

P U D A


ZONING CLAUSES

1. THIS ZONING PLAN IS PREPARED UNDER RULE (XXXXV) OF PUDA BUILDING RULES 1996.
2. THE CONDITIONS LAID DOWN BELOW SHALL BE FULFILLED IN ADDITION TO THE BUILDING REQUIREMENTS CONTAINED IN THE PUDA BUILDING RULES 1996 & ITS AMENDMENTS MADE FROM TIME TO TIME.

USES PERMITTED

1. THE SITES FOR SHOP CUM OFFICES SHALL BE USED FOR SHOPS ON THE GROUND FLOOR AND OFFICES ON THE UPPER FLOORS.
2. THE SITES FOR S.C.O'S / S.C.F'S SHALL BE USED FOR THE SHOPS ON GROUND FLOOR & OFFICES / FLATS ON THE UPPER FLOORS.
3. TRADE OF ALL THE COMMERCIAL SITES SHALL BE GENERAL. NO OBNOXIOUS TRADE SHALL BE PERMITTED TO BE CARRIED OUT IN ANY OF THE SITE.

COVERAGE ON GROUND & UPPER FLOORS

1. THE SITE SHALL BE CONSTRUCTED WITHIN THE ZONED AREA SHOWN THUS  AND NO VARIATION IS PERMITTED IN THE FRONT AND REAR BUILDING LINE.
2. THE CORRIDOR SHALL BE KEPT CLEAR AND NOTHING SHALL BE CONSTRUCTED WITHIN IT, SO AS TO USE IT AS A PUBLIC CORRIDOR.
3. THE COVERAGE AT BASEMENT LEVEL, GROUND FLOOR AND UPPER FLOORS SHALL BE GOVERNED BY TABLE - 1.

HEIGHT:-

- HEIGHT OF S.C.O'S, S.C.O'S / S.C.F & BOOTHS SHALL BE AS PER TABLE - 1.

BASEMENT

IN S.C.O'S, S.C.O'S / S.C.F'S BASEMENT IS COMPULSORY & IT SHALL BE USED FOR STORAGE & SERVICES ONLY & NOT FOR HABITABLE PURPOSES.

STAIRCASE

THE STAIRCASE MAY BE LOCATED ANY WHERE WITHIN THE ZONED AREA EXCEPT THE PUBLIC CORRIDOR.

PLINTH LEVEL.

- PLINTH LEVEL SHALL BE OBTAINED FROM D.E. (PH) JALANDHAR.

GENERAL NOTES

1. ALL SITES SHALL BE CUT WITHOUT PRIOR APPROVAL OF PUDA.
2. NO CONSTRUCTION IS PERMITTED IN THE REAR COURTYARD.
3. THE HEIGHT OF BOUNDARY WALL IN THE REAR COURTYARD SHALL BE 6'-0".
4. SHOW WINDOWS SHALL BE PERMITTED ON THE SIDE FACING THE CORRIDOR.
5. THIS ZONING PLAN IS PREPARED ON THE BASIS OF LAYOUT CUM NUMBERING PLAN DRG NO. D.T.F. (J) G / 2001 DATED 1 / 2 / 2001, RECEIVED FROM THE OFFICE OF D.T.F. JALANDHAR.

DETAIL OF COVERED AREA 'TABLE-1'

S.N	CAT	SIZE	NOS	COVERAGE IN	COVERAGE ON	COVERAGE	REMARKS
1	RESIDENTIAL	10'-0" X 10'-0"	10	10'-0" X 10'-0"	10'-0" X 10'-0"	10'-0" X 10'-0"	IT & FACADE OF
2	S.C.O/S.C.F	10'-0" X 10'-0"	10	10'-0" X 10'-0"	10'-0" X 10'-0"	10'-0" X 10'-0"	AS PER DRG NO. 1
3	BOOTHS	8'-3" X 24'-9"	2	8'-3" X 24'-9"	8'-3" X 24'-9"	8'-3" X 24'-9"	ARCHITECT (P)
4	RESIDENTIAL	10'-0" X 10'-0"	10	10'-0" X 10'-0"	10'-0" X 10'-0"	10'-0" X 10'-0"	BO -
5	RESIDENTIAL	10'-0" X 10'-0"	10	10'-0" X 10'-0"	10'-0" X 10'-0"	10'-0" X 10'-0"	RED BY S.A. PUDA
6	RESIDENTIAL	10'-0" X 10'-0"	10	10'-0" X 10'-0"	10'-0" X 10'-0"	10'-0" X 10'-0"	BOOTH SHALL
7	RESIDENTIAL	10'-0" X 10'-0"	10	10'-0" X 10'-0"	10'-0" X 10'-0"	10'-0" X 10'-0"	
8	RESIDENTIAL	10'-0" X 10'-0"	10	10'-0" X 10'-0"	10'-0" X 10'-0"	10'-0" X 10'-0"	
9	RESIDENTIAL	10'-0" X 10'-0"	10	10'-0" X 10'-0"	10'-0" X 10'-0"	10'-0" X 10'-0"	
10	RESIDENTIAL	10'-0" X 10'-0"	10	10'-0" X 10'-0"	10'-0" X 10'-0"	10'-0" X 10'-0"	

NOTE:-

THE DIGITIZED DRAWING IS BASED ON THE ORIGINAL DRAWING OF THE CONCERNED DEPARTMENT. IN CASE OF ANY DISCREPANCY THE DETAILS IN THE ORIGINAL DRAWING SHALL PREVAIL UPON.

-Sd-
CHIEF ADMINISTRATOR

-Sd-
SENIOR TOWN PLANNER

-Sd-
ASSTT. ARCHITECT

SCALE :- 1" = 40'-0" DATED:- 1 / 10 / 10

DEALT BY:- -Sd- JOB NO DRG NO

CHECKED BY:- J - 1 37



ZONING PLAN OF S.C.O'S, S.C.O'S / S.C.F COMMERCIAL SITES AT VILLAGE BULANDPUR . DISTT JALANDHAR (O.U.V.G.L SCHEME)

