

ZONING PLAN FOR INDUSTRIAL COLONY AT VILLAGE BEHRA, TEHSIL DERA BASSI, DIST. S.A.S. NAGAR.

PROMOTERS :- SH. V.K. JAIN
TOTAL SITE AREA = 44467.50 SQ. YARDS = 9.1875 ACRES

ZONING CLAUSES:-

- 1. The condition laid down below shall be fulfilled in addition to the building requirements contained in the latest Punjab Urban Planning & Development Authority Building Rules, 2013. Issued vide notification No.G.S.R.54/P.A.U/1985/Ss.43 and 180/2013, dated 25th October, 2013.
- 2. Building shall be made accessible for physically challenged persons.
- 3. Fire fighting arrangements shall be made in public buildings to the satisfaction of the fire officer.
- 4. Structures of buildings shall be got done by the qualified structural engineer.

USE ZONES:- THE USE OF LAND & THE TYPE OF BUILDING TO BE CONSTRUCTED THERE SHALL BE GOVERNED IN ACCORDANCE WITH THE TABLE BELOW

NOTATION	PERMISSIBLE USE OF LAND	TYPE USES PERMISSIBLE
	ROADS	ROADS/ STREET FURNITURE & AMENITIES, SIDE SURVEY TO TRAFFIC
	PARK	LANDSCAPING FEATURES, PAVEMENTS, PUBLIC AMENITIES & FACILITIES & ANY OTHER ACTIVITIES SUB-SERVIENT TO RECREATIONAL
		INDUSTRIAL BUILDINGS
		DISPENSARY, SCHOOL, & PUBLIC BUILDINGS
	GATE	MAIN GATE
	RESERVE LAND	

INDUSTRIAL BUILDINGS:- IN CASE OF INDUSTRIAL BUILDINGS THE SITE COVERAGE SHALL BE AS UNDER:-
2. SITE COVERAGE:-

S.NO.	AREA OF SITE	PERMISSIBLE SITE COVERAGE
1	FOR THE FIRST 425 SQMTS	65%
2	FOR THE NEXT 425 SQMTS	60%
3	BEYOND 850 SQMTS	50%

3. F.A.R. :-

IN CASE OF INDUSTRIAL PLOTS, THE FLOOR AREA RATIO SHALL BE UNDER

- 1. FOR PLOTS UP TO 425 SQMTS IN AREA = 1:1.50
- 2. FOR NEXT 425 SQMTS = 1:1.40
- 3. BEYOND 425 SQMTS = 1:1.30

4. HEIGHT & SETBACK:-

- i) Building shall be constructed with in the area shown thus.
- ii) The maximum height upto which any building can be constructed shall have no restriction subject to clearance from air force authority and fulfillment of norms such as setbacks, distance between buildings and structural safety and fire system norms is mandatory as per rule no.77 of PUDA building rules 2013.

5. BOUNDARY WALL & GATES:-

- i) Height of the boundary wall along road sides shall be 3'-0" high solid wall and 3'-0" high railing over it and on other sides 5'-0" high brick wall.
- ii) Position of the gates shall be as indicated on the plan as "G".

6. PROJECTION:-

- i) Projection shall be as per rule no.18 of PUDA Building rules 2013, vide above mentioned notification.

PROMOTER

ARCHITECT

DWG. NO. 01

DEALT BY

CHECKED BY

C.P. KAUSHAL

SCALE

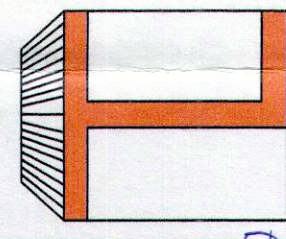
JOB NO.

TC/2014/104

DATE

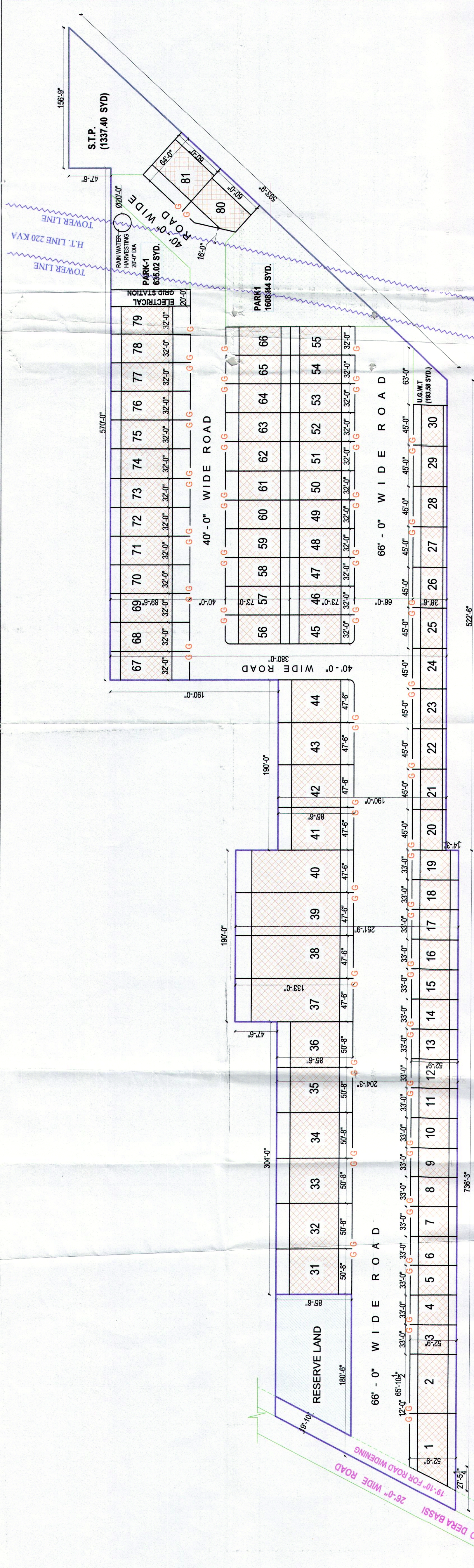
30-10-2014

TITLE :-
ZONING PLAN

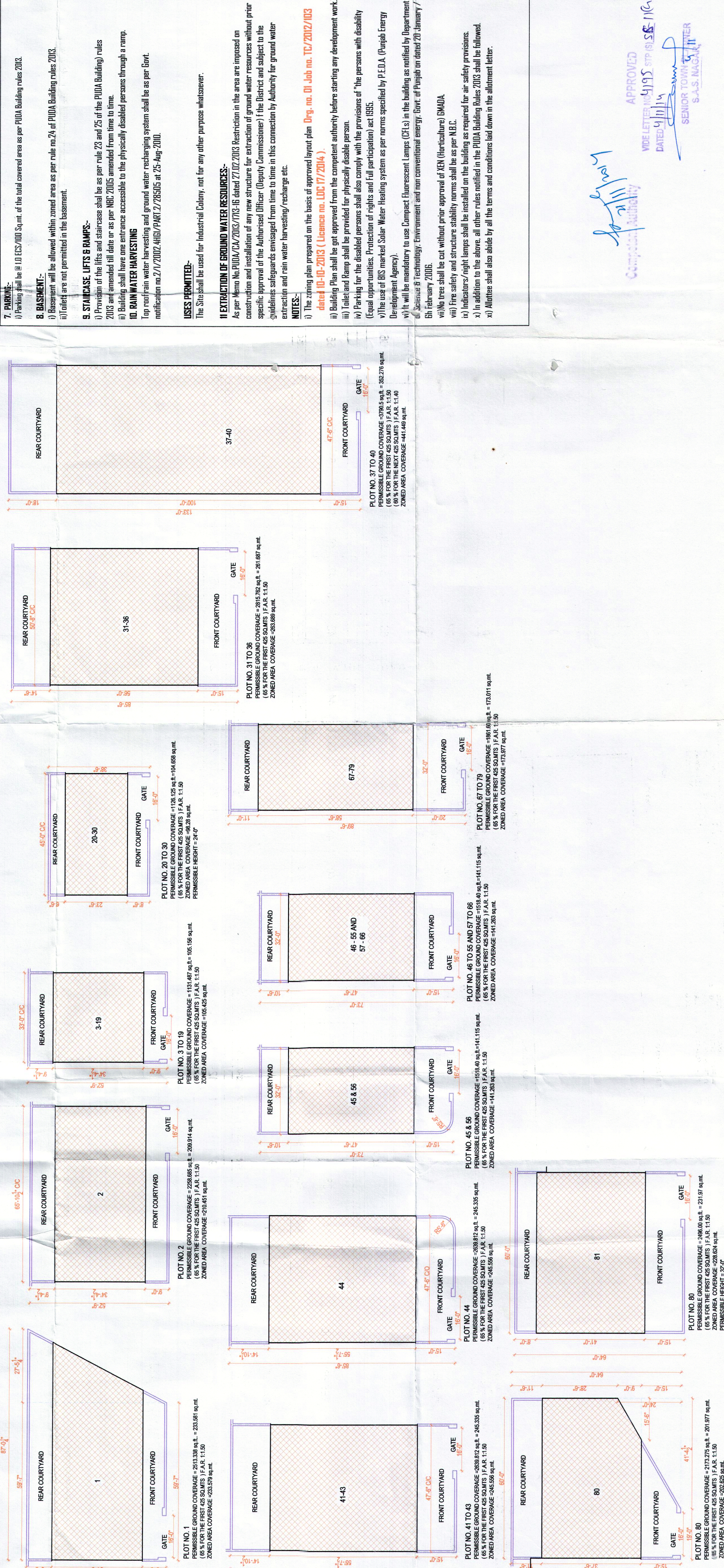


architects, interior designers, planners,
industrial designers, landscape architects,
urban designers & valuers

S.C.O. 305-306, sector 35-B, Chandigarh
phone : 2602338, 2661173
Fax : 2661006



ZONING PLAN



APPROVED
Vide Letter No. 4195 DTP (S) S.S. 1 (C-2)
DATED 9/11/14
SENIOR TOWN PLANNER
S.A.S. NAGAR