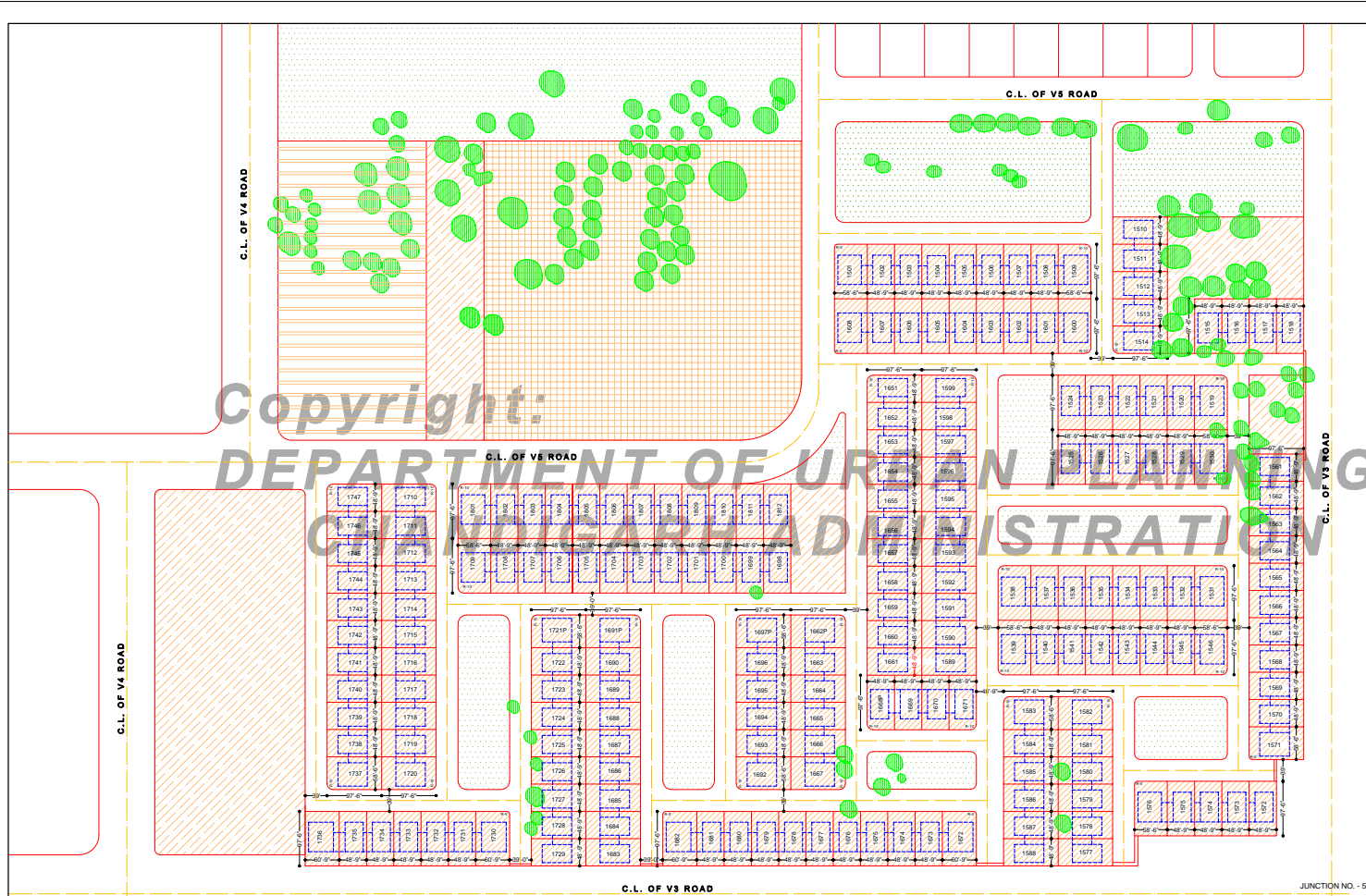


CHANDIGARH PROJECT



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DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMINISTRATION



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 UTILIZED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN TABLE 'A' BELOW AND IN NO OTHER MANNER WHATSOEVER.

TABLE - 'A' (USE ZONES)		
NOTATIONS	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1	TYPES OF BUILDINGS PERMISSIBLE ON LAND MARKED AS COLUMN 2
	ROADS / STREETS	ROAD, FURNITURE AND AMENITIES.
	PUBLIC SPACES	LAND SCAPE FEATURES, PUBLIC & COMMUNITY BUILDINGS AND PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS.
	INSTITUTIONAL	RESERVED FOR EDUCATIONAL BUILDINGS.
	COMMERCIAL (SPECIAL AREA)	COMMERCIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS.
	RESERVED	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. RESIDENTIAL ZONE :-
THE RESTRICTIONS GOVERNING THE 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 IN THE RESIDENTIAL ZONE REFERRED TO IN TABLE 'A' UNDER CLAUSE (1) ABOVE, SHALL BE AS SPECIFIED IN TABLE 'B' BELOW.

TABLE - 'B'	
1. BUILDING LINES	19'-6"
(a) FRONT	25'-6"
(b) REAR	6'-0"
(c) SIDE TOWARDS NORTH, EAST, SOUTH, EAST NORTH, WEST SOUTH, WEST	6'-0"
2. MAXIMUM PERMISSIBLE SITE COVERAGE.	50% FOR THE FIRST 250 SQ. YARDS OF SITE AREA 33% FOR THE NEXT 250 SQ. YARDS OF THE SITE AREA 25% OF THE AREA IN EXCESS OF 500 SQ. YARDS
3. MAXIMUM HEIGHT OF BUILDING INCLUDING BARSATI	33'-0"
4. MAXIMUM NUMBER OF STOREYS EXCLUDING BASATI	TWO
5. MAXIMUM NUMBER OF DWELLING UNITS PER STOREY PER SITE.	ONE

NOTES :-
(1) THE SIDE SET BACK OF 10'-6" SPECIFIED ABOVE SHALL BE SO REVERSED IN CASE OF SITES SITTING ON ROADS, STREETS OR AREAS 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.

(2) PART OF THE RESIDENTIAL BUILDING INCLUDING GARAGE AND SERVANTS QUARTER, NOT EXCEEDING THE HEIGHT OF 24'-6" (INCLUDING 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'-6" FROM THE FRONT BUILDING LINE. A BARSATI OR MATMI SHALL IN NO CASE, BE PERMITTED IN THIS EXTENDED ZONE.

(3) (a) THE FINISH LEVEL OF THE BUILDINGS SHALL BE OBTAINED FROM THE CHIEF ADMINISTRATOR BEFORE STARTING THE CONSTRUCTION.
(b) BARSATI, IF BUILT, SHALL NOT COVER MORE THAN 50% OF THE AREA COVER ON GROUND FLOOR.
(c) NO SITE SHALL BE SUB DIVIDED.

3. PROJECTION BEYOND BUILDING LINE :-
NOT WITHSTANDING ANYTHING CONTAINED IN THE PUNJAB CAPITAL DEVELOPMENT AND REGULATION BUILDING RULES, 1952.
(a) 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.
(b) 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) WALLS OF THE SPECIFICATIONS AND DESIGN 'B' AS SHOWN IN DRAWING NO. S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABUT ON V-3 ROADS / STREETS AND AREAS MARKED AS RESERVED, PUBLIC SPACES OR COMMERCIAL.
(b) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT, MEASURE 1'-6" IN HEIGHT THAT BE 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 BOUNDARIES INDICATED IN THE PLAN AND ILLUSTRATED IN DRG. NO. S/1 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.
(d) IN CASE OF BLOWING SITES, THE PRESCRIBED HEIGHT OF WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT AT 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 AN ACCESS.

5. GATE POSTS AND GATE :-
(a) THE GATE POSTS AND THE GATE SHALL BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRAWING NO. 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 BUILDING LINE.
(b) ONLY ONE METRE GATE OF THE DESIGN 'B' ILLUSTRATED ON DRAWING NO. S/6 MAY, HOWEVER, BE ERECTED ALONG SUCH PORTION OF BOUNDARIES OF SITES AS ABUT ON AN ACCESSIBLE STREET.

6. NUMBERING OF PERMISES :-
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 OF THE GATE POST. THE POSTAL NUMBER SHALL BE DISPLAYED IN NUMERALS OF THE DESIGN AND SPECIFICATIONS ILLUSTRATED ON THE DRAWING NO. S/5 AVAILABLE ON 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 & EXIT :-
NO ACCESS EITHER FROM THE V-3 ROADS, AREAS SHOWN AS RESERVED, PUBLIC SPACES OR COMMERCIAL SHALL BE ALLOWED.

9. APPLIED DECORATION LINE CROSSINGS, SWASTIKAS ETC. SHALL NOT BE PERMITTED ON THE EXTERNAL FACE OF THE BUILDING OR OF THE BOUNDARY WALL NAME OF PERSONS OR HOUSES HOWEVER MAY BE ALLOWED ON THE SPACE ASSIGNED FOR THE PURPOSE AND ILLUSTRATED ON DRAWING NO. S/5 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

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

NOTE :-
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG NO. 10 OF JOB NO. 61 DATED 12.04.71 AND PREPARED ON 15-02-2007.

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DRAWN BY: Sd/- P.P. SINGH
CHECKED:

SCALE : 80 FEET TO AN INCH

DRG NO. - 10 JOB NO. - 61 DATE: 12.04.71

ZONING PLAN OF SECTOR - 33 D