

CHANDIGARH PROJECT



NOTE:-
AS PER NOTIFICATION DTD. 26.02.2002 UNDER PARA NO 6, THE ADDITIONAL ZONED AREA FOR SERVANT QUARTERS IN TWO KANAL HOUSES, IN PHASE II, FACTORY HAS BEEN ALLOWED AS MARKED [Symbol] OF HEIGHT 24' 0" ON THE PLAN IN VIEW OF AMENDMENT APPROVED BY THE PRINCE SECRETARY'S OFFICE MEMO NO 1849/UTII (3)-2005/4718 DATED 20.03.2006.

A.T.P

NOTE:-
RESERVED AREA ABUTTING V-6 ROAD IN BETWEEN PLOT NOS 164, 222, 298 & 311 SHALL BE USED FOR THE CONSTRUCTION OF 'SUB SECTOR SERVICE SHOPS' AS APPROVED BY THE F.S. CHANDIGARH ADMIN. VIDE HIS MEMO NO. I.T. 7072/P2-75/18744 DTD. 25.11.1975.

A.T.P

NOTE:-
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG NO. 09 OF JOB NO. 61 DATED 12.02.70 AND PREPARED ON 12.02.2007.

Vishal Chauhan
PREPARED BY

S.K.Mishra
CHECKED

Daljeet Singh
A.T.P.

Sd/-
CHIEF ADMINISTRATOR

Sd/- S.G.NANGIA
SENIOR TOWN PLANNER

Sd/- M.N.SHARMA
CHIEF ARCHITECT

Sd/- A.B. MARATHI
DIVN. TOWN PLANNER

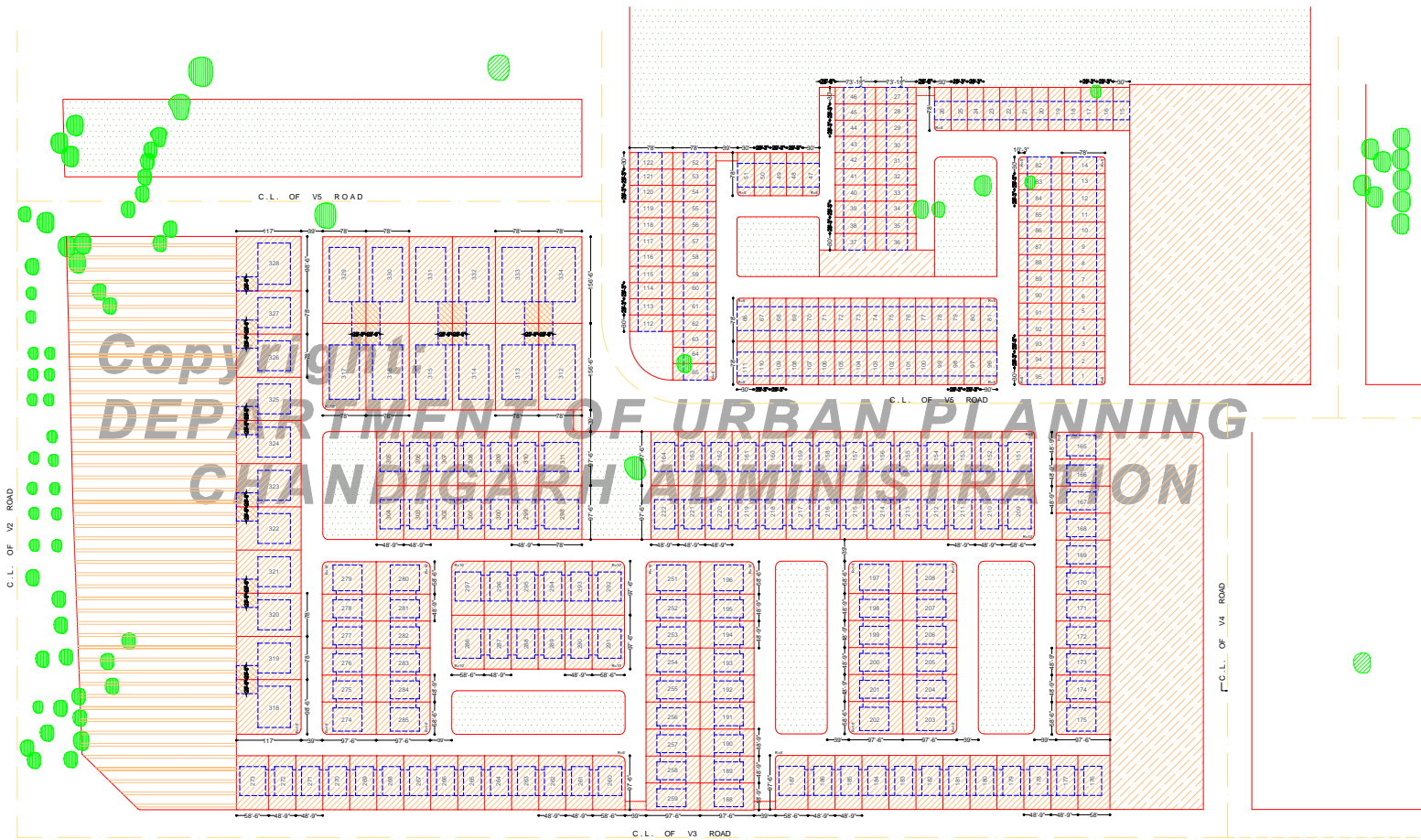
Sd/- N.G.JOLLY
ASST. TOWN PLANNER

SCALE : 80 FEET TO AN INCH
Sd/- B.N.TALWAR
DRAWN BY

Sd/-
CHECKED

DRG NO. - 07 JOB NO. - 61 DATE: 12.02.70

ZONING PLAN OF SECTOR - 33 A



REQUIREMENT OF THIS ZONING 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 TABLE 'A' BELOW AND IN NO OTHER MANNER WHATSOEVER.

TABLE 'A' (USE ZONES)

1	2	3
PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1.	TYPES OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1.	
ROADS/STREETS	ROAD FURNITURE AND AMENITIES	
PUBLIC SPACES	LAND SCAPE FEATURE, EDUCATIONAL PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES.	
RESIDENTIAL	RESIDENTIAL BUILDINGS	
COMMERCIAL (SPECIAL AREA)	PUBLIC OFFICES AND COMMERCIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS.	
RESERVED	AS DIRECTED BY THE CHIEF ADMINISTRATOR FROM TIME TO TIME.	

NOTE :-
THE CHIEF ADMINISTRATOR MAY ISSUE SUPPLEMENTARY ZONING PLAN AND SUCH FURTHER INSTRUCTION AS BE NECESSARY AND EXPEDIENT.

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-ERECTION OF BUILDING IN RESPECT OF SPACE HEIGHT BUILDINGS, MAXIMUM PERMISSIBLE SITE COVERAGE, MAXIMUM PERMISSIBLE HEIGHT, NUMBER OF STOREYS AND THE MAXIMUM NUMBER OF DWELLING UNITS PER SITE SHALL BE AS SPECIFIED IN TABLE 'B'

TABLE - 'B' (DENSITY ZONE)

DENSITY ZONE	A-2 10 MARLA	B-2 1' 3" KANAL	C-1 2' KANAL
PLOT NOS.	1 TO 122	161 TO 202 251 TO 311	312 TO 354
BUILDING LINE	AS PER FRAME CONTROL DRG. NO. 1 JOB NO. 518	19'-6" 25'-6" 18'-6" 6'-0"	33'-0" 22'-0" 12'-0"
FRONT REAR			
SIDE TOWARDS NORTH - EAST/ SOUTH - WEST			
SIDE TOWARDS NORTH - WEST/ SOUTH - EAST			
MAXIMUM PERMISSIBLE SITE COVERAGE	-DD-	(i) 50% OF THE FIRST 250 SQ. YDS. OF SITE AREA. (ii) 50% OF THE NEXT 250 SQ. YDS. OF SITE AREA. (iii) 25% OF THE SITE AREA IN EXCESS OF 500 YDS.	
MAXIMUM HEIGHT OF BUILDING INCLUDING BARBATTI.	-DD-	33'-0"	33'-0"
MAX. NUMBER OF STOREYS INCLUDING BARBATTI	-DD-	TWO	TWO
MAXIMUM NUMBER OF DWELLING UNIT PER STOREY PER SITE	ONE	ONE	ONE

NOTE :-
1. THE SIDE SET BACK OF 10' 0" AND 6' 0" OCCURRING IN COLUMN '3' ABOVE SHALL BE SO RESERVED IN CASE OF SITES ABUTTING ON ROADS, STREETS OR AREA 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.
2. IN CASE OF SITES IN THE DENSITY ZONE B-2, PART OF THE RESIDENTIAL BUILDING INCLUDING A 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 SITE 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 BARBATTI OR MAMTI SHALL, IN NO CASE BE PERMITTED IN EXTENDED ZONE.

3. IN CASE OF DENSITY ZONES A-2 AND B-2 THE PLINTH LEVEL OF THE BUILDING SHALL BE OBTAINED FROM THE CHIEF ADMINISTRATOR BEFORE STARTING THE CONSTRUCTION.
(b) IN CASE OF DENSITY ZONE C-1 THE PLINTH HEIGHT OF THE BUILDINGS SHALL NOT BE LESS THAN 6" ABOVE EXCEPT IN CASE OF VERANDAS AND BUILDINGS NOT INTENDED FOR KANAL HABITATION IN WHICH CASE THE PLINTH HEIGHT SHALL NOT BE LESS THAN 18" INCHES.
(c) BARBATTI IF BUILT, IN CASE OF DENSITY ZONES B-2 AND C-1 SHALL NOT COVER MORE THAN 50% OF THE AREA COVERED ON GROUND FLOOR.
(d) NO SITE SHALL BE SUR-DIVIDED.

3. PROJECTION BEYOND BUILDING LINE -
NOT WITH STANDING ANYTHING CONTAINED IN THE PUNJAB CAPITAL DEVELOPMENT AND REGULATION BUILDING RULES, 1962.
(a) DENSITY ZONE A-2 NO PROJECTION WHATSOEVER SO EVER OTHER THAN THOSE SHOWN ON THE FRAME CONTROL DRG. NO. 1 AND NO S/S SHALL ALLOWED.
(b) DENSITY ZONES B-2 AND C-1
(i) NO PROJECTION IN THE SHAPE OF SUN SHADE, CHAJJALS, CANOPIES OR BALCONY PROJECTING MORE THAN 1'-6" BEYOND THE SIDE BUILDING LINES SHALL BE ALLOWED.
(ii) NO PROJECTION IN THE SHAPE OF SUN SHADE, CHAJJALS, CANOPIES OR BALCONIES PROJECTING 4'-6" BEYOND THE REAR BUILDING LINES SHALL BE ALLOWED.

4. BOUNDARY WALLS :-
DENSITY ZONES A-2
(a) BOUNDARY WALL OF THE SPECIFICATION AND DESIGN 'C' SHOWN IN DRG. NO S/S AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH FRONT BOUNDRIES OF SITE AS LIE AT THE BACK OF THE REAR BUILDING LINES AND ABUT ON V-3 ROAD STREET OR AREA MARKED AS COMMERCIAL, RESERVED OR PUBLIC SPACES AND ALONG THE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER.
(b) BOUNDARY WALL OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRG. NO S/S AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH FRONT BOUNDRIES OF SITE AS LIE IN THE FRONT OF THE FRONT BUILDING LINES AND ABUT STREET OR AREA MARKED AS COMMERCIAL, RESERVED OR PUBLIC SPACES AND ALONG THE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER BUT IF BUILT, SHALL MEASURE 33' 10" IN HEIGHT IN LEVEL WITH THE TOP OF THE FRONT BOUNDARY WALL.

DENSITY ZONES B-2 AND C-1
(i) WALL OF SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRG. NO S/S AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH BOUNDRIES OF SITE AS ABOUT V-3 ROADS, STREETS AND AREAS MARKED AS RESERVED PUBLIC SPACES OR COMMERCIAL.
(ii) WALL SET BACK BOUNDARIES NOT PROVIDED BY THE ABOVE PROVISION SHALL IF BUILT MEASURE 3'-8 1/2" IN HEIGHT IN LEVEL WITH THE FRONT AND REAR BOUNDARY WALLS.

(c) THE CURVATURE OF BOUNDARY WALLS ALONG CORNER OF SITES SHALL BE IN ACCORDANCE WITH RADII 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 WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT NO POINT SHALL BE MORE THAN 2 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 GATE SHALL BE OF ONE OF TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG S/S AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION. ONLY ONE GATE WITH GATE POSTS PER DWELLING UNIT ON GROUND FLOOR WITH GATE POSTS SHALL BE ERECTED ALONG SUCH PORTION OF THE FRONT BOUNDARY OF THE DWELLING UNIT AS LIE IN FRONT OF THE FRONT BUILDING LINE.
(b) ONLY ONE WICKET GATE OF DESIGN 'C' ILLUSTRATED ON DRG NO S/S MAY HOWEVER BE ERECTED ALONG SUCH PORTION OF BOUNDARIES OF SITES 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 NUMBERSALS OF THE DESIGN AND SPECIFICATION ILLUSTRATED ON DRG NO S/S AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.

7. PROTECTED TREES :-
TREES MARKED AS [Symbol] 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 V-3 ROADS, AREAS SHOWN AS RESERVED, PUBLIC SPACES OR COMMERCIAL SHALL BE ALLOWED.

9. APPLIED DECORATIONS LIKE CROSSES, SWASTHAS ETC. SHALL NOT BE PERMITTED ON THE EXTERNAL FACE OF THE BUILDING OR ON THE BOUNDARY WALLS NAMES OF PERSONS OR HOUSES HOWEVER MAY BE ALLOWED ON THE SPACE ASSIGNED FOR THE PURPOSE AND ILLUSTRATED ON DRG NO S/S AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

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