



REVISED ZONING PLAN FOR DIFFERENT CATEGORIES OF RESIDENTIAL PHULKIAN ENCLAVE, PLOTS IN

- THIS DRAWING HAS BEEN PREPARED ON THE BASIS OF PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018 ISSUED VIDE NO. G.S.R.43/P.A.11/1995/Ss.43 AND 180/2018. DATED
- AUTHORITY TO THE TERRACE OF LAST LIVEABLE FLOOR OF THE BUILDING ADJACENT TO THE EXTERNAL WALLS, AND IN THE CASE OF PTICHED ROOFS, UP TO THE POINT WHERE THE EXTERNAL SURFACE OF THE OUTER WALL INTERSECTS THE FINISHED SURFACE OF THE SLOPING ROOF; AND IN THE CASE OF GABLES FACING THE ROAD, THE MID-POINT BETWEEN THE EXTESS LEVEL AND THE RIDGE.

 ARCHITECTURAL FEATURES SERVING NO OTHER FUNCTION EXCEPT BUILDING HEIGHT MEANS THE VERTICAL DISTANCE MEASURED IN THE CASE OF FLAT ROOFS, FROM THE AVERAGE LEVEL OF THE FRONT ROAD AND CONTIGUOUS TO THE BUILDING OR AS DECIDED BY THE
- THAT OF DECORATION SHALL BE EXCLUDED FOR THE PURPOSE OF MEASURING HEIGHTS; COOLING TANKS, LIFT TOWERS, LIFT ROOMS, ARCHITECTURAL FEATURES NOT EXCEEDING 225 METRESS IN HEIGHT, AND IN RELATION TO A ROOM MEANS THE VERTICAL MEASUREMENTS FROM FINISHED SUPPAGE OF THE FLOOR TO THE WOORTH OF AN ONE SCAN #10.764 SOFT AND ROLLING OF THE ROOM AND IN CASE OF SLOPING CEILING THE HEIGHT SHALL BE THE MINIMUM HEIGHT OF AN ROOM.

 THE CALCULATIONS ARE BASED ON, ONE SCAN #10.764 SOFT AND ROUNDED OF TOTWO DECIMAL PLACES.

 BUILDING SYBALL BE COENTRUCTED MITHIN THE AREA SHOWN AS WILLING SYBALL BE CASTRUCTED MITHIN THE PURPOSE OF A 10.764 SOFT AND ROUNDED OF TOTWO DECIMAL PLACES.

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 BUILDING SYBALL BE CASTRUCTED MITHIN THE PURPOSE OF AND ROUNDED OF AND DEVELOPMENT BUILDING AND ROTAS PER SECTION 190(2)(1) RILE 19(4) TABLE 40F THE PURPOSE OF AND EXCENDING CASE OF PLOTS IN THAT TO AND THAT THE BUILDING LINE OF ALREADY APPROVED PLOTS IN THAT TO AND THAT THE PLOT WIDTH FOR ANY PLOT, IN A ROW OF PLOTS IN THAT TO MANY AND THAT THE SUND AND THAT TO THE PLOT HEAD THAT TO THE PLOT HEAD THAT THAT THE SUND AND THAT TO CASE THE PLOT SIZE OF THAT FROM AND AND DISCREPANCY IN GROUND CAYS FART THE SUND AND THE BASE PLOTS OF THE PLOT HERE OF A LEESTED CASTRUCT OF THE PLOT HERE OF T SETBACK SHALL BE MINIMUM OF THE HEIGHT OF THE BUILDING OR
- JATT WHICHEVER IS MORE.

 THIS ZONING IS APPLICABLE TO ANY ROW OF PLOTS WHICH IS THIS ZONING IS APPLICABLE TO ANY ROW OF PLOTS WHICH BUT IN CASE, ANY ROW OF PLOTS, HAS ONE OR MORE PLOTS WITH ALREADY BUILT HOUSES, THAN THE FRONT SETBACK OF THAT PLOT SIZE, SHALL BE KEPT AS PER THE FRONT SETBACK OF THE ALREDY THIS DRG. SHALL ONLY BE REFERRED FOR ADDITIONAL GROUND COVERAGE AND F.A.R AS PER PUNJAB URBAN PLANNING AND EXISTING HOUSES IN THAT ROW, IN ORDER TO MAINTAIN THE BUILDING LINE OF ALREADY APPROVED PLOTS.
- DEVELOPMENT BUILDING RULES 2018 AND FOR ALL OTHER PURPOSES, PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018 SHALL BE REFERRED.

 THIS DRAWING SUPERCEEDS THE PREVIOUS DRAWING DTP(P) 3196 / 1718 DATED 063 2002 & DTP(P) 235 / 03 DATED 163.11.2003 AND IS 2002 DATED 063.2002 & DTP(P) 235 / 03 DATED 163.11.2003 AND IS APPLICABLE FOR RESIDENTIAL PLOTS IN PHULKIAN ENCLAYE, APPLICABLE FOR RESIDENTIAL PLOTS IN PHULKIAN ENCLAYE.
- PATIALA.
 THIS REVISED ZONING IS BASED ON DRAWING NO. D.T.P.(SAS NAGAR)
 2338 / 18 DATED 07.08.2018 ISSUED BY CTP(Pb) VIDE LETTER NO.
 6189-6208 CTP(Pb)/ SP-28 DATED 08.10.18.

For old tited or in per site place the solutional greated Coverage will be allowed in rear yard, but in so case the rear part will be been than 6 °C° ut may point. NOTES:For As Per Site Plots, the additional Ground Coverage, will be in the Rear Yard of the hame. Front Setback line will be

DEPARTMENT OF TOWN AND COUNTRY PLANNING, PUNJAB.
DRAWING NO. D.T.P.(P)3719/2019 DATED:19.03.2019. Scale: linch = 40 feet

CHECKED BY - A.K ASSIT. TOWN PLANNER

DISTRICT TOWN PLANNER, PATIALA Paperolan