

CHANDIGARH PROJECT



NOTE : DATED 27.9.1991
OPEN LAND ALONG BLOCK B & C CHANCED FROM PUBLIC SPACE TO RESIDENTIAL USE AND SUBDIVISION IN A.B.C. BLOCKS OMITTED AS APPROVED BY F.S. VIDE HIS MEMO NO. 3.1.18 UTFI (3) -91 / 9033 DATED 4.8.91.

R.K. SHARMA
A.T.P.
THIS DRG. HAS BEEN APPROVED AND SIGNED BY THE CHIEF ADMINISTRATOR VIDE MEMO NO. 6359- UTFI (2) - 80 / 15244 DATED: 21.10.80

SD:-
A.T.P.

NOTE :
THE SITE FOR SSK HAS BEEN MARKED AS PER APPROVAL RECEIVED FROM THE F.S. CLM CHIEF ADMN. VIDE MEMO NO.21/17264 - UTFI (3) - 2005 / 2445, DATED 30.03.2005.

SD:-
SWATI ANAND
A.T.P.

NOTE :
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 11, JOB NO. 68, DATED 06-09-1980 AND PREPARED ON DATED 09-03-2007.

Prepared by S.K. Madan Dajet Singh
Checked by A.T.P.

AGRICULTURAL LAND

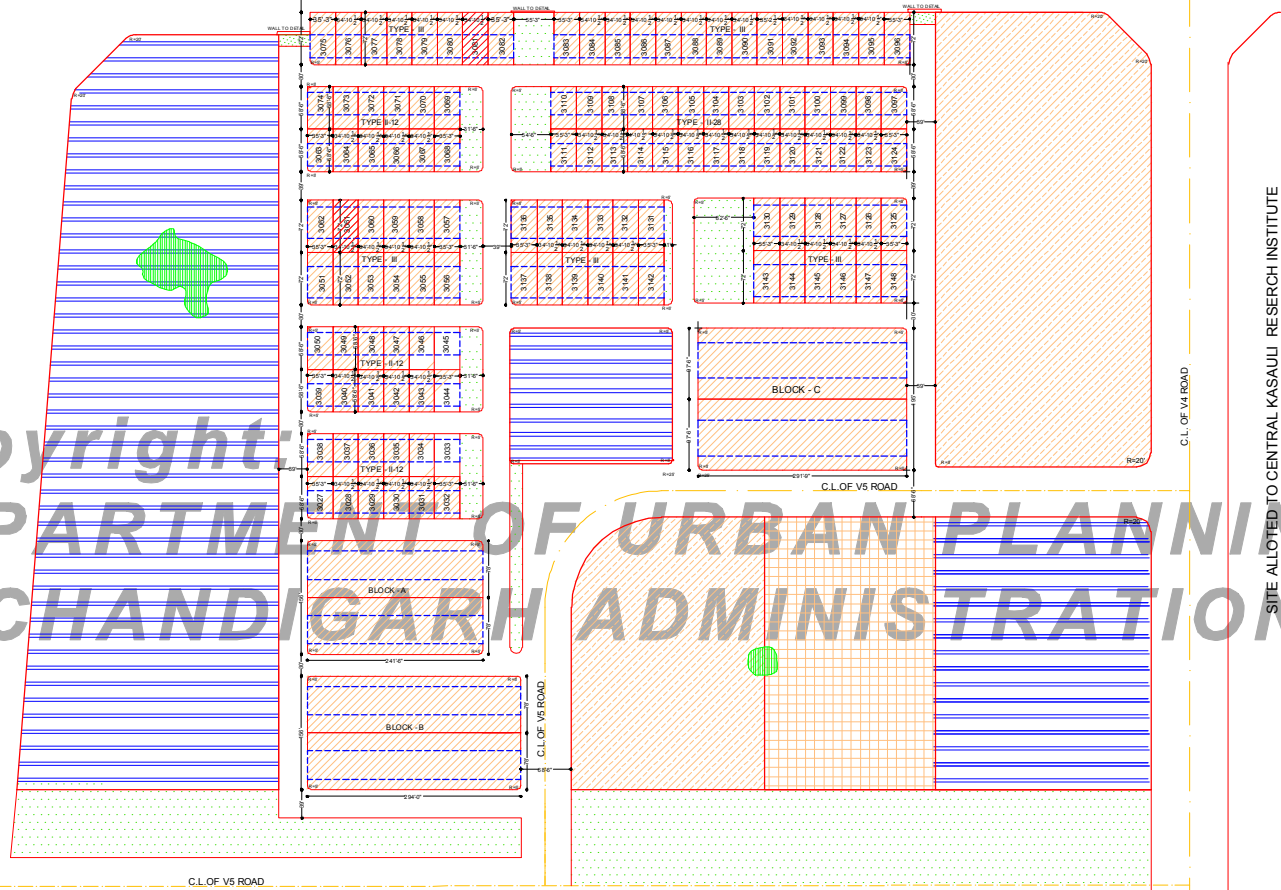
JUNCTION TO DETAIL

C.L. OF V3 ROAD

JUNCTION TO DETAIL

AGRICULTURAL LAND

C.L. OF V2 ROAD



SITE ALLOTTED TO CENTRAL KASAUJI RESEARCH INSTITUTE

SECTOR 39-C

DIRECTIONS ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF POWERS CONFERRED UPON HIM UNDER SECTION 4 OF THE CAPITAL OF PUNJAB (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) 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 TABLE 'A' BELOW AND IN NO OTHER MANNER WHATSOEVER.

TABLE 'A' (USE ZONES)

NOTATION	PERMISSIBLE USE OF LAND AS IN COLUMN '1'	TYPE OF BUILDING PERMISSIBLE ON LAND MARKED AS COLUMN '2'
	ROADS	ROAD, FURNITURE
	PUBLIC SPACES	LAND SCAPE FEATURES
	RESIDENTIAL	RESIDENTIAL BUILDINGS
	EDUCATIONAL	EDUCATIONAL BUILDINGS
	COMMERCIAL/CULTURAL (SPECIAL AREAS)	PUBLIC OFFICES, CULTURAL INSTITUTIONS OR COMMERCIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS.
	RESERVED	POLICE STATION/ 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 THE FOLLOWING DENSITY ZONES AND 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 AS SPECIFIED IN TABLE 'B'.

TABLE 'B' (DENSITY ZONES)

DENSITY ZONE	TYPE II	TYPE III	TYPE IV	TYPE V
PLOT NOS	3027 TO 3030 3063 TO 3074 3097 TO 3128	3051 TO 3052 3075 TO 3096 3125 TO 3148	3001 TO 3126	3149 TO 3164
BUILDING LINE				
FRONT	7'-10 1/2"	9'-4 1/2"	14'-3"	19'-6"
REAR	19'-10 1/2"	29'-7 1/2"	24'-0"	29'-3"
MAXIMUM PERMISSIBLE SITE COVERAGE	(1) 50% FOR THE FIRST 250 SQ YDS OF SITE AREA. (2) 35% FOR THE NEXT 250 SQ YDS OF SITE AREA. (3) 25% OF THE SITE AREA IN EXCESS OF 500 SQ YDS.			
MAXIMUM HEIGHT OF BUILDINGS	33'-0"	33'-0"	33'-0"	33'-0"
MAXIMUM NUMBER OF STOREYS	THREE	THREE	THREE	THREE
MAX NUMBER OF DWELLING UNITS PER STOREY PER SITE	ONE	ONE	ONE	ONE

NOTE :-
(a) THE FRONT BUILDING LINE AS INDICATED IN THE TABLE 'B' ABOVE ARE COMPULSORY AND THE REAR BUILDING LINE MAY NOW EVER BE RECESSED, BUT THE SAME (REAR BUILDING LINE) SHALL BE UNIFORMLY MAINTAINED FOR EACH BLOCK.
(b) THE PLINTH LEVEL OF THE BUILDINGS SHALL BE OBTAINED FROM THE CHIEF ADMINISTRATOR BEFORE STARTING THE CONSTRUCTION.
(c) NO SITE SHALL BE SUB-DIVIDED.

3. PROJECTION BEYOND BUILDING LINE :-

NO PROJECTION IN THE SHAPE OF SUN - SHADE, CHAIJAS, CANOPIES OR BALCONIES EXCEEDING 6'-0" BEYOND THE FRONT OR REAR BUILDING LINES SHALL BE ALLOWED PROVIDED FURTHER THAT NO PROJECTION IS ALLOWED ON LAND NOT OWNED BY THE PLOT OWNER.

4. BOUNDARY WALLS

(1) BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRAWING S/6 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 STREETS. AREAS MARKED AS "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 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 ABUT ON STREET AND AREAS MARKED AS "RESERVED" OR "PUBLIC SPACES" OR "COMMERCIAL", "RESERVED".
(3) WALL ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL BE BUILT MEASURE 3/4" IN HEIGHT THAT IS IN LEVEL WITH THE FRONT AND REAR BOUNDARY WALLS.
(4) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADII INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.
(5) IN CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF WALLS 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 CENTRE OF THE FINISHED LEVEL OF THE STREET TO WHICH THE SITE HAS ACCESS

5. GATE POSTS AND GATES :-

(a) 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 LIE IN FRONT OF THE FRONT BUILDING LINE.

(b) ONLY ONE WICKET GATE OF THE DESIGN G-1 ILLUSTRATED ON DRG NO S/5 MAY, HOWEVER, BE ERected ALONG SUCH PORTION OF BOUNDARIES OF SITE AS ABUT 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 NO. PLATE PROVIDED FOR THE PURPOSE OF THE GATE POST. THE POSTAL NO. SHALL BE DISPLAYED IN NUMBERS OF THE DESIGN AND SPECIFICATIONS ILLUSTRATED ON THE DRGNO. S/6 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

7. DUST BIN :-

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

8. ACCESS AND EXIT:-

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

9. APPLIED DECORATION:-

APPLIED DECORATIONS LIKE CROSSES, SWASTIKAS 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 AND ILLUSTRATED ON DRAWING NO S/6 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

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

11. PROTECTED TREES:-

TREES MARKED AS IN THIS PLAN SHALL BE DEEMED TO BE PROTECTED TREES UNDER THE CHANDIGARH TREES PRESERVATION ORDER, 1962

CHIEF ADMINISTRATOR

CHIEF ARCHITECT

SENIOR TOWN PLANNER

DIVN. TOWN PLANNER

ASST. TOWN PLANNER

SCALE :- 80 FEET TO AN INCH

DRAWN:- Abninder

CHECKED:- Sd/-

DRG. NO. 11

JOB NO.68

DATE 6.9.80

ZONING PLAN OF SECTOR - 39-D