

REVISED ZONING PLAN OF POCKET-B IN  
PHULKIAN ENCLAVE, PATIALA  
(SITE RESERVED FOR M.S. FLATS)

**TOTAL AREA OF SITE**  
**2.26ACRE**

NOTES :-

- THIS DRAWING HAS BEEN PREPARED ON THE BASIS OF PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018 ISSUED VIDE NO. G.S.R.43P.A.11/1995/Ss.43 AND 18/10/2018, DATED 12th June 2008

- G.S. R. 43P.111.1995/ISS.43 AND 18/10/2018, 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 LIVABLE FLOOR OF THE BUILDING ADJACENT TO THE EXTERNAL WALLS, AND IN THE CASE OF PITCHED 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 EAVES LEVEL AND THE RIDGE ARCHITECTURAL FEATURES SERVING NO OTHER FUNCTION EXCEPT THAT OF DECORATION SHALL BE EXCLUDED FOR THE PURPOSE OF 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.

THIS DRAWING HAS BEEN PREPARED ON THE BASIS OF PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018 ISSUED VIDE NO. G.S.R. 434/1/11995/MS-43 AND 18/10/2018, 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 LIVABLE FLOOR OF THE BUILDING ADJACENT TO THE EXTERNAL WALLS; AND IN THE CASE OF PITCHED 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 EAVES LEVEL AND THE RIDGE. ARCHITECTURAL FEATURES SERVING NO OTHER FUNCTION EXCEPT THAT OF DECORATION SHALL BE EXCLUDED FOR THE PURPOSE OF 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 OF THE CEILING 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 SQ.M =10.764 SQ.FT AND ROUNDED OFF TO TWO DECIMAL PLACES.

BUILDING SHALL BE CONSTRUCTED WITHIN THE AREA SHOWN AS [REDACTED]

THE FRONT SETBACK SHALL BE AS SHOWN IN THIS DRAWING AND NOT AS PER SECTION 180(2)(I) RULE 19(4) TABLE 4 OF THE PUNJAB URBAN PLANNING AND DEVELOPMENT 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 IRREGULAR/ TAPEDED REAR 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 ADDITIONAL/LESSER PLOT AREA SHALL BE ADJUSTED IN THE REAR SETBACK ONLY, BUT REAR SETBACK SHALL BE MINIMUM 1/6 OF THE HEIGHT OF THE BUILDING OR 2MT. WHICHEVER IS MORE.

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 DRO. 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 PARTLY SUPRECEDES THE PREVIOUS DRAWING DT/PP/ 3513 /2010 DATED 13.05.2010 AND IS APPLICABLE FOR RESIDENTIAL PLOTS IN PUKLIAN ENCLAVE, PATIALA.

THIS REVISION ISSUED IS BASED ON DRAWING NO. D.T.P.16AS MAGARI 32/28 /18 DATED 07.06.2018 ISSUED BY CTRP(Pb) VIDE LETTER NO. 6189-6208 CTRP(Pb) ss-28 DATED 08.10.18.

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 2M OR 1/6TH OF THE HEIGHT OF BUILDING. THE PERMISSIBLE GROUND COVERAGE IF NOT ACHIEVED ON GROUND FLOOR WILL BE ADJUSTED ON UPPER FLOORS.