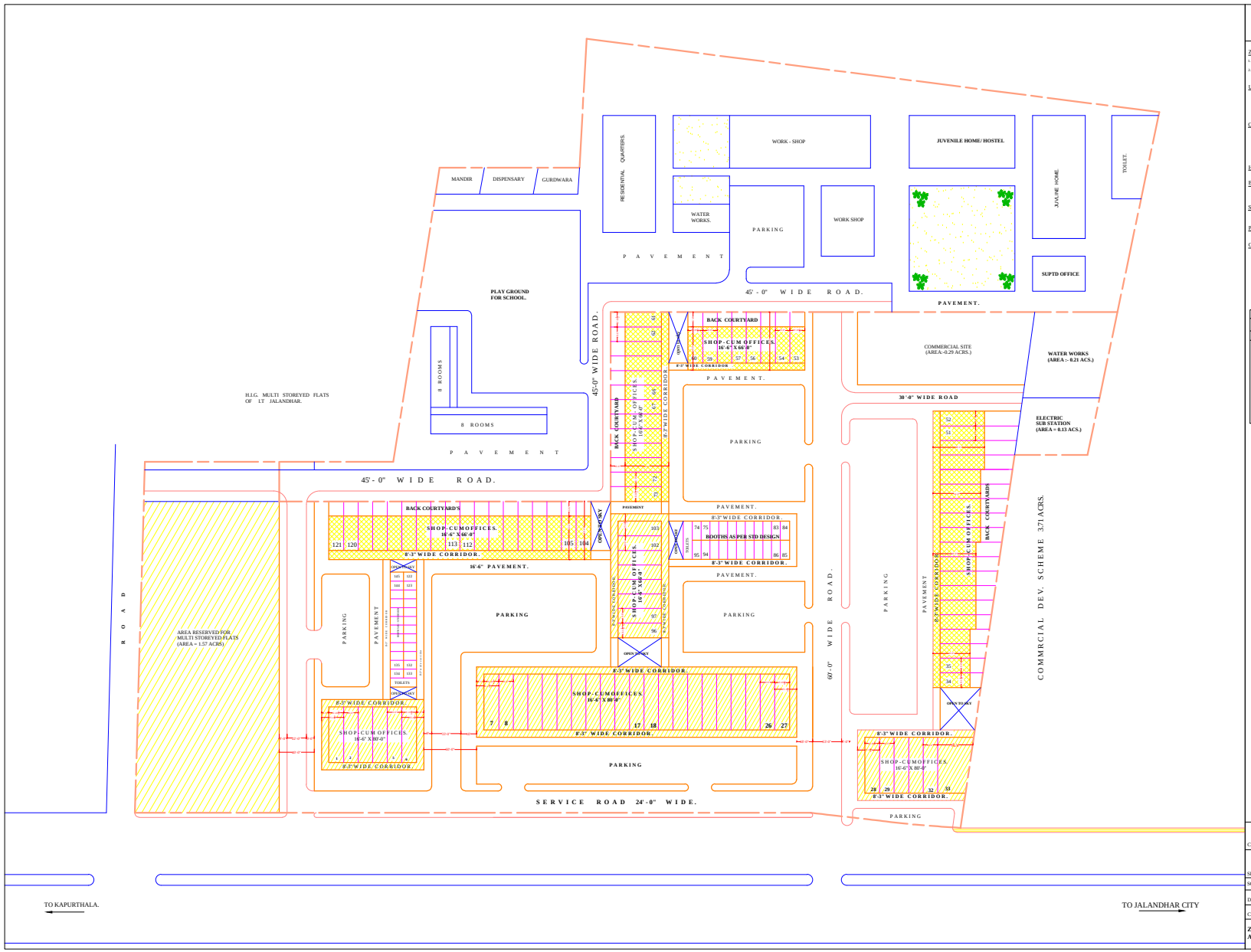

P U D A

ZONING CLAUSES

1. THIS ZONING PLAN IS PREPARED UNDER RULE 2 (XXXV) OF PUDA BUILDING RULES 1996.
2. THE REQUIREMENTS OF THESE ZONING CLAUSES SHALL HAVE TO BE FULFILLED IN ADDITION TO THE REQUIREMENTS OF PUDA BUILDING RULES 1996.

USES PERMITTED

1. THE SITE FOR SHOP-CUM-OFFICES SHALL BE USED FOR SHOPS ON THE GROUND FLOOR & OFFICES ON THE UPPER FLOORS.
2. BOOTH SITES SHALL BE CONSTRUCTED AS PER STANDARD DESIGN
3. 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 [illegible] VARIATION IS PERMITTED ON THE FRONT AND REAR BUILDING LINE.
2. THE CORRIDOR SHALL BE KEPT CLEAR & NOTHING SHALL BE CONSTRUCTED WITHIN IT, SO AS TO USE IT AS A PUBLIC CORRIDOR.
3. THE COVERAGE AT BASEMENT LEVEL , GROUND AND UPPER FLOORS SHALL BE GOVERNED BY TABLE - 1

HEIGHT:-

- HEIGHT OF SHOP-CUM- OFFICES AND BOOTHS SHALL BE AS PER TABLE - 1.

BASEMENT

1. IN CASE OF SHOP-CUM OFFICES THE BASEMENT IS COMPULSORY AND IT SHALL BE USED FOR STORAGE AND NOT FOR HABITABLE PURPOSES.
2. IN CASE OF BOOTHS NO BASEMENT IS PERMITTED.

STAIRCASE

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

PLINTH LEVEL

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

GENERAL

1. NO TREE SHALL BE CUT WITHOUT PRIER APPROVAL OF PUDA.
2. THIS ZONING PLAN IS BASED ON THE LAYOUT PLAN DRG NO. 11 , JOB NO SCJ
3. NO CONSTRUCTION IS PERMITTED IN THE REAR COURTYARD.
4. SHOW WINDOW SHALL BE PERMITTED ON THE SIDE FACING THE CORRIDOR.

TABLE - 1

DETAIL OF COVERED AREAS:-

SR.NO.	PLOT NO.	COVERAGE IN BASEMENT (EXCLUDING CORRIDOR)	COVERAGE ON G.F. (EXCLUDING CORRIDOR)	COVERAGE ON UPPER FLOORS	REMARKS
A	FOR SHOP - CUM - OFFICES				
1.	1,2,3,7,8	Area of basement	Area of ground floor	Area of upper floors (F.F. & S.F.)	DEMARCATION BELOW BOOTHS SHALL BE ALLOWED ON GROUND FLOOR ONLY.
2.	4,5,6,9,10,11	0.0 (NIL)	0.0 (NIL)	0.0 (NIL)	
3.	12	0.0 (NIL)	0.0 (NIL)	0.0 (NIL)	
4.	13,14,15,16	0.0 (NIL)	0.0 (NIL)	0.0 (NIL)	
5.	17,18,19,20	Area of basement	Area of ground floor	Area of upper floors (F.F. & S.F.)	DEMARCATION BELOW BOOTHS SHALL BE ALLOWED ON GROUND FLOOR ONLY.
6.	21	Area of basement	Area of ground floor	Area of upper floors (F.F. & S.F.)	
7.	22,23,24	Area of basement	Area of ground floor	Area of upper floors (F.F. & S.F.)	
8.	25,26,27	Area of basement	Area of ground floor	Area of upper floors (F.F. & S.F.)	
9.	28,29,30,31	0.0 (NIL)	0.0 (NIL)	0.0 (NIL)	
10.	32,33,34,35	0.0 (NIL)	0.0 (NIL)	0.0 (NIL)	
11.	36,37,38,39	0.0 (NIL)	0.0 (NIL)	0.0 (NIL)	
12.	40,41,42,43	0.0 (NIL)	0.0 (NIL)	0.0 (NIL)	
13.	44,45,46,47	0.0 (NIL)	0.0 (NIL)	0.0 (NIL)	
14.	48,49,50,51,52,53,54,55,56,57,58,59	0.0 (NIL)	0.0 (NIL)	0.0 (NIL)	DEMARCATION BELOW BOOTHS SHALL BE ALLOWED ON GROUND FLOOR ONLY.
B	FOR BOOTHS				
15.	60,61,62,63,64,65,66,67,68,69,70,71,72	NIL	0.0 (NIL)	NIL	DEMARCATION BELOW BOOTHS SHALL BE ALLOWED ON GROUND FLOOR ONLY.

NOTE:-

THE ZONING PLAN HAS BEEN AMENDED FOR THE PORTION OF M.S. FLATS AS PER DECISION TAKEN IN THE MEETING HELD UNDER THE CHAIRMANSHIP OF C.A. PUDA ON DATED 20.12.2006.

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-
ARCHITECT (P)

SCALE :- 1" = 40'-0" DATED:- 13 / 11 / 2K

DEALT BY:- -Sd-	JOB NO	DRG NO
CHECKED BY:-	MISC-J	10

ZONING PLAN OF S.C.O'S, AT GANDHI VANITA ASHRAM'S JALANDHAR .