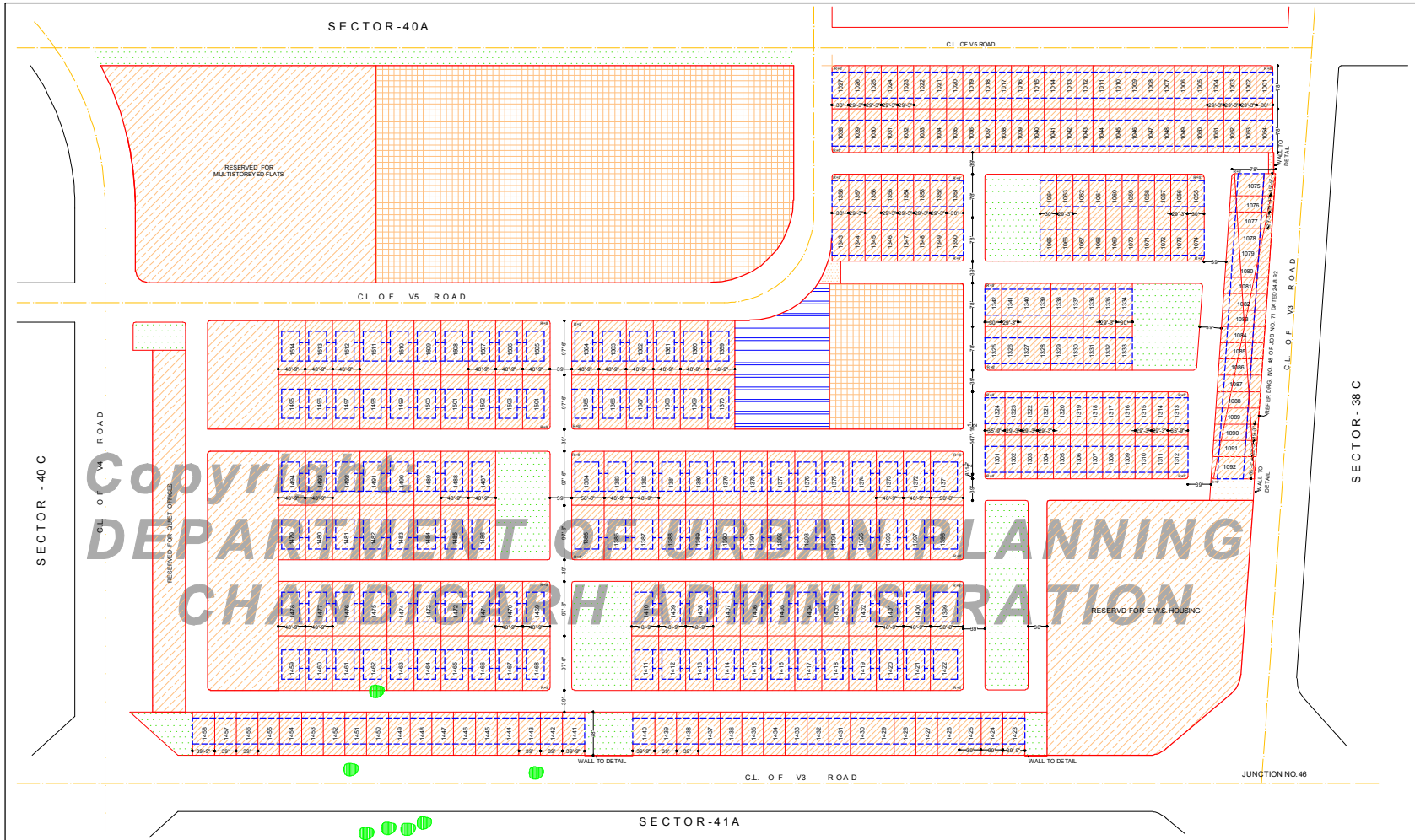

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DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMINISTRATION

REQUIREMENT OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE ONES CONTAINED IN THE 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 WHATEVER.

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	LAND SCAPE FEATURES AND PUBLIC AMENITIES ,NO BUILDING PERMISSIBLE.
	RESIDENTIAL	RESIDENTIAL BUILDINGS.
	EDUCATIONAL	EDUCATIONAL BUILDINGS.
	COMMERCIAL (SPECIAL AREA)	COMMERCIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS.
	RESERVED	MULTI STOREYED FLATS / E.W.S. HOUSING/QUIET OFFICES/OTHER PUBLIC BUILDINGS/ANY OTHER USE AS APPROVED BY THE CHIEF ADMINISTRATOR.

NOTES:- 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 UNITS PER SITE SHALL BE AS SPECIFIED IN TABLE 'B'

TABLE 'B' (DENSITY ZONES)

1	2	3	4
DENSITY ZONES	A 10 MARLA	A1 15 MARLA	B 1 KANAL
PLOT NUMBERS	1001 TO 1092 1301 TO 1358	1423 TO 1458	1359 TO 1422 1459 TO 1514
BUILDING LINES FRONT REAR SIDE TOWARDS NORTH - EAST. SIDE TOWARDS SOUTH - WEST.	AS PER FRAME CONTROL DRG. NO. 1, JOB NO 518	AS PERFRAME CONTROLDRG. NO-1, JOB NO 518	15'-6" 2'-6" 1'-0" 6'-0"
MAXIMUM PERMISSIBLE SITE COVERAGE			i) 50% FOR THE FIRST 250 SQ.YDS. OF SITE AREA ii) 33% FORTHE NEXT 250 SQ. YDS. OF SITE AREA iii) 25% FOR THE SITEAREA IN EXCESS OF 500SQ.YDS.
MAXIMUM HEIGHT OF BUILDING INCLUDING BARSATI	-DO-	-DO-	33'-0"
MAX. NUMBER OF STOREYS EXCLUDING BARSATI	-DO-	-DO-	TWO
MAXIMUM NUMBER OF DWELLING UNITS PER STOREY PER SITE	ONE	ONE	ONE

NOTE:-

i) THE SIDE SET BACK OF 1'0"-6" AND 6'-0" OCCURING IN COLUMN '4' ABOVE SHALL BE SO REVERSED IN CASE OF SITES ABUTING ON ROADS , STREETS OR AREA SPECIFIED AS "PUBLIC SPACES" " COMMERCIAL",OR "RESERVED" THAT THE SET BACK OF 10'-6" SHALL OCCUR ALONG THE BOUNDARY DIVIDING THE SITE FROM ONE ANOTHER.

ii) IN CASE OF SITES IN THE DENSITY ZONE B, PART OF THE RESIDENTIAL BUILDING INCLUDING GARAGE AND SERVANT QUARTERS (NOT EXCEEDING THE HEIGHT 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 19'-6" FROM THE FRONT BUILDING LINE . A BARSATI OR MUMTI SHALL ,IN NO CASE BE PERMITTED IN THIS EXTENDED ZONE.

3.(a) IN CASE OF DENSITY ZONES A,A1 AND B THE PLINTH LEVEL OF THE BUILDING SHALL BE OBTAINED FROM THE PUBLIC HEALTH DEPARTMENT BEFORE STARTING THE CONSTRUCTION .

(b) BARSATI ,IF BUILT, IN CASE OF DENSITY ZONES B2 AND C-1 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) BUILDING RULE 1952.

(a) DENSITY ZONES A, A1:-

(i) NO PROJECTION WHAT SO EVER OTHER THAN THOSE SHOWN ON THE FRAME CONTROL DRG. NO. 1 JOB NO 518 SHALL ALLOWED

(b) DENSITY ZONE B:-

(i) NO PROJECTION SHALL BE ALLOWED ON LAND NOT OWNED BY PLOT OWNER.

(ii) NO PROJECTION IN THE SHAPE OF SUN SHADES, CHAJJAS ,CANOPIES OR BALCONIES PROJECTING MORE THAN 1'-6" BEYOND THE SIDE BUILDING LINES SHALL BE ALLOWED.

(iii) NO PROJECTION IN THE SHAPE OF SUN SHADES, CHAJJAS ,CANOPIES OR BALCONIES EXCEEDING 4'-6" BEYOND THE FRONT OR REAR BUILDING LINES SHALL BE ALLOWED.

4. BOUNDARY WALLS:-

(a) DENSITY ZONES A,A1:-

(i) BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRG. 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 ABUT ON V3 ROADS OR AREAS MARKED AS "COMMERCIAL","RESERVED" OR "PUBLIC SPACES" AND ALONG THE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER.

(ii) BOUNDARY 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 FRONT BOUNDRIES OF SITE AS LIE IN THE FRONT OF THE FRONT BUILDING LINES AND ABUT ON STREETS AND AREAS MARKED AS "RESERVED", PUBLIC SPACES"OR "COMMERCIAL".

(iii) NO WALL NEED BE BUILT ALONG FRONT SIDE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER BUT IF BUILT ,SHALL MEASURE 3'-8 1/2 " IN HEIGHT i.e. IN LEVEL WITH THE TOP OF THE FRONT BOUNDARY WALL.

(b) DENSITY ZONE B:-

(i) WALLS OFTHE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRG. NO S/5 AVILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION, SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABUT ON V3 ROADS / STREETS AND AREAS MARKED AS"RESERVED","PUBLIC SPACES" OR"COMMERCIAL".

(ii) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL IF BUILT MEASURES 3'-8 1/2" IN HEIGHT THAT IS IN LEVEL WITH THE FRONT AND REAR BOUNDARY WALLS.

(C) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADII INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. NO S/5 AVILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.

(d) 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 2 FEET ABOVE THE PRESCRIBED HEIGHT.

NOTE:- "HEIGHT" AS APPLIED TO A BOUNDARY WALLS SHALL MEAN THE VERCTICAL 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) THE GATE POSTS AND GATE SHALL BE OF ONE OF THE TYPE, DESIGNS AND SPCIFICATIONS SHOWN IN DRG S/5 READ WITH S/6 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPICATION. 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.

(b) ONLY ONE WICKET GATE OF 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 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 SPECIFICATION ILLUSTRATED ON THE DRAWING NO S/5 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 V 3 ROAD, AREAS SHOWN AS "RESERVED"PUBLIC SPACES" OR "COMMERCIAL" SHALL BE ALLOWED.

9. APPLIED DECORATIONS LIKE CROSSES,SWASTIKAS ETC.SHALL NOT BE PERMITTED ON EXTERNAL FACE OF THE BUILDING ORTHE BOUNDARY WALL NAMES OF PERSONS OR HOUSES , HOWEVER , MAY BE ALLOWED ON THE SPACE ASSIGNED FOR THE PURPOSE AND ILLUSTRATED ON DRG. NO S/5 AVAILABLE ON APPLICATION FROM THECHIEFADMINISTRATOR.

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

11. DUST BIN

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

CHANDIGARH PROJECT

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CLAUSE I OF THE ZONING PLAN HAS BEEN AMMENDED AS PER THE APPROVAL ACCORDED BY THE F.S. VIDE HIS MEMO NO.21/1/130 - UTFI (3) - 2001 / 114 DATE03.1.2002

sd/-
A.T.P

THIS DRAWING HAS BEEN APPROVED AND SIGNED BY THE CHIEF ADMINISTRATOR VIDE MEMO NO.U T-7712 -F2 - 76/1870 DATED 5.2.77

sd/-
A.T.P

NOTE :-
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG NO. 11 OF JOB NO. 71 DATED 18.05.76 AND PREPARED ON 16-03-2007.

Vishal Chauhan.	S.K.Madan	Daljeet Singh
PREPARED BY	CHECKED	A.T.P.

Sd/-
CHIEF ADMINISTRATOR

Sd/-	Sd/-
CHIEF ARCHITECT	**SENIOR TOWN PLANNER**
Sd/-	Sd/-
DIVNL TOWN PLANNER	**ASSTT.TOWN PLANNER**

SCALE : 80 FEET TO AN INCH

NIRMAL SINGH	Sd/-
DRAWN BY:	CHECKED BY:

DRG NO. - 11	JOB NO. - 71	DATE : 18.05.76

ZONING PLAN OF SECTOR - 40 B