

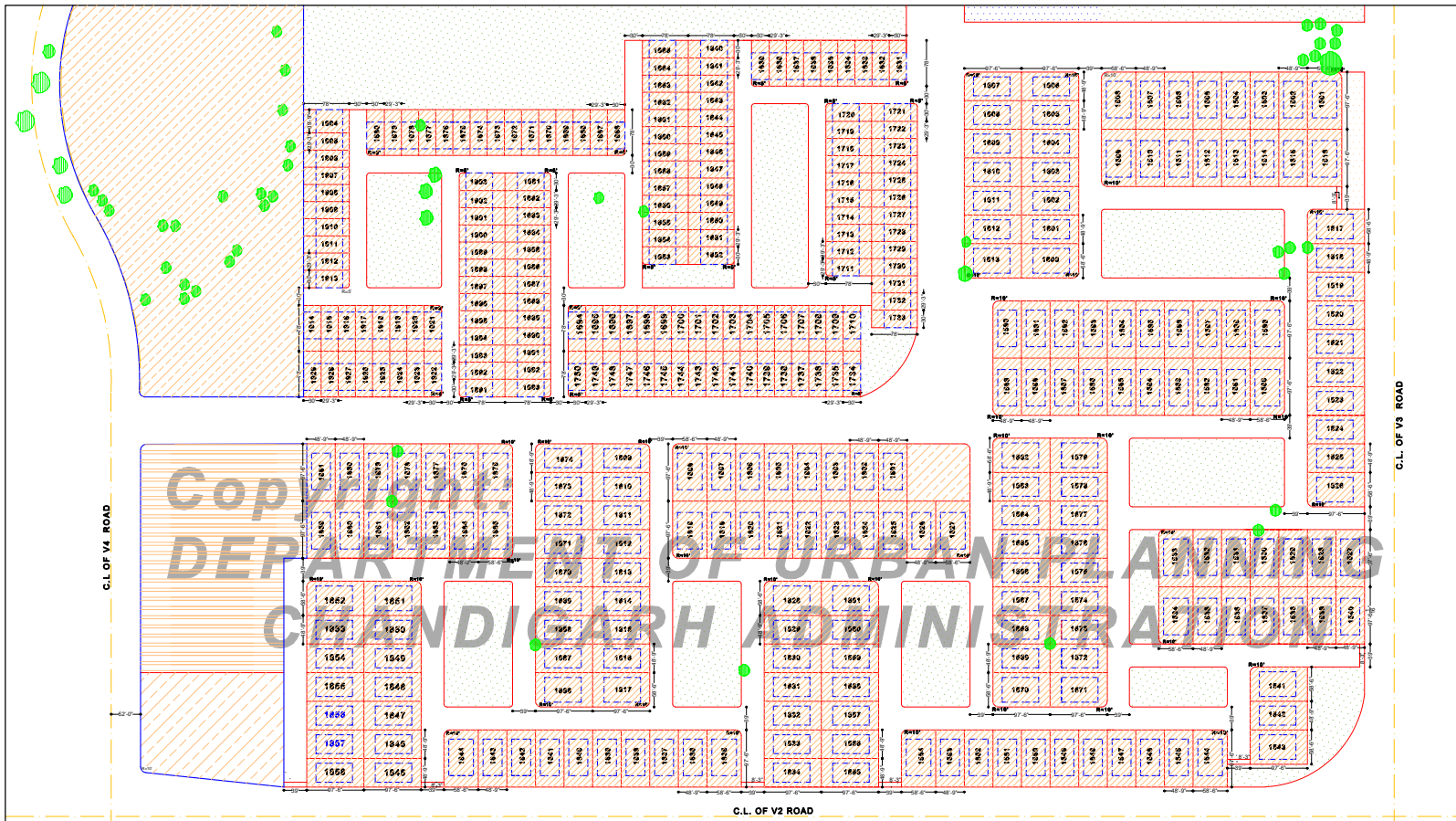
CHANDIGARH PROJECT



CHIEF ADMINISTRATOR'S OFFICE NOTIFICATION

17TH FEB, 1970.
 NO. U.T. 801 F-282399. IN EXERCISE OF THE POWERS CONFERRED BY SUB-SECTION (4) OF SECTION 4 OF THE CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) ACT, 1952 READ WITH CLAUSE (iv) OF RULE 2 OF THE PUNJAB CAPITAL DEVELOPMENT AND REGULATION BUILDING RULES, 1952, THE CHIEF ADMINISTRATOR CHANDIGARH IS PLEASED TO MAKE THE FOLLOWING AMENDMENT IN THE ZONING PLAN OF SUB-SECTOR 34-D, BEARING DRG. NO. 7, JOB NO. 62, DATED THE 5TH JAN, 1968:-

AMENDMENT:-
 IN THE SAID ZONING PLAN IN TABLE 'B' OF CLAUSE 2(i) IN COLUMN 3:
 (i) FOR THE FIGURES AND WORDS "1000 SQFT" THE FOLLOWING FIGURES AND WORDS SHALL BE SUBSTITUTED:-
 (ii) 2140 SQFT FOR PLOT NOS. 1501, 1508, 1509, 1516, 1517, 1520, 1533, 1534, 1541, 1543, 1554, 1561, 1562, 1575, 1576, 1579, 1580, 1589, 1600, 1613, 1608, 1617, 1618, 1627, 1628, 1635, 1644, 1651, 1662, 1665, 1666 AND 1675, AND 1800 SQFT FOR PLOTS OTHER THAN THOSE MENTIONED AT (i) ABOVE.
 (iii) AGAINST THE FIGS. '10' & '10' OF THE FOLLOWING SHALL BE ADDED, NAMELY:-
 THE SIDE SET BACK OF '10' & '10' SHALL BE REVERSED IN CASE OF SITES ABUTTING ON ROADS, STREETS, OR AREAS SPECIFIED AS "PUBLIC SPACES", "COMMERCIAL" OR "RESERVED" AND IN SUCH CASES, THE SET BACK OF '10' SHALL BE ALLOWED ALONG THE BOUNDARY DIVIDING THE SITES FROM ONE ANOTHER.
 (iv) AFTER SUB-CLAUSE (i) OF CLAUSE 2, THE FOLLOWING SUB-CLAUSE SHALL BE ADDED, NAMELY:-
 (v) IN CASE OF SITES IN THE DENSITY ZONE B2, PART OF THE RESIDENTIAL BUILDING INCLUDING A GARAGE AND SERVANTS' QUARTER NOT EXCEEDING THE HEIGHT OF 24'0" (INCLUSIVE OF PARAPET) AND NOT CONTAINING MORE THAN TWO STOREYS, MAY BE ERRECTED IN A PORTION OF THE SITE LYING BETWEEN THE SIDE BUILDING LINE AND THE BOUNDARY DIVIDING THE SITE FROM ONE ANOTHER AND SUCH CONSTRUCTION IF BUILT, SHALL NOT EXTEND BEYOND THE REAR BUILDING LINE AND SHALL BE SET BACK BY '10' FROM THE FRONT BUILDING LINE PROVIDED THAT NO BARABATI OR MUMTI SHALL BE CONSTRUCTED IN THE AFORESAID PORTION OF THE SITE.



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. 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, 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 WHATSOEVER.

NOTATION	2	3
PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1.	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1.	TYPE OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1.
ROADS/STREETS	ROADS/STREETS	ROAD FURNITURE AND AMENITIES
PUBLIC SPACES	PUBLIC SPACES	LAND SCAPE FEATURES, EDUCATIONAL, PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES.
RESIDENTIAL AND RESIDENTIAL BUILDINGS.	RESIDENTIAL AND RESIDENTIAL BUILDINGS.	RESIDENTIAL AND RESIDENTIAL BUILDINGS.
COMMERCIAL	COMMERCIAL	COMMERCIAL-CUM-RESIDENTIAL BUILDINGS
RESERVED	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 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 THE TABLE 'B'.

TABLE B (DENSITY ZONES)

1	2	3
DENSITY ZONES	A2 (110 MARLA)	B2 (ONE KANAL)
PILOT NUMBERS	1651-1750 (BOTH INCL.) 1891-1929 (BOTH INCL.)	1501-1615 (BOTH INCL.) 1801-1881 (BOTH INCL.)
FRONT REAR SIDE L. SIDE R.	AS PER FRAME CONTROL DRAWING NO. 1, JOB NO. 518	15'0" 19'6" 8'0" 8'0"
MAXIMUM PERMISSIBLE SITE COVERAGE	190%	33'-0"
MAXIMUM HEIGHT OF BUILDING INCLUDING BARABATI	ONE	ONE
MAXIMUM NO. OF STOREYS EXCLUDING BARABATI	ONE	ONE
MAXIMUM NO. OF DWELLING UNITS PER STOREY PER SITE	ONE	ONE

NOTE:-
 (i) THE PLINTH HEIGHT OF THE BUILDING SHALL NOT BE LESS THAN ONE FOOT EXCEPT IN THE CASE OF VERANDAS AND BUILDING NOT INTENDED FOR HUMAN HABITATION IN WHICH CASE THE PLINTH HEIGHT SHALL NOT BE LESS THAN 6 INCHES.
 (ii) IN CASE OF DENSITY ZONE 'A2' THE PLINTH LEVEL FOR THE BUILDING SHALL BE OBTAINED FROM THE CHIEF ADMINISTRATOR BEFORE STARTING THE CONSTRUCTION.
 (iii) BARABATI, IF BUILT, IN CASE OF ZONE 'B2' SHALL NOT COVER MORE THAN 50% OF THE AREA COVERED ON GROUND FLOOR.
 (iv) NO SITE SHALL BE SUB-DIVIDED.

3. PLANS SHALL BE PREPARED, CONSTRUCTION SUPERVISED AND COMPLETION CERTIFICATES ISSUED BY A DULY QUALIFIED ARCHITECT. PROVIDED THAT REGISTERED SURVEYORS MAY ALSO PREPARE THE PLANS, SUPERVISE CONSTRUCTION AND ISSUE COMPLETION CERTIFICATES IN RESPECT OF PLOT NOS 1640 TO 1666 BOTH INCLUSIVE, 1681 TO 1730 BOTH INCLUSIVE AND 1891 TO 1921 BOTH INCLUSIVE COVERED UNDER THE FRAME CONTROL REGULATIONS.

4. PROJECTION BEYOND BUILDING LINE:-
 NOT WITHSTANDING ANYTHING CONTAINED IN THE PUNJAB CAPITAL DEVELOPMENT & REGULATION BUILDING RULES, 1952, NO PROJECTIONS, WHATSOEVER, OTHER THAN THOSE SHOWN ON THE FRAME CONTROL DRAWING NO. 1, OF THE JOB NO. 518 SHALL BE ALLOWED IN DENSITY ZONE 'A2'.
 (i) DENSITY ZONE 'B2', (ii) NO PROJECTION IN THE SHAPE OF SUN SHADES, CHAJJAS, CANOPIES OR BALCONIES PROJECTING MORE THAN 4' BEYOND THE SIDE BUILDING LINES SHALL BE ALLOWED.
 (iii) NO PROJECTIONS IN THE SHAPE OF SUNSHADES, CHAJJAS, CANOPIES OR BALCONIES EXCEEDING 4'6" BEYOND THE FRONT OR REAR BUILDING LINES AND EXTENDING MORE THAN 1/3RD THE LENGTH OF THE FACADE SHALL BE ALLOWED. NO SUCH PROJECTIONS SHALL BE AT A HEIGHT LOWER THAN 6'0" ABOVE THE PLINTH LEVEL OF THE BUILDING.

5. BOUNDARY WALLS:-
 (a) DENSITY ZONE 'A2'.
 (i) BOUNDARY WALL 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 SITES AS IS AT THE BACK OF THE REAR BUILDING LINES AND ABUT ON V3 ROADS, STREETS OR AREAS MARKED DIVIDE ONE SITE FROM THE OTHER.
 (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 BOUNDARIES OF SITES AS IS IN FRONT OF THE FRONT BUILDING LINES AND ABUT ON STREETS, ROADS AND AREAS MARKED AS RESERVED OR PUBLIC SPACES.
 (iii) NO WALL NEED BE BUILT ALONG THE FRONT SIDE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER BUT, IF BUILT, SHALL MEASURE 3'6" IN HEIGHT IN LEVEL WITH THE TOP OF THE FRONT BOUNDARY WALL.
 (iv) 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 BOUNDARIES OF SITES AS ABUT ON V3 ROADS, STREETS AND AREAS MARKED AS RESERVED, PUBLIC SPACES OR COMMERCIAL.

(v) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT, MEASURE 3'6" IN HEIGHT IN LEVEL WITH THE FRONT AND REAR BOUNDARY WALLS.
 (vi) THE CURVATURE OF THE BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE BATH INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. NO. S/6 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.

(iii) IN THE CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF A WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT NO POINT SHALL BE MORE THAN 2' FT. ABOVE THE PRESCRIBED HEIGHT.

NOTE:-
 HEIGHT AS APPLIED TO A BOUNDARY WALL MEANS THE VERTICAL MEASUREMENT OF THE WALL FROM THE CENTRE OF THE FINISHED LEVEL OF THE STREET TO WHICH THE SITE HAS AN ACCESS.

6. GATE POSTS AND GATES:-
 (i) THE GATE POSTS AND THE GATES SHALL BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG. NO. S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION. ONLY ONE GATE WITH GATE POSTS SHALL BE ERRECTED ALONG SUCH PORTION OF THE FRONT BOUNDARY OF THE SITE AS IS IN FRONT OF THE FRONT BUILDING LINE.
 (ii) ONLY ONE WICKET GATE OF THE DESIGN 'G' ILLUSTRATED ON DRG. NO. S/5 MAY HOWEVER BE ERRECTED ALONG SUCH PORTIONS OF BOUNDARIES OF SITES AS ABUT ON AN ACCESSIBLE STREET.

7. NUMBERING OF PREMISES:-
 EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITES 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 SPECIFICATIONS ILLUSTRATED ON THE DRG. NO. S/5 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

8. PROTECTED TREES:-
 TREES MARKED AS (T) IN THIS PLAN SHALL BE DEEMED TO BE "PROTECTED TREES" UNDER THE CHANDIGARH TREES PRESERVATION ORDER, 1952.

9. ACCESS AND EXIT:-
 NO ACCESS EITHER FROM THE V3 ROADS, AREAS SHOWN AS RESERVED, PUBLIC SPACES OR COMMERCIAL SHALL BE ALLOWED.
 APPLIED DECORATIONS LIKE CROSSSES, SWASTIKAS ETC. SHALL NOT BE PERMITTED ON THE EXTERNAL FACE OF THE BUILDING OR OF THE BOUNDARY WALL, NAMES OF PERSONS OR HOUSES, HOWEVER THEY MAY BE, ALLOWED ON THE SPACE ASSIGNED FOR THE PURPOSE AND ILLUSTRATED DRG. NO. S/6 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

NOTE:
 THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 7, JOB NO. 62 DATED 5-1-68 AND PREPARED ON 15-02-2007.

Pranji Singh, S.K. Madan, Dajesh Singh, PREPARED BY, CHECKED BY, DATED BY, A.T.P.

SD/- 17/1/68 CHIEF ADMINISTRATOR SD/- M. N. SHARMA, CHIEF ARCHITECT

SD/- S. G. NANGIA SENIOR TOWN PLANNER SD/- S. S. BETHI, SENIOR ARCHITECT

SD/- A. B. MARATHI DIVISIONAL TOWN PLANNER ASST. TOWN PLANNER

SCALE :- 8.0 FEET TO AN INCH

DRAWN :- SHAMBER SINGH DRAIN :-

DRG. NO. 7 JOB NO. 62 DTD: 05-01-1968

ZONING PLAN OF SUB SECTOR - 34-D