



P U D A

ZONING CLAUSES :-

- 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 S.C.O'S ONLY. BROTHS SHALL BE GOVERNED BY STANDARD DESIGN DRG. NO. 1, JOB NO. 189 PREPARED BY SR. ARCHITECT PUDA, MORALL.

USES

THE SITES FOR S.C.O'S SHALL BE USED FOR SHOPS ON GROUND FLOOR AND OFFICES / FLATS ON THE FIRST & ABOVE FLOORS AND NOT BE USED FOR ANY OTHER PURPOSES WHATSOEVER.

COVERAGE ON GROUND & UPPER FLOORS :-

- THE BUILDING SHALL BE CONSTRUCTED WITH IN THE ZONED AREA SHOWN HEREIN AND NO VARIATION IS PERMITTED IN THE FRONT & REAR BUILDING LINE.
- NO PROJECTION BEYOND THE ZONED AREA IS PERMITTED.
- WIDTH OF THE CORRIDOR SHALL BE AS SHOWN ON THE ZONING PLAN THE CORRIDOR SHALL BE KEPT CLEAN & NOTHING CAN BE CONSTRUCTED WITH IN 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 :-

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

BASEMENT :-

- IN CASE OF SHOP - CUM - OFFICES THE BASEMENT IS COMPULSORY AND IT SHALL BE USED FOR STORAGE ONLY & NOT FOR HABITABLE PURPOSES.

STAIR CASE :-

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

PLINTH LEVEL :-

- PLINTH LEVEL SHALL BE OBTAINED FROM DE/EP/ PUDA JALANDHAR.

GENERAL :-

- NO TREE SHALL BE CUT WITHOUT THE PRIOR APPROVAL OF PUDA.
- NO CONSTRUCTION IS PERMITTED IN REAR COURTYARD.
- THE POSITION OF GATE IN REAR COURTYARD SHALL BE AS SHOWN THIS ZONING PLAN.
- THE TRADE OF ALL S.C.O'S SITE SHALL BE GENERAL.

TABLE - 1

DETAIL OF COVERED AREAS OF SHOP/CUM OFFICES :-

Sl. No.	Shop Area (sq. m)	Percentage of Covered Area (including corridor)	Percentage of Covered Area (excluding corridor)	Percentage of Covered Area (including corridor) of 2 & 3 Storey Floor	Remarks
1.	1.638	10.10%	10.10%	10.10%	Height A
2.	1.240	10.10%	10.10%	10.10%	Height A
3.	1.240	10.10%	10.10%	10.10%	Height A
4.	1.240	10.10%	10.10%	10.10%	Height A
5.	1.240	10.10%	10.10%	10.10%	Height A
6.	1.240	10.10%	10.10%	10.10%	Height A
7.	1.240	10.10%	10.10%	10.10%	Height A
8.	1.240	10.10%	10.10%	10.10%	Height A
9.	1.240	10.10%	10.10%	10.10%	Height A
10.	1.240	10.10%	10.10%	10.10%	Height A
11.	1.240	10.10%	10.10%	10.10%	Height A
12.	1.240	10.10%	10.10%	10.10%	Height A
13.	1.240	10.10%	10.10%	10.10%	Height A
14.	1.240	10.10%	10.10%	10.10%	Height A
15.	1.240	10.10%	10.10%	10.10%	Height A
16.	1.240	10.10%	10.10%	10.10%	Height A
17.	1.240	10.10%	10.10%	10.10%	Height A
18.	1.240	10.10%	10.10%	10.10%	Height A
19.	1.240	10.10%	10.10%	10.10%	Height A
20.	1.240	10.10%	10.10%	10.10%	Height A
21.	1.240	10.10%	10.10%	10.10%	Height A
22.	1.240	10.10%	10.10%	10.10%	Height A
23.	1.240	10.10%	10.10%	10.10%	Height A
24.	1.240	10.10%	10.10%	10.10%	Height A
25.	1.240	10.10%	10.10%	10.10%	Height A
26.	1.240	10.10%	10.10%	10.10%	Height A
27.	1.240	10.10%	10.10%	10.10%	Height A
28.	1.240	10.10%	10.10%	10.10%	Height A
29.	1.240	10.10%	10.10%	10.10%	Height A
30.	1.240	10.10%	10.10%	10.10%	Height A
31.	1.240	10.10%	10.10%	10.10%	Height A
32.	1.240	10.10%	10.10%	10.10%	Height A
33.	1.240	10.10%	10.10%	10.10%	Height A
34.	1.240	10.10%	10.10%	10.10%	Height A
35.	1.240	10.10%	10.10%	10.10%	Height A
36.	1.240	10.10%	10.10%	10.10%	Height A
37.	1.240	10.10%	10.10%	10.10%	Height A
38.	1.240	10.10%	10.10%	10.10%	Height A
39.	1.240	10.10%	10.10%	10.10%	Height A
40.	1.240	10.10%	10.10%	10.10%	Height A
41.	1.240	10.10%	10.10%	10.10%	Height A
42.	1.240	10.10%	10.10%	10.10%	Height A
43.	1.240	10.10%	10.10%	10.10%	Height A
44.	1.240	10.10%	10.10%	10.10%	Height A
45.	1.240	10.10%	10.10%	10.10%	Height A
46.	1.240	10.10%	10.10%	10.10%	Height A
47.	1.240	10.10%	10.10%	10.10%	Height A
48.	1.240	10.10%	10.10%	10.10%	Height A
49.	1.240	10.10%	10.10%	10.10%	Height A
50.	1.240	10.10%	10.10%	10.10%	Height A
51.	1.240	10.10%	10.10%	10.10%	Height A
52.	1.240	10.10%	10.10%	10.10%	Height A
53.	1.240	10.10%	10.10%	10.10%	Height A
54.	1.240	10.10%	10.10%	10.10%	Height A
55.	1.240	10.10%	10.10%	10.10%	Height A
56.	1.240	10.10%	10.10%	10.10%	Height A

NOTE :-

1. THIS ZONING PLAN IS BASED ON THE LAY-OUT PLAN DRG. NO. 18, JOB NO. SC. 2 DATED - 7-8-2001.

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.

CHIEF ADMINISTRATOR

SENIOR TOWN PLANNER

Scale : 1" = 40'-0"

Checked by : -08-20-2001

ZONING PLAN OF COMMERCIAL POCKET IN RESIDENTIAL COMPLEX (SUGAR CANE FARM SITE) JALANDHAR