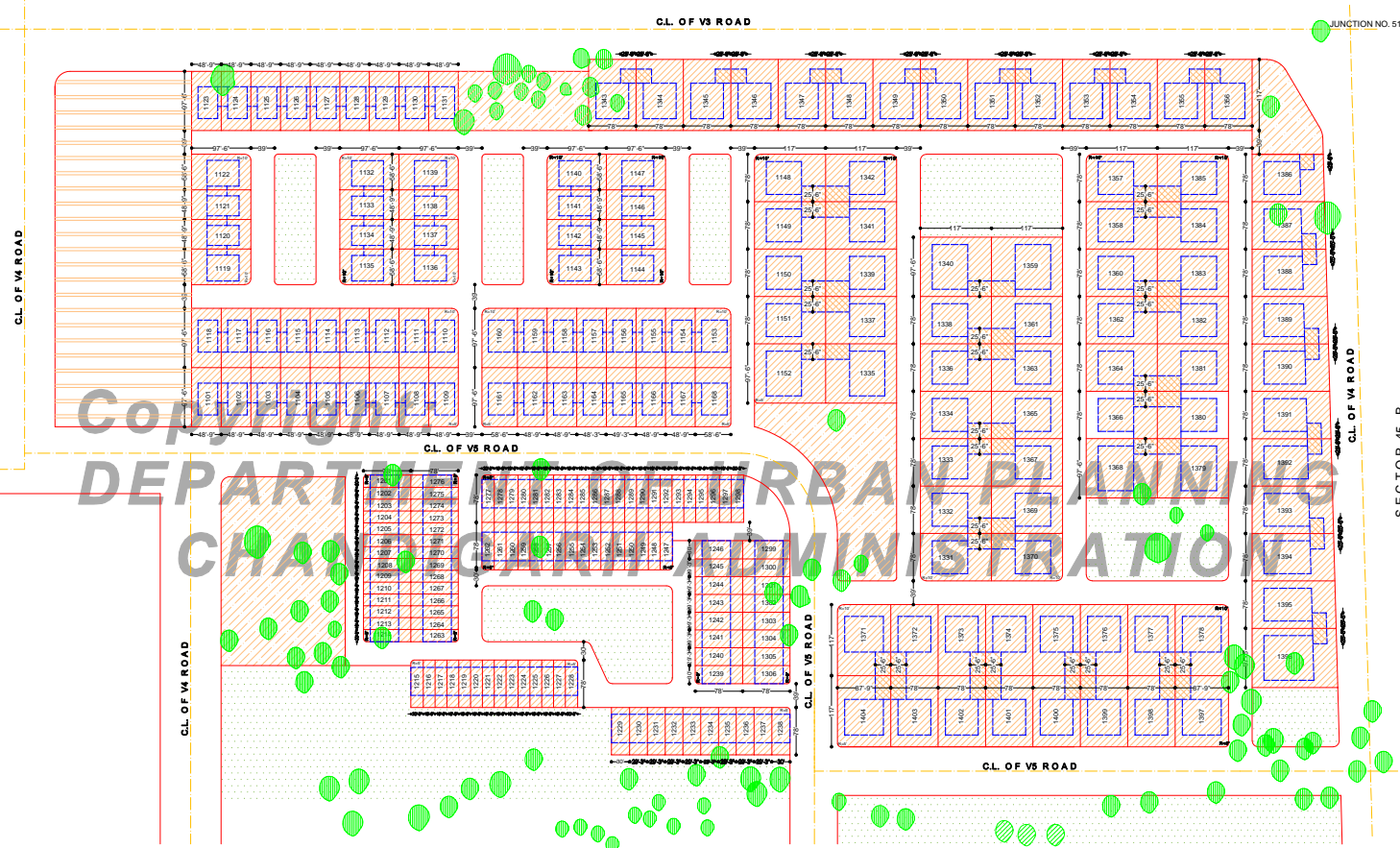


CHANDIGARH PROJECT



SECTOR 45-B

NOTE:-
AS PER NOTIFICATION DATED 26.02.2002 UNDER PARA NO.6, THE ADDITIONAL ZONED AREA FOR SERVANT QUARTER IN TWO KANAL HOUSES IN PHASE 1 SECTORS HAS BEEN ALLOWED AS MARKED [] OF HEIGHT 24'-0" ON THIS PLAN IN VIEW OF AMENDMENTS APPROVED BY THE FINANCE SECRETARY'S OFFICE MEMO NO.1646-UTFI (3) 2005 / 6718 DATED 20.9.2005.

NOTE >
RESERVED AREA ABUTTING V-6 ROAD ADJOINING PLOT NOS. 1152 & 1135 SHALL BE USED FOR THE CONSTRUCTION OF "SUB SECTOR SERVICE SHOPS" AS APPROVED BY THE F.S. CHANDIGARH ADMIN. VISE HIS MEMO NO. U.T. 707272-70 18744 DATED. 25.11.1975.

NOTE >
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG NO. 09 OF JOB NO. 61 DATED 28.08.70 AND PREPARED ON 14-02-2007.

Vinod Chaurhan
S.K. Madan
Dilmeet Singh

Sd/-
CHIEF ADMINISTRATOR

Sd/- M.N.SHARMA
CHIEF ARCHITECT

Sd/- S.G.NANGIA
SENIOR TOWN PLANNER

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

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

SCALE : 80 FEET TO AN INCH

DRG NO. - 09
JOB NO. - 61
DATE: 28.08.70

ZONING PLAN OF SECTOR - 33 C

REQUIREMENT OF THIS ZONING PLAN 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.

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 WHAT SO EVER.

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

NOTE > - THE CHIEF ADMINISTRATOR MAY ISSUE SUPPLEMENTARY ZONING PLAN AND SUCH FURTHER INSTRUCTIONS AS MAY 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 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)

DENSITY ZONES	A1 (7.12 MARLA)	A2 10 MARLA	B-2 1 KANAL	C-1 2 KANAL
PLOT NOS.	1001 TO 1208 1247 TO 1298	1209 TO 1246 1299 TO 1308	1101 TO 1141 1153 TO 1168	1148 TO 1163 1311 TO 1404
BUILDING LINE FRONT	AS PER FRAME CONTROL DRG. NO. 1 JOB NO. 518	19'-6"	19'-6"	19'-6"
BUILDING LINE REAR	AS PER FRAME CONTROL DRG. NO. 1 JOB NO. 518	25'-6"	25'-6"	12'-0"
BUILDING LINE SIDE TOWARDS NORTH - EAST	AS PER FRAME CONTROL DRG. NO. 1 JOB NO. 518	10'-6"	10'-6"	12'-0"
BUILDING LINE SIDE TOWARDS NORTH - WEST	AS PER FRAME CONTROL DRG. NO. 1 JOB NO. 518	10'-6"	10'-6"	12'-0"
BUILDING LINE SIDE TOWARDS SOUTH - WEST	AS PER FRAME CONTROL DRG. NO. 1 JOB NO. 518	10'-6"	10'-6"	12'-0"
MAXIMUM PERMISSIBLE SITE COVERAGE	(i) 50% OF THE FIRST 250 SQ. YDS. OF SITE AREA. (ii) 33% OF THE NEXT 250 SQ. YDS. OF SITE AREA. (iii) 25% OF THE SITE AREA IN EXCESS OF 500SQ YDS.	33'-0"	33'-0"	33'-0"
MAXIMUM HEIGHT OF BUILDING INCLUDING BARSATI	DO.	DO.	DO.	DO.
MAXIMUM NUMBER OF STOREYS EXCLUDING BARSATI	DO.	DO.	DO.	DO.
MAXIMUM NUMBER OF DWELLING UNIT PER STOREY PER SITE	ONE	ONE	ONE	ONE

NOTE:-
1. THE SIDE SET BACK OF 10'-0" OCCURRING IN COLUMN 4 ABOVE SHALL BE SO RESERVED IN CASE OF SITES ABUTTING ON ROAD STREET 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 ANY OTHER.
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) 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 BARSATI OR MATHI SHALL, IN NO CASE BE PERMITTED IN THIS EXTENDED ZONE.

3.(a) IN CASE OF DENSITY ZONES A1, A2 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 C-1 THE PLINTH-HEIGHT OF THE BUILDINGS SHALL NOT BE LESS THAN ONE FOOT EXCEPT IN CASE OF VERANDAH AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION IN WHICH CASE THE PLINTH HEIGHT SHALL NOT BE LESS THAN ONE FOOT.
(c) BARSATI, IF BUILT, IN CASE OF DENSITY ZONES B2 AND C-1 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 ANYTHING CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULES, 1952.
(a) DENSITY ZONE A1 AND A2: NO PROJECTION WHATSOEVER OTHER THAN THOSE SHOWN ON THE FRAME CONTROL DRG. NO. 1 JOB NO. 518 SHALL BE ALLOWED.
(b) DENSITY ZONES B2 AND C-1
(i) NO PROJECTION IN THE SHAPE OF SUN SHADES, CHAIJAS, CANOPIES OR BALCONIES PROJECTING MORE THAN 1'-6" BEYOND THE SIDE BUILDING LINES SHALL BE ALLOWED.
(ii) NO PROJECTION MORE THAN 4'-6" BEYOND THE FRONT OR REAR BUILDING LINES SHALL BE ALLOWED.

4. BOUNDARY WALLS -
(a) DENSITY ZONES A1 AND A2
(i) BOUNDARY WALL OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRG. NO. 5/5 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 ABOUT ON V3 ROAD, STREETS OR AREAS MARKED AS COMMERCIAL, RESERVED OR PUBLIC SPACES AND ALONG THE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER.
(ii) BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRG. NO. 5/5 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 ABOUT ON STREET AND AREA MARKED AS RESERVED, PUBLIC SPACES OR COMMERCIAL.
(iii) NO WALL NEED BE BUILT ALONG FRONT SIDE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER BUT IF BUILT SHALL MEASURE 2'-6" IN HEIGHT IN LEVEL WITH THE TOP OF THE FRONT BOUNDARY WALL.
(b) DENSITY ZONES B2 AND C-1
(i) NO SPECIFICATION AND DESIGN 'B' SHOWN IN DRG. NO. 5/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITE AS ADJACENT ON V3 ROAD, STREETS AND AREAS MARKED AS RESERVED, PUBLIC SPACES OR COMMERCIAL.

(ii) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT, MEASURE 3'-8 1/2" 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 RADII INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. NO. 5/5 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 PORTION 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 CENTER 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 DESIGN AND SPECIFICATIONS SHOWN IN DRG. NO. 5/5 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 FRONT BUILDING LINE.
(b) ONLY ONE WICKET GATE OF DESIGN 'C-1' ILLUSTRATED ON DRG. NO. 5/5 MAY HOWEVER BE ERECTED ALONG SUCH PORTION OF BOUNDARIES OF SITE AS ADJUT ON ANY ACCESSIBLE STREET.

6. NUMBERING OF PREMISES -
(a) EVERY BUILDING OCCUPYING SITE SHALL DISPLAY THE POSTEL 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 DRAWING NO. 5/5 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.
7. PROTECTED TREES -
(a) TREES MARKED AS [] IN THIS PLAN SHALL BE DEEMED TO BE PROTECTED TREES UNDER THE CHANDIGARH TREES PRESERVATION ORDER, 1962.
(b) NO ACCESS EITHER FROM THE V3 ROAD, AREAS SHOWN AS "RESERVED", "PUBLIC SPACES" OR COMMERCIAL SHALL BE ALLOWED.
8. ACCESS AND EXIT -
(a) NO ACCESS EITHER FROM THE V3 ROAD, AREAS SHOWN AS "RESERVED", "PUBLIC SPACES" OR COMMERCIAL SHALL BE ALLOWED.
**9. APPLIED DECORATIONS LIKE CROSS, SHASTIKAS, ETC., SHALL NOT BE PERMITTED ON THE EXTERNAL FACE OF THE BUILDING OR OF THE BOUNDARY WALL, NAMES OF PERSONS OR HOUSES, HOWEVER, MAY BE ALLOWED ON THE SPACE ASSIGNED FOR THE PURPOSE AND ILLUSTRATED ON DRAWING 5/5 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.
10. THE WATER STORAGE TANKS AND OTHER PLUMBINGS SHALL NOT BE SHOWN ON ANY FACE OF THE BUILDING BUT SHALL BE SUITABLY ENCASED.**