

# CHANDIGARH PROJECT

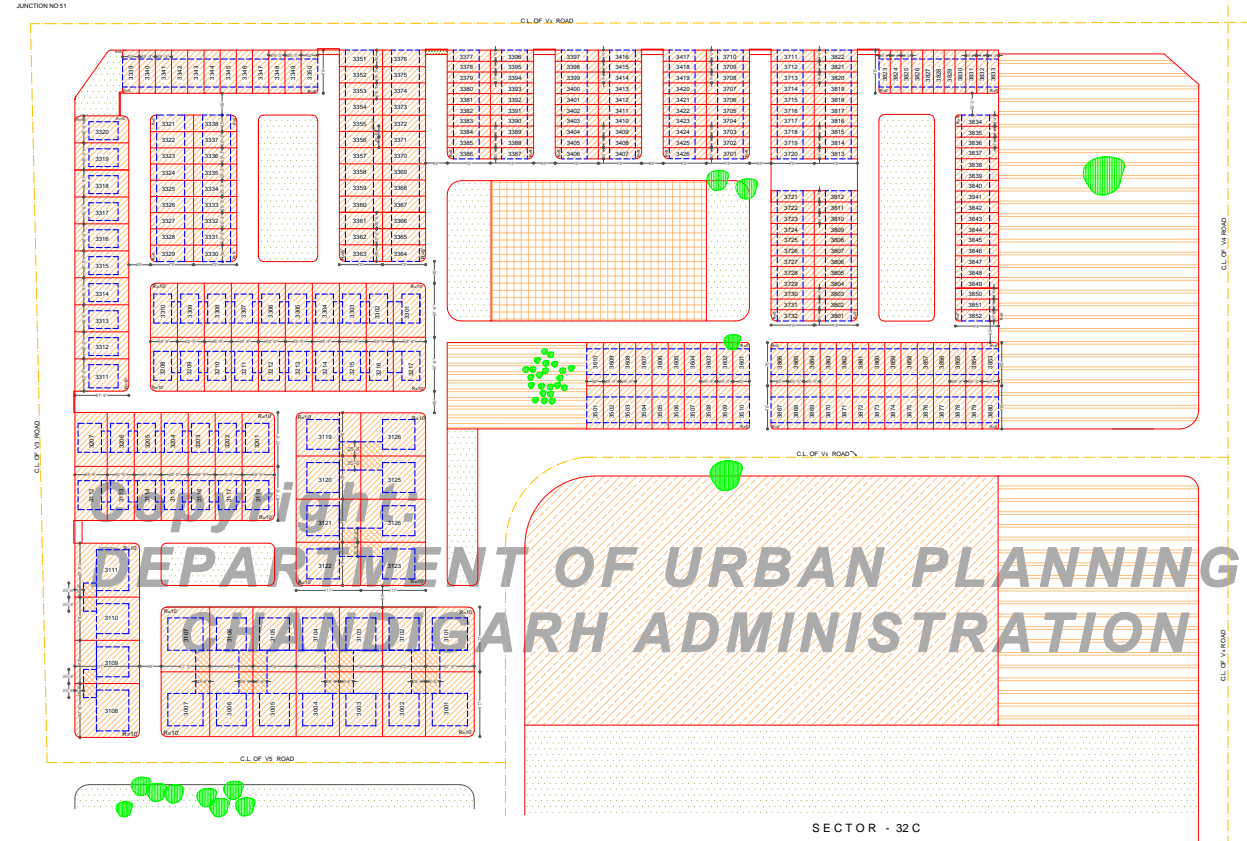


- APPLIED DECORATION LINE CROSSBARS, SWASTIKAS, ETC. SHALL NOT BE PERMITTED ON THE EXTERNAL FACE OF THE BUILDING OR OF THE BOUNDARY WALL NUMBER OF PERSONS OR HOUSES, HOWEVER THEY MAY BE ALLOWED ON THE SPACE ASSIGNED FOR THE PURPOSE AND ILLUSTRATED ON DRAWING NO S/5 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.
- THE WATER STORAGE TANKS AND OTHER PLUMBINGS SHALL NOT SHOWN ON ANY FACE OF THE BUILDINGS BUT SHALL BE SUITABLY ENCASED.

**NOTE:-**  
AS PER NOTIFICATION DATED 16.2.2002 UNDER PARAS 4 & 5 OF ADDITIONAL ZONED AREA FOR SERVANT QUARTER IN TWO CANAL HOUSES IN PHASE I SECTION HAS BEEN ALLOWED AS MARKED IN GREEN HEIGHT 24'-0" ON THIS PLAN IN VIEW OF AMENDMENT APPROVED BY THE FINANCE SECRETARY'S OFFICE MEMO NO.1644-UTFI (23)2005/MH DATE 20.9.2005.

A.T.P.

SECTOR - 33C



REQUIREMENT OF THIS ZONING SHALL HAVE TO BE FULFILLED IN ADDITION TO THE ONES CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULES, 1952, AND OTHER LOCAL ENACTMENTS -  
**NOTE ->**  
THE CHIEF ADMINISTRATOR MAY ISSUE SUPPLEMENTARY ZONING PLAN AND SUCH FURTHER INSTRUCTION AS MAY BE NECESSARY AND EXPEDIENT.

THE LAND SHOWN IN THE ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN TABLE 'A' BELOW AND IN 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
[Symbol]	ROADS/STREETS	ROAD FURNITURE AND AMENITIES
[Symbol]	PUBLIC SPACES	LAND SCAPE FEATURE AND PUBLIC AMENITIES
[Symbol]	RESIDENTIAL	RESIDENTIAL BUILDINGS
[Symbol]	COMMERCIAL / CULTURAL (SPECIAL AREA)	COMMERCIAL BUILDINGS AS PER ARCHITECTURAL CONTROL STREET
[Symbol]	EDUCATIONAL	RESERVED FOR EDUCATIONAL BUILDINGS
[Symbol]	RESERVED	USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR FROM TIME TO TIME

**2. DENSITY ZONES ->**  
RESIDENTIAL ZONE REFERRED TO IN TABLE 'A' UNDER CLAUSES 1 ABOVE IS HEREBY SUB DIVIDED INTO FOLLOWING DENSITY ZONES AND THE RESTRICTIONS GOVERNING ERECTION AND RE-SECTION OF BUILDINGS IN RESPECT OF SPACE ABOUT BUILDINGS MAXIMUM PERMISSIBLE HEIGHT MAXIMUM NUMBER OF STOREYS AND THE MAXIMUM NUMBER OF DWELLING UNIT PER SITE SHALL BE AS SPECIFIED IN TABLE 'B'

**TABLE 'B' (DENSITY ZONES)**

1	2	3	4	5
DENSITY ZONE	A1 (F MARLA) (15 MARLA)	B2 (T KANAL) (15 MARLA)	C1 (K KANAL) (15 MARLA)	C2 (K KANAL) (15 MARLA)
PLOT NUMBER	3277 TO 3282 3283 TO 3288 3289 TO 3294 3295 TO 3300	3301 TO 3306 3307 TO 3312 3313 TO 3318 3319 TO 3324	3325 TO 3330 3331 TO 3336 3337 TO 3342 3343 TO 3348	3349 TO 3354 3355 TO 3360 3361 TO 3366 3367 TO 3372
BUILDING LINES	(a) FRONT (b) SIDE TO WARD (c) SIDE TO WARD NORTH EAST - WEST (d) SIDE TO WARD NORTH WEST - SOUTH - EAST	(a) PER FRAME CONTROL DRAWING NO 1 OF JOB NO 518 19'-6" 19'-6" 10'-4" 12'-0"	(a) PER FRAME CONTROL DRAWING NO 1 OF JOB NO 518 19'-6" 19'-6" 10'-4" 12'-0"	(a) PER FRAME CONTROL DRAWING NO 1 OF JOB NO 518 19'-6" 19'-6" 10'-4" 12'-0"
MAXIMUM PERMISSIBLE SITE COVERAGE	---	---	(i) 50% OF THE FIRST 250 SQ YDS OF SITE AREA (ii) 25% OF THE NEXT 250 SQ YDS OF SITE AREA (iii) 20% OF THE AREA IN EXCESS OF 500 SQ YDS	---
MAXIMUM HEIGHT OF BUILDING INCLUDING BARSAT	---	33'-0"	33'-0"	33'-0"
MAXIMUM NUMBER OF STOREYS EXCLUDING BARSAT	---	---	7	7
MAXIMUM NUMBER OF DWELLING UNITS PER STOREY PER SITE	ONE	ONE	ONE	ONE

**NOTES:-**  
(i) THE SIDE SET BACK OF 10'-0" OCCURRING IN COLUMN 4 ABOVE SHALL BE SO REVERSED IN CASE OF SITES ABUTTING ON ROADS, STREETS, OR AREAS SPECIFIED AS PUBLIC SPACES, COMMERCIAL OR RESERVED THAT THE SET BACK OF 10'-0" SHALL OCCUR ALONG THE BOUNDARY DIVIDING THE SITE FROM ONE ANOTHER.  
(ii) IN THE CASE OF SITES IN THE DENSITY ZONE B2 PART OF THE RESIDENTIAL BUILDING INCLUDING GARAGE AND SERVANTS QUARTERS NOT EXCEEDING THE HEIGHT OF 24'-0" (INCLUSIVE 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 BARSATI OR MUMTI SHALL IN NO CASE BE PERMITTED IN THIS EXTENDED ZONE.

**3(a) IN THE CASE OF DENSITY ZONES A1 AND B2, THE PLINTH LEVEL OF THE BUILDINGS SHALL BE OBTAINED FROM THE CHIEF ADMINISTRATOR BEFORE STARTING THE CONSTRUCTION**  
(b) IN CASE OF DENSITY ZONE C1 THE PLINTH HEIGHT OF THE BUILDING SHALL NOT BE LESS THAN ONE FOOT EXCEPT IN CASE OF VERANDAS AND BUILDING NOT INTENDED FOR HUMAN HABITATION IN WHICH CASE THE PLINTH HEIGHT SHALL NOT BE LESS THAN 6 INCHES.  
(c) IN CASE OF BARSATI, IF BUILT IN DENSITY ZONES B2 AND C1 SHALL NOT COVER MORE THAN 50% OF THE AREA COVERED ON GROUND FLOOR.  
(d) NO SITE SHALL BE SUB-DIVIDED.

**3(b) PROJECTION BEYOND BUILDING LINE:-**  
NOT WITH STANDING ANY THING CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULES, 1952  
(a) DENSITY ZONES A1 AND A2  
NO PROJECTION SHALL BE EVER OTHER THAN THOSE SHOWN ON THE FRAME CONTROL DRAWING NO 1, JOB NO 518 SHALL BE ALLOWED.  
(b) DENSITY ZONE B2 AND C1  
NO PROJECTION IN THE SHAPE OF SUN SHADE, CHAJJAS, CANOPIES OR BALCONIES PROJECTING MORE THAN 1'-6" BEYOND THE SIDE BUILDING LINES SHALL BE ALLOWED.  
(c) NO PROJECTION IN THE SHAPE OF SUN SHADES, CHAJJAS, CANOPIES OR BALCONIES EXCEEDING 4'-6" BEYOND THE FRONT OR REAR BUILDING LINES SHALL BE ALLOWED, PROVIDED THAT NO PROJECTION IS ALLOWED ON LAND NOT OWNED BY PLOT OWNER.

**4. BOUNDARY WALLS ->**  
(a) DENSITY ZONES A1 AND A2  
(i) BOUNDARY WALL OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRG NO S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITE AS LIE AT THE BACK OF THE REAR BUILDING LINES AND ALONG THE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER.  
(ii) BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRG NO S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITE AS LIE IN THE FRONT OF THE FRONT BUILDING LINES AND ABUT ON STREETS AND AREA MARKED AS RESERVED, PUBLIC SPACES OR COMMERCIAL.  
(iii) NO WALL NEED BE BUILT ALONG FRONT SIDE BOUNDARIES WHICH DIVIDES ONE SITE FROM ANOTHER BUT IF BUILT SHALL MEASURE 3'-8 1/2" IN HEIGHT IN LEVEL WITH THE TOP OF THE FRONT BOUNDARY WALL.

**(b) DENSITY ZONES B2 AND C1**  
(i) WALL OF SPECIFICATION AND DESIGN 'B' SHOWN IN DRG NO S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITE AS ABUT ON V3 ROAD/STREET AND AREA MARKED AS RESERVED, PUBLIC SPACES OR COMMERCIAL.  
(ii) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT, MEASURE 3'-0" IN HEIGHT THAT IS IN LEVEL WITH THE FRONT AND REAR BOUNDARY WALLS.  
(iii) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG NO S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.  
(iv) 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 2 FEET ABOVE THE PRESCRIBED HEIGHT.

**5. GATE POSTS AND GATES ->**  
(a) THE GATE POSTS AND THE GATE SHALL BE OF ONE OF TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG S/5 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 DESIGN O-1 ILLUSTRATED ON DRG NO S/5 MAY HOWEVER BE ERECTED ALONG SUCH PORTION OF BOUNDARIES OF SITE AS ABUT ON ANY ACCESSIBLE STREET.

**6. NUMBERING OF PREMISES ->**  
EVERY BUILDING OCCUPYING 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 DRAWING NO S/5 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.  
**7. PROTECTED TREES ->**  
TREES MARKED AS [Symbol] ON 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 AREAS SHOWN AS RESERVED, PUBLIC SPACES OR COMMERCIAL SHALL BE ALLOWED.

SECTOR - 32C

SECTOR - 32A

**NOTE:**  
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 7, 20/NO. 63, DATED 20-09-1971 AND PREPARED ON DATE 10/07/2007

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SD/- CHIEF ADMINISTRATOR	SD/- SENIOR TOWN PLANNER
SD/- CHIEF ARCHITECT	SD/- ASST TOWN PLANNER
SD/- DIVN. TOWN PLANNER	SD/- ASST TOWN PLANNER
SCALE : 80 FEET TO AN INCH	
DRAWN: SD/-	CHECKED: SD/-
JOB NO. 63	DRG NO. 7 DATED 20.5.1971

## ZONING PLAN OF SECTOR 32- D