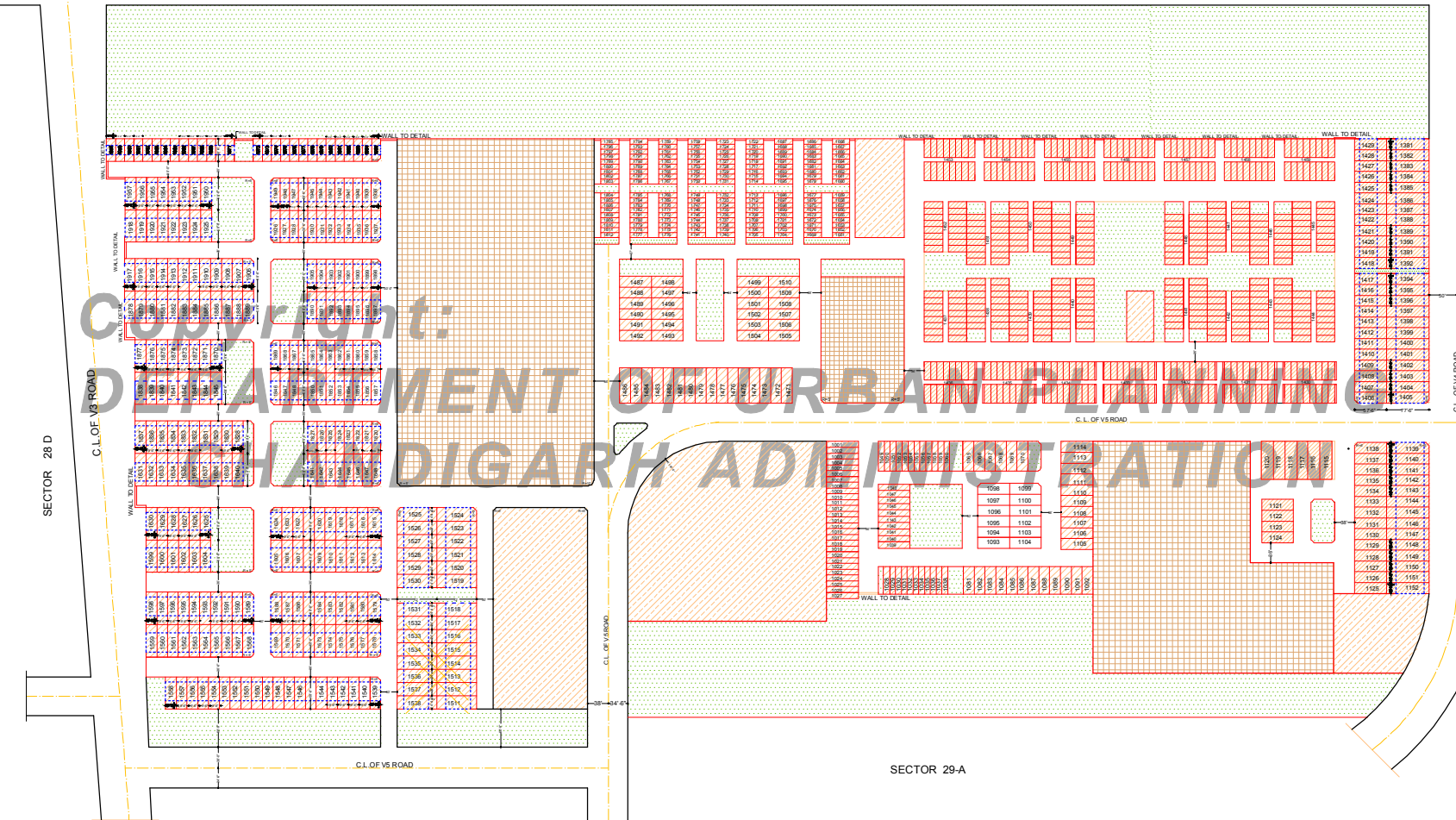


ACRES TO YARDS
— BUILT ON TRUST. GROWING TOGETHER —



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 WHAT SO EVER

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
	PUBLIC SPACE	LAND SCAPE FEATURES,
	RESIDENTIAL	RESIDENTIAL BUILDINGS
	RESERVED	LABOUR HOSTEL GURDWARA, COMMUNITY CENTRE OR AS DIRECTED BY THE CHIEF ADMINISTRATOR
	EDUCATIONAL	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 CLAUSES 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'

TABLE 'B' (DENSITY ZONES)				
1	2	3	4	
DENSITY ZONE	A	B	C	All
PLOT / BLOCKS	1530 TO 1648, 1406 TO 1417 1418-1429, 1620 TO 1695	1511 TO 1538, 1381 TO 1392 1130 TO 1152, 1394-1405	1001 TO 1065, 1065-1070, 1081 TO 1138, 1430 TO 1439 1471-1510, 1681 TO 1682	
1	BUILDING LINE FRONT REAR SIDE TOWARDS NORTHEAST/SOUTHEAST SIDE TOWARDS NORTH/WEST/SOUTH WEST	9'-0" 15'-0" -- -- --	11'-3" 20'-3" -- -- --	CONSTRUCTED HEIGHT
2	MAXIMUM PERMISSIBLE SITE COVERAGE	55 %	55 %	
3	MAXIMUM HEIGHT OF BUILDING INCLUDING BARRIAD OR MUMTS	33'-0"	33'-0"	
4	MAXIMUM NUMBER OF STOREYS	THREE	THREE	
5	MAXIMUM NUMBER OF DWELLING UNIT PER STOREY PER SITE	ONE	ONE	
6	MAXIMUM F.S.I / FLOOR SPACE INDEX	1.5	1.5	

NOTE :-

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

(B) PLINTH 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 6'0" 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, THE RULE 275 OF CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) BUILDING RULES, 1952 SHALL DEEMED TO BE RELAXED TO THAT EXTENT.

4. BOUNDARY WALL.

1. 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.

2. 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.

3. 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.

4. 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.

IN CASE OF BELONG SITE, THE PRESCRIBED HEIGHT OF THE WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT NO POINT SHALL BE MORE THAN 2'-0" 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 FROM THE LEVEL OF THE GROUND ADJOINING 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 ERECTED 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 'C' ILLUSTRATED ON DRG NO S/1 MAY HOWEVER BE ERECTED 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 NUMERALS OF THE DESIGN AND SPECIFICATIONS ILLUSTRATED ON DRG NO S/1 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

7. DUST BIN

THE SIZE, SHAPE, SPECIFICATIONS AND DESIGN OF THE DUST BIN SHALL BE AS SHOWN IN DRG S/1 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 CROSSIES, SWASTIKAS ETC. SHALL NOT BE PERMITTED ON EXTERNAL FACE OF THE BUILDING OR ON 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 PLUMBINGS SHALL NOT BE SHOWN ON ANY FACE OF THE BUILDING BUT SHALL BE SUITABLY ENCASED.

NOTE:-
THIS DRAWING HAS BEEN APPROVED AND SIGNED BY CHIEF ADMINISTRATOR VIDE HIS MEMO NO.1394-UTP/12/26/5015 DTD.25.8.86

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: Rancho 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

