

CHANDIGARH PROJECT



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

1. USE ZONES :-
THE LAND SHOWN IN THIS ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN THE TABLE 'A' BELOW AND IN NO OTHER MANNER WHAT - SO - EVER :-

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 AND AMENITIES |
| | PUBLIC SPACES | LANDSCAPE FEATURES & PUBLIC AMENITIES, NO BUILDING PERMISSIBLE |
| | RESIDENTIAL | RESIDENTIAL BUILDINGS |
| | EDUCATIONAL | RESERVED FOR EDUCATIONAL BUILDINGS |
| | COMMERCIAL / CULTURAL (SPECIAL AREA) | PUBLIC OFFICES, CULTURAL INSTITUTIONS OR COMMERCIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS |
| | RESERVED | MULTISTORED PLATS OR AS DIRECTED BY THE CHIEF ADMINISTRATOR FROM TIME TO TIME |

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

NOTE:
THIS DRAWING SUPERCEDES THE PREVIOUS DRAWING NO. 12, JOB NO. 67.

NOTE:
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 17, JOB NO. - 67, DATED 27-03-1980 AND PREPARED ON 06-03-2007.

Parrajit Singh Roma Marwaha Daljeet Singh
PREPARED BY CHECKED BY ATP

Sd/- CHIEF ADMINISTRATOR

Sd/- Surjeet Singh Sd/- S.G.Nangla
05-07-1980 05-07-1980
CHIEF ARCHITECT SENIOR TOWN PLANNER

Sd/- Y.K. Saxena S.P. Wadhwa
02-07-1980 02-07-1980
DYNAL TOWN PLANNER ASST. TOWN PLANNER

SCALE : 80 FEET TO AN INCH.

DRAWN BY: Daljeet Singh CHECKED BY: Sd/-

JOB NO: 67 DRG NO:16 DATE: 22-3-80

ZONING PLAN OF SECTOR 37-A (REVISED)

SECTOR - 38

C.L. OF V3 ROAD

JUNCTION NO. 31

JUNCTION TO DETAIL

SECTOR 37 - D

C.L. OF V4 ROAD

C.L. OF V5 ROAD

SECTOR 24

C.L. OF V2 ROAD

GOVERNMENT CONSTRUCTION

2. DENSITY ZONES :-

RESIDENTIAL ZONE REFERRED TO IN TABLE 'A' UNDER CLAUSE 1 ABOVE IS HERE BY SUB-DIVIDED INTO THE FOLLOWING DENSITY ZONE AND THE RESTRICTIONS GOVERNING ERECTION AND RE-ERECTION OF BUILDINGS IN RESPECT OF SPACE ABOUT BUILDINGS, MAXIMUM PERMISSIBLE SITE COVERAGE, MAXIMUM PERMISSIBLE HEIGHT, MAXIMUM NUMBER OF STOREYS AND THE MAXIMUM NUMBERS OF DWELLING UNITS PER SITE SHALL BE SPECIFIED IN THE TABLE 'B'

TABLE 'B' (DENSITY ZONES)

| 1 | 2 | 3 | 4 |
|--|--|--|-----------------|
| DENSITY ZONES | A-3 (15 MARLA) | B-2 (ONE KANAL) | B-4 (ONE KANAL) |
| FLOT NOS | 201 TO 267, 261 TO 264, 303 TO 306, 341 TO 376, 408 TO 422 | 401 TO 407, 423 TO 451 | 452 TO 471 |
| BUILDING LINE | | | |
| FRONT | | 19'-0" | 19'-0" |
| REAR | | 25'-0" | 39'-0" |
| SIDE TOWARDS NORTHEAST/SOUTHEAST | AS PER FRAME CONTROL DRG NO 1 OF JOB NO 518 | 10'-0" | 10'-0" |
| SIDE TOWARDS NORTHWEST/SOUTHWEST | | 6'-0" | 6'-0" |
| MAXIMUM PERMISSIBLE SITE COVERAGE | - DO - | 1) 50% FOR THE FIRST 250 SQ YDS OF SITE AREA 2) 33% FOR THE NEXT 250 SQ YDS OF SITE AREA 3) 25% FOR THE SITE AREA IN EXCESS OF 500 SQ YDS. | |
| MAXIMUM HEIGHT OF BUILDING INCLUDING BARBATS | - DO - | 33'-0" | 33'-0" |
| MAXIMUM NUMBER OF STOREYS INCLUDING BARBATS | - DO - | TWO | TWO |
| MAXIMUM NUMBER OF DWELLING UNITS PER STOREY PER SITE | - DO - | ONE | ONE |

NOTES :-

(1) THE SIDE SET BACK OF 10'4" OCCURRING IN COLUMN 2 & 3 ABOVE SHALL BE 30 REVERSED IN CASE OF SITES ADJACENT TO ROADS/STREETS OR AREAS SPECIFIED AS 'PUBLIC SPACES', 'COMMERCIAL' OR 'RESERVED' THAT THE SET BACK OF 10'4" SHALL OCCUR ALONG THE BOUNDARY DIVIDING THE SITE FROM ONE ANOTHER.

(2) IN CASE OF SITES IN THE DENSITY ZONE B-2 & B-4 PART OF THE RESIDENTIAL BUILDING INCLUDING GARAGE AND SERVANTS QUARTER, NOT EXCEEDING THE 1/4" OF 24'-0" (INCLUSIVE OF PARAPET) AND NOT CONTAINING MORE THAN TWO STOREYS, MAY BE ERECTED 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 10'-0" FROM THE FRONT BUILDING LINE. A 'BARBAT' OR 'MUMTY' SHALL, IN NO CASE, BE PERMITTED IN THIS EXTENDED ZONE.

(3) (a) IN THE CASE OF DENSITY ZONE A3, B2, B4 THE PLINTH LEVEL OF THE BUILDING SHALL BE OBTAINED FROM THE CHIEF ADMINISTRATOR BEFORE STARTING THE CONSTRUCTION.
(b) BARBAT: IF BUILT, IN CASE OF DENSITY ZONES B-2 & B-4 SHALL NOT COVER MORE THAN 50% OF THE AREA COVERED ON GROUND FLOOR.
(c) NO SITE SHALL BE SUB-DIVIDED.

3. PROJECTION BEYOND BUILDING LINE :-

NOT WITH - STANDING ANY THING CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT & REGULATION) BUILDING RULES, 1952

(a) **DENSITY ZONE A-3** - NO PROJECTION, WHATSOEVER, OTHER THAN THOSE SHOWN ON THE FRAME CONTROL DRG NO 1 OF JOB NO 518 SHALL BE ALLOWED.

(b) **DENSITY ZONE B-2 AND B-4** :-

(1) NO PROJECTION IN THE SHAPE OF SUNSHADES, CHALLAS, CANOPIES OR BALCONIES, PROJECTING MORE THAN 1'-6" BEYOND THE SIDE BUILDING LINE SHALL BE ALLOWED.

(2) NO PROJECTION IN THE SHAPE OF SUNSHADES, CHALLAS, CANOPIES OR BALCONIES EXCEEDING 4'-6" BEYOND THE FRONT OR REAR BUILDING LINES SHALL BE ALLOWED PROVIDED FURTHER THAT NO PROJECTION SHALL BE ALLOWED ON LAND NOT OWNED BY PLOT OWNERS.

4. BOUNDARY WALLS

(a) **DENSITY ZONE A-3** :- BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRAWING 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 ADJUT ON V3 ROADS / STREETS OR AREAS MARKED AS COMMERCIAL, RESERVED OR PUBLIC SPACES AND ALONG THE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER.

(b) **DENSITY ZONE B-2 AND B-4** :- BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRAWING NO. S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITE AS LIE IN FRONT OF THE FRONT BUILDING LINES AND ADJUT ON STREETS AND AREAS MARKED AS 'RESERVED', 'PUBLIC SPACE', OR 'COMMERCIAL'.
(c) NO WALL NEED BE BUILT ALONG FRONT SIDE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER BUT IF BUILT, SHALL MEASURE 3'-6" IN HEIGHT @ 1:1 LEVEL WITH THE TOP OF THE FRONT BUILDING LINE.

(d) WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRAWING NO. S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITE AS ADJUT ON V3 ROADS / STREETS AND AREAS MARKED AS 'RESERVED', 'PUBLIC SPACES', OR 'COMMERCIAL'.

(e) WALL ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISION SHALL, IF BUILT MEASURE 3'-6" IN HEIGHT THAT IS IN LEVEL WITH THE FRONT AND REAR BOUNDARY WALLS.

(f) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITE SHALL BE IN ACCORDANCE WITH RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG NO. S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.

(g) IN THE CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF A BOUNDARY WALL MAY BE EXCEEDED OVER PORTION OF ITS LENGTH PROVIDED THAT NO POINT SHALL BE MORE THAN TWO 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) GATE POSTS AND GATES SHALL BE OF ONE OF THE TYPE, DESIGN AND SPECIFICATIONS SHOWN IN THE DRAWING NO. S/5 READ WITH S/6 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION. ONLY ONE GATE WITH GATE POSTS SHALL BE ERECTED ALONG SUCH PORTION OF THE FRONT BOUNDARY OF THE SITE AS LIE IN FRONT OF THE FRONT BUILDING LINE.

(b) ONLY ONE WICKET GATE OF THE DESIGN -G1 ILLUSTRATED ON DRG. NO. S/5 MAY, HOW EVER, BE ERECTED ALONG SUCH PORTION OF BOUNDARIES OF SITE AS ADJUT ON AN ACCESSIBLE STREET.

6. NUMBERING OF PREMISES:-

EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NO. OF THE SITE AS GIVEN IN THIS PLAN ON THE BUILDING PLATE. PROVIDED FOR THE PURPOSE ON THE GATE POST. THE POSTAL NUMBER SHALL BE DISPLAYED IN NUMERALS OF THE DESIGN AND SPECIFICATIONS ILLUSTRATED ON THE DRG. 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 V3 ROADS, AREAS SHOWN AS RESERVED, PUBLIC SPACES OR COMMERCIAL SHALL BE ALLOWED

9. APPLIED DECORATIONS LIKE CROSSSES, SWASTIKAS ETC. SHALL NOT BE PERMITTED ON THE EXTERNAL FACE OF THE BUILDING OR THE BOUNDARY WALL. NAMES OF PERSONS OR HOUSES, HOWEVER MAY BE ALLOWED ON THE SPACE ASSIGNED FOR THE PURPOSE AND ILLUSTRATED ON DRAWING S/5 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

10. THE WATER STORAGE TANK AND OTHER PLUMBINGS SHALL NOT SHOW ON ANY FACE OF THE BUILDING BUT SHALL BE SUITABLE ENCASED.

11. DUST BIN

THE SIZE, SHAPE AND SPECIFICATIONS AND THE DESIGN OF DUST BIN SHALL BE AS SHOWN IN DRG. NO. S/6 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.