

# CHANDIGARH PROJECT



**NOTE -**  
PLOT NO 3031 HAS BEEN MADE RECTANGULAR OF SIZE 36'0" X 77'0" IN ACCORDANCE WITH THE ADVICE CONVEYED BY THE CHIEF ADMINISTRATOR VIDE MEMO NO. 8224 - UTR (2) - 80 / 4127, DATED 21/03/1980.

**NOTE -**  
THE SITE FOR SSK HAS BEEN EARMARKED AS PER APPROVAL RECEIVED FROM THE F.S. CDM CHIEF ADMINISTRATOR VIDE MEMO NO. 21 / 1 / 264 - UTR (3) - 2005 / 2443, DATED 30/03/2005 (REFER LAYOUT PLAN OF SECTOR - 38D)

Sd/-

D.T.P.

Sd/-

Sush Anand

A.T.P.

**NOTE -**  
THIS DRAWING HAS BEEN DULY APPROVED AND SIGNED BY THE CHIEF ADMINISTRATOR AS CONVEYED VIDE MEMO NO. UT-F2-75/5996/14770, DATED 20/09/75

Sd/-

A.T.P.

**NOTE -**  
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG. NO. 22 OF JOB NO. 59 DATED 25/12/74 AND PREPARED ON 13.03.2007.

Vishal Chaudhary

PREPARED BY

Naveen Kumar

CHECKED

Daljeet Singh

A.T.P.

Sd/- K. K. MOOKERJEE  
CHIEF ADMINISTRATOR

Sd/-  
CHIEF ARCHITECT

Sd/-  
DYNL TOWN PLANNER

SCALE : 80 FEET TO AN INCH

DRG NO. - 22

JOB NO. - 59

DATE : 28.10.74

Sd/- ASST. TOWN PLANNER

Sd/- CHECKED BY:

DATE : 28.10.74

**ZONING PLAN OF  
SECTOR - 38 D**

AGRICULTURAL LAND

JUNCTION NO.45

C.L. OF V3 ROAD

SECTOR 40

C.L. OF V3 ROAD

RESERVED FOR  
E.W.S. HOUSING

RESERVED FOR  
MULTISTORIED FLATS

C.L. OF V4 ROAD

SECTOR 38 - A

C.L. OF V6 ROAD

C.L. OF V4 ROAD

C.L. OF V5 ROAD

SECTOR 38 - C

REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE ONES CONTAINED IN THE PUNJAB CAPITAL, DEVELOPMENT AND REGULATION BUILDING RULES, 1962, 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
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 BUILDINGS.
	COMMERCIAL/CULTURAL (SPECIAL AREA)	PUBLIC OFFICES, CULTURAL, INSTITUTIONS OR COMMERCIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS.
	RESERVED	MULTISTORIED FLATS/ E.W.S HOUSING / OTHER PUBLIC BUILDINGS.

**NOTES :-**  
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 SUBDIVIDED INTO FOLLOWING DENSITY ZONES AND THE RESTRICTIONS GOVERNING ERECTION AND RE-ERECTOR 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
DENSITY ZONES	A	1	A2	B2	KANAL
	5 MARLAS	7 1/2 MARLAS	10 MARLAS	10 MARLAS	1 KANAL
PLOT NOS	3484 TO3523	3001 TO 3179 3418 TO 3428 3440 TO 3483 3546 TO 3562	3412 TO 3418 3429 TO 3438 3524 TO 3535	3401 TO 3411 3439 TO 3439 3536 TO 3545	
FRONT BUILDING LINE REAR SIDE TOWARDS NORTH-EAST/SOUTH-EAST SIDE TOWARDS NORTH-WEST/SOUTH-WEST	AS PER FRAME CONTROL DRG. NO. 2, JOB NO. 518	AS PER FRAME CONTROL DRG. NO. 3, JOB NO. 518	AS PER FRAME CONTROL DRG. NO. 1, JOB NO. 518	19'-6" 29'-6" 10'-6" 6'-0"	
MAX. PERMISSIBLE SITE COVERAGE	- DO -	- DO -	- DO -	50% FOR THE FIRST 250 SQ. YDS. OF SITE AREA 33% FOR THE NEXT 250 SQ. YDS. OF SITE AREA 25% OF THE SITE AREA IN EXCESS OF 500 SQ. YDS.	
MAX. HEIGHT OF BUILDINGS INCLUDING BARBASTI	- DO -	- DO -	- DO -	33'-0"	
MAX. NO OF STOREYS EXCLUDING BARBASTI	- DO -	- DO -	- DO -	TWO	
MAX. NO OF DWELLING UNIT PER STOREY PER SITE	- DO -	- DO -	- DO -	AS PER	

**NOTES :-**  
(1) THE SIDE SET BACK OF 10'-6" OCCURRING IN COLUMN 4 ABOVE SHALL BE SO REVERSED IN CASE OF SITES ABUTTING ON ROADS, STREETS OR AREAS SPECIFIED AS PUBLIC SPACES.  
(2) 'COMMERCIAL' OR 'RESERVED' THAT THE SET BACK OF 10'-6" SHALL OCCUR ALONG THE BOUNDARY DIVIDING THE SITE FROM ONE ANOTHER.

(1) IN CASE OF SITES IN THE DENSITY ZONE 'B2' PART OF THE RESIDENTIAL BUILDING INCLUDING GARAGE AND SERVANTS QUARTERS, NOT EXCEEDING THE HEIGHT OF 24'-6" (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 10'-6" FROM THE FRONT BUILDING LINE. BARBASTI OR 'MUMTI' SHALL, IN NO CASE, BE PERMITTED IN THIS EXTENDED ZONE.  
(2) IN THE CASE OF DENSITY ZONES 'A', 'A1', 'A2' & 'B2' THE PLUMB LEVEL OF THE BUILDINGS SHALL BE OBTAINED FROM THE CHIEF ADMINISTRATOR BEFORE STARTING THE CONSTRUCTION.  
(3) BARBASTI, IF BUILT, IN CASE OF DENSITY ZONES 'B2' SHALL NOT COVER MORE THAN 50% OF THE AREA COVERED ON GROUND FLOOR.  
(4) NO SITE SHALL BE SUB-DIVIDED.

**3. PROJECTION BEYOND BUILDING LINE :-**  
NOT WITH STANDING ANYTHING CONTAINED IN THE PUNJAB CAPITAL, DEVELOPMENT AND REGULATION BUILDING RULES, 1962.  
(1) **DENSITY ZONES A1, A2, B2** - NO PROJECTION WHAT SO EVER OTHER THAN THOSE SHOWN ON THE FRAME CONTROL DRG. NO. 2, JOB NO. 518 FOR DENSITY ZONE 'A'; DRG. NO. 3 OF JOB NO. 518 FOR DENSITY ZONE 'A2' AND DRG. NO. 1 OF JOB NO. 518 FOR DENSITY ZONE 'B2' SHALL BE ALLOWED.  
(2) **DENSITY ZONE B2** - NO PROJECTION IN THE SHAPE OF SUN SHADES, CHAIJAS, CANOPIES OR BALCONIES PROJECTING MORE THAN 7'-6" BEYOND THE SIDE BUILDING LINES SHALL BE ALLOWED.  
(3) NO PROJECTION IN THE SHAPE OF SUN SHADES, CHAIJAS, CANOPIES OR BALCONIES EXCEEDING 4'-6" BEYOND THE FRONT OR REAR BUILDING LINES SHALL BE ALLOWED, PROVIDED FURTHER THAT NO PROJECTION SHALL BE ALLOWED ON LAND NOT OWNED BY PLOT OWNERS.

**4) BOUNDARY WALL :-**  
(1) **DENSITY ZONE A1 & A2** -  
(a) BOUNDARY WALL OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRAWING NO. S/S AVAILABLE FROM THE CHIEF ADMINISTRATOR SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITE AS LIE AT THE BACK OF THE REAR BUILDING LINES AND ABUT ON V3 ROADS.  
(b) BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRAWING NO. S/S 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 ABUT ON STREETS AND AREAS MARKED AS 'RESERVED', 'PUBLIC SPACE' OR 'COMMERCIAL'.  
(c) 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 CASE WITH THE TOP OF THE FRONT BOUNDARY WALL.

(2) **DENSITY ZONE B2** :-  
(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 ABUT ON V3 ROADS. STREETS AND AREAS MARKED AS 'RESERVED', 'PUBLIC SPACES' OR 'COMMERCIAL'.  
(b) WALL ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT, MEASURE 3'-6" 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 BEND INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. NO. S/S AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.  
(d) IN CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF WALLS MAY BE EXCEEDED OVER PORTIONS 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 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, DESIGN, AND SPECIFICATIONS SHOWN IN DRG. NO. S/S READ WITH S/S AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.  
(b) 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.  
(c) ONLY ONE WICKET GATE OF THE DESIGN 'G' ILLUSTRATED ON DRG. NO. S/S MAY, HOW EVER BE ERECTED ALONG SUCH PORTION 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 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 OTHER THAN FROM V3 ROADS, AREAS SHOWN AS 'RESERVED', 'PUBLIC SPACE' OR 'COMMERCIAL' SHALL BE ALLOWED.  
**9. APPLIED DECORATIONS** LINE CROSSSES, 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 AND ILLUSTRATED ON DRAWING NO. S/S AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.  
**10. THE WATER STORAGE TANKS AND OTHER PLUMBINGS** SHALL NOT SHOWN ON ANY FACE OF THE BUILDING BUT SHALL BE SUTAINLY ENGAGED.  
**11. DUST BIN**  
THE SIZE, SHAPE, SPECIFICATIONS AND THE DESIGN OF THE DUST BIN SHALL BE AS SHOWN IN DRG. NO. S/S AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.