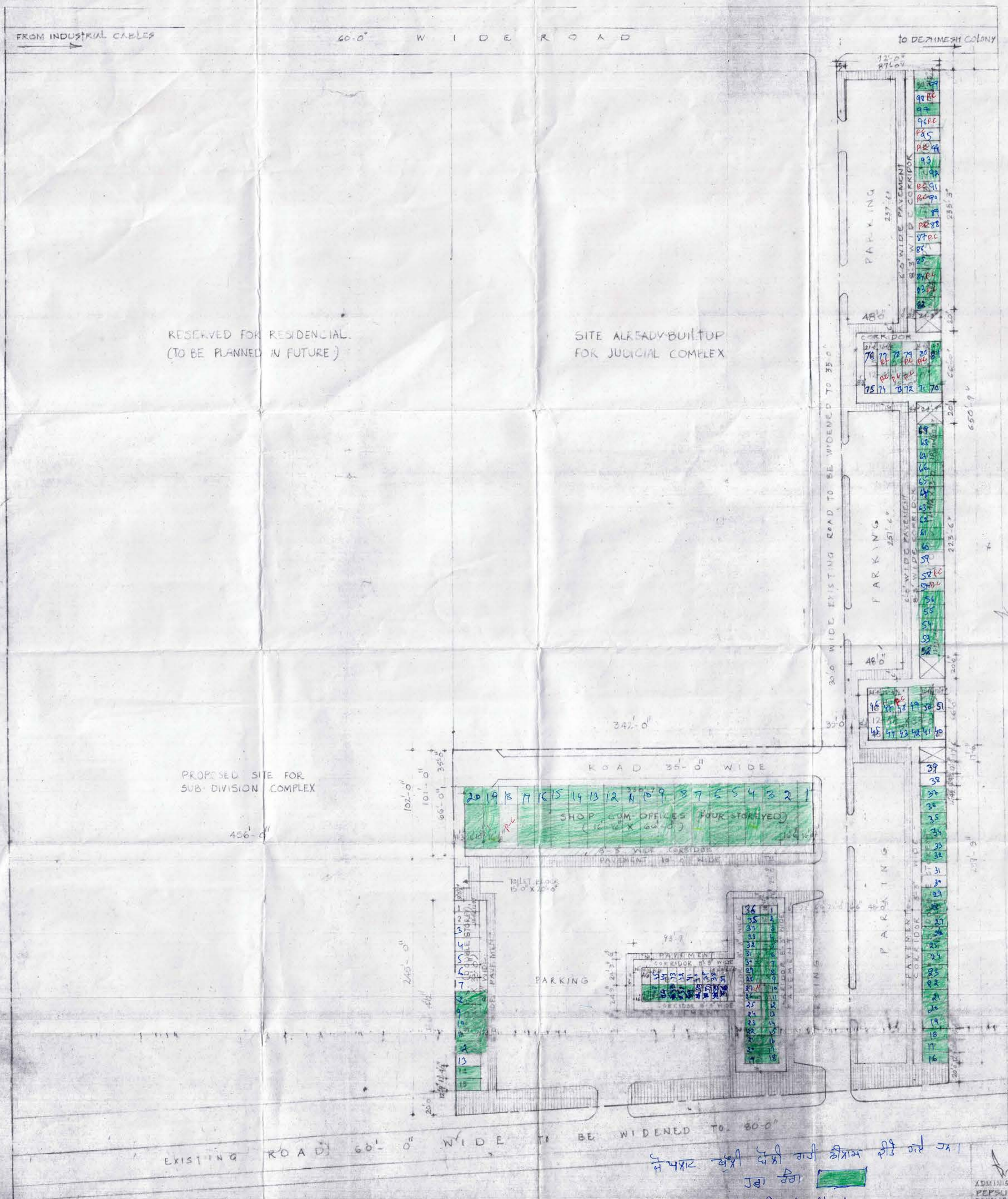


P U D A



RESERVED FOR RESIDENCIAL
(TO BE PLANNED IN FUTURE)

SITE ALREADY BUILT UP
FOR JUDICIAL COMPLEX

PROPOSED SITE FOR
SUB-DIVISION COMPLEX

EXISTING ROAD 60'-0" WIDE TO BE WIDENED TO 80'-0"

मै पत्रा ६५१ दूरी की क्षेत्र में गरी जग
जग की []
मै पत्रा १६६१ मिला किं २२ की गरी जग []

ZONING CLAUSES

- THIS ZONING PLAN IS PREPARED UNDER RULE (LXXV) OF PUDA BUILDING RULES 1976.
- THE CONDITION LAID DOWN BELOW SHALL BE FULFILLED IN ADDITION TO THE BUILDING REQUIREMENTS CONTAINED IN THE PUDA BUILDING RULES 1976.
- 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 TRADE SHALL BE PERMITTED TO BE TAKEN 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, BOOTES SHALL BE AS PER TABLE I.
- BASEMENT**
IN S.C.O'S & DOUBLE STOREYED 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 5'-0".
 - SHOW WINDOWS SHALL BE PERMITTED ON THE SIDE FACING THE CORRIDOR.
 - THIS LAYOUT CUM ZONING PLAN IS PREPARED ON THE BASIS OF SURVEY PLAN RECEIVED FROM POPSU & APPROVED IN THE POPSU BOARD MEETING HELD ON 20-8-09.

TABLE - I

S.NO	CAT	NO.	SIZE OF PLOT	COVERAGE IN BASEMENT & CORRIDOR & REAR COURTYARD	COVERAGE ON GROUND FLOOR INCLUDING CORRIDOR	COVERAGE ON UPPER FLOORS	REMARKS
1.	S.C.O'S	1, 20	16'-10 1/2" x 46'-0"	16'-10 1/2" x 41'-3"	16'-10 1/2" x 47'-0"	16'-10 1/2" x 47'-0"	HT & FACADES OF BLDG SHALL BE AS PER D.N. JOB NO 422 PER POPSU ARCHITECTURAL PLAN
2.	"	2-10	16'-2" x 44'-0"	16'-6" x 41'-3"	16'-6" x 44'-6"	16'-6" x 44'-6"	
3.	SHOPS	1, 15, 16, 33, 40, 51, 52, 69, 70, 81, 82	12'-9" x 33'-0"	12'-9" x 24'-9"	12'-9" x 33'-0"	12'-9" x 33'-0"	HEIGHT & FACADES OF BLDG SHALL BE AS PER D.N. JOB NO 422 PER POPSU ARCHITECTURAL PLAN
4.	"	45, 46, 75, 76	21'-2" x 33'-0"	21'-0" x 24'-9"	21'-0" x 33'-0"	21'-0" x 33'-0"	
5.	"	59	24'-6" x 33'-0"	24'-6" x 24'-9"	24'-6" x 33'-0"	24'-6" x 33'-0"	
6.	"	2-14, 17-33	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 STOREYED	41-44, 47-50, 53-56, 57-68, 71-74, 77, 80, 83-86, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	16'-10 1/2" x 24'-9"	NOT ALLOWED	16'-10 1/2" x 24'-9"	NOT ALLOWED	STD DESIGN DRI JOB NO 349 PREPARED BY SARCHITECTURAL PLAN 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.	"	2-7, 8-35, 36, 38, 39, 40, 41, 42	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 S.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 56

CHIEF ADMINISTRATOR

SENIOR TOWN PLANNER

ARCHITECT

SCALE: 1" = 40'-0"

DATE: 8-8-09

DEALT BY

DRG NO

JOB NO

CHECKED BY

03

RC

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

ADMINISTRATOR
PEPSU TOWNSHIP
DEVELOPMENT BOARD