



NOTES:-

THE POSTAL NUMBERS/
HOUSE NUMBERS
ARE SHOWN AS.

2171

S.NO	CATEGORY	PLOT NO.S	WIDTH OF ZONED AREA IN THE REAR COURTYARD
1.	7½ MARLA	157 TO 180 265 TO 288 339 TO 362 629 TO 693 726 TO 769	7'-6"
2.	10 MARLA	101 TO 156 181 TO 264 299 TO 338 770 TO 799	7'-6"
3.	15 MARLA	894 TO 725	9'-6"

NOTE:-
• SITE OF GRID SUB STATION INCORPORATED AS PER ARCH DRG NO.42, JOB NO.1087, VIDE ENDST. NO. 197-ARCH/80/5195 DTD. 18.4.80
• SITE FOR COMMUNITY CENTRE HAS BEEN INCORPORATED AS PER ARCH DRG NO.1 JOB NO.2095 VIDE ENDST NO ARCH/80/14776 DTD 22.12.90
• LAND FALLING UNDER 494 E.W.S. UNITS 256 L.G. UNITS (133 PLOTS BEARING NOS. 501 TO 628, 800 TO 876, 905 TO 918, 947 TO 960) 56 M.I.G. UNITS (28 PLOTS BEARING NOS. 877 TO 904) 56 M.I.G. UNITS (28 PLOTS BEARING NOS. 919 TO 946) TRANSFERRED TO CHANDIGARH HOUSING BOARD AS CONVEYED BY THE SECRETARY VIDE HIS ENDS NO.1306 - U.T.F.I.(S)-77-4892 DTD. 23.3.77.
• ALL THE RESIDENTIAL PLOT SIZES ARE ALREADY AVAILABLE WITH TOWN PLANNING WING AND INCONSONANCE WITH ESTATE OFFICE, U.T. CHANDIGARH AND THE SIZE OF PLOTS ARE RECEIVED IN THIS OFFICE VIDE MEMO NO. 611, DATED-06.12.2017

SECTOR - 38

NOTE:-
THIS DRAWING HAS BEEN APPROVED BY THE SECRETARY URBAN PLANNING CUM CHIEF ADMINISTRATOR ON DATED-12-10-18 ON FILE 2-18 THIS DRAWING SUPERCEDES DRG NO. 10 JOB NO. 71 DATED-15-07-76 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

CHIEF ARCHITECT	SENIOR TOWN PLANNER
DIVNL TOWN PLANNER	ASSTT. TOWN PLANNER
DRAWN BY:- Harish/Neera	CHECKED BY:-

SCALE : - 80 FEET TO AN INCH

DRG No:- 51 JOB No:- 71 DATED:- 23-10-18

REVISED
ZONING PLAN OF
SUB-SECTOR- 40 A
(FOR ADDITIONAL COVERED AREA)

SECTOR - 39

C.L. OF V3 ROAD

JUNCTION NO. 45

SECTOR - 40 D

C.L. OF V4 ROAD

WALL TO DETAIL

WALL TO DETAIL

WALL TO DETAIL

WALL TO DETAIL

E.W.S. HOUSING

C.L. OF V5 ROAD

C.L. OF V3 ROAD

SITE FOR
PRIMARY SCHOOL

C.L. OF V5 ROAD

C.L. OF V5 ROAD

SECTOR - 40 B

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
	COMMERCIAL	COMMERCIAL AS PER ARCHITECTURAL CONTROL SHEETS
	PUBLIC/ SEMI PUBLIC	PUBLIC / SEMI PUBLIC BUILDING
	RESERVED	USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR

2. SITE COVERAGE:-

THE MAXIMUM PERMISSIBLE SITE COVERAGE INCLUSIVE OF ANCILLARY BUILDINGS FOR EACH SITE SHALL BE AS INDICATED IN THE FOLLOWING TABLE:-

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

a. THE CONSTRUCTION IN THE REAR COURTYARD SHALL BE PERMISSIBLE ON ANY CORNER AS PER THE DISCRETION OF THE OWNER EXCEPT CORNER PLOTS.

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	9.83m (32'-3")	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:-

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'-8") 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. 0.69 m (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.

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 0.75m (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 RADI INDICATED ON THIS PLAN AND ILLUSTRATED IN DRAWING. NO S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION 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 ERRECTED ALONG SUCH PORTION OF THE FRONT BOUNDARY WALL OF SITE AS LIES IN FRONT OF THE FRONT BUILDING LINE.
b. THE GATE POSTS AND GATES SHALL BE EITHER OF THE WIDTH AND HEIGHT AS SHOWN IN DRAWING NO. S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.
c. ONLY ONE GATE OF WIDTH AND HEIGHT OF TYPE ILLUSTRATED ON DRAWING NO. S/5 MAY HOWEVER BE ERRECTED 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 NO. S/2 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.

9. BASEMENT:-

a. CONSTRUCTION OF BASEMENT STOREY IS OPTIONAL. HOWEVER, IF BUILT, SHALL BE PERMISSIBLE BELOW THE BUILT UP AREA.
b. THE USE OF BASEMENT SHALL ONLY BE PERMITTED FOR NON HABITABLE I.E. NON COMBUSTIBLE HOUSEHOLD STORAGE, PARKING, SERVICES AND UTILITIES OF THE BUILDING.

10. ACCESS:-

NO SITES WILL DERIVE DIRECT ACCESS OR EXIT FROM THE V3 ROAD / SECTOR DIVIDING ROAD AND GREEN SPACE.

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. GENERAL NOTES:-

a. PROVISION OF PARKING SHALL BE:
i) BELOW 10 MARLA - 1 ECS
ii) 10 MARLA TO BELOW ONE KANAL - 2 ECS
b. STILT PARKING AT GROUND FLOOR SHALL BE ALLOWED WITHIN THE PERMISSIBLE GROUND COVERAGE, FAR AND HEIGHT OF THE BUILDING.
c. NO VEHICLE OF THE OWNER/ OCCUPIER OF ANY SUCH BUILDING IS PARKED OUTSIDE THE PREMISES.