

CHANDIGARH PROJECT



CHIEF ADMINISTRATOR OFFICE NOTIFICATION
THE 17TH FEB. 1976, NO. UT. 5409-F-249 2443.

AMENDMENTS :-
IN THE ZONING PLAN IN TABLE 'B' OF CLAUSE 2
IN COLUMN 1 :-
(a) FOR THE FIGURES AND WORDS "3025 SQFT" THE FOLLOWING SHALL BE SUBSTITUTED :-
(i) 50% FOR THE FIRST 250 SQ YDS OF SITE AREA
(ii) 33% FOR THE NEXT 250 SQ YDS OF SITE AREA
(iii) 15% FOR THE AREA IN ACCESS OF 500 SQ. YDS.
IN COLUMN 2 :-
AGAINST THE FIGURES 10' 6" AND 6' 0" THE FOLLOWING SHALL BE ADDED, NAMELY :-
(a) THE SIDE SET BACK OF 10' 6" AND 6' 0" SHALL BE REVERSED 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 BE ALLOWED ALONG THE BOUNDARY DIVIDING THE SITES FROM ONE ANOTHER.
(b) AFTER SUB-CLAUSE (C) THE FOLLOWING SUB-CLAUSE SHALL BE ADDED, NAMELY :-
(i) IN CASE OF SITES IN THE DENSITY ZONE B2, 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 ERRECTED IN A PORTION OF THE SITE LYING BETWEEN THE SIDE BUILDING LINE AND THE BOUNDARY DIVIDING THE SITES FROM ONE ANOTHER AND SUCH CONSTRUCTION, IF BUILT, SHALL NOT EXTEND BEYOND THE REAR BUILDING LINE AND SHALL BE SET BACK BY 10' 6" FROM THE FRONT BUILDING LINE, PROVIDED THAT TWO BARSATI OR A MUMTI SHALL BE CONSTRUCTED IN THE AFORESAID PORTION OF THE SITE.

NOTE :- DATED 09.11.05
AS PER NOTIFICATION DATED 26.02.2002 UNDER PARA. NO. 6, THE ADDITIONAL ZONED AREA FOR SERVANT QUARTER IN TWO KANAL HOUSES IN PHASE II SECTORS HAS BEEN ALLOWED AS MARKED [Symbol] OF HEIGHT 24' 0" ON THIS PLAN IN VIEW OF AMENDMENTS APPROVED BY THE FINANCE SECRETARY'S MEMO NO. 1849/UT/1 (3) 2005/ 6718 DATED 20.09.2005.

A.T.P.

NOTE :-
THIS DRAWING IS THE COMPUTERIZED REPRODUCTION OF ORIGINAL DRG. NO. 17 OF 208 NO. 80 DATED 26.09.68 AND PREPARED ON 05-03-2007.

Parag Singh
PREPARED BY

Roma Manwaha
CHECKED

Daljeet Singh
A.T.P.

Sd/-
CHIEF ADMINISTRATOR

Sd/- 25.10.68
M.N. SHARMA
CHIEF ARCHITECT

Sd/- S.G. NANGIA
SENIOR TOWN PLANNER

Sd/- 24.09.68
A.B. MARATHI
DIVN. TOWN PLANNER

Sd/- R.S. MANOCHA
ASST. TOWN PLANNER

SCALE : 80 FEET TO AN INCH

Sd/- SHAMSHER SINGH
DRAWN BY

Sd/-
CHECKED BY:

DRG NO. - 17 JOB NO. - 60 DATE : 26.08.68

ZONING PLAN OF SECTOR - 36 C

NOTE :-
THE LAND USE OF THE SITE ALLOTTED TO SPECIAL OLYMPICS BHARAT HAS BEEN CONVERTED FROM COMMERCIAL TO EDUCATIONAL AS APPROVED BY F.S. CUM CHIEF ADMINISTRATOR VIDE HIS ORDERS DATED 26-08-04 ON FILE

C.L. OF V3 ROAD

JUNCTION NO. 48

C.L. OF V4 ROAD

C.L. OF V4 ROAD

C.L. OF V3 ROAD

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DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMINISTRATION

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, 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.

TABLE 'A' (USE ZONES)

1	2	3
NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1.	TYPES OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1.
[Symbol]	ROADS/STREETS	ROAD FURNITURE AND AMENITIES.
[Symbol]	PUBLIC SPACES	LAND SCAPE FEATURES, EDUCATIONAL PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES.
[Symbol]	RESIDENTIAL	RESIDENTIAL BUILDINGS.
[Symbol]	COMMERCIAL (SPECIAL AREA)	COMMERCIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS.
[Symbol]	RESERVED	AS DIRECTED BY THE CHIEF ADMINISTRATOR 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 HEREBY SUB-DIVIDED INTO FOLLOWING DENSITY ZONES AND THE 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 UNITS PER SITE SHALL BE AS SPECIFIED IN THE TABLE 'B'.

TABLE 'B' (DENSITY ZONES)

DENSITY ZONE	1	2	3
	B2 (ONE KANAL)	C1 (2 KANAL)	
PLOT NOS	1001 TO 1002 (BOTH INCLUSIVE) 1101 TO 1127 (BOTH INCLUSIVE) 1134 TO 1152 (BOTH INCLUSIVE)	1153 TO 1160 (BOTH INCLUSIVE)	
BUILDING LINE		FRONT	19' 0"
		REAR	39' 0"
		SIDE TOWARD NORTH EAST / SOUTHEAST	10' 6"
		SIDE TOWARD NORTH WEST / SOUTHWEST	12' 0"
MAXIMUM HEIGHT OF BUILDINGS INCLUDING BARSATI	33' 0"	33' 0"	
MAXIMUM PERMISSIBLE SITE COVERAGE	1900 SQ. FEET	3025 SQ. FEET	
MAXIMUM NUMBER OF STOREYS EXCLUDING BARSATI	TWO	TWO	
MAXIMUM NUMBER OF DWELLING UNITS PER STOREY	ONE	ONE	

NOTE :-
(a) THE PLINTH HEIGHT OF THE BUILDINGS SHALL NOT BE LESS THAN ONE FOOT EXCEPT IN THE CASE OF VERANDAS AND COILERS NOT INTENDED FOR HUMAN HABITATION IN WHICH CASE THE PLINTH HEIGHT SHALL NOT BE LESS THAN KINCHES.
(b) BARSATI, IF BUILT, SHALL NOT COVER MORE THAN 50% OF THE AREA COVERED ON GROUND FLOOR.
(c) NO SITE SHALL BE SUB-DIVIDED.

3. PROJECTION BEYOND BUILDING LINE :-
NOTWITHSTANDING ANYTHING CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULES, 1962
(a) NO PROJECTIONS IN THE SHAPE OF SUN SHADES, CHAJJAS, CANOPIES OR BALCONIES PROJECTING MORE THAN 1' 6" BEYOND THE SIDE BUILDING LINES SHALL BE ALLOWED.
(b) NO PROJECTIONS IN THE SHAPE OF SUNSHADES, CHAJJAS, CANOPIES OR BALCONIES EXCEEDING 4' 6" BEYOND THE FRONT OR REAR BUILDING LINES SHALL BE ALLOWED.

4. BOUNDARY WALLS :-
(a) WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRG. NO. S/6 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABUT ON V3 ROADS, STREETS OR AREAS MARKED AS 'RESERVED', 'PUBLIC SPACES' OR 'COMMERCIAL'.
(b) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT, MEASURE 3'-8 1/2" IN HEIGHT, THAT IS IN LEVEL WITH THE FRONT AND REAR BOUNDARY WALLS.
(c) THE CURVATURE OF THE BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADII INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. NO. S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.
(d) IN CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF WALLS 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 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) THE GATE POSTS AND THE GATES SHALL BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG. NO. S/6 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION, ONLY ONE GATE WITH GATE POSTS SHALL BE ERRECTED ALONG SUCH PORTION OF THE FRONT BOUNDARY OF THE SITE AS LIES IN FRONT OF THE FRONT BUILDING LINE.
(b) ONLY ONE WICKET GATE OF THE DESIGN 'G-1' ILLUSTRATED ON DRG. NO. S/6 MAY HOWEVER 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 OF THE GATE POST. THE POSTAL NUMBER SHALL BE DISPLAYED IN NUMERALS OF THE DESIGN AND SPECIFICATIONS ILLUSTRATED ON THE DRG. NO. S/6 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

7. PROTECTED TREES :-
TREES MARKED AS [Symbol] IN THIS PLAN SHALL BE DEEMED TO BE "PROTECTED TREES" UNDER THE CHANDIGARH TREES PRESERVATION ORDER, 1962.

8. ACCESS AND EXIT :-
NO ACCESS EITHER FROM THE V3 ROADS, AREAS SHOWN AS RESERVED, PUBLIC SPACES OR COMMERCIAL SHALL BE ALLOWED.

9. APPLIED DECORATIONS LIKE CROSSES, 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 DRG. NO. S/6 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

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