

CHANDIGARH PROJECT

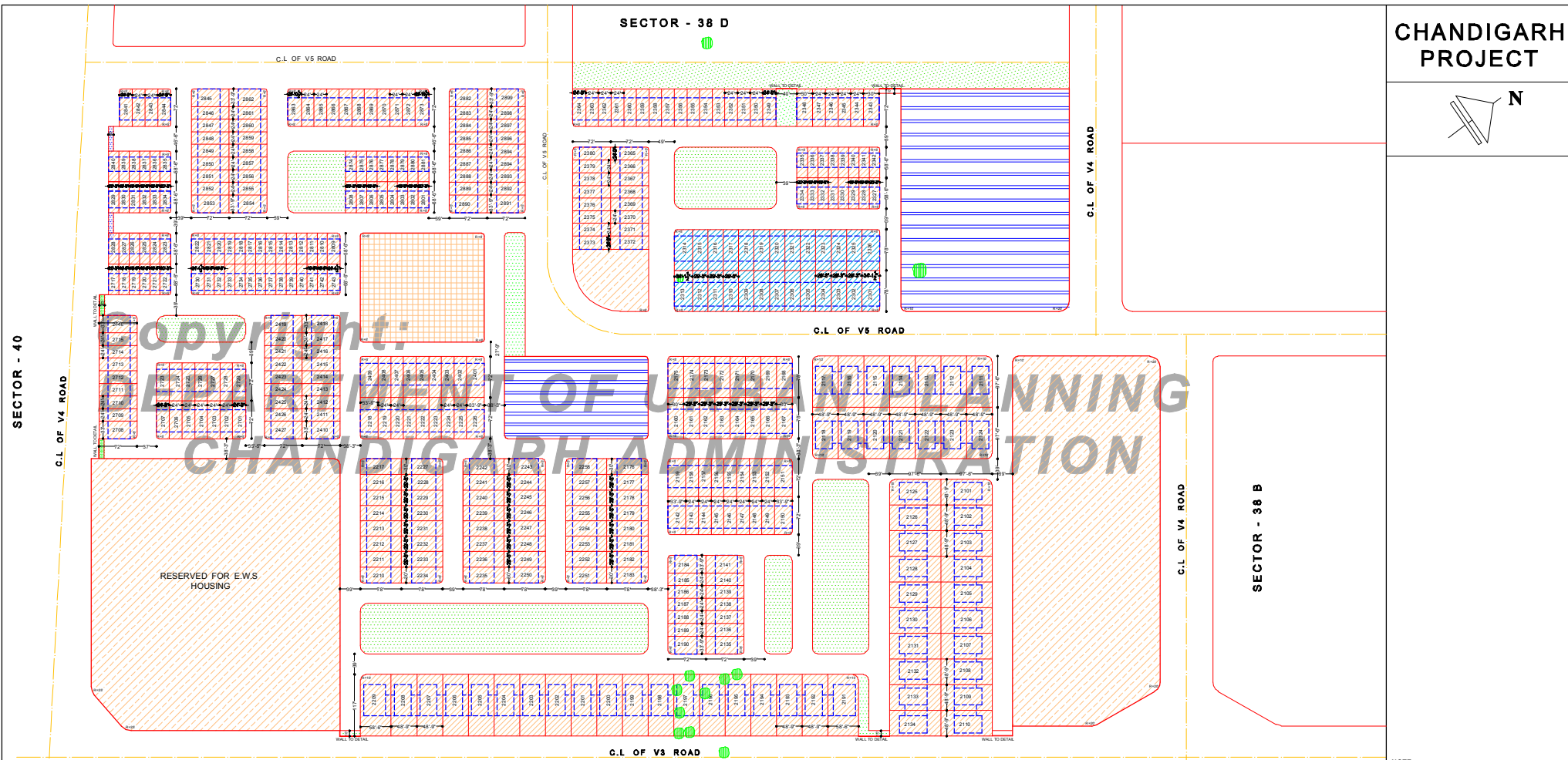


SECTOR - 40

SECTOR - 38 D

SECTOR - 38 B

SECTOR - 37



REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE ONES CONTAINED IN PLANAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULES, 1962, AND OTHER LOCAL ENACTMENT.

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 WHAT SO EVER.

| 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 | EDUCATIONAL BUILDING. |
| | COMMERCIAL/CULTURAL (OFFICIAL AREA) | PUBLIC OFFICES, CULTURAL INSTITUTIONS OR COMMERCIAL BUILDINGS AS PER AREA CONTROL SHEETS. |
| | RESERVED | MULTI-STORYED PLATS / E.W.S HOUSING / OTHER PUBLIC 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 HERE BY SUB-DIVIDED INTO FOLLOWING DENSITY ZONES AND THE RESTRICTIONS GOVERNING DIRECTION AND SECTION 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 TABLE 'B'.

TABLE 'B' (DENSITY ZONES)

| | 1 | 2 | 3 | 4 | 5 | 6 |
|--|--|--|--|--|----------------------------------|---|
| DENSITY ZONES | A | A1 | A2 | B2 | B4 | |
| | 5 MARLA | 7 1/2 MARLAS | 10 MARLA | 1 KANAL | 1 KANAL | |
| PLOT NOS | 2327 TO 2342 2317 TO 2322 2300 TO 2345 2801 TO 2840 2874 TO 2881 | 2135 TO 2159 2184 TO 2190 2210 TO 2226 2343 TO 2380 2491 TO 2497 2701 TO 2716 2723 TO 2729 2841 TO 2873 2882 TO 2899 | A2 A2 A2 A2 A2 A2 A2 A2 A2 A2 | 2101 TO 2134 2191 TO 2209 | | |
| BUILDING LINES | AS PER FRAME CONTROL DRS. NO. 2 OF JOB NO. 518 | AS PER FRAME CONTROL DRS. NO. 3 OF JOB NO. 518 | AS PER FRAME CONTROL DRS. NO. 1 OF JOB NO. 518 | 19'-0" / 25'-0" / 10'-0" / 6'-0" | 10'-0" / 30'-0" / 10'-0" / 6'-0" | |
| FRONT REAR SIDE TOWARDS NORTH-EAST/SOUTH-EAST SIDE TOWARDS NORTH-WEST/SOUTH-WEST | | | | | | |
| MAX. PERMISSIBLE SITE COVERAGE | - DO - | - DO - | - DO - | i) 80% FOR THE FIRST 250 SQ. YDS. OF SITE AREA. ii) 30% FOR THE NEXT 250 SQ. YDS. OF SITE AREA. iii) 25% OF THE SITE AREA IN EXCESS OF 500 SQ. | | |
| MAX. HEIGHT OF BUILDINGS INCLUDING BARBATI | - DO - | - DO - | - DO - | 33'-0" | 33'-0" | |
| MAX. NO. OF STOREYS EXCLUDING BARBATI | - DO - | - DO - | - DO - | ONE | TWO | |
| MAX. NO. OF DWELLING UNIT PER STOREY PER SITE | - DO - | - DO - | - DO - | TWO | ONE | |

NOTES -
(i) THE SET BACK OF 10'-0" OCCURRING IN COLUMN 5 & 6 ABOVE SHALL BE SO REVERSED IN CASE OF THE SITE ABUTTING ON ROADS, STREETS OR AN AREA SPECIFIED AS 'PUBLIC SPACE', 'COMMERCIAL', 'CULTURAL' OR 'RESERVED' THAT THE SET BACK OF THE 10'-0" SHALL OCCUR ALONG THE BOUNDARY DIVIDING THE SITE FROM ONE ANOTHER.
(ii) IN CASE OF THE SITES IN THE DENSITY ZONES B2 & B4 PART OF THE RESIDENTIAL BUILDING INCLUDING MARKER AND SERVANTS QUARTERS NOT EXCEEDING THE HEIGHT OF 24'-0" (INCLUDING OF PARAPET) AND NOT CONTAINING MORE THAN TWO STOREYS, MAY BE ERECTED 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 19'-6" FROM THE FRONT BUILDING LINE. A BARBATI OR 'MULLATI' SHALL IN NO CASE, BE PERMITTED IN THE EXTENDED ZONE.
(iii) IN CASE OF DENSITY ZONES A, A1, A2, B2, AND B4, THE PLINTH LEVEL OF THE BUILDING SHALL BE OBTAINED FROM THE CHIEF ADMINISTRATOR BEFORE STARTING THE CONSTRUCTION.
(iv) BARBATI, IF BUILT IN CASE OF DENSITY ZONES B2 AND B4, SHALL NOT COVER MORE THAN 50% OF THE AREA COVERED ON GROUND FLOOR.
(v) NO SITE SHALL BE BUILT AND GATE SHALL BE OF ONE OF THE TYPE DESIGN AND SPECIFICATIONS SHOWN IN DRAWING NO. 1902.

3. **PROJECTION BEYOND BUILDING LINE** -
NOT WITH STANDING ANYTHING CONTAINED IN THE PLANAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULES, 1962.
(a) **DENSITY ZONE A & A1, A2** - NO PROJECTION WHAT SO EVER OTHER THOSE SHOWN ON THE FRAME CONTROL DRS. NO. 2 OF JOB NO. 518 FOR DENSITY ZONE 'A', DRS. NO. 3 OF JOB NO. 518 FOR DENSITY ZONE 'A1' AND DRS. NO. 1 OF JOB NO. 518 FOR DENSITY ZONE 'A2' SHALL BE ALLOWED.
(b) **DENSITY ZONE B2, B4** - NO PROJECTION IN THE SHAPE OF SUN SHADE, CHAWLAS, CANCHERIS OR BALCONIES PROJECTING MORE THAN 1'-6" BEYOND THE SIDE BUILDING LINE SHALL BE ALLOWED.
(c) NO PROJECTION IN THE SHAPE OF SUN SHADE, CHAWLAS, CANCHERIS OR BALCONIES EXCEEDING 4'-0" BEYOND THE FRONT OR REAR BUILDING LINE SHALL BE ALLOWED, PROVIDED FURTHER THAT NO PROJECTION SHALL BE ALLOWED ON LAND NOT OWNED BY PLOT OWNER.

4. **BOUNDARY WALL** -
(a) **DENSITY ZONES A & A1 & A2** -
(i) BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRAWING NO. 518, AVAILABLE FROM THE CHIEF ADMINISTRATOR SHALL BE BUILT ALONG THE BOUNDARIES OF THE SITE AS LIE AT THE BACK OF THE FRONT BUILDING LINES OF BUILDING LINE AND ABUT ON V3 ROADS/STREETS OR AREAS MARKED AS 'COMMERCIAL/CULTURAL', 'RESERVED' OR 'PUBLIC SPACES' AND ALONG THE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER.
(ii) BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRAWING NO. 518, AVAILABLE FROM THE CHIEF ADMINISTRATOR SHALL BE BUILT ALONG EACH FRONT BOUNDARIES OF SITE AS LIE IN FRONT OF THE FRONT BUILDING LINES AND ABUT ON STREETS AND AREAS MARKED AS 'RESERVED' OR 'PUBLIC SPACE' OR 'COMMERCIAL'.
(iii) NO WALL NEED BE BUILT ALONG FRONT SIDE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER BUT IF BUILT, SHALL MEASURE 3'-6" IN HEIGHT & IN LEVEL WITH THE TOP OF THE FRONT BOUNDARY WALL.

(b) **DENSITY ZONES B2 & B4** -
(i) WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRS. NO. 518 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITE AS ABUT ON V3 ROADS / STREETS AND AREAS MARKED AS 'RESERVED', 'PUBLIC SPACE' OR 'COMMERCIAL'.
(ii) WALL ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISION SHALL, IF BUILT MEASURE 3'-6" IN HEIGHT THAT IS IN LEVEL WITH THE FRONT AND REAR BOUNDARY WALL.
(iii) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITE SHALL BE IN ACCORDANCE WITH RADII INDICATED ON THIS PLAN AND ILLUSTRATED IN DRS. 518 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.
(iv) IN CASE OF BLOWING SITES, THE PRESCRIBED HEIGHT OF WALLS MAY BE EXCEEDED OVERPORTION OF ITS LENGTH PROVIDED THAT NO POINT SHALL BE MORE THAN TWO FEET ABOVE THE PRESCRIBED HEIGHT.
NOTE -
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** -
(i) GATE POSTS AND GATE SHALL BE OF ONE OF THE TYPE DESIGN AND SPECIFICATIONS SHOWN IN DRS. NO. 518 READ WITH 518 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION. ONLY ONE GATE WITH GATE POSTS SHALL BE ERECTED ALONG SUCH PORTIONS OF THE FRONT BOUNDARY OF THE SITE AS LIE IN FRONT OF THE BUILDING LINE.
(ii) ONLY ONE WORKED GATE OF THE DESIGN 'G' ILLUSTRATED ON DRS. NO. 518 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 PORTAL NUMBER OF THE SITE AS GIVEN IN THIS PLAN ON THE NUMBER PLATE PROVIDED FOR THE PURPOSE ON THE GATE POST. THE PORTAL NUMBER SHALL BE DISPLAYED IN NUMERALS OF THE DESIGN AND SPECIFICATIONS ILLUSTRATED ON DRS. NO. 518 AVAILABLE ON THE 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, 1962.
8. **ACCESS AND EXIT** -
(i) NO ACCESS EITHER FROM THE V3 ROAD, AREAS SHOWN AS 'RESERVED', 'PUBLIC SPACE' OR 'COMMERCIAL' SHALL BE ALLOWED.
(ii) APPLIED DECORATION LINE CROSSIES, SWASTIKAS ETC. SHALL NOT BE PERMITTED ON THE EXTERNAL FACE OF THE BUILDING OR OF THE BOUNDARY WALLS. NAMES OF PERSONS OR HOUSES, HOWEVER, MAY BE ALLOWED ON THE SPACE ASSIGNED FOR THE PURPOSE ILLUSTRATED ON DRAWING 518 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.
9. **WATER STORAGE TANKS AND OTHER PLUMBING ETC.** SHALL NOT BE SHOWN ON ANY FACE OF THE BUILDINGS BUT SHALL BE SUITABLY ENCASED.
10. **DUST BIN** -
THE SIZE, SHAPE, SPECIFICATION AND DESIGN OF THE DUST BIN SHALL BE AS SHOWN IN DRS. NO. 518 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.

NOTE -
BY THE CHIEF ADMINISTRATOR AS CONVEYED HIS MEMO NO. UT-F2-75/59964770 DATED 20-09-75

NOTE -
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG. NO. 29 OF JOB NO. 59 DATED 29.10.74 AND PREPARED ON 14.03.2007.

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Sd/- K. K. MOOKERJEE
CHIEF ADMINISTRATOR

Sd/- CHIEF ARCHITECT

Sd/- SENIOR TOWN PLANNER

Sd/- TOWN PLANNER

Sd/- ASST. TOWN PLANNER

SCALE : 80 FEET TO AN INCH

Sd/- K. L. MITTAL
DRAWN BY

Sd/- S. R. VERMA
CHECKED BY

DRG. NO. - 25 JOB NO. - 59 DATE : 29.10.74

ZONING PLAN OF SECTOR - 38 C