

Diversion of 30.25 ha forest land for Development of International Standard Tourism/Theme Destination in State of Punjab on Pathankot to Dalhousie Road around Ranjit Sagar Lake area in District Pathankot.

SUMMARY OF AREA STATEMENT AND DEVELOPMENT REGULATIONS

The project is planned to be developed in accordance with the provisions under Punjab Eco Tourism Policy 2009. Please below listed highlights of the project site area statement that are as per the development controls and regulations to be followed:

- Total site area = 30.25 Hectare (74.76 acres)
- Maximum Ground Coverage = 20% and Maximum area under roads = 5% therefore, maximum permissible area under structures, roads and parking is a cumulative of 25% i.e. $25\% \times 30.25 \text{ Hectare} = 7.56 \text{ Hectares}$
- Maximum height of structure will be G+1 (30 feet)
- The maximum height permissible thus implies that the maximum permissible FAR (Floor area Ratio) shall not exceed 0.4; therefore permissible total built up area on the site will not exceed = $30.25 \times 0.4 \text{ (FAR)} = 12.01 \text{ Hectares}$ i.e. 13.02 Lakh square feet.

The present plan/layout proposes a total site development area of 7.56 Hectares with a total built area (inclusive of G+1) structures and circulation of approx. 12.01 Hectares. It shall be ensured that any tree felling will be in accordance with the Ground Coverage of site development only and not involving the entire site area for which the diversion is applied for. As we understand the Eco-tourism development implies a highly responsible path of development towards the surrounding environment and ecology.

Place: Amritsar

Date: 2/10/19

(Authorized Signatory)

For and on behalf of Additional Chief Secretary,
Department of Housing & Urban Development, Punjab Government

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DIVISIONAL FOREST OFFICER
PATHANKOT