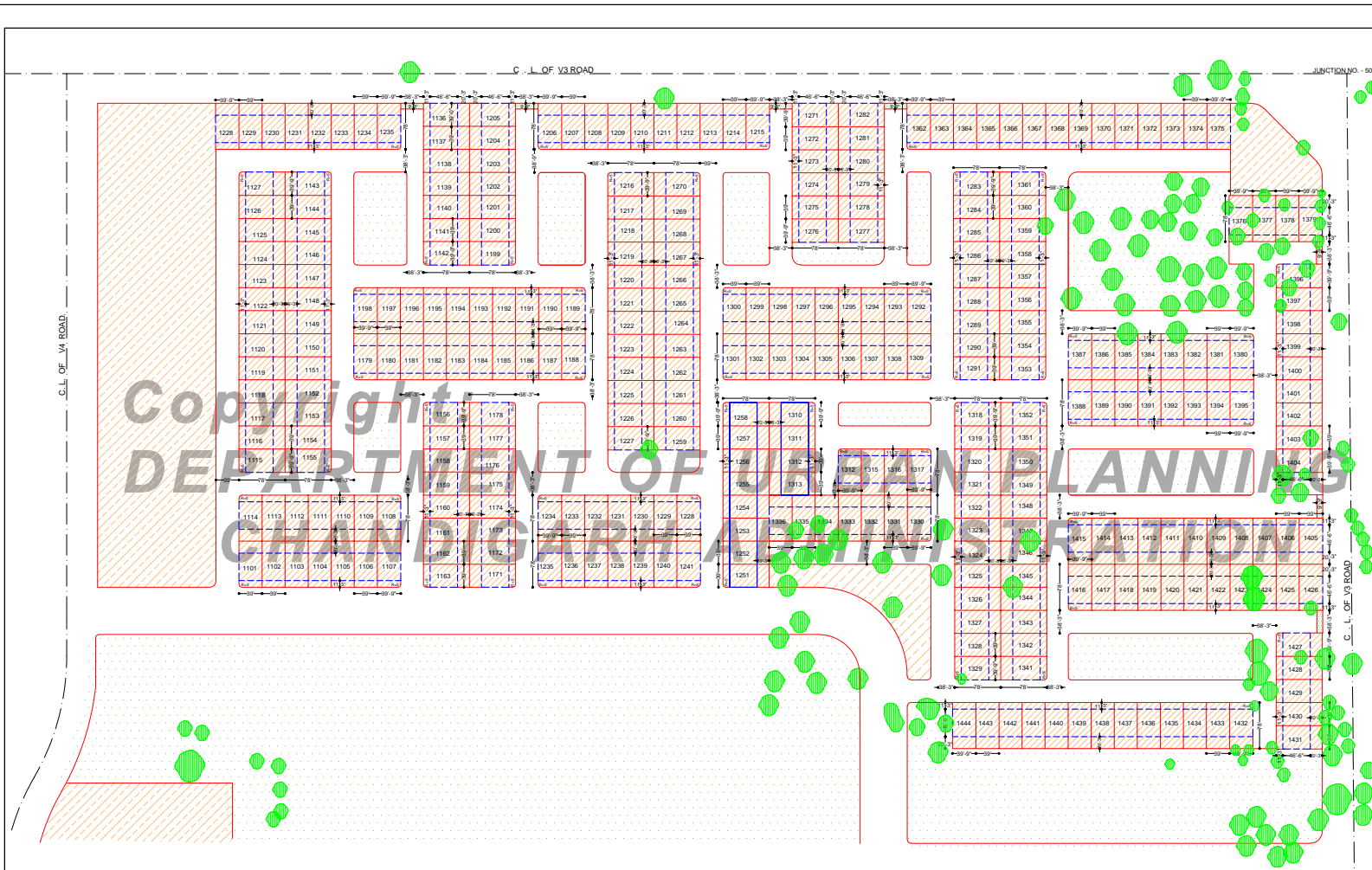


CHANDIGARH PROJECT



DIRECTIONS ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF THE POWERS CONFERRED UPON HIM UNDER SECTION 4 OF THE CAPITAL OF PUNJAB (DEVELOPMENT & REGULATIONS) ACT 1952.

REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE ONES CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT & REGULATION) BUILDING RULES, 1952, AND OTHER LOCAL ENACTMENTS.

USE ZONES :-

THE LAND SHOWN IN THIS ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN THE TABLE 'A' BELOW AND IN NO OTHER MANNER WHAT SO EVER.

TABLE 'A' (USE ZONES)

1	2	3
NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN '1'	TYPES OF BUILDINGS PERMISSIBLE ON LAND MARKED AS COLUMN -1
	ROADS / STREETS	ROAD, FURNITURE AND AMENITIES
	PUBLIC SPACES	LAND SCAPE FEATURES, EDUCATIONAL, PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS & ANCIALLY BUILDINGS
	COMMERCIAL	COMMERCIAL CUM RESIDENTIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS.
	RESERVED	AS DIRECTED BY THE CHIEF ADMINISTRATOR FROM TIME TO TIME.

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

2. DENSITY ZONES

RESIDENTIAL ZONE REFERRED TO IN TABLE 'A' UNDER CLAUSE -1 ABOVE IS HERE BY SUBDIVIDED INTO THE FOLLOWING DENSITY ZONES AND 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 THE TABLE 'B':

TABLE 'B' (DENSITY ZONES)

1	2
DENSITY ZONE	A3 (15 MARLA)
PLOT NUMBERS	1171-1241 (BOTH INCLUSIVE) 1251-1336 (BOTH INCLUSIVE) 1341-1444 (BOTH INCLUSIVE)
BUILDING LINE	AS PER FRAME CONTROL DRAWING NO.1, JOB NO. 518
FRONT	
REAR	
SIDE L	
SIDE R	
MAXIMUM PERMISSIBLE SITE COVERAGE	AS PER FRAME CONTROL DRAWING NO.1, JOB NO. 518
MAXIMUM HEIGHT OF BUILDING INCLUDING BARSATI	
MAXIMUM NO. OF STOREYS EXCLUDING BARSATI	
MAXIMUM NO. DWELLING UNITS PER STOREY PER SITE	ONE

NOTES :-

(i) THE PLINTH LEVEL FOR THE BUILDINGS SHALL BE OBTAINED FROM CHIEF ADMINISTRATOR BEFORE STARTING THE CONSTRUCTION

(ii) NO SITE SHALL BE SUBDIVIDED

3. PLANS SHALL BE PREPARED, CONSTRUCTION SURVEILLED AND COMPLETION CERTIFICATE ISSUED BY A DULY QUALIFIED ARCHITECT PROVIDED THAT REGISTERED SURVEYORS MAY ALSO PREPARE THE PLAN, SUPERVISE CONSTRUCTION AND ISSUE COMPLETION CERTIFICATE IN RESPECT OF PLOT NOS 1189 TO 1127 BOTH INCLUSIVE, 1136 TO 1163 BOTH INCLUSIVE, 1171 TO 1206 BOTH INCLUSIVE, 1210 TO 1241 (BOTH INCLUSIVE), 1251 TO 1251 (BOTH INCLUSIVE), 1341 TO 1341 (BOTH INCLUSIVE), 1387 TO 1395 (BOTH INCLUSIVE), 1405 TO 1426 (BOTH INCLUSIVE) COVERED UNDER THE FRAME CONTROL REGULATIONS.

4. PROJECTION BEYOND BUILDING LINE :-

NOT WITH STANDING ANY THING CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT & REGULATION) BUILDING RULES, 1952, NO PROJECTION, WHAT SO EVER, OTHER THAN THOSE SHOWN ON THE FRAME CONTROL DRG. NO 1 OF JOB NO 518 SHALL BE ALLOWED.

5. BOUNDARY WALLS

(i) BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'C' AS SHOWN IN DRAWING S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS LIE ON THE BACK OF THE REAR BUILDING LINES AND ABUT ON V 3 ROADS, STREETS OR AREAS MARKED AS 'RESERVED' OR 'PUBLIC SPACES' AND ALONG THE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER.

(ii) BOUNDARY WALL OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRAWING S/6 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITES AS LIE IN FRONT OF FRONT BUILDING LINES AND ABUT ON STREETS, ROADS AND AREAS MARKED AS 'RESERVED' OR 'PUBLIC SPACES'. CURVATURES ALONG CORNERS OF SITES AS INDICATED ON THIS PLAN SHALL BE FOLLOWED.

(iii) NO WALL NEED BE BUILT ALONG THE FRONT SIDE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER BUT, IF BUILT IT SHALL MEASURE 3/4" IN HEIGHT IN LEVEL WITH THE TOP OF THE FRONT BOUNDARY WALL.

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.

6. GATE POSTS AND GATES :-

(a) GATE POSTS AND THE GATE SHALL BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRAWING NO. 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 BUILDING LINE.

(b) ONLY ONE WICKET GATE OF THE DESIGN G -1 ILLUSTRATED ON DRG. NO. S/6 MAY, HOWEVER, BE ERECTED ALONG SUCH PORTIONS OF BOUNDARIES OF SITE AS ABUT ON AN ACCESSIBLE STREET.

7. NUMBERING OF PREMISES:-

EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER, 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 NUMERAL OF THE DESIGN AND SPECIFICATIONS ILLUSTRATED ON THE DRG. NO. S/6 AVAILABLE ON THE APPLICATION FROM THE CHIEF ADMINISTRATOR.

8. PROTECTED TREES:-

TREES MARKED A/10 IN THIS PLAN SHALL BE DEEMED TO BE PROTECTED TREES UNDER THE CHANDIGARH TREES PRESERVATION ORDER, 1952.

9. ACCESS AND EXIT

NO ACCESS EITHER FROM THE V 3 ROAD AREAS SHOWN AS RESERVED, PUBLIC SPACES, OR COMMERCIAL SHALL BE ALLOWED.

10. APPLIED DECORATION LIKE CROSSES SWASTIKAS 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 ILLUSTRATED ON DRG. S/6 AVAILABLE ON APPLICATION FORM THE CHIEF ADMINISTRATOR.

NOTE:- THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 6, JOB NO. 62, DATED, 05-11-1988 AND PREPARED ON 1920007.

Prepared by: S.K.Madan
Checked: Dileep Singh
ATP

SD/- CHIEF ADMINISTRATOR SD/- M.N. SHARMA
CHIEF ARCHITECT

SD/- SENIOR TOWN PLANNER SD/- J.S. DETHE
SENIOR ARCHITECT

SD/- A. B. MARATHÉ SD/- N. G. JOLLY
TOWN PLANNER SENIOR ARCHITECT

SCALE:- 80 FEET TO AN INCH

DRAWN :- SD/- CHECKED :- SD/-

DRG. NO. 6 JOB NO. 62 DATED 5-11-1988

ZONING PLAN OF SECTOR 34-C