



# P U D A

- THIS ZONING PLAN IS PREPARED UNDER RULE -2 (XXV) OF PUDA (BUILDING) RULES -1996.
- **ZONING CLAUSES :-**
- THE CONDITIONS Laid DOWN BELOW, SHALL BE FULFILLED IN ADDITION TO THE BUILDING REQUIREMENTS CONTAINED IN THE PUDA (BUILDING) RULES -1996 AND AMENDMENTS ISSUED FROM TIME TO TIME.
- 1. **USES PERMITTED :-**  
THE SITE SHALL BE USED FOR OFFICE COMPLEX ONLY AND NOT FOR ANY OTHER PURPOSE WHATSOEVER.
- 2. **SITE - COVERAGE AND FLOOR - AREA - RATIO:-**  
MAXIMUM SITE COVERAGE SHALL NOT EXCEED 40% OF THE PLOT AREA, MAXIMUM FLOOR AREA RATIO SHALL NOT EXCEED 1.5; SITE SHALL NOT BE SUB-DIVIDED.  
THE BUILDING SHALL BE CONSTRUCTED WITHIN THE ZONED AREA SHOWN THIS 0.94 ACS.
- 3. **HEIGHT OF BUILDING:-**  
THERE IS NO RESTRICTION ON THE HEIGHT SUBJECT TO CLEARANCE FROM AIR FORCE AUTHORITIES AND FULFILLMENT OF OTHER RULES SUCH AS SET-BACKS, DISTANCE BETWEEN BUILDINGS ETC. HOWEVER STRUCTURAL SAFETY AND FIRE SAFETY REQUIREMENTS AS PER NATIONAL BUILDING CODE SHALL BE COMPLIED.
- 4. **BOUNDARY WALL AND GATE:-**
  - HEIGHT OF BOUNDARY WALL ALONG ROAD SIDE SHALL BE 3'-0" WITH 2'-0" HIGH RAILING OVER IT AND ALONG OTHER SIDES SHALL BE 4'-0" SOLID WALL.
  - THE POSITION OF GATES SHALL BE AS INDICATED ON THE ZONING PLAN.
  - THE AREA OF THE GATE POST, IF PROVIDED, SHALL NOT EXCEED 100'² AND HEIGHT IS RESTRICTED 10'-0".
- 5. **BUILDING SET-BACKS:-**  
A MINIMUM SET BACK OF 20'-0" OR ONE THIRD OF MAXIMUM HEIGHT OF BUILDING, WHICHEVER IS MORE, SHALL BE MAINTAINED ALONG ALL THE SIDES OF THE SITE.
- 6. **BASEMENT :-**  
MULTILEVEL BASEMENT WILL BE ALLOWED IN ZONED AREA EXCEPTION SET-BACKS PROVIDED IT IS PROPOSED FOR PARKING PURPOSES ONLY AND SATISFY THE PUBLIC HEALTH AND STRUCTURAL REQUIREMENTS, IT SHALL NOT BE USED FOR HABITATION.
- 7. **PARKING:-**  
PARKING SHALL BE 2 E.C.S. FOR 100 SQM COVERED AREA ON ALL FLOORS, ONE E.C.S. FOR OPEN PARKING SHALL BE 23 SQM; FOR PARKING IN STREET OR GROUND FLOOR, IT SHALL BE 20 SQM, AND FOR PARKING IN BASEMENT, IT SHALL BE 12 SQM.  
• MULTILEVEL PARKING ON GROUND FLOOR SHALL BE ALLOWED FREE OF F.A.R. BUT SHALL BE COUNTED TOWARDS PERMISSIBLE GROUND COVERAGE & WITHIN ZONED AREA.
- 8. **PLINTH LEVEL:-**  
THE PLINTH LEVEL SHALL BE OBTAINED FROM D.E./P.J.C/ PUDA/JALANDHAR.
- 9. **GENERAL:-**
  - NO TREE SHALL BE CUT WITHOUT PRIOR APPROVAL OF PUDA.
  - FIRE SAFETY REQUIREMENTS SHALL BE AS PER BUL-20 OF PUDA (BUILDING) RULES -1996.
  - CONCEPT DESIGN SHALL BE GOT APPROVED FROM A.C.A. PUDA -JALANDHAR PRIOR TO SUBMISSION OF DETAILED DRAWINGS.
  - THE BUILDING SHALL HAVE THE PROVISIONS CONTAINED IN "THE PERSON WITH DISABILITIES ACT-1997".

**NOTE:-**  
THIS ZONING IS BASED ON THE SURVEY PLAN SUPPLIED BY DIVISIONAL ENGINEER(WORKS) J.D.A. JALANDHAR VIDE LETTER NO. 3313 DATED 21-02-2011.

**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	
SR. TOWN PLANNER	-sd-	ARCHITECT	26-2-11
DEALT BY :-	-sd-	CHECKED BY:-	-sd-
SCALE : 1"=40'-0"	DATED :24-2-2011	DR NO. MISC/J	DRG NO. 40

**ZONING PLAN OF SITE FOR OFFICE BUILDING OF EXCISE AND TAXATION DEPTT. JALANDHAR IN 3.29 ACRS. POCKET NEAR BUSTAND - JALANDHAR.**