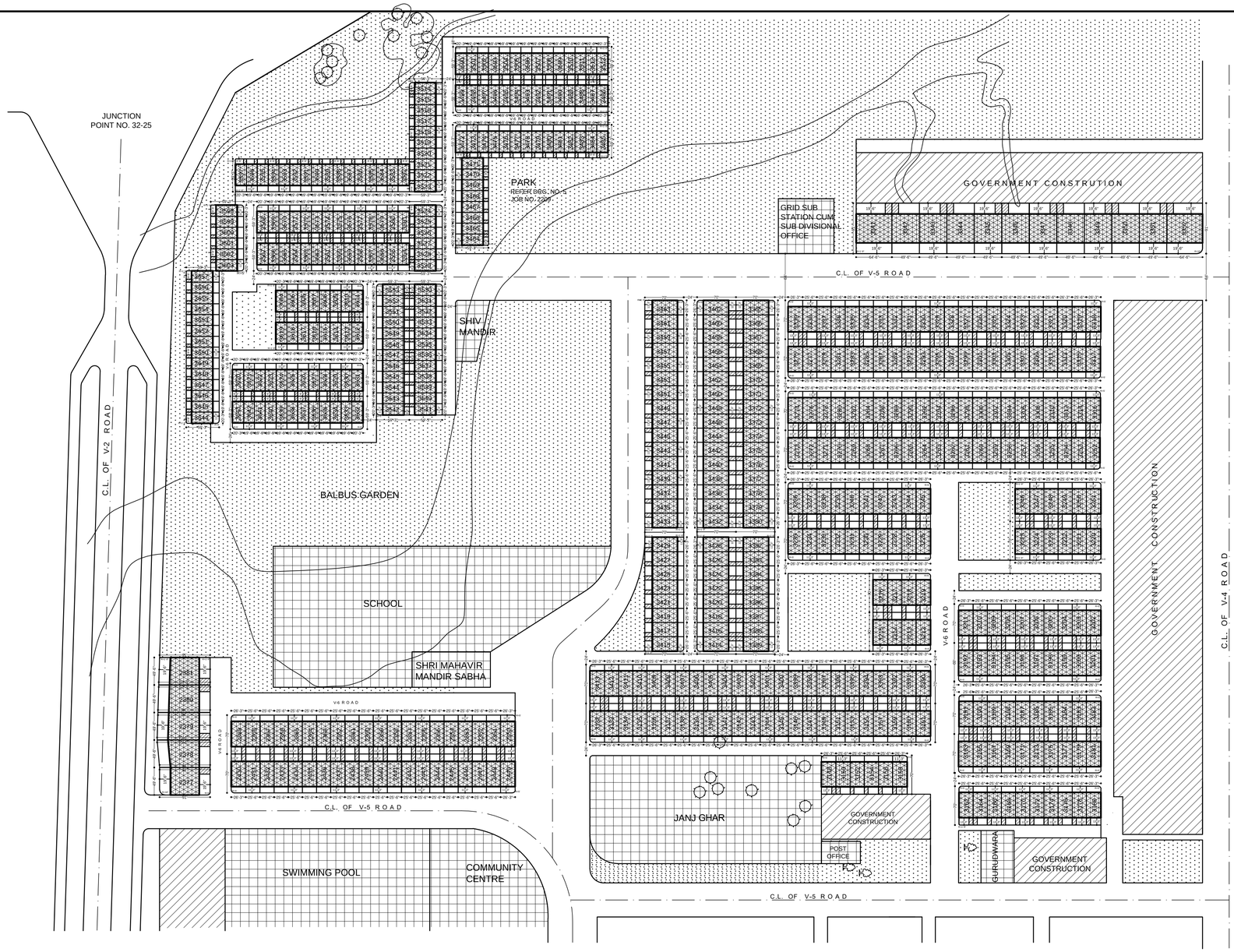

DEPARTMENT OF URBAN PLANNING CHANDIGARH ADMN.

N

NOTES:-

THE POSTAL NUMBERS ARE SHOWN THUS 3365

S.No.	CATEGORY	HOUSE NO.	WIDTH OF THE CONSTRUCTION IN THE REAR COURTYARD WHERE SHOWN
1.	5 MARLA	3464-3657	5'-6"
2.	7½ MARLA	2330-2369, 3132-3339, 3365-3429, 3432-3463	7'-6"
3.	ONE KANAL	2377-2381, 3341-3352	12'-0"

NOTES:-

- SITE OF POST OFFICE HAS BEEN APPROVED IN LIEU OF EARLIER PROPOSED SITE IN THE SHOPPING CENTRE OF SECTOR-23-C BY CHIEF ADMINISTRATOR ON 08-07-2009 ON FILE.
- THE SIZES OF PLOT No. 2378-2381, 3162, 3191, 3252, 3320 AND 3341-3352 HAVE BEEN CHANGED AS PER INFORMATION SUPPLIED BY THE ESTATE OFFICE, U.T., CHANDIGARH DULY COUNTER SIGNED, AS PLACED IN THE FILE.
- THIS DRAWING HAS BEEN APPROVED BY THE SECRETARY URBAN PLANNING - CUM - CHIEF ADMINISTRATOR ON DATED-30-04-2018 ON FILE-Z-5 (NP-7).

NOTE:-
THIS DRAWING SUPERCEDES DRG. NO. 100 JOB NO. 12 DATED-04-10-2017 AND PREPARED ON THE BASIS OF NOTIFICATION OF C.B.R.(URBAN) 2017, DATED-25-07-2017.

OFFICE OF THE
SENIOR TOWN PLANNER
U.T CHANDIGARH

Sd/-
CHIEF ARCHITECT
(EXERCISING THE POWERS OF CHIEF ADMINISTRATOR)

Sd/-	Sd/-
CHIEF ARCHITECT	SENIOR TOWN PLANNER
Sd/-	Sd/-
DIVNL.TOWN PLANNER	ASSTT. TOWN PLANNER

DRAWN BY:- Harish/Sangeeta	CHECKED BY:-

SCALE :- 80 FEET TO AN INCH

DRG. No:-	JOB No:- 12	DATED:-

REVISED ZONING PLAN OF SUB-SECTOR- 23-D
(FOR ADDITIONAL COVERED AREA AND ONLY FOR RESIDENTIAL)

DIRECTIONS ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF POWERS CONFERRED UPON HIM UNDER SECTION 4 (1) OF THE CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) ACT 1952.
THE REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE ONES CONTAINED IN THE CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) BUILDING RULES 1952 AND OTHER LOCAL ENACTMENTS, WHERE SUCH RULES ARE SILENT, NATIONAL BUILDING CODE (NBC) OF INDIA SHALL BE APPLICABLE.

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

1	2	3
NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1	TYPES OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1
	ROADS	ROAD FURNITURE AND AMENITIES
	GREEN SPACE	LANDSCAPE FEATURES, PARKS & PLAY GROUNDS
	RESIDENTIAL	RESIDENTIAL BUILDINGS
	PUBLIC/SEMI PUBLIC	PUBLIC/SEMI PUBLIC BUILDINGS

2. **SITE COVERAGE:-**
THE MAXIMUM PERMISSIBLE SITE COVERAGE INCLUSIVE OF ANCILLARY BUILDINGS FOR THE CATEGORY OF PLOTS AS SHOWN IN THE PLAN SHALL BE AS PER THE FOLLOWING TABLE:-

1	2	3
CATEGORY	MAXIMUM PLOT COVERAGE	F.A.R.
MARLA HOUSES	UPTO 70% (65% + UPTO 5%)	UPTO 2.00
ONE KANAL	50%	1.50

a. THE CONSTRUCTION IN THE REAR COURTYARD IN ONE KANAL AND ABOVE PLOTS WHEREVER INDICATED SHALL BE AS PER THE TABLE OF CATEGORY OF PLOTS.
b. THE CONSTRUCTION IN THE REAR COURTYARD IN MARLA HOUSES SHALL BE PERMISSIBLE ON ANY CORNER AS PER DISCRETION OF THE OWNER AND AS PER THE TABLE OF CATEGORY OF PLOTS EXCEPT CORNER PLOTS ABUTTING SIDE ROAD.

3. **HEIGHT OF THE BUILDING:-**
THE MAXIMUM NUMBER OF STOREYS, MAXIMUM HEIGHT AND PLINTH HEIGHT OF THE BUILDING CONSTRUCTED ON LAND AS MARKED IN COLUMN 1 SHALL BE AS INDICATED IN COLUMNS 2, 3, AND 4 OF THE FOLLOWING TABLE:-

1	2	3	4	
NOTATION	MAXIMUM NO. OF STOREYS	MAXIMUM HEIGHT [FROM PLINTH LEVEL OF 0.30m (1'-0")]	PLINTH HEIGHT	
	THREE	10.67m (35'-0") KANAL TYPE	i	MINIMUM 0.30m (1'-0") AND MAXIMUM UPTO 1.20m (4'-0") IN THE CASE OF BUILDING INTENDED FOR HUMAN HABITATION IN KANAL AND ABOVE HOUSES.
	THREE	10.06m (33'-0") MARLA TYPE	ii	MARLA HOUSES FIXED AT 0.30m (1'-0").
	ONE	3.35m (11'-0")		

4. **NUMBER OF BUILDINGS ON EACH SITE:-**
a. NO SITE SHALL BE SUB-DIVIDED.
b. EACH PLOT/ SITE MEANT FOR RESIDENTIAL PURPOSE SHALL BE CONSIDERED AS ONE RESIDENTIAL UNIT HAVING MAXIMUM OF THREE FLOORS WITH NOT MORE THAN ONE KITCHEN PER FLOOR.

5. **PROJECTION BEYOND BUILDING LINE :-**
i) KANAL HOUSES:-
a. NOT WITH STANDING ANYTHING CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULE 1952.
b. NO PROJECTION IN THE SHAPE OF SUN SHADE, CHHAJJA, CANOPIES OR BALCONY PROJECTING MORE THAN 0.45m (1'-6") BEYOND THE SIDE BUILDING LINES SHALL BE ALLOWED.
c. NO PROJECTION IN THE SHAPE OF SUN SHADE, CHHAJJA, CANOPIES OR BALCONIES PROJECTING MORE THAN 1.83m (6'-0") BEYOND THE FRONT AND REAR BUILDING LINES SHALL BE ALLOWED .
ii) MARLA HOUSES:-
a. NO PROJECTION IN THE SHAPE OF BALCONIES PROJECTING MORE THAN 0.91m (3-0") BEYOND THE FRONT AND REAR BUILDING LINES SHALL BE ALLOWED.
b. THESE CANTILEVERS/ PROJECTIONS SHALL BE ALLOWED 0.91m (3'-0") AWAY FROM THE COMMON WALL ON EITHER SIDE. HOWEVER NO PROJECTION SHALL BE ALLOWED BEYOND THE ZONED AREA OF SINGLE STOREY ZONE IN THE REAR COURTYARD.

6. **BOUNDARY WALLS :-**
FRONT BOUNDARY WALLS :
a. WALLS OF THE SPECIFICATIONS AND DESIGN "B" OF HEIGHT 1.13m (3'-8½") AS SHOWN IN DRAWING NO.S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION SHALL BE PERMISSIBLE ALONG SUCH FRONT BOUNDARIES OF SITE ABUTTING ON THE STREET AND ALONG FRONT COMMON BOUNDARIES WHICH DIVIDE ONE SITE FROM THE OTHER.
b. 0.69m (2'-3") HIGH RAILING/GRILL ABOVE THE STANDARD BOUNDARY WALL SHALL BE PERMISSIBLE.
c. THE CONSTRUCTION OF FRONT BOUNDARY WALL IS OPTIONAL, SO THAT THE SAID AREA CAN BE UTILIZED FOR PARKING.
ii) REAR AND SIDE BOUNDARY WALLS :
a. WALLS OF THE SPECIFICATIONS AND DESIGN "C" OF HEIGHT 1.83m (5'-11½") AS SHOWN IN DRAWING NO. S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION SHALL BE PERMISSIBLE ALONG THE REAR BOUNDARY AND SIDE BOUNDARIES WHICH DIVIDE ONE SITE FROM THE OTHER UPTO THE FRONT ZONING LINE.
b. 0.69 m (2'-3") TO 0.76m (2'-6") HIGH RAILING/GRILL ABOVE THE STANDARD BOUNDARY WALL SHALL BE PERMISSIBLE
iii) THE CURVATURE OF BOUNDARY WALLS ALONG CORNER OF SITES SHALL BE IN ACCORDANCE WITH RADII INDICATED ON THIS PLAN AND ILLUSTRATED IN DRAWING. NO S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATOR ON APPLICATION.
iv) IN CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT NO POINT SHALL BE MORE THAN 0.60 m (2'-0") FEET 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.

7. **GATE POSTS AND GATES :-**
a. TWO MAIN GATES INCLUSIVE OF WICKET GATES UPTO 4.88m (16'-0") SHALL BE ERECTED ALONG SUCH PORTION OF THE FRONT BOUNDARY WALL OF SITE AS LIES IN FRONT OF THE FRONT BUILDING LINE.
b. ONLY ONE GATE OF WIDTH AND HEIGHT OF TYPE ILLUSTRATED ON DRAWING NO S/5 MAY HOWEVER BE ERECTED ALONG SUCH PORTION OF BOUNDARIES OF SITE ABUTTING ON THE SIDE/ CORNER ACCESSIBLE STREET.

8. **NUMBERING OF PREMISES:-**
a. EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITES AS GIVEN IN THIS ZONING PLAN.
b. IF THE SITE POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY, THEN ITS NUMBER SHALL BE DISPLAYED IN NUMERALS CAST IN CONCRETE AS PER SPECIFICATIONS AND DESIGN MENTIONED IN DRAWING NO. S/2 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.
c. IF THE SITE DOES NOT POSSESS A GATE POST ALONG ITS FRONT BOUNDARY WALL, THEN ITS NUMBER SHALL BE DISPLAYED IN PAINTED NUMERALS ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING IN FRONT OF THE SITE AS PER DESIGN 'B' SHOWN IN DRAWING- S/2 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.

9. **BASEMENT:-**
b. CONSTRUCTION OF BASEMENT STOREY IS OPTIONAL. HOWEVER, IF BUILT, SHALL BE PERMISSIBLE AS PER THE NORMS.
c. THE USE OF BASEMENT SHALL ONLY BE PERMITTED FOR PARKING, STORAGE AND SERVICES ETC.

10. **ACCESS:-**
NO SITES WILL DERIVE DIRECT ACCESS OR EXIT FROM THE V3 ROAD/SECTOR DIVIDING ROAD AND GREEN SPACE EXCEPT HOUSE NO. 2377 TO 2381.

11. APPLIED DECORATIONS 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 AND ILLUSTRATED ON DRG. NO. S/5 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

12. THE WATER STORAGE TANKS AND OTHER PLUMBINGS SHALL NOT BE SHOWN ON ANY FACE OF THE BUILDINGS BUT SHALL BE SUITABLY ENCASED.

13. **PROTECTED TREES:-**
TREES MARKED AS ⓟ ON THIS PLAN SHALL BE DEEMED TO BE "PROTECTED TREES" UNDER THE CHANDIGARH TREES PRESERVATION.

14. **GENERAL NOTES:-**
a. INSTALLATION OF SOLAR PHOTOVOLTAIC POWER PLANT SHALL BE MANDATORY. THE CAPACITY OF SPV PLANT SHALL BE:
i) 500 Sq Yds TO 999 Sq Yds. - 1KWP
ii) 1000 Sq Yds TO 2999 Sq Yds. - 2KWP
iii) ABOVE 3000 Sq Yds. - 3KWP
b. ALL BUILDING ON A SITE OF ONE KANAL WILL MAKE PROVISION FOR SOLAR WATER HEATING SYSTEM HAVING CAPACITY OF ATLEAST 100 Lts. AND ON A SITE OF TWO KANAL AND ABOVE THAT OF ATLEAST 200 Lts.
c. ALL BUILDING ON A PLOT OF ONE KANAL AND ABOVE SHALL HAVE RAIN WATER HARVESTING SYSTEM TO RECHARGE GROUND WATER INSTALLED AS PER SPECIFICATION OF CHANDIGARH ADMINISTRATION.
d. PROVISION OF PARKING SHALL BE:
i) BELOW 10 MARLA - 1 ECS (PARKING SPACE 2.5m x 5.0m)
iii) ONE KANAL TO BELOW TWO KANAL - 3 ECS
e. STILT PARKING AT GROUND FLOOR SHALL BE ALLOWED WITHIN THE PERMISSIBLE GROUND COVERAGE, FAR AND HEIGHT OF THE BUILDING.
f. NO VEHICLE OF THE OWNER/OCCUPIER OF ANY SUCH BUILDING IS PARKED OUTSIDE THE PREMISES.

40"x32"