

CHANDIGARH PROJECT



AS APPROVED BY THE FINANCE SECY. VIDE HIS MEMO. NO.606/PT/10/77/495, DT. 28.2.77.
THE USE OF THE STRIP OF LAND MEASURING 51'6" IN WIDTH MARKED 'ABCD' ON THE PLAN ADJOINING THE GOVT. SCHOOL, AS WELL AS THE SITE PROPOSED EARLIER FOR GURU NANAK PUBLIC SCHOOL, FROM PUBLIC SPACES HAS BEEN CHANGED TO EDUCATIONAL PURPOSE.

NOTE: DATED 5-11-88
PARK (PUBLIC SPACE) MEASURING 0.8 ACES AND 39' 6" WIDE ROAD CARVED OUT OF THE PRIMARY SCHOOL SITE AS APPROVED BY THE F.S. VIDE HIS LETTER NO.29 (R/2)UIT/ (2)88/1498 DATED 27.10.1988.

THIS DRAWING HAS BEEN APPROVED BY THE CHIEF ADMINISTRATOR AS INTIMATED VIDE MEMO. NO. 13-1-3 / FDI/ 73 - 17604, DATED 5-12-73.

NOTE: THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 13, JOB NO. - 67, DATED 10-08-1973 AND PREPARED ON 03-20-07.

Prepared By: Harsh Kumar
Checked By: Deepak Singh
A.T.P.

CHIEF ADMINISTRATOR

SD/- CHIEF ARCHITECT SD/- SENIOR TOWN PLANNER

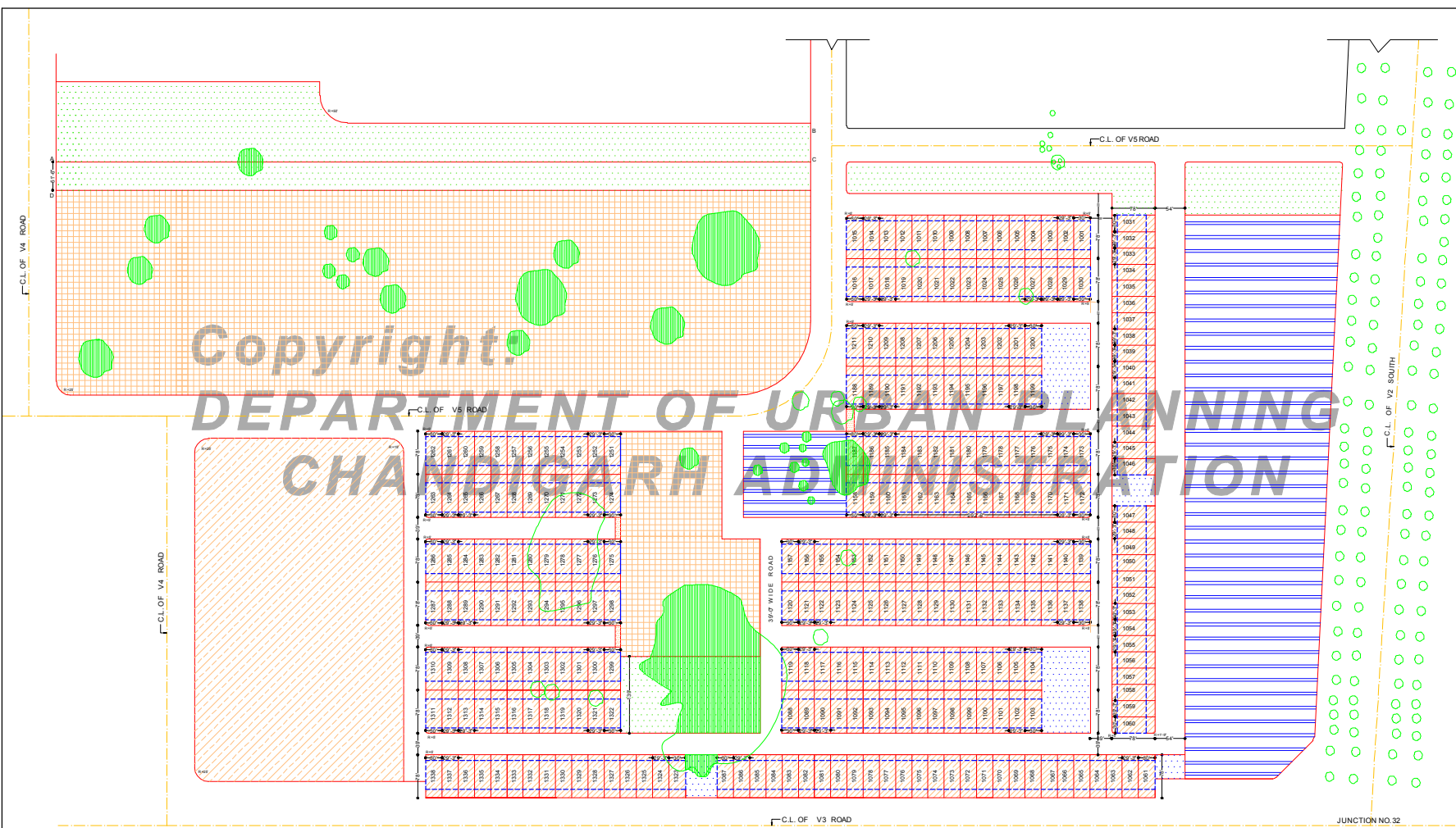
DIVNL. TOWN PLANNER SD/- ASST. TOWN PLANNER

SCALE :- 80 FEET TO AN INCH

DRAWN BY: P.S.VRIG CHECKED BY:

JOB NO:67 DRG. NO: 13 DATE: 10-8-1973

ZONING PLAN OF SECTOR 37-B



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DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMINISTRATION

2. DENSITY ZONES :-

REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO ONES CONTAINED IN: PUNJAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULES, 1962, 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 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 AND PUBLIC AMENITIES, NO BUILDING PERMISSIBLE
	RESIDENTIAL	RESIDENTIAL BUILDINGS.
	EDUCATIONAL	RESERVED FOR EDUCATIONAL BUILDINGS.
	COMMERCIAL/CULTURAL (SPECIAL AREA)	PUBLIC OFFICES, CULTURAL INSTITUTIONS OR COMMERCIAL BUILDING AS PER ARCHITECTURAL CONTROL SHEETS.
	RESERVED	MULTI STORED FLATS

NOTE :-

THE CHIEF ADMINISTRATOR MAY ISSUE SUPPLEMENTARY ZONING PLAN AND SUCH FURTHER INSTRUCTION AS MAY BE NECESSARY AND EXPEDIENT.

TABLE 'B' (DENSITY - ZONES)

DENSITY ZONE	A2 (10 MARLA)
PLOT NUMBERS	ALL PLOT ILLUSTRATED ON THIS PLAN
(1) BUILDING LINE (AFFRONT OR REAR)	AS PER FRAME CONTROL DRG. NO 1, OF JOB NO 518
(4) MAXIMUM PERMISSIBLE SITE COVERAGE	— 00 —
(8) MAXIMUM HEIGHT OF BUILDINGS	— 00 —
(10) MAX. NUMBER OF STOREYS EXCLUDING BARSAAT	— 00 —
(11) MAXIMUM NUMBER OF DWELLING UNITS PER STOREY PER SITE	ONE

NOTES :-

- THE PLINTH LEVEL FOR THE BUILDINGS SHALL BE OBTAINED FROM THE CHIEF ADMINISTRATOR BEFORE STARTING THE CONSTRUCTION.
 - NO SITE SHALL BE SUB-DIVIDED. PLAN SHALL BE PREPARED, CONSTRUCTION SUPERVISED AND COMPLETION CERTIFICATES ISSUED BY A DULY QUALIFIED ARCHITECT. PROVIDED THAT REGISTERED SURVEYORS MAY ALSO PREPARE THE PLANS, SUPERVISE CONSTRUCTION AND ISSUE COMPLETION CERTIFICATES IN RESPECT OF PLOT NUMBERS INDICATED ON THIS PLAN.
- 3. PROJECTION BEYOND BUILDING LINE:-**
NOT - WITHSTANDING ANYTHING CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULES 1962, NO PROJECTION, WHAT SOEVER, OTHER THAN THOSE SHOWN ON THE FRAME CONTROL DRG. NO. 1 OF JOB NO 518 SHALL BE ALLOWED.

4. BOUNDARY WALLS:-

- BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRG NO 5/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION, SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITE AS LIE AT THE BACK OF THE FRONT BUILDING LINES AND ADJUT ON V3 ROADS. IS TREES OR AREAS MARKED AS 'RESERVED', 'PUBLIC SPACES' AND ALONG THE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER.
- BOUNDARY WALLS OF SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRG NO 5/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITE AS LIE IN FRONT OF THE FRONT BUILDING LINES AND ADJUT ON STREETS AND AREAS MARKED AS 'RESERVED', 'PUBLIC SPACES' OR 'COMMERCIAL'.

- NO WALL NEED BE BUILT ALONG FRONT SIDE BOUNDARIES WHICH DIVIDES ONE SITE FROM ANOTHER BUT IF BUILT SHALL MEASURE 3/8 (2" IN HEIGHT & 4" IN LEVEL WITH THE TOP OF THE FRONT BOUNDARY WALL.
- THE CURVATURE OF BOUNDARY WALL ALONG CORNER OF SITES SHALL BE IN ACCORDANCE WITH RADI INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. NO 5/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.
- IN CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT NO POINT SHALL BE MORE THAN 2 FEET ABOVE THE PRESCRIBED HEIGHT.

- HEIGHT AS APPLIED TO A 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 :-

- THE GATE POSTS, AND THE GATE SHALL BE OF ONE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG. NO. 5/5 READ WITH 5/6 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 LIE IN FRONT OF THE FRONT BUILDING LINE.
- ONLY ONE WIDEET GATE OF THE DESIGN G-1 ILLUSTRATED ON DRG. NO 5/5 MAY, HOWEVER, BE ERRECTED ALONG SUCH PORTIONS OF BOUNDARIES OF SITE AS ADJUT ON AN ACCESSIBLE STREET.

6. NUMBERING OF PREMISES:-

EVERY BUILDING OCCUPYING 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 DRAWING NO 5/5 AVAILABLE ON 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, 1952.

8. ACCESS AND EXIT

NO ACCESS EITHER FROM THE V 3 ROAD, AND V7 ROADS, AREAS SHOWN AS 'RESERVED', 'PUBLIC SPACES' OR 'COMMERCIAL' SHALL BE ALLOWED.

9. DECORATION

APPLIED DECORATION LIKE CROSSSES, SHWASTHAS ETC. SHALL NOT BE PERMITTED ON EXTERNAL FACE OF THE BUILDING OR OF THE BOUNDARY WALLS. NAMES OF PERSONS OR HOUSES HOWEVER MAY BE ALLOWED ON THE SPACE AS SHOWN FOR THE PURPOSE AND ILLUSTRATED ON DRG. NO 5/5 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

10. WATER STORAGE

THE WATER STORAGE TANKS AND OTHER PLUMBINGS SHALL NOT SHOWN ON ANY FACE OF THE BUILDINGS BUT SHALL BE SUITABLY ENGAGED.

11. DUST BIN.

THE SIZE, SHAPE, SPECIFICATIONS AND THE DESIGN OF THE DUST BIN SHALL BE AS SHOWN IN DRAWING NO 5/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.