

CHANDIGARH PROJECT



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

1. USE ZONES :-

REQUIREMENT OF THIS ZONING SHALL HAVE TO BE FULFILLED IN ADDITION TO THE ONES CONTAINED IN PUNJAB CAPITAL DEVELOPMENT AND REGULATION BUILDING RULES, 1952, AND OTHER LOCAL ENACTMENT.

TABLE 'A' (USE ZONES)

1	2	3
NOTATION	PERMISSIBLE USE OF LAND AS IN COLUMN '1'	TYPE OF BUILDING PERMISSIBLE ON LAND MARKED AS COLUMN '2'
	ROAD & STREETS	ROAD, FURNITURE AND AMENITIES
	PUBLIC SPACES	LAND SCAPE FEATURES EDUCATIONAL, PUBLIC & COMMUNITY BUILDINGS AND PUBLIC AMENITIES
	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS
	COMMERCIAL	COMMERCIAL CUM RESIDENTIAL 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.

NOTE: AS PER NOTIFICATION DTD 26.02.2008 UNDER PARA NO.16 THE ADDITIONAL ZONED AREA FOR SERVAINT QUARTER IN TWO KANAL HOUSES IN PHASE -1 SECTORS HAS BEEN ALLOWED AS MARKED IN THE DRAWING NO. 9, JOB NO. 58 IN VIEW OF AMENDMENT APPROVED BY THE FINANCE SECRETARY'S OFFICE MEMO NO. 1948/UT/1 (3) 2005 97/58 DATED 20.09.2005.

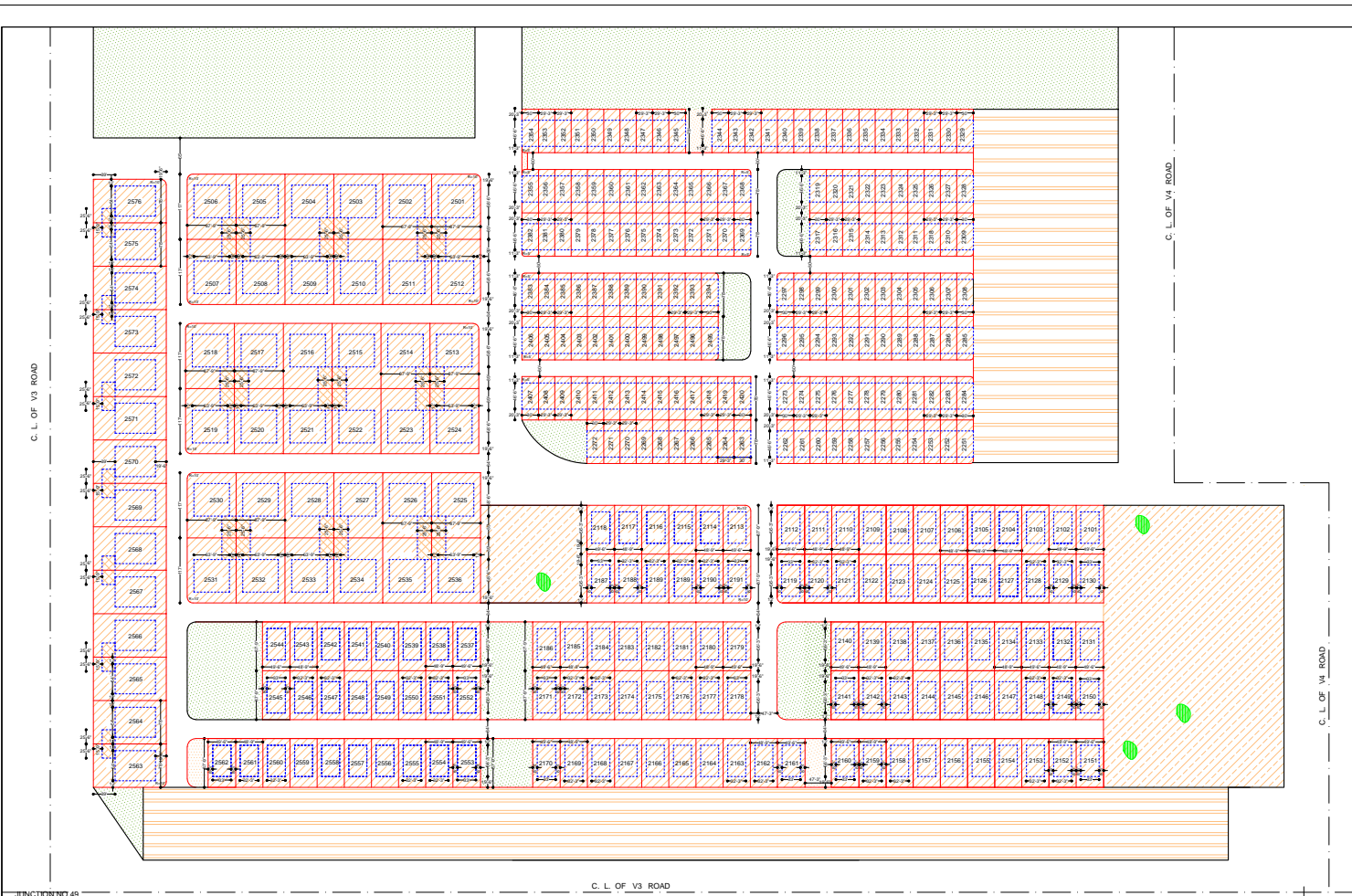
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NOTES: THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO.9, JOB NO. 58, DATED, 9.10.67 AND PREPARED ON

Vishal Chauhan S.K.Madan Daleet Singh
CHECKED BY: S.K.Madan Daleet Singh
ATP

Sd/- CHIEF ADMINISTRATOR	CHIEF ARCHITECT.	
Sd/- SENIOR TOWN PLANNER	SENIOR ARCHITECT.	
Sd/- DIVIN. TOWN PLANNER	Sd/- ASSTT. TOWN PLANNER	
SCALE : = 80 FEET TO AN INCH		
DRAWN Sd/- B.N.TANWAR	CHECKED	
JOB NO. 58	DRG. NO.9	DATE: 9.10.67

ZONING PLAN OF SUB SECTOR 35-C



2. DENSITY ZONES :-

RESIDENTIAL ZONE REFERRED TO IN TABLE 'A' UNDER CLAUSE 1 ABOVE IS HERE BY SUBDIVIDED IN TO THE FOLLOWING DENSITY ZONE AND RESTRICTIONS GOVERNING ERECTION AND RE-ERECTION OF BUILDINGS IN RESPECT OF SPACE AROUND BUILDINGS, MAXIMUM PERMISSIBLE SITE COVERAGE, MAXIMUM PERMISSIBLE HEIGHT, MAXIMUM NUMBER OF STORES AND MAXIMUM NUMBER OF DWELLING UNITS PER SITE SHALL BE SPECIFIED IN TABLE 'B'

TABLE 'B' (DENSITY ZONES)				
1	2	3	4	5
DENSITY ZONES	A-2 10 MARLA	B-1 1 KANAL	C-1 2 KANAL	C-2 2 KANAL
PLOT NOS	2501-2420 BOTH INCLUSIVE	2501-2520 BOTH INCLUSIVE	2521-2536 C-1 2 KANAL	2537-2552 C-2 2 KANAL
BUILDING LINE FRONT REAR SIDE L SIDE R	AS PER FRAME CONTROL.	12'-0" 19'-0" 8'-3" 8'-3"	19'-6" 39'-0" 12'-0" 12'-0"	19'-6" 39'-0" 12'-0" 12'-0"
MAX. PERMISSIBLE SITE COVERAGE:	DRG. NO. 1 JOB NO. 58	1800 SQ. FEET	3025 SQ. FEET	3310 SQ. FEET
MAX. NO. OF BUILDING INCLUDING BARBATI	DO	33'-0"	33'-0"	33'-0"
MAX. NO. OF STOREYS EXCLUDING BARBATI	1	2	2	2
MAX. NO. OF DWELLING UNIT PER STOREY PER SITE	DO	2	1	1

(1) THE PLINTH HEIGHT OF THE BUILDING SHALL NOT BE LESS THAN ONE FOOT EXCEPT IN THE CASE OF VERANDAH AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION IN WHICH CASE THE PLINTH HEIGHT SHALL NOT BE LESS THAN 4 FEET.

(2) IN CASE OF THE DENSITY ZONE A2 THE PLINTH LEVEL FOR THE BUILDING SHALL BE OBTAINED FROM THE CHIEF ADMINISTRATOR BEFORE STARTING THE CONSTRUCTION.

(3) BARBATI IF BUILT IN CASE OF ZONES B-1, C-1 & C-2 SHALL NOT COVER MORE THAN 50% OF THE AREA COVERED ON THE GROUND FLOOR.

(4) NO SITE SHALL BE SUB-DIVIDED.

3. PLANS SHALL BE PREPARED, CONSTRUCTION SUPERVISED AND COMPLETION CERTIFICATES ISSUED BY A DULY QUALIFIED ARCHITECT PROVIDED THAT REGISTERED SURVEYORS MAY ALSO PREPARE THE PLANS, SUPERVISE CONSTRUCTION AND ISSUE COMPLETION CERTIFICATES IN RESPECT OF PLOT NO. 2573 TO 2588 BOTH INCLUSIVE AND PLOTS NO. 2589 TO 2599 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.

(1) DENSITY ZONE A2, NO PROJECTIONS, WHAT SO EVER OTHER THAN THOSE SHOWN ON THE FRAME CONTROL DRG. NO. 1 OF JOB NO. 58 SHALL BE ALLOWED.

(2) DENSITY ZONES B-1 AND C-1, (a) NO PROJECTION IN THE SHAPE OF SUN SHADES, CHAJJAS, CANOPIES OR BALCONIES PROJECTING MORE THAN 1'-6" BEYOND THE SIDE BUILDING SHALL BE ALLOWED.

(b) NO PROJECTIONS IN THE SHAPE OF SUN SHADE, CHAJJAS, CANOPIES OR BALCONIES EXCEEDING 4'-6" BEYOND THE FRONT OR REAR BUILDING LINES AND EXTENDING MORE THAN 1'-8" THE LENGTH OF THE FACADE SHALL BE ALLOWED, NO SUCH PROJECTIONS SHALL BE CLEAR ABOVE THE PLINTH LEVEL OF THE BUILDING.

5. BOUNDARY WALLS (A) DENSITY ZONES A-2, (1) BOUNDARY WALL OF THE SPECIFICATION AND DESIGN 'B' SHOWN IN DRAWING NO. 58 IS AVAILABLE ON APPLICATION SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITE AS LIE AT THE BACK OF THE REAR BUILDING LINE AND ABUT ON V3 ROADS, STREETS OR AREAS MARKED AS COMMERCIAL OR PUBLIC SPACES THE BOUNDARIES WHICH DIVIDE ON SITE FROM ANOTHER.

(2) BOUNDARY WALLS OF THE SPECIFICATION AND DESIGN 'B' SHOWN IN DRAWING NO. 58 IS AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH PORTION OF BOUNDARIES OF SITE AS LIE IN FRONT OF THE FRONT BUILDING LINES AND ABUT ON STREETS, ROADS AND AREAS MARKED AS RESERVED PUBLIC SPACES AND COMMERCIAL.

(3) NO WALL NEEDS BE BUILT ALONG THE FRONT SIDE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER BUT IF BUILT SHALL MEASURE 3/4 X 1/2 IN HEIGHT IN LEVEL WITH THE TOP OF THE FRONT BOUNDARY WALL.

(B) DENSITY ZONES B-1, C-1 & C-2 (1) WALL OF THE SPECIFICATION AND DESIGN 'B' SHOWN IN DRAWING NO. 58 IS AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITE AS ABUT ON V3 ROADS, STREETS AND AREAS MARKED AS RESERVED PUBLIC SPACES OR COMMERCIAL.

(2) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISION SHALL BE BUILT MEASURE 3/4 X 1/2 IN HEIGHT IN LEVEL WITH THE FRONT AND REAR BOUNDARY WALL.

(3) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF THE SITE SHALL BE IN ACCORDANCE WITH THE RAD II INDICATED ON THIS PLAN AND ILLUSTRATED IN DRAWING NO. 58 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.

(4) IN CASE OF SLOPING SITES THE PRESCRIBED HEIGHT OF WALL MAY BE EXCEEDED OVER PORTIONS OF THE SITE PROVIDED THAT NO POINT SHALL BE MORE THAN 2 FEET ABOVE THE PRESCRIBED HEIGHT.

"HEIGHT" AS APPLIES 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 ACCESS.

(5) GATE POSTS AND GATES (a) THE GATE POSTS AND THE GATE SHALL BE OF ONE OF THE TYPE DESIGNED AND SPECIFICATIONS SHOWN IN DRAWING NO. 58 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION. ONLY ONE GATE WITH THE GATE POSTS SHALL BE ERECTED ALONG EACH PORTION OF THE FRONT BOUNDARY OF THE SITE AS LIE IN FRONT OF THE FRONT BUILDING LINE.

(b) ONLY ONE WOODEN GATE OF THE DESIGN - I ILLUSTRATED ON DRAG NO. 58 MAY, HOW EVER BE ERECTED ALONG SUCH PORTION OF BOUNDARY OF SITE AS ABUT ON AN ACCESSIBLE STREET.

7. NUMBERING OF PREMISES:- EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NO. THE SITE AS GIVEN IN THIS PLAN ON THE THIS PLAN ON THE NO. PLATE PROVIDED FOR THE PURPOSE ON THE GATE POST POSTAL NO. SHALL BE DISPLAYED IN NUMERALS OF THE DESIGN AND SPECIFICATION ILLUSTRATED ON THE DRG. NO. 58 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

8. PROTECTED TREES:- TREES MARKED AS "T" 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 AREA SHOW AS RESERVED PUBLIC SPACE OR COMMERCIAL SHALL BE ALLOWED.

10. APPLIED DECORATION LINE CROSSING SPACINGS ETC. SHALL NOT BE PERMITTED ON THE ETERNAL FACE OF THE BUILDING OR OF THE BOUNDARY WALLS, SIDES OF FENCIBLE WALLS HOWEVER BE ALLOWED ON THE SPACE ASSIGNED FOR THE PURPOSE ILLUSTRATED DRAWING 58 IS AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

CHIEF ADMINISTRATOR'S OFFICE NOTIFICATION 17-2-70

NO. U/1 5502 P2/69/2296, IN EXERCISE OF POWER CONCERNED BY SUB-SECTION (F) OF SECTION 4 OF THE CAPITAL OF PUNJAB DEVELOPMENT AND REGULATION ACT, 1952 READ WITH CLAUSE (b) OF RULE 2 OF THE PUNJAB CAPITAL DEVELOPMENT AND REGULATION BUILDING RULES 1952 THE CHIEF ADMINISTRATOR CHANDIGARH IS PLEASED TO MAKE THE FOLLOWING AMENDMENT IN THE ZONING PLAN OF SUB-SECTOR 35-C, BEARING DRG. NO. 9, JOB NO. 58 DATED THE 9.10.1967.

AMENDMENT:- IN THE SAID ZONING PLAN, IN TABLE 'B' OF CLAUSE 2, IN COLUMN 4 (a) FOR THE FIGURES AND WORDS '3025 SQ. FT.' THE FOLLOWING SHALL BE SUBSTITUTED:- (i) 50 PERCENT FOR THE FIRST 500 SQ. YDS. OF SITE AREA (ii) 33 PERCENT FOR THE NEXT 2500 SQ. YDS. OF SITE AREA (iii) 33 PERCENT OF THE AREA IN EXCESS OF 3000 SQ. YDS.

IN COLUMN 3 (a) AGAINST THE FIGURES 10'-6" AND 6'-0" THE FOLLOWING SHALL BE ADDED, NAMELY:- (i) "THE SIDE SET BACK OF THE 10'-6" AND 6'-0" SHALL BE RESERVED IN CASE OF SITE ABUTTING ON ROADS, STREETS OR AREAS SPECIFIED AS 'PUBLIC SPACES' COMMERCIAL OR RESERVED AND IN SUCH CASE THE SET BACK OF 10'-6" SHALL BE ALLOWED ALONG THE BOUNDARY DIVIDING THE SITES FROM ONE ANOTHER"

(2) AFTER SUB-CLAUSE (b) THE FOLLOWING SUB-CLAUSE SHALL BE ADDED, NAMELY:- (a) IN CASE OF SITES IN THE DENSITY ZONE B-1 PART OF THE RESIDENTIAL BUILDING INCLUDING A GARAGE AND SERVANT'S QUARTER NOT EXCEEDING THE HEIGHT OF 24'-6" (INCLUSIVE OF PERAPETIT) AND NOT CONTAINING MORE THEN TWO STOREYS MAY BE ERECTED 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 SHALL PROVIDED THAT NO BARBATI OR A MUMTY SHALL BE CONSTRUCTED IN THE AFORESAID PORTION OF THE SITE.