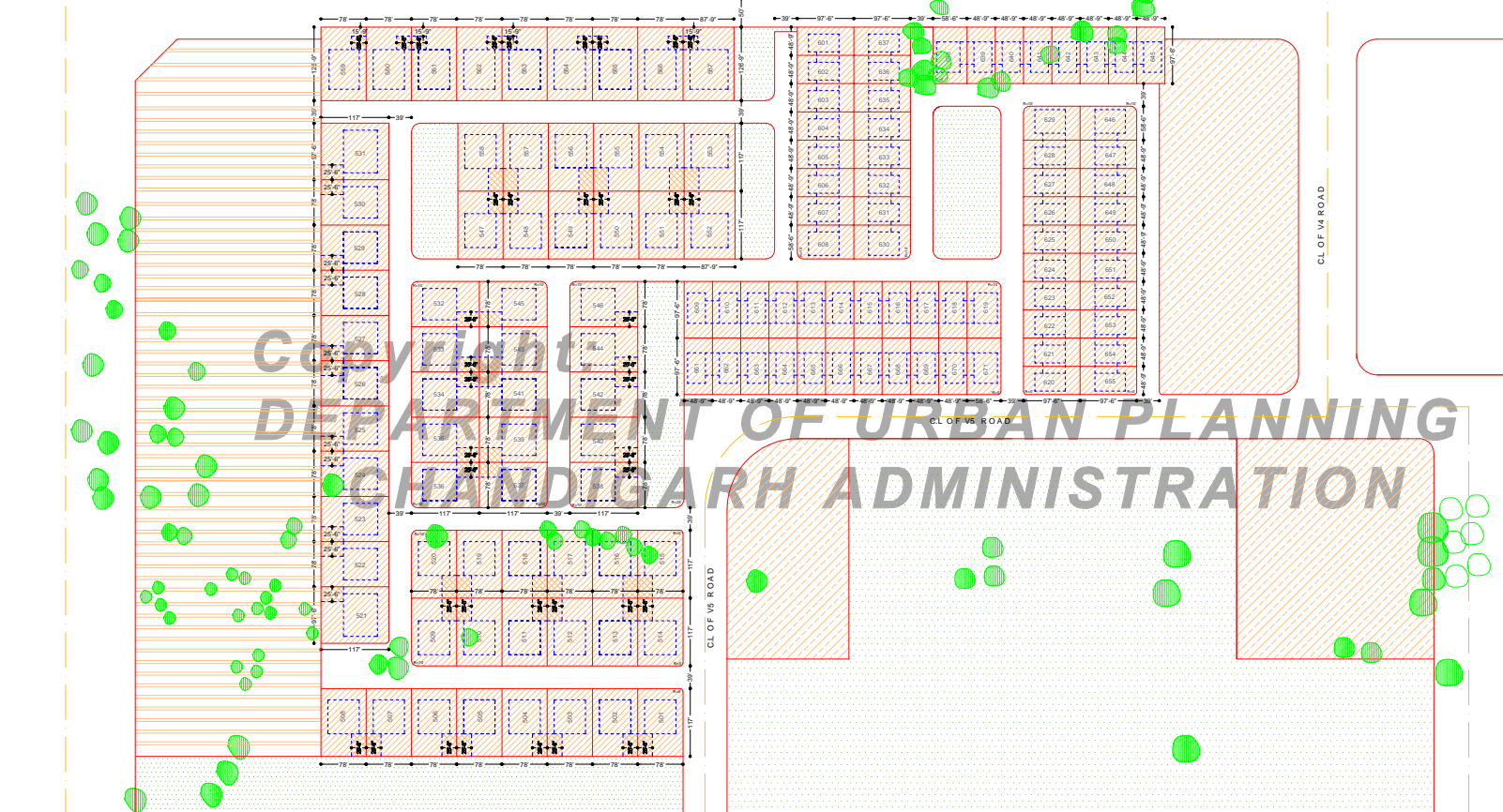


JUNCTION NO.36

CLOF V3 ROAD



# CHANDIGARH PROJECT



REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO ONES 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 UTILIZED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN THE TABLE - 'A' BELOW AND IN OTHER MANNER WHAT 'SO' EVER

NOTATION	PERMISSIBLE USE OF LAND (MARKED AS IN COLUMN 1)	TYPE OF BUILDINGS PERMISSIBLE ON LAND (MARKED AS IN COLUMN 2)
	ROADS/STREETS	ROADS, STREET FURNITURE AND AMENITIES
	PUBLIC SPACES	LAND SCAPE FEATURE, EDUCATIONAL PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES
	RESIDENTIAL	RESIDENTIAL BUILDINGS
	COMMERCIAL (SPECIAL AREA)	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 PLANS AND SUCH FURTHER INSTRUCTIONS AS 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 ERECTION AND RE-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 SPECIFIED IN THE TABLE 'B'

DENSITY ZONES	1	2	3
1	1.80M	2.50M	2.50M
PLOT NUMBERS:	601 TO 655 661 TO 671	601 TO 657	
BUILDING LINES			
FRONT	19'-0"	19'-0"	19'-0"
REAR	25'-0"	25'-0"	25'-0"
SIDE TOWARDS NORTH - EAST/SOUTH - WEST	10'-0"	12'-0"	12'-0"
SIDE TOWARDS NORTH - WEST/SOUTH - EAST	10'-0"	12'-0"	12'-0"
MAXIMUM PERMISSIBLE SITE COVERAGE	(i) 50% OF THE FRONT 50 SQ. YDS. OF SITE AREA (ii) 33% OF THE REST 50 SQ. YDS. OF SITE AREA (iii) 25% OF THE SITE AREA IN EXCESS OF 5000 SQ. YDS.		
MAXIMUM HEIGHT OF BUILDINGS INCLUDING BARSAATI	7.00	7.00	7.00
MAX. NUMBER OF STOREYS EXCLUDING BARSAATI	ONE	ONE	ONE
MAXIMUM NUMBER OF DWELLING UNITS PER STOREY PER SITE			

**NOTES** -  
 (1) THE SIDE SET BACK OF 10'-0" OCCURRING IN COLUMN 2 ABOVE SHALL BE SO REVERSED IN CASE OF SITES ABUTTING ON ROADS, STREETS OR AREAS SPECIFIED AS 'PUBLIC SPACES' 'COMMERCIAL', '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 BARSAATI AND SERVANTS QUARTER, NOT EXCEEDING THE HEIGHT OF 24'-0" (INCLUDES 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'-0" FROM THE FRONT BUILDING LINE. A BARSAATI OR MURTI SHALL IN NO CASE, BE PERMITTED IN THIS EXTENDED ZONE.

**3(a)** IN CASE OF DENSITY ZONE 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 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)** BARSAATI, IF BUILT, SHALL NOT COVER MORE THAN 50% OF THE AREA COVERED ON GROUND FLOOR.  
**(d)** NO SITE SHALL BE SUB-DIVIDED.

**3. PROJECTION BEYOND BUILDING LINE** - NOT WITH STANDING ANY THING CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULES 1952.  
**(1)** NO PROJECTION IN THE SHAPE OF SUN SHADE, CHALLAS, CANOPIES OR BALCONIES PROJECTING MORE THAN 4' BEYOND THE SIDE BUILDING LINES SHALL BE ALLOWED.  
**(2)** NO PROJECTION IN THE SHAPE OF SUN SHADE, CHALLAS, CANOPIES OR BALCONIES EXCEEDING 4' BEYOND THE FRONT OR REAR BUILDING LINES SHALL BE ALLOWED.

**4. BOUNDARY WALLS** -  
**(a) DENSITY ZONES B-2 AND C-1** -  
**(1)** 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 BOUNDARIES OF SITES AS ABUT ON V3 ROADS, STREETS AND AREAS MARKED AS 'RESERVED' 'PUBLIC SPACES' OR 'COMMERCIAL'.  
**(2)** WALL 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.  
**(3)** THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED IN DRAWING NO. S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.  
 IN CASE OF ALONG 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 THE GATE SHALL BE OF ONE OF THE TYPE, DESIGNS AND SPECIFICATIONS SHOWN IN DRAWING NO. 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 LIES IN FRONT OF THE BUILDING LINE.  
**(b)** ONLY ONE WICKET GATE OF THE DESIGN 'G-1' ILLUSTRATED ON DRAWING NO. S/5 MAY HOWEVER BE ERECTED ALONG SUCH PORTION OF BOUNDARIES OF SITE AS ABUT ON AN ACCESSIBLE STREET.

**6. NUMBERING OF PERMISES** - 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 POSTS. THE POSTAL NUMBER SHALL BE DISPLAYED IN NUMERALS OF THE DESIGN AND SPECIFICATIONS ILLUSTRATED ON THE DRAWING 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 & EXIT** - NO ACCESS EITHER FROM THE V3 ROADS, AREA SHOWN AS 'RESERVED' 'PUBLIC SPACES' OR 'COMMERCIAL' SHALL BE ALLOWED.

**9. APPLIED DECORATIONS LIKE CROSSSES, SHWASTKAS ETC.** SHALL NOT BE PERMITTED ON THE EXTERNAL FACE OF THE BUILDING OR OF THE BOUNDARY WALL, NAME OF PERSONS OR HOUSES HOWEVER, MAY BE ALLOWED ON THE SPACE ASSIGNED FOR THE PURPOSE AND ILLUSTRATED ON DRAWING S/5 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

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

**NOTE** - AS PER NOTIFICATION DATED 26.02.2002 UNDER PARA NO. 6 & THE ADDITIONAL ZONED AREA FOR SERVANTS QUARTER IN TWO KANAL HOUSES IN PHASE II SECTORS HAS BEEN ALLOWED AS MARKED 'C' OF HEIGHT 24'-0" ON THIS PLAN IN VIEW OF AMENDMENTS APPROVED BY THE FINANCE SECRETARY'S OFFICE MEMO NO. 1949-UTP (3) -2005/6718 DATED 20.03.2005.

A.T.P

**NOTE** - THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG NO. 08 OF JOB NO. 61 DATED 25.08.70 AND PREPARED ON 13-02-2007.

Prepared By: S.K. Madan, Checked: Dhanraj Singh, A.T.P.

Sd/- CHIEF ADMINISTRATOR

Sd/- M.N. SHARMA, CHIEF ARCHITECT | Sd/- S.N. NANGIA, SENIOR TOWN PLANNER

Sd/- A.B. MARATHE, DIVN. TOWN PLANNER | Sd/- N.G. JOLLY, SENIOR TOWN PLANNER

SCALE : 80 FEET TO AN INCH

Sd/- S.R. Verma, DRAWN BY: | Sd/- CHECKED: | DRG NO. - 08 | JOB NO. - 61 | DATE: 25.08.70

## ZONING PLAN OF SECTOR - 33 B