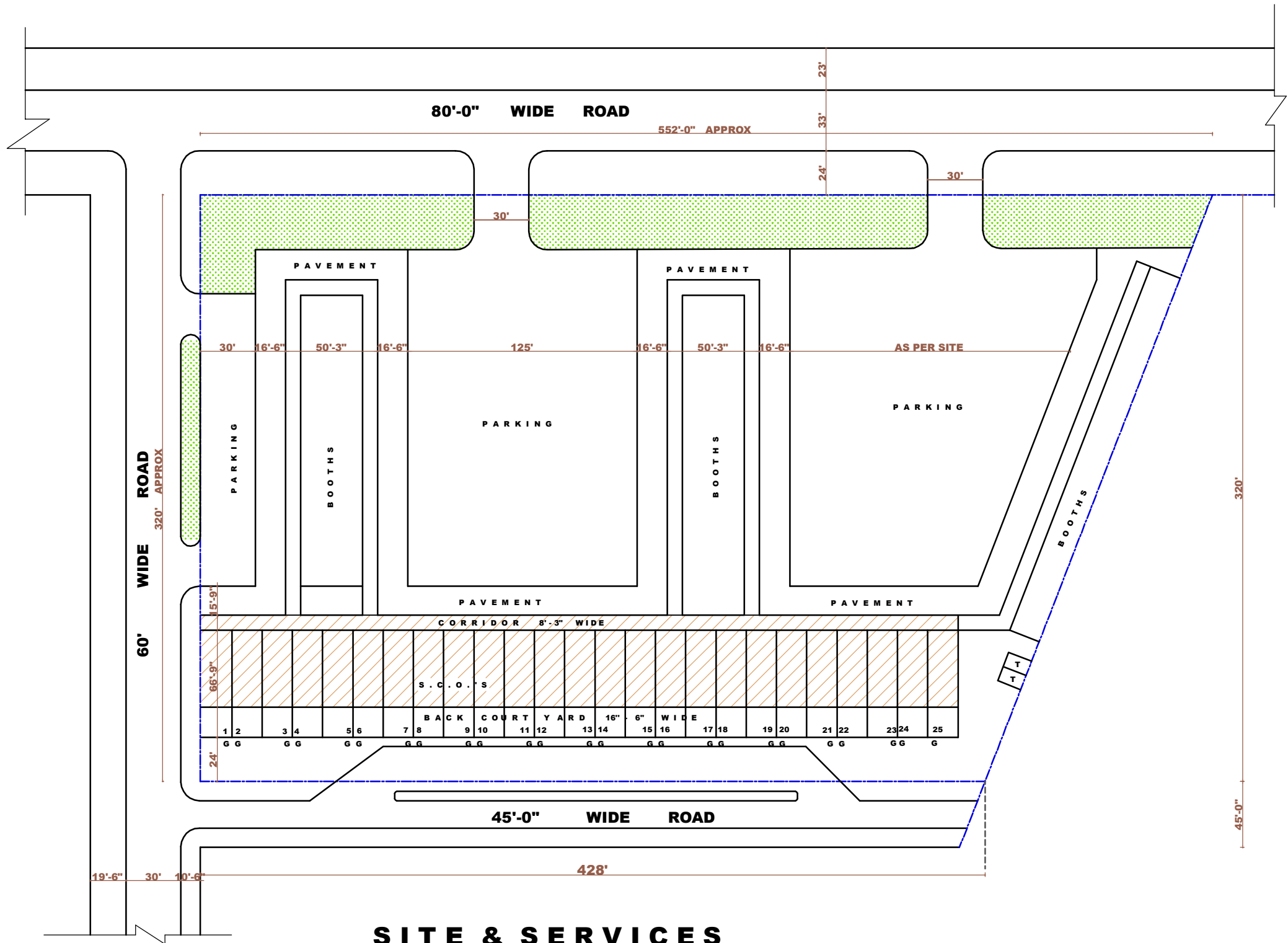




SITE & SERVICES

NOTE: THIS DIGITIZED DRAWING FORMAT 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 FOLLOWED IN ADDITION TO THE REQUIREMENTS OF THE PUDS/ORDINANCES. THESE CLAUSES ARE APPLICABLE TO ALL ZONING AREAS.

1. USES:
THE STREET FOR VEHICLES SHALL BE USED FOR SHOPS ON THE GROUND FLOOR AND OFFICES ON THE FIRST FLOOR. THE ABOVE FLOORS AND SHALL NOT BE USED FOR ANY OTHER PURPOSES WHAT SO EVER.

2. SITE COVERAGE:
THE SITE SHALL BE CONSTRUCTED WITHIN THE ZONED AREA SHOWN THIS AND NO VARIATION IS PERMITTED IN THE FRONT & REAR BUILDING LINE.
NO PROJECTION BEYOND THE ZONED AREA IS PERMITTED.
WIDTH OF CORRIDOR SHALL BE AS SHOWN ON THE ZONING PLAN THE CORRIDOR SHALL BE KEPT CLEAR AND NOTHING CAN BE CONSTRUCTED WITHIN IT UP AS TO USE IT AS A PUBLIC CORRIDOR.
THE BUILDING FLOOR AREA IN THE SHALL NOT EXCEED 3.00

3. HEIGHT:
THE NUMBER OF STOREYS IN THE SITE SHALL BE FOUR AND THE TOTAL HEIGHT SHALL BE 40'-0".
THE HEIGHT OF THE BOUNDARY WALL OF THE REAR COURTYARD SHALL BE 4'-0".
MINIMUM HEIGHT OF EACH FLOOR SHALL NOT BE LESS THAN 8'-0".

4. BASEMENT:
BASEMENT WITHIN THE ZONED AREA EXCEPT THE CORRIDOR IS PERMITTED PROVIDED THE ADJOINING SHOPS ARE STORES NOT BUILT OR HAVE PROVIDED BASEMENT. IN CASE THE ADJOINING SHOP IS BUILT AND HAS NOT PROVIDED BASEMENT, THEN A MINIMUM OF SETBACK FROM THE CORRIDOR SHALL HAVE TO BE LEFT FOR CONSTRUCTION OF BASEMENT.

5. ADVERTISEMENT PANEL:
THE AREA UNDER ADVERTISEMENT PANEL SHALL NOT EXCEED 50 SQ. FT. AND SHALL BE PROVIDED ON THE GROUND FLOOR. ADVERTISEMENT PANEL SHALL NOT PROJECT BEYOND FRONT BUILDING LINE OF THE S.D. WITH CLEAR VIEW 100'-0".

6. STAIR CASE:
THE STAIR CASE MAY BE LOCATED ANY WHERE WITHIN THE ZONED AREA EXCEPT THE CORRIDOR.

7. PLINTH LEVEL:
PLINTH LEVEL SHALL BE ESTABLISHED FROM 2.0 (P.A.) PUDS/ORDINANCES.

8. GENERAL:
NO FENCE SHALL BE CUT WITHOUT PRIOR APPROVAL OF PUDS/ORDINANCES.
THE ZONING PLAN IS PREPARED UNDER RULE 2 (CIVIL) OF PUDS/ORDINANCES.
THE POSITION OF SITES SHALL BE AS INDICATED ON THE ZONING PLAN.
NO CONSTRUCTION IS PERMITTED BY THE REAR COURTYARD.
NO WIND OR IS PERMITTED ON THE SIDE WALL OF CORRIDOR PLINTH.

Sd/-
CHIEF ADMINISTRATOR

Sd/-
CHIEF TOWN PLANNER

Sd/-
ARCHITECT (P)

SCALE 1" = 40'0" DATED 1.6.2006

DEALT BY	JOB NO.	DRG NO.
CHECKED BY	CM - 71	C - 3

**ZONING PLAN OF
COMMERCIAL AREA
POCKET-C SECTOR-71
S.A.S NAGAR**