Land scaping features, pavements, public amenties & facilities and other activity sub- servient to recreation.
	Group Housing	Residential uses & buildings sub-servient to residential use.
	Residential	Residential buildings, ancillary buildings, and amanties sub-servient to residential uses.
	Educational	College, schools and uses sub- serservient to them as per separate Lay-out plans / zoning plans.
	Commercial	Commercial and uses sub- servient to them as per separate Lay-out plans / zoning plans.
	Reserved	Uses as determined by Regional Planning and Design Committee Puda / Gmada.
	Public Building	Public and community buildings, public services, utilities & uses as determined by Regional Planning & Design Committee of Puda and contained in separate Lay-out / zoning plan.

2.Site Coverage and Floor Area Ratio :-

a) Permissible site coverage
i) First 250 square meters — up to 65%
ii) Next 100 square meters — up to 60%
iii) Next 100 square meters — up to 50%
iii) Beyond 450 square meters — up to 40%

b) Floor Area Ratio in case of residential buildings are as under:-
I) First 250 square meters — 1:1.95
II) Next 100 square meters — 1:1.40
iii) Next 100 square meters — 1:1.20
iii) Beyond 450 square meters — 1: 0.90

3.Height of the Building

i) The maximum height of plotted residential buildings without stilts shall be 36'-0" excluding mumti, parapet, lift room and architectural features.
ii) For residential plotted buildings the width of front and rear setback shall be as shown on the zoning plan.

4.Boundary Wall and Gates :-

i) The boundary wall of residential end plots shall be rounded at corner by a radius of 5'-0" (1.5 meters) on roads. In case of other sites,it shall be as shown on the zoning plan .
ii) The height of front and side boundary wall in residential end plots shall be 2'-10.5" (0.88m) and that of the rear open courtyard the boundary wall shall be 6'-0"(1.83meters).
iii) Position of the gates shall be as indicated on the zoning plan as "G " and no change in gate position shall be done under any circumstances.
iv) Gate posts shall provided for display postal nos of plots .

5.Side Entry Gate in Corner Plots:-

i) No side entry in the main building shall be allowed.
ii) No side / back gates will be allowed in case of plots falling on to 60',80',100' wide roads where the public open spaces separating the plots and the road reservation exceeds 30'-0".
iii) One side gate not exceeding 3'-6" in width is allowed in case of corner plots situated on 40'-0" wide roads in case where the public open space separating the plots and road does not exceeds 30'-0"

6.Plinth Level:-

The Plinth level shall be obtained from DE(PH) GMADA,S.A.S. Nagar.

7.Extraction of Ground Water Resources :-

As per Memo no. Puda /CA/2013/1713-16dated 27.02.2013 restrictions the area are imposed on construction and installation of any new structure for extraction of ground water resources without prior specific approval of the Authorized officer (D.C) of the district and subject to the guidelines safeguards envisaged from time to time in this connection by Authority for ground water extraction and water harvesting /recharge etc.

8.Projection :-

i) Where there is an uncovered balcony or chaja or cantilever from wall it shall not project more than 6'-0" (1.83 meters) beyond the building line when measured at right angle to the outer face of the wall for plots above 250 square meters and it shall be within the boundaries of the site .In the case of row houses or buildings adjoining each other where the area of the plot is upto 225 square meters the projection shall not be more than one- third of the corresponding depth of front or rear setback or (3'-0") 0.91 meters, whichever is less.(However in case of Marla plots (3'-0") 0.91 meters deep uncovered balcony or chajja or cantilever from wall shall be allowed).Provided that projection on door and windows shall not exceed (3'-0") 0.91 meters,Provided further that projection shall not be at lesser height than 2.06 meters (6'-9") clear above the plinth level of the building.
ii) The area of the projection shall not be counted towards the covered area of the site.
iii) In case of corner plots,sunshade not exceeding (2'-0") 0.60 m on window opening on to the side shall be permitted at a height not less than 2.06 meters (6'-9")

9.Basement :-

1. Basement upto the setback line is permissible in all the plots. If the adjoining building is already constructed without basement,then the basement shall be recessed and the minimum distance from common wall of adjoining constructed building upto the wall of the basement shall not be less than 8'-0".
2. The basement shall provide for opening of not less than 1/10th of the basement floor area opening directly to be exterior for admission of natural light and air and shall be water proof and damp proof.
3. Basement area shall not exceed the maximum provided coverage.
4. Provision of Basement shall be as per Rule 24 of PUDA Building Rules 2013.

10.Stair case, lifts :-

Provisions of the lifts and staircase shall be as per N.B.C. 2005 amended from time to time.

11.Rain water Harvesting:-

Roof Top rain water harvesting and ground water recharging system shall be as per notification no.2/1/2002.HG&part.2/28505 at 25,8,2010.

12.Setback of projected portion of roof level:-

Setback of projected portion of roof level shall be as per rule no.26 of PUDA Building Rules 2013, and amendments made thereafter.

13.Minimum Area of Courtyard-

Minimum Area of Courtyard shall be as per rule no.20 of PUDA Building Rules 2013, and amendments made thereafter.

14.Minimum Height of Room,Verandah and Light Ventilation-

Minimum Height of Room,Verandah and Light Ventilation shall be as per rule no.22 of PUDA Building Rules 2013, and amendments made thereafter.

General Notes :-

i) Building Plans shall be got approved from competent authority before starting any development work at site.
ii) The use of BIS marked Solar water heating system as per norms specified by P.E.D.A.
iii) It will be mandatory to use Compact Fluorescent Lamps (CFLs) in the building as notified by Department of Science Technology,Environment and non conventional energy,Govt.of Punjab on dated 20th january/ 6th February 2006.
iv) No tree shall be cut without prior approval of Xen,horticulture GMADA.
v) Fire safety and structural stability norms shall be as per N.B.C.
vi) Allottee shall abide by all the terms and conditions laid down in Allotment letter.
vii) In addition to the above, all other rules notified in PUDA Building Rules 2013 shall be followed.
viii)Structure safety shall be the responsibility of the owner.
(X) Owner shall abide by the (Action plan for Monitoring of Construction/demolition activity of buildings within the State of Punjab) dated. 1.03.2017.
x) It is mandatory to comply with Punjab ECBC - 2016 rules.
xi) For plot sizes which are a variation from the sizes shown in this drawing, to achieve the permissible ground coverage front setback shall not be disturbed (i.e the building line of that particular row in front shall be maintained). It shall be adjusted in rear setback only.

Note:-

1. This Zoning plan is based on Revised Layout plan for Eco City Phase 2, Sector-11,New Chandigarh drawing no.D.T.P.(S.A.S.Nagar) 2289/17 dated 11.01.2017.
2. Dimensions are to be read not to be measured.
3. All dimensions are in feet, inches.
4. **This Zoning Plan has been Technically Approved by Chief Town Planner (PB) vide Letter no. 564 CTP(PB)/mpm-167 Dated-02.02.18.**

ZONING PLAN OF RESIDENTIAL PLOTS OF ECO-CITY, PHASE-2, SECTOR-11, NEW CHANDIGARH.

OFFICE OF THE
DISTRICT TOWN PLANNER, S. A.S NAGAR

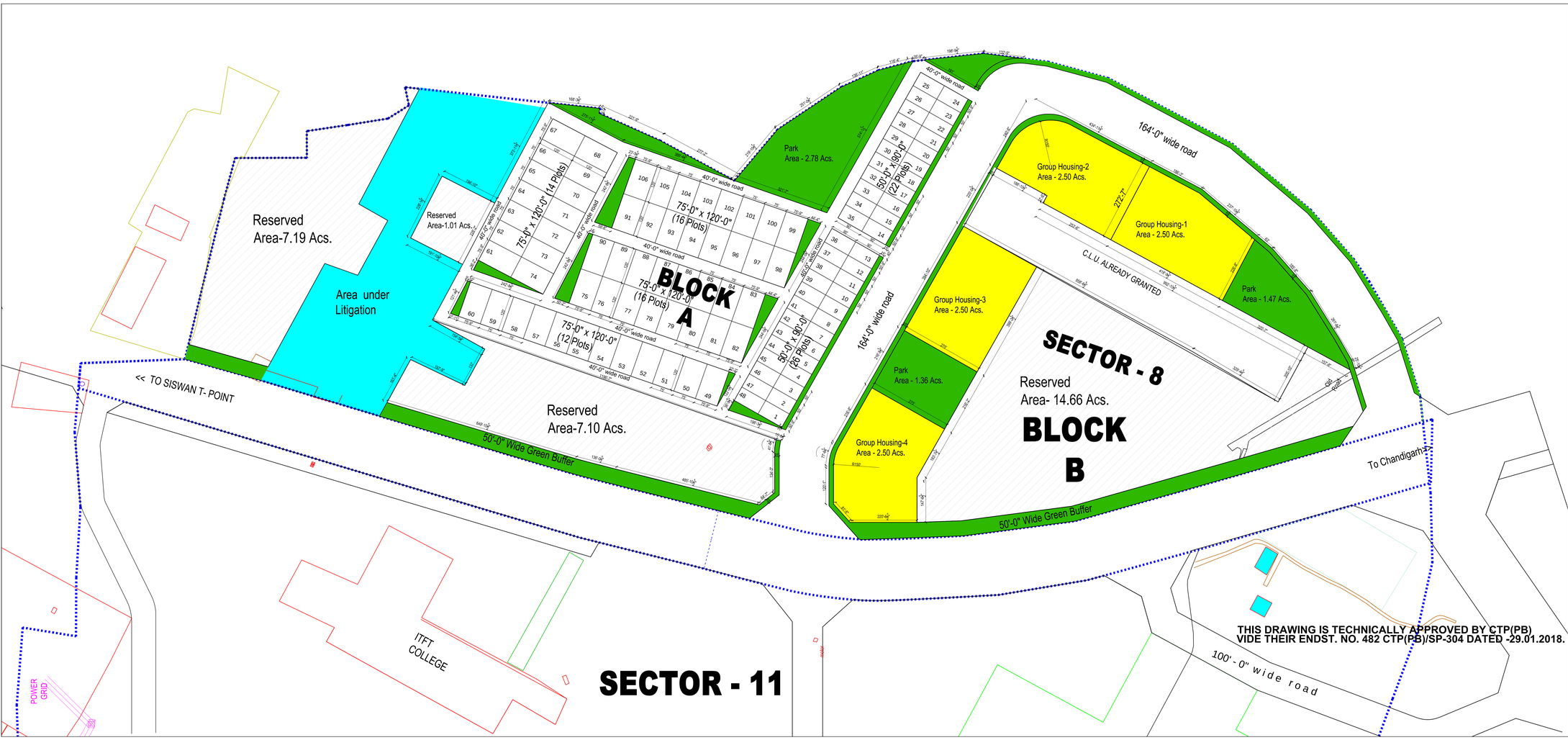
DRAWING NO. D. T. P. (S A.S.NAGAR) 2304/17 DATED. 19.05.2017

DRAWN BY :- SHASHI KIRAN — CHECKED BY:- Sd/-

Sd/- PLANNING OFFICER			
Sd/- ASSTT.TOWN PLANNER	Sd/- DISTT.TOWN PLANNER	Sd/- SR.TOWN PLANNER	Sd/- CHIEF TOWN PLANNER (PB)

NOTE:-

1) THIS DRAWING IS BASED ON ACQUISITION BOUNDARY PROVIDED BY L.A.C., (GMADA) AND TOTAL STATION SURVEY SUPPLIED BY ENGINEERING WING, GMADA.
2) THIS SKETCH LAYOUT PLAN HAS BEEN APPROVED IN 14TH MEETING OF PLANNING AND DESIGN COMMITTEE HELD ON DATED 15.11.2016 AND AMENDMENTS SUGGESTED IN SAID MEETING HAVE BEEN INCORPORATED.



S. A. S. NAGAR

Scale:-1' = 100'-0"

Plots Detail :-

Area in Sq.yds.	Size of the Plot	No. of Plots Planned	Area of the Plots in Sq.yds.)
500	50'-0" x 90'-0"	48	24000
1000	75'-0" x120'-0"	58	58000
Total		**106**	82000 (16.94 Acs.)

Sr. No.	Size of the plot	Area of the plot (in sq.yds.)	Sector & Block	Plot No.	Total No. of Plots
1	50'-0" x 90'-0"	500	**Sector-8 Block-A**	1 to 48	48
2	100'-0" x 180'-0"	2000		49 to 106	58
					106

Total area of the Site **= 96.488 Acs.**
Area under Litigation = 9.644 Acs.

Net Planned Area **= 86.844 Acs.**

Area under Residential Plotted	=	16.94 Acs.
Area under Group Housing No.-1	=	2.50 Acs.
Area under Group Housing No.-2	=	2.50 Acs.
Area under Group Housing No.-3	=	2.50 Acs.
Area under Group Housing No.-4	=	2.50 Acs.
Area under Reserved	=	29.96 Acs.
Area under Park	=	5.61 Acs.
Area under roads, open spaces	=	24.334 Acs.

NOTE:-

1THIS DRAWING IS BASED ON ACQUISITION BOUNDARY PROVIDED BY L.A.C., (GMADA) AND TOTAL STATION SURVEY SUPPLIED BY ENGINEERING WING, GMADA.

2 THIS REVISED LAYOUT PLAN IS BASED UPON THE SKETCH PLAN NO. S.T.P. (GMADA) 33/2016 DATED. 07.11.2016 PREPARED BY OFFICE OF STP GMADA WHICH HAS BEEN APPROVED IN THE 14TH MEETING OF PLANNING AND DESIGN COMMITTEE HELD ON DATED 15.11.2016, AFTER INCORPORATING THE AMENDMENTS SUGGESTED IN SAID MEETING .

REVISED LAYOUT PLAN FOR ECO-CITY PHASE-2 EXTENSION, SECTOR -8 , NEW CHANDIGARH.

OFFICE OF THE
DISTT. TOWN PLANNER
S.A.S NAGAR

DRAWING No. D.T.P.(S.A.S. NAGAR) 2290/17 DT.11.01.2017

Drawn By:- Vinty Checked By:- Sd/-

THIS DRAWING IS TECHNICALLY APPROVED BY CTP(PB) VIDE THEIR ENDST. NO. 482 CTP(PB)/SP-304 DATED -29.01.2018.

Sd/- P.O.			
Sd/- A.T.P.	Sd/- D.T.P.	Sd/- S.T.P.	Sd/- C.T.P. (PB)