

AGRICULTURAL LAND

CHANDIGARH PROJECT



JUNCTION TO DETAL

C.L. OF V 3 ROAD

JUNCTION NO-30

SECTOR 38 - D

C.L. OF V 4 ROAD

RESERVED FOR E.W.S. HOUSING

C.L. OF V 5 ROAD

C.L. OF V 2 ROAD

C.L. OF V 4 ROAD

RESERVED FOR MULTISTOREYED FLATS

C.L. OF V 5 ROAD

C.L. OF V 5 ROAD

SECTOR 38 - B

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

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 WHATSOEVER.

1	2	3
NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1	TYPE OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1
	ROADS-STREETS	ROAD, FURNITURE AND AMENITIES.
	PUBLIC SPACES	LAND SCAPE FEATURES AND PUBLIC AMENITIES, NO BUILDING PERMISSIBLE.
	RESIDENTIAL	RESIDENTIAL BUILDINGS.
	EDUCATIONAL	EDUCATIONAL BUILDINGS.
	COMMERCIAL/CULTURAL (SPECIAL AREA)	PUBLIC OFFICES, CULTURAL INSTITUTIONS OR COMMERCIAL BUILDINGS AS PER ARCH. CONTROL SHEETS.
	RESERVED	MULTISTOREYED FLATS/ E.W.S HOUSING OTHER PUBLIC BUILDINGS.

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 HERE BY SUBDIVIDED INTO FOLLOWING DENSITY ZONES AND THE RESTRICTIONS GOVERNING DIRECTION AND HEIGHT 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 UNITS PER SITE, SHALL BE AS SPECIFIED IN THE TABLE 'B'.

TABLE 'B' (DENSITY ZONES)

DENSITY ZONES	1	2	3	4	5	6	7	
	A	A-1	A-2	B-2	B-4	B-4	C-1	
	5 MARLA	7 1/2 MARLA	10 MARLA	1 KANAL	1 KANAL	1 KANAL	2 KANAL	
PLOT NOS	67 TO 126 172 TO 211 484 TO 579	51 TO 106 127 TO 142 380 TO 422 300 TO 324 166 TO 378 670 TO 514 601 TO 848 671 TO 902	325 TO 365 380 TO 422 445 TO 474	143 TO 150 591 TO 606 841 TO 986	152 TO 163 651 TO 660			151
BUILDING LINES	AS PER FRAME CONTROL. DRG. NO. 518	AS PER FRAME CONTROL. DRG. NO. 518	AS PER FRAME CONTROL. DRG. NO. 518	19'-0" 29'-0" 10'-0"	19'-0" 39'-0" 12'-0"	19'-0" 39'-0" 12'-0"	19'-0" 39'-0" 12'-0"	
MAX. PERMISSIBLE SITE COVERAGE	- DO -	- DO -	- DO -	(i) 50% FOR THE FIRST 250 SQ. YDS. OF SITE AREA. (ii) 33% FOR THE NEXT 250 SQ. YDS. OF SITE AREA. (iii) 25% OF THE SITE AREA IN EXCESS OF 500 SQ. YDS.				
MAX. HEIGHT OF BUILDINGS INCLUDING BARSATI	- DO -	- DO -	- DO -	33'-0"	33'-0"	33'-0"	33'-0"	
MAX. NO. OF STOREYS EXCLUDING BARSATI	- DO -	- DO -	- DO -	TWO	TWO	TWO	TWO	
MAX. NO. OF DWELLING UNIT PER STOREY PER SITE	- DO -	- DO -	- DO -	ONE	ONE	ONE	ONE	

NOTES -

- (i) THE SIDE SET BACK OF 10'-0" OCCURRING IN COLUMN 5 & 6 ABOVE SHALL BE SO REVERSED IN CASE OF THE SITES ABUTTING ON TO ROAD, STREETS OR AREAS SPECIFIED AS PUBLIC SPACES, 'COMMERCIAL/CULTURAL' OR 'RESERVED' THAT THE SET BACK OF 10'-0" SHALL OCCUR ALONG THE BOUNDARY DIVIDING THE SITE FROM ONE ANOTHER.
 - (ii) IN CASE OF SITES IN THE DENSITY ZONES B2 & B4 PART OF THE RESIDENTIAL BUILDING INCLUDING GARAGE AND SERVANTS QUARTER NOT EXCEEDING THE HEIGHT OF 30'-0" (EXCLUSIVE 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 BARSATI OR MAATI SHALL IN NO CASE, BE PERMITTED IN THE EXTENDED ZONE.
 - (iii) IN THE CASE OF DENSITY ZONE A, A1, A2, B2, B4 & C1 THE FINISH LEVEL OF THE BUILDING SHALL BE OBTAINED FROM THE CHIEF ADMINISTRATOR BEFORE STARTING THE CONSTRUCTION.
 - (iv) BARSATI, IF BUILT IN CASE OF DENSITY ZONES B2, B4 & C1 SHALL NOT COVER MORE THAN 50% OF THE AREA COVERED ON GROUND FLOOR.
 - (v) NO SITE SHALL BE SUB-DIVIDED.
3. PROJECTION BEYOND BUILDING LINE - NOT WITH STANDING ANYTHING CONTAINED IN THE PUNJAB CAPITAL DEVELOPMENT AND REGULATION BUILDING R&ES 1952
- (a) DENSITY ZONES A1, A2, - NO PROJECTION WHAT SO EVER OTHER THAN THOSE SHOWN ON THE FRAME CONTROL. DRG. NO. 2 OF JOB NO. 518 FOR DENSITY ZONE 'A1' DRG. NO. 2 OF JOB NO. 518 FOR DENSITY ZONE 'A2' SHALL BE ALLOWED.
 - (b) DENSITY ZONES B2, B4, C1 - NO PROJECTION IN THE SHAPE OF SUN SHADES, CHAIJALS, CANOPIES OR BALCONIES PROJECTING MORE THAN 4'-0" BEYOND THE SIDE BUILDING LINES SHALL BE ALLOWED.
 - (c) NO PROJECTION IN THE SHAPE OF SUN SHADES, CHAIJALS, CANOPIES OR BALCONIES EXCEEDING 4'-0" 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 -
- (i) DENSITY ZONES A AT A 2 & A 2 > - NO ACCESS EITHER FROM THE V 3 ROADS AREA SHOWN AS 'RESERVED', 'PUBLIC SPACES' OR 'COMMERCIAL' SHALL BE ALLOWED.
 - (ii) BOUNDARY WALL 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 SITES AS LIE AT THE BACK OF THE REAR BUILDING LINES AND ALONG ROADS, STREETS OR AREAS MARKED AS 'COMMERCIAL', 'CULTURAL', 'RESERVED' OR 'PUBLIC SPACES' AND ALONG THE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER.
 - (iii) 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 SITES AS LIE IN FRONT OF THE FRONT BUILDING LINES AND ALONG ROADS, STREETS AND AREAS MARKED AS 'RESERVED', 'PUBLIC SPACES' OR 'COMMERCIAL/CULTURAL'.
 - (iv) 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'-0" IN LEVEL WITH THE TOP OF THE FRONT BOUNDARY WALL.

(b) DENSITY ZONES B2, B4 & C1 -

- (i) WALLS OF THE SPECIFICATIONS 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 BUT ON V3 ROADS/ STREETS AND AREAS MARKED AS 'RESERVED', 'PUBLIC SPACES' OR 'COMMERCIAL', 'CULTURAL'.
 - (ii) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT MEASURE 3'-6" IN HEIGHT THAT IS IN LEVEL WITH THE FRONT AND REAR BOUNDARY WALLS.
 - (iii) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. NO. S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR 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 TWO FEET ABOVE THE PRESCRIBED HEIGHT.
- NOTE - HEIGHT AS APPLIED TO A BOUNDARY WALL SHALL MEAN THE VERTICAL MEASUREMENT OF THE WALL FROM THE CENTER OF THE FINISHED LEVEL OF THE STREET TO WHICH THE SITE HAS AN ACCESS.
5. GATE POSTS AND GATES -
- (i) THE GATE POSTS AND THE GATE SHALL BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG. 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 LIES IN FRONT OF THE FRONT BUILDING LINE.
 - (ii) ONLY ONE WIDEST GATE OF THE DESIGN 'C' ILLUSTRATED ON DRG. NO. S/5 MAY, NOW EVER BE ERECTED ALONG SUCH PORTIONS OF BOUNDARIES OF SITE AS ABUT ON AN ACCESSIBLE STREET.
6. NUMBERING OF PREMISES -
- (i) 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 FOR THE DESIGN AND SPECIFICATIONS ILLUSTRATED ON DRG. NO. S/5 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.
7. PROTECTED TREES -
- (i) TREES MARKED AS (T) ON THIS PLAN SHALL BE DEEMED TO BE PROTECTED TREES UNDER THE CHANDIGARH TREE PRESERVATION ORDER, 1952.
8. ACCESS AND EXIT -
- (i) NO ACCESS EITHER FROM THE V 3 ROADS AREA SHOWN AS 'RESERVED', 'PUBLIC SPACES' OR 'COMMERCIAL' SHALL BE ALLOWED.
9. APPLIED DECORATION LINE CROSSSES, SWASTIKAS ETC. SHALL NOT BE PERMITTED ON THE EXTERNAL FACE OF THE BUILDING OR OF THE BOUNDARY WALL. NAMES OF THE PERSONS OR HOUSES, HOWEVER, MAY BE ALLOWED ON THE WATER STORAGE TANKS AND OTHER PLUMBINGS WHICH SHALL NOT SHOW ON ANY FACE OF THE BUILDINGS BUT SHALL BE SUITABLY ENCASED.
10. DUST BIN -
- (i) THE SIZE, SHAPE, SPECIFICATIONS AND THE DESIGN OF THE DUST BIN SHALL BE AS SHOWN IN DRG. NO. S/6 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.

NOTE - THE SITE FOR S.S.K HAS BEEN EARMARKED AS PER ARCH. RECEIVED FROM THE P.S. C.M. CHIEF ARCH. VIDE MEMO NO. 21/1/204 - UTR (3) - 2005/2443 DT. 30/03/05 (REFER LAYOUT PLAN OF SECTOR 38-A.)

NOTE - THIS DRAWING HAS BEEN DULY APPROVED & SIGNED BY THE CHIEF ADMINISTRATOR AS CONVEYED VIDE HIS MEMO NO. UT-75/5996/1470 DATED 20/09/75

NOTE - THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG. NO. 24 OF JOB NO. 59 DATED AND PREPARED ON 12/03/07.

Vishal Chauhan, Prepared By

Naveed Kumar, Checked

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Sd/- K. K. MOOKERJEE, CHIEF ADMINISTRATOR

Sd/- CHIEF ARCHITECT

Sd/- SENIOR TOWN PLANNER

Sd/- DIVN/TOWN PLANNER

Sd/- ASSTT TOWN PLANNER

SCALE : 80 FEET TO AN INCH

SCALE - DRAWN BY : Sd/- CHECKED BY :

DRG NO. - 24 JOB NO. - 59 DATE :

ZONING PLAN OF SECTOR - 38 A