

CHANDIGARH PROJECT



SECTOR - 39

C.L. OF V3 ROAD

JUNCTION NO. 45

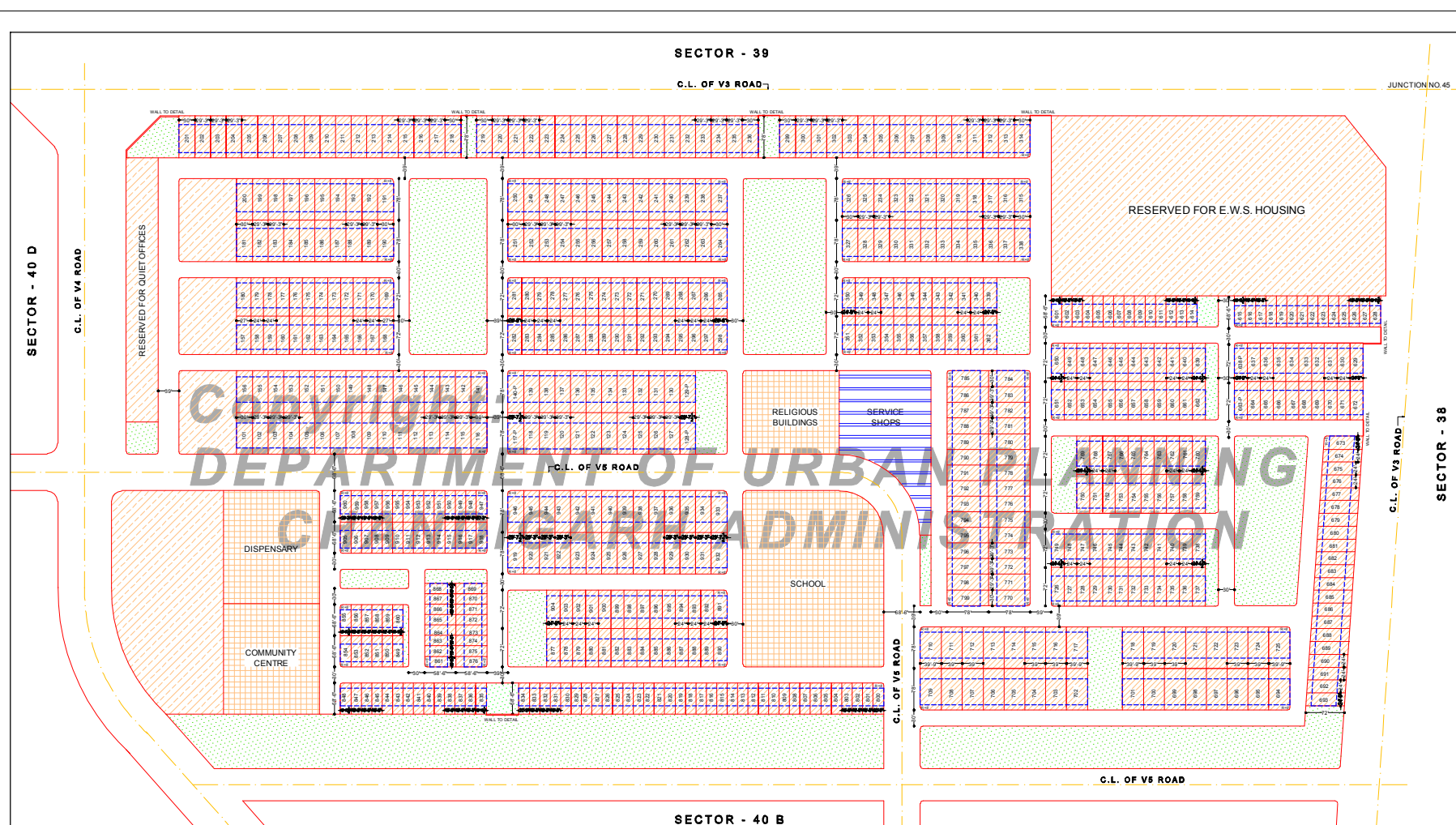
SECTOR - 40 B

C.L. OF V6 ROAD

SECTOR - 38

C.L. OF V8 ROAD

C.L. OF V6 ROAD



REQUIREMENT OF THIS ZONING PLAN SHALL HAVE TO BE FILLED IN ADDITION TO THE ONE'S 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 THE TABLE 'A' BELOW AND NO OTHER MANNER WHATSOEVER.

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	LANDSCAPE FEATURES AND PUBLIC AMENITIES, NO BUILDING PERMISSIBLE.
	RESIDENTIAL	RESIDENTIAL BUILDINGS.
	EDUCATIONAL, RELIGIOUS, DISPENSARY, COMMUNITY BUILDINGS	EDUCATIONAL, RELIGIOUS, DISPENSARY, COMMUNITY BUILDINGS.
	COMMERCIAL	COMMERCIAL BUILDINGS AS PER ARCH. CONTROL SHEETS.
	RESERVED	E.W.S HOUSING/ QUIET OFFICES/ OTHER PUBLIC BUILDINGS.

NOTES:
THE CHIEF ADMINISTRATOR MAY ISSUE SUPPLEMENTARY ZONING PLANS AND SUCH FURTHER INSTRUCTIONS AS MAY BE NECESSARY AND EXPEDIENT.

2. HEIGHT 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 ERECTION 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 THE TABLE 'B'.

1	TABLE 'B' (DENSITY ZONES)				
	2	3	4	5	6
DENSITY ZONES	A 5 MARLA	A1 7 1/2 MARLAS	A2 10 MARLA	A3 15 MARLA	G HOUSING BOARD
PLOT NOS.	601 TO 628 800 TO 834	157 TO 180 265 TO 298 320 TO 362 625 TO 693 726 TO 769	101 TO 156 181 TO 264 320 TO 338 770 TO 799	694 TO 725	835 TO 960
BUILDING LINES FRONT	AS PER FRAME CONTROL DRG. NO. 1 OF JOB NO. 518	AS PER FRAME CONTROL DRG. NO. 1 OF JOB NO. 518	AS PER FRAME CONTROL DRG. NO. 1 OF JOB NO. 518	AS PER HOUSING BOARD DRGS.	AS PER HOUSING BOARD DRGS.
MAX. PERMISSIBLE SITE COVERAGE.	-.DO.	-.DO.	-.DO.	-.DO.	-.DO.
MAX. HEIGHT OF BUILDINGS	-.DO.	-.DO.	-.DO.	-.DO.	-.DO.
MAX. NO OF STOREYS	-.DO.	-.DO.	-.DO.	-.DO.	-.DO.
MAX. NO OF DWELLING UNITS PER STOREY PER SITE.	ONE	ONE	ONE	ONE	ONE

NOTES:
(a) IN CASE OF DENSITY ZONE A1, A2 & A3 THE PLINTH LEVEL OF THE BUILDINGS SHALL BE OBTAINED FROM THE PUBLIC HEALTH DEPARTMENT BEFORE STARTING THE CONSTRUCTION.
(b) NO SITE SHALL BE SUB-DIVIDED.
(c) **PROJECTION BEYOND BUILDING LINE** - NOT WITH STAKES ANYTHING CONTAINED IN THE PUNJAB CAPITAL DEVELOPMENT AND REGULATION BUILDING RULES, 1952.
DENSITY ZONES A1, A2 & A3:
NO PROJECTION WHATSOEVER OTHER THAN THOSE SHOWN ON THE FRAME CONTROL DRG. NO. 5 OF JOB NO. 518 FOR DENSITY ZONE 'A', DRG. NO. 4 OF JOB NO. 518 FOR DENSITY ZONE 'A1' AND DRG. NO. 1 OF JOB NO. 518 FOR DENSITY ZONES 'A2' AND 'A3' SHALL BE ALLOWED.
(d) **BOUNDARY WALLS:**
NO PROJECTION WHATSOEVER OTHER THAN THOSE SHOWN ON THE FRAME CONTROL DRG. NO. 5 OF JOB NO. 518 FOR DENSITY ZONE 'A', DRG. NO. 4 OF JOB NO. 518 FOR DENSITY ZONE 'A1' AND DRG. NO. 1 OF JOB NO. 518 FOR DENSITY ZONES 'A2' AND 'A3' SHALL BE ALLOWED.
(e) **BOUNDARY WALLS OF SPECIFICATIONS AND DESIGN 'C'** SHOWN IN DRAWING NO. S/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 ADJUT ON V3 ROADS OR AREAS MARKED AS 'COMMERCIAL', 'RESERVED' OR 'PUBLIC SPACES' AND ALONG THE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER.
(f) **BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'B'** SHOWN IN DRAWING NO. S/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 SPACE' OR 'COMMERCIAL'.
(g) NO WALL NEED BE BUILT ALONG FRONT - SIDE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER BUT IF BUILT, SHALL MEASURE 3/8" IN HEIGHT & IN LEVEL WITH THE TOP OF THE FRONT BOUNDARY WALL.
(h) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADII INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. NO. S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.
(i) IN CASE OF SLOPED 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 CENTRE OF THE FINISHED LEVEL OF THE STREET TO WHICH THE SITE HAS AN ACCESS.

5. GATE POSTS AND GATES:
(a) THE GATE POSTS AND GATES SHALL BE OF ONE OF THE TYPES AND SPECIFICATIONS SHOWN IN DRG. NO. S/5 READ WITH S/6 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION. ONLY ONE GATE WITH GATE POSTS SHALL BE ERECTED ALONG SUCH PORTION OF THE FRONT BOUNDARY OF THE SITE AS LIE IN FRONT OF THE FRONT BUILDING LINE.
(b) ONLY ONE WICKET GATE OF THE DESIGN 'G-1' ILLUSTRATED ON DRG. NO. S/5 MAY, HOWEVER, BE ERECTED ALONG SUCH PORTION OF BOUNDARIES OF SITE AS ADJUT 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 SPECIFICATION ILLUSTRATED ON THE DRG. NO. S/5 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 ROADS, AREA SHOWN AS 'RESERVED', 'PUBLIC SPACES' OR 'COMMERCIAL' SHALL BE ALLOWED.
**9. APPLIED DECORATIONS LIKE CROSSES, SWASTIKAS ETC. SHALL NOT BE PERMITTED ON THE EXTERNAL FACE OF THE BUILDING OR OF THE BOUNDARY WALLS. NAMES OF THE PERSONS OR HOUSES, HOWEVER, MAY BE ALLOWED ON THE SPACE ASSIGNED FOR THE PURPOSE AND ILLUSTRATED ON DRAWING NO. S/5 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.
**10. THE WATER STORAGE TANKS AND OTHER PLUMBING SHALL NOT SHOW ON ANY FACE OF THE BUILDING BUT SHALL BE SATISFACINGLY ENGINEERED.
11. DUST BIN:
THE SIZE, SPECIFICATIONS AND DESIGN OF THE DUST BIN SHALL BE AS SHOWN IN DRG. NO. S/6 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.****

AMENDMENT NOTE - 11.04.2001
V6 ROAD BETWEEN H.NO 180 & 181 EXTENDED IN THE RESERVED AREA AT THE BACK OF AREA RESERVED FOR QUIET OFFICES AS PER APPROVAL ACCORDED BY THE CHIEF ADMINISTRATOR VIDE HIS MEMO NO 21/11/79 (P/PH) (3)-206/1779 DT. 07.03.2001

NOTE:
THIS DRAWING HAS BEEN APPROVED AND SIGNED BY THE CHIEF ADMINISTRATOR VIDE MEMO NO UT-7712-F2-76/1870 DATED 05.02.77

NOTE:
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG. NO. 10 OF JOB NO. 71 DATED 15.07.76 AND PREPARED ON 14.03.2007.

Vishal Chauhan
PREPARED BY

Naresh Kumar
CHECKED

Daljeet Singh
A.T.P.

Sd/-
CHIEF ADMINISTRATOR

Sd/-
CHIEF ARCHITECT

Sd/-
SENIOR TOWN PLANNER

Sd/-
AREA PLANNER

Sd/-
DIVNL TOWN PLANNER

Sd/-
ASST. TOWN PLANNER

SCALE: 80 FEET TO AN INCH

Sd/-
DRAWN BY

Sd/-
CHECKED BY

DRG NO. - 10 JOB NO. - 71 DATE: 15.07.76

ZONING PLAN OF SECTOR - 40 A