

P U D A

THE REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE BUILDING REQUIREMENTS CONTAINED IN THE PB URBAN PLANNING & DEVELOPMENT AUTHORITY (BUILDING) RULE'S 1996 & AMMENDMENTS MADE FROM TIME, TO TIME.

ZONING CLAUSES

THE USE OF LAND & TYPE OF BUILDING TO BE CONSTRUCTED THERE ON SHALL BE GOVERNED IN ACCORDANCE WITH TABLE GIVEN BELOW & IN NO OTHER MANNER WHAT-SO-EVER.

NOTATION	PERMISSIBLE USE OF LAND	TYPE OF USE PERMISSIBLE
	ROADS	ROADS, STREET FURNITURE & AMENITIES SUB-SERVIENT TO TRAFFIC & TRANSPORTATION.
	OPEN SPACES	LAND SCAPING FEATURES & PAVEMENTS.
	RESIDENTIAL	RESIDENTIAL BUILDINGS - ANCILLARY BUILDING INCLUDING GARAGES, SERVICE QUARTERS & AMENITIES SUB-SERVIENT TO RESIDENTIAL USES.
	COMMERCIAL	BOOTHES.

SITE COVERAGE & FLOOR AREA RATIO.

THE SITE COVERAGE SHALL BE AS PER P.U.D.A (BUILDING) RULES 1996 & AMMENDMENTS MADE FROM TIME TO TIME.
 THE MAXIMUM PERMISSIBLE COVERAGE ON RESIDENTIAL PLOTS SHALL BE AS UNDER:-
 FOR FIRST 210 SQ. MTS. 65 %
 " NEXT 50 %
 " REMAINING AREA. 40 %
 THE MAXIMUM F. A. R. IN CASE OF RESIDENTIAL PLOTTED DEVELOPMENTS, SHALL NOT EXCEED:-
 (i) FOR PLOTS UP TO 225 SQ. MTS = 1.65
 (ii) " " ABOVE 225 SQ. MTS, BUT NOT EXCEEDING 325 SQ. MTS = 1.40

BUILDING LINE:-

NO BUILDING SHALL BE ALLOWED TO PROJECT BEYOND THE FRONT, REAR & SIDE BUILDING LINE SHOWN THUS ON THE ZONING PLAN.

PROJECTION:-

- WHERE THERE IS UNCOVERED BALCONY OR CHHAJIA OR CANTILEVER FROM A WALL, IT SHALL NOT PROJECT MORE THAN 1.22 MT (4'-0") BEYOND THE BUILDING LINE, WHEN MEASURED AT RIGHT ANGLE TO THE OUTER FACE OF THE WALL. FOR PLOT ABOVE 225 SQ. MTS. IN CASE OF ROW HOUSES OR BLDGS ADJOINING EACH OTHER, WHERE THE AREA OF THE PLOT IS UP TO 225 SQ. MTS, THE DEPTH OF PROJECTION SHALL NOT BE MORE THAN 1/3 OF THE CORRESPONDING DEPTH FRONT OR REAR SET BACK OR 0.91 MTS (3'-0") WHICH EVER IS LESS PROVIDED FURTHER THAT THE PROJECTION ON THE DOOR & WINDOW SHALL NOT EXCEED 0.45 MTS (1'-6") NO PROJECTION SHALL BE AT A LESSER HEIGHT THAN 2.06 MTS. (6'-9") CLEAR ABOVE PLINTH LEVEL OF THE BUILDING.
- THE AREA OF PROJECTION SHALL NOT BE COUNTED TOWARDS COVERED AREA OF SITE.
- IN CASE OF CORNER PLOTS SIDEWALLS NOT EXCEEDING 4.23 MTS (13'-9") ON WINDOW OPENING ON TO SIDE SHALL BE PERMITTED AT A HEIGHT NOT LESS THEN 2.06 MTS (6'-9")

HEIGHT:-

THE NUMBER OF STOREY'S SHALL NOT EXCEED THREE. THE MAXIMUM HEIGHT SHALL NOT EXCEED 32'-3" INCLUDING PARAPET / BARSATI. THE MAXIMUM HEIGHT OF SINGLE ZONE SHALL NOT EXCEED 24'-9".

PLINTH LEVEL:-

PLINTH LEVEL SHALL BE OBTAINED FROM D.E (PH) P.U.D.A.

SIDE ENTRY GATE IN CORNER PLOTS:-

NO SIDE ENTRY IN THE MAIN BUILDING SHALL BE ALLOWED HOWEVER ONE SIDE GATE NOT EXCEEDING 3'-6" IN WIDTH IN THE REAR COURTYARD SHALL BE ALLOWED IN THE PLOTS ABUTTING ON THE INTERNAL ROADS.

BOUNDARY WALL & GATE:-

THE BOUNDARY WALL OF END PLOTS ABUTTING ON THE ROAD SHALL BE ROUNDED AT CORNER BY RADIUS OF (5'-0") THE HEIGHT OF FRONT BOUNDARY WALL SHALL BE 2'-10 1/2" AND REAR B. WALL 6'-0" THE POSITION OF GATE SHALL BE AS SHOWN ON ZONING PLAN.
 THE GATE POST SHALL BE PROVIDED FOR DISPLAY OF POSTAL NO'S OF PLOTS.

TREE:-

NO TREE SHALL BE CUT WITHOUT PERMISSION OF P.A.D.A.

BASEMENT:-

THE BASEMENT IS PERMISSIBLE IN ALL PLOTS, IF THE ADJOINING BUILDING IS ALREADY CONSTRUCTED WITHOUT BASEMENT, THEN THE BASEMENT SHALL BE RECESSED AND THE MINIMUM DISTANCE FROM THE COMMON WALL OF ADJOINING CONSTRUCTED BUILDING UP TO WALL OF BASEMENT SHALL NOT BE LESS THAN 5'-0" THE BASEMENT SHALL PROVIDE FOR OPENING OF NOT LESS THAN 1/6TH OF THE BASEMENT FLOOR AREA OPENING DIRECTLY TO THE EXTERIOR FOR ADMISSION OF NATURAL LIGHT & AIR & SHALL BE WATER PROOF. THE MINIMUM HEIGHT OF BASEMENT SHALL BE 8'-3" MEASURED FROM THE FINISHED LEVEL OF THE FLOOR TO THE UNDER SURFACE OF THE BEAM AND BASEMENT SHALL NOT BE USED FOR HABITABLE PURPOSE. THE AREA OF BASEMENT SHALL NOT EXCEED THE AREA ON THE GROUND FLOOR & SHALL LIE BELOW IT. FURTHER IT SHALL SATISFY THE PUBLIC HEALTH AND STRUCTURE REQUIREMENTS. THE PROVISION OF TOILET AND WATER TAPS SHALL NOT BE PERMITTED.

NOTE:-

THIS ZONING PLAN IS BASED ON THE APPROVED LAYOUT PLAN, DRG. NO. J-1, JOB NO. - 19. DATED 2-3-2000.

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-

CHIEF TOWN PLANNER (PUDA)

ARCHITECT (P) 17.7.07

SCALE - 1" = 40' DEALT BY CKD. BY

DRG. NO. 18 JOB NO. - MISC. - J DT 17.07.07



ZONING PLAN OF POCKET ADJOINING URBAN ESTATE PHASE - II, JALANDHAR (22 KANAL - 14 MARLA)

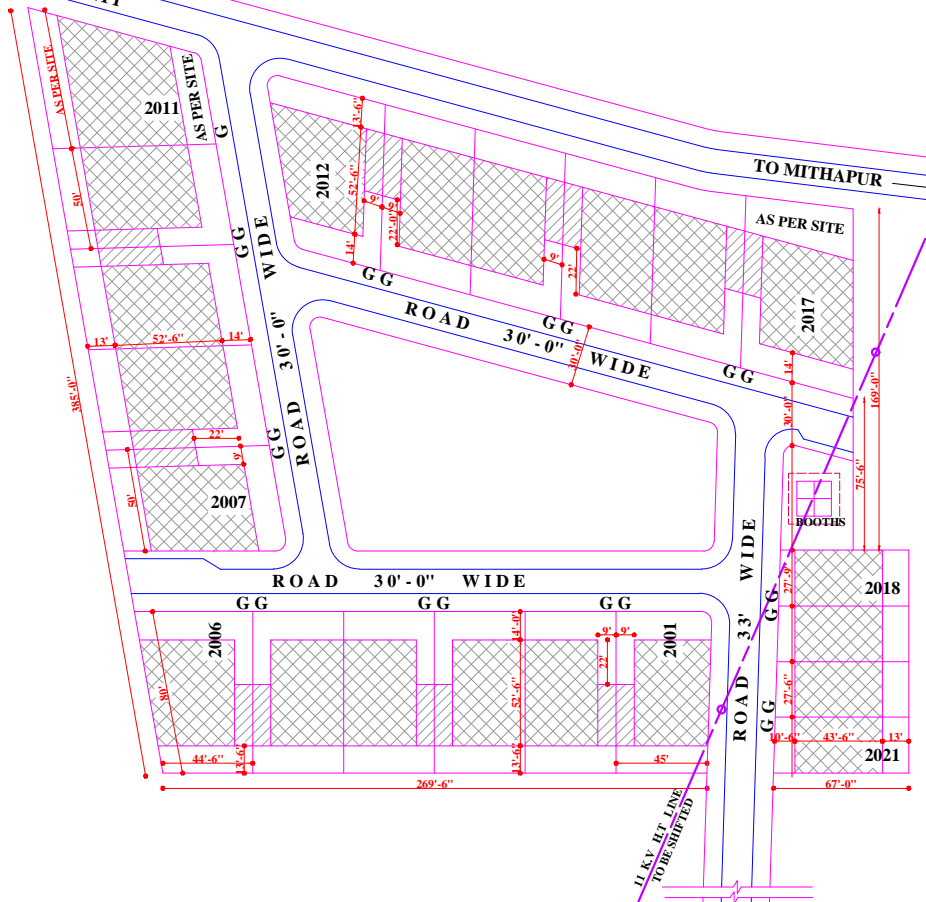
NAKODAR

RAILWAY LINE

JALANDHAR

TO CANTT

TO MITHAPUR



120'-0" WIDE ROAD