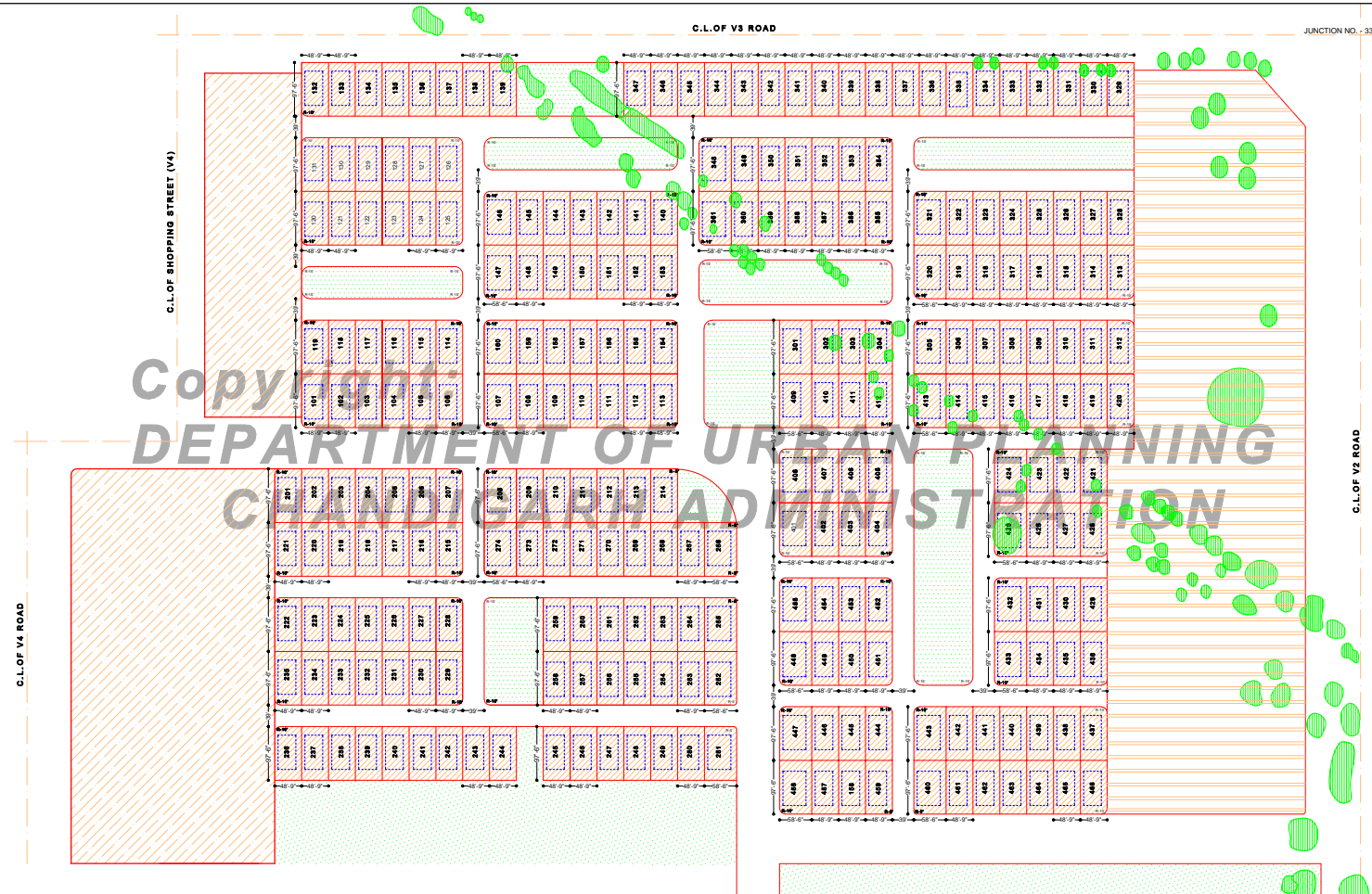


CHANDIGARH PROJECT



Copy
DEPARTMENT OF URBAN PLANNING
CITY ADMINISTRATOR

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

REQUIREMENT OF THIS ZONING SHALL HAVE TO BE FULFILLED IN ADDITION TO THE ONES CONTAINED IN PUNJAB CAPITAL DEVELOPMENT AND REGULATION BUILDING RULES, 1956, AND OTHER LOCAL ENACTMENTS.

1. USE ZONES -
THE LAND SHOWN IN THE ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN THE TABLE 'A' BELOW AND IN NO OTHER MANNER WHATSOEVER.

NOTATION	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	LANDSCAPE FEATURES, EDUCATIONAL PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS
	COMMERCIAL	COMMERCIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEET
	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 BE NECESSARY AND APPROPRIATE.

2. DENSITY ZONES -
IN THE RESIDENTIAL ZONE REFERRED TO IN TABLE 'A' UNDER CLAUSE ABOVE RESTRICTIONS GOVERNING SECTION AND BUILDING 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'.

	1	2
	PLOT NOS.	ALL PLOTS ILLUSTRATED ON THIS PLAN.
1	BUILDING LINE FRONT REAR SIDE TOWARDS NORTH EAST. SIDE TOWARDS SOUTH WEST.	18' 0" 15' 0" 15' 0" 8' 0"
2	MAXIMUM PERMISSIBLE SITE COVERAGE	100.00 FT. 33.0'
3	MAXIMUM HEIGHT OF BUILDING INCLUDING BARBATHI	TWO
4	MAXIMUM NUMBER STOREYS EXCLUDING BARBATHI	ONE
5	MAXIMUM NUMBER OF DWELLING UNIT PER STOREY PER SITE	

NOTE -
(a) THE PLINTH HEIGHT OF THE BUILDINGS SHALL NOT BE LESS THAN 1' 0" EXCEPT IN THE CASE OF BARBATHI AND BUILDING NOT INTENDED FOR HUMAN HABITATION IN WHICH CASE THE PLINTH HEIGHT SHALL NOT BE LESS THAN 6".
(b) BARBATHI IF BUILT SHALL NOT COVER MORE THAN 50% OF THE AREA COVERED ON THE GROUND FLOOR.
(c) NO SITE SHALL BE SUB-DIVIDED.

3. PROJECTION BEYOND BUILDING LINE -
NOT WITHSTANDING ANYTHING CONTAINED IN THE PUNJAB CAPITAL DEVELOPMENT AND REGULATION BUILDING RULES, 1956:
(a) NO PROJECTIONS IN THE SHAPE OF SUN SHADE, CHAJJAS, CANOPIES OR BALCONIES PROJECTING MORE THAN 4' BEYOND THE SIDE BUILDING LINE SHALL BE ALLOWED.
(b) NO PROJECTIONS IN THE SHAPE OF SUN SHADE, CHAJJAS, CANOPIES OR BALCONIES EXCEEDING 4' 8" BEYOND THE FRONT OR REAR BUILDING LINE SHALL BE ALLOWED.
(c) NO SUCH PROJECTION SHALL BE AT A HEIGHT LOWER THAN 6' 0" CLEAR ABOVE THE PLINTH LEVEL OF THE BUILDING.

4. BOUNDARY WALLS -
(a) WALLS OF THE SPECIFICATIONS AND DESIGN "B" SHOWN IN DRAWING S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR OF APPLICATION SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ARE BUILT ON V3 ROADS, STREETS AND AREAS MARKED AS "RESERVED", "COMMERCIAL" OR "PUBLIC SPACES".

(i) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISION SHALL BE BUILT. MEASURE 3/8 1/2" IN HEIGHT x 4 IN LEVEL WITH THE FRONT AND REAR BOUNDARY WALLS.
(ii) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADII INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG NO S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.
(iii) IN CASE OF SLOPING SITES THE PRESCRIBED HEIGHT OF THE WALL MAY BE EXCEED OVER PORTIONS OF ITS LENGTH PROVIDED THAT NO POINT SHALL BE MORE THAN 2' 0" 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 GATES 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 ERRECTED ALONG SUCH PORTION OF THE FRONT BOUNDARY OF THE SITE AS LIE IN FRONT OF THE FRONT BUILDING LINE.
(b) ONLY ONE WIDE GATE OF DESIGN "G" ILLUSTRATED ON DRG NO S/5 MAY HOWEVER BE ERRECTED ALONG SUCH PORTIONS OF BOUNDARIES OF SITE AS ARE BUILT 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 THE DRAWING NO S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.

7. PROTECTED TREE -
TREES MARKED AS 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 V3 ROADS OR AREAS SHOWN AS RESERVED PUBLIC SPACE OR COMMERCIAL SHALL BE ALLOWED.

9. APPLIED DECORATIONS LIKE CROSSES, SHASTIKAS ETC. SHALL NOT BE PERMITTED ON THE EXTERNAL FACE OF THE BUILDING OR OF THE BOUNDARY WALL. NAME OF THE 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 SHOWN ON ANY FACE OF THE BUILDING BUT SHALL BE SUBTILY ENCASED.

CHIEF ADMINISTRATOR OFFICE NOTIFICATION-17 FEB 1970
NO.U.7 5508-F2-49(2)(3)-IN EXERCISE OF THE POWERS CONFERRED BY SUB-SECTION (1) OF SECTION 4 OF THE CAPITAL OF PUNJAB (DEVELOPMENT AND REGULATION) ACT 1952 READ WITH CLAUSE (a) OF RULE 2 OF THE PUNJAB CAPITAL DEVELOPMENT AND REGULATION BUILDING RULES, 1956 THE CHIEF ADMINISTRATOR CHANDIGARH IS PLEASED TO MAKE THE FOLLOWING AMENDMENT IN THE ZONING PLAN OF SUB-SECTOR 35-A CHANDIGARH BEARING DRG NO.13 J-59 AS DATED 24 JULY 1968.

AMENDMENT -
(1) IN THE SAID ZONING PLAN, IN TABLE 'B' OF CLAUSE 2, IN COLUMN 2 FOR THE FIGURES AND WORDS "10000.0 FT." THE FOLLOWING FIGURES AND WORDS SHALL BE SUBSTITUTED:
(a) 216' 0" FOR SITES NOS. 107, 146, 147, 160, 206, 207, 202, 246, 248, 274, 301, 306, 320, 321, 348, 351, 401, 426, 428, 429, 432, 433, 443, 447, 448, 451, 456 AND 460.
(b) AGAINST THE FIGS. 10' 0" AND 6' 0" THE FOLLOWING SHALL BE ADDED NAMELY:
THE USE SET BACK OF THE 10' 0" AND 6' 0" SHALL BE RESERVED IN CASE OF SITES ABUTTING ON ROADS, STREET OR AREA SPECIFIED AS "PUBLIC SPACES" OR "COMMERCIAL" OR 100.00 FT. FOR ALL THE REMAINING SITES.
(c) THE FOLLOWING BUILDINGS SHALL BE ADDED NAMELY:
IN CASE OF SITES IN THE DENSITY ZONE B-2, PART OF THE RESIDENTIAL BUILDING A GARAGE AND SERVANTS QUARTER NOT EXCEEDING THE HEIGHT OF 9' 0" (INCLUDING OF PARAPET) AND NOT CONTAINING MORE THAN TWO STOREYS, MAY BE ERRECTED IN A PORTION OF THE SETTING BETWEEN THE SIDE BUILDING LINE AND THE BOUNDARY DIVIDING THE SITES FROM ONE ANOTHER AND SUCH CONSTRUCTION, IF BUILT SHALL EXTEND BEYOND THE REAR BUILDING LINE AND SHALL BE SET BACK BY 15' 0" FROM THE FRONT BUILDING LINE PROVIDED THAT NOT BARBATHI OR A MUMTY SHALL BE CONSTRUCTED IN THE AFORE SAID PORTION OF THE SITE.

NOTE -
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG NO. 13 OF JOB NO. 58 DATED 24.07.68 AND PREPARED ON 14-02-2007.

Vinod Chauran, S.K.Mishra, Dinesh Singh
PREPARED BY CHECKED A.T.P.

S/1: CHIEF ADMINISTRATOR

S/2: SENIOR TOWN PLANNER S/3: CHIEF ARCHITECT

S/4: JUNIOR TOWN PLANNER S/5: ASSETT TOWN PLANNER

SCALE: 80 FEET TO AN INCH
S/6: S.R.VERMA S/7: S/8: VERMA
DRAWN BY CHECKED

DRG NO. - 13 JOB NO. - 58 DATE: 24.07.68

ZONING PLAN OF SECTOR - 35 A