

CHANDIGARH PROJECT



NOTES

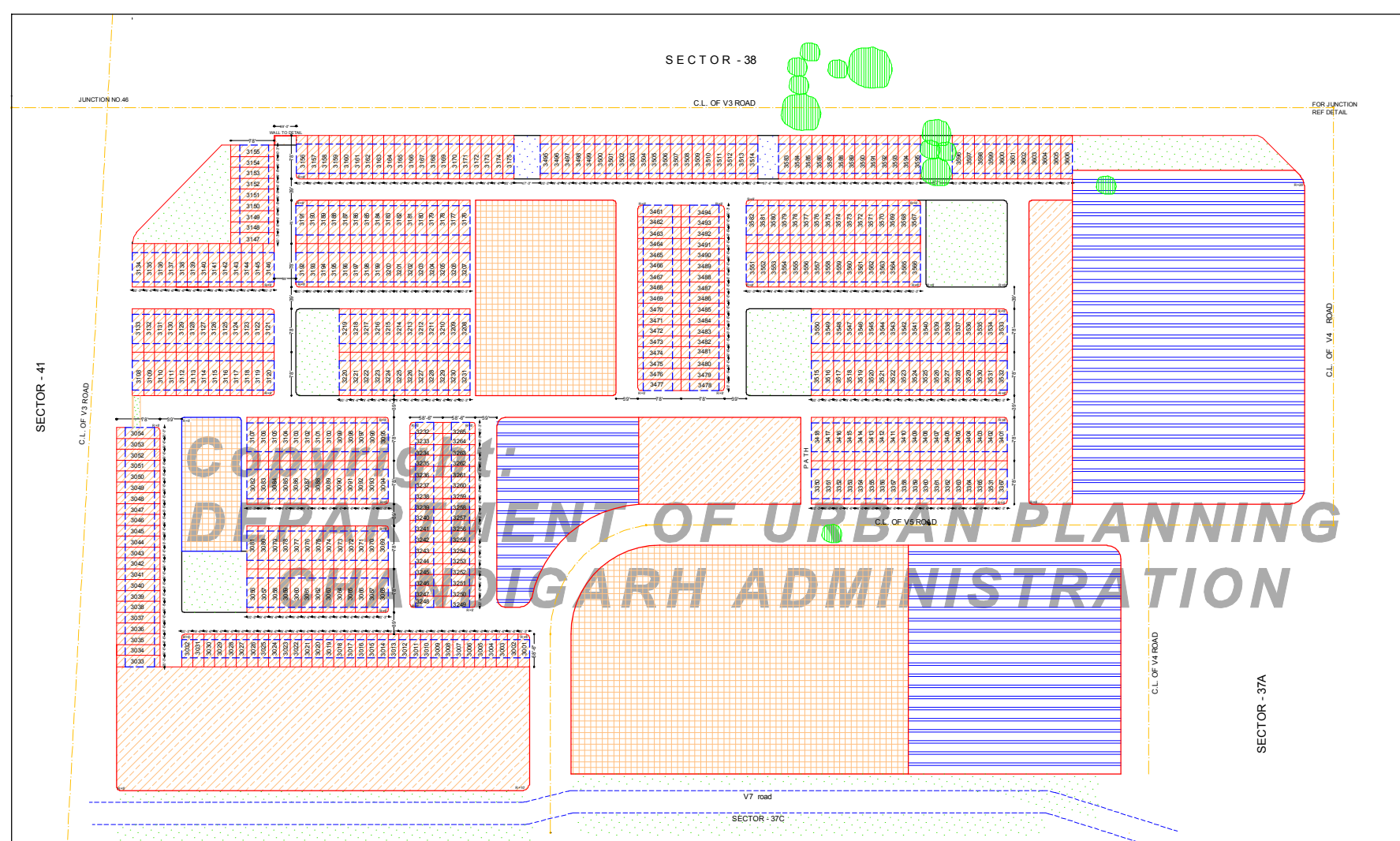
NOTE:- THE SITE FOR S.S.K HAS BEEN ERMARKED AS PER APPROVAL RECEIVED FROM THE F.S. - CUM-CHIEF ADMINISTRATOR VIDE MEMO NO.21/12/264-UTP (13-2005/2443, DATED 30-03-2005. (REFER LAYOUT PLAN OF SECTOR - 37 D)

NOTE:- THE SITE OF NURSERY SCHOOL MEASURING 146'-0" X 156'-0" NEAR HOUSE NO- 3566 & 3567 CONVERTED INTO OPEN SPACE/ PUBLIC PARK AS PER APPROVAL OF THE F.S. VIDE HIS LETTER NO. 29/163/UTP/4/907/03 DATED 18.07.50

PREPARED BY: Paranjit Singh
CHECKED BY: S.K. Madan
DATE: 08/05/2007

CHIEF ADMINISTRATOR	
CHIEF ARCHITECT	SENIOR TOWN PLANNER
ASSTT TOWN PLANNER	DIVN. TOWN PLANNER
SCALE:- 80 FEET TO ANCH	
DRAWN BY: VEENU	CHECKED BY:-
JOB NO. 67	DRG. NO. 10
DATE:- 17/3/07	

ZONING PLAN OF SECTOR 37-D



DIRECTIONS ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF THE POWERS CONFERRED UPON HIM UNDER SECTION - 4 OF THE CAPITAL DEVELOPMENT AND REGULATION ACT, 1952.

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

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 WHAT SO EVER.

1	2	3
NOTATIONS	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 FEATURES AND PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS.
	EDUCATIONAL	RESERVED FOR EDUCATIONAL BUILDINGS.
	COMMERCIAL/CULTURAL (SPECIAL AREA)	COMMERCIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS.
	RESERVED	FOR COMMUNITY CENTRE, DISPENSARY AND GOVT. HOUSING, 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 CLAUSE 1 ABOVE IS HEREBY SUB DIVIDED INTO FOLLOWING DENSITY ZONES 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 NUMBER OF DWELLING UNIT PER SITE SHALL BE AS SPECIFIED IN TABLE 'B'

TABLE 'B' (DENSITY ZONES)		
DENSITY ZONE	A	A1
	5 MARLA (7 1/2 MARLA)	
PLOT NUMBERS	3001 TO 3032 3232 TO 3036	3033 TO 3054 3401 TO 3418 3036 TO 3231 3461 TO 3066 3350 TO 3367
BUILDING LINE	AS PER FRAME CONTROL DRG. NO. 2, JOB NO. 018	AS PER FRAME CONTROL DRG. NO. 1, JOB NO. 018
MAXIMUM PERMISSIBLE SITE COVERAGE	-00-	-00-
MAXIMUM HEIGHT OF BUILDING	-00-	-00-
MAX. NUMBER OF STOREYS EXCLUDING BARSATI	-00-	-00-
MAXIMUM NUMBER OF DWELLING UNITS PER STOREY PER SITE	-00-	-00-

NOTES:-

(a) THE PLINTHLEVEL OF THE BUILDINGS SHALL BE OBTAINED FROM THE CHIEF ADMINISTRATOR BEFORE STARTING THE CONSTRUCTION.

(b) 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. NO PROJECTION WHATSOEVER, OTHER THAN THOSE SHOWN ON THE FRAME CONTROL DRG. NO. 2 OF JOB NO. 018 SHALL BE ALLOWED PROVIDED FURTHER THAT NO PROJECTION SHALL BE ALLOWED ON THE LAND NOT OWNED BY PLOT OWNER.

4. BOUNDARY WALLS:-

(a) BOUNDARY WALL OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRG. NO. 018 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 "RESERVED", "PUBLIC SPACES" OR "COMMERCIAL".

(b) BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRG. NO. 018 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITE AS LIE IN FRONT OF THE FRONT BUILDING LINES AND ADJUT ON STREETS AND AREAS MARKED AS "RESERVED", "PUBLIC SPACES" OR "COMMERCIAL".

(c) IN CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF WALL MAY BE EXCEEDED OVER PORTION 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, GATES AND DUST BIN :-

(a) THE GATE POSTS, THE GATE SHALL BE ONE OF THE TYPE, DESIGNS AND SPECIFICATIONS SHOWN IN DRG. NO. 018 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 LIES IN FRONT OF THE FRONT BUILDING LINE. THE DUSTBIN SHALL BE OF THE DESIGN AND SPECIFICATIONS SHOWN IN DRG. NO. 018 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.

6. NUMBERING OF PREMISES:-

EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITE AS GIVEN IN THIS PLAN ON THE NUMBER 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 DRAWING NO. 018 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

7. PROTECTED TREES :-

TREES MARKED AS 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 AND V7 ROADS, AREAS SHOWN AS "RESERVED", "PUBLIC SPACE", EDUCATIONAL AND COMMERCIAL SHALL BE ALLOWED.

9. 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 HOWEVEYR MAY BE ALLOWED ON THE SPACE ASSIGNED OF THE PURPOSE AND ILLUSTRATED ON THE DRAWING NO. 018 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

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