

CHANDIGARH PROJECT



NOTE-DT.6.1.1997
 8 PLOTS NO. 762 TO 769 OF TYPE IV HOUSES, MEASURING 32'X206'0" HAVE BEEN REAPPROPRIATED INTO PLOTS (763 TO 769) FOR TYPE V HOUSES MEASURING 33'0" X 80'0". THE 3'0" WIDTH AVAILABLE AFTER REAPPROPRIATION UTILIZED BY INCREASING THE SIZE OF PLOT NO.766 TO 761 TYPE IV HOUSES FROM 23'X100'0" TO 23'X102'0" EACH AS APPROVED BY THE F.S. WIDE RES. MEMO NO. 4848/UTR (4)86 / 14/86/ 24.12.86.

SD/ GURCHARAN SINGH GURN D.T.P.

NOTE:
 AS PER CHIEF ARCHITECT AND SECRETARY MEMO NO. 652, ARCH-81 / 12964 DT. 21-10-81 AREA UNDER PLOTS NO. 672 TO 675 HAS BEEN DIVIDED EQUALLY FOR FOUR PLOTS OF SIZE 31'-3/4" X 66'-6".

SD/ D.T.P.

NOTE:
 THIS DRAWING HAS BEEN APPROVED AND SIGNED BY THE CHIEF ADMINISTRATOR WIDE MEMO NO. 6175 / UTR (2)85-17507 DATED. 5-12-1985.

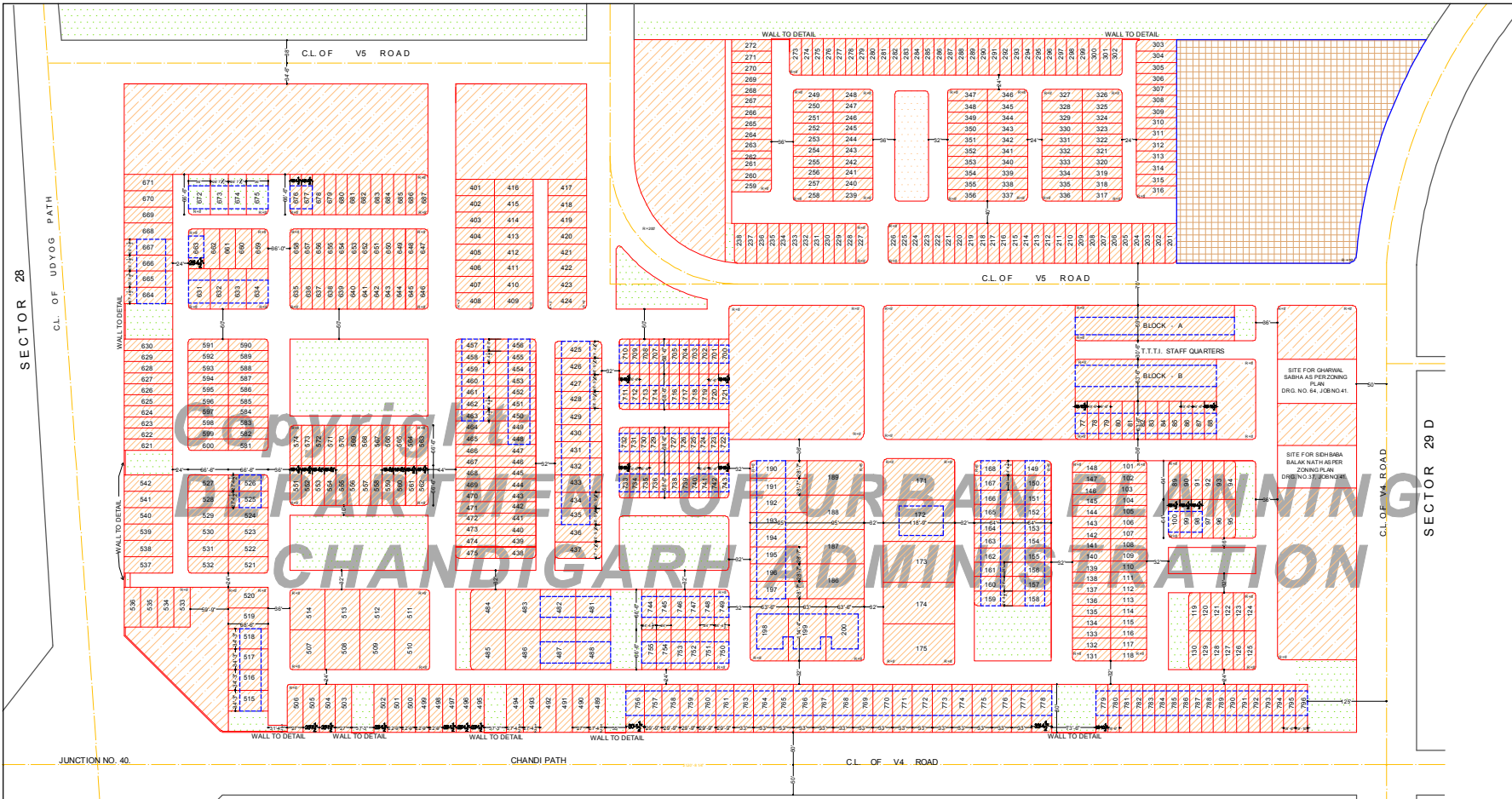
SD/ D.T.P.

NOTE:
 THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. -66, JOB NO. -41, DATED 16-10-85 AND PREPARED ON DATED 24-01-2007.

Parrajit Singh: Kanchan Sharma: AP
 PREPARED BY: CHECKED BY:

CHIEF ADMINISTRATOR	
CHIEF ARCHITECT	SENIOR TOWN PLANNER
DIVN. TOWN PLANNER	ASSTT. TOWN PLANNER
SCALE :- 80 FEET TO AN INCH	
DRAWN BY: Daji Singh	CHECKED: Anwar Singh
DRG NO. 66	JOB NO. 41
	DATED 16.10.85

PART ZONING PLAN OF SECTOR -29-A



DIRECTIONS ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF POWER CONFERRED UNDER HIM UNDER SECTION 4 OF THE CAPITAL OF PUNJAB (DEVELOPMENT AND REGULATION) ACT 1952.
 REQUIREMENT OF THIS ZONING SHALL HAVE TO BE FULFILLED IN ADDITION TO THE ONES CONTAINED IN PUNJAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULES, 1952, AND OTHER LOCAL ENACTMENT.

NOTES:-
 THE POSTAL NUMBERS ARE SHOWN THUS.
 1. USE ZONES:-
 THE LAND SHOWN IN THIS ZONING PLAN SHALL BE UTILIZED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN THE TABLE BELOW AND IN NO OTHER MANNER WHATSOEVER.

1	2	3
NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1.	TYPES OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1.
	ROADS/STREETS	ROAD FURNITURE
	PUBLIC SPACE	LAND SCAPE FEATURES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS
	RESERVED	DISPENSARY, JUNIOR CLUB, MESS, INSPECTION BUNGLOW SENEOR CLUB, MI. ROOM & MESS STORE OR AS DIRECTED BY THE CHIEF ADMINISTRATOR.
	EDUCATIONAL.	RESERVED FOR EDUCATIONAL BUILDINGS

NOTE :-
 THE CHIEF ADMINISTRATOR MAY ISSUE SUPPLEMENTARY ZONING PLAN AND SUCH FURTHER INSTRUCTION AS MAY BE NECESSARY AND EXPEDIENT.

2. DENSITY ZONES :-
 RESIDENTIAL ZONE REFERRED TO IN TABLE 'A' UNDER CLAUSE-1 ABOVE IS HERE BY CLASSIFIED INTO THE FOLLOWING DENSITY ZONE AND RESTRICTIONS GOVERNING ERECTION AND RE-ERECTION OF BUILDINGS IN RESPECT OF SPACE AROUND BUILDINGS. MAXIMUM PERMISSIBLE SITE COVERAGE, MAXIMUM PERMISSIBLE HEIGHT AND MAXIMUM NUMBER OF STOREYS SHALL BE SPECIFIED IN TABLE 'B'.

DENSITY ZONE	A	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10
1. BUILDING LINE FRONT REAR	7'6"	149'158	108'200	425-435	705-742	725-758	756-771	190-197	173	199-197	173
2. MAXIMUM PERMISSIBLE SITE COVERAGE	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
3. MAXIMUM HEIGHT OF BUILDING INCLUDING BASKET OR MANT.	33'-0"	33'-0"	33'-0"	33'-0"	33'-0"	33'-0"	33'-0"	33'-0"	33'-0"	33'-0"	33'-0"
4. MAXIMUM NUMBER OF STOREYS	THREE	THREE	THREE	THREE	THREE	THREE	THREE	THREE	THREE	THREE	THREE
5. MAXIMUM NUMBER OF DWELLING UNIT PER STOREY PER SITE	ONE	ONE	ONE	ONE	ONE	ONE	ONE	ONE	ONE	ONE	ONE
6. MAXIMUM F.S.I (FLOOR SPACE INDEX)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5

NOTE :-
 1. THE FRONT BUILDING LINE IS COMPULSORY AND THE REAR BUILDING LINE MAY HOWEVER BE RECESSED IN, IF DESIRED BUT THE SAME REAR BUILDING LINE SHALL BE UNIFORMLY MAINTAINED FOR EACH BLOCK.
 2. PLINTH LEVEL OF BUILDINGS SHALL BE OBTAINED FROM THE CHIEF ARCHITECT BEFORE STARTING THE CONSTRUCTION.

3. PROJECTION BEYOND BUILDING LINE :-
 NO PROJECTION IN THE SWEEP OF SUN SHADE, CHAJJAS, CANOPIES OR BALCONIES EXCEEDING 6'0" BEYOND THE FRONT OR REAR BUILDING LINE SHALL BE ALLOWED ON PROVIDED FURTHER THAT NO PROJECTION IS ALLOWED ON LAND NOT OWNED BY THE PLOT OWNER. THE RULE 270 OF CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) BUILDING RULES, 1952 SHALL DEEMED TO BE RELATED TO THAT EXTENT.

4. BOUNDARY WALLS :-
 1. BOUNDARY WALL ALONG SUCH BOUNDARIES OF SITE AS LIE AT THE BACK OF THE REAR BUILDING LINE ABUT ON STREETS (PUBLIC SPACES) RESERVED AND ALONG BOUNDARIES WHICH DIVIDES ONE SITE FROM ANOTHER SHALL BE OF THE SPECIFICATION AND DESIGN 'C' SHOWN IN DRG NO S/1 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.
 2. BOUNDARY WALL ALONG SUCH FRONT BOUNDARIES OF SITE AS LIE IN FRONT OF THE FRONT BUILDING LINE AND ABUT ON STREET / PUBLIC SPACE / RESERVED AND ALONG BOUNDARIES WHICH DIVIDES ONE SITE FROM ANOTHER SHALL BE OF THE SPECIFICATION AND DESIGN 'C' SHOWN IN DRG NO S/1 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.
 3. BOUNDARY WALL ALONG SUCH BOUNDARIES WHICH DIVIDES ONE DWELLING UNIT FROM ANOTHER AND AS LIE IN FRONT OF THE BUILDING LINE AND AT BACK OF THE REAR BUILDING LINE ARE OPTIONAL AND IF BUILDING SHALL BE OF THE SPECIFICATION AND DESIGN 'A' AND 'C' RESPECTIVELY SHOWN IN DRG NO S/1 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.
 THE CURVATURE OF BOUNDARY WALL ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RATIO INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. NO. S/5 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.
 IN CASE OF SLOPING SITES, THE PERMITTED HEIGHT OF THE WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT NO POINT SHALL BE MORE THAN 2'0" ABOVE THE PRESCRIBED HEIGHT.
 NOTE:-
 THE HEIGHT AS APPLIED TO A BOUNDARY WALL SHALL MEAN THE VERTICAL MEASUREMENT OF THE WALL FROM THE CENTER OF THE FINISHED LEVEL OF THE STREET TO WHICH THE SITE HAS AN ACCESS FROM THE LEVEL OF THE GROUND ADJOINING THE OUTSIDE OF THE WALL.

5. GATE POSTS AND GATES :-
 (a) THE GATE POSTS AND GATE SHALL BE OF ONE OF TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG. NO. S/1 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION ONLY ONE GATE PER DWELLING UNIT ON GROUND FLOOR WITH GATE POSTS SHALL BE ERRECTED ALONG SUCH PORTION OF THE FRONT BOUNDARY OF THE DWELLING UNIT AS LIE IN FRONT OF THE FRONT BUILDING LINE.
 ONLY ONE WICKED GATE OF DESIGN G-1 ILLUSTRATED ON DRG NO S/1 MAY HOWEVER BE ERRECTED ALONG SUCH PORTION OF BOUNDARIES OF SITE AS ABUT ON ANY ACCESSIBLE STREET.

6. NUMBERING OF PREMISES:-
 EVERY BUILDING OCCUPYING SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITE / DWELLING UNIT AS GIVEN ON THE NUMBERING PLAN. THE POSTAL NUMBER SHALL BE DISPLAYED IN NUMERALS OF THE DESIGN AND SPECIFICATIONS ILLUSTRATED ON DRG. NO. S/5 AVAILABLE ON APPLICATION FROM THE CHIEF ARCHITECT.

7. DUST BIN
 THE SITE, SHAPE, SPECIFICATION AND DESIGN OF THE DUST BIN SHALL BE AS SHOWN IN DRG. S/5 AVAILABLE FROM THE CHIEF ARCHITECT.

8. NO ACCESS EITHER FROM THE V-3 ROAD OR AREAS SHOWN AS PUBLIC SPACE OR RESERVED SHALL BE ALLOWED.

9. APPLIED DECORATIONS LIKE CROSSES, SWASTIKAS ETC. SHALL NOT BE PERMITTED ON EXTERNAL FACE OF THE BUILDING OR BOUNDARY WALLS. NAMES OF PERSONS OR HOUSE HOWEVER MAY BE ALLOWED ON THE SPACE ASSIGNED FOR THE PURPOSE AND ILLUSTRATED ON DRG. NO S/1 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

10. WATER STORAGE TANKS AND OTHER PLUMBING SHALL NOT BE SHOWN ON ANY FACE OF THE BUILDING BUT SHALL BE SUITABLY ENCASED.