

# CHANDIGARH PROJECT



CHIEF ADMINISTRATOR OFFICE NOTIFICATION  
THE 17TH FEB 1970.

NO. U.T. 410242-69 2402 - IN EXERCISE OF THE POWERS CONFERRED BY SUB SECTION (1) OF SECTION 4 OF THE CAPITAL OF PUNJAB (DEVELOPMENT AND REGULATION) ACT 1952 READ WITH CLAUSES (1) AND (2) OF RULE 2 OF THE PUNJAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING FILE 1952 THE CHIEF ADMINISTRATOR CHANDIGARH IS PLEASED TO MAKE THE FOLLOWING AMENDMENTS IN THE ZONING PLAN OF SECTOR 36 A BEARING DRG. NO. 13 JOB NO. 60 DATED THE 17th JANUARY 1968 -

**AMENDMENTS -**  
IN THE SAID ZONING PLAN -  
IN TABLE 'B' OF CLAUSE 2 AGAINST THE FIGURES 10'-6" AND 6'-0" OCCURRING IN COLUMNS 3 IN RESPECT OF SIDE BUILDING LINES THE FOLLOWING SHALL BE ADDED NAMELY -  
THE SIDE SET BACK OF 10'-6" AND 6'-0" SHALL BE SO PROVIDED IN CASE OF SITES ABUTTING ON ROADS, STREETS OR AREAS SPECIFIED AS PUBLIC SPACES, COMMERCIAL OR RESERVED AND IN SUCH CASES THE SET BACK OF 10'-6" SHALL OCCUR ALONG THE BOUNDARY DIVIDING THE SITES FROM ONE ANOTHER AFTER SUB CLAUSE (1) OF CLAUSE 2. THE FOLLOWING SUB CLAUSE SHALL BE ADDED NAMELY -  
IN THE CASE OF SITES IN THE DENSITY ZONE B-3 PART OF THE RESIDENTIAL BUILDING INCLUDING A GARAGE AND SERVANTS QUARTER NOT EXCEEDING THE HEIGHT OF 24'-0" (INCLUSIVE OF PARAPET) AND NOT CONTAINING MORE THAN TWO STOREYS MAY BE ERECTED IN A PORTION OF THE SITE LINE BETWEEN THE SIDE BUILDING LINE AND THE BOUNDARY DIVIDING THE SITE FROM ONE ANOTHER AND SUCH CONSTRUCTION IF BUILT SHALL NOT EXTEND BEYOND THE REAR BUILDING LINE AND SHALL BE SET BACK 10'-6" FROM THE FRONT BUILDING LINE PROVIDED THAT NO BARABATI OR A PLANT SHALL BE CONSTRUCTED IN THE ABOVE SAID PORTION OF THE SITE.

**NOTE -**  
IN CASE OF PLOT NOS. 140 TO 144 (BOTH INCLUSIVE) THE FRONT AND REAR SET BACK SHALL BE 11'-2" AND 30'-0" RESPECTIVELY INSTEAD OF 10'-0" AND 25'-0" WIDE ENDS. IN VIEW OF AMENDMENTS APPROVED BY THE FINANCE SECRETARY'S MEMO NO. 1848-UTPI (3)-2005/6718 DATED 20.09.2005.

**NOTE - DATED 09.11.68**  
AS PER NOTIFICATION DATED 26.02.2002 UNDER PARA NO. 6, THE ADDITIONAL ZONED AREA FOR SERVANTS QUARTER IN TWO KANAL HOUSES IN PHASE II SECTORS HAS BEEN ALLOWED AS MARKED IN THE DRAWING. THE HEIGHT 24'-0" ON THIS PLAN IN VIEW OF AMENDMENTS APPROVED BY THE FINANCE SECRETARY'S MEMO NO. 1848-UTPI (3)-2005/6718 DATED 20.09.2005.

**NOTE -**  
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG NO. 13 OF JOB NO. 60 DATED 17.01.1968 AND PREPARED ON 01 - 03 - 2007.

Prepared By: Vishal Chauhan  
Checked: Roma Manaha  
A.T.P.

Chief Administrator: Sd/- M. SHARMA  
Chief Architect: Sd/- J. SETHI

Sd/- A. B. MARATHÉ  
Dy. Town Planner: Sd/- N. G. JOLLY

Sd/- CHANDER LAL  
Drawn By: Sd/-  
Checked By:

DRG NO. -13 JOB NO. -60 DATE: 17.01.68

## ZONING PLAN OF SUB - SECTOR - 36 A

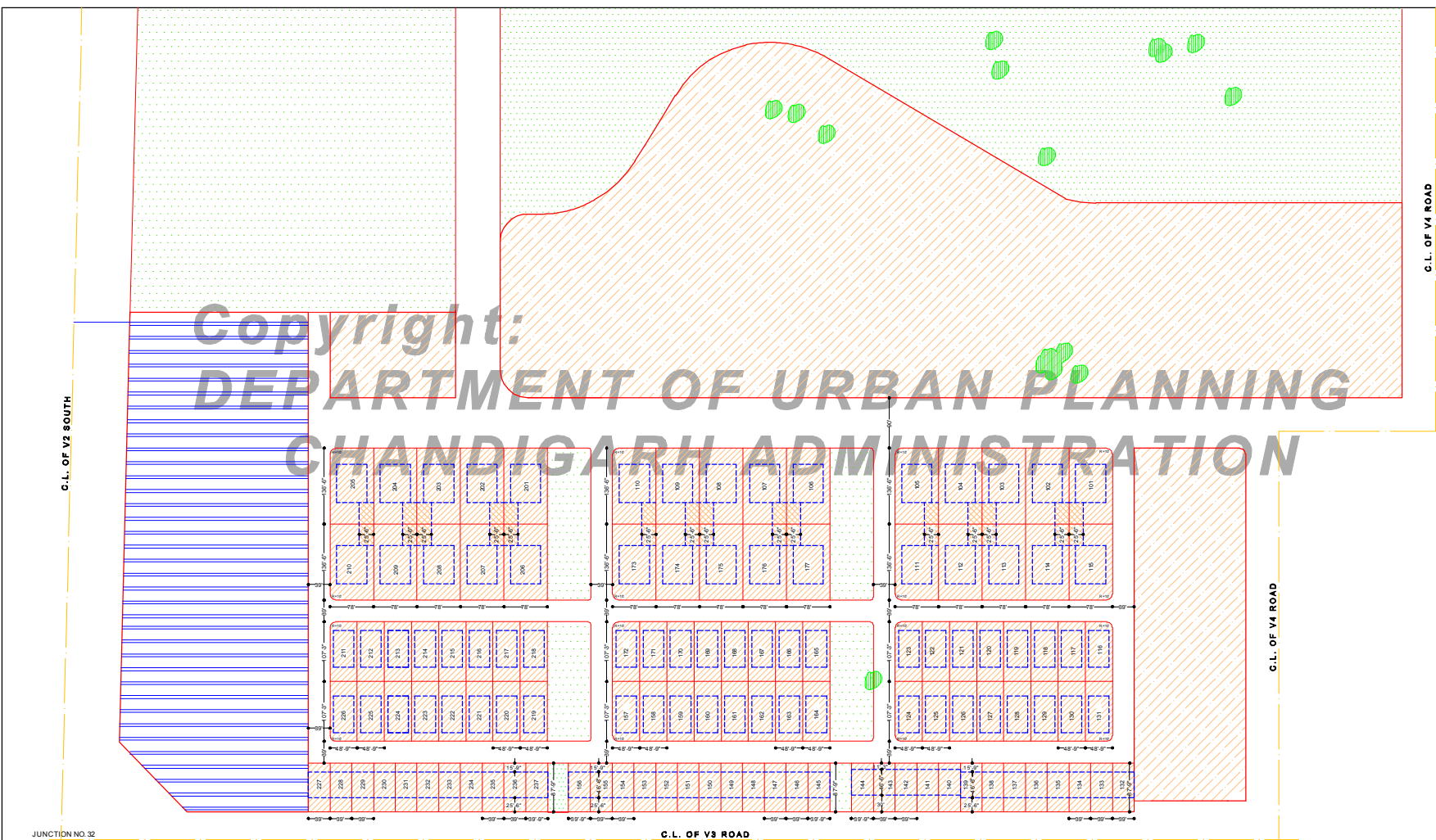


TABLE - "B" ( DENSITY ZONES )

1	2	3	4
DENSITY ZONE	A-3 (15' ONE KANAL)	B-3 (ONE KANAL)	C-3 (TWO KANAL)
PLOT NOS	132 TO 166 BOTH INCLUSIVE 227 TO 237 BOTH INCLUSIVE.	116 TO 131 BOTH INCLUSIVE 157 TO 172 BOTH INCLUSIVE. 211 TO 226 BOTH INCLUSIVE.	101 TO 115 BOTH INCLUSIVE 173 TO 177 BOTH INCLUSIVE. 201 TO 210 BOTH INCLUSIVE.
BUILDING LINE FRONT		19'-0"	29'-3"
REAR		29'-0"	39'-0"
SIDE TOWARD N.E		10'-0"	12'-0"
SIDE TOWARD S.W		6'-0"	12'-0"
MAX. PERMISSIBLE SITE COVERAGE		2000 SQ.FT.	3400 SQ.FT.
MAX. HEIGHT OF BUILDING INCLUDING BARBATI		33'-0"	33'-0"
MAX. NUMBER OF STOREYS EXCLUDING BARBATI		· · ·	· · ·
MAX. NUMBER OF DWELLING UNIT PER STOREY PER SITE	ONE	ONE	ONE

**NOTES -**  
(a) IN CASE OF DENSITY ZONES B-3 AND C-3 THE PLINTH HT. OF THE BUILDING SHALL NOT BE LESS THAN ONE FOOT EXCEPT IN THE CASE OF VERANDAH AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION IN WHICH CASE THE PLINTH HEIGHT SHALL NOT BE LESS THAN:  
(b) IN CASE OF DENSITY ZONE A-3 THE PLINTH LEVEL FOR THE BUILDING SHALL BE OBTAINED FROM THE CHIEF ADMINISTRATOR BEFORE STARTING THE CONSTRUCTION.  
(c) BARBATI, IF BUILT IN CASE OF ZONE B-3 AND C-3 SHALL NOT COVER MORE THAN 50% OF THE AREA COVERED ON GROUND FLOOR.  
(d) NO SITE SHALL BE SUB-DIVIDED.

**3. PROJECTION BEYOND BUILDING LINE -**  
NOT WITH STANDING ANY THING CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT & REGULATION) BUILDING RULES 1952.  
(a) NOT WITH STANDING ANY THING CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT & REGULATION) BUILDING RULES 1952.  
(b) NO PROJECTIONS IN THE SHAPE OF SUNSHADES, CHALLAS, CANOPIES, OR BALCONES PROJECTING MORE THAN 1'-6" BEYOND THE SIDE BUILDING LINE SHALL BE ALLOWED.  
(c) NO PROJECTIONS IN THE SHAPE OF SUNSHADES, CHALLAS, CANOPIES, OR BALCONES EXCEEDING 4'-6" BEYOND THE FRONT OR REAR BUILDING LINE SHALL BE ALLOWED.

**4. BOUNDARY WALLS -**  
(a) **DENSITY ZONE A-3 -**  
(i) BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'C' AS SHOWN IN DRG. S/S. AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS LIE AT THE BACK OF THE REAR BUILDING LINE AND ALONG V-3 ROADS OR AREAS MARKED AS 'RESERVED', 'COMMERCIAL' OR 'PUBLIC SPACES' AND ALONG THE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER.  
(ii) BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'B' AS SHOWN IN DRG. S/S. 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 ALONG STREETS, ROADS AND AREAS MARKED AS 'RESERVED', 'COMMERCIAL' OR 'PUBLIC SPACES'.  
(b) NO WALL NEED BE BUILT ALONG THE 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.  
(c) **DENSITY ZONE B-3 AND C-3 -**  
(i) WALLS OF THE SPECIFICATIONS AND DESIGN 'B' AS SHOWN IN DRAWING S/S. AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABUT ON ROADS, STREETS AND AREAS MARKED AS 'RESERVED' OR 'PUBLIC SPACE'.  
(ii) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT MEASURE 3'-6" IN HEIGHT I.E. THAT IS IN THE LEVEL WITH THE FRONT AND REAR BOUNDARY WALLS.  
(iii) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADII INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. S/S AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.  
(iv) IN THE CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF A WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT AT NO POINT SHALL BE MORE THAN TWO FEET ABOVE THE PRESCRIBED HEIGHT.

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

**5. GATE POSTS AND GATES -**  
(a) GATE POSTS AND GATES SHALL BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG. NO. S/S AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION. ONLY ONE GATE WITH GATE POSTS SHALL BE ERRECTED ALONG SUCH PORTIONS OF THE FRONT BOUNDARY OF THE SITE AS LIE IN FRONT OF THE BUILDING LINE.  
(b) ONLY ONE WICKET GATE OF THE DESIGN 'G-1' ILLUSTRATED ON DRG. NO. S/S MAY, HOW EVER BE ERRECTED ALONG SUCH PORTIONS OF BOUNDARIES OF SITE AS ABUT ON AN ACCESSIBLE STREET.

**6. NUMBERING OF PREMISES -**  
EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL 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. S/S 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 -**  
EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL 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. S/S AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

**9. APPLIED DECORATION LIKE CROSSSES, SWASTIKAS ETC. SHALL NOT BE PERMITTED ON THE EXTERNAL FACE OF THE BUILDING OR ON THE BOUNDARY WALLS. NAMES OF PERSONS OR HOUSES, HOWEVER, MAY BE ALLOWED ON THE SPACE ASSIGNED FOR THE PURPOSE. ILLUSTRATED ON DRAWING S/S AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.**  
**10. THE WATER STORAGE TANKS AND OTHER PLUMBING ETC. SHALL NOT BE SHOWN ON ANY FACE OF THE BUILDINGS BUT SHALL BE SUITABLY ENCASED.**

**ZONING PLAN OF SUB - SECTOR - 36 A**  
REQUIREMENTS 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 ENACTMENTS.

**1. USE ZONES -**  
THE LAND SHOWN IN THE ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN THE TABLE 'A' BELOW AND IN NO OTHER MANNER WHAT SO EVER.

**TABLE 'A' (USE ZONES)**

1	2	3
NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1	TYPE OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1
	ROADS/STREETS	ROAD, FURNITURE AND AMENITIES.
	PUBLIC SPACES	LAND SCAPE FEATURES, EDUCATIONAL, PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS
	COMMERCIAL/ CULTURAL (SPECIAL AREA)	PUBLIC OFFICES, CULTURAL INSTITUTIONS OR COMMERCIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS, AS DIRECTED BY THE CHIEF ADMINISTRATOR FROM TIME TO TIME.
	RESERVED	

**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 RESERCTION 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 UNITS PER SITE, SHALL BE SPECIFIED IN TABLE 'B'.

Copyright: DEPARTMENT OF URBAN PLANNING CHANDIGARH ADMINISTRATION

C.L. OF V3 SOUTH

C.L. OF V4 ROAD

C.L. OF V4 ROAD

JUNCTION NO. 32

C.L. OF V3 ROAD