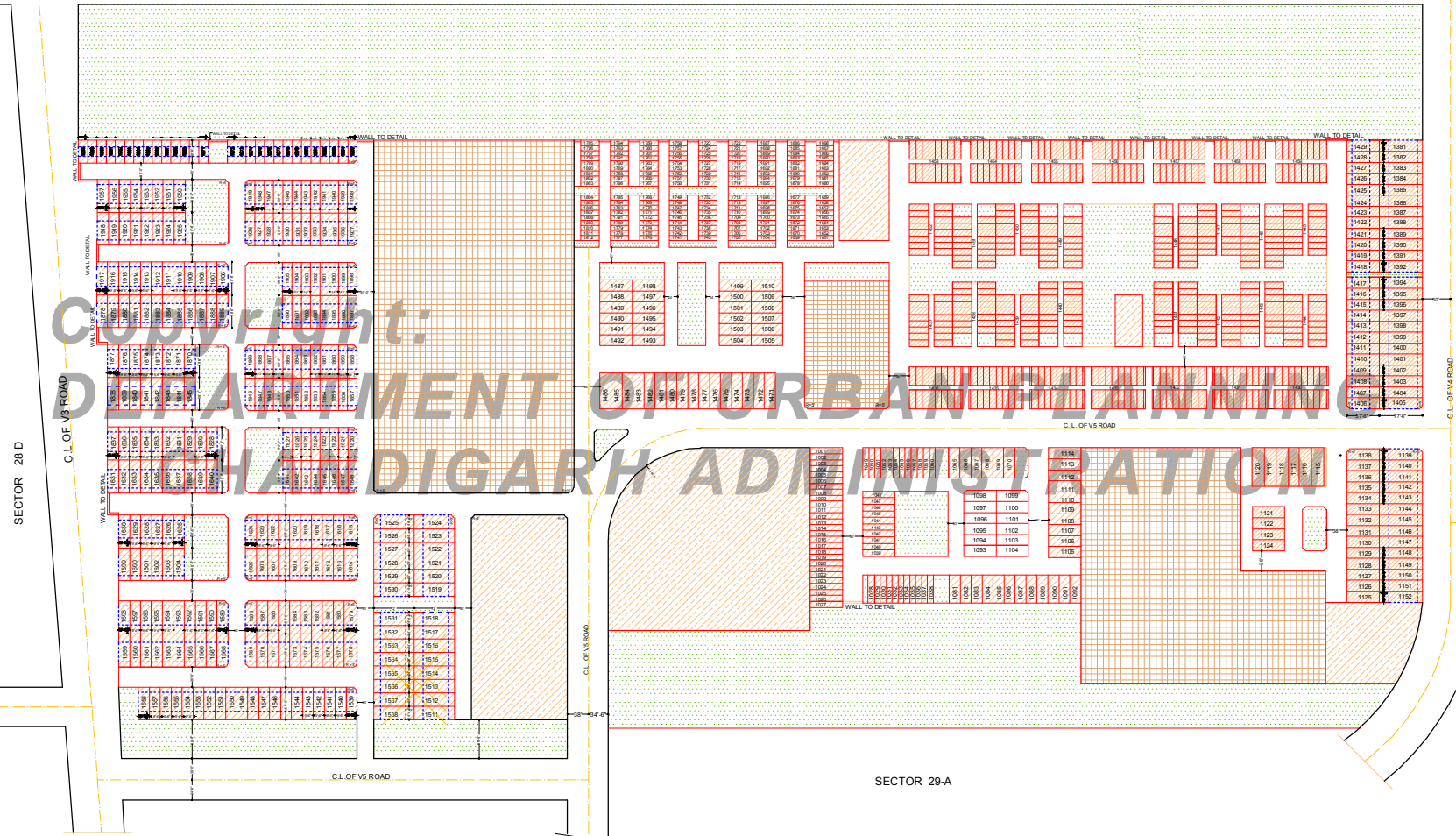


INDUSTRIAL AREA PHASE 1

C.L. OF V2 ROAD PURV MARG

CHANDIGARH PROJECT



DIRECTIONS ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF POWER, CONFERRED UPON HIM UNDER SECTION 4 OF THE CAPITAL OF PUNJAB (DEVELOPMENT AND REGULATION) ACT 1952.

REQUIREMENT 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 ENACTMENT.

1. USE ZONES-

THE LAND SHOWN IN THE ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN THE TABLE BELOW AND IN NO OTHER MANNER WHATSOEVER.

1	2	3
PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1.	ROADS / STREETS	ROADS / STREETS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1.
PUBLIC SPACE	RESIDENTIAL	LAND SCAPE FEATURES, RESIDENTIAL BUILDINGS
RESERVED	LABOUR HOSTEL, GURDWARA, COMMUNITY CENTRE OR AS DIRECTED BY THE CHIEF ADMINISTRATOR	LABOUR HOSTEL, GURDWARA, COMMUNITY CENTRE OR AS DIRECTED BY THE CHIEF ADMINISTRATOR
EDUCATIONAL	RESERVED FOR EDUCATIONAL BUILDINGS	RESERVED FOR EDUCATIONAL BUILDINGS

NOTE :- THE CHIEF ADMINISTRATOR MAY ISSUE SUPPLEMENTARY ZONING PLAN AND SUCH FURTHER INSTRUCTION AS MAY BE NECESSARY AND EXPEDIENT.

2. DENSITY ZONES -

RESIDENTIAL ZONE REFERRED TO IN TABLE 'A' UNDER CLAUSE- 1 ABOVE IS HERE BY CLASSIFIED INTO THE FOLLOWING DENSITY ZONE AND RESTRICTIONS GOVERNING ERECTION & NO RE ERECTION OF BUILDINGS IN RESPECT OF SPACE AROUND BUILDINGS, MAXIMUM PERMISSIBLE SITE COVERAGE, MAXIMUM PERMISSIBLE HEIGHT, MAXIMUM NUMBER OF STOREYS SHALL BE SPECIFIED IN TABLE 'B'.

	1	2	3	4
DENSITY ZONE	A	A	A	All
PLOT BLOCKS	1539 TO 1648, 1406 TO 1417, 1418-1429, 1620 TO 1985	1511 TO 1538, 1381 TO 1392, 1139 TO 1152, 1334-1405	1001 TO 1050, 1065-1070, 1081 TO 1138, 1430 TO 1469	1471-1510, 1651 TO 1912
1. BUILDING LINE FRONT	9'0"	11'3"	11'3"	11'3"
2. REAR	15'0"	20'3"	20'3"	20'3"
3. SIDE TOWARDS NORTH/EAST/SOUTH/EAST. SIDE TOWARDS NORTH/WEST/SOUTH/WEST	-	-	-	-
2. MAXIMUM PERMISSIBLE SITE COVERAGE	55 %	55 %	55 %	55 %
3. MAXIMUM HEIGHT OF BUILDING INCLUDING BARRIERS OR BALCONY	33'0"	33'0"	33'0"	33'0"
4. MAXIMUM NUMBER OF STOREYS	THREE	THREE	THREE	THREE
5. MAXIMUM NUMBER OF DWELLING UNIT PER STOREY PER SITE	ONE	ONE	ONE	ONE
6. MAXIMUM F.S.I (FLOOR SPACE INDEX)	1.5	1.5	1.5	1.5

NOTE :-

(a) THE FRONT BUILDING LINE IS COMPULSORY AND THE REAR BUILDING LINE MAY HOWEVER BE RECESSED IF DESIRED BUT THE SAME REAR BUILDING LINE SHALL BE UNIFORMLY MAINTAINED FOR EACH BLOCK.

(b) PLUMB LEVEL OF BUILDING SHALL BE OBTAINED FROM THE CHIEF ARCHITECT BEFORE STARTING THE CONSTRUCTION.

3. PROJECTION BEYOND BUILDING LINE -

NO PROJECTION IN THE SHAPE OF SUN SHADE, CHAJJAS, CANOPIES OR BALCONY EXCEEDING 6'6" BEYOND THE FRONT OR REAR BUILDING LINE SHALL BE ALLOWED UNLESS FURTHER THAT NO PROJECTION IS ALLOWED ON LAND NOT OWNED BY THE PLOT OWNER. THE RULES 270 OF CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) BUILDING RULES, 1952 SHALL BE DEEMED TO BE RELAXED TO THAT EXTENT.

4. BOUNDARY WALL

- BOUNDARY WALL ALONG SUCH BOUNDARIES OF SITE AS LIE AT THE BACK OF THE REAR BUILDING LINE ABUT ON STREETS / PUBLIC SPACES / RESERVED AND ALONG BOUNDARIES WHICH DIVIDES ONE SITE FROM ANOTHER SHALL BE OF THE SPECIFICATION AND DESIGN 'C' SHOWN IN DRG S/1 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.
- BOUNDARY WALL ALONG SUCH FRONT BOUNDARIES OF SITE AS LIE IN FRONT OF THE FRONT BUILDING LINE AND ABUT ON STREET / PUBLIC SPACE / RESERVED AND ALONG BOUNDARIES WHICH DIVIDES ONE SITE FROM ANOTHER SHALL BE OF THE SPECIFICATION AND DESIGN 'A' SHOWN IN DRG NO S/1 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.
- BOUNDARY WALL ALONG SUCH BOUNDARIES WHICH DIVIDES ONE DWELLING UNIT FROM ANOTHER AND AS LIE IN FRONT OF THE BUILDING LINE AND AT BACK OF THE REAR BUILDING LINE ARE OPTIONAL AND IF BUILDING SHALL BE OF THE SPECIFICATION AND DESIGN 'A' AND 'C' RESPECTIVELY SHOWN IN DRG NO S/1 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.
- THE CURVATURE OF BOUNDARY WALL ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG NO S/1 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

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 FROM THE LEVEL OF THE GROUND ADDING THE OUTSIDE OF THE WALL.

5. GATE POSTS AND GATES -

(a) THE GATE POSTS AND GATE SHALL BE OF ONE OF TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG S/1 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION ONLY ONE GATE PER DWELLING UNIT ON GROUND FLOOR WITH GATE POSTS SHALL BE ERRECTED ALONG SUCH PORTION OF THE FRONT BOUNDARY OF THE DWELLING UNIT AS LIE IN FRONT OF THE FRONT BUILDING LINE.

ONLY ONE WICKET GATE OF DESIGN G-1 ILLUSTRATED ON DRG NO S/1 MAY HOWEVER BE ERRECTED ALONG SUCH PORTION OF BOUNDARIES OF SITE AS ABUT ON ANY ACCESSIBLE STREET.

6. NUMBERING OF PREMISES-

EVERY BUILDING OCCUPYING SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITE / DWELLING UNIT AS GIVEN ON THE NUMBER PLAN THE POSTAL NUMBER SHALL BE DISPLAYED IN MARKINGS OF THE DESIGN AND SPECIFICATIONS ILLUSTRATED ON DRG NO S/1 AVAILABLE ON APPLICATION FROM THE CHIEF ARCHITECT.

7. DUST BIN

THE SIZE, SHAPE, SPECIFICATIONS AND DESIGN OF THE DUST BIN SHALL BE AS SHOWN IN DRG S/6 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

8.

NO ACCESS EITHER FROM THE V 3 ROAD OR AREAS SHOWN AS PUBLIC SPACE OR RESERVED SHALL BE ALLOWED.

9.

APPLIED DECORATIONS LIKE CROSSBARS, SWASTIKAS ETC. SHALL NOT BE PERMITTED ON EXTERNAL FACE OF THE BUILDING OR OF THE BOUNDARY WALLS NAMES OF PERSONS OR HOUSE HOWEVER MAY BE ALLOWED ON THE SPACE ASSIGNED FOR THE PURPOSE AND ILLUSTRATED ON DRG NO S/1 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

10.

WATER STORAGE TANKS AND OTHER PIPINGS SHALL NOT BE SHOWN ON ANY FACE OF THE BUILDING BUT SHALL BE SUSTAINABLE ENCASED.

NOTE:- THIS DRAWING HAS BEEN APPROVED AND SIGNED BY CHIEF ADMINISTRATOR VIDE HIS MEMO NO.1394 UPT/12/265/015 DATED 4.8.07

NOTE:- THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 67, JOB NO. 41, DATED AND PREPARED ON DATED 24-01-2007.

Prepared By: Khanchan Sharma  
Checked By: ATP

CHIEF ADMINISTRATOR

CHIEF ARCHITECT SENIOR TOWN PLANNER

DIVN. TOWN PLANNER ASSTT. TOWN PLANNER

SCALE :- 80 FEET TO AN INCH

DRAWN BY: CHECKED:

DRG NO. 67 JOB NO. 41 DATED:

PART ZONING PLAN OF SECTOR- 29B