

ANNEXURE - A

ROOPNAGAR

ZONING CLAUSES:

The conditions laid down below shall be fulfilled in addition to the building requirements contained in the PUDA (Building) Rules 1994.


1. USES PERMITTED

- The site shall be used for Hotel, convention centre and supporting retail facilities.

2. SITE COVERAGE & FLOOR AREA RATIO

- The Maximum Ground Coverage shall not exceed 40% of the Plot Area, atleast 50% of the site area not covered by the Building shall be used for open parking and remaining area shall be landscaped.
- Maximum Floor Area Ratio shall not exceed 1:1.

3. BUILDING SET-BACK & HEIGHT

- The Building shall be constructed within the area marked by .
- The maximum height of Building shall be 10mts. subject to the clearance from the Air Force authorities.
- The maximum height shall include the highest level of flag posts, water storage tanks, domes, lift rooms etc. or any other structure constructed on the floor.
- Set-Back shall not be less than 3m height of Building area as shown on the zoning plan, whichever is more.

4. BOUNDARY WALL & GATE

- Height of the Boundary wall along the sides shall be 3m high with 3m high railing on it.
- Position of the gates shall be as indicated on the zoning plan's & the area of the gate-jam, if provided shall not exceed 50 sqm weight restricted 30T.
- Utilities to the site shall be recessed by 1m to provide enough space for safe entry and exist.

5. BASEMENT

- The multi-level basements will be allowed beneath the building in areas where ground is not bank provided for parking purposes only and satisfy the public health & structural requirements.
- Basements shall not be used for habitable purposes and it shall not be located towards I.A.E.

6. PARKING

- The parking shall be allowed in the basement as per clause 5 above in addition to open parking as per norms and standards laid down in Govt. memo no. 22-27-2012 dated 24-6-07 & memo no. 17/2012 dated 11-08.

7. PLINTH LEVEL

- The plinth level shall be obtained from D.E. (In) PUDA, Patna.

8. STAIRCASE, LIFTS & RAMPS

- Provision of the lifts and staircase shall as per rule 23 and 25 of PUDA (Building) Rules 1994.
- Buildings shall have atleast one entrance accessible to the handicapped through a ramp.

9. GENERAL

- No tree shall be cut without prior approval of Competent Authority.
- Fire safety requirements shall be as per rule 29 of PUDA (Building) Rules 1994.
- Indicator light signals shall be installed on the building as required for fire safety provision.
- The zoning plan is prepared under the rules 2(xvii) of PUDA (Building) Rules 1994.
- The zoning plan shall be got approved from A.C.A, PUDA, Patna after submission of detailed drawings.

Note:

- The drawing is based on survey plan supplied by Punjab Tourism Development Corp. Ltd. vide letter no. jdtcm/ma/ptc/2010/761 dated 26.11.09.
- This drawing is made in accordance with the D.O. no. 22/2008 D.D.T.P.(R) prepared by the office.
- This drawing is based on request of Tourism Department letter no. DT/PA/02/040 dated 28.5.08 and order no. 247-515-L dated 23.1.08, wherein the request for revised zoning plan and as per joint inspection of site by representative of tourism department, revenue department and town & country planning additional land measuring 1.34 acres offered by Irrigation Deptt. to Tourism Deptt. has been made.
- In the additional land measuring 1 Acre 2 Kanal 15 Marla (1.34 acres) no construction will be done, it will be maintained as green.

ZONING PLAN OF PINCASSIA HOTEL ROOPNAGAR.

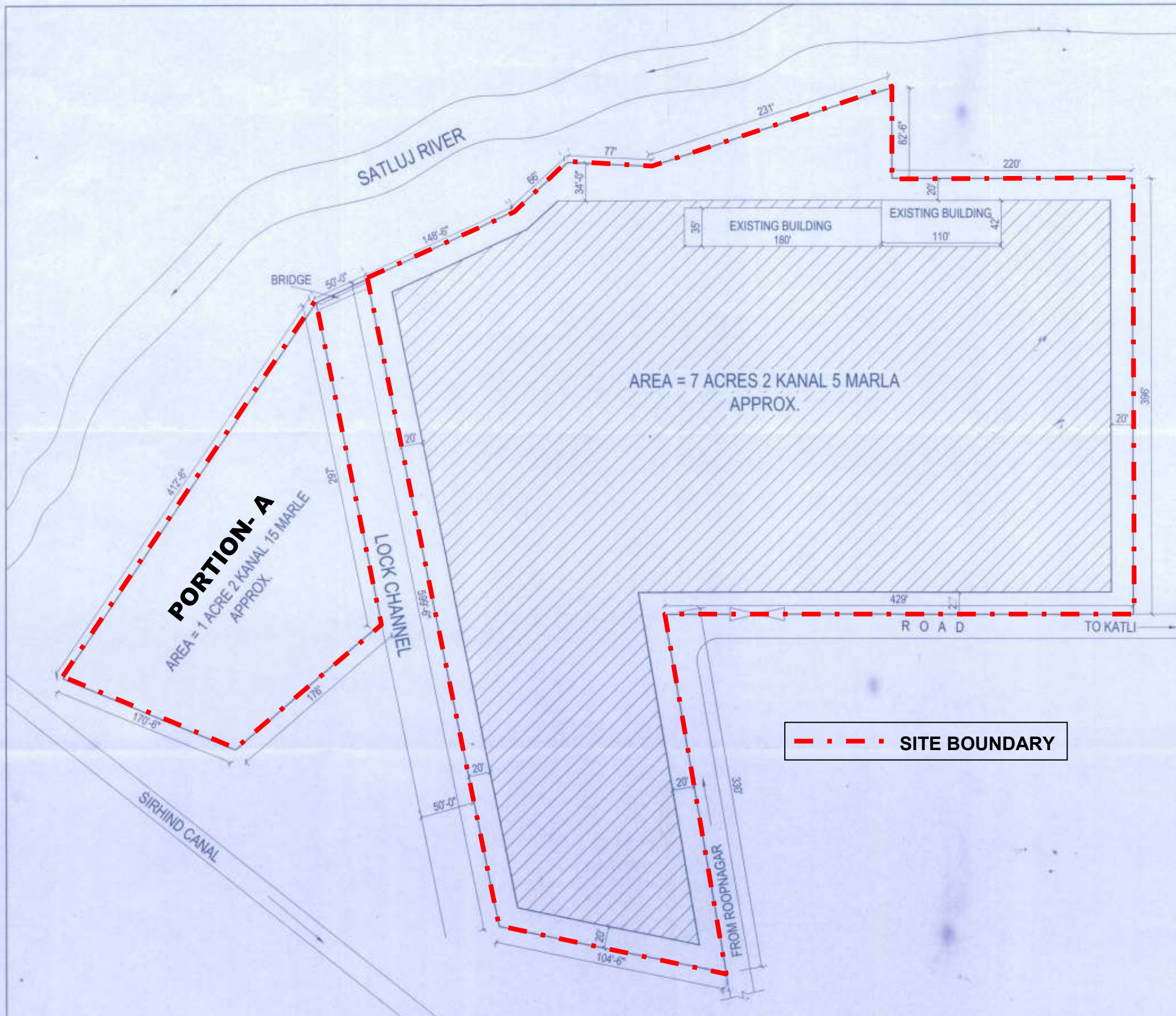
Scale: 1 inch = 40 feet

OFFICE OF THE
DEPUTY DISTRICT TOWN PLANNER, ROOPNAGAR

Drawing No: D.D.T.P./R/02009 Dated: 04-08-2009

Drawn By: *[Signature]* Surveyed By: Checked By: *[Signature]*

<i>[Signature]</i> Deputy Dist. Town Planner, Roopnagar.	<i>[Signature]</i> Senior Town Planner, T.A.S. Nagar.	<i>[Signature]</i> Chief Town Planner, PUDA, Chandigarh.
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 SITE BOUNDARY