

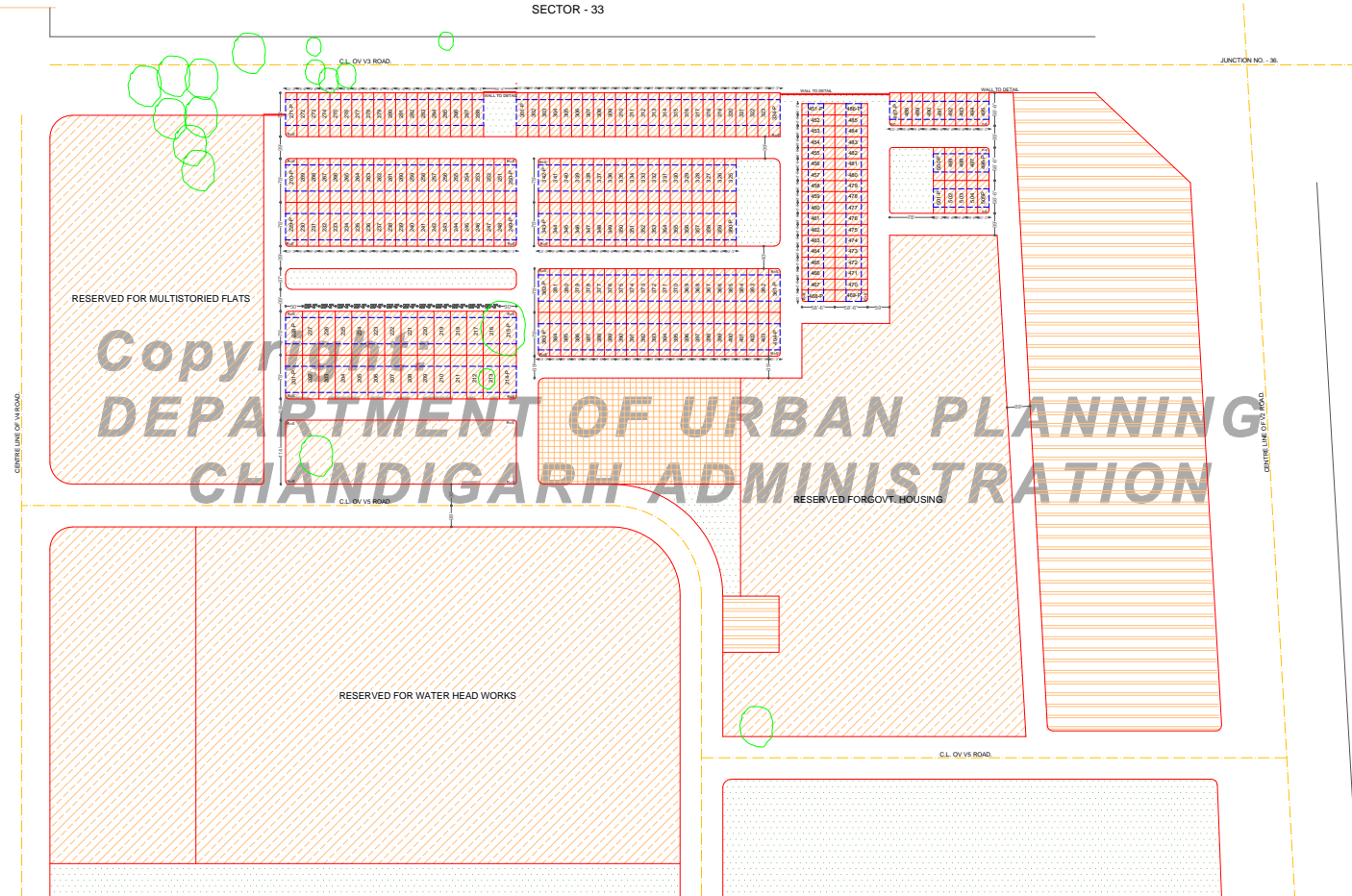
# CHANDIGARH PROJECT



SECTOR - 33

JUNCTION NO. - 36

SUB - SECTOR - 32D.



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DEPARTMENT OF URBAN PLANNING  
CHANDIGARH ADMINISTRATION

**NOTE:**  
THIS DRAWING IS DULY APPROVED AND SIGNED BY THE CHIEF ADMINISTRATOR AS CONVEYED VIDE HIS MEMO. NO. UT. 1461 / F-2 / 79 / DATED THE 19th MAY 1974.

SD/-  
ATP

**NOTE:**  
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 12, 208 NO. 63, DATED 13.06.1974 AND PREPARED ON DATED: 15/07/

Prepared By: S.K. Misra  
Checked By: Dinesh Singh  
ATP

CHIEF ADMINISTRATOR

SD/- CHIEF ARCHITECT SD/- SENIOR TOWN PLANNER

SD/- DIVNL. TOWN PLANNER SD/- ASSTT. TOWN PLANNER

SCALE: 80 FEET TO AN INCH

DRAWN SD/- CHECKED SD/-  
JOB NO. 63 DRG NO. 12 DT. 13.06.1974

**ZONING PLAN OF  
SECTOR 32- A**

DIRECTIONS ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF THE POWERS CONFERRED UPON HIM UNDER SECTION - 4 OF THE CAPITAL OF PUNJAB (DEVELOPMENT AND REGULATION) ACT, 1952.  
REQUIREMENT OF THIS ZONING 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 THE 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)**

1	2	3
NOTATION	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 FEATURE AND PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS.
	EDUCATIONAL	RESERVED FOR EDUCATIONAL BUILDINGS
	COMMERCIAL/CULTURAL (SPECIAL AREA)	COMMERCIAL BUILDING AS PER ARCHITECTURAL CONTROL SHEET
	RESERVED	FOR COMMUNITY CENTRE, DISPENSARY, GOVT. HOUSING, MULTISTORIED FLATS AND WATER HEAD WORKS AS DIRECTED BY THE CHIEF ADMINISTRATOR FROM TIME TO TIME.

**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 CLAUSES 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 UNIT PER SITE SHALL BE AS SPECIFIED IN TABLE 'B' BELOW :-

**TABLE 'B' (DENSITY ZONES)**

	1	2	3	4
DENSITY ZONE	A1 (S MARLA)	A2 (7.5 MARLA)	A3 (10 MARLA)	
PLOT NUMBER	461 TO 505	229 TO 288 301 TO 404	261 TO 228	
B) BUILDING LINE (IN FRONT OR REAR)	AS PER FRAME CONTROL DRAWING NO.2 OF JOB NO 518.	AS PER FRAME CONTROL DRAWING NO.2 OF JOB NO 518.	AS PER FRAME CONTROL DRAWING NO.2 OF JOB NO 518.	
MAXIMUM PERMISSIBLE SITE COVERAGE	--00--	--00--	--00--	
MAXIMUM HEIGHT OF BUILDING (INCLUDING BARSAT)	--00--	--00--	--00--	
MAXIMUM NUMBER OF STOREYS (EXCLUDING BARSAT)	--00--	--00--	--00--	
MAXIMUM NUMBER OF DWELLING UNIT PER STOREY PER SITE	--00--	--00--	--00--	

**NOTE:-**  
(1) THE PLINTH LEVEL OF THE BUILDING SHALL BE OBTAINED FROM THE CHIEF ADMINISTRATOR BEFORE STARTING THE CONSTRUCTION.  
(2) NO SITE SHALL BE SUB-DIVIDED.

**3. PROJECTION BEYOND BUILDING LINE:-**  
NOT WITH STANDING ANY THING CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULES 1952.  
NO PROJECTION WHATSOEVER SO EVER OTHER THAN THOSE SHOWN ON THE FRAME CONTROL DRAWING NO.1 JOB NO 518 SHALL BE ALLOWED PROVIDED FURTHER THAT NO PROJECTION SHALL BE ALLOWED ON THE LAND NOT OWNED BY THE PLOT OWNER.

**4. BOUNDARY WALLS:-**  
(1) 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 ABOUT ON V3 ROAD / STREET OR AREA MARKED AS COMMERCIAL, RESERVED OR PUBLIC SPACES AND ALONG THE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER.  
(2) BOUNDARY WALL 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 ABOUT ON STREET OR AREA MARKED AS "RESERVED", "PUBLIC SPACES" OR COMMERCIAL.  
(3) 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 1/4" IN LEVEL WITH THE TOP OF THE FRONT BOUNDARY WALL.  
(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 NO S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.  
(5) 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 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.

**5. GATE POSTS AND GATES :-**  
(a) THE GATE POSTS AND GATE SHALL BE OF ONE OF TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG S/5 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. THE DUST BIN SHALL BE OF THE DESIGN AND SPECIFICATIONS SHOWN IN DRG. NO. S/6 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.  
**6. NUMBERING OF PREMISES:-**  
EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTEL 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 DRAWING NO S/5 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

**7. PROTECTED TREES:-**  
TREES MARKED AS (C) 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 V3 AND V7 ROADS, AREAS SHOWN AS RESERVED, PUBLIC SPACES OR EDUCATIONAL AND 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 PERSONS OR HOUSES, HOWEVER MAY BE ALLOWED ON THE SPACE ASSIGNED FOR THE PURPOSE AND ILLUSTRATED ON DRAWING 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.**