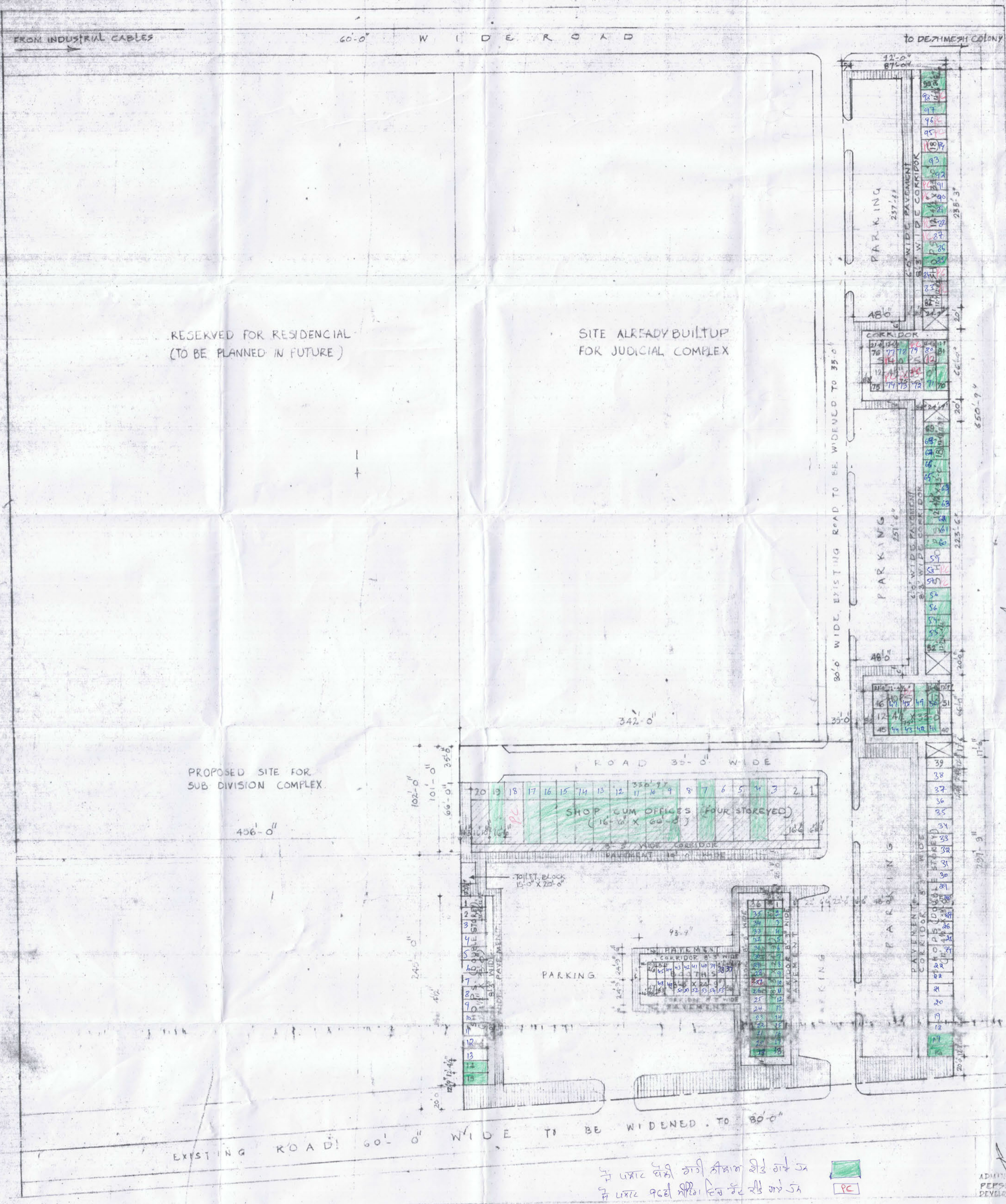


# P U D A



**ZONING CLAUSES**

- THIS ZONING PLAN IS PREPARED UNDER RULE (2XXV) OF PUDA BUILDING RULES 1974.
- THE CONDITION LAID DOWN BELOW SHALL BE FULFILLED IN ADDITION TO THE BUILDING REQUIREMENTS CONTAINED IN THE PUDA BUILDING RULES 1974.
- USES PERMITTED**
  - THE SITES FOR SHOPS CUM OFFICES SHALL BE USED FOR SHOPS ON THE GROUND FLOOR & OFFICES ON THE UPPER FLOORS.
  - SHOPS SHALL BE USED FOR COMMERCIAL PURPOSES ONLY AND SHALL BE GOVERNED BY FACADE CONTROL DRG NO 1, JOB NO 422.
  - BOOTHES SHALL BE GOVERNED BY STANDARD DESIGN DRG NO 1 JOB NO 349.
  - TRADE OF ALL THE COMMERCIAL SITES SHALL BE GENERAL. NO OBNOXIOUS TRADES SHALL BE PERMITTED TO BE CARRIED OUT IN ANY OF THE SITE.
- COVERAGE ON GROUND & UPPER FLOORS**
  - THE SITE SHALL BE CONSTRUCTED WITHIN THE ZONED AREA SHOWN THUS AND NO VARIATION IS PERMITTED IN THE FRONT & REAR BUILDING LINE.
  - THE CORRIDOR SHALL BE KEPT CLEAR & NOTHING SHALL BE CONSTRUCTED WITHIN IT SO AS TO USE IT AS A PUBLIC CORRIDOR.
  - THE COVERAGE AT BASEMENT LEVEL, GROUND & UPPER FLOORS SHALL BE GOVERNED BY TABLE I.
- HEIGHT**

HEIGHT OF SHOP CUM OFFICES, SHOPS, BOOTHS SHALL BE AS PER TABLE I.
- BASEMENT**

IN 2-C O'S & DOUBLE STOREY SHOPS BASEMENT IS COMPULSORY AND IT SHALL BE USED FOR STORAGE & SERVICES ONLY AND NOT FOR HABITABLE PURPOSES.
- STAIRCASE**

THE STAIRCASE MAY BE LOCATED ANY WHERE WITHIN THE ZONED AREA EXCEPT THE PUBLIC CORRIDOR.
- PLINTH LEVEL**

PLINTH LEVEL SHALL BE OBTAINED FROM THE COMPETENT AUTHORITY.
- GENERAL NOTES**
  - NO TREE SHALL BE CUT WITHOUT PRIOR APPROVAL OF COMPETENT AUTHORITY.
  - NO CONSTRUCTION IS PERMITTED IN THE REAR COURTYARD.
  - THE HEIGHT OF BOUNDARY WALL IN THE REAR COURTYARD SHALL BE 6'-0".
  - SHOW WINDOWS SHALL BE PERMITTED ON THE SIDE FACING THE CORRIDOR.

STAFF LAYOUT CUM ZONING PLAN IS PREPARED ON THE BASIS OF SURVEY PLAN RECEIVED FROM PEPSU & APPROVED IN THE PEPSU BOARD MEETING HELD ON 20-8-09.

TABLE - I

S.NO	CAT	NO'S	SIZE OF PLOT	COVERAGE IN BASEMENT EXCLUDING CORRIDOR & REAR COURTYARD	COVERAGE ON G. FLOOR INCLUDING CORRIDOR	COVERAGE ON UPPER FLOORS	REMARKS
1.	2-C O'S	1, 20	16'-10 1/2" x 46'-0"	16'-10 1/2" x 41'-2"	16'-10 1/2" x 49'-0"	16'-10 1/2" x 49'-0"	HGT & FACADES OF BLDG SHALL BE AS PER D-11 JOB NO 349 PREPARED BY ARCHITECT PUDA
2.	"	2-19	16'-0" x 46'-0"	16'-0" x 41'-3"	16'-0" x 49'-0"	16'-0" x 49'-0"	
3.	SHOPS	1, 15, 16, 33, 40, 51, 52, 69, 70, 81, 82	12'-9" x 33'-0"	12'-0" x 24'-9"	12'-9" x 33'-0"	12'-9" x 33'-0"	HGT & FACADES OF BLDG SHALL BE AS PER D-11 JOB NO 349 PREPARED BY ARCHITECT PUDA
4.	"	45, 46, 75, 76	21'-0" x 33'-0"	21'-0" x 24'-9"	21'-0" x 33'-0"	21'-0" x 33'-0"	
5.	"	99	24'-0" x 33'-0"	24'-0" x 24'-9"	24'-0" x 33'-0"	24'-0" x 33'-0"	
6.	"	12, 41, 42, 43, 44, 17, 35	12'-4 1/2" x 33'-0"	12'-4 1/2" x 24'-9"	12'-4 1/2" x 33'-0"	12'-4 1/2" x 33'-0"	
7.	DOUBLE STOREY BOOTHS	35, 44, 47, 50, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 71, 72, 73, 74, 77, 78, 79, 80, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98	16'-10 1/2" x 24'-9"	NOT ALLOWED	16'-10 1/2" x 24'-9"	NOT ALLOWED	STD DESIGN DNI JOB NO 249 PREPARED BY ARCHITECT PUDA SHALL BE APPLICABLE
8.	"	37, 58	8'-7 1/2" x 24'-9"	NOT ALLOWED	8'-7 1/2" x 24'-9"	NOT ALLOWED	
9.	"	27, 28, 35, 36, 37, 38, 39	8'-3" x 24'-9"	NOT ALLOWED	8'-3" x 24'-9"	NOT ALLOWED	

**DETAIL OF AREAS**  
 TOTAL AREA UNDER SCHEME :- 4.73 ACRES  
 AREA UNDER 2-C O'S, SHOPS, BOOTHS & TOILETS :- 1.767 ACRES  
 AREA UNDER PARKING, PAVEMENTS & ROADS :- 2.963 ACRES

**DETAIL OF PLOTS**

SNO	CAT	NO OF PLOTS
1.	S.C.O	20
2.	SHOPS	99
3.	BOOTHS	36

CHIEF ADMINISTRATOR \_\_\_\_\_

SENIOR TOWN PLANNER \_\_\_\_\_

ARCHITECT \_\_\_\_\_

DATE: 8-8-09

SCALE: 1" = 40'-0"

DRG NO: C3 JOB NO: RC

LAYOUT CUM ZONING PLAN OF COMMERCIAL POCKET AT RAJPURA (PEPSU TOWNSHIP)

ADMITTED IN PEPSU TOWNSHIP DEVELOPMENT SCHEME

ਸੁ ਪਸਾਰ ਵੱਲੋਂ ਕਾਰੀ ਸੰਕਲਪ ਲੈਣ ਵਾਲੇ ਸਨ  
 ਸੁ ਪਸਾਰ ਵੱਲੋਂ ਸੀਟਿੰਗ ਡਿਜ਼ਾਈਨ ਕੀਤੇ ਗਏ ਸਨ

