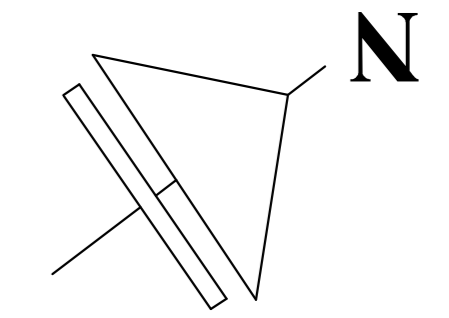


AGRICULTURAL LAND



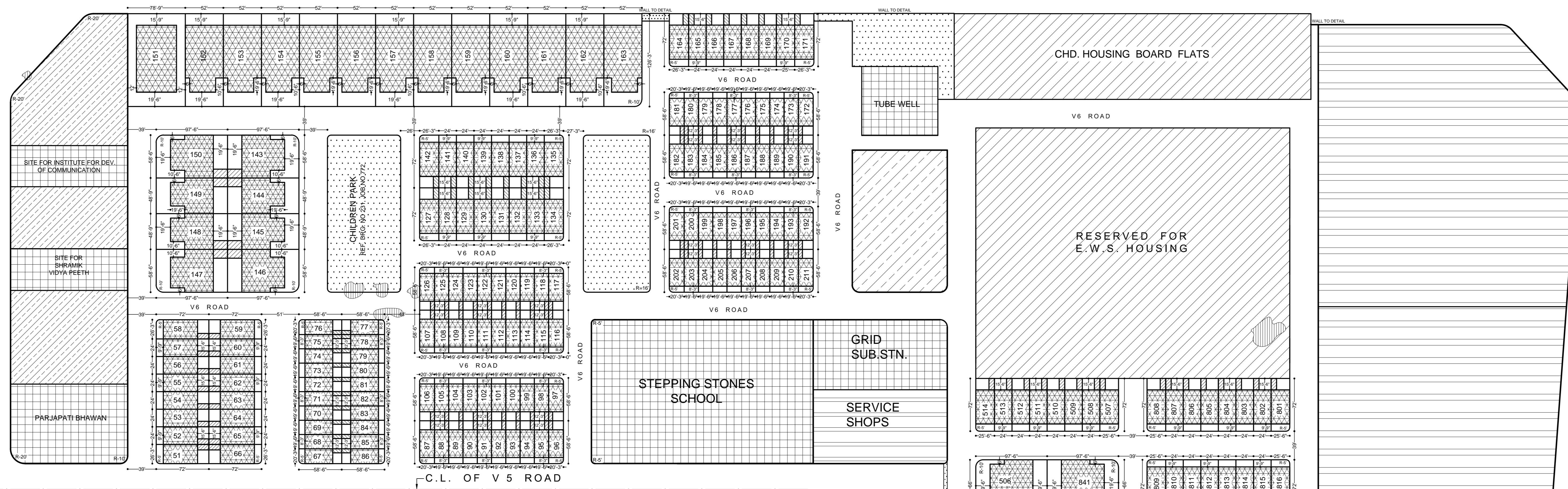
JUNCTION TO DETAIL

C.L. OF V 3 ROAD

JUNCTION NO - 30

SECTOR 38 - D

C.L. OF V 4 ROAD



C.L. OF V 5 ROAD

C.L. OF V 2 ROAD

SECTOR 24-A

C.L. OF V 4 ROAD

HIGH FLATS REF. DRG. NO 35 JOB NO 59 DATED 17.04.1989



SECTOR 38 - B

SECTOR 38 - B

C.L. OF V 5 ROAD

DIRECTIONS ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF POWERS CONFERRED UPON HIM UNDER SECTION 4 (1) OF THE CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) ACT 1952. THE REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE ONES CONTAINED IN THE CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) BUILDING RULES 1952 AND OTHER LOCAL ENACTMENTS. WHERE SUCH RULES ARE SILENT, NATIONAL BUILDING CODE (NBC) OF INDIA SHALL BE APPLICABLE.

1. USE ZONES:-

THE LAND SHOWN IN THE ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKING EXPLAINED IN TABLE BELOW AND IN NO OTHER MANNER WHATSOEVER.

1	2	3
NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1	TYPES OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1
	ROADS	ROAD FURNITURE AND AMENITIES
	GREEN SPACE	LANDSCAPE FEATURES, PARKS & PLAY GROUNDS
	RESIDENTIAL	RESIDENTIAL BUILDINGS
	COMMERCIAL/CULTURAL	PUBLIC OFFICES, CULTURAL INSTITUTIONS OR COMMERCIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS.
	PUBLIC/SEMI PUBLIC	PUBLIC/SEMI PUBLIC BUILDING
	RESERVED	USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR

2. SITE COVERAGE:-

THE MAXIMUM PERMISSIBLE SITE COVERAGE INCLUSIVE OF ANCILLARY BUILDINGS FOR EACH SITE SHALL BE AS INDICATED IN THE FOLLOWING TABLE:-

1	2	3
CATEGORY	MAXIMUM PLOT COVERAGE	F.A.R.
MARLA HOUSES	UPTO 70% (65% + UPTO 5%)	UPTO 2.00
ONE KANAL	50%	1.50
TWO KANAL	45%	1.25

- THE SIDE SET BACK ON FRONT IN ONE KANAL CATEGORY HOUSES SHALL BE, NORTH EAST /SOUTH EAST - 3.20 m (10'-6") & NORTH WEST/ SOUTH WEST- 1.82 m (6'-0"). THE SAME SHALL BE REVERSE IN THE CASE OF CORNER PLOT ABUTTING ON SIDE ROAD.
- THE CONSTRUCTION IN REAR COURTYARD IN ONE KANAL AND ABOVE PLOTS WHEREVER INDICATED SHALL BE AS PER THE TABLE OF CATEGORY OF PLOTS.
- THE CONSTRUCTION IN THE REAR COURTYARD IN MARLA HOUSES SHALL BE PERMISSIBLE ON ANY CORNER AS PER THE DISCRETION OF THE OWNER EXCEPT CORNER PLOTS.

3. HEIGHT OF THE BUILDING:-

THE MAXIMUM NUMBER OF STOREYS, MAXIMUM HEIGHT AND PLINTH HEIGHT OF THE BUILDING CONSTRUCTED ON LAND AS MARKED IN COLUMN 1 SHALL BE AS INDICATED IN COLUMNS 2, 3, AND 4 OF THE FOLLOWING TABLE:-

1	2	3	4
NOTATION	MAXIMUM NO OF STOREYS	MAXIMUM HEIGHT FROM PLINTH LEVEL OF 0.30m (1'-0")	PLINTH HEIGHT
	THREE	10.67m (35'-0") KANAL TYPE	MINIMUM 0.30m (1'-0") AND MAXIMUM UPTO 1.20m (4'-0") IN THE CASE OF BUILDING INTENDED FOR HUMAN HABITATION IN KANAL AND ABOVE HOUSES.
	THREE	9.33m (32'-3") MARLA TYPE	IN MARLA HOUSES: FIXED AT 0.30m (1'-0").
	ONE	3.35m (11'-0")	

4. NUMBER OF BUILDINGS ON EACH SITE:-

- NO SITE SHALL BE SUB-DIVIDED.
- EACH PLOT/SITE MEANT FOR RESIDENTIAL PURPOSE SHALL BE CONSIDERED AS ONE RESIDENTIAL UNIT HAVING MAXIMUM OF THREE FLOORS WITH NOT MORE THAN ONE KITCHEN PER FLOOR.

5. PROJECTION BEYOND BUILDING LINE :-

- KANAL HOUSES:-**
 - NOT WITH STANDING ANYTHING CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULE 1952.
 - NO PROJECTION IN THE SHAPE OF SUN SHADE, CHAJJAS, CANOPIES OR BALCONY PROJECTING MORE THAN 0.45 m (1'-6") BEYOND THE SIDE BUILDING LINES SHALL BE ALLOWED.
 - NO PROJECTION IN THE SHAPE OF SUN SHADE, CHAJJAS, CANOPIES OR BALCONIES PROJECTING MORE THAN 1.83 m (6'-0") BEYOND THE FRONT AND REAR BUILDING LINES SHALL BE ALLOWED.
- MARLA HOUSES:-**
 - NO PROJECTION IN THE SHAPE OF BALCONIES PROJECTING MORE THAN 0.91m (3'-0") BEYOND THE FRONT AND REAR BUILDING LINES SHALL BE ALLOWED.
 - THESE CANTILEVERS' PROJECTIONS SHALL BE ALLOWED 0.91m (3'-0") AWAY FROM THE COMMON WALL ON EITHER SIDE. HOWEVER NO PROJECTION SHALL BE ALLOWED BEYOND THE ZONED AREA OF SINGLE STOREY ZONE IN THE REAR COURTYARD.

6. BOUNDARY WALLS :-

FRONT BOUNDARY WALLS :-

- WALLS OF THE SPECIFICATIONS AND DESIGN "B" OF HEIGHT 1.13m (3'-8 1/2") AS SHOWN IN DRAWING NO. S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION SHALL BE PERMISSIBLE ALONG SUCH FRONT BOUNDARIES OF SITE ABUTTING ON THE STREET AND ALONG FRONT COMMON BOUNDARIES WHICH DIVIDE ONE SITE FROM THE OTHER.
 - 0.69 m (2'-3") HIGH RAILING/ GRILL ABOVE THE STANDARD BOUNDARY WALL SHALL BE PERMISSIBLE.
 - THE CONSTRUCTION OF FRONT BOUNDARY WALL IS OPTIONAL, SO THAT THE SAID AREA CAN BE UTILIZED FOR PARKING.
- ii) REAR AND SIDE BOUNDARY WALLS :-**
- WALLS OF THE SPECIFICATIONS AND DESIGN "C" OF HEIGHT 1.83m (5'-11 1/2") AS SHOWN IN DRAWING NO. S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION SHALL BE PERMISSIBLE ALONG THE REAR BOUNDARY AND SIDE BOUNDARIES WHICH DIVIDE ONE SITE FROM THE OTHER UPTO THE FRONT ZONING LINE.
 - 0.69 m (2'-3") TO 0.76m (2'-6") HIGH RAILING/GRILL ABOVE THE STANDARD BOUNDARY WALL SHALL BE PERMISSIBLE.
 - THE CURVATURE OF BOUNDARY WALLS ALONG CORNER OF SITES SHALL BE IN ACCORDANCE WITH RADI INDICATED ON THIS PLAN AND ILLUSTRATED IN DRAWING NO S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION 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 0.69 m (2'-0") 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.

7. GATE POSTS AND GATES :-

- TWO MAIN GATES INCLUSIVE OF WICKET GATES UPTO 4.88m(16'-0") SHALL BE ERRECTED ALONG SUCH PORTION OF THE FRONT BOUNDARY WALL OF SITE AS LIES IN FRONT OF THE FRONT BUILDING LINE.
- THE GATE POSTS AND GATES SHALL BE EITHER OF THE WIDTH AND HEIGHT AS SHOWN IN DRAWING NO. S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION. ONLY ONE GATE OF WIDTH AND HEIGHT OF TYPE ILLUSTRATED ON DRAWING NO S/5 MAY HOWEVER BE ERRECTED ALONG SUCH PORTION OF BOUNDARIES OF SITE ABUTTING ON THE SIDE/ CORNER ACCESSIBLE STREET.

8. NUMBERING OF PREMISES:-

- EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITES AS GIVEN IN THIS ZONING PLAN.
- IF THE SITE POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY, THEN ITS NUMBER SHALL BE DISPLAYED IN NUMERALS CAST IN CONCRETE AS PER SPECIFICATIONS AND DESIGN MENTIONED IN DRAWING NO. S/2 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.

- IF THE SITE DOES NOT POSSESS A GATE POST ALONG ITS FRONT BOUNDARY WALL, THEN ITS NUMBER SHALL BE DISPLAYED IN PAINTED NUMERALS ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING IN FRONT OF THE SITE AS PER DESIGN 'B' SHOWN IN DRAWING S/2 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.

9. BASEMENT:-

- CONSTRUCTION OF BASEMENT STOREY IS OPTIONAL. HOWEVER, IF BUILT, SHALL BE PERMISSIBLE AS PER THE NORMS.
- THE USE OF BASEMENT SHALL ONLY BE PERMITTED FOR PARKING, STORAGE AND SERVICES ETC.

10. ACCESS:-

NO SITES WILL DERIVE DIRECT ACCESS OR EXIT FROM THE V3 ROAD / SECTOR DIVIDING ROAD AND GREEN SPACE.

- 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/5 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

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

13. PROTECTED TREES:-

TREES MARKED AS "P" ON THIS PLAN SHALL BE DEEMED TO BE "PROTECTED TREES" UNDER THE CHANDIGARH TREES PRESERVATION.

14. GENERAL NOTES:-

- INSTALLATION OF SOLAR PHOTOVOLTAIC POWER PLANT SHALL BE MANDATORY. THE CAPACITY OF SPV PLANT SHALL BE:
 - 500 Sq Yds TO 999 Sq Yds. - 1KWp
 - 1000 Sq Yds TO 2999 Sq Yds. - 2KWp
 - ABOVE 3000 Sq Yds. - 3KWp
- ALL BUILDING ON A SITE OF ONE KANAL WILL MAKE PROVISION FOR SOLAR WATER HEATING SYSTEM HAVING CAPACITY OF ATLEAST 100 lts. AND ON A SITE OF TWO KANAL AND ABOVE THAT OF ATLEAST 200 lts.
- ALL BUILDING ON A PLOT OF ONE KANAL AND ABOVE SHALL HAVE RAIN WATER HARVESTING SYSTEM TO RECHARGE GROUND WATER INSTALLED AS PER SPECIFICATION OF CHANDIGARH ADMINISTRATION.
- PROVISION OF PARKING SHALL BE:
 - BELOW 10 MARLA - 1 ECS
 - 10 MARLA TO BELOW ONE KANAL - 2 ECS
 - ONE KANAL TO BELOW TWO KANAL - 3 ECS
 - TWO KANAL AND ABOVE - 6 ECS
- STILT PARKING AT GROUND FLOOR SHALL BE ALLOWED WITHIN THE PERMISSIBLE GROUND COVERAGE, FAR AND HEIGHT OF THE BUILDING.
- NO VEHICLE OF THE OWNER/ OCCUPIER OF ANY SUCH BUILDING IS PARKED OUTSIDE THE PREMISES.
- IN ONE KANAL AND ABOVE PLOTS ABUTTING ON V-3 ROAD ON THE REAR SIDE, THERE SHALL BE NO CONSTRUCTION IN THE REAR COURT YARD.

NOTES:-

THE POSTAL NUMBERS ARE SHOWN THUS.

S.NO	CATEGORIES	PLOT NO.S	WIDTH OF ZONED AREA IN THE REAR COURTYARD
1	5 MARLA	67 TO 126 127 TO 211 847 TO 870	5'-6"
2	7 MARLA	51 TO 66 127 TO 142 164 TO 171 300 TO 324 365 TO 378 507 TO 514 801 TO 840 871 TO 902	7'-6"
3	10 MARLA	325 TO 365 380 TO 422 451 TO 474	7'-6"
4	1 KANAL	143 TO 150 501 TO 506 841 TO 846	12'-0"
5	2 KANAL	152 TO 163 151	-

NOTE:
SITE OF GRID SUB STATION INCORPORATED AS PER ARCH. DRG NO. 4.] JOB NO NT 1087. VIDE ENDST NO 197 / ARCH 81 / 0497. DTD 4.8.81.

NOTE:
THIS DRAWING IS PREPARED ON THE BASIS OF NOTIFICATION OF C.B.R.(URBAN) 2017, DATED-25-07-2017.

OFFICE OF THE SENIOR TOWN PLANNER U.T CHANDIGARH

CHIEF ARCHITECT (EXERCISING THE POWERS OF CHIEF ADMINISTRATOR)

CHIEF ARCHITECT SENIOR TOWN PLANNER

DIVNL.TOWN PLANNER ASSTT. TOWN PLANNER

DRAWN BY:- Harish/Neeraj CHECKED BY:-

SCALE :- 80 FEET TO AN INCH

DRG. No:- JOB No:- DATED:-

REVISED ZONING PLAN OF SUB-SECTOR- 38 A (FOR ADDITIONAL COVERED AREA AND ONLY FOR RESIDENTIAL)