

CHANDIGARH PROJECT

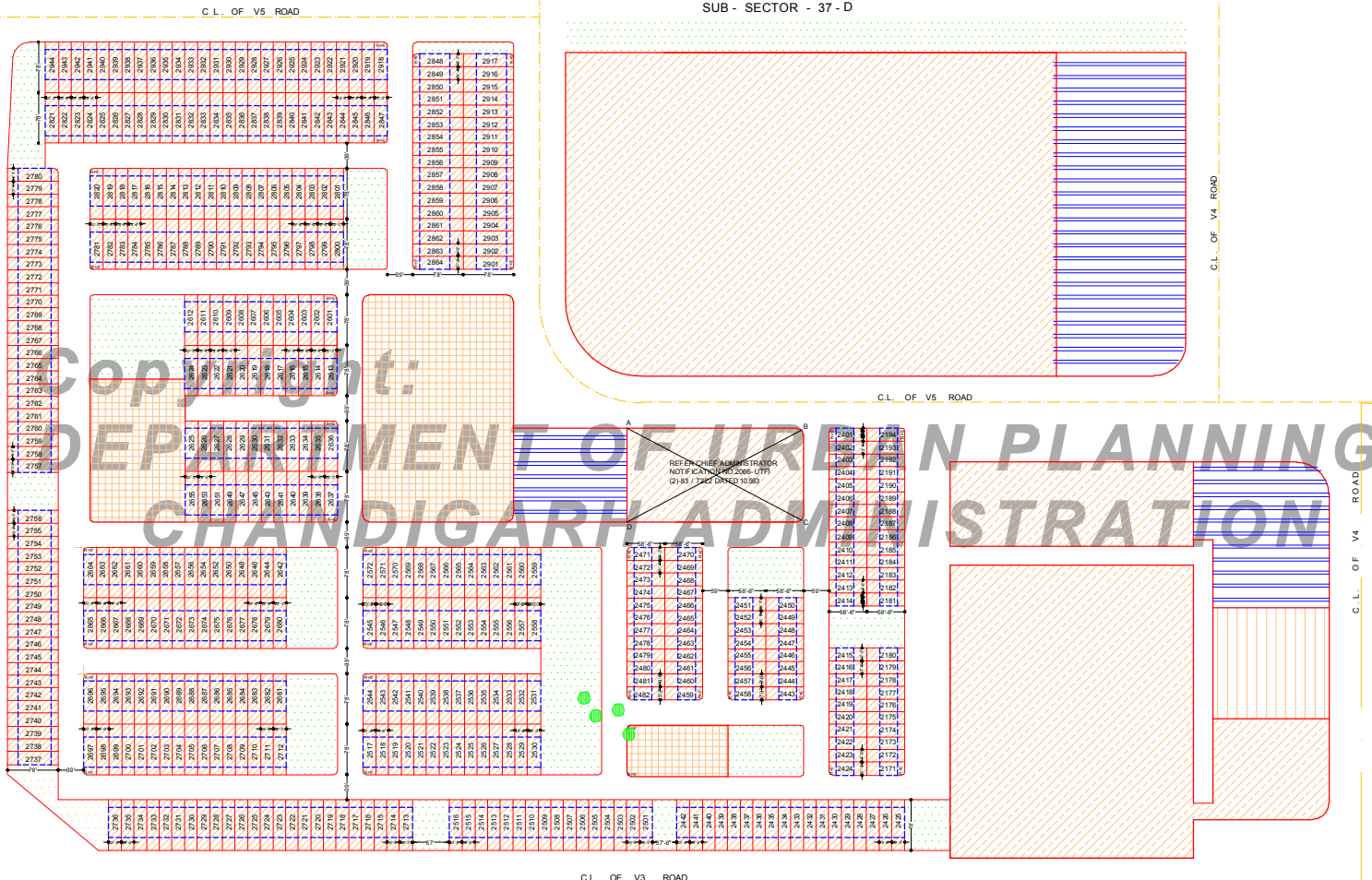


SECTOR - 41

SUB - SECTOR - 37 - D

SUB SECTOR - 37-B

SECTOR - 36



NOTE:
AREA MARKED AS 'A, B, C' ON THIS PLAN HAS BEEN CONVERTED TO RESERVED AREA VIDE CHIEF ADMINISTRATOR NOTIFICATION NO. 2006 U T F 2 - 83/7222 DATED 10.9.83.

SD:
ATP

NOTE:
THIS DRAWING IS TH COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO.9, JOB NO. 67, DATED 24 - 08 - 1972 AND PREPARED ON DATED 08-03-2007.

Paranjit Singh, Kanchan Sharma, Daljeet Singh
PREPARED BY: CHECKED BY: ATP

SD:
CHIEF ADMINISTRATOR

SD:
CHIEF ARCHITECT

SD:
DIVNL. TOWN PLANNER

SD:
DRAWN - V. CHOPRA

SD:
CHECKED BY:

JOB NO.67 DRG. NO.-9 DATE: 24.8.72

ZONING PLAN OF SECTOR - 37C

DIRECTIONS ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF THE POWERS CONFERRED UPON HIM UNDER SECTION - 4 OF THE CAPITAL OF PUNJAB (DEVELOPMENT AND REGULATION) ACT, 1952.

REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE 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 UTILISED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN TABLE 'A' BELOW AND IN NO OTHER MANNER WHATSOEVER.

1	2	3
NOTATIONS	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1.	TYPES OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1.
	ROADS/STREETS	ROAD FURNITURE AND AMENITIES
	PUBLIC SPACES	LAND SCAPE FEATURES AND PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS.
	EDUCATIONAL	RESERVED FOR EDUCATIONAL BUILDINGS
	COMMERCIAL (SPECIAL AREA)	COMMERCIAL BUILDING AS PER ARCHITECTURAL CONTROL SHEET.
	RESERVED	FOR COMMUNITY CENTRE, DISPENSARY AND GOVT HOUSING AS DIRECTED BY CHIEF ADMINISTRATOR FROM TIME TO TIME.
	RELIGIOUS	RELIGIOUS AND SPIRITUAL BUILDINGS

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 ABOVE 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 TABLE 'B'

TABLE 'B' (DENSITY ZONES)		
DENSITY ZONES	A1(MR/LA)	A1(7 1/2 MR/LA)
PLOT NUMBERS	2171 TO 2194 2401 TO 2484 2443 TO 2482	2425 TO 2442 2501 TO 2572 2601 TO 2684 2601 TO 2644
BUILDING LINES	AS PER FRAME CONTROL DRG. NO. 2 OF JOB NO 918	AS PER FRAME CONTROL DRG. NO. 1 OF JOB NO 918
MAXIMUM PERMISSIBLE SITE COVERAGE	DO ---	DO ---
MAXIMUM HEIGHT OF BUILDING	DO ---	DO ---
MAX. NUMBER OF STOREYS EXCLUDING BARSATI	DO ---	DO ---
MAXIMUM NUMBER OF DWELLING UNITS PER STOREY PER SITE	ONE	ONE

NOTE:-
1. THE PLINTH LEVEL OF THE BUILDINGS SHALL BE OBTAINED FROM THE CHIEF ADMINISTRATOR BEFORE STARTING THE CONSTRUCTION.
2. NO SITE SHALL BE SUB-DIVIDED.

3. PROJECTION BEYOND BUILDING LINE:-

NOT WITH IN MAKING ANYTHING CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULES, 1952.
NO PROJECTION WHAT SOEVER OTHER THAN THOSE SHOWN ON THE FRAME CONTROL DRG. NO. 1 OF JOB NO. 918 AND DRG. NO. 2 OF JOB NO. 918 SHALL BE ALLOWED PROVIDED FURTHER THAT NO PROJECTION SHALL BE ALLOWED ON THE LAND NOT OWNED BY PLOT OWNER.

4. BOUNDARY WALLS:-

(a) BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRG. NO. 5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITE AS LIE AT THE BACK OF THE REAR BUILDING LINES AND ABUT ON V3 ROADS, STREETS OR AREAS MARKED AS "COMMERCIAL", "RESERVED" OR "PUBLIC SPACES" AND ALONG THE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER.
2. BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRG. NO. 5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITE AS LIE IN FRONT OF THE FRONT BUILDING LINES AND ABUT ON STREETS AND AREAS MARKED AS "RESERVED", "PUBLIC SPACES" OR "COMMERCIAL".
3. NO WALL NEED BE BUILT ALONG FRONT SIDE BOUNDARIES WHICH DIVIDES ONE SITE FROM ANOTHER BUT IF BUILT SHALL MEASURE 3'-6" 1/2" IN HEIGHT I.E. IN LEVEL WITH THE TOP OF THE FRONT BOUNDARY WALL.
(b) THE CURVATURE OF BOUNDARY WALLS ALONG CORNER OF SITES SHALL BE IN ACCORDANCE WITH THE RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. NO. 5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.

(c) IN CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF WALLS MAY BE EXCEEDED OVER PORTION 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, GATES AND DUST BIN :-

(a) THE GATE POSTS AND THE GATE SHALL BE OF ONE OF TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG. NO. 5 IS AVAILABLE FROM THE CHIEF ARCHITECT 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 FRONT BUILDING LINE. THE DUST BIN SHALL BE OF THE DESIGN AND SPECIFICATIONS SHOWN IN DRG. NO. 5 IS AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.

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 DRAWING NO. 5 IS 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 AND V7 ROADS, AREAS SHOWN AS "RESERVED "PUBLIC SPACE", "EDUCATIONAL" AND "COMMERCIAL" SHALL BE ALLOWED.

9. APPLIED DECORATIONS LIKE CROSS, 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. 5 IS AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

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