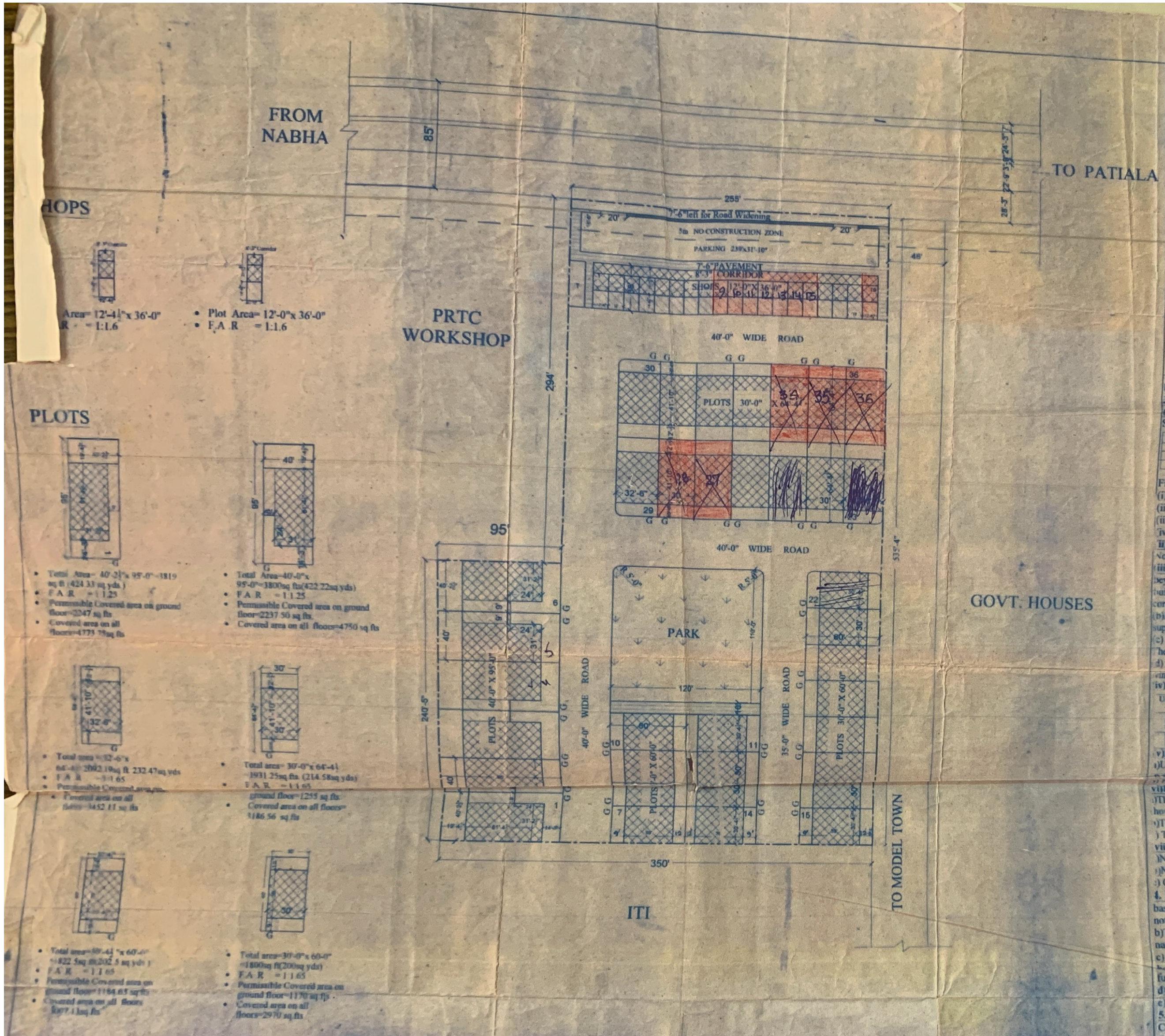
PRTC Workshop
(Zoning Plan)



- Plot Area= 12'-4½"x 36'-0"
- F.A.R = 1:1.6

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- Total Area= 40'-2½"x 95'-0"=3819 sq ft (424.33 sq yds.)
- F.A.R = 1:1.25
- Permissible Covered area on ground floor=2247 sq fts
- Covered area on all floors=4773.75sq fts

- Total Area=40'-0"x 95'-0"=3800sq fts(422.22sq yds)
- F.A.R = 1:1.25
- Permissible Covered area on ground floor=2237.50 sq fts.
- Covered area on all floors=4750 sq fts

- Total area =32'-6"x 64'-4"=2092.19sq ft 232.47sq yds
- F.A.R = 1:1.65
- Permissible Covered area on [illegible]
- Covered area on all floors=3452.11 sq fts

- Total area= 30'-0"x 64'-4" =1931.25sq fts (214.58sq yds)
- F.A.R = 1:1.65
- [illegible] ground floor=1255 sq fts.
- Covered area on all floors=3186.56 sq fts

- Total area=30'-4½"x 60'-0" =1822.5sq ft(202.5 sq yds)
- F.A.R = 1:1.65
- Permissible Covered area on ground floor=1184.65 sq fts
- Covered area on all floors 3007.13sq fts

- Total area=30'-0"x 60'-0" =1800sq ft(200sq yds)
- F.A.R = 1:1.65
- Permissible Covered area on ground floor=1170 sq fts.
- Covered area on all floors=2970 sq fts

Note:-
This drawing has been amended and approved by CTP(Pb)
S.A.S Nagar vide his letter no. 2994 CTP(Pb)/SP-153 dated 4.6.13

PATIALA ZONING PLAN OF RESIDENTIAL POCKET ADJOINING PRTC WORKSHOP AT NABHA ROAD, PATIALA

Zoning Clauses :-

The provision of this zoning plan shall be in accordance to the building requirements contained in the Punjab Urban Planning and Development Authority (Building) Rules 1996 as amended from time to time.

1. Use Zone:-

The use of land & the type of building to be constructed there on shall be governed in accordance with table below & in no other manner whatsoever.

Notation	Permissible use of land	Type of use permissible
▨	Residential	Residential building ancillary building & amenities sub- servient to residential use.
▨	Commercial	Commercial and uses sub -servient to commercial as per zoning plan.
☐	Open Spaces	Landscaping furnitures, pavements, public amenities & facilities any other activity sub-servient to recreation.

2. Commercial:-

a)The permissible ground coverage and floor area ratio shall be as per in the detail of shops as shown on the plan and the height, no. of storeys etc. shall be governed as per table below.

Use Zones	Category	Maximum Permissible Height from Plinth level to top of building	No. of Storeys	F.A.R
▨	Commercial	25' -6"	Two+Basement	1:1.6

b) The shops shall be constructed as per standard design & building control sheets to be provided by PUDA.

3. Residential:-

(i) Ground Coverage and Floor Area Ratio:

Site Coverage:- (1) The maximum permissible site coverage on all the residentional site shall be calculated as under:-

Sr no.	Area of site	Site Coverage
1	For the first 210 sq.mts	65 %
2	For the next 210 sq.mts.	50 %
3	For the remaining area	40 %

Floor Area Ratio:- The maximum floor area ratio in the case of residential plotted development shall not exceed:-

(i) For first 225 sq.mts -1.65
(ii) For plots above 225 sq.mts. but not exceeding 325 sq.m. -1.40
(iii) For plots above 325 sq.m. but not exceeding 430 sq.m. - 1.25
(iv) For plots above 430 sq.m - 1.00

ii)Building Line :-

No building shall be allowed to project beyond the front,rear and side building line shown thus ▨

iii)Projection :-(a)where there is an uncovered balcony or chhajja or cantilever from wall, it shall not project more than 1.22 meters (four feet) beyond the building line when measured at right angle to the outer face of the wall for plots above 225 sq.mts. In the case of row houses or building adjoining each other,where the area of plot is upto 225 sq.mts. the depth of projection shall not be more than one third of the corresponding depth of front or rear set back or 0.91 meters (three feet) whichever is less.

(b)Provided further that projection on door and window shall not exceed 0.45 meters(one feet six inches) beyond the finished face of the supporting wall.

(c) Provided further that no projection shall be at a lesser height than 2.06 meter (six feet nine inches) clear above the plinth level of the building. The area of the projection shall not be counted towards the covered area of the site ie the areas under projection shall be free of FAR.

(d) In case of corner plots abutting public areas such as parks and paved pathway sun shade not exceeding 0.45 meters (Eighteen inches) on window opening on the side shall be permitted at a height not less than 2.06 meters (ie 6'-9").

iv)Height:-

Use Zones	Category	Maximum Permissible Height from Plinth level to top of building	No. of Storeys
▨	Residential	[illegible]'-0" including Parapet & mumty	Three +Basement
☐	Residential	24'-9"	Two

v)Plinth Height:-

i)Unless otherwise specified plinth height in case of building [illegible] it shall be [illegible]

ii) Plinth level shall be obtained from D.E.(P.H) PUDA,Patiala.

vi)Boundary Wall &Gate:-

i)The boundary wall of residential corner plots shall be rounded at corner by radius of 5'-0" abutting on roads in case of other sites, It shall be as shown on the plan.

ii)The height of front and side boundary wall in residential plots shall be 5'-0" and that of the rear open court yard boundary wall shall be 6'-0"

iii) The gates & their position shall be as shown 'G'on the plan. The gate posts shall be provided for display of postal no. of plots

vii) Side entry gate in corner plots:-

a)No side entry in the main building shall be allowed.

b)No side/back gate shall be allowed where the public open space separating the plot and road reservation.

c) One side/back gate of 3'-6" width shall be allowed in case of corner plots.

4. Basement:-(a) The basement is permissible in all the plots. If the adjoining building is already constructed without the basement then the basement shall be recessed and the minimum distance from common wall of the adjoining constructed building up to the wall of basement shall not be less than 8'-0"

b)The basement shall provide for opening of not less than 1/10th of the basement floor area opening directly to the exterior for admission of natural light & air shall be water proof &damp proof.

c) The minimum height of the basement shall be 8'3" measured from the finished level of the floor to the under surface of the beam and shall not be used for habitable purposes. The basement area shall not exceed beyond the area on the ground floor of the building & shall be below it and further it

d)Provision of toilets,water taps etc. which require the disposal of water etc. shall not be permitted in the basement.

e)The area under basement shall not be counted towards F.A.R.

5. General rules:- (a)All rules/bye laws shall be as per PUDA building rules ,1996.

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(b)This drawing/zoning plan is the property of Town and Country Planning Punjab and should not be traced, altered & modified without prior approval of the deptt.

C) For any item not covered in the zoning plan shall be governed by PUDA Building rules 1996 as amended *from time to time or as approved by the Chief Town Planner Punjab.*

d) Water harvesting system shall be provided as per Govt. instruction/guidelines.

This Zoning Plan is based on Revised Layout plan drawing no. DTP(P) 3571/12 dated 5.12.2012.

Scale : 1inch = 40 feet

0 20 40 80 120 160
Feet

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DEPTT. OF TOWN AND COUNTRY PLANNING PUNJAB.
DRAWING NO.D.T.P.(P)3580/13 DATED: 23.04.2013

DRAWN BY: Renu
CHECKED BY: Ladh Singh

ASSTT. TOWN PLANNER	DISTT. TOWN PLANNER PATIALA	SENIOR TOWN PLANNER PATIALA	CHIEF TOWN PLANNER PB. MOHALI