


# PATIALA

## REVISED ZONING PLAN FOR DIFFERENT CATEGORIES OF RESIDENTIAL PLOTS IN POCKET ADJOINING PRTC WORKSHOP, AT NABHA ROAD, PATIALA

### NOTES :-

- 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 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 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.
- THE CALCULATIONS ARE BASED ON. ONE SQ.M = 10.764 SQFT AND ROUNDED OFF TO TWO DECIMAL PLACES.
- BUILDING SHALL BE CONSTRUCTED WITHIN THE AREA SHOWN AS .
- IN THE PLOT SIZES (9'-0", 10'-6", & 14'-3") THE FRONT SETBACK 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 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/ 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, BUT REAR SETBACK SHALL BE MINIMUM  $\frac{1}{4}$  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 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 DTP(P) 3580 / 13 DATED 23.04.2013 AND IS APPLICABLE FOR RESIDENTIAL PLOTS IN POCKET ADJOINING PRTC WORKSHOP, AT NABHA ROAD, 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. 6189-6208 CTP(Pb)/ SP-28 DATED 08.10.18.

### NOTES:-

For As Per Site Plots, the additional Ground Coverage, will be in the Rear Yard of the home. Front Setback line will be maintained.

For odd sized or as per site plots the additional ground Coverage will be allowed in rear yard, but in no case the rear yard will be less than 6'-6" at any point.

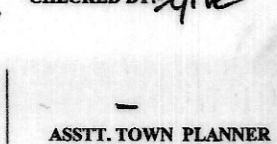
Scale : 1 inch = 40 feet

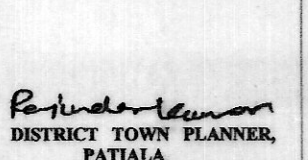
DEPARTMENT OF TOWN AND COUNTRY PLANNING, PUNJAB.  
DRAWING NO .D.T.P.(P)/3717 /2019 DATED:19.03.2019.

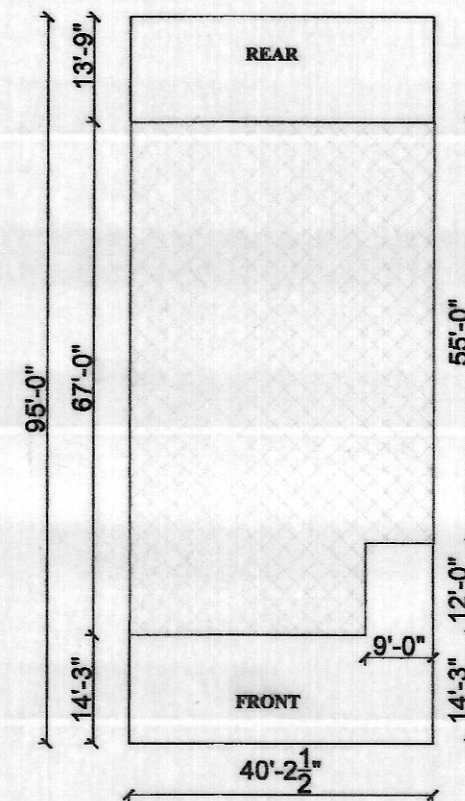
DRAWN BY:-

  
PLANNING OFFICER

CHECKED BY:-

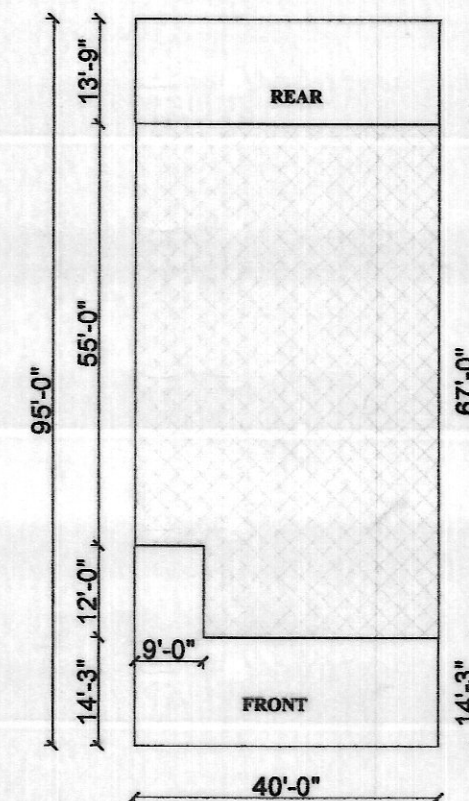
  
ASST. TOWN PLANNER

  
DISTRICT TOWN PLANNER,  
PATIALA



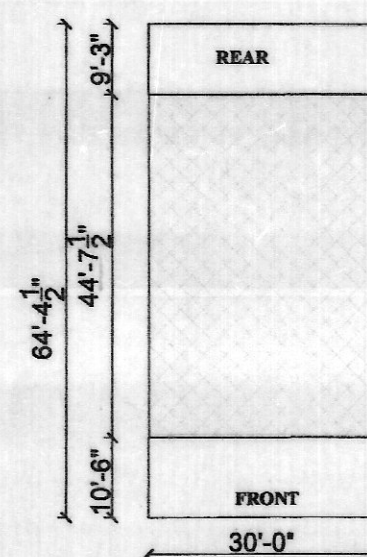
KANAL  
(40'-2.5"X95'-0")

2501.55 SQFT (70% FOR FIRST 150 SQM,  
65% FOR NEXT 100 SQM, 60% FOR NEXT 100  
SQM AND 50% FOR NEXT 100 SQM)  
2585 SQFT  
1:2.1



KANAL  
(40'-0"X95'-0")

2492 SQFT (70% FOR FIRST 150 SQM,  
65% FOR NEXT 100 SQM, 60% FOR NEXT 100  
SQM AND 50% FOR NEXT 100 SQM)  
2572 SQFT  
1:2.1

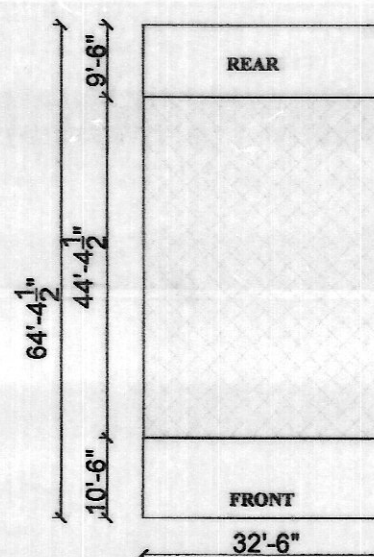


KANAL  
(30'-0"X64'-4.5")

1336 SQFT (70% FOR FIRST 150 SQM,  
65% FOR NEXT 100 SQM)

CATEGORY  
SIZE OF PLOT  
1. COVERAGE AND F.A.R. IN LIGHT OF  
PUNJAB URBAN PLANNING AND  
DEVELOPMENT BUILDING RULES 2018  
i. PERMISSIBLE GROUND COVERAGE

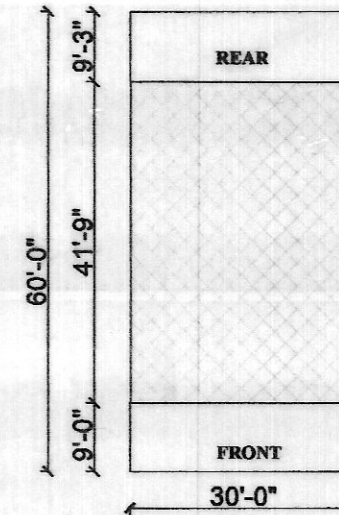
ii. ZONED AREA  
iii. MAXIMUM F.A.R.



KANAL  
(32'-6"X64'-4.5")

1440.65 SQFT (70% FOR FIRST 150  
SQM, 65% FOR NEXT 100 SQM)

1442.18 SQFT  
1:2.1



8 MARLA  
(30'-0"X60'-0")

1250.73 SQFT (70% FOR FIRST 150 SQM  
AND 65% FOR NEXT 100 SQM)

1252.50 SQFT  
1:2.1