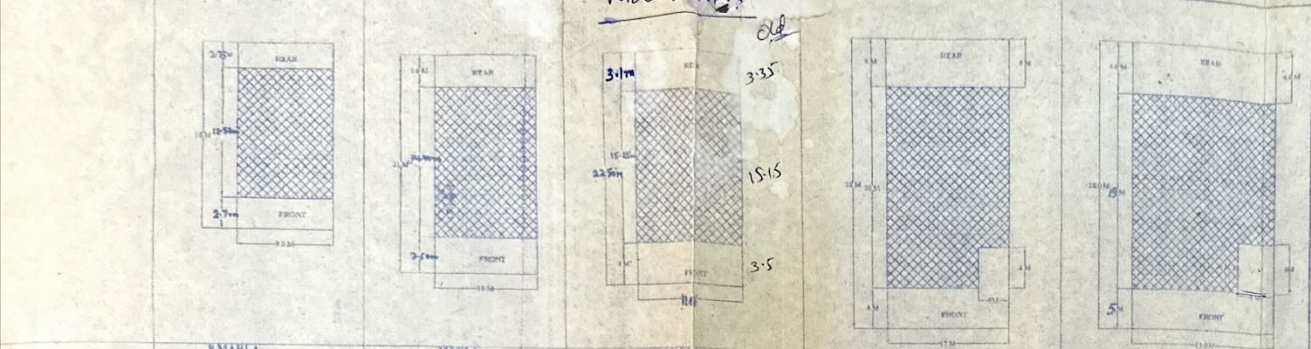
NEW ZONE-3



AND F.A.R. IN LIGHT OF
N PLANNING AND
NT BUILDING RULES 2018
MISSIBLE GROUND COVERAGE

	8 MARLA (9.0M X 18M)	MARLA (10M X 21 M)	12 MARLA (15M X 25 M)	16 MARLA (12M X 28M)	1 KANAL (15M X 28M)
D AREA	162 SQM(70% FOR FIRST 150 SQM AND 65% FOR NEXT 12 SQM) 112.25 SQM	144 SQM(70% FOR FIRST 150 SQM AND 65% FOR NEXT 150 SQM) 144 SQM	247.5 SQM(70% FOR FIRST 150 SQM, 65% FOR NEXT 97.5 SQM) 158.25 SQM	221.6 SQM (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM AND 60% FOR NEXT 86 SQM) 222 SQM	265.0 SQM (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM, 60% FOR NEXT 100 SQM AND 50% FOR NEXT 70 SQM) 268 SQM
MUM F.A.R.	1:2.1	1:2.1	1:2.1	1:2.3	1:2.1

P U D A

ZONING CLAUSES:-

THE REQUIREMENT OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE BUILDING REQUIREMENT CONTAINED IN THE PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018 AND AS AMENDED FROM TIME TO TIME.

1. Use zones:-
The use of the land and the type of the building to be constructed there on shall be governed in accordance with table below & in no other manner whatsoever.

Notation	Permissible use of land	
	Residential	Residential buildings, ancillary buildings and amenities sub-servient to residential uses.
	Reserved Area	
	EWS	
	Primary School	
	EGS	
	Open Space	

2. Site Coverage and Floor Area Ratio :-
a) Permissible site coverage
i) First 150 square meters — up to 70%
ii) Next 100 square meters — up to 65%
iii) Next 100 square meters — up to 60%
iv) Next 100 square meters — up to 50%
v) Next Remaining area of plot — up to 40%
b) Floor Area Ratio:-
i) Maximum Floor Area Ratio — 1:2.1

TO BUS STAND

NOTE:- THIS ZONING PLAN HAS BEEN APPROVED BY CHIEF ADMINISTRATOR, PUDA ON DATTED 30-11-2018 VIDE OFFICE NOTE NO. 526 DATTED 13-11-2018 SENT BY SENIOR ARCHITECT. THROUGH CTP PUDA.

NOTE:- THIS ZONNING IS APPLICABLE TO ANY ROW OF PLOTS WHICH IS COMPLETELY VACANT AND NO HOUSE IS BUILT IN THAT ROW. BUT IN CASE, ANY ROW OF PLOTS, HAS ONE OR MORE PLOTS WITH ALREADY BUILT HOUSES. THAN THE FRONT SETBACK FOR THAT PLOT SIZE, SHALL BE KEPT AS PER THE FRONT SETBACK OF ALREADY EXISTING HOUSES IN THAT ROW, IN ORDER TO MAINTAIN THE BUILDING LINE OF ALREADY APPROVED PLOTS.

CHIEF TOWN PLANNER, PUDA

SENIOR ARCHITECT

SCALE 0 10 20 30 40 METERS

DATE:- 01-11-2018

DEALT BY: Tania

CHECKED BY:

DRAWING NO. 34

JOB NO. CP

REVISED ZONING PLAN OF RESIDENTIAL SCHEME-ANIMAL HUSBANDRY SITE NABHA ROAD, PATIALA (OUVGL) (PUDA ENCLAVE-1)