

CHANDIGARH PROJECT



SECTOR - 22

NOTE :-
THIS ZONING PLAN HAS BEEN APPROVED & SIGNED BY THE CHIEF ADMINISTRATOR AS CONVEYED VIDE HIS MEMO NO 1218-U.F.T. (2) - 80 6188 DATED CHANDIGARH THE 28-8-80.

A.T.P. (W)

NOTE :-
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG NO. 35 OF JOB NO. 58 DATED 06.02.80 AND PREPARED ON 16-02-2007.

Vinod Chauhan S.K.Madan Dajpat Singh
PREPARED BY CHECKED A.T.P.

Sd/- CHIEF ADMINISTRATOR

Sd/- S.G.NANGIA Sd/- SURJEET SINGH
SENIOR TOWN PLANNER ASSTT TOWN PLANNER
CHIEF ARCHITECT

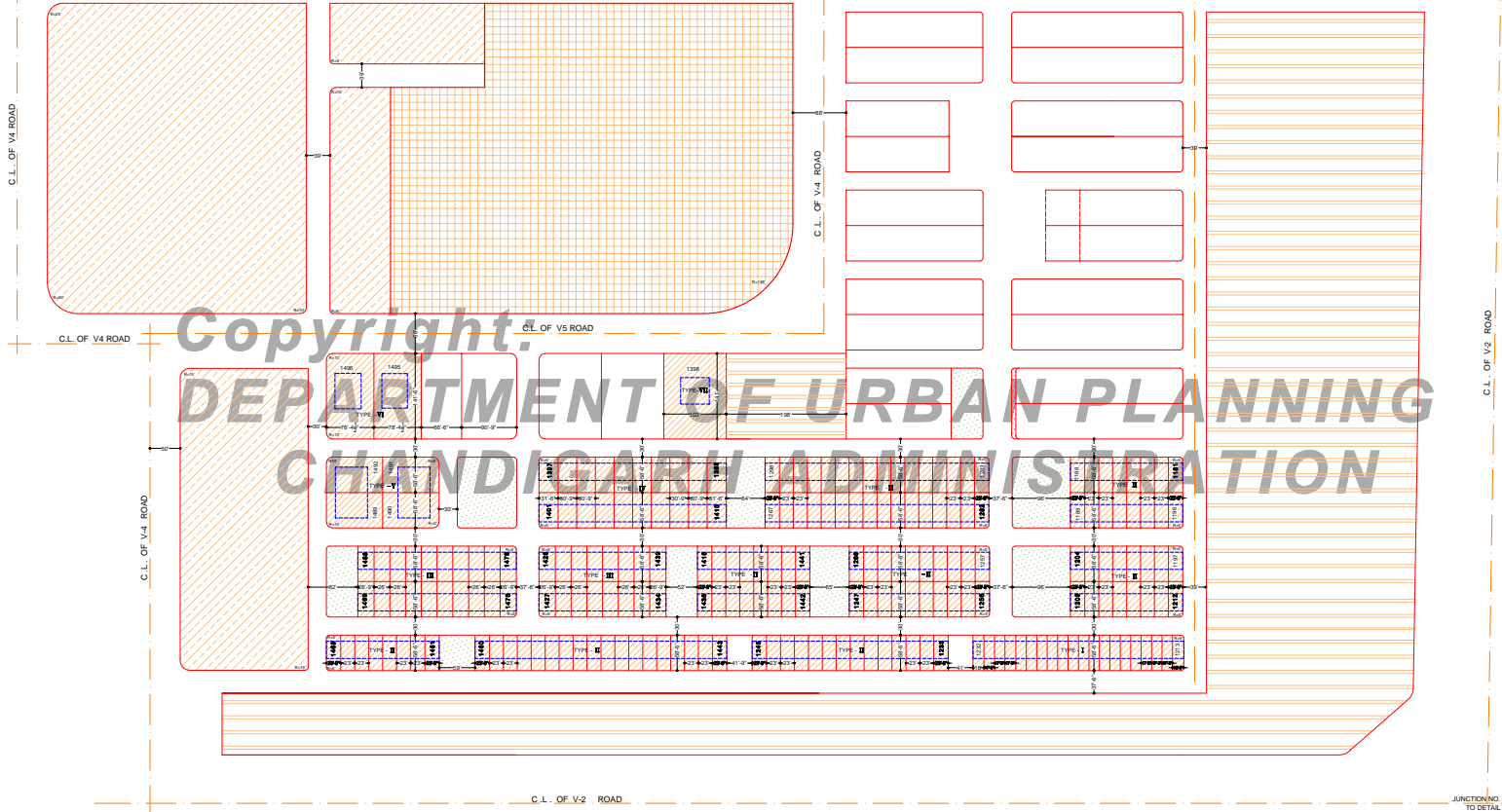
Sd/- Y.K.SAXENA Sd/- S.P.WADEHRA
TOWN PLANNER ASSTT TOWN PLANNER

Sd/- MANGAT Sd/-
DRAIN BY CHECKED

DRG NO. - 35 JOB NO. - 58 DATE:06.02.80

ZONING PLAN OF SECTOR - 35 B

SECTOR - 35 C



SECTOR - 34

DIRECTIONS ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF POWERS CONFERRED UPON HIM UNDER SECTION - 4 OF THE CAPITAL DEVELOPMENT AND REGULATION ACT-1962.
REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE ONES CONTAINED IN THE PUNJAB CAPITAL DEVELOPMENT AND REGULATION BUILDING RULES, 1962, 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 NO OTHER MANNER WHAT SO EVER.

TABLE 'A' (USE ZONES)

1	2	3
NOTATIONS	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1	TYPES 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.
	COMMERCIAL/CULTURAL (SPECIAL AREA)	PUBLIC OFFICES, CULTURAL INSTITUTIONS OR COMMERCIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS.
	EDUCATIONAL	EDUCATIONAL BUILDINGS
	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. DENSITY ZONES :-
RESIDENTIAL ZONE REFERRED TO IN TABLE 'A' UNDER CLAUSE 1 ABOVE IS HERE BY SUB-DIVIDED INTO THE FOLLOWING DENSITY ZONES AND THE RESTRICTIONS GOVERNING ERECTION AND THE ERECTIONS OF SPACES ABOUT BUILDINGS (MANSAB) 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	1		2		3		4		5	
	TYPE - I, II, III		TYPE IV		TYPE V		TYPE VI		TYPE VII, VIII	
PLOT NUMBERS	1181 TO 1208 1289 TO 1307 1411 TO 1488		1389 TO 1397 1421 TO 1412		1489 TO 1492 1598, 1495 & 1496					
BUILDING LINE FRONT	11'-3"		11'-3"		15'-0"		29'-3"		29'-3"	
BUILDING LINE REAR	19'-6"		15'-0"		6'-0"		39'-0"		12'-0"	
BUILDING LINE SIDE	---		---		---		---		---	
MAXIMUM PERMISSIBLE SITE COVERAGE	---		---		---		(i) 50% FOR THE FIRST 250 SQ. YDS. OF SITE AREA (ii) 33% FOR THE NEXT 250 SQ. YDS. OF SITE AREA (iii) 20% OF THE SITE AREA IN EXCESS OF 5000 SQ. YDS.		---	
MAXIMUM HEIGHT OF BUILDING INCLUDING BARISAT	33'-0"		33'-0"		33'-0"		33'-0"		33'-0"	
MAX. NUMBER OF STOREYS EXCLUDING BARISAT	TWO		TWO		TWO		TWO		TWO	
MAXIMUM NUMBER OF DWELLING UNIT PER STOREY PER SITE	ONE		ONE		ONE		ONE		ONE	

NOTE :-
(i) IN CASE OF DENSITY ZONE 'A' & 'B' THE FRONT BUILDING LINE IS COMPULSORY & THE REAR BUILDING LINE MAY HOWEVER BE RECESSED IN 'B' DESIRED, BUT THE SAME REAR BUILDING LINE SHALL BE UNIFORMLY MAINTAINED FOR EACH BLOCK.
(ii) FINISH LEVEL OF THE BUILDING SHALL BE OBTAINED FROM THE CHIEF ADMINISTRATOR BEFORE STARTING THE CONSTRUCTION.
(iii) 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, 1962.
(a) DENSITY ZONE 'A & B' :- NO PROJECTION IN THE SHAPE OF SUN SHADE, CHAJJAS, CANOPIES OR BALCONIES EXCEEDING 4'-0" BEYOND THE FRONT OR REAR BUILDING LINE SHALL BE ALLOWED. PROVIDED FURTHER THAT NO PROJECTION IS ALLOWED ON LAND NOT OWNED BY THE PLOT OWNER.
(b) DENSITY ZONE 'C & D' :- NO PROJECTION IN THE SHAPE OF SUN SHADE, CHAJJAS, CANOPIES OR BALCONIES EXCEEDING 6'-0" BEYOND THE FRONT OR REAR BUILDING LINES SHALL BE ALLOWED. PROVIDED FURTHER THAT NO PROJECTION SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITE AS LIE AT THE BACK OF THE REAR BUILDING LINES AND ABUT ON STREETS. AREA MARKED AS 'RESERVED' OR 'PUBLIC SPACES' PROJECTING MORE THAN 4'-0" BEYOND THE SIDE BUILDING LINES SHALL BE ALLOWED.

4. BOUNDARY WALLS :-
(a) BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRG. NO 35 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITE AS LIE IN FRONT OF THE FRONT BUILDING LINES AND ABUT ON STREETS AND AREAS MARKED AS 'RESERVED', 'PUBLIC SPACES' OR 'COMMERCIAL'.
(b) BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRG. NO 35 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', 'PUBLIC SPACES' OR 'COMMERCIAL'.
(c) BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRG. NO 35 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITE AS LIE IN FRONT OF THE FRONT BUILDING LINES AND ABUT ON STREETS AND AREAS MARKED AS 'RESERVED', 'PUBLIC SPACES' OR 'COMMERCIAL'.
(d) 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.
(e) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH RADII INDICATED ON THIS PLAN AND ILLUSTRATED PLANS NO 35 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.
(f) IN CASE OF OPENING OF WALLS, 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 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 GATES :-
(a) THE GATE POSTS AND GATE SHALL BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG. NO. 35 READ WITH 58 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION. ONLY ONE GATE WITH GATE POSTS SHALL BE ERECTED ALONG SUCH PORTIONS OF THE FRONT BOUNDARY OF THE SITE AS LIE IN FRONT OF THE FRONT BUILDING LINE.
(b) ONLY ONE WOCKET GATE OF DESIGN 'G-1' ILLUSTRATED ON DRG NO 35 MAY, HOWEVER BE ERECTED ALONG SUCH PORTION OF BOUNDARIES OF SITE AS ABUT ON ANY ACCESSIBLE STREET.

6. NUMBERING OF PREMISES :-
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 DRAWING '55' 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 DRAWING NO 56 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.

8. ACCESS AND EXIT :-
NO ACCESS EITHER FROM THE V-3 ROADS, AREAS SHOWN AS 'RESERVED', 'PUBLIC SPACES' & 'COMMERCIAL' SHALL BE ALLOWED.

9. APPLIED DECORATIONS LIKE CROSSES, 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 SPACES ASSIGNED FOR THE PURPOSE AND ILLUSTRATED ON DRG. NO. 55 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

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