

FROM JAIL ROAD
→

E. TYPE GOVT. HOUSES

TO TRIPURI →

471'-3"

35'-0" WIDE ROAD

35'-0" WIDE ROAD

Basement: The basement is permissible in all the of the adjoining building is already constructed without the basement then the basement shall be accessed and the minimum distance from the common wall of the adjoining building to the basement shall be 1.5 m. The basement shall be constructed on the common wall of the adjoining building and shall provide for opening of not less than 1/6th of the basement floor area opening directly to the exterior for admission of natural light and air. The basement shall be measured from the finished level of the floor to the underside of the beam and shall not be used for habitable purposes. The basement of a small plot may be used for parking of motor cars and cycles. The basement shall be constructed on the ground level of the plot and shall be provided with the disposal of water etc. shall not be permitted in the basement.

NOTES:
• copy right @ dept of town & country planning Punjab.
this d3 zoning plan is the property of town & country planning dept and should not be traced, altered and modified without approval by the puaa building rules 1996 as amended & from time to time of as approved by the chief town planner, 1 pb.
• in case of the permissible covered area on gfr has not achieved in the zoned area of any plot, the remaining coverage shall be allowed on the upper floors to achieve the F.A.R.
• plot no: 16 & 23 will be treated as corner plot.

P A T I A A
 Zoning plan of site reserved for M.S.
 flats in Phukian enclave (A-1-a-1-2.26Ac5)
 Zoning clauses:

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The provisions of this zoning plan shall be in accordance to the building requirement contained in the punjab urban planning and development authority (building) rules, 1996 as amended from time to time.

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

Notation	Permissible use of land	Type of use permissible
	Roads	Road, Street furniture & amenities sub-servient to traffic/trans- portation.
	open spaces	Landscaping, features, pavements public amenities & facilities & any other activity sub-servient to recreation.
	Residential	Residential building ancillary build- ing & amenities sub-servient to residential use.
	Commercial	commercial & uses sub-servient to commercial as per separate land use zoning plan.

Site coverage and floor area ratio:

q) Site coverage shall be as per rule 15 of Puda (building) rules 1996 as amended from time to time.

Building Line: No building shall be allowed to project beyond the front rear & side building line shown thus. 

a) Projection shall be as per Rule 18 of PUDA (Bulding) Rules 1996 as amended from time to time.

Height:	(a) Residential
use zones	max Permissible height from plinth to top of building No of storeys

	36'-0"	including parapets/murty	Three
	14'-9"		Single

Commercial	
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plinth height: otherwise specified plinth height in case of building intended for human habitation

habitation shall be 1-c' above the finished level of the road, #1 in case of undrained buildings in residential zone thus ~~z~~ it shall be 3'.

0. No side entrance in the main building shall be allowed.
b) Only plot No. 16 & 23 shall be considered as corner in the purpose of side gate & opening of windows

Boundary Wall & Gate:
 a) The bounding wall of residential corner plots shall be rounded at corner by a radius 5.00m but in case of other sites, it shall be as shown in the plan.
 b) The height of the front and side boundary wall in residential plots shall be 1.8m. The height of the rear and boundary wall shall be 2.1m.

Scale: 1"-20'-0"

NOTE:- This zoning plan is based on the approved layout plan dated 10.07.2019.

★ This zoning plan has been approved by Chief Town Planner [redacted] No. 2590 C.T.P. 88/89-463 dated [redacted] wide and [redacted]

paragab vide index no. 2030 C.I.F. to J.R.H.S. dated 6-4-11.

DEPT. OF TOWN & COUNTRY PLANNING PUNJAB.
Drawing no. d.t.p. (P) 3513/2010 dated 13-5-2010

Drawn by: Chawwat Isayov
checked by: A. Hache

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distt town planner patiala	senior town planner patiala	chief town planner (pb) chandigarh
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