

# PATIALA

## REVISED ZONING PLAN FOR DIFFERENT CATEGORIES OF RESIDENTIAL PLOTS IN ALL URBAN ESTATES OF PATIALA & RAJPURA

### NOTES :-

- THIS DRAWING HAS BEEN PREPARED ON THE BASIS OF PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018 ISSUED VIDE NO. G.S.R. 431/P. 11/1995/S&A3 AND 180/2018, DATED 12th JUNE, 2018.
- 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 AUTHORITY TO THE TERRACE OF LAST LIVEABLE FLOOR OF THE BUILDING ADJACENT TO THE WHERE THE EXTERNAL SURFACE OF THE BUILDING ADJACENT TO THE FINISHED SURFACE OF THE SLOPING ROOF AND IN THE CASE OF GABLES RIDGE ARCHITECTURAL FEATURES SERVING NO OTHER FUNCTION EXCEPT MEASURING HEIGHTS; COOLING TANKS, LIFT TOWERS, LIFT ROOMS, ARCHITECTURAL FEATURES NOT EXCEEDING 2.25 METRES IN HEIGHT, AND IN RELATION TO A ROOM MEANS THE VERTICAL MEASUREMENTS FROM FINISHED SURFACE OF THE FLOOR TO THE UNDERSURFACE OF THE CEILING OF THE ROOM AND IN CASE OF SLOPING CEILING THE HEIGHT SHALL BE THE MINIMUM HEIGHT OF ANY ROOM.
- THE CALCULATIONS ARE BASED ON ONE S.Q.M = 10.764 SQFT AND ROUNDED OFF TO TWO DECIMAL PLACES.
- BUILDING SHALL BE CONSTRUCTED WITHIN THE AREA SHOWN AS IN THE SMALLER PLOT SIZES (2M, 4M, 5M, 5M, 8M) THE FRONT SETBACK SHALL BE AS SHOWN IN THIS DRAWING AND NOT AS PER SECTION 180(2)(ii) RULE 18(A) TABLE 4 OF THE PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018 IN ORDER TO MAINTAIN THE BUILDING LINE OF ALREADY APPROVED PLOTS AND TO ENSURE 70% GROUND COVERAGE.
- IN CASE THE PLOT WIDTH FOR ANY PLOT IN A ROW OF PLOTS IS MORELESS THAN THE STANDARD WIDTH OF OTHER PLOTS IN THAT ROW, OR ANY PLOT HAS IRREGULAR/TAPERED REAR/SIDE BOUNDARY, THEN THE FRONT SETBACKS SHALL BE AS PER THE STANDARD PLOT SIZE OF THAT ROW AND ANY DISCREPANCY IN GROUND COVERAGE ARISING OUT OF ADDITIONAL LESSER PLOT AREA SHALL BE ADJUSTED IN THE REAR SETBACK ONLY.
- THIS ZONING 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, THEN THE FRONT SETBACK FOR THAT PLOT SIZE, SHALL BE KEPT AS PER THE FRONT SETBACK OF THE ALREADY EXISTING HOUSES IN THAT ROW, IN ORDER TO MAINTAIN THE BUILDING LINE OF ALREADY APPROVED PLOTS.
- THIS DRG. SHALL ONLY BE REFERRED FOR ADDITIONAL GROUND COVERAGE AND F.A.R. AS PER PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018 AND FOR ALL OTHER PURPOSES, PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018 SHALL BE REFERRED.
- THIS DRAWING SUPERCEDES THE PREVIOUS DRAWING NO. DTP(P) 2344 / 99 DATED 08.04.1999.
- THIS REVISED ZONING IS BASED ON DRAWING NO. D.T.P. (SAS NAGAR) 2328 / 18 DATED 07.08.2018 ISSUED BY CTP(P) VIDE LETTER NO. 6189-6208 CTP(Pb) SP-28 DATED 08.10.18.

Scale : 1 inch = 20 feet

DEPARTMENT OF TOWN AND COUNTRY PLANNING, PUNJAB.  
DRAWING NO. D.T.P.(P)3698/2018 DATED 09.10.2018.

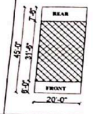
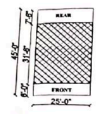
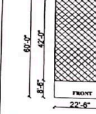
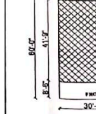

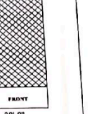
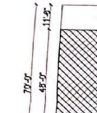

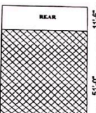
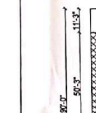

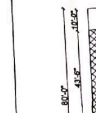





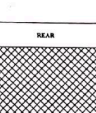
DRAWN BY:-

CHECKED BY:-

PLANNING OFFICER

ASST. TOWN PLANNER

DISTRICT TOWN PLANNING OFFICER

<p>CATEGORY SIZE OF PLOT I. COVERAGE AND F.A.R. IN LIGHT OF PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018 II. PERMISSIBLE GROUND COVERAGE III. ZONED AREA IV. MAXIMUM F.A.R.</p>						
	4 MARLA (28'-0" X 45'-0")	5 MARLA (35'-0" X 45'-0")	6 MARLA (42'-0" X 45'-0")	8 MARLA (56'-0" X 45'-0")	10 MARLA (70'-0" X 45'-0")	15 MARLA (105'-0" X 45'-0")
	630.00 SQFT (70%) 630.00 SQFT 1:2.1	787.5 SQFT (70%) 787.5 SQFT 1:2.1	945.00 SQFT (70%) 945.00 SQFT 1:2.1	1350.75 SQFT (70% FOR FIRST 150 SQM AND 45% FOR NEXT 100 SQM) 1351.50 SQFT 1:2.1	1541.33 SQFT (70% FOR FIRST 150 SQM AND 45% FOR NEXT 100 SQM) 1541.00 SQFT 1:2.1	1581.33 SQFT (70% FOR FIRST 150 SQM AND 45% FOR NEXT 100 SQM) 1581.50 SQFT 1:2.1
<p>CATEGORY SIZE OF PLOT I. COVERAGE AND F.A.R. IN LIGHT OF PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018 II. PERMISSIBLE GROUND COVERAGE III. ZONED AREA IV. MAXIMUM F.A.R.</p>						
	10 MARLA (70'-0" X 45'-0")	12 MARLA (84'-0" X 45'-0")	16 MARLA (112'-0" X 45'-0")	18 MARLA (126'-0" X 45'-0")	20 MARLA (140'-0" X 45'-0")	25 MARLA (175'-0" X 45'-0")
	1616.36 SQFT (70% FOR FIRST 150 SQM AND 45% FOR NEXT 100 SQM) 1616.00 SQFT 1:2.1	1835.28 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM AND 40% FOR NEXT 100 SQM) 1835.00 SQFT 1:2.1	2375.28 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM AND 40% FOR NEXT 100 SQM) 2375.00 SQFT 1:2.1	2715.28 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM AND 40% FOR NEXT 100 SQM) 2715.00 SQFT 1:2.1	3155.28 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM AND 40% FOR NEXT 100 SQM) 3155.00 SQFT 1:2.1	3795.28 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM AND 40% FOR NEXT 100 SQM) 3795.00 SQFT 1:2.1
<p>CATEGORY SIZE OF PLOT I. COVERAGE AND F.A.R. IN LIGHT OF PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018 II. PERMISSIBLE GROUND COVERAGE III. ZONED AREA IV. MAXIMUM F.A.R.</p>						
	1 KANAL (45'-0" X 108'-0")	1 KANAL (45'-0" X 108'-0")	1 KANAL (45'-0" X 108'-0")	1 KANAL (45'-0" X 108'-0")	1 KANAL (45'-0" X 108'-0")	1 KANAL (45'-0" X 108'-0")
	2841.02 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM, 60% FOR NEXT 100 SQM AND 50% FOR NEXT 100 SQM) 2841.50 SQFT 1:2.1	2841.02 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM, 60% FOR NEXT 100 SQM AND 50% FOR NEXT 100 SQM) 2841.50 SQFT 1:2.1	2841.02 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM, 60% FOR NEXT 100 SQM AND 50% FOR NEXT 100 SQM) 2841.50 SQFT 1:2.1	2841.02 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM, 60% FOR NEXT 100 SQM AND 50% FOR NEXT 100 SQM) 2841.50 SQFT 1:2.1	2841.02 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM, 60% FOR NEXT 100 SQM AND 50% FOR NEXT 100 SQM) 2841.50 SQFT 1:2.1	2841.02 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM, 60% FOR NEXT 100 SQM AND 50% FOR NEXT 100 SQM) 2841.50 SQFT 1:2.1