SIZE OF PLOT 1. COVERAGE AND F.A.R. IN LIGHT OF PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018 DEVELOPMENT BUILDING RULES 2018 i. PERMISSIBLE GROUND COVERAGE PUNJAB URBAN PLANNING AND 1. COVERAGE AND F.A.R. IN LIGHT OF SIZE OF PLOT iii. MAXIMUM F.A.R. PLOT NOS. ii. ZONED AREA iii. MAXIMUM F.A.R. i. PERMISSIBLE GROUND COVERAGE PLOT NOS. II. ZONED AREA 875.00 SQFT(70%) 1:2.1 875.00 SQFT (70%) 902.67 SQFT(70%) APPROX. 936.38 SQ.FT (72%) APPROX. 1:2.1 15 AS PER SITE(Area-1289.53sq.ft) 7'-6" 36'-6" 6'-0" 50'-0" 7'-6" 35'-0" 7'-6" (25'-0"X50'-0" 21'-3" AS PER SITE REAR FRONT REAR 25'-0" FRONT AS PER SITE 1:2.1 23-38 630.00 SQFT (70%) 630.00 SQFT(70%) 714.86 SQFT (70%) APPROX 661.97 SQ.FT (64%) APPROX. 1:2.1 AS PER SITE(Area-1021.24sq.ft) G 45'-0 (20'-0"X45'-0") 4 MARLA 7'-6", 6'-0" 31'-6' As per site FRONT REAR FRONT 20'-0" AND DEVELOPMENT BUILDING RULES 2018 ISSUED VIDE NO. G.S.R.AJIP.A.11/1996/SS.43 AND 1810/COR. DATED 12th JUNE, 2018 BUILDING HEIGHT MEANS THE VERTICAL DISTANCE MEASURED IN THE CASS OF FLAT BUILDING HEIGHT MEANS THE VERTICAL DISTANCE MEASURED IN THE CASS OF THE ROOPS, FROM THE AVERAGE LEVEL OF THE FONT ROAD AND CONTIGUOUS THE BUILDING OR AS DECIDED BY THE AUTHORITY TO THE TERRACE OF LAST LIVERBLE BUILDING OR AS DECIDED BY THE AUTHORITY TO THE TERRACE OF LAST LIVERBLE BUILDING OR AS DECIDED BY THE AUTHORITY TO THE TERRACE OF LIVERBLE BUILDING OR AS DECIDED BY THE AUTHORITY TO THE EXTERNAL WALLS, AND IN THE CASS OF PICOHED ROOPS, UP TO THE POINT WHERE THE EXTERNAL SUPPACE OF THE OUTER WALL INTERSECTS THE FINISHED SURFACE OF THE SLOPING ROOP, AND IN THE CASS OF GABLES FACING THE ROAD, THE MID-POINT BETWEEN THE RAYES LEVEL AND THE RIDGE. ARCHITECTURAL FEATURES SERVING NO OTHER PURPOSS OF MEASURING HEIGHTS; COOLING TANKS, LIFT TOOMS, ARCHITECTURAL FEATURES NOT EXCEPT THAT OF DECORATION SHALL BE EXCLUDED FOR THE PURPOSS OF MEASURING HEIGHTS; COOLING TANKS, LIFT TOOMS, ARCHITECTURAL FEATURES NOT EXCEPT THAT OF DECORATION SHALL BE EXCLUDED FOR THE PURPOSS OF MEASURING HEIGHTS. NOTES :-TOTAL AREA OF SITE TOTWO DECIMAL PLACES. BUILDING SHALL BE CONSTRUCTED WITHIN THE AREA SHOWN AS THE FRONT SETERACK SHALL BE AS SHOWN IN THIS DRAWING AND NOT AS PER SECTION 180(2)(i) RULE 19(A) TABLE 4 OF THE PUNJAB URBAN PLANNING AND EVELOPMENT BUILDING RULES 2018 IN ORDER TO MAINTAIN THE BUILDING LINE OF ALREADY APPROVED PLOTS. IN CASE THE PLOT WIDTH FOR ANY PLOT, IN A ROW OF PLOTS IS MORE/LESS THAN THE STANDARD WIDTH OF OTHER PLOTS IN THAT ROW, OR ANY PLOT HAS IRREGULARY TAPERED REARY SIDE BOUNDARY, THAN THE FRONT SETBACKS SHALL BE AS PER THE STANDARD PLOT SIZE OF THAT ROW AND ANY DISCREPANCY IN GROUND COVERAGE ARISING OUT OF ADDITIONALLESSER PLOT AREA SHALL BE ADJUSTED IN THE REAR ARISING OUT OF ADDITIONALLESSER PLOT AREA SHALL BE ADJUSTED IN THE REAR 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 MINIMAM HEIGHT OF ANY ROOM. THE CALCULATIONS ARE BASED ON, ONE SQ.M =10.764 SQT AND ROUNDED OF Scale: linch = 40 feet any point and the front setherk line will be maintained planner. Patiala vida letter wet 216 9 - m2 v (v) date 16-62. DRAWING NO .D.T.P.(P)/3767-A / 2021 NOTES:-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, THAN THE FRONT SETBACK FOR THAT PLOT SIZE, SHALL BE KEPT AS PER THE FRONT SETBACK OF THE ALREDY EXISTING HOUSES IN THAT ROW. IN ORDER TO MAINTAIN THE BUILDING LINE OF ALREADY ADDROVER OF OTCO. the plot but in no case the rear yard will be less than 6'-6"/on 1/4th of the height at THIS DRG. SHALL ONLY BE REFERRED FOR ADDITIONAL GROUND COVERAGE AND FAR. AS PER PUNJABU BRBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018 AND FOR ALL OTHER PURPOSES, PUNJABU BRBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018 SHALL BE REFERRED. THIS DRAWING PARTLY SUPERFICEEDS THE PERVOUS DRAWING DITIPI) 3513 / 2010 DATED 13.05.2010 AND IS APPLICABLE FOR RESIDENTIAL PLOTS IN PHULKIAN ENCLYCE, PATIALA. THIS REVISED ZONING IS BASED ON DRAWING NO. D.T.P. (SAS NAGAR) 2328 / 18 DATED 07.08.2018 ISSUED BY CTP(Pb) VIDE LETTER NO. 6189-5208 CTP(Pb)/ SP-28 DATED NO. 10.18. SETBACK ONLY, BUT REAR SETBACK SHALL BE MINIMUM (OF THE HEIGHT OF THE BUILDING OR 2MT WHICHEVER IS MORE. PLANNING OFFICER DRAWN BY: Gustect Kaust APPROVED PLOTS. PHULKIAN ENGY ... OF POCKET-B IN THE FRONT SET BACK OF THE AS PER SITE PLOTS NO. (16 - 22) SHALL BE KEPT AS PER ZONING PLAN. THE REAR SET BACK OF THESE SHALL BE KEPT MINIMUM ZM OR 1/4TH OF THE HEIGHT OF BUILDING. THE PERMISSIBLE GROUND COVERAGE IF NOT ACHIEVED ON GROUND FLOOR WILL BE ADJUSTED ON UPPER FLOORS. For as per site plots, the additional ground coverage, will be in the rear yard of DEPARTMENT OF TOWN AND COUNTRY PLANNING, PUNJAB. VING NO .D.T.P.(P)/3767-A / 2021 DATED:16.6.2021 (SITE RESERVED FOR M.S. FLATS) PHULKIAN ENCLAVE, PATIALA ASSTT. TOWN PLANNER DISTRICT TOWN PLANNER, PATIALA CHECKED BY: 4, W 2.26ACRE the water

SENIOR TOWN PLANNER, PATIALA