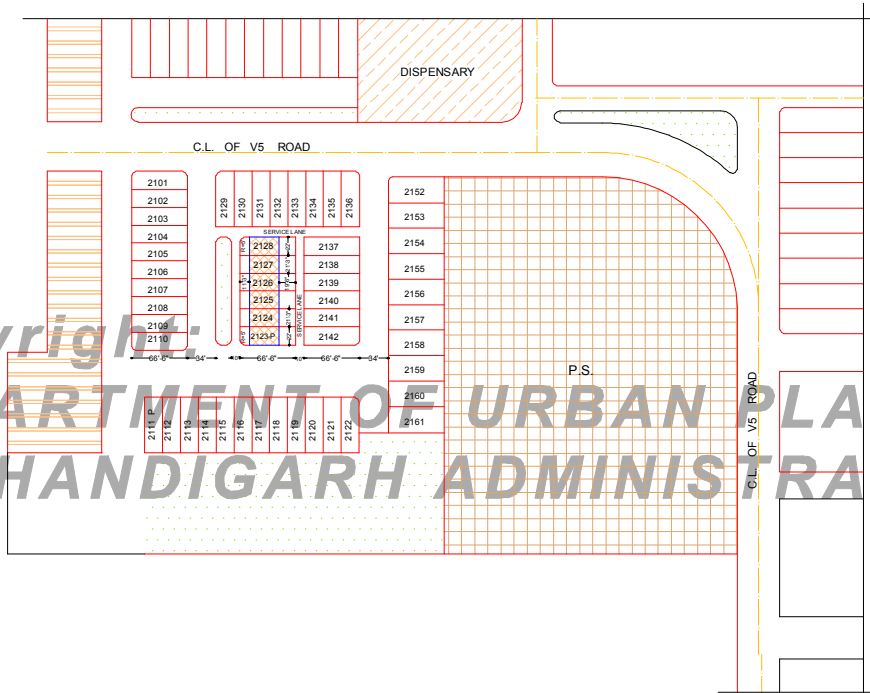


DEPARTMENT OF ARCHITECTURE CHANDIGARH ADMN.



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DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMINISTRATION



DIRECTIONS ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF THE POWERS CONFERRED UPON HIM UNDER SECTION 4 OF THE CAPITAL OF PUNJAB (DEVELOPMENT & REGULATIONS) ACT 1962.

REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE ONES CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT & REGULATIONS) BUILDING RULES 1962 AND OTHER LOCAL ENACTMENTS.

1. USE ZONES:-

THE LAND SHOWN IN THIS ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN THE TABLE - 'A' BELOW AND IN NO OTHER MANNER WHATSOEVER:

1	2	3
NOTATION	PERMISSIBLE USE OF LAND AS IN COLUMN 1	TYPE OF BUILDINGS PERMISSIBLE ON LAND MARKED AS COLUMN 2
	ROAD/STREETS	ROAD, FURNITURE AND AMENITIES
	PUBLIC SPACES	LAND SCAPE FEATURES AND PUBLIC AMENITIES
	RESIDENTIAL	RESIDENTIAL BUILDING
	COMMERCIAL	COMMERCIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS.
	RESERVED	DISPENSARY AND GOVT. HOUSING AS DIRECTED BY THE CHIEF ADMINISTRATOR FROM TIME TO TIME.
	EDUCATIONAL	RESERVED FOR EDUCATIONAL BUILDINGS

NOTES-

THE CHIEF ADMINISTRATOR MAY ISSUE SUPPLEMENTARY ZONING PLANS AND SUCH FURTHER INSTRUCTIONS AS MAY BE NECESSARY AND EXPEDIENT.

2. DENSITY ZONES

RESIDENTIAL ZONE REFERRED TO IN TABLE 'A' UNDER CLAUSE-1 ABOVE IS HERE BY SUB-DIVIDE INTO FOLLOWING DENSITY ZONE AND RESTRICTIONS GOVERNING ERECTION AND RE-ERECTION OF BUILDINGS IN RESPECT OF SPACE ABOUT BUILDINGS, MAXIMUM PERMISSIBLE SITE COVERAGE, MAXIMUM PERMISSIBLE HEIGHT, MAXIMUM NUMBER OF STOREYS AND THE MAXIMUM NUMBER OF DWELLING UNIT PER SITE SHALL BE AS SPECIFIED IN TABLE 'B'

TABLE 'B' (DENSITY ZONES)

	1	2
	DENSITY ZONE	TYPE- (II),(III) (21'-3"x66'-6")
	PLOT NOS.	2123 TO 2128
1	BUILDING LINE FRONT REAR	11'-3" 19'-6"
2	MAXIMUM PERMISSIBLE SITE COVERAGE	50%
3	MAXIMUM HEIGHT OF BUILDING	24'-0"
	I. EXCLUDING BARSATI/MUMTI	24'-0"
	II. INCLUDING BARSATI/MUMTI	28'-6"
4	MAXIMUM NO. OF STOREYS	TWO
5	MAXIMUM NO. DWELLING UNIT PER STOREY PER SITE	ONE

NOTES-

- THE PLINTH LEVEL OF THE BUILDINGS SHALL BE OBTAINED FROM THE CHIEF ARCHITECT BEFORE STARTING THE CONSTRUCTION.
- NO SITE SHALL BE SUB-DIVIDED.
- PROJECTION BEYOND BUILDING LINE:-** NOT WITHSTANDING ANY THING CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT & REGULATION) BUILDING RULES, 1962. NO PROJECTION IN SHAPE OF SUNSHADES, CHAJJAS, CANOPIES OR BALCONIES EXCEEDING 1'-6" BEYOND THE FRONT & REAR BUILDING LINE SHALL BE PERMITTED.

4. BOUNDARY WALLS

- BOUNDARY WALLS OF THE SPECIFICATION AND DESIGN SHOWN IN DRG S5 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION, SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITE AS LIE AT THE BACK OF THE REAR BUILDING LINE AND ABUT ON V3 ROAD / STREET, OR AREAS MARKED AS COMMERCIAL, RESERVED OR PUBLIC SPACE & ALONG BOUNDARIES WHICH DIVIDES ONE SITE FROM ANOTHER.
- BOUNDARY WALLS OF THE SPECIFICATIONS & DESIGN 'B' SHOWN IN DRG S6 AVAILABLE FROM CHIEF ARCHITECT ON APPLICATION SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITE AS LIE IN FRONT OF THE FRONT BUILDING LINES & ABUT ON STREET & AREA MARKED AS RESERVED, PUBLIC SPACE OR COMMERCIAL.

- NO WALL NEED TO BE BUILT ALONG FRONT SIDE BOUNDARIES WHICH DIVIDES ONE SITE FROM ANOTHER BUT IF BUILT SHALL MEASURE 3 1/2" IN HEIGHT I.E. IN LEVEL WITH THE TOP OF THE FRONT BOUNDARY WALL.
- THE CURVATURE OF BOUNDARY WALLS ALONG CORNER OF THE SITE SHALL BE IN ACCORDANCE WITH RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. NO S5 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.
- IN CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF THE WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT NO POINT SHALL BE MORE THAN 2 FEET ABOVE THE PRESCRIBED HEIGHT.

NOTE:-

"HEIGHT" AS APPLIED TO A BOUNDARY WALL SHALL MEAN THE VERTICAL MEASUREMENT OF WALL FROM THE CENTRE OF THE FINISHED LEVEL OF THE STREET TO WHICH THE SITE HAS AN ACCESS.

5. GATE POSTS AND GATES :-

(a) THE GATE POSTS AND GATE SHALL BE OF ONE OF TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG S5 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION. ONLY ONE GATE WITH GATE POSTS SHALL BE ERECTED ALONG SUCH PORTION OF THE FRONT BOUNDARY OF THE SITE AS LIE IN FRONT OF THE FRONT BUILDING LINE.

6. DUST BIN

THE DUST BIN SHALL BE OF THE DESIGN AND SPECIFICATIONS SHOWN IN DRG S6 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

7. NUMBERING OF PREMISES:-

EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTEL NUMBER OF THE SITE AS GIVEN IN THIS PLAN ON THE NUMBER PLATE PROVIDED FOR THE PURPOSE ON THE GATE POST. THE POSTAL NUMBER SHALL BE DISPLAYED IN NUMERALS OF THE DESIGN AND SPECIFICATIONS ILLUSTRATED ON DRG NO S5 AVAILABLE ON APPLICATION FROM THE CHIEF ARCHITECT.

8. APPLIED DECORATIONS LIKE CROSSES, SWASTIKAS ETC. SHALL NOT BE PERMITTED ON THE EXTERNAL FACE OF THE BUILDING OR OF THE BOUNDARY WALL. NAMES OF THE PERSONS OR HOUSES, HOWEVER MAY BE ALLOWED ON THE SPACE ASSIGNED FOR THE PURPOSE AND ILLUSTRATED ON DRG NO. S5 AVAILABLE ON APPLICATION FROM THE CHIEF ARCHITECT.

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

NOTE:-
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 75, JOB NO. 41, DATED AND PREPARED ON DATED 24-01-2007.

Paramjit Singh. PREPARED BY: CHECKED BY: ATP

NOTE:-
THIS DRAWING HAS BEEN APPROVED AND SIGNED BY THE CHIEF ADMINISTRATOR AS CONVEYED VIDE HIS MEMO NO. 4719-UTFI(4)-91/9394, DTD.13.9.91.

A.T.P. SD/- (R.K. SHARMA)

SD/- CHIEF ADMINISTRATOR.

SD/- CHIEF ARCHITECT

SD/- R.K. WADHAWAN, SENIOR TOWN PLANNER

DIV/NL, TOWN PLANNER

SD/- R.K. SHARMA, ASSTT. TOWN PLANNER

SCALE:- 1"= 80'-0" (1 CM = 9.5M)

DRAWN :- SD/- Dilbagh Singh.

CHECKED :- SD/- A.S.Kalra.

DRG. NO. 75

JOB NO. 41

DATED -

PART ZONING PLAN OF SECTOR-29-C (C.B.I. HOUSING)