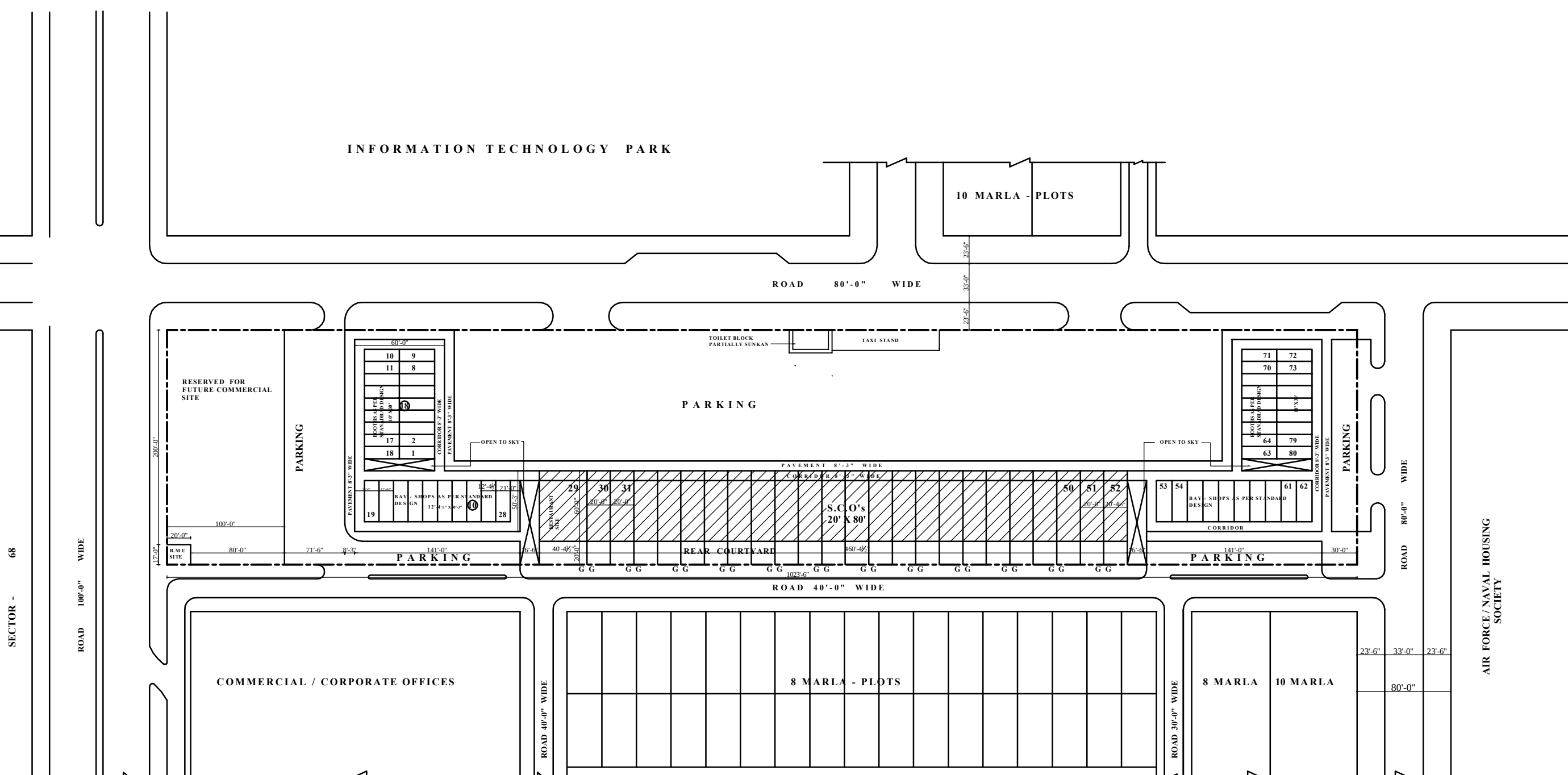




**NOTE:- THIS DIGITIZED DRAWING IS BASED ON THE ORIGINAL
DRAWING OF THE CONCERNED DEPARTMENT.
IN CASE OF ANY DISCREPANCY THE DETAILS
IN THE ORIGINAL DRAWING SHALL PREVAIL UPON.**

P U D A

ZONING CLAUSES

- THE REQUIREMENTS OF THESE ZONING CLAUSES SHALL HAVE TO BE FULLFILLED IN ADDITION TO THE REQUIREMENTS OF THE PUDA (BUILDING) RULES 1996.
- THESE CLAUSES ARE APPLICABLE ON S.C.O'S & HOTEL CUM RESTAURANT, BOOTHS & BAY SHOPS SHALL BE GOVERNED BY STANDARD DESIGN

USES

- THE SITES FOR S.C.O SHALL BE USED FOR SHOPS ON THE GROUND FLOOR & OFFICES ON THE FIRST & ABOVE FLOORS AND SHALL NOT BE USED FOR ANY OTHER PURPOSES WHAT SO - EVER.

SITE COVERAGE AND F.A.R

- THE SITE SHALL BE CONSTRUCTED WITHIN THE ZONED AREA SHOWN THUS  AND NO VARIATION IS PERMITTED ON 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 CLEAR AND NOTHING CAN BE CONSTRUCTED WITHIN IT SO AS TO USE IT AS A PUBLIC CORRIDOR.
- THE MAXIMUM FLOOR AREA RATIO SHALL NOT EXCEED 1 : 3.0

HEIGHT

- THE MAXIMUM HEIGHT OF THE BUILDING SHALL NOT EXCEED 48'-0"
- THE NO. OF STOREYS SHALL BE FOUR. THE HEIGHT OF THE REAR BOUNDARY WALL SHALL BE 6'-0" AND THE WIDTH OF GATE IN REAR COURT-YARD SHALL BE 3'-9".

BASEMENT

- BASEMENT WITHIN THE ZONED AREA EXCEPT THE CORRIDOR IS PERMITTED PROVIDED THE ADJOINING SHOPS ARE EITHER NOT BUILT OR HAVE PROVIDED THE BASEMENT. IN CASE THE ADJOINING SHOP IS BUILT AND HAS NOT PROVIDED BASEMENT THEN A MINIMUM OF 8'-0" DISTANCE HAS TO BE LEFT FROM THE COMMON WALL FOR CONSTRUCTION OF THE BASEMENT.

DISPLAY PANEL

- THE AREA UNDER DISPLAY PANEL SHALL NOT EXCEED 54 SQFT & SHALL BE PROVIDED ON GROUND FLOOR .DISPLAY PANEL SHALL NOT PROJECT BEYOND FRONT BUILDING LINE HAVING A CLEAR HEADWAY OF 8'-0".

STAIR CASE

- THE STAIRCASE MAY BE LOCATED ANY WHERE WITH IN THE ZONED AREA EXCEPT THE CORRIDOR.

PLINTH LEVEL

- PLINTH LEVEL SHALL BE OBTAINED FROM D.E.(P.H.) PUDA MOHALI.

GENERAL

- NO TREE SHALL BE CUT WITHOUT PRIOR APPROVAL OF PUDA.
- THIS ZONING PLAN IS PREPARED UNDER THE RULE 2(XXXV) OF PUDA (BUILDING) RULES 1996
- THE POSITION OF THE GATES SHALL BE AS INDICATED ON THIS ZONINGPLAN
- NO CONSTRUCTION IS PERMITTED IN THE REAR COURT YARD.
- NO WINDOW OPENING SHALL BE PERMITTED ON THE SIDE WALL OF CORNER SITES.
- THE MINIMUM HEIGHT OF EACH FLOOR SHALL BE 9'-0"
- THE TRADE OF BOOTHS , BAY SHOPS AND S.C.O'S SHALL BE GENERAL.

Sd/-

CHIEF ADMINISTRATOR

Sd/-

CHIEF TOWN PLANNER

ARCHITECT (P)

SCALE : 1" = 40'-0"

DATED : 13-7-2006

[illegible]

DEALT BY : I.K SAND

JOB NO. CM-67

ZONING PLAN OF S.C.O'S IN COMMERCIAL POCKET, SECTOR - 67 , S.A.S NAGAR