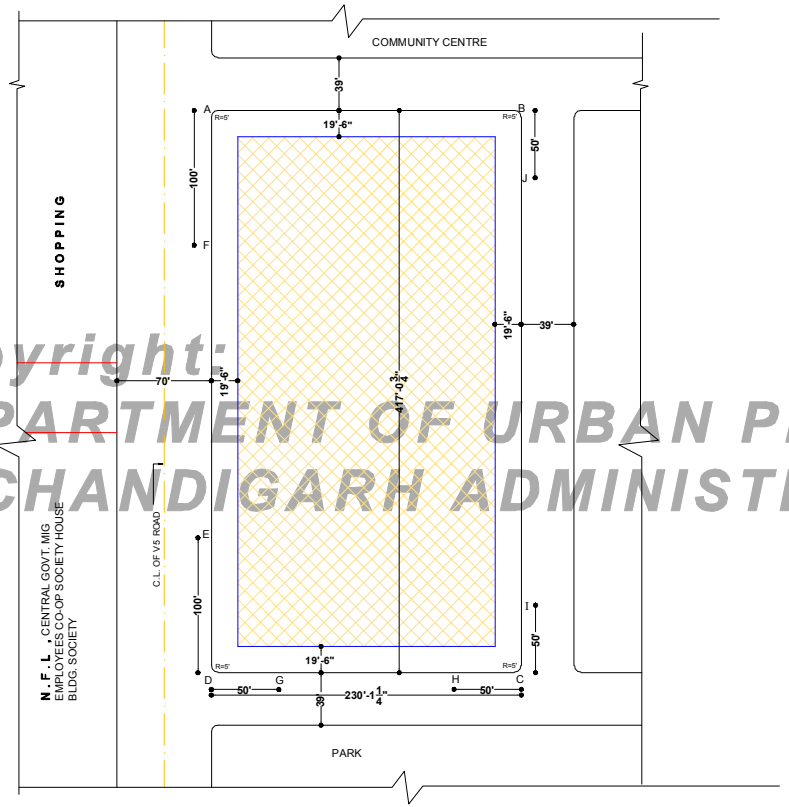


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DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMINISTRATION

DIRECTIONS ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF POWERS CONFERRED UPON HIM UNDER SECTION 4 OF THE CAPITAL OF PUNJAB (DEV ELOPMENT AND REGULATION)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/RULES.

**1. SIZE AND SHAPE OF THE SITE:-**
THE SIZE AND SHAPE OF THE SITE EARMARKED FOR BROOKS BOND EMPLOYEES, MILKFED COOPERATIVE HOUSE BUILDING SOCIETIES IN SECTOR- 49C SHALL BE "ABCD" AS SHOWN ON THE PLAN. THE AREA OF THE SITE SHALL BE 10660.690 (SQ. YARDS)

**2. TYPE OF BUILDINGS PERMITTED:-**
THE TYPE OF BUILDINGS PERMITTED ON THE ABOVE SITE SHALL BE BUILDINGS DESIGNED AS 'GROUP HOUSING' IN THE FORM OF MULTISTOREYED STRUCTURE FOR RESIDENTIAL PURPOSE OR ANY ANCILLARY OR APPURTENANT BUILDINGS INCLUDING COMMUNITY FACILITIES,PUBLIC AMENITIES AND PUBLIC UTILITY BUILDINGS AS MAY BE PRESCRIBED AND APPROVED BY THE CHIEF ADMINISTRATOR.

**3. SPECIAL AREA:-**
THE SITE FOR COOP. HOUSE BUILDING SOCIETY MARKED AS "ABCDEF" ON THIS ZONING PLAN IS DECLARED AS 'SPECIAL AREA' AND THE DETAILED MASTER PLAN OF THE CAMPUS AS WELL AS THE DESIGN OF THE BUILDINGS TO BE ERECTED THERE UPON SHALL BE PREPARED BY AN ARCHITECT DULY REGISTERED WITH THE COUNCIL OF ARCHITECTURE,INDIA AND WITH THE CHANDIGARH ADMINISTRATION IN CONSULTATION WITH THE CHIEF ARCHITECT,CHANDIGARH ADMINISTRATION AND THE WORK SHALL BE EXECUTED UNDER THE SUPERVISION OF THE SAME ARCHITECT OR ANOTHER DULY QUALIFIED ARCHITECT.

**4. SITE COVERAGE AND FLOOR SPACE RATIO:-**
(A)BUILDINGS SHALL ONLY BE PERMITTED WITHIN THE PORTION OF THE SITE MARKED AS ☐ ON THIS PLAN AND NO WHERE ELSE.
(B)THE MAXIMUM COVERAGE ON GROUND FLOOR SHALL NOT EXCEED 40% OF THE SITE INCLUDING COVERED PARKING,RAMPAGE AND COMMUNITY FACILITIES ETC.
(C)THE MAXIMUM F.A.R. SHALL NOT EXCEED 120% OF THE SITE AREA , BASEMENT BELOW GROUND FLOOR FOR GENERATOR ROOM,LIFT WELL,STORAGE TO THE EXTENT OF 20% AND PARKING TO THE EXTENT OF 100% OF ACTUAL COVERED AREA AT GROUND FLOOR SHALL NOT BE COUNTED TOWARDS F.A.R.

NOTE:THE TERM F.A.R. (FLOOR AREA RATIO) SHALL MEAN THE RATIO OF THE TOTAL BUILT UP AREA OF THE BUILDINGS ON ALL FLOORS TO THE AREA OF THE SITE MULTIPLIED BY 100.

**5. HEIGHT AND NUMBER OF STOREYS:-**
(A)PLINTH HEIGHT OF THE BUILDINGS SHALL BE A MINIMUM OF ONE FOOT (0.30 m) ABOVE THE CENTRE OF THE FINISHED LEVEL OF THE ABUTTING STREETS MARKED AS "AD" , "DC" & "BC" WHICHEVER IS HIGHER.
(B)THE MAXIMUM PERMISSIBLE HEIGHT OF THE BUILDING CONSTRUCTED IN THE PERMISSIBLE BUILDING ZONE MARKED AS ☐ ON THIS PLAN SHALL BE 46'-9" INCLUSIVE OF PARAPET OF 3'-9" HEIGHT AND MAXIMUM NUMBER OF STOREYS THAT MAY BE BUILT WITHIN THE HEIGHT OF 46'-9" SHALL NOT EXCEED FOUR. IF A MUMTY IS BUILT IT SHALL BE PLANNED AND CONSTRUCTED 8'-3"ABOVE THE TERRACE LEVEL AND ITS TOTAL HEIGHT SHALL NOT EXCEED 52'-0" ABOVE THE PLINTH LEVEL. IN CASE OF PROVISION OF LIFT,MACHINE ROOM CAN BE CONSTRUCTED WITHIN A TOTAL HEIGHT OF 57-6 ABOVE THE PLINTH LEVEL.

**6. BOUNDARY WALLS:-**
(A)BOUNDARY WALLS ALONG BOUNDARIES OF THE SITE MARKED ON THIS PLAN SHALL BE OF THE SPECIFICATIONS AND DESIGN AS SHOWN IN DRG. NO. 1 & 2 , JOB NO 2507 AVAILABLE FROM THE CHIEF ARCHITECT,UT , ON APPLICATION.
(B)THE HEIGHT AS APPLIED TO A BOUNDARY WALL SHALL MEAN THE VERTICAL MEASUREMENT OF THE WALL FROM CENTRE OF THE FINISHED LEVEL OF THE STREET TO WHICH THE SITE HAS AN ACCESS.
(C)IN CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF A WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT AT NO POINT ITS HEIGHT SHALL EXCEED MORE THAN 2"-0"ABOVE THE PRESCRIBED HEIGHT.

**7. SECURITY POSTS/GATES AND GATE POSTS:-**
TWO SECURITY POSTS AND TWO GATES WITH GATE POSTS AND WICKET GATE EACH OF TYPE AND DESIGN IN DRG. NO. 1 & 2 , JOB NO. 2507, AVAILABLE FROM THE CHIEF ARCHITECT,UT CHANDIGARH, ALLOWED ON ANY TWO OF THE PORTIONS OF BOUNDARY WALLS MARKED AS "EF" AND "GH" AND "IJ"

**8. PARKING:-**
(A)TOTAL PARKING SPACE INCLUDING OPEN PARKING SHALL BE EQUIVALENT TO AT LEAST 30% ACCUMULATIVE FLOOR AREA OF THE DWELLING UNITS.
(B)THE AREA USED FOR PARKING IN THE BASEMENT SHALL NOT BE COUNTED IN F.A.R.
(C)AREA UNDER STILTS WITH HEIGHT OF 7'-6" FROM FLOOR TO THE SOFFIT OF THE BEAM SHALL BE PERMITTED FOR PARKING WHICH SHALL NOT BE COUNTED TOWARDS F.A.R. SUBJECT TO THE CONDITION THAT THIS ADDITIONAL AREA SHALL NOT BE SUB-DIVIDED / ENCLOSED AND UTILIZED FOR INCREASINGS THE NUMBER / AREA OF THE DWELLING UNIT.

**9. BAR ON SUB DIVISION OF SITE:-**
THE SITE OF THE TELEHOS EMPLOYEES COOPERATIVE HOUSE BUILDING SOCIETIES MARKED AS "ABCD" SHALL NOT BE SUB-DIVIDED OR FRAGMENTED IN ANY MANNER WHAT-SO-EVER.

**10. DENSITY OF DWELLING UNITS:-**
DENSITY OF DWELLING UNITS PER ACRE SHALL BE 25 DWELLING UNITS OF CATEGORY 'A' 35 UNITS OF CATEGORY 'B' & 45 UNITS OF CATEGORY 'C' AS PER THE PROVISIONS OF THE CHANDIGARH ALLOTMENT OF LAND TO COOPERATIVE HOUSE BUILDING SOCIETIES SCHEME, 1991.

**11. PROJECTIONS OF BALCONIES,CHHAJJA, CANOPY:-**
(A)NOTHING SHALL PROJECT BEYOND THE BUILDING LINES SHOWN ON THE ZONING PLAN OR BEYOND THE PORTION MARKED AS ☐ ON THE ZONING PLAN.
(B)CONSTRUCTION OF BALCONIES, CHAJJA AND CANOPIES WITHIN THE PORTION MARKED AS ☐ SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE PUNJAB CAPITAL (DEVELOPMENT AND REULGATIONS) RULES,1952.

**12. LIFT AND STAIRCASE**
CONSTRUCTION OF LIFT AND STAIRCASE SHALL BE AS PER THE PROVISIONS OF THE PUNJAB CAPITAL(DEVELOPMENT AND REGULATION) BUILDING RULES,1952 AND OTHER PROVISIONS CONTAINED IN THIS ZONING PLAN.

**13. AREA OF DWELLING UNITS:-**
THE BUILDING AREA OF THE DWELLING UNITS SHALL BE AS UNDER:

| CATEGORY | AREA | UNITS | TOTAL |
|---|---|---|---|
| A | 1400 Sq.feet to 1500 Sq.feet | 23 | |
| B | 1000 Sq.feet to 1075 Sq.feet | 41 | |
| C | 800 Sq.feet to 835 Sq.feet | 5 | 69 |

**14. ORGANISED CHILDREN PARK:-**
THE AREA UNDER ORGANISED CHILDREN PARK SHALL BE AT LEAST EQUAL TO 15% OF THE AREA ALLOTTED TO THE SOCIETY. THE MINIMUM SIZE OF EACH ORGANISED CHILDREN PARK SHALL BE 600 SQ. YDS. AND ITS WIDTH SHALL NOT BE LESS THAN 45'-0".

**15. COMMUNITY FACILITIES:-**
FLOOR AREA UPTO 2.5% OF THE AREA OF THE SITE OR 6000 SQ.FT.WHICHEVER IS LESS,SHALL BE ALLOWED TO BE CONSTRUCTED TO CATER TO THE COMMUNITY NEEDS SUCH AS COMMUNITY CENTRE , RECREATIONAL HALL, CRECHE, LIBRARY , READING ROOM, MAINTENANCE STORE, SOCIETY OFFICE WITHIN THE EXISTING F.A.R. OF 120.

**16. FIRE SAFETY:-**
BUILDING SHALL CONFORM TO THE PROVISIONS OF FIRE SAFETY ACT AS APPLICABLE IN CHANDIGARH TO THE SATISFACTION OF CHIEF FIRE OFFICER, CHANDIGARH ADMINISTRATION.

**17. GARBAGE COLLECTION / DUST BIN:-**
AT LEAST ONE GARBAGE COLLECTION CENTRE OF APPROPRIATE SIZE SHALL BE PROVIDED WITHIN THE SITE.

**18. PROTECTED TREES:-**
TREES MARKED AS ☘ ON THE PLAN SHALL BE DEEMED TO BE PROTECTED TREES UNDER THE CHANDIGARH TREES PRESERVATION ORDER 1952.

**19. GENERAL:-**
(A)LAYOUT PLAN OF THE SITE, PLANS, ELEVATIONS AND SECTIONS OF THE BUILDINGS SHALL BE DRAWN ACCORDING TO SCALE MENTIONED IN THE BUILDING BYE LAWS AND RULES APPLICABLE IN THE UNION TERRITORY CHANDIGARH.
(B)WATER STORAGE TANKS AND OTHER PLUMBINGS ETC SHALL NOT BE EXPOSED TO VIEW ON ANY FACE OF THE BUILDINGS BUT SHALL BE SUITABLE ENCASED.
(C)NO APPLIED DECORATION LIKE INSCRIPTIONS,CROSSES, NAMES OF PERSONS OR BUILDINGS ARE PERMITTED ON ANY EXTERNAL FACES OF THE BUILDINGS.
(D)VARIOUS ALTERNATIVE MATERIALS IN ADDITION TO BRICK FACE FINISH ON OUTER WALLS OF THE TEXTURE SHALL BE PERMITTED SUBJECT TO THE CONDITION THAT OVER ALL COLOUR SCHEME AND TEXTURE SHALL BE GOT APPROVED IN THE CONCEPT PLAN.
(E)FULL DETAILED SCHEME OF THE SITE SHALL BE SUBMITTED IN ONE INSTANCE FOR OBTAINING APPROVAL OF THE CHIEF ADMINISTRATOR.
(F)AN ELECTRIC SUB STATION AS PER THE LOAD REQUIREMENTS OF THE SOCIETY SHALL BE PROVIDED WITHIN THE SITE.
(G)THE ROOF TOP RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AND SHALL BE MADE OPERATIONAL ALL THE TIME AS APPROVED BY S.E. PUBLIC HEALTH CHANDIGARH ADMN.

**DEPARTMENT OF URBAN PLANNING CHANDIGARH ADMN.**

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**NOTE:DT.1.7.2002**
THIS DRAWING HAS BEEN DULY APPROVED AND SIGNED BY THE CHIEF ADMINISTRATOR VIDE HIS MEMO NO. - 2015 - UTFI (3) - 2002 / 5775 DT. 25.6.02

DALJIT SINGH
A.T.P

Sd/-
CHIEF ADMINISTRATOR

| Sd/- CHIEF ARCHITECT | Sd/- SENIOR TOWN PLANNER |
|---|---|
| Sd/- DIVISIONAL TOWN PLANNER | Sd/- ASSTT. TOWN PLANNER |
| DRAWN BY:HARISH | CHECKED BY: S.K.MADAN |

SCALE : 40 FEET TO AN INCH

| DRG. NO.: 36 | JOB NO.: 111 | DATE: 30-5-02 |
|---|---|---|

# ZONING PLAN FOR THE SITE OF BROOKS BOND AND MILKFED COOPERATIVE HOUSE BUILDING SOCIETIES IN SECTOR - 49C