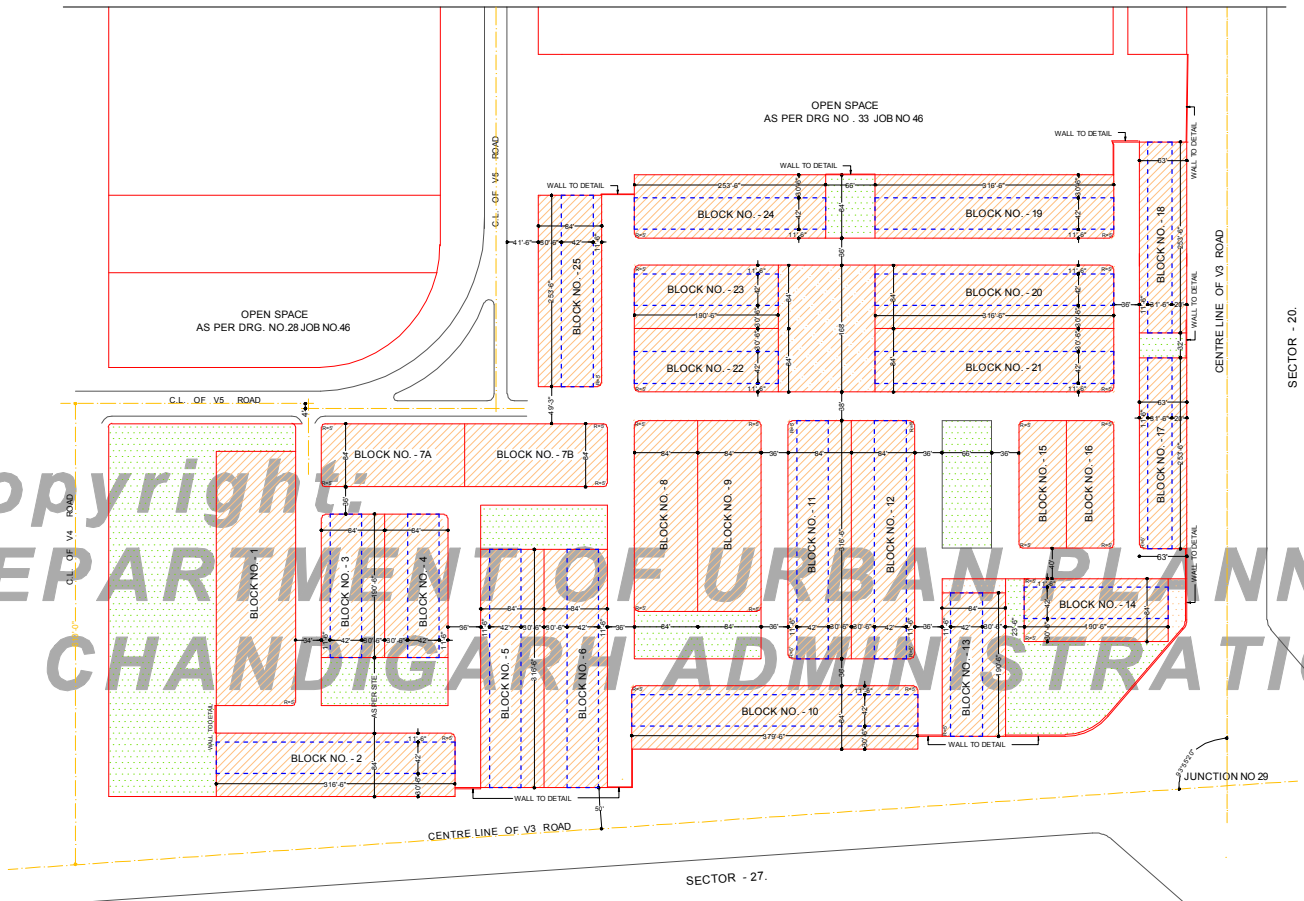


# CHANDIGARH PROJECT



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DEPARTMENT OF URBAN PLANNING  
CHANDIGARH ADMINISTRATION

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

REQUIREMENTS 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.

**1. USE ZONE :-**

THE LAND SHOWN IN THIS PLAN SHALL BE UTILIZED IN ACCORDANCE WITH THE MARRKINGS EXPLAINED IN THE TABLE 'A' BELOW AND IN NO OTHER MANNER WHATSOEVER.

**TABLE - 'A' (USE ZONES)**

1	2	3
NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN - 1	TYPE OF BUILDINGS PERMISSIBLE ON LAND MARKED AS COLUMN - 1
	ROADS / STREETS	ROAD FURNITURE.
	PUBLIC SPACE	LAND SCAPE FEATURES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS.
	RESERVED	AS DIRECTED BY THE CHIEF ADMINISTRATOR.

**NOTE :-**  
THE CHIEF ADMINISTRATOR MAY ISSUE SUPPLEMENTARY ZONING PLAN AND SUCH FURTHER INSTRUCTIONS AS MAY BE NECESSARY AND EXPEDIENT.

**2. DENSITY ZONES :-**

RESIDENTIAL ZONE REFERRED TO IN TABLE 'A' UNDER CLASS - 1 ABOVE IS HERE BY CLASSIFIED INTO THE FOLLOWING DENSITY ZONES 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 STOREYS SHALL BE AS SPECIFIED IN TABLE 'B'

**TABLE - 'B' (DENSITY ZONES)**

DENSITY ZONE	1	2	3	4	5	6	7
BLOCK NOS.	2 TO 6, 18 TO 14 19 TO 25	17 & 18	15	8 & 9	7 & 8	1	7-A, 16
1 BUILDING LINE FRONT	11'-6"	11'-6"	AS/ ARCH JOB NO. 502-A	AS/ ARCH JOB NO. 502-B	AS/ ARCH JOB NO. 502-C	AS/ ARCH JOB NO. 502-D	AS/ ARCH CONTROL SHEET
2 REAR PERMISSIBLE SITE COVERAGE	30'-6"	20'-0"	DRG. NO. 12,15	DRG. NO. 11,12,13	DRG. NO. 4,8,11,12		DRG. NO.
3 MAXIMUM HEIGHT OF BUILDING INCLUDING BARBATOR MUMTI	39'-9"	39'-9"					
4 MAXIMUM NUMBER OF STOREYS	THREE	THREE					
5 F.S.I (FLOOR SPACE INDEX)	1.32	1.32					

**NOTE :-**  
1. THE FRONT BUILDING LINE IS COMPULSARY AND THE REAR BUILDING LINE MAY HOWEVER BE RECESSED IN, IF DESIRED BUT THE SAME REAR BUILDING LINE SHALL BE UNIFORMLY MAINTAINED FOR EACH BLOCK.  
2. FINISH LEVEL OF BUILDING'S SHALL BE OBTAINED FROM THE CHIEF ARCHITECT BEFORE STARTING THE CONSTRUCTION.

**3. PROJECTION BEYOND BUILDING LINE :-**

NO PROJECTION IN THE SHAPE OF SUN SHADE, CHALJAS, CANOPIES OR BALCONIES EXCEEDING 6'-9" BEYOND THE FRONT OR REAR BUILDING LINE SHALL BE ALLOWED PROVIDED FURTHER THAT NO PROJECTION IS ALLOWED ON LAND NOT OWNED BY THE FLOT OWNER, THE RULE 27A OF CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) BUILDING RULES, 1952 SHALL DEEMED TO BE RELAXED TO THAT EXTENT.

**SECTOR - 27.**

**4. BOUNDARY WALL :-**

1. BOUNDARY WALLS ALONG SUCH BOUNDARIES OF SITE AS LIE AT THE BACK OF THE REAR BUILDING LINE ABUT ON STREETS / PUBLIC SPACE / RESERVED AND ALONG BOUNDARIES WHICH DIVIDES ONE SITE FROM ANOTHER SHALL BE OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRG. NO. S/1 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

2. BOUNDARY WALLS ALONG SUCH FRONT BOUNDARIES OF SITE AS LIE IN FRONT OF THE FRONT BUILDING LINE AND ABUT ON STREETS / PUBLIC SPACE / RESERVED AND ALONG BOUNDARIES WHICH DIVIDES ONE SITE FROM ANOTHER SHALL BE OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRG. NO. S/1 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.  
3. BOUNDARY WALLS ALONG SUCH BOUNDARIES WHICH DIVIDES ONE DWELLING UNIT FROM ANOTHER AND AS LIE IN FRONT OF THE FRONT BUILDING LINE AND AT BACK OF THE REAR BUILDING LINE ARE OPTIONAL AND IF BUILT SHALL BE OF THE SPECIFICATIONS AND DESIGN 'A' AND 'C', RESPECTIVELY SHOWN IN DRG. NO. S/1 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

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 ARCHITECT ON APPLICATION.  
IN CASE OF SLOPING SITE, THE PRESCRIBED HEIGHT OF THE WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT AT 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 GATE SHALL BE OF ONE OF TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG. S/1 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION ONLY ONE GATE PER DWELLING UNIT ON GROUND FLOOR WITH GATE POSTS SHALL BE ERECTED ALONG SUCH PORTION OF THE FRONT BOUNDARY OF THE DWELLING UNIT AS LIE IN FRONT OF THE FRONT BUILDING LINE.

ONLY ONE WICKET GATE OF DESIGN G - 1 ILLUSTRATED ON DRG. NO. S/1 MAY HOWEVER BE ERECTED ALONG SUCH PORTION OF BOUNDARIES OF SITE AS ABUT ON ANY ACCESSIBLE STREET.

**6. NUMBERING OF PREMISES :-**

EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITE / DWELLING UNIT AS GIVEN ON THE NUMBERING PLAN. THE POSTAL NUMBER SHALL BE DISPLAYED IN NUMERALS OF THE DESIGN AND SPECIFICATIONS ILLUSTRATED ON DRG. NO. S/5 AVAILABLE ON APPLICATION FROM THE CHIEF ARCHITECT.

**7. DUST BIN :-**

THE SIZE, SHAPE, SPECIFICATIONS AND DESIGN OF THE DUST BIN SHALL BE AS SHOWN IN DRG. S/6 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.  
8. NO ACCESS EITHER FROM THE VS ROAD OR AREAS SHOWN AS PUBLIC SPACE OR RESERVED SHALL BE ALLOWED.

9. APPLIED DECORATIONS LIKE CROSSES, SWASTIKAS ETC. SHALL NOT BE PERMITTED ON EXTERNAL FACE OF THE BUILDING OR OF THE BOUNDARY WALLS NAMES OF PERSONS OR HOUSE HOWEVER MAY BE ALLOWED ON THE SPACE ASSIGNED FOR THE PURPOSE AND ILLUSTRATED ON DRG. NO. S/1 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.  
10. WATER STORAGE TANKS AND OTHER PLUMBINGS SHALL NOT BE SHOWN ON ANY FACE OF THE BUILDING BUT SHALL BE SUITABLY ENCASED.

**11. BASEMENT :-**

(a) IT SHALL BE OPTIONAL.  
(b) IF PROVIDED ITS TOTAL AREA SHALL NOT EXCEED THE COVERED AREA ON THE GROUND FLOOR AND SHALL BE BELOW IT.  
(c) IT SHALL BE USED FOR PARKING, STORAGE, LIFT WELL ETC. AND SHALL NOT BE USED FOR HABITABLE PURPOSES.  
(d) THE RULE 28 OF CAPITAL OF PUNJAB (DEVELOPMENT AND REGULATION) BUILDING RULES, 1952, SHALL DEEMED TO BE RELAXED TO THAT EXTENT.

(e) CLEAR HEIGHT OF BASEMENT STOREY SHALL BE 7'-6" FROM FINISHED FLOOR LEVEL TO THE BOTTOM OF 'DUST BIN'.

12. BLOCK NO. 1 TO 25 DECLARED AS 'SPECIAL AREA' AND DESIGN OF BUILDINGS TO BE ERECTED OR RE-ERECTED THEREUPON SHALL BE PREPARED BY A DULY QUALIFIED ARCHITECT IN CONSULTATION WITH THE CHIEF ARCHITECT CHANDIGARH AND THE WORK SHALL ALSO BE EXECUTED UNDER THE SUPERVISION OF THE SAME OR ANOTHER DULY QUALIFIED ARCHITECT.

**NOTE :-** THE TERM FLOOR SPACE INDEX SHALL MEAN THE RATIO OF THE TOTAL COVERED AREA OF THE BUILDINGS ON ALL FLOORS TO THE AREA OF THE SITE. HOWEVER, THE AREA OF BASEMENT STOREY SHALL NOT BE INCLUDED IN THE F.S.I.

THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. - 52, JOB NO. 46, DATED 26-11-1984 AND PREPARED ON DATED 25-01-2007.

Vishal Chauhan, S.K. Madan, Daljeet Singh  
PREPARED BY: CHECKED BY: ATP

Sd/-  
**CHIEF ADMINISTRATOR**

Sd/-  
**CHIEF ARCHITECT**      Sd/-  
**SENIOR TOWN PLANNER**

Sd/-  
**DIVNL TOWN PLANNER**      Sd/-  
**ASSTT. TOWN PLANNER**

SCALE : 80 FEET TO AN INCH

DRAWN BY: Sd/-  
Daljit Singh      CHECKED: Sd/-  
Avtar Singh

DRG NO. - 52      JOB NO. - 46      DATE: 26.11.84

**PART ZONING PLAN  
OF  
SECTOR - 30 A**