



P U D A

- THIS 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.

ZONING CLAUSES :-

- USES :-**
- THE SITES FOR SHOP -CUM-OFFICES SHALL BE USED FOR SHOPS ON THE GROUND FLOOR AND OFFICES ON UPPER FLOORS.
 - BOOTH SITES SHALL BE USED FOR COMMERCIAL PURPOSE ONLY.
 - THE SITES FOR COMMERCIAL / CORPORATE OFFICES SHALL BE USED FOR SHOPPING MALLS, HOTELS, OFFICES AND MULTIPLEXES ETC.
 - NO OBNOXIOUS TRADE SHALL BE PERMITTED TO BE CARRIED OUT IN ANY OF THE SITE.

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

- HEIGHT :-**
- HEIGHT OF SHOP -CUM-OFFICES, BOOTH'S & COMMERCIAL / CORPORATE OFFICES SHALL BE AS PER TABLE-4

- BASEMENT :-**
- IN CASE OF SHOP-CUM-OFFICES THE BASEMENT IS COMPULSORY AND IT SHALL BE USED FOR STORAGE AND NOT FOR HABITABLE PURPOSES.
 - IN CASE OF COMMERCIAL / CORPORATE OFFICE SITES THE BASEMENT IS PERMITTED BELOW THE BUILT UP AREA ON GROUND FLOOR & SHALL BE USED FOR PARKING & SERVICES.
 - IN CASE OF BOOTHS NO BASEMENT IS PERMITTED.

- STAIR CASE:-**
- THE STAIRCASE MAY BE LOCATED ANYWHERE WITHIN THE ZONED AREA EXCEPT THE CORRIDOR.

- PLINTH LEVEL:-**
- PLINTH LEVEL SHALL BE OBTAINED FROM D.E.P.H PUDA

- GENERAL :-**
- NO TREE SHALL BE CUT WITHOUT PRIOR APPROVAL OF PUDA.
 - THE POSITION OF THE GATES SHALL BE AS INDICATED ON THIS ZONING PLAN.
 - NO CONSTRUCTION IS PERMITTED IN THE REAR COURTYARD. SHOW WINDOWS SHALL BE PERMITTED ON THE SIDE FACING THE CORRIDOR.

**TABLE-1
DETAIL OF COVERED AREA**

A. FOR SHOP-CUM-OFFICES				REMARKS
Sl. No.	PLOT NO.	COVERAGE IN BASEMENT INCLUDING CORRIDOR	COVERAGE ON PLT/UP FL	
1.	1	16'-0" X 41'-0"	22'-0" X 41'-0"	HEIGHT 2 STOREY
2.	1 TO 8	16'-0" X 41'-0"	16'-0" X 31'-0"	HEIGHT 2 STOREY ALREADY UNDER CONSTRUCTION
3.	8	16'-0" X 41'-0"	16'-0" X 31'-0"	HEIGHT 2 STOREY ALREADY UNDER CONSTRUCTION
4.	42	16'-0" X 36'-0"	16'-0" X 64'-0"	HEIGHT 2 STOREY ALREADY UNDER CONSTRUCTION
5.	42 TO 58	16'-0" X 36'-0"	16'-0" X 64'-0"	HEIGHT 2 STOREY ALREADY UNDER CONSTRUCTION
6.	47 TO 58	16'-0" X 41'-0"	16'-0" X 75'-0"	HEIGHT 2 STOREY ALREADY UNDER CONSTRUCTION
7.	51	16'-0" X 36'-0"	16'-0" X 64'-0"	HEIGHT 2 STOREY ALREADY UNDER CONSTRUCTION
B. FOR BOOTHS				REMARKS
8.	10 TO 11	NIL	EQUIVALENT TO PLOT AREA	HEIGHT 2 STOREY ALREADY UNDER CONSTRUCTION
C. FOR COMMERCIAL / CORPORATE OFFICES				REMARKS
9.	52, 53	50% OF PLOT AREA UNDER THE BUILDING ONLY	50% OF PLOT AREA ON EACH FLOOR	H.A.A. - 10' HEIGHT 4-5' 40' MAX. COVER 1 STOREY PLAN

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 :- 3-8-2000
DEALT BY -SD- -SD- 3.8.2000	JOB NO. DRG. NO.
CHECKED BY	MISC./I 07

ZONING PLAN OF 3.29 ACS . POCKET, NEAR BUS STAND, JALANDHAR