

CHANDIGARH PROJECT



NOTE :-
APPROVED BY SIGNED BY CHIEF ADMINISTRATOR AS INTIMATED BY HIM VIDE MEMO NO. U.T. 5520 - F2-7/18119 DATED 16.11.71

SD/- DALEEPSINGH, A.T.P.

NOTE :-
CONSTRUCTION OF TYPE V/H HOUSES INSTEAD OF TYPE V/H HOUSES ON PLOT NO.429-430 IN SECTOR 30 A CHD. HAS BEEN ALLOWED VIDE F.S. MEMO NO. 30.101 - U.T.F.1 (3)-00/13543, DATED 20.12.99 CHANDIGARH.

SD/- A.S.KALHA A.T.P.

NOTE :-
AMENDMENT NOTE DTD. 24.7.2000 IN THE RESERVED PLOT BEARING NOS. 350, 351 AND 355 TO 360 PLANNED AND ZONING APPROVED BY F.S. VIDE MEMO NO.21.1.97 U.T.F.1 (3)-99/168 DATED 7.1.2000, CHANDIGARH.

SD/- A.S.KALHA A.T.P.

NOTE :-
AMENDMENT NOTE DTD. 30.8.2000 :- THE SIZE OF THE PLOT NO 348 AND 349 HAS BEEN INCREASED FROM 28'-0" X 100'-0" TO 33'-0" X 100'-0" AS APPROVED BY THE F.S. VIDE MEMO NO.21.1.97 U.T.F.1 (3)-99/168 DATED 7.1.2000.

SD/- DALJEET SINGH, A.T.P.

NOTE :-
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO 52, JOB NO. 46, DATED 8-12-1967 AND PREPARED ON DATED 25-01-2007.

Vijal Chahujan: S.K.Madan: Daljeet Singh
PREPARED BY: CHECKED BY: A.T.P.

SD/- CHIEF ADMINISTRATOR

SD/- CHIEF ARCHITECT SD/- SENIOR TOWN PLANNER

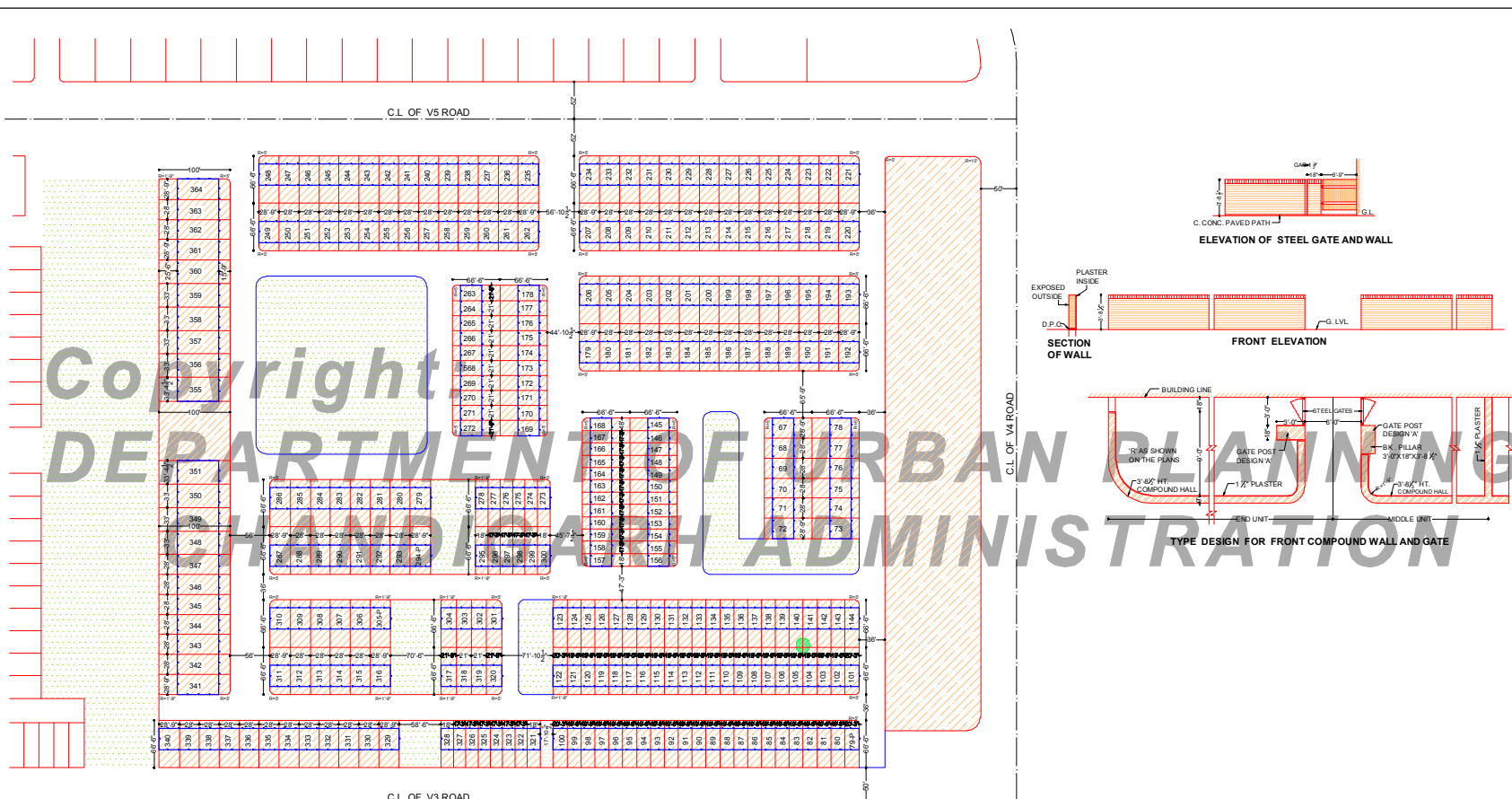
SD/- DIVN. TOWN PLANNER SD/- ASST. TOWN PLANNER

SCALE : 80 FEET TO AN INCH

DRAWN BY: SD/- CHECKED:

DRG NO. - 52 JOB NO. - 46 DATE: 8.12.67

ZONING PLAN OF SECTOR - 30 A



REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE ONES CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULES, 1952, AND OTHER LOCAL ENACTMENTS.

1. USE ZONES :-
THE LAND SHOWN IN THIS ZONING PLAN SHALL BE UTILIZED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN TABLE 'A' BELOW AND IN NO OTHER MANNER.

TABLE 'A' (USE ZONES)

NOTATION	PERMISSIBLE LANDUSE MARKED AS IN COLUMN 1	TYPES OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 2
	ROADS / STREETS	ROAD, FURNITURE AND AMENITIES.
	PUBLIC SPACES	LAND SCAPE FEATURES, EDUCATIONAL, PUBLIC & COMMUNITY BUILDINGS AND PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS.
	RESERVED	AS DESIRED BY THE CHIEF ADMINISTRATOR FROM TIME TO TIME.

NOTE :-
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-DIVIDED INTO FOLLOWING DENSITY ZONES AND THE RESTRICTIONS GOVERNING ERECTION AND RE-ERECTION OF BUILDINGS IN RESPECT OF SPACE AROUND BUILDINGS, MAXIMUM PERMISSIBLE SITE COVERAGE, MAXIMUM PERMISSIBLE HEIGHT, MAXIMUM NUMBER OF STOREYS AND MAXIMUM NUMBERS OF DWELLING UNITS PER SITE SHALL BE AS SPECIFIED IN TABLE 'B'.

TABLE 'B' (DENSITY ZONES)

I	DENSITY ZONE	II		C
		A	B	
1	PERMISSIBLE LANDUSE MARKED AS IN COLUMN 1	TYPES OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 2		
2	ROADS / STREETS	ROAD, FURNITURE AND AMENITIES.		
3	PUBLIC SPACES	LAND SCAPE FEATURES, EDUCATIONAL, PUBLIC & COMMUNITY BUILDINGS AND PUBLIC AMENITIES.		
4	RESIDENTIAL	RESIDENTIAL BUILDINGS.		
5	RESERVED	AS DESIRED BY THE CHIEF ADMINISTRATOR FROM TIME TO TIME.		
6	DENSITY ZONE	TYPE I, II & III		TYPE IV
7	PLOT NOS.	67 TO 144 169 TO 272 279 TO 284 301 TO 340	145 TO 168 273 TO 278 295 TO 300	341 TO 351 355 TO 364
8	BUILDING LINE FRONT REAR	11'-3" AS PER FRAME CONTROL DRG. NO. - 8, JOB NO. - 197	11'-3"	15'-9" 25'-6"
9	MAXIMUM HEIGHT OF BUILDING INCLUDING BARSATI	- DO -		31'-6"
10	MAX. NUMBER OF STOREYS EXCLUDING BARSATI	- DO -		TWO
11	MAXIMUM NO. OF DWELLING UNITS PER SITE	TWO	ONE	ONE
12	MAXIMUM SITE COVERAGE	AS PER FRAME CONTROL DRG. NO. - 8, JOB NO. - 197		50% FOR FIRST 250 SQ YDS 33% FOR NEXT 250 SQ YDS 25% OF SITE AREA IN ACCESS OF 500 SQ. YDS.

NOTES :-
THE PLINTH LEVEL OF BUILDINGS SHALL BE OBTAINED FROM CHIEF ADMINISTRATOR BEFORE STARTING THE CONSTRUCTION.
BARSATI IF BUILT SHALL NOT COVER MORE THAN 50% OF AREA COVERED ON GROUND FLOOR.
NO SITE SHALL BE SUBDIVIDED.

3. PROJECTION BEYOND BUILDING LINE :-
FOR DENSITY ZONES 'A' AND 'B' :- NO PROJECTION IN THE SHAPE OF SUN SHADE, CHAJJAS, CANOPIES OR BALCONIES OTHER THAN SHOWN ON THE FRAME CONTROL DRG. NO. JOB NO. SHALL BE ALLOWED.

4. BOUNDARY WALLS :-
BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRAWING S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITE AS LIE AT THE BACK OF THE REAR LINE OF BUILDINGS AND ADJUT ON V3 ROADS, STREETS OR AREA MARKED AS 'RESERVED' OR 'PUBLIC SPACES' AND ALONG THE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER.
BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRAWING S/5, AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION, SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITES AS LIE IN FRONT OF THE FRONT BUILDING LINES AND ADJUT ON STREETS AND AREAS MARKED AS 'RESERVED' OR 'PUBLIC SPACES'.
NO WALL, NEED BE BUILT ALONG FRONT SIDE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER, BUT IF BUILT SHALL MEASURE 3'-6" IN HEIGHT IN LEVEL WITH THE TOP OF THE FRONT BOUNDARY WALL.
THE CURVATURE OF BOUNDARY WALLS ALONG CORNER OF SITES SHALL BE IN ACCORDANCE WITH THE RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED ON DRAWING NO S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.
IN THE CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF BOUNDARY WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT NO POINT SHALL BE MORE THAN TWO FEET ABOVE THE PRESCRIBED HEIGHT.
HEIGHT AS APPLIED TO 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.

5. GATE POSTS AND GATES :-
(a) THE GATE POSTS AND THE GATE SHALL BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRAWING NO S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION. OR AS SHOWN IN THIS DRAWING ONLY ONE GATE WITH GATE POSTS SHALL BE ERRECTED ALONG SUCH PORTION OF THE FRONT BOUNDING LINE OF THE SITE AS LIES IN FRONT OF THE FRONT BUILDING LINE.

6. NUMBERING OF PREMISES :-
EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITE AS GIVEN IN THIS PLAN AND 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 THE DRAWINGS NO S/5 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

7. PROTECTED TREES :-
TREES MARKED AS (T) IN THIS PLAN SHALL BE DEEMED TO BE 'PROTECTED TREES' UNDER THE CHANDIGARH TREES PRESERVATION ORDER, 1952.

8. ACCESS AND EXIT :-
NO ACCESS EITHER, FROM THE V3 ROADS, AREAS SHOWN AS 'RESERVED' OR 'PUBLIC SPACES' SHALL BE ALLOWED. NO OPENING OF ANY TYPE SHALL BE ALLOWED IN THE WALLS ADJUTING AREAS SHOWN AS 'RESERVED'.

9. APPLIED DECORATIONS :-
APPLIED DECORATIONS LIKE CROSSSES, SWASTIKAS, ETC. SHALL NOT BE PERMITTED ON THE EXTERNAL FACE OF THE BUILDING OR OF THE BOUNDARY WALL. NAMES OF PERSONS OR HOUSES, HOWEVER, MAY BE ALLOWED ON THE SPACE ASSIGNED FOR THE PURPOSE AND ILLUSTRATED ON DRAWING S/5 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

10. GENERAL :-
THE WATER STORAGE TANKS AND OTHER PLUMBINGS SHALL NOT SHOW ON ANY PART OF THE BUILDINGS BUT SHALL BE SUITABLY ENCASED.