Directorate of Town and Country Planning, Punjab
PUDA, Bhawan, 6th floor, Sector-62, S.A.S.Nagar.

To

1. Chief Administrator,
   GMADA, SAS Nagar/ GLADA, Ludhiana/ ADA, Amritsar/ BDA, Bathinda/ JDA, Jalandhar/ PDA, Patiala.

2. Senior Town Planner,
   Amritsar/ Ludhiana/ Jalandhar/ Patiala/ SAS Nagar/ PBIP, Chandigarh.

3. District Town Planner,
   Amritsar/ Jalandhar/ Patiala/ SAS Nagar/ Fatehgarh Sahib/ Roopnagar/ Sangrur/ Bathinda/ Ludhiana/ Ferozepur/ Faridkot/ Hoshiarpur/ Kapurthala/ Gurdaspur.

4. Estate Officer,
   GMADA, SAS Nagar/ GLADA, Ludhiana/ ADA, Amritsar/ BDA, Bathinda/ JDA, Jalandhar/ PDA, Patiala.

Letter no. 2910-42 CTP (PB)/ SP-28 Dated: 17-08-2020

Subject- Uniform Zoning Plan for Residential Plots for Department of Housing and Urban Development.

In reference to the subject cited above, Uniform Zoning Plan drawing no. 01/2020 CTP(Pb) dated 28.07.2020 showing front and rear setbacks for different sizes of residential plots falling in the project/Scheme approved and developed by the Department of Housing and Urban Development is hereby attached for approval of building plans.

Rest of the building rules shall be applicable in toto.

This letter is issued with the approval of worthy PSHUD.

Enclose: As above

Chief Town Planner,
Punjab, Chandigarh.

Endst. CTP (PB)/ Dated

A copy is forward to PA, PSHUD for information of Principal Secretary, Housing and Urban Development, Punjab.

-Sd-
Chief Town Planner,
Punjab, Chandigarh.

Endst. CTP (PB)/ Dated

A copy is forward to PA, DTCP for information of Director, Town and Country Planning, Punjab.

-Sd-
Chief Town Planner,
Punjab, Chandigarh.

Scanned with CamScanner

DIRECTORATE TOWN & COUNTRY PLANNING, PUNJAB

ZONING FOR DIFFERENT CATEGORIES OF RESIDENTIAL PLOTS

CATEGORY	**4 MARLA**	**4 MARLA**	**4 MARLA**	**5 MARLA**	**5 MARLA**	**6 MARLA**	**6 MARLA**	**7.5 MARLA**	**8 MARLA**	**8 MARLA**	**8 MARLA**
SIZE OF PLOT	**(20'-0"X45'-0")**	**(20'-0"X50'-0")**	**(6.0M X 14.0M)**	**(19'-6"X60'-0")**	**(22'-6"X50'-0")**	**(22'-6"X60'-0")**	**(7.0M X 18M)**	**(24'-9"X70'-0")**	**(30'-0"X60'-0")**	**(25'-6"X70'-0")**	**(24'-0"X75'-0")**
1. COVERAGE AND F.A.R. IN LIGHT OF PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018											
i. PERMISSIBLE GROUND COVERAGE	**630.00 SQFT(70%)**	**700.00 SQFT(70%)**	**58.80 SQM(70%)**	**819.00 SQFT(70%)**	**787.50 SQFT(70%)**	**945.00 SQFT(70%)**	**88.20 SQM(70%)**	**1206.86 SQFT(70% FOR FIRST 150 SQM AND 65% FOR NEXT 100 SQM)**	**1250.73 SQFT(70% FOR FIRST 150 SQM AND 65% FOR NEXT 100 SQM)**	**1240.98 SQFT(70% FOR FIRST 150 SQM AND 65% FOR NEXT 100 SQM)**	**1250.73 SQFT(70% FOR FIRST 150 SQM AND 65% FOR NEXT 100 SQM)**
ii. ZONED AREA	**630.00 SQFT**	**700.00 SQFT**	**59.16 SQM**	**819.00 SQFT**	**787.50 SQFT**	**945.00 SQFT**	**87.50 SQM**	**1212.75 SQFT**	**1260.00 SQFT**	**1249.50 SQFT**	**1272.00 SQFT**
iii MAXIMUM F.A.R.	**1:2.1**	**1:2.1**	**1:2.1**	**1:2.1**	**1:2.1**	**1:2.1**	**1:2.1**	**1:2.1**	**1:2.1**	**1:2.1**	**1:2.1**

CATEGORY	**8 MARLA**	**10 MARLA**	**10 MARLA**	**10 MARLA**	**12 MARLA**	**12 MARLA**	**12 MARLA**	**12 MARLA**	**12 MARLA**	**12 MARLA**
SIZE OF PLOT	**(9.3M X 18M)**	**(33'-9"X70'-0")**	**(30'-0"X75'-0")**	**(10M X22M)**	**(40'-0"X70'-0")**	**(33'-9"X80'-0")**	**(36'-0"X75'-0")**	**(11.5M X 22M)**	**(30'-0"X90'-0")**	
1. COVERAGE AND F.A.R. IN LIGHT OF PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018										
i. PERMISSIBLE GROUND COVERAGE	**116.31 SQM(70% FOR FIRST 150 SQM AND 65% FOR NEXT 100 SQM)**	**1616.36 SQFT(70% FOR FIRST 150 SQM AND 65% FOR NEXT 100 SQM)**	**1543.23 SQFT(70% FOR FIRST 150 SQM AND 65% FOR NEXT 100 SQM)**	**150.50 SQM(70% FOR FIRST 150 SQM AND 65% FOR NEXT 100 SQM)**	**1895.28 SQFT(70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM AND 60% FOR NEXT 100 SQM)**	**1835.28 SQFT(70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM AND 60% FOR NEXT 100 SQM)**	**1835.28 SQFT(70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM AND 60% FOR NEXT 100 SQM)**	**171.80 SQM(70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM AND 60% FOR NEXT 100 SQM)**	**1835.26 SQFT(70% FOR FIRST 150 SQM AND 65% FOR NEXT 100 SQM)**	
ii. ZONED AREA	**116.25 SQM**	**1653.75.00 SQFT**	**1590.00 SQFT**	**150.00 SQM**	**1920.00 SQFT**	**1957.50 SQFT**	**1908.00 SQFT**	**175.95 SQM**	**1875.00 SQFT**	
iii MAXIMUM F.A.R.	**1:2.1**	**1:2.1**	**1:2.1**	**1:2.1**	**1:2.1**	**1:2.1**	**1:2.1**	**1:2.1**	**1:2.1**	

CATEGORY	**15 MARLA**	**16 MARLA**	**16 MARLA**	**16 MARLA**	**16 MARLA**	**18 MARLA**	**18 MARLA**	**1 KANAL**	
SIZE OF PLOT	**(42'-6"X80'-0")**	**(40'-0"X90'-0")**	**(45'-0"X80'-0")**	**(36'-0"X100'-0")**	**(12M X 28M)**	**(40'-0"X100'-0")**	**(45'-0"X90'-0")**	**(50'-0"X90'-0")**	
1. COVERAGE AND F.A.R. IN LIGHT OF PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018								**NOTE: ZONING IS APPLICABLE WHERE EXISTING BUILDINGS ARE CONSTRUCTED WITH 19'-6" FRONT SETBACK TO MAINTAIN FACADE CONTROLS.**	
i. PERMISSIBLE GROUND COVERAGE	**2255.28 SQFT(70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM AND 60% FOR NEXT 100 SQM)**	**2375.28 SQFT(70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM AND 60% FOR NEXT 100 SQM)**	**2375.28 SQFT(70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM AND 60% FOR NEXT 100 SQM)**	**2375.28 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM AND 60% FOR NEXT 100 SQM)**	**221.60 SQM (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM AND 60% FOR NEXT 100 SQM)**	**2592.02 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM, 60% FOR NEXT 100 SQM AND 50% FOR NEXT 100 SQM)**	**2617.02 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM, 60% FOR NEXT 100 SQM AND 50% FOR NEXT 100 SQM)**	**2842.02 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM, 60% FOR NEXT 100 SQM AND 50% FOR NEXT 100 SQM)**	
ii. ZONED AREA	**2187.00 SQFT**	**2312.00 SQFT**	**2322.00 SQFT**	**2412.00 SQFT**	**218.765 SQM**	**2615.00SQFT**	**2587.50 SQFT**	**2695.00 SQFT**	
iii MAXIMUM F.A.R.	**1:2.1**	**1:2.1**	**1:2.1**	**1:2.1**	**1:2.1**	**1:2.1**	**1:2.1**	**1:2.1**	

CATEGORY	**1 KANAL**	**1 KANAL**	**1 KANAL**	**2 Kanal**	**4 Kanal**	
SIZE OF PLOT	**(45'-0"X100'-0")**	**(50'-0"X90'-0")**	**(56'-3"X 90'-0")**	**(15M X28M)**	**(75'-0"X120'-0")**	**(100'-0"X180'-0")**
1. COVERAGE AND F.A.R. IN LIGHT OF PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018						
i. PERMISSIBLE GROUND COVERAGE	**2842.02 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM,60% FOR NEXT 100 SQM AND 50% FOR NEXT 100 SQM)**	**2842.02 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM,60% FOR NEXT 100 SQM AND 50% FOR NEXT 100 SQM)**	**3101.40 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM, 60% FOR NEXT 100 SQM, 50% FOR NEXT 100 SQM FOR THE NEXT REMAINING AREA OF PLOT40%)**	**265.0 SQM (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM,60% FOR NEXT 100 SQM AND 50% FOR NEXT 100 SQM)**	**4676.40 SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM, 60% FOR NEXT 100 SQM, 50% FOR NEXT 100 SQM FOR THE NEXT REMAINING AREA OF PLOT 40%)**	**8276.40SQFT (70% FOR FIRST 150 SQM, 65% FOR NEXT 100 SQM, 60% FOR NEXT 100 SQM, 50% FOR NEXT 100 SQM FOR THE NEXT REMAINING AREA OF PLOT 40%)**
ii. ZONED AREA	**2958.75 SQFT**	**2852.50 SQFT**	**3225.938 SQFT**	**262.22 SQM**	**4713.00 SQFT**	**8291.50 SQFT**
iii MAXIMUM F.A.R.	**1:2.1**	**1:2.1**	**1:2.1**	**1:2.1**	**1:2.1**	**1:2.1**

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 OR AS AMENDED FROM TIME TO TIME.
- THIS DRAWING SUPERSEDES ALL OTHER DRAWING ISSUED IN THIS REGARD.
- BUILDING SHALL BE CONSTRUCTED WITHIN THE AREA SHOWN AS
- FOR SETBACK OF THE PLOT SIZES WHICH DO NOT FIT IN ANY OF ABOVE CATEGORIES, SETBACKS SHALL BE DETERMINED AS PER THE NEAREST DEPTH OF PLOT.
- THE PROJECTS APPROVED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PUNJAB SHALL BE GOVERNED BY THIS ZONING PLAN.
- IN PLOTS WHERE ADJACENT PLOT IS CONSTRUCTED, ITS PARKING AREA SHALL BE MAINTAINED AS PER EXISTING ZONING AND ITS FRONT & REAR SETBACK SHALL BE AS PER THIS DRAWING.
- THIS ZONING SHALL NOT BE APPLICABLE TO LAYOUT APPROVED UNDER VARIOUS POLICIES WHERE SETBACK IS GOVERNED BY CONCERNED POLICIES.
- ZONING PLAN FOR 'LOW DENSITY COUNTRY HOME' COLONY SHALL BE GOT APPROVED SEPARATELY BY THE COMPETENT AUTHORITY .

OFFICE OF THE CHIEF TOWN PLANNER , PUNJAB

DRAWING NO: 01/2020 CTP (Pb) **DATED: 28-07-2020**

PLANNING OFFICER			
ASSISTANT TOWN PLANNER	DISTRICT TOWN PLANNER	SENIOR TOWN PLANNER	CHIEF TOWN PLANNER(PB.)