

P U D A

ZONING CLAUSES:-

- i. THE REQUIREMENTS OF THESE ZONING CLAUSES SHALL HAVE TO BE FILLED IN ADDITION TO THE REQUIREMENTS OF THE P.U.D.A. ZONING RULES, 1996.
- ii. THIS ZONING PLAN HAS BEEN PREPARED UNDER RULE 1(XXXV) OF PUDA BUILDING RULES, 1996.

1 USES PERMITTED:-

THE SITE FOR S.C.O./S.C.F. SHALL BE USED FOR SHOPS ON THE GROUND FLOOR AND OFFICES / RESIDENTIAL FL BOWNS ON THE FIRST AND ABOVE FLOORS AND SHALL NOT BE USED FOR ANY OTHER PURPOSES WHAT SO EVER.

2 SITE COVERAGE:-

- i. THE SITE SHALL BE CONSTRUCTED WITHIN THE ZONED AREA SHOWN THUS NO VARIATION IS PERMITTED ON THE FRONT & REAR BOUNDING LINE.
- ii. NO PROJECTIONS BEYOND THE ZONED AREA IS PERMITTED.
- iii. WIDTH OF CORRIDOR SHALL BE FOR SHOWN ON THE ZONING PLAN. THE CORRIDOR SHALL BE KEPT CLEAR AND NOTHING SHALL BE CONSTRUCTED WITHIN IT SO AS TO USE IT AS A PUBLIC CORRIDOR.

3 HEIGHT:-

- i. THE NUMBER OF STOREY IN THE SITES SHALL BE FOUR AND THE TOTAL HEIGHT SHALL BE 47'
- ii. THE HEIGHT OF BOUNDARY WALL OF THE REAR COURTYARD SHALL BE 6'-6"
- iii. MINIMUM HEIGHT OF THE EACH FLOOR SHALL NOT BE LESS THAN 9'-0"

4 BASEMENT:-

BASEMENT WITH IN THE ZONED AREA EXCEPT THE CORRIDOR IS PERMITTED PROVIDED THE ADJOINING SHOPS ARE EITHER NOT BUILT OR HAVE PROVIDED THE BASEMENT IN A LIKE THE ADJOINING SHOP IS BUILT AND HAS NOT PROVIDED BASEMENT, THAN A MINIMUM 5' DISTANCE HAS TO BE LEFT FROM THE CORRIDOR WALL FOR CONSTRUCTION OF BASEMENT.

5 ADVERTISEMENT-PANEL

THE AREA UNDER ADVERTISEMENT PANEL SHALL NOT EXCEED 40 SQ.FT. AND SHALL BE PROVIDED ON GROUND FLOOR. ADVERTISEMENT PANEL SHALL NOT PROJECT BEYOND FRONT BUILDING LINE OF THE SHOPCY.

6 STAIR CASE:-

THE STAIR CASE MAY BE LOCATED ANY WHERE WITH THE ZONED AREA EXCEPT THE CORRIDOR.

7 PLINTH LEVEL:-

PLINTH LEVEL SHALL BE OBTAINED FROM D.E.(P.R.) PUDA, MOHALLA

8 GENERAL:-

- i. NO TREE SHALL BE CUT WITHOUT PRIOR APPROVAL OF PUDA.
- ii. THE PORTION OF GATES SHALL BE AS INDICATED ON THE ZONING 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" = 20'-0"

DATED:- 12-7-1999

DEALT BY:- ..Sd.. 127.99

JOB NO.:

DRG. NO.

CHECKED BY:-

ZONING PLAN OF S.C.O. / S.C.F. OF POCKET D IN URBAN ESTATE AT PHAGWARA. (PB.)

