

SECTOR- 86

12 m Wide Road

SECTOR-  
85

**SECTOR**  
**- 99**

SECTOR- 104

M/s PUMA REALTORS PVT. LTD.

The maximum of the zoning plan shall be to be fulfilled in addition to the building regulations and the Purple Line Urban Planning and Development Building Rules, 2011 Notification No. 15 of 1448/1-A/195955 No. 180 and the provisions of the First Local Government Ordinance No. 19 of 1992 as amended by the Revised Local Government Ordinance No. 20 of 2011 (MPO) and the provisions of the Revised Local Government Ordinance No. 20 of 2011 (MPO) and the provisions of the Revised Local Government Ordinance No. 20 of 2011 (MPO).

**ZONING CLASSIFICATION (RESIDENTIAL PLAT)**

APPLICABLE CODE, HEIGHT AND FLOOR AREA	Site Coverage	FAR	Permissible Height
For the first 100 SQM OF PLOT AREA	60%	1.2:1	Permissible height shall be 15m with maximum no. of G+2 floors (excluding ground floor)
For the next 100 SQM OF PLOT AREA	60%	1.2:1	Height shall be accordingly, material and architectural features.
For the next 100 SQM OF PLOT AREA	60%	1.2:1	Height shall be accordingly, material and architectural features.
For the next REMAINING AREA OF PLOT	40%	1.2:1	Height shall be accordingly, material and architectural features.

**SET BACKS AND BUILDING LINE**

FRONT AND REAR SET BACK

As per Uniform zoning Ordinance stipulated in said section no. 200-4 of the Revised Local Government Ordinance No. 20 of 2011.

**PARKING**

PLOT AREA	NO. OF CARS	NO. OF TWO WHEELER
PLOT AREA ABOVE 100 TO 250 SQM	1	2
PLOT AREA ABOVE 250 TO 500 SQM	2	2
PLOT AREA ABOVE 500 TO 1000 SQM	3	2
PLOT AREA ABOVE 1000 TO 1500 SQM	4	2
PLOT AREA ABOVE 1500 TO 2000 SQM	5	2

**BOUNDARY WALLS AND GATE ENTRY**

The boundary wall shall be of minimum height 2.40' from the center line of the adjoining plot. However, above the boundary wall, the perforated wall can be stone jali or brick or grout masonry of 4.50' height. The gate entry shall be of minimum height 2.40' from the center line of the adjoining plot. However, above the gate entry, the perforated wall can be stone jali or brick or grout masonry of 4.50' height. The gate entry shall be of minimum height 2.40' from the center line of the adjoining plot. However, above the gate entry, the perforated wall can be stone jali or brick or grout masonry of 4.50' height.

**Other provisions of the zoning plan shall be to be fulfilled in addition to the building regulations and the Purple Line Urban Planning and Development Building Rules, 2011 Notification No. 15 of 1448/1-A/195955 No. 180 and the provisions of the First Local Government Ordinance No. 19 of 1992 as amended by the Revised Local Government Ordinance No. 20 of 2011 (MPO) and the provisions of the Revised Local Government Ordinance No. 20 of 2011 (MPO) and the provisions of the Revised Local Government Ordinance No. 20 of 2011 (MPO).**

Use of the sign is allowed on only wet or slippery conditions.					
If the smallest size plate shows 100 cars or 1250 sq. yd. area, then the next size up shall be used. First entrance may be reduced up to 15m in proportion of building height.					
ZONING CLAIMS FOR SUBSISTENT IMPROVEMENTS					
Number	Up to 120	Above 120 to 250	Above 250 to 350	Above 350 to 450	Above 450 to 650
1. Minimum set back required	As per Uniform Zoning Plan Drawing no. 01/2020 CTP(P)				
[Based 28.07.2020 issued vide no. 2916-42 CTP (P) 02-28 Dated					
2. Maximum/Ferrisable Ground Coverage	0.65%	0.65%	0.60 x 0.50	0.50 x 0.40	
	Pkt Area	Pkt Area	(Pkt Area-350)/225.5	(Pkt Area-350)/225.5	(Pkt Area-450)/272.5
3. Maximum Permissible Floor Ratio	2.6 x	2.6 x	2.4 x	2.0 x	1.6 x
	Pkt Area	Pkt Area	(Pkt Area-350)/600	(Pkt Area-350)/600	(Pkt Area-450)/900
4. Plinth Level	450mm or as specified by competent authority (from the cross of adjoining road in front)				
5. Maximum Permissible Height	Below 15m including sill.				
6. Maximum numbers of Storeys allowed	S+4				
PARKING					
	Up to 120	Above 120 to 250	Above 250 to 350	Above 350 to 450	Above 450 to 650
Minimum Parking required on any dwelling unit size					
	1.5 Equivalent Car Spaces per Dwelling Unit	1.5 Equivalent Car Spaces per Dwelling Unit	1.5 Equivalent Car Spaces per Dwelling Unit	1.5 Equivalent Car Spaces per Dwelling Unit	1.5 Equivalent Car Spaces per Dwelling Unit
	Up to 120 sq.m. i.e. Equivalent Car Spaces per Dwelling Unit	120 sq.m. i.e. Equivalent Car Spaces per Dwelling Unit	120 sq.m. i.e. Equivalent Car Spaces per Dwelling Unit	120 sq.m. i.e. Equivalent Car Spaces per Dwelling Unit	120 sq.m. i.e. Equivalent Car Spaces per Dwelling Unit
	Up to 120 sq.m. i.e. Equivalent Car Spaces per Dwelling Unit	120 sq.m. i.e. Equivalent Car Spaces per Dwelling Unit	120 sq.m. i.e. Equivalent Car Spaces per Dwelling Unit	120 sq.m. i.e. Equivalent Car Spaces per Dwelling Unit	120 sq.m. i.e. Equivalent Car Spaces per Dwelling Unit

**REMARKS:**

Single story basement is allowed if pit is 80% or more, up to 200 sq. ft. area subject to the condition that the owner shall maintain minimum 2.44 m (8'-0") setback from the boundary wall of the plot. Provided that the condition of 2.44 m (8'-0") setback from the adjoining plot shall not be mandatory if adjoining plot does not maintain clear height for basement shall be as below:

Non-Habitable set: 4.0 m  
Habitable set: 2.75 m  
Setback

1. Basement, if constructed, may be used for parking, ground storage, habitable and commercial purposes.

2. Plot area that is covered by Floor Area Ratio is subject to be habitable.

3. Front boundary wall shall be optional. If not constructed, a front setback within plot area may be approved from the concerned Competent Authority shall be obtainable.

4. No opening is allowed on party wall.

5. The maximum permissible ground coverage and Floor Area Ratio is subjected to the fulfillment of the setbacks, height and plot area.

6. Maximum height is including masonry, parapet, and architectural features.

7. The stairs shall be compulsory in independent houses and shall be covered towards height of the building.

8. The height of EOB from the finished level of the ground floor to the under surface of the beam, up to 200 sq. ft. area, shall be optional.

9. The stairs shall be compulsory in common storeroom or common elevator if permissible maximum for two plots is subjected to the condition that the minimum clear width of staircases shall be 1500 mm.

10. Parking in independent houses under stairs shall be permissible beyond stairs within the plot area, if the parking under stairs is not sufficient on per person.

<b>(COMMERCIAL)</b>		
CORPORATE PLOTS SHALL BE AS PER ARCHITECTURAL CONTROL SHEETS APPROVED BY COMPETENT AUTHORITY		
<b>REPAIRS TO ROADS:</b>		
MINIMUM ROAD WIDTH - <u>URBAN PRIMARY ROAD</u> :	11.00	11.20
MAXIMUM PERMISSIBLE GROUND COVERAGE:	40% OF PLOT AREA	40% OF PLOT AREA
PASTURE LEVEL:	400 MM	490 MM
MINIMUM NUMBER OF FLOORS HEIGHT OF THE BUILDING:	G+1 AND UP TO M	BETWEEN 15 M
MINIMUM PARKING REQUIRED:	1:50	1:150
SETBACK AROUND BUILDINGS:	100% OF TOTAL FAR	100% OF TOTAL FAR
SETBACK SHALL BE 6M OR AS SHOWN IN THE PLAN OR AS PER RULE NO.(2) OF P.U.P.O.2021 SHALL BE APPLICABLE.		
<b>INSTITUTION / HIGH SCHOOL :</b>		
MAXIMUM FAR:	11.50	
MAXIMUM PERMISSIBLE GROUND COVERAGE:	40% OF PLOT AREA	
PASTURE LEVEL:		
MINIMUM NUMBER OF FLOORS HEIGHT OF THE BUILDING:	NO RESTRICTION SUBJECT TO THE FULFILLMENT OF NORMS SUCH AS SETBACKS AROUND BUILDINGS, GRADING COVERAGE, LOCAL AREA RATIO,	
MINIMUM PARKING REQUIRED:	2:1000	
MINIMUM PARKING REQUIRED:	100% OF TOTAL FAR	
SETBACK AROUND BUILDINGS:	SETBACK SHALL BE 6M OR AS SHOWN IN THE PLAN OR AS PER RULE NO.(2) OF P.U.P.O.2021 SHALL BE APPLICABLE.	
<b>HOSPITALARY :</b>		
MAXIMUM FAR:	12.25	
MAXIMUM PERMISSIBLE GROUND COVERAGE:	40% OF PLOT AREA	
PASTURE LEVEL:	400 MM	
MINIMUM NUMBER OF FLOORS HEIGHT OF THE BUILDING:	NO RESTRICTION SUBJECT TO THE FULFILLMENT OF NORMS SUCH AS SETBACKS AROUND BUILDINGS, GRADING COVERAGE, LOCAL AREA RATIO,	
MINIMUM PARKING REQUIRED:	2:1000	
MINIMUM PARKING REQUIRED:	100% OF TOTAL FAR	
SETBACK AROUND BUILDINGS:	SETBACK SHALL BE 6M OR AS SHOWN IN THE PLAN OR AS PER RULE NO.(2) OF P.U.P.O.2021 SHALL BE APPLICABLE.	
<b>RECREATION BUILDINGS:</b>		
MAXIMUM FAR:	11.00	
MAXIMUM PERMISSIBLE GROUND COVERAGE:	40% OF PLOT AREA	
PASTURE LEVEL:	400 MM	
MINIMUM NUMBER OF FLOORS HEIGHT OF THE BUILDING:	NO RESTRICTION SUBJECT TO THE FULFILLMENT OF NORMS SUCH AS SETBACKS AROUND BUILDINGS, GRADING COVERAGE, LOCAL AREA RATIO,	
MINIMUM PARKING REQUIRED:	2:1000	
MINIMUM PARKING REQUIRED:	100% OF TOTAL FAR	
SETBACK AROUND BUILDINGS:	SETBACK SHALL BE 6M OR AS SHOWN IN THE PLAN OR AS PER RULE NO.(2) OF P.U.P.O.2021 SHALL BE APPLICABLE.	
<b>ANIMAL HOTS</b>		

**PLINTH LINE:**  
THE PLINTH LINE FOR RESIDENTIAL PLOTS SHALL BE KEPT AS HIGH AS THE CROWN OF THE ADDRESSING ROAD  
AND SHALL NOT BE ANY LOWER THAN AS SPECIFIED BY THE COMPETENT AUTHORITY. PROVIDED FURTHER THE LEVEL OF  
THE FRONT BELINDING SHALL NOT EXCEED 480MM AND THE RAMP FROM THE FRONT ROAD TO THE COURTYARD SHALL BE WITHIN  
THE BOUNDARY.

**COURTYARD OPEN SPACES (SECTION 24, SUB RULES OF PUPRII RULES 2012):**  
THE MINIMUM AREA OF PAVED COURTYARD OR PARTIALLY COVERED COURTYARD OR AN OPEN BUILDING YARD IN WHICH  
THE HOUSEHOLD SHALL BE LOCATED SHALL BE NOT LESS THAN 10% OF THE TOTAL FLOOR WIDTH OF THE HOUSEHOLD  
AND MUST SURROUND THE HOUSE IN ANY DIRECTION SHALL NOT BE LESS THAN 3.5 METERS NOTWITHSTANDING  
THE MINIMUM HEIGHT OF THE BELINDING SHALL BE NOT LESS THAN 2.1 METERS. THE WIDTH OF THE COURTYARD  
OR THE MEAN HEIGHT OF THE OPEN SPACE SHALL NOT BE LESS THAN ONE-FIFTH OF THE TOTAL FLOOR WIDTH OF THE HOUSEHOLD.

**OUTER COURTYARD OPEN SPACE:**  
THE MINIMUM AREA OF THE OUTER COURTYARD OPEN SPACES SHALL BE NOT LESS THAN 1.4% OF THE IF THE WIDTH OF  
THE OUTER COURTYARD OPEN SPACES IS LESS THAN 1.4M, IT SHALL NOT BE NOTWORTHY AS A COURTYARD.  
THE MINIMUM OPEN SPACE AND THE MINIMUM HEIGHT OF THE BELINDING SHALL BE NOT LESS THAN 1.4M. IF THE DEPTH OF THE OUTER COURTYARD OPEN SPACES IS MORE THAN 1.4M, THE PROVISION OF THE SECTION  
24(B) SHALL APPLY FOR THE OPEN SPACES TO RELY THE BELINDING (THE BELINDINGS) WHEN ANY  
HOUSEHOLD SHALL BE LOCATED IN THE OUTER COURTYARD OPEN SPACES.

**BOUNDARY WALLS AND GARDEN FENCES:**  
HOUSEHOLD WALLS AND GARDEN FENCES SHALL BE ALLOWED:  
- FRONT: 1000MM HEIGHT WALL WITH TOP FINISHES (ROOFING) OR CHALK  
- SIDE & REAR: 1000 WALL  
- MINIMUM TENSILE RADIUS FOR CORNER PLOT: 3.0'-4'.

**PROJECTION AND BALCONY:**

**PROJECTION**  
SIZE OF PLANT SHALL NOT BE MORE THAN ONE-THIRD OF THE CORRESPONDING DEPTH OF FRONT OR REAR SETBACK OR 0.80 METRE (2'6")  
OR 0.80 METRES (2'6"), WHICHEVER IS LESS.  
ABOVE 2850 MM (9'4")  
BALCONY  
SIZE OF PLANT SHALL NOT BE MORE THAN ONE-THIRD OF THE CORRESPONDING DEPTH OF FRONT OR REAR SETBACK OR 0.80 METRE (2'6")  
OR 0.80 METRES (2'6"), WHICHEVER IS LESS.  
ABOVE 2850 MM (9'4")

**NOTES**

(A) THE PROJECTION ON DOOR AND WINDOW SHALL NOT EXCEED 0.60 METRE (1'10")  
(B) THE PROJECTION SHALL NOT BE AT A LESSER HEIGHT THAN 2.25 METRE (7'4") CLEAR ABOVE THE PLINTH LINE OF THE BUILDING.  
(C) THE AREA OF CORNER PLANT, SIGNATURE NOT EXCEEDING 460 CM METRES (15'2") ON WINDOW (OPENING) ON THE SIDE SHALL BE PERMITTED AT A HEIGHT NOT LESS THAN 2.25 METRES (7'4")  
(D) IF THE PROJECTION OR BALCONY IS MORE THAN ONE-THIRD OF THE CORRESPONDING DEPTH OF FRONT OR REAR SETBACK, THE PROJECTION SHALL BE ACCOUNTED TOWARD FLOOR AREA RATIO.  
(E) WHAT AMOUNT CONTIGUOUS BALCONIES WILL BE ALLOWED AS LONG AS THEIR AREA DOES NOT EXCEED 50% OF THE FLOOR AREA.




[illegible][illegible]

DATE	25.02.2022
DRAWING NO.	PUMA-MO-
SCALE	NTS
DEALT BY	
CHECKED BY	
DRAWING TITLE	REVISED Z
DRAWING STATUS	APPROVAL

DESIGN CONSULTANT :-

 **NEEV**  
ARCHITECTS & ENGINEERS  
THE FOUNDATION TO YOUR DREAMS

NEEV ARCHITECTS & ENGINEERS  
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<p>AUTHORISED SIGNATORY</p> <p>For <b>PROPERTY DEVELOPERS</b> PVT. LTD.</p>  <p>Director/Auth. Signatry</p>	<p>TOWN PLANNER / ARCHITECT</p>
	 <p>SHIPRA CA/2004/34608</p>
	<p>NORTH</p> 

AREA UNDER PHASE 1  
AREA UNDER PHASE 2  
AREA TO BE ACQUIRED BY GOVT. FOR PUMA = 12.18 acres