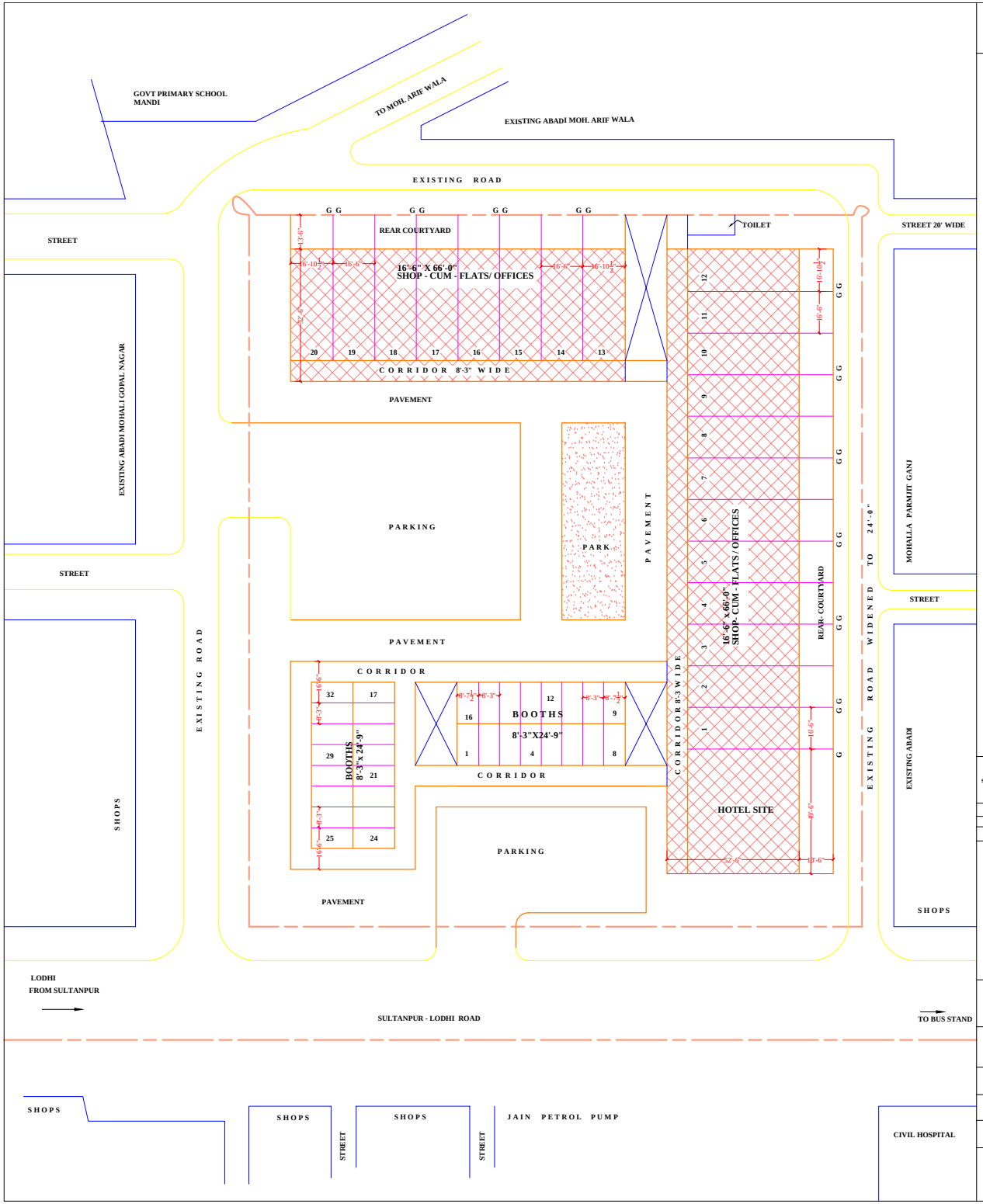

P U D A

ZONING CLAUSES : -

THE ZONING PLAN IS PREPARED UNDER RULE 2 (XXXV) OF PUDA (BUILDING) RULES 1996. THE REQUIREMENTS OF THESE ZONING CLAUSES SHALL HAVE TO BE FULFILLED IN ADDITION TO THE REQUIREMENTS OF PUDA (BUILDING) RULES 1996. THESE CLAUSES ARE APPLICABLE ON SHOP-CUM-FLATS/ OFFICES ONLY. THE BOOTHS SHALL BE GOVERNED BY STANDARD DESIGN BEARING DRG. NO.1 JOB NO 349

USES :-

- THE SITE FOR S.C.F/ OFFICES SHALL BE USED FOR SHOPS ON GROUND FLOOR AND OFFICES/FLATS ON THE FIRST AND UPPER FLOORS AND SHALL NOT BE USED FOR ANY OTHER PURPOSES WHAT-SO.EVER. THE SITE FOR HOTEL SHALL BE USED FOR HOTEL AND USES SUBSERVIENT TO IT & NOT FOR COMMERCIAL PURPOSES .

COVERAGE ON GROUND & UPPER FLOOR :-

- THE SITE SHALL BE CONSTRUCTED WITHIN THE ZONED AREA SHOWN THUS [xxx] AND NO VARIATION IS PERMITTED IN THE FRONT & REAR BUILDING LINE .
- NO PROJECTION BEYOND THE ZONED AREA IS PERMITTED .
- THE WIDTH OF THE CORRIDOR SHALL BE AS PER ARCHITECTURAL CONTROLS DRG NO. 1 JOB NO 406. THE CORRIDOR SHALL BE KEPT CLEAR AND NOTHING CAN BE CONSTRUCTED WITHIN IT SO AS TO USE IT AS A PUBLIC CORRIDOR
- THE COVERAGE AT BASEMENT LEVEL, GROUND & UPPER FLOORS SHALL BE GOVERNED BY TABLE -1

HEIGHT : -

- THE HEIGHT OF SHOP-CUM-FLATS/ OFFICES SHALL BE AS PER TABLE -1.

BASEMENT :-

- THE BASEMENT IN THE SHOP-CUM-FLATS/OFFICES, HOTEL IS COMPULSORY IT SHALL BE USED FOR STORAGE ONLY & NOT FOR HABITABLE PURPOSES .
- NO BASEMENT IS PERMITTED UNDER THE PUBLIC CORRIDOR & COURTYARDS.

STAIRCASE :-

- THE STAIRCASE MAY BE LOCATED ANY-WHERE WITHIN THE ZONED AREA EXCEPT CORRIDORS .

BOUNDARY WALL & GATES :-

- THE BOUNDARY WALL IN THE REAR COURTYARD SHALL BE 6'-0" HIGH.
- THE WIDTH OF REAR GATES SHALL BE 3'-9" AND ITS' POSITION SHALL BE AS SHOWN IN THE PLAN

PLINTH LEVEL :-

- THE PLINTH LEVEL SHALL BE OBTAINED FROM THE D.E (P.H) PUDA JALANDHAR.

GENERAL :-

- NO TREE SHALL BE CUT WITHOUT THE PRIOR APPROVAL OF PUDA .
- NO CONSTRUCTION IS PERMITTED IN THE REAR COURTYARD
- THE TRADE OF ALL S.C.F / OFFICES AND BOOTHS SHALL BE GENERAL .

excluding corridor including corridor

TABLE - 1

number 1 s. no.	2 s.c.f./office	3 size of plot	4 covered area in basement	5 covered area on ground floor	6 covered area on first & second floor	7 remarks
1.	12, 13, 20 .	16'-10 ½"x66'-0"	16'-10 ½"x44'-3"	16'-10 ½"x52'-6"	16'-10 ½"x52'-6"	height & facade shall be as per drg. no 1 job no. 406
2.	1 to 11, 14 to 19	16'-6"x66'-0"	16'-6"x44'-3"	16'-6"x52'-6"	16'-6"x52'-6"	
3.	hotel site	49'-6"x66'-0"	49'-6"x44'-3"	49'-6"x52'-6"	49'-6"x52'-6"	

NOTE : -

THIS ZONING PLAN IS BASED ON DRG. NO. S.T.P (J) 401 / 2001 DATED 5-1-2001 OF DEPTT. TOWN & COUNTRY PLANNING PUNJAB, OFFICE SENIOR TOWN PLANNER JALANDHAR .

NOTES :-

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- ARCHITECT (P)
SCALE : - 1" =20'-0"	DATED : - 2-7-2002 .
DEALT BY: -Sd-	DRG NO : - 04
CHECKED BY: -Sd- 2.7.2002	JOB NO : - MISC-K

N

ZONING PLAN OF S.C.F/ OFFICES & HOTEL SITE , N.J.S.A. HOSTEL LAND ON SULTANPUR LODHI ROAD, KAPURTHALA (O.U.V.G.L.)