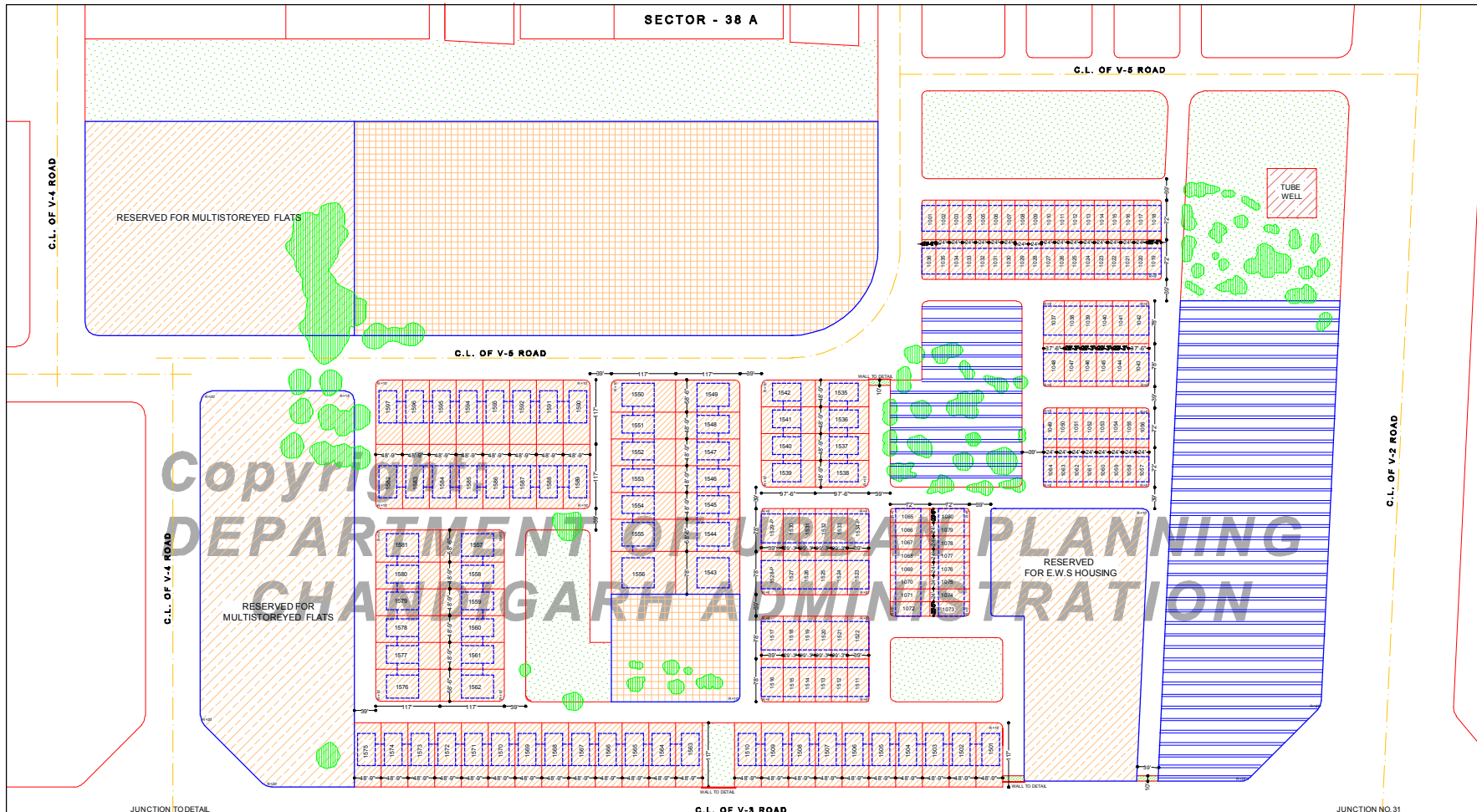


CHANDIGARH PROJECT



SECTOR - 25



SECTOR - 37

TABLE 'B' (DENSITY ZONES)

1	2	3	4	5	6
DENSITY ZONES	A-1	A-2	B-2	B-4	C-1
	10 MARLA	10 MARLA	16 MARLA	16 MARLA	KANAL
PLOT NOS	1047 TO 1088	1037 TO 1048	1538 TO 1542	1501 TO 1530	1543 & 1556
	1089 TO 1090	1049 TO 1054		1541 TO 1555	
		1511 TO 1534		1557 TO 1597	
BUILDING LINES					
FRONT	AS PER FRAME CONTROL DRG. NO. 3 OF JOB NO. 518	AS PER FRAME CONTROL DRG. NO. 3 OF JOB NO. 518	19'-6"	19'-6"	19'-6"
REAR			25'-0"	39'-0"	39'-0"
SIDE TOWARDS NORTH-EAST/SOUTH-EAST			10'-6"	10'-6"	12'-0"
SIDE TOWARDS NORTH-WEST/SOUTH-WEST			6'-0"	6'-0"	12'-0"
MAX. PERMISSIBLE SITE COVERAGE	- DO -	- DO -	50% FOR THE FIRST 250 SQ. YDS. OF SITE AREA.	35% FOR THE NEXT 250 SQ. YDS. OF SITE AREA.	30% FOR THE SITE AREA IN EXCESS OF 500 SQ. YDS.
MAX. HEIGHT OF BUILDINGS INCLUDING BARSATI	- DO -	- DO -	33'-0"	33'-0"	33'-0"
MAX. NO. OF STOREYS EXCLUDING BARSATI	- DO -	- DO -	TWO	TWO	TWO
MAX. NO. OF DWELLING UNIT PER STOREY PER SITE	- DO -	- DO -	ONE	ONE	ONE

NOTES ->

- (1) THE SITE SET BACK OF 17'-0" OCCURRING IN COLUMN 4 & 5 ABOVE SHALL BE SO DIVERSED IN CASE OF THE SITES ABUTTING ON ROADS, STREETS OR AREA SPECIFIED AS 'PUBLIC SPACE', 'COMMERCIAL/CULTURAL' OR 'RESERVED' THAT THE SET BACK OF THE 17'-0" SHALL OCCUR ALONG THE BOUNDARY DIVIDING THE SITE FROM ANOTHER.

- (1) IN CASE OF THE SITES IN THE DENSITY ZONES B2 & B4 PART OF THE RESIDENTIAL BUILDING INCLUDING GARAGE AND SERVANTS QUARTER NOT EXCEEDING THE HEIGHT OF 24'-0" (INCLUSIVE 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 10'-0" FROM THE FRONT BUILDING LINE. A BARSATI OR 'MUMTI' SHALL IN NO CASE, BE PERMITTED IN THE EXTENDED ZONE.
- (2) (a) IN THE CASE OF DENSITY ZONES A1, A2, B2, B4 & C1 OF THE PLOT/LOT LEVEL OF THE BUILDING SHALL BE OBTAINED FROM THE CHIEF ADMINISTRATOR BEFORE STARTING THE CONSTRUCTION.
- (b) BARSATI IF BUILT IN CASE OF DENSITY ZONES B2, B4 & C1 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 ANYTHING CONTAINED IN THE PUNJAB CAPITAL DEVELOPMENT AND REGULATION BUILDINGS RULES, 1952
- (a) DENSITY ZONES A1, A2 :- NO PROJECTION WHATSOEVER OTHER THAN THOSE SHOWN ON THE FRAME CONTROL DRG. NO. 3 OF JOB NO. 518 FOR DENSITY ZONE A1 & C1 OF JOB NO. 518 FOR DENSITY ZONE A2 SHALL BE ALLOWED.
- (b) DENSITY ZONES B2, B4 & C1 :- NO PROJECTION IN THE SHAPE OF SUN SHADE, CHALLANS, CANOPES OR BALCONIES PROJECTING MORE THAN 1'-6" BEYOND THE SIDE BUILDING LINE SHALL BE ALLOWED.
- (c) NO PROJECTIONS IN THE SHAPE OF SUN SHADE, CHALLANS, CANOPES 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 OWNER.

4) BOUNDARY WALLS & A-2:-

- (1) BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRAWING NO. 518 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 OF BUILDING LINE AND ABUT ON V-3 ROAD STREETS OR AREAS MARKED AS 'COMMERCIAL/CULTURAL', 'RESERVED' OR 'PUBLIC SPACES' AND ALONG THE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER.
- (2) BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRAWING NO. 518 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 ABUT ON STREETS AND AREAS MARKED AS 'RESERVED' OR 'PUBLIC SPACE' OR 'COMMERCIAL/CULTURAL'.
- (3) NO WALL NEED BE BUILT ALONG FRONT SIDE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER BUT IF BUILT, SHALL MEASURE 3'-0" IN HEIGHT & IN LEVEL WITH THE TOP OF THE FRONT BOUNDARY WALL.

- (1) DENSITY ZONES B2, B4 & C1 :-
- (a) WALLS OF THE SPECIFICATION AND DESIGN 'B' SHOWN IN DRG. NO. 518 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITE AS ABUT ON V-3 ROAD/STREETS AND AREAS MARKED AS 'RESERVED', 'PUBLIC SPACES' OR 'COMMERCIAL/CULTURAL'.
- (b) WALL ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISION SHALL, IF BUILT MEASURE 3'-0" IN HEIGHT THAT IS IN LEVEL WITH THE FRONT AND REAR BOUNDARY WALL.
- (c) THE CURVATURE OF BOUNDARY WALL ALONG CORNERS OF SITE SHALL BE IN ACCORDANCE WITH RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. NO. 518 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.
- (d) IN CASE OF SLOPING SITES, THE PRESORIBED HEIGHT OF WALLS MAY BE EXCEEDED OVER PORTION OF ITS LENGTH PROVIDED THAT NO POINT SHALL BE MORE THAN TWO FEET ABOVE THE PRESORIBED 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 :-**
- (a) THE GATE POSTS AND GATE SHALL BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG. NO. 518 READ WITH 518 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.
- (b) ONLY ONE GATE WITH GATE POSTS SHALL BE ERRECTED ALONG SUCH PORTIONS OF THE FRONT BOUNDARY OF THE SITE AS LIE IN FRONT OF THE BUILDING LINE.
- (c) ONLY ONE WICKET GATE OF THE DESIGN 'G' ILLUSTRATED ON DRG. NO. 518 MAY, HOW EVER BE ERRECTED ALONG SUCH PORTIONS OF BOUNDARIES OF SITE AS ABUT ON AN ACCESSIBLE STREET.
- 6. NUMBERING OF PREMISES :-**
- EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE PORTAL NUMBER THE SITE AS GIVEN IN THIS PLAN ON THE NUMBER PLATE PROVIDED FOR THE PURPOSE ON THE GATE POST. THE PORTAL NUMBER SHALL BE DISPLAYED IN NUMERALS OF THE DESIGN AND SPECIFICATIONS ILLUSTRATED ON DRG. NO. 518 AVAILABLE ON THE 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 OTHER FROM THE V-3 ROADS, AREA SHOW AS 'RESERVED', 'PUBLIC SPACES' OR 'COMMERCIAL / CULTURAL' SHALL BE ALLOWED.
- 9. APPLIED DECORATION LINE CROSSSES, SWATHIKAS ETC. SHALL NOT BE PERMITTED ON THE EXTERNAL FACE OF THE BUILDING OR OF THE BOUNDARY WALLS. NAMES OF PERSONS OR HOUSES, HOWEVER MAY BE ALLOWED ON THE SPACE ASSIGNED FOR THE PURPOSE ILLUSTRATED ON DRAWING 518 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.**
- 10. THE WATER STORAGE TANKS AND OTHER PLUMBING ETC. SHALL NOT BE SHOWN ON ANY FACE OF THE BUILDINGS BUT SHALL BE SUITABLY ENGAGED.**
- 11. DUST BIN**
- THE SIZE, SHAPE, SPECIFICATION AND DESIGN OF THE DUST BIN SHALL BE AS SHOWN IN DRG. NO. 518 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.

REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FILLED IN ADDITION TO THE ONES CONTAINED IN PUNJAB CAPITAL DEVELOPMENT AND REGULATION BUILDINGS RULES, 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 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 IN COLUMN 1
	ROADS/STREETS	ROAD, FURNITURE AND AMENITIES.
	PUBLIC SPACES	LANDSCAPE FEATURES AND PUBLIC AMENITIES, NO BUILDING PERMISSIBLE.
	RESIDENTIAL	RESIDENTIAL BUILDINGS.
	EDUCATIONAL	EDUCATIONAL BUILDING.
	COMMERCIAL/CULTURAL (SPECIAL AREA)	PUBLIC OFFICES, CULTURAL INSTITUTIONS OR COMMERCIAL BUILDINGS AS PER ARCHITECTURAL 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 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 UNITS PER SITE, SHALL BE SPECIFIED IN TABLE 'B'.

NOTE:
SIGNED BY THE CHIEF ADMINISTRATOR AS COMPILED WITH THE MEMO NO. UT-F2-75/9960/4770, DATED 20.09.75

NOTE -
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG. NO. 2 OF JOB NO. 59 DATED 26.10.74 AND PREPARED ON 12.03.2007.

Prepared by: Vishal Chauhan, Manchan Shama, Daljeet Singh
Checked by: (blank), (blank), A.T.P.

Sd/- K.K. MOOKERJEE
CHIEF ADMINISTRATOR

Sd/- CHIEF ARCHITECT
Sd/- SENIOR TOWN PLANNER

Sd/- DWLW TOWN PLANNER
Sd/- ASST. TOWN PLANNER

SCALE : 80 FEET TO AN INCH

Sd/- DRAWN BY: (blank)
Sd/- CHECKED BY: (blank)

DRG NO. - 23 JOB NO. - 59 DATE : 26.10.74

ZONING PLAN OF SECTOR - 38 B