

CHANDIGARH PROJECT



CHIEF ADMINISTRATOR OFFICE NOTIFICATION THE 17TH FEB. 1970.

NO. LT. 4102-F2-70265 -
IN EXERCISE OF THE POWER CONFERRED BY SUB SECTION (1) OF SECTION 4 OF THE CAPITAL OF PUNJAB DEVELOPMENT AND REGULATION ACT, 1952. READ WITH CLAUSE (L) 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 SECTOR 36-B BEARING DRG. NO. 15, JOB NO. 60 DATED THE 16TH MAY, 1966.

AMENDMENT - IN THE SAID ZONING PLAN
(1) IN TABLE 'B' OF CLAUSE 2 AGAINST THE FIGURES 10' 6" AND 6' 0" OCCURRING IN COLUMN 3 IN RESPECT OF SIDE BUILDING LINES THE FOLLOWING SHALL BE ADDED NAMELY, THE SIDE SET BACK OF 10' 6" AND 6' 0" SHALL BE SO REVERSED IN CASE OF SITES ABUTTING ON ROADS/STREETS OR AREAS SPECIFIED AS PUBLIC SPACES, COMMERCIAL OR RESERVED THAT THE SET BACK OF 10' 6" SHALL OCCUR ALONG THE BOUNDARY DIVIDING THE SITES FROM ONE ANOTHER.
(2) AFTER SUB CLAUSE (6) OF CLAUSE 2 THE FOLLOWING SUB CLAUSE SHALL BE ADDED NAMELY,

(6) IN THE CASE OF SITES IN THE DENSITY ZONE B-2 PART OF THE RESIDENTIAL BUILDING INCLUDING A GARAGE AND SERVANTS QUARTERS, NOT EXCEEDING THE HEIGHT OF 24' 0" IN CLOSURE OF PARAPET) AND NOT CONTAINING MORE THAN TWO STOREYS MAY BE ERRECTED IN A PORTION OF THE SITE LYING BETWEEN THE SIDE BUILDING LINE AND THE BOUNDARY DIVIDING THE SITES FROM ONE ANOTHER AND SUCH CONSTRUCTION IF BUILT, SHALL NOT EXTEND BEYOND THE REAR BUILDING LINE AND SHALL BE SET BACK BY 16' FROM THE FRONT BUILDING LINE PROVIDED THAT NO BARBATI OR AMBATTI SHALL BE CONSTRUCTED IN THE A FORE SAID PORTION OF THE SITE.

NOTE -
THE SITE FOR S.S.K. HAS BEEN EARMARKED AS PER APPROVAL RECEIVED FROM THE F.S. CHIEF ADMIN. VICE MEMO NO. 211/06-UT/13/2002/248 DT. 20.05.06. (REFER LAYOUT OF SECTOR 36-B)

Sd/-
Sush Anand
A.T.P.

NOTE -
AS PER NOTIFICATION DATED 26.02.2002 UNDER PARA NO. 6, THE ADDITIONAL ZONED AREA FOR SERVANT QUARTER IN TWO WALK HOUSES IN PHASE II SECTORS HAS BEEN ALLOWED AS MARKED IN THE DRAWING IN VIEW OF AMENDMENTS APPROVED BY THE FINANCE SECRETARY'S MEMO NO. 1849-UT/1 (2)/2006/6718 DATED 20.09.2006.

A.T.P.

NOTE -
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG. NO. 15 OF JOB NO. 60 DATED 16.05.66 AND PREPARED ON 02-03-2007.

Vishal Chauhan
PREPARED BY

Roma Maneha
CHECKED

Daljit Singh
A.T.P.

Sd/-
CHIEF ADMINISTRATOR

Sd/-
CHIEF ARCHITECT

Sd/-
SENIOR TOWN PLANNER

Sd/- A. B. MARATTE
DVLN. TOWN PLANNER

Sd/-
ASST. TOWN PLANNER

Sd/- PURAN CHAND
DRAWN BY

Sd/-
CHECKED BY:

DRG NO. - 15 JOB NO. - 60 DATE : 16.05.66

ZONING PLAN OF
SECTOR - 36 B

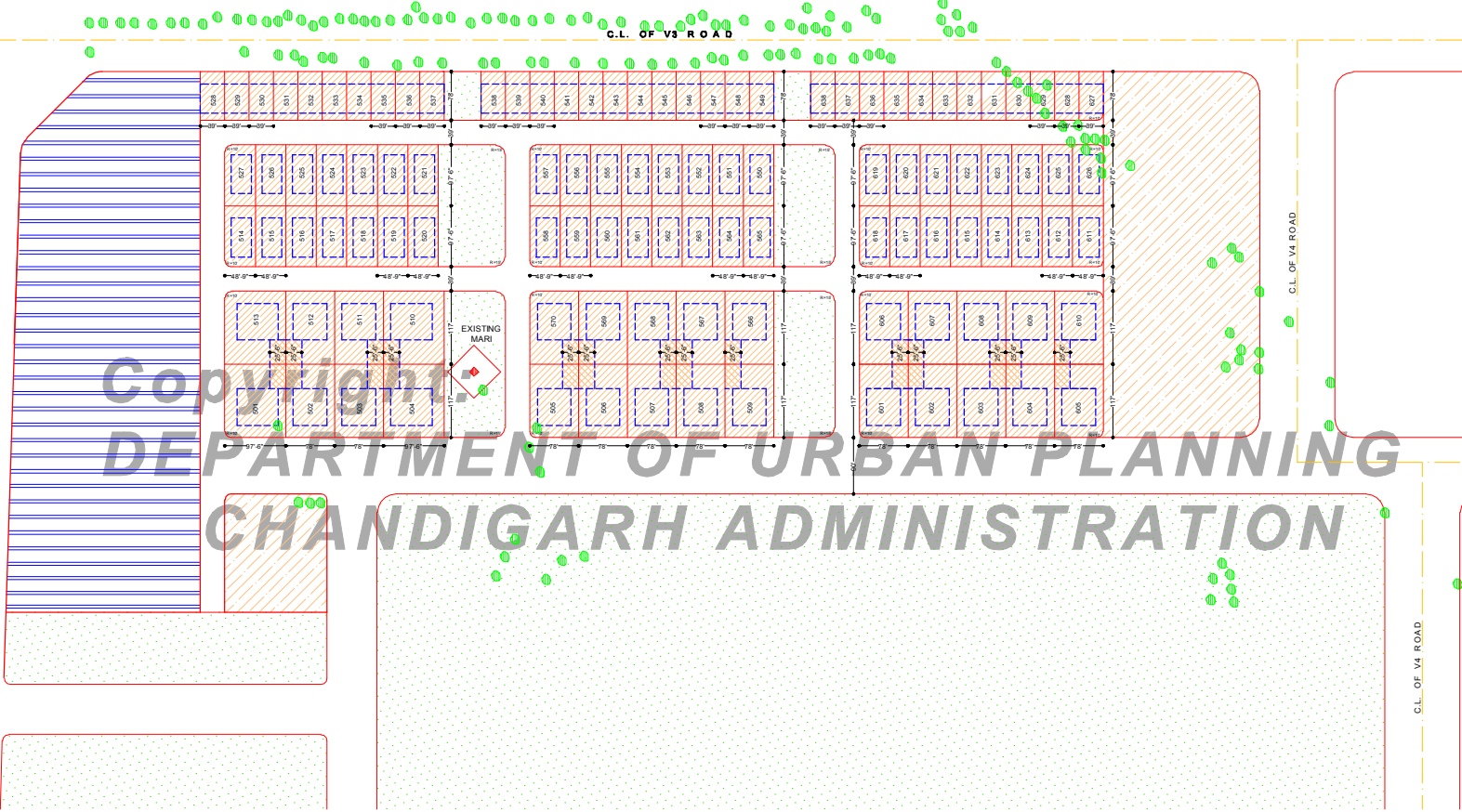
JUNCTION NO. - 33

C.L. OF V3 ROAD

C.L. OF V2 ROAD

C.L. OF V4 ROAD

C.L. OF V4 ROAD



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DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMINISTRATION

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

1. USE ZONES -
THE LAND SHOWN IN THE ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN 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.	TYPES OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1.
	ROADS/STREETS	ROAD FURNITURE AND AMENITIES
	PUBLIC SPACES	LAND SCAPE FEATURE, EDUCATIONAL, PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS.
	COMMERCIAL/CULTURAL (SPECIAL AREA)	PUBLIC OFFICE, CULTURAL INSTITUTIONS, COMMERCIAL AS PER ARCHITECTURAL CONTROL SHEETS.
	RESERVED	AS DIRECTED BY THE CHIEF ADMINISTRATOR FROM TIME TO TIME.

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

2. DENSITY ZONES -
RESIDENTIAL ZONE REFERRED TO IN TABLE 'A' UNDER CLAUSES 1 ABOVE IS HEREBY SUB DIVIDED INTO FOLLOWING DENSITY ZONES AND THE RESTRICTIONS GOVERNING DIRECTION AND RESECTION OF BUILDINGS IN RESPECT OF SPACE ABOVE BUILDINGS, MAXIMUM PERMISSIBLE SITE COVERAGE, MAXIMUM PERMISSIBLE HEIGHT, MAXIMUM NUMBER OF STOREYS AND THE MAXIMUM NUMBER OF DWELLING UNIT PER SITE SHALL BE AS SPECIFIED IN TABLE 'B'.

TABLE 'B' (DENSITY ZONES)

DENSITY ZONES	A1 15 MARLA	B2 1 KANAL	C1 2 KANAL	C3 2 KANAL
PLOT NOS.	528 TO 549 BOTH INCLUSIVE 627 TO 638 BOTH INCLUSIVE	514 TO 527 BOTH INCLUSIVE 611 TO 626 BOTH INCLUSIVE 550 TO 565 BOTH INCLUSIVE	502, 503, 505 TO 509 BOTH INCLUSIVE 511, 512, 505 TO 570 BOTH INCLUSIVE 601 TO 616 BOTH INCLUSIVE	501, 504, 510 AND 513
BUILDING LINE FRONT REAR	AS PER FRAME CONTROL DRG. NO. 1 JOB NO. 518	15' 0" 15' 0" 10' 6" 12' 0"	19' 0" 35' 0" 12' 0" 12' 0"	19' 0" 35' 0" 19' 0" 12' 0"
MAX. PERMISSIBLE SITE COVERAGE	00-	1930 SQ.FT.	3025 SQ.FT.	3500 SQ.FT.
MAX. HEIGHT OF BUILDING INCLUDING BARBATI	00-	33' 0"	33' 0"	33' 0"
MAX. NUMBER OF STOREYS EXCLUDING BARBATI	00-	TWO	TWO	TWO
MAX. NUMBER OF DWELLING UNITS PER STOREY PER SITE	00-	ONE	ONE	ONE

NOTE -
(a) IN CASE OF DENSITY ZONES A3 THE PLINTH LEVEL OF THE BUILDING SHALL BE OBTAINED FROM THE CHIEF ADMINISTRATOR BEFORE STARTING THE CONSTRUCTION.
(b) IN CASE OF DENSITY ZONES B-2, C-1 AND C-3 THE PLINTH HEIGHT OF THE BUILDINGS SHALL NOT BE LESS THAN ONE FOOT EXCEPT IN CASE OF VERANDAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION IN WHICH CASE THE PLINTH HEIGHT SHALL NOT BE LESS THAN ONE INCH.
(c) BARBATI IF BUILT IN CASE OF DENSITY ZONES B-2, C-1 AND C-3 SHALL NOT COVER MORE THAN 50% OF THE AREA COVERED ON GROUND FLOOR.
(d) NO SITE SHALL BE SUB DIVIDED.

3. PROJECTION BEYOND BUILDING LINE -
NOT WITH STANDING ANYTHING CONTAINED IN THE PUNJAB CAPITAL DEVELOPMENT AND REGULATION BUILDING RULES 1952.

(a) DENSITY ZONE A3 - NO PROJECTION WHATSOEVER OTHER THAN THOSE SHOWN ON THE FRAME CONTROL DRG. NO. 1 JOB NO. 518 SHALL BE ALLOWED.
(b) DENSITY ZONES B-2, C-1 AND C-3 - (i) NO PROJECTION IN THE SHAPE OF SUN SHADE, CHAIJAS, CANOPES OR BALCONIES PROJECTING MORE THAN 1' 6" BEYOND THE SIDE BUILDING LINES SHALL BE ALLOWED.
(ii) NO PROJECTION IN THE SHAPE OF SUN SHADE, CHAIJAS, CANOPES OR BALCONIES EXCEEDING 4' 6" BEYOND THE FRONT AND REAR BUILDING LINES SHALL BE ALLOWED.

4. BOUNDARY WALLS -

(a) DENSITY ZONES A3 - BOUNDARY WALL OF THE SPECIFICATION AND DESIGN 'C' SHOWN IN DRG. NO. S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION, SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITE AS LIE AT THE BACK OF THE REAR BUILDING LINES AND ABUT ON V-3 ROADS OR AREAS MARKED AS 'COMMERCIAL', 'RESERVED' OR 'PUBLIC SPACES' AND ALONG THE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER.
(b) BOUNDARY WALLS OF THE SPECIFICATION AND DESIGN 'B' SHOWN IN DRG. NO. S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITE AS LIE IN THE FRONT OF THE FRONT BUILDING LINES AND ABUT ON STREETS AND AREAS MARKED AS 'RESERVED', 'PUBLIC SPACES' OR 'COMMERCIAL'.
(c) NO WALL NEED BE BUILT ALONG FRONT SIDE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER BUT IF BUILT, SHALL MEASURE 3' 8 1/2" IN HEIGHT IN LEVEL WITH THE TOP OF THE FRONT BOUNDARY WALL.
(d) DENSITY ZONES B-2, C-1 AND C-3 - (i) WALLS OF SPECIFICATION AND DESIGN 'B' SHOWN IN DRG. NO. S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABUT ON STREETS AND AREAS MARKED AS RESERVED OR PUBLIC SPACES.
(ii) WALL ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT, MEASURE 3' 8 1/2" IN HEIGHT THAT IS IN LEVEL WITH THE FRONT AND REAR BOUNDARY WALLS.
(iii) THE CURVATURE OF BOUNDARY WALLS ALONG CORNER OF SITES SHALL BE IN ACCORDANCE WITH RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. NO. S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.
(iv) IN CASE OF SLUMPING SITES, THE PREScribed HEIGHT OF WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT NO POINT SHALL BE MORE THAN 2 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.

5. GATE POSTS AND GATES -

(a) THE GATE POSTS AND THE GATE SHALL BE OF ONE OF TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG. S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION. ONLY ONE GATE WITH GATE POSTS SHALL BE ERRECTED ALONG SUCH PORTION OF THE FRONT BOUNDARY OF THE SITE AS LIE IN FRONT OF THE FRONT BUILDING LINE.
(b) ONLY ONE WORKED GATE OF DESIGN G-1 ILLUSTRATED ON DRG. NO. S/5 MAY HOWEVER BE ERRECTED ALONG SUCH PORTION OF BOUNDARIES OF SITE AS ABUT ON AN ACCESSIBLE STREET.

6. NUMBERING OF PREMISES -

EVERY BUILDING OCCUPYING SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITE AS GIVEN IN THIS PLAN ON THE NUMBER PLATE PROVIDED FOR THE PURPOSE OF THE GATE POST. THE POSTAL NUMBER SHALL BE DISPLAYED IN NUMERALS OF THE DESIGN AND SPECIFICATION ILLUSTRATED ON DRAWING NO. S/5 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

7. PROTECTED TREES -

TREES MARKED AS (T) IN THIS PLAN SHALL BE DEEMED TO BE PROTECTED TREES UNDER THE CHANDIGARH TREES PRESERVATION ORDER, 1952.

8. ACCESS AND EXIT -

NO ACCESS EITHER FROM THE V-3 ROADS OR AREAS SHOWN AS "RESERVED", "PUBLIC SPACE" OR "COMMERCIAL" SHALL BE ALLOWED.

9. APPLIED DECORATION LINE, CROSSIES, SHASTIKAS ETC. -

SHALL NOT BE PERMITTED ON EXTERNAL FACE OF THE BUILDING OR BOUNDARY WALLS. 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.

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