

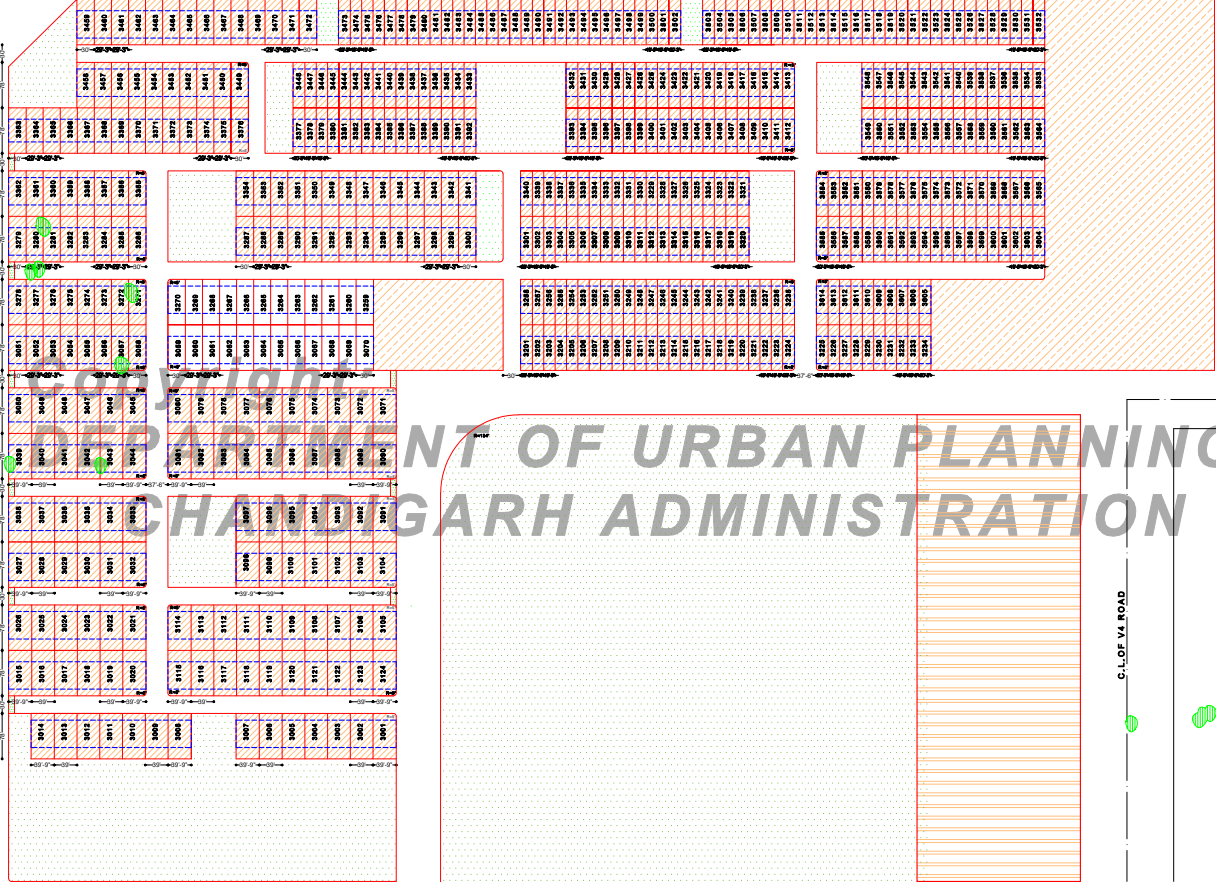
JUNCTION NO. 48

C.L. OF V3 ROAD

C.L. OF V3 ROAD

C.L. OF V4 ROAD

C.L. OF V4 ROAD



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 FILLED IN ADDITION TO THE DRES 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)	
1. NOTATION	2. TYPE OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1
	ROAD, FURNITURE AND AMENITIES
	LAND SCAPE FEATURES, EDUCATIONAL, PUBLIC & COMMUNITY BUILDINGS AND PUBLIC AMENITIES
	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS
	COMMERCIAL, CUM-RESIDENTIAL 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. DENSITY ZONES :-
RESIDENTIAL ZONE REFERRED TO IN TABLE 'A' UNDER CLAUSE 'A' ABOVE IS HERE BY SUB-DIVIDED INTO FOLLOWING DENSITY ZONES AND RESTRICTIONS GOVERNING ERECTION AND RE-ERECTION OF BUILDINGS IN RESPECT OF THE SPACE ABOUT BUILDINGS. MAXIMUM PERMISSIBLE SITE COVERAGE, MAXIMUM PERMISSIBLE HEIGHT, MAXIMUM NUMBER OF STOREYS AND MAXIMUM NUMBER OF DWELLING UNITS PER SITE SHALL BE SPECIFIED IN TABLE 'B'.

DENSITY ZONE	TABLE 'B' (DENSITY ZONES)		
	1. 2. A-1 (7.2 M)	2. 2. A-2 (10 MARLA)	3. 3. A-3 (15 MARLA)
PLOT NOS.	3001 TO 3028 BOTH INCL. 3029 TO 3036 BOTH INCL. 3037 TO 3048 BOTH INCL. 3049 TO 3072 BOTH INCL.	3051 TO 3070 BOTH INCL. 3071 TO 3080 BOTH INCL. 3081 TO 3090 BOTH INCL. 3091 TO 3100 BOTH INCL.	3073 TO 3084 BOTH INCL. 3085 TO 3094 BOTH INCL. 3095 TO 3104 BOTH INCL. 3105 TO 3114 BOTH INCL.
BUILDING LINE	FRONT REAR SIDE R	FRONT REAR SIDE R	FRONT REAR SIDE R
MAXIMUM PERMISSIBLE SITE COVERAGE.	AS PER FRAME CONTROL DRG. NO. 1 OF JOB NO. 518		
MAX HEIGHT OF BUILDING INCLUDING BARSAT.	AS DIRECTED BY THE CHIEF ADMINISTRATOR		
MAX. NUMBER OF STOREYS EXCLUDING BARSAT	AS DIRECTED BY THE CHIEF ADMINISTRATOR		
MAX. NUMBER OF DWELLING UNITS PER STOREY PER SITE	AS DIRECTED BY THE CHIEF ADMINISTRATOR		

(A) THE FINISH LEVEL FOR THE BUILDING SHALL BE OBTAINED FROM CHIEF ADMINISTRATOR BEFORE STARTING THE CONSTRUCTION.
(B) NO SITE SHALL BE SUB-DIVIDED.

3. PLANS SHALL BE PREPARED CONSTRUCTION SUPERVISED AND COMPLETION CERTIFICATE ISSUED BY A DULY QUALIFIED ARCHITECT PROVIDED THAT REGISTERED SURVEYORS MAY ALSO PREPARE THE PLANS, SUPERVISE CONSTRUCTION AND ISSUE COMPLETION CERTIFICATE IN RESPECT OF PLOT NOS 3015 TO 3104 BOTH INCL. 3025 TO 3084 BOTH INCL. & 3033 TO 3044 BOTH INCL. COVERED UNDER THE FRAME CONTROL DRG. NO. 1 OF JOB NO. 518 SHALL BE ALLOWED.

4. PROJECTION BEYOND BUILDING LINE :- NOT WITH STANDING ANYTHING CONTAINED IN THE PUNJAB CAPITAL DEVELOPMENT & REGULATION BUILDING RULES, 1952.
NO PROJECTION WHAT SO EVER OTHER THAN THOSE SHOWN ON THE FRAME CONTROL DRG. NO. 1 OF JOB NO. 518 SHALL BE ALLOWED.

5. BOUNDARY WALLS :-
(A) BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRAWING NO. S/5 AVAILABLE ON APPLICATION SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ARE AT THE BACK OF THE REAR BUILDING LINES AND ABUT ON 1/2 ROAD, STREET OR AREAS MARKED AS RESERVED OR PUBLIC SPACES AND ALONG THE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER.
(B) BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRAWING S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITES AS LIE IN FRONT OF THE FRONT BUILDING LINES AND ABUT ON STREETS, ROADS AND AREAS MARKED AS RESERVED OR PUBLIC SPACES. CURVATURES ALONG CORNERS OF SITES AS INDICATED SHALL BE FOLLOWED.
(C) NO WALL NEED BE BUILT ALONG THE FRONT SIDE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER BUT IF BUILT SHALL MEASURE 3/4" IN HEIGHT IN LEVEL WITH THE TOP OF THE FRONT BOUNDARY WALL.

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.

6. GATE POSTS AND GATES :-
(A) THE GATE POSTS AND THE GATE SHALL BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG. NO. S/2 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION. ONLY ONE GATE WITH GATE POSTS SHALL BE ERECTED ALONG EACH PORTION OF THE FRONT BOUNDARY OF THE SITE AS LIE IN FRONT OF THE BUILDING LINE.
(B) ONLY ONE WICKET GATE OF THE DESIGN 'G' ILLUSTRATED ON DRG. NO. S/5 MAY, HOW EVER, BE ERECTED ALONG SUCH PORTIONS OF SITE AS ABUT ON AN ACCESSIBLE STREET.

7. NUMBERING OF PREMISES :-
EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF SITE AS GIVEN IN THIS PLAN ON THE NUMBER PLATE PROVIDED FOR THE PURPOSE ON THE GATE POST. THE POSTAL NO. SHALL BE DISPLAYED IN NUMERALS OF THE DESIGN AND SPECIFICATIONS ILLUSTRATED ON DRG. NO. S/5 AVAILABLE ON THE APPLICATION FROM THE CHIEF ADMINISTRATOR.

8. PROTECTED TREES :-
TREES MARKED AS 'P' 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 CROSSES DIVASTIKAS 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.

CHANDIGARH PROJECT



NOTE :-
30 FEET WIDE ROAD LINK ADJOINING H NO 3201 3258, 3301 AND 3340 AS PER APPROVAL OF THE CHIEF ADMINISTRATOR. FOR RE MEMO NO. 01102/JF/PS/2001/117 DATED 11.2.2002.
Sd/- (Chd Singh) A.T.P.

NOTE :-
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG NO. 10 OF JOB NO. 518 DATED 08.10.87 AND PREPARED ON 14-02-2007.

Visual Chairman Sd/- Sd/-
PREPARED BY: S.K.Mishra CHECKED: M.N.Sharma A.T.P.

Sd/- CHIEF ADMINISTRATOR Sd/- M.N.SHARMA CHIEF ARCHITECT

Sd/- 11.10.07 SENIOR TOWN PLANNER Sd/- SENIOR ARCHITECT

Sd/- 11.10.07 DIVTL TOWN PLANNER Sd/- ASSTT TOWN PLANNER

SCALE: 1/80 FEET TO AN INCH

Sd/- CHANDU LAL Sd/- A.B. MARTHIE
DRAWN BY: DIVTL TOWN PLANNER CHECKED: SENIOR ARCHITECT

DRG NO. - 10 JOB NO. - 58 DATE 09.10.07

ZONING PLAN OF SECTOR - 35 D