

CHANDIGARH PROJECT



CHIEF ADMINISTRATORS OFFICE NOTIFICATION THE 17TH FEB, 1976.

NO U.T. 5502-F2892440 - 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 CLAUSE (1) OR RULE 2 OF THE PUNJAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULE, 1952 THE CHIEF ADMINISTRATOR CHANDIGARH IS PLEASED TO MAKE THE FOLLOWING AMENDMENT IN THE ZONING PLAN OF SECTOR 36-D BEARING DRG. NO. 18/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 REVERSE IN CASE OF SITES ABUTTING ON ROADS, STREETS, OR AREA SPECIFIED AS 'PUBLIC SPACE', 'COMMERCIAL' OR 'RESERVED' AND IN SUCH CASES THE SET BACK OF 10' 6" SHALL BE ALLOWED ALONG THE BOUNDARY DIVIDING THE SITES FROM ONE ON OTHER.

AFTER SUB CLAUSE 2 THE FOLLOWING SUB CLAUSE SHALL BE ADDED NAMELY -
IN CASE OF SITES IN THE DENSITY ZONE B-2 AND B-3 PART OF THE RESIDENTIAL BUILDING INCLUDING A GARAGE AND SERVANTS QUARTER NOT EXCEEDING THE HEIGHT OF 34' 0" (INCLUSIVE OF PARAPET) AND NOT CONTAINING MORE THAN TWO STOREYS, MAY BE SITED IN A PORTION OF THE SITE LYING BETWEEN THE SIDE BUILDING LINE AND THE BOUNDARY DIVIDING THE SITE FROM ONE ANOTHER AND SUCH CONSTRUCTION IN PARAPET SHALL NOT EXTEND BEYOND THE REAR BUILDING LINE AND SHALL BE SET BACK 10' 6" FROM THE FRONT BUILDING LINE PROVIDED THAT NO BARSATI OR A MUMTI SHALL BE CONSTRUCTED IN THE AFORE SAID PORTION OF THE SITE.

NOTE :-
THE SITE FOR S.K.K HAS BEEN EARMARKED AS PER APPROVAL RECEIVED FROM THE F.S. CUM CHIEF ADMN. VIDE MEMO NO 211/284-UTFI (3) 2056243 DT. 30.03.05 (REFER LAYOUT PLAN OF SECTOR 36D).

ANAND
16.5.05
A.T.P.

NOTE :-
THE HEIGHT OF SIDE BOUNDARY WALL OF PLOT NO. -03 1614-1615, 1620-1621 & 1665 TOWARDS COMMERCIAL RESERVATION SHALL BE 6'-11" OF TYPE 'C' AS APPROVED BY THE CHIEF ADMIN. WIDE MEMO NO 555-UTF (13) 87-14181 DATED 1.12.87

Sd/- K.SHARMA
16.12.87
A.T.P.

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 [] OF HEIGHT 24'-0" ON THIS PLAN. REVIEW OF AMENDMENTS APPROVED BY THE CHIEF ADMINISTRATOR'S MEMO NO. 166-UTFI (20) 204 6718 DATED 20.09.2005.

A.T.P.

NOTE :-
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG NO. 18 OF JOB NO. 60 DATED 17.09.68 AND PREPARED ON 06 - 03 - 2007.

Vishal Chaitan
PREPARED BY
Rama Maratha
CHECKED
Daljeet Singh
A.T.P.

Sd/-
CHIEF ADMINISTRATOR
Sd/-
CHIEF ARCHITECT

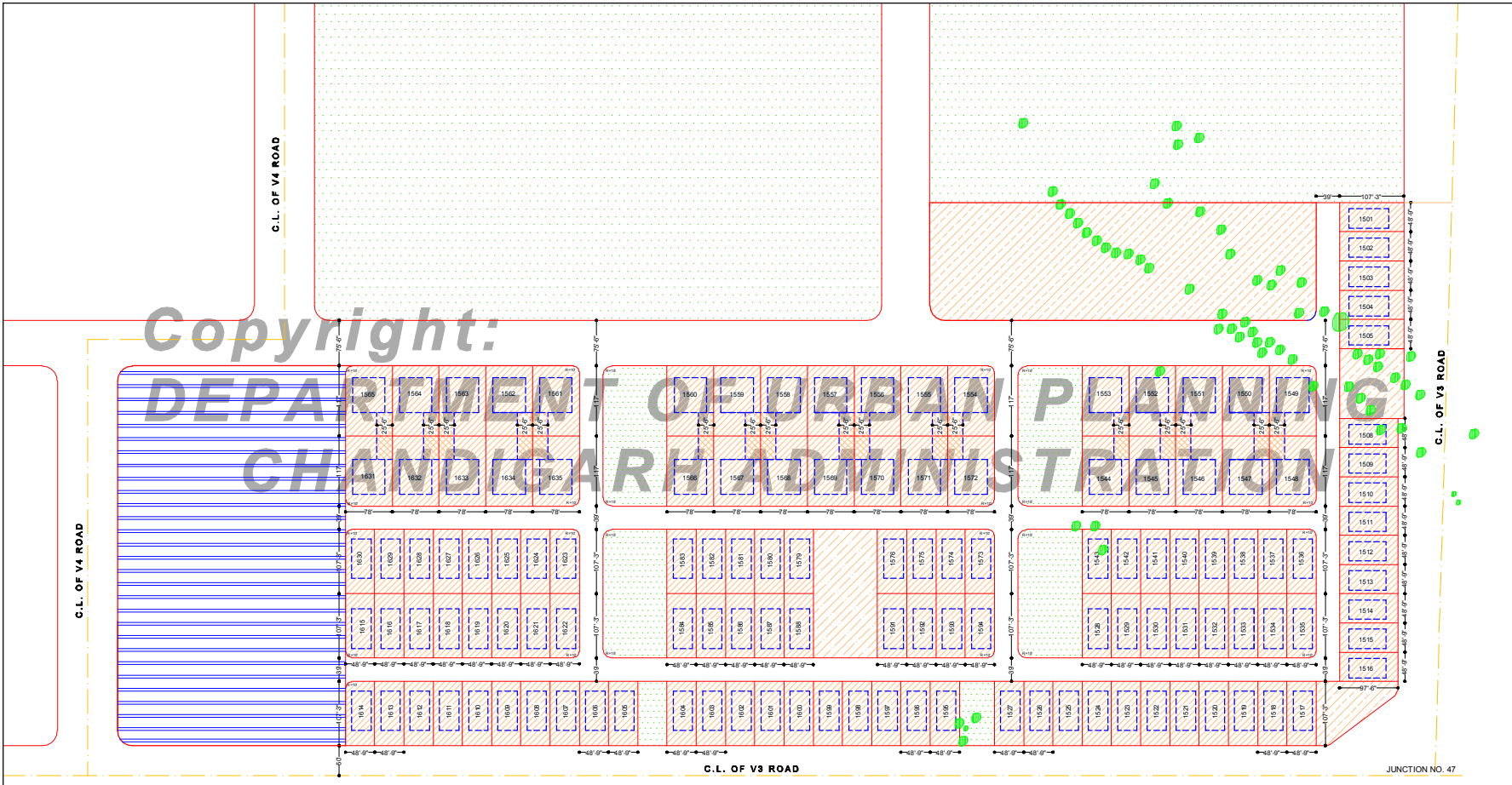
Sd/-
SENIOR TOWN PLANNER
Sd/-
SENIOR ARCHITECT

Sd/-
DIV'NL TOWN PLANNER
Sd/-
ASSTT. TOWN PLANNER

SCALE : 80 FEET TO AN INCH

Sd/-
DRAWN BY :
Sd/-
CHECKED BY :
DRG NO. - 18
JOB NO. - 60
DATE : 17.09.68

ZONING PLAN OF SECTOR - 36 D



REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FILLED 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 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
ROADS/STREETS	ROAD, FURNITURE AND AMENITIES.	
PUBLIC SPACES	LAND SCAPE FEATURES, EDUCATIONAL, PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES.	
RESIDENTIAL	RESIDENTIAL BUILDINGS	
COMMERCIAL (SPEC. AREA)	COMMERCIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS.	
RESERVED	AS DIRECTED 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-ERECTOR OF BUILDINGS IN RESPECT OF SPACE, ADULT 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 THE TABLE 'B'.

	1	2	3	4
DENSITY ZONE	B-2 1 KANAL	B-3 1 KANAL	C-1 2 KANAL	
PLOT NOS	1508 TO 1516 BOTH INCLUSIVE	1501 TO 1505 BOTH INCLUSIVE 1517 TO 1563 BOTH INCLUSIVE 1570 TO 1576 BOTH INCLUSIVE 1579 TO 1588 BOTH INCLUSIVE 1591 TO 1600 BOTH INCLUSIVE	1544 TO 1572 BOTH INCLUSIVE 1601 TO 1608 BOTH INCLUSIVE	
BUILDING LINE				
FRONT	15' 0"	15' 0"	19' 6"	
REAR	19' 6"	25' 0"	39' 0"	
SIDE TOWARDS NORTH EAST/SOUTH EAST	10' 6"	10' 6"	10' 6"	
SIDE TOWARDS NORTH WEST/SOUTH WEST	6' 0"	6' 0"	12' 0"	
MAX. PERMISSIBLE SITE COVERAGE	1000 SQ.FT.	2050 SQ.FT.	3025 SQ.FT.	
MAX. HEIGHT OF BUILDING INCLUDING BARSATI	33' 0"	33' 0"	33' 0"	
MAX. NUMBER OF STOREYS EXCLUDING BARSATI	2	2	2	
MAX. NUMBER OF DWELLING UNITS PER STOREY PER SITE	ONE	ONE	ONE	

NOTE :-
(a) THE PLINTH HEIGHT OF THE BUILDINGS SHALL NOT BE LESS THAN ONE FOOT EXCEPT IN THE CASE OF VERANDAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION IN WHICH CASE THE PLINTH HEIGHT SHALL NOT BE LESS THAN SIX INCHES.
(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 :-
NOT WITH STANDING ANY THING CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT & REGULATION) BUILDING RULES, 1952
(a) NO PROJECTIONS IN THE SHAPE OF SUNSHADES, CHAJJAS, CANOPIES, OR BALCONIES PROJECTING MORE THAN 1' 6" BEYOND THE SIDE BUILDING LINE SHALL BE ALLOWED.
(b) NO PROJECTIONS IN THE SHAPE OF SUNSHADES, CHAJJAS, CANOPIES, OR BALCONIES EXCEEDING 4' 6" BEYOND THE FRONT OR REAR BUILDING LINE SHALL BE ALLOWED.

4. BOUNDARY WALLS :-
(a) WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRG NO. S/S AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABOUT ON V-3 ROADS, STREETS AND AREAS MARKED AS 'RESERVED', 'PUBLIC SPACE' OR 'COMMERCIAL'.
(b) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL 'B' SUB-MEASURE 3'-8 1/2" IN HEIGHT THAT IS IN LEVEL WITH THE FRONT AND REAR BOUNDARY WALLS.
(c) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE, IN ACCORDANCE WITH THE RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED ON DRG. NO. S/S AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.
(d) IN CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF A 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 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 GATE 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 ERECTED ALONG SUCH PORTION OF THE FRONT BOUNDARY OF THE SITE AS LIES 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 ERECTED 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 THE DRG. NO. S/S AVAILABLE ON THE APPLICATION FROM THE CHIEF ADMINISTRATOR.

7. PROTECTED TREES :-
TREES MARKED AS [] 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 V-3 ROAD AREA SHOW AS 'RESERVED', 'PUBLIC SPACE' OR 'COMMERCIAL' SHALL BE ALLOWED.

9. APPLIED DECORATIONS LIKE CROSSSES, SWASTIKAS ETC. SHALL NOT BE PERMITTED ON THE EXTERNAL FACE OF THE BUILDINGS OR OF THE BOUNDARY WALLS, NAME OF PERSONS OR HOUSES, HOWEVER, MAY BE ALLOWED ON THE SPACE ASSIGNED FOR THE PURPOSE ILLUSTRATED ON DRAWING NO. S/S AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

10. THE WATER STORAGE TANKS AND OTHER PLUMBINGS ETC. SHALL NOT SHOW ON ANY FACE OF THE BUILDINGS BUT SHALL BE SUITABLY ENCASED.