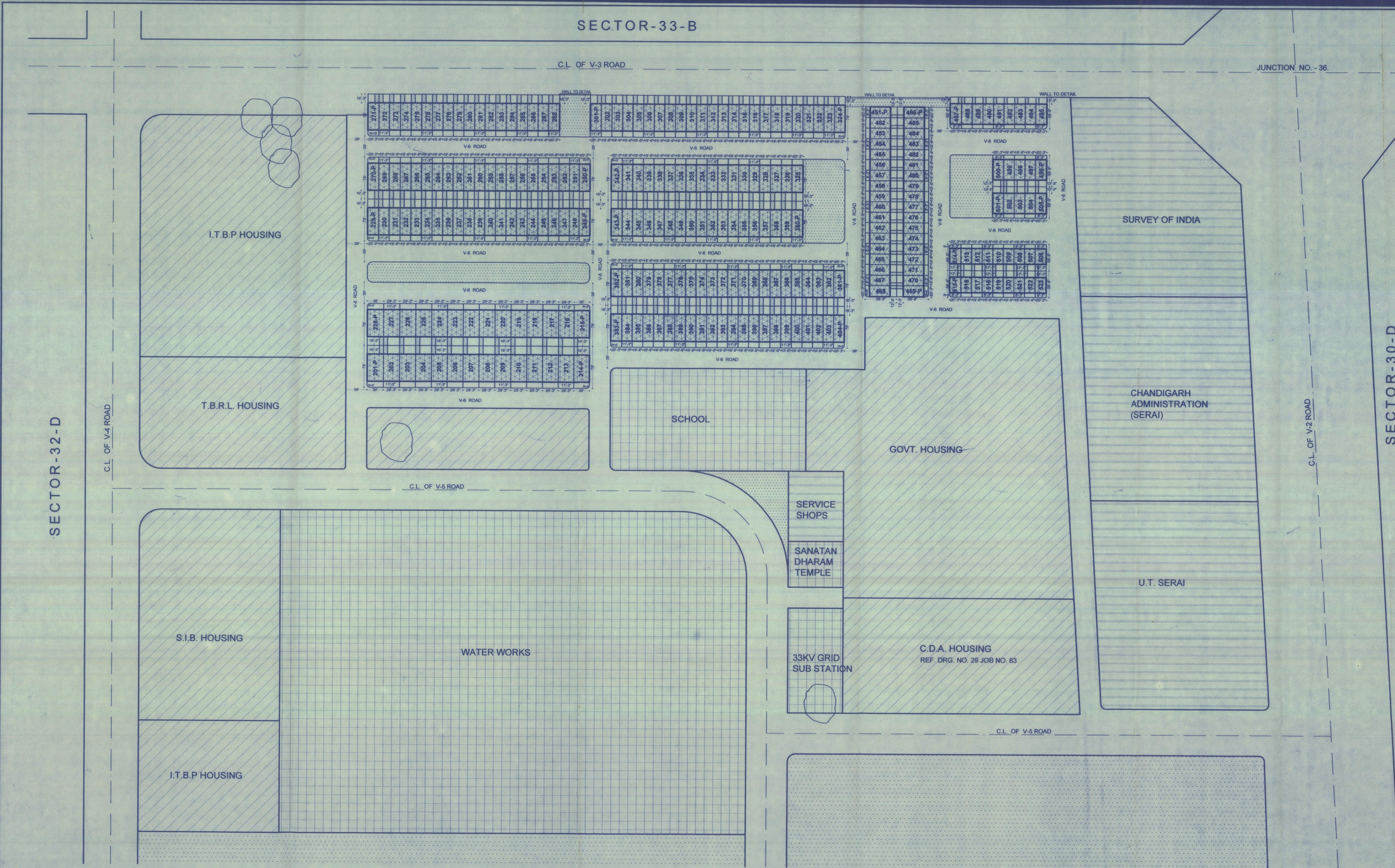




DEPARTMENT OF
URBAN PLANNING
CHANDIGARH ADMN.

N

NOTES:-

THE POSTAL NUMBERS/
HOUSE NUMBERS ARE SHOWN THUS

S.No	CATEGORY	HOUSE NO.	WIDTH OF THE CONSTRUCTION IN THE REAR COURTYARD WHERE SHOWN
1	5 MARLA	451-523	5'-6"
2	75' MARLA	229-288,301-404	7'-6"
3	10 MARLA	201-228	7'-6"

NOTE:-

- ALL THE RESIDENTIAL PLOT SIZES ARE ALREADY AVAILABLE WITH TOWN PLANNING WING AND IN CONSONANCE WITH ESTATE OFFICE, U.T. CHANDIGARH. THE SIZE OF PLOTS ARE RECEIVED IN THIS OFFICE VIDE MEMO NO. 542 DATED-14-11-2017.
- ANY DISCREPANCY W.R.T. PLOT SIZE, ZONING SETBACK ETC. FOUND (IF ANY) SHOULD BRING TO THE NOTICE OF DEPARTMENT OF URBAN PLANNING PRIOR TO EXECUTE AT SITE.

NOTE:-

- THIS DRAWING SUPERCEDES DRG. NO. 12 JOB NO. 63 DATED-13.06.1974 AND PREPARED ON THE BASIS OF NOTIFICATION OF C.B.R.(URBAN) 2017, DATED-25-07-2017.
- THIS DRAWING HAS BEEN APPROVED BY THE SECRETARY URBAN PLANNING - CUM - CHIEF ADMINISTRATOR ON DATED-12.02.2019 ON FILE-Z-5.

OFFICE OF THE
SENIOR TOWN PLANNER
U.T. CHANDIGARH

CHIEF ARCHITECT
(EXERCISING THE POWERS OF CHIEF ADMINISTRATOR)

CHIEF ARCHITECT	SENIOR TOWN PLANNER

DIVN. TOWN PLANNER

ASSTT. TOWN PLANNER

DRAWN BY:- Harishv/Sangeeta

CHECKED BY:-

SCALE 1/80 FEET TO AN INCH

DRG. No.- 50

JOB No.- 63

DATED:-13.02.2019

REVISED
ZONING PLAN OF
SUB-SECTOR- 32-A
(FOR ADDITIONAL COVERED AREA
AND ONLY FOR RESIDENTIAL)

DIRECTIONS ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF POWERS CONFERRED UPON HIM UNDER SECTION 4 (1) OF THE CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) ACT 1952. THE REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE ONES CONTAINED IN THE CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) BUILDING RULES 1952 AND OTHER LOCAL ENACTMENTS. WHERE SUCH RULES ARE SILENT, NATIONAL BUILDING CODE (NBC) OF INDIA SHALL BE APPLICABLE.

1. USE ZONES:-
THE LAND SHOWN IN THE ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKING EXPLAINED IN TABLE BELOW AND IN NO OTHER MANNER WHATSOEVER.

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	ROAD FURNITURE AND AMENITIES
	GREEN SPACE	LANDSCAPE FEATURES, PARKS & PLAY GROUNDS
	RESIDENTIAL	RESIDENTIAL BUILDINGS
	COMMERCIAL/CULTURAL	COMMERCIAL BUILDING AS PER ARCHITECTURAL CONTROL SHEETS
	PUBLIC/SEMI PUBLIC	PUBLIC / SEMI PUBLIC BUILDING

2. SITE COVERAGE:-
THE MAXIMUM PERMISSIBLE SITE COVERAGE INCLUSIVE OF ANCILLARY BUILDINGS FOR EACH SITE SHALL BE AS INDICATED IN THE FOLLOWING TABLE:-

1	2	3
CATEGORY	MAXIMUM PLOT COVERAGE	F.A.R.
MARLA HOUSES	UPTO 70% (65% + UPTO 5%)	UPTO 2.00

THE CONSTRUCTION IN THE REAR COURTYARD SHALL BE PERMISSIBLE ON ANY CORNER AS PER THE DISCRETION OF THE OWNER EXCEPT CORNER PLOTS

3. HEIGHT OF THE BUILDING:-

THE MAXIMUM NUMBER OF STOREYS, MAXIMUM HEIGHT AND PLINTH HEIGHT OF THE BUILDING CONSTRUCTED ON LAND AS MARKED IN COLUMN 1 SHALL BE AS INDICATED IN COLUMNS 2, 3, AND 4 OF THE FOLLOWING TABLE:-

1	2	3	4
NOTATION	MAXIMUM NO. OF STOREYS	MAXIMUM HEIGHT FROM PLINTH LEVEL OF 0.30m (1'-0")	PLINTH HEIGHT
	THREE	9.83m (32'-3")	FIXED AT 0.30m (1'-0")
	ONE	3.35m (11'-0")	

4. NUMBER OF BUILDINGS ON EACH SITE:-

- NO SITE SHALL BE SUB-DIVIDED.
- EACH PLOT/ SITE MEANT FOR RESIDENTIAL PURPOSE SHALL BE CONSIDERED AS ONE RESIDENTIAL UNIT HAVING MAXIMUM OF THREE FLOORS WITH NOT MORE THAN ONE KITCHEN PER FLOOR.

5. PROJECTION BEYOND BUILDING LINE:-

- NO PROJECTION IN THE SHAPE OF BALCONIES PROJECTING MORE THAN 0.91m (3'-0") BEYOND THE FRONT AND REAR BUILDING LINES SHALL BE ALLOWED.
- THESE CANTILEVERS/ PROJECTIONS SHALL BE ALLOWED 0.91m (3'-0") AWAY FROM THE COMMON WALL ON EITHER SIDE. HOWEVER NO PROJECTION SHALL BE ALLOWED BEYOND THE ZONED AREA OF SINGLE STOREY ZONE IN THE REAR COURTYARD.

6. BOUNDARY WALLS:-

I) FRONT BOUNDARY WALLS:-

- WALLS OF THE SPECIFICATIONS AND DESIGN "B" OF HEIGHT 1.13m (3'-8 1/2") AS SHOWN IN DRAWING NO.S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION SHALL BE PERMISSIBLE ALONG SUCH FRONT BOUNDARIES OF SITE ABUTTING ON THE STREET AND ALONG FRONT COMMON BOUNDARIES WHICH DIVIDE ONE SITE FROM THE OTHER.
- 0.68m (2'-3") HIGH RAILING/ GRILL ABOVE THE STANDARD BOUNDARY WALL SHALL BE PERMISSIBLE.
- THE CONSTRUCTION OF FRONT BOUNDARY WALL IS OPTIONAL, SO THAT THE SAID AREA CAN BE UTILIZED FOR PARKING.

II) REAR AND SIDE BOUNDARY WALLS :-

- WALLS OF THE SPECIFICATIONS AND DESIGN "C" OF HEIGHT 1.82m (5'-11 1/2") AS SHOWN IN DRAWING NO. S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION SHALL BE PERMISSIBLE ALONG THE REAR BOUNDARY AND SIDE BOUNDARIES WHICH DIVIDE ONE SITE FROM THE OTHER UPTO THE FRONT ZONING LINE.
- 0.69 m (2'-3") TO 0.75m (2'-6") HIGH RAILING/GRILL ABOVE THE STANDARD BOUNDARY WALL SHALL BE PERMISSIBLE.
- THE CURVATURE OF BOUNDARY WALLS ALONG CORNER OF SITES SHALL BE IN ACCORDANCE WITH RADI INDICATED ON THIS PLAN AND ILLUSTRATED IN DRAWING NO. S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.
- 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 0.60m (2'-0") FEET ABOVE THE PRESCRIBED HEIGHT.

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.

7. GATE POSTS AND GATES :-

- TWO MAIN GATES INCLUSIVE OF WICKET GATES UPTO 4.88m (16'-0") SHALL BE ERECTED ALONG SUCH PORTION OF THE FRONT BOUNDARY WALL OF SITE AS LIES IN FRONT OF THE FRONT BUILDING LINE.
- THE GATE POSTS AND GATES SHALL BE EITHER OF THE WIDTH AND HEIGHT AS SHOWN IN DRAWING NO. S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.
- ONLY ONE GATE OF WIDTH AND HEIGHT OF TYPE ILLUSTRATED ON DRAWING NO S/5 MAY HOWEVER BE ERECTED ALONG SUCH PORTION OF BOUNDARIES OF SITE ABUTTING ON THE SIDE CORNER ACCESSIBLE STREET.

8. NUMBERING OF PREMISES:-

- EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITES AS GIVEN IN THIS ZONING PLAN.
- IF THE SITE POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY, THEN ITS NUMBER SHALL BE DISPLAYED IN NUMERALS CAST IN CONCRETE AS PER SPECIFICATIONS AND DESIGN MENTIONED IN DRAWING NO. S/2 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.
- IF THE SITE DOES NOT POSSESS A GATE POST ALONG ITS FRONT BOUNDARY WALL, THEN ITS NUMBER SHALL BE DISPLAYED IN PAINTED NUMERALS ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING IN FRONT OF THE SITE AS PER DESIGN "B" SHOWN IN DRAWING NO. S/2 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.

CHANDIGARH
PROJECT



- 11. BASMENT :**
(a) IT SHALL BE OPTIONAL.
(b) IF PROVIDED ITS TOTAL AREA SHALL NOT EXCEED THE COVERED AREA ON THE GROUND FLOOR AND SHALL BE BELOW IT.
(c) IT SHALL BE USED FOR PARKING, STORAGE, LIFT WELL, ETC AND SHALL NOT BE USED FOR HABITABLE PURPOSE.
(d) THE RULE 28 OF CAPITAL OF PUNJAB (DEVELOPMENT AND REGULATION) BUILDING RULES, 1952 SHALL DEEMED TO BE RELAXED TO THAT EXTENT.
- 13. THE OUTER SURFACE OF THE BLOCKS SHALL BE OF EXPOSED BRICK WORK WITHOUT ANY COLOUR WASH OR PAINT.**

NOTE :
THIS DRAWING HAS BEEN APPROVED AND SIGNED BY THE CHIEF ADMINISTRATOR VIDE MEMO NO. 3727 - I/TR - 84 / 13758, DATED 17 - 08 - 84.

SD/-

ATP

NOTE :
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 33, JOB NO. 63, DATED 01-03-1984 AND PREPARED ON DATED: 05/07

Paragjit Singh
PREPARED BY :

S.K. Madan
CHECKED BY :

Daljeet Singh
ATP

CHIEF ADMINISTRATOR

SD/-
CHIEF ARCHITECT

SD/-
SENIOR TOWN PLANNER

SD/-
AREA PLANNER

SD/-
ASSTT TOWN PLANNER

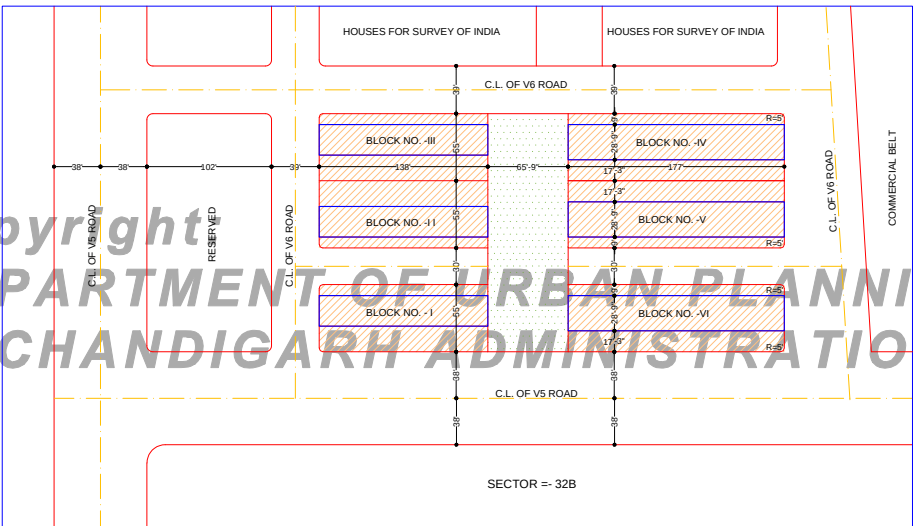
SCALE : 40 FEET TO AN INCH

DRAWN: SD/-
DRG NO. 33

CHECKED: SD/-
JOB NO. 63

DT.01.03.1984

ZONING PLAN OF
C.D.A. HOUSING IN
SECTOR 32- A



DIRECTIONS ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF POWERS 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 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 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 AND AMENITIES
	PUBLIC SPACES	LAND SCAPE FEATURES AND PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS.

NOTE :-
THE CHIEF ADMINISTRATOR MAY ISSUE SUPPLEMENTARY ZONING PLAN 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 CLASSIFIED INTO FOLLOWING DENSITY ZONES AND RESTRICTIONS GOVERNING ERECTIONS AND RE-ERECTION OF BUILDINGS IN RESPECT OF SPACE AROUND BUILDINGS, MAXIMUM PERMISSIBLE SITE COVERAGE, MAXIMUM PERMISSIBLE HEIGHT, MAXIMUM NUMBER OF STOREYS SHALL BE AS SPECIFIED IN TABLE 'B':

TABLE 'B' (DENSITY ZONES)

1	2
BLOCK NOS.	1 TO 16
(a) BUILDING LINE	
(i) FRONT	9'-0"
(ii) REAR	17'-3"
(b) MAXIMUM PERMISSIBLE SITE COVERAGE	AS SHOWN IN THIS PLAN.
(c) MAXIMUM HEIGHT OF BUILDINGS	38'-0"
(d) F.S.I.	1.50
(e) MAXIMUM NUMBER OF STOREYS	THREE

NOTE:-

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

3. PROJECTION BEYOND BUILDING LINE:-

NO PROJECTION IN THE SHAPE OF SLEEPING BALCONIES EXCEEDING 6'-9" BEYOND THE FRONT OR REAR BUILDING LINES SHALL BE ALLOWED PROVIDED FURTHER THAT NO PROJECTION IS ALLOWED ON LAND NOT OWNED BY THE PLOT OWNERS.

4. BOUNDARY WALLS:-

- (a) BOUNDARY WALLS ALONG SUCH BOUNDARIES OF SITE, AS LIE AT THE BACK OF THE REAR BUILDING LINE AND ABUT ON STREETS / PUBLIC SPACE AND ALONG BOUNDARIES WHICH DIVIDES ONE SITE FROM ANOTHER, SHALL BE OF THE SPECIFICATIONS AND DESIGN "C" SHOWN IN DRG. NO. S/5 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.
- (b) BOUNDARY WALL ALONG SUCH FRONT BOUNDARIES OF SITE, AS LIE IN FRONT OF THE FRONT BUILDING LINE AND ABUT ON STREETS / PUBLIC SPACE AND ALONG BOUNDARIES WHICH DIVIDES ONE SITE FROM ANOTHER, SHALL BE OF THE SPECIFICATIONS AND DESIGN "B" SHOWN IN DRG. NO. S/5 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.
- (c) BOUNDARY WALLS ALONG SUCH BOUNDARIES WHICH DIVIDES ONE DWELLING UNIT FROM ANOTHER AND AS LIE IN FRONT OF THE FRONT BUILDING LINES, AND AT THE BACK OF THE REAR BUILDING LINE ARE OPTIONAL AND IF BUILT, SHALL BE OF THE SPECIFICATIONS AND DESIGN "B" AND "C" RESPECTIVELY, SHOWN IN DRG. NO. S/5 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.
- (d) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADI INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG.NO.S/5 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.
- (e) IN CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF THE 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 ARCHITECT 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.

(b) ONLY ONE WICKET GATE OF DESIGN G-1 ILLUSTRATED ON DRG. NO. S/5 MAY HOWEVER, BE PROVIDED ALONG SUCH PORTION OF BOUNDARIES OF SITE AS ABUT ON AN ACCESSIBLE STREET.

6. NUMBERING OF PREMISES:-

EVERY BUILDING OCCUPYING SITE SHALL DISPLAY THE POSTEL NUMBER OF THE SITE / DWELLING UNIT AS GIVEN IN THE NUMBERING PLAN. THE POSTAL NUMBER SHALL BE DISPLAYED IN NUMERALS OF THE DESIGN AND SPECIFICATIONS ILLUSTRATED ON DRAWING NO S/5 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. NO. S/8 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

8. ACCESS AND EXIT:-

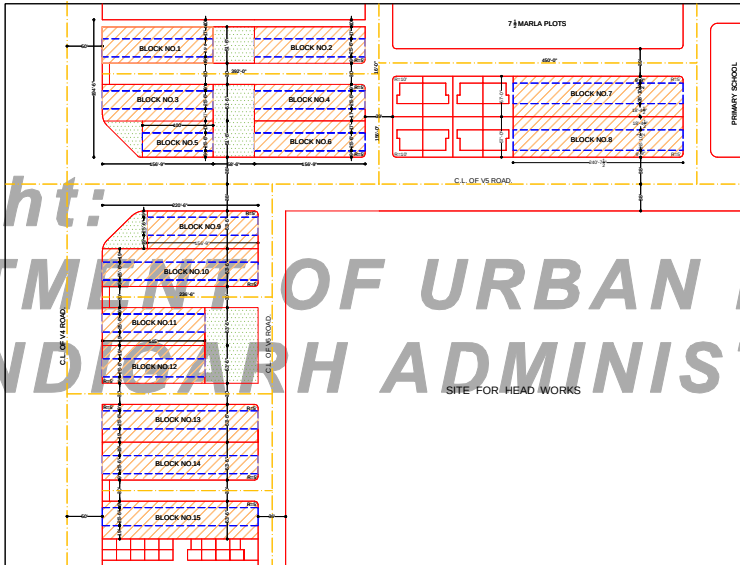
NO ACCESS FROM THE AREAS SHOWN AS " PUBLIC SPACES " SHALL BE ALLOWED.

9. APPLIED DECORATIONS LIKE CROSSES, SHASTIKAS, ETC. SHALL NOT BE PERMITTED ON THE EXTERNAL FACE OF THE BUILDING OR OF THE BOUNDARY WALLS NAMES OF PERSONS OR HOUSES, HOWEVER MAY BE ALLOWED ON THE SPACE ASSIGNED FOR THE PURPOSE AND ILLUSTRATED ON DRAWING NO. S/5 AVAILABLE ON APPLICATION FROM THE CHIEF ARCHITECT.

10. THE WATER STORAGE TANKS AND OTHER PLUMBINGS SHALL NOT SHOWN ON ANY FACE OF THE BUILDINGS BUT SHALL BE SUITABLY ENCASED.

11. THE FRONT BUILDING LINE IS COMPULSARY 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.

Copyright:
DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMINISTRATION



DIRECTIONS ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF POWERS 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 ENACTMENTS :-

1. USE ZONES:-

THE LAND SHOWN IN THIS ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN 'TABLE 'A' 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 2	TYPE OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 3
	ROADS/STREETS	ROAD FURNITURE AND AMENITIES
	PUBLIC SPACES	LAND SCAPE FEATURES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS.

NOTE :-
THE CHIEF ADMINISTRATOR MAY ISSUE SUPPLEMENTARY ZONING PLAN 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 HERE BY CLASSIFIED DIVIDED INTO FOLLOWING DENSITY ZONES AND RESTRICTIONS GOVERNING ERECTION AND RE-ERECTION OF BUILDINGS IN RESPECT OF SPACE AROUND BUILDINGS, MAXIMUM PERMISSIBLE SITE COVERAGE, MAXIMUM PERMISSIBLE HEIGHT, MAXIMUM NUMBER OF STOREYS, SHALL BE AS SPECIFIED IN TABLE 'B' :-

TABLE 'B' (DENSITY ZONES)

DENSITY ZONE	1	2	3
BLOCK NOS.	1 TO 6	7 TO 8	9 TO 15
(i) BUILDING LINE			
(a) FRONT	9'-0"	9'-0"	9'-0"
(b) REAR	15'-0"	15'-0"	15'-0"
(ii) MAXIMUM PERMISSIBLE SITE COVERAGE	38.0%	38.0%	38.0%
(iii) MAXIMUM HEIGHT OF BUILDINGS INCLUDING BARSATI OR NUMBER OF STOREYS	THREE	THREE	THREE

NOTE:-

(1) 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.

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

3. PROJECTION BEYOND BUILDING LINE :-

NO PROJECTION IN THE SHAPE OF SUN SHADE CHAJJAS, CANOPIES OR BALCONIES 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 OWNERS. THE RULE 27A OF CAPITAL OF PUNJAB (DEVELOPMENT AND REGULATION) BUILDING RULES, 1952 SHALL DEEMED TO BE RELAXED TO THAT EXTENT

4. BOUNDARY WALLS:-

(a) BOUNDARY WALLS ALONG SUCH BOUNDARIES OF SITE, AS LIE AT THE BACK OF THE REAR BUILDING LINE ABUT ON STREETS / PUBLIC SPACE / RESERVED AND ALONG BOUNDARIES WHICH DIVIDES ONE SITE FROM ANOTHER, SHALL BE OF THE SPECIFICATIONS AND DESIGN "C" SHOWN IN DRG. NO. S/5 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

(b) BOUNDARY WALL ALONG SUCH FRONT BOUNDARIES OF SITE, AS LIE IN FRONT OF FRONT BUILDING LINE AND ABUT ON STREETS / PUBLIC SPACE / RESERVED AND ALONG BOUNDARIES WHICH DIVIDES ONE SITE FROM ANOTHER, SHALL BE OF THE SPECIFICATIONS AND DESIGN "B" SHOWN IN DRG. NO. S/5 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

(c) BOUNDARY WALLS ALONG SUCH BOUNDARIES WHICH DIVIDES ONE DWELLING UNIT FROM ANOTHER AND AS LIE IN FRONT OF THE FRONT BUILDING LINE AND AT BACK OF REAR BUILDING LINE ARE OPTIONAL AND IF BUILT, SHALL BE OF THE SPECIFICATIONS AND DESIGN "B" AND "C" RESPECTIVELY AS SHOWN IN DRG. NO. S/5 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

(d) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. NO. S/5 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

(e) 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 ARCHITECT 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.

(b) ONLY ONE WIDEST GATE OF DESIGN G-1 ILLUSTRATED ON DRG. NO. S/5 MAY HOWEVER, BE ERECTED ALONG SUCH PORTION OF BOUNDARIES OF SITE AS ABUT ON AN ACCESSIBLE STREET.

6. NUMBERING OF PREMISES:-

EVERY BUILDING OCCUPYING SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITE / DWELLING UNIT AS GIVEN ON THE NUMBERING PLAN. 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 ARCHITECT.

7. DUST BIN

THE SIZE, SHAPE, SPECIFICATION AND DESIGN OF THE DUST BIN SHALL BE AS SHOWN IN DRG. NO. S/5 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

8. ACCESS AND EXIT:-

NO ACCESS EITHER FROM THE V3 ROAD OR AREAS SHOWN AS RESERVED, PUBLIC SPACES 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 WALLS. 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 ARCHITECT.

10. THE WATER STORAGE TANKS AND OTHER PLUMBINGS SHALL NOT BE SHOWN ON ANY FACE OF THE BUILDINGS BUT SHALL BE SUITABLY ENCASED.

11. BASEMENT :-

(a) IT SHALL BE OPTIONAL.

(b) IF PROVIDED ITS TOTAL AREA SHALL NOT EXCEED THE COVERED AREA ON THE GROUND FLOOR AND SHALL BE BELOW IT.

(c) IT SHALL BE USED FOR PARKING, STORAGE, LIFT WELL, ETC AND SHALL NOT BE USED FOR HABITABLE PURPOSE.

(d) THE RULE 28 OF CAPITAL OF PUNJAB (DEVELOPMENT AND REGULATION) BUILDING RULES, 1952 SHALL DEEMED TO BE RELAXED TO THAT EXTENT.

(e) CLEAR HEIGHT OF BASEMENT STOREY SHALL BE 7'-0" FROM FINISHED FLOOR LEVEL TO THE BOTTOM OF JOISTS / BEAM.

CHANDIGARH PROJECT



NOTE :
THIS DRAWING HAS BEEN APPROVED AND SIGNED BY THE CHIEF ADMINISTRATOR. DRG. MEMO NO. 586 - UTR (2) - 94 / 3387, DATED 09 - 01 - 85.

SD/-
ATP

NOTE :
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 34, JOB NO. 63, DATED 04-07-1984 AND PREPARED ON DATED 15/07/2017

Paranjit Singh PREPARED BY : S.K.Modan CHECKED BY : Daljeet Singh ATP

CHIEF ADMINISTRATOR

SD/- CHIEF ARCHITECT SD/- SENIOR TOWN PLANNER

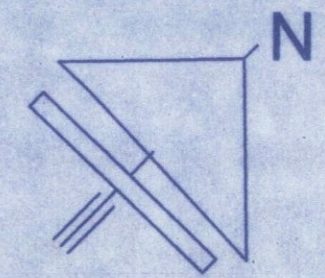
SD/- AREA PLANNER SD/- ASSTT TOWN PLANNER

SCALE : 80 FEET TO AN INCH

DRAWN: SD/- DRG NO. 34 CHECKED: SD/- JOB NO. 63 DT. 04.07.1984

PART
ZONING PLAN OF
C.D.A. HOUSING IN
SECTOR 32- A

SECTOR-33-C

DEPARTMENT OF
URBAN PLANNING
CHANDIGARH ADMN.

NOTES:-

THE POSTAL NUMBERS/
HOUSE NUMBERS ARE SHOWN THUS

S.No.	CATEGORY	HOUSE NO.	WIDTH OF THE CONSTRUCTION IN THE REAR COURTYARD WHERE SHOWN
1.	7½ MARLA	3377-3426, 3701-3732, 3801-3852	7'-6"
2.	10 MARLA	3321-3376, 3501-3510, 3601-3610, 3853-3880	7'-6"
3.	ONE KANAL	3112-3118, 3201-3217, 3301-3310	12'-0"
4.	TWO KANAL	3001-3007, 3101-3107, 3119-3128, 3108-3111	16'-6"

NOTE:-

- ALL THE RESIDENTIAL PLOT SIZES ARE ALREADY AVAILABLE WITH TOWN PLANNING WING AND IN CONSONANCE WITH ESTATE OFFICE, U.T. CHANDIGARH. THE SIZE OF PLOTS ARE RECEIVED IN THIS OFFICE VIDE MEMO NO 542 DATED-14-11-2017.
- ANY DISCREPANCY W.R.T. PLOT SIZE, ZONING SETBACK ETC. FOUND (IF ANY) SHOULD BRING TO THE NOTICE OF DEPARTMENT OF URBAN PLANNING PRIOR TO EXECUTE AT SITE.

NOTE:-

- THIS DRAWING SUPERCEDES DRG. NO. 7 JOB NO. 63 DATED-20.05.1971 AND PREPARED ON THE BASIS OF NOTIFICATION OF C.B.R. (URBAN) 2017, DATED-25-07-2017.
- THIS DRAWING HAS BEEN APPROVED BY THE SECRETARY URBAN PLANNING - CUM - CHIEF ADMINISTRATOR ON DATED-12.02.2019 ON FILE-Z-5.

OFFICE OF THE
SENIOR TOWN PLANNER
U.T. CHANDIGARHCHIEF ARCHITECT
(EXERCISING THE POWERS OF CHIEF ADMINISTRATOR)

CHIEF ARCHITECT

CHIEF ARCHITECT

SENIOR TOWN PLANNER

DIVNL TOWN PLANNER

ASSTT. TOWN PLANNER

DRAWN BY:- Harish/Sangheta

CHECKED BY:-

SCALE :- 80 FEET TO AN INCH

DRG. No:- 51

JOB No:- 63

DATED:-13.02.2019

REVISED
ZONING PLAN OF
SUB-SECTOR- 32-D
(FOR ADDITIONAL COVERED AREA
AND ONLY FOR RESIDENTIAL)

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JUNCTION NO 51

C.L. OF V-3 ROAD

SECTOR-46-A

C.L. OF V-3 ROAD

SECTOR-32-A

C.L. OF V-4 ROAD

DIRECTIONS ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF POWERS CONFERRED UPON HIM UNDER SECTION 4 (1) OF THE CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) ACT 1952. THE REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE ONES CONTAINED IN THE CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) BUILDING RULES 1952 AND OTHER LOCAL ENACTMENTS. WHERE SUCH RULES ARE SILENT, NATIONAL BUILDING CODE (NBC) OF INDIA SHALL BE APPLICABLE.

1. USE ZONES:-

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

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	ROAD FURNITURE AND AMENITIES
	GREEN SPACE	LANDSCAPE FEATURES, PARKS & PLAY GROUNDS
	RESIDENTIAL	RESIDENTIAL BUILDINGS
	COMMERCIAL/CULTURAL	COMMERCIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS
	PUBLIC/ SEMI PUBLIC	PUBLIC/ SEMI PUBLIC BUILDING

2. SITE COVERAGE:-

THE MAXIMUM PERMISSIBLE SITE COVERAGE INCLUSIVE OF ANCILLARY BUILDINGS FOR EACH SITE SHALL BE AS INDICATED IN THE FOLLOWING TABLE:-

1	2	3	4
CATEGORY	AREA	MAXIMUM PLOT COVERAGE	F.A.R.
MARLA HOUSES	-	UPTO 70% (65% + UPTO 5%)	2.00
ONE KANAL	UPTO 500 SQ.YDS.	50%	1.50
	BEYOND 500 SQ.YDS.	1.25	1.25
	UPTO 1000 SQ.YDS.	45%	1.25
	BEYOND 1000 SQ.YDS.		1.00

a. THE SIDE SET BACK ON FRONT IN ONE KANAL CATEGORY HOUSES SHALL BE, NORTH EAST /SOUTH EAST-3.20m (10'-6") & NORTH WEST/ SOUTH WEST-1.83m (6'-0"). THE SAME SHALL BE REVERSE IN THE CASE OF CORNER PLOT ABUTTING ON SIDE ROAD.

b. THE CONSTRUCTION IN REAR COURTYARD IN ONE KANAL AND ABOVE PLOTS WHEREVER INDICATED SHALL BE AS PER THE TABLE OF CATEGORY OF PLOTS.

c. THE CONSTRUCTION IN THE REAR COURTYARD IN MARLA HOUSES SHALL BE PERMISSIBLE ON ANY CORNER AS PER THE DISCRETION OF THE OWNER EXCEPT CORNER PLOTS.

3. HEIGHT OF THE BUILDING:-

THE MAXIMUM NUMBER OF STOREYS, MAXIMUM HEIGHT AND PLINTH HEIGHT OF THE BUILDING CONSTRUCTED ON LAND AS MARKED IN COLUMN 1 SHALL BE AS INDICATED IN COLUMNS 2, 3, AND 4 OF THE FOLLOWING TABLE:-

1	2	3	4
NOTATION	MAXIMUM NO. OF STOREYS	MAXIMUM HEIGHT FROM PLINTH LEVEL OF 0.30m (1'-0")	PLINTH HEIGHT
	THREE	10.67m (35'-0") KANAL TYPE	i. MINIMUM 0.30m (1'-0") AND MAXIMUM UPTO 1.20m (4'-0").
	THREE	9.83m (32'-3") MARLA TYPE	ii. IN MARLA HOUSES FIXED AT 0.30m (1'-0").
	ONE	3.35m (11'-0")	

4. NUMBER OF BUILDINGS ON EACH SITE:-

- NO SITE SHALL BE SUB-DIVIDED.
- EACH PLOT/SITE MEANT FOR RESIDENTIAL PURPOSE SHALL BE CONSIDERED AS ONE RESIDENTIAL UNIT HAVING MAXIMUM OF THREE FLOORS WITH NOT MORE THAN ONE KITCHEN PER FLOOR.

5. PROJECTION BEYOND BUILDING LINE:-

- KANAL HOUSES:
 - NOT WITH STANDING ANYTHING CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULE 1952.
 - NO PROJECTION IN THE SHAPE OF SUN SHADE, CHAJJAS, CANOPIES OR BALCONY PROJECTING MORE THAN 0.45m (1'-6") BEYOND THE SIDE BUILDING LINES SHALL BE ALLOWED.
 - NO PROJECTION IN THE SHAPE OF SUN SHADE, CHAJJAS, CANOPIES OR BALCONIES PROJECTING MORE THAN 1.83 m (6'-0") BEYOND THE FRONT AND REAR BUILDING LINES SHALL BE ALLOWED.
- MARLA HOUSES:
 - NO PROJECTION IN THE SHAPE OF BALCONIES PROJECTING MORE THAN 0.91m (3'-0") BEYOND THE FRONT AND REAR BUILDING LINES SHALL BE ALLOWED.
 - THESE CANTILEVERS/ PROJECTIONS SHALL BE ALLOWED 0.91m (3'-0") AWAY FROM THE COMMON WALL ON EITHER SIDE. HOWEVER NO PROJECTION SHALL BE ALLOWED BEYOND THE ZONED AREA OF SINGLE STOREY ZONE IN THE REAR COURTYARD.

6. BOUNDARY WALLS:-

- FRONT BOUNDARY WALLS:
 - WALLS OF THE SPECIFICATIONS AND DESIGN "B" OF HEIGHT 1.3m (3'-6") AS SHOWN IN DRAWING NO.5/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION SHALL BE PERMISSIBLE ALONG SUCH FRONT BOUNDARIES OF SITE ABUTTING ON THE STREET AND ALONG FRONT COMMON BOUNDARIES WHICH DIVIDE ONE SITE FROM THE OTHER.

- 0.69m (2'-3") HIGH RAILING/GRILL ABOVE THE STANDARD BOUNDARY WALL SHALL BE PERMISSIBLE.
- THE CONSTRUCTION OF FRONT BOUNDARY WALL IS OPTIONAL, SO THAT THE SAID AREA CAN BE UTILIZED FOR PARKING.

ii) REAR AND SIDE BOUNDARY WALLS:-

- WALLS OF THE SPECIFICATIONS AND DESIGN "C" OF HEIGHT 1.82m (5'-11½") AS SHOWN IN DRAWING NO. 5/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION SHALL BE PERMISSIBLE ALONG THE REAR BOUNDARY AND SIDE BOUNDARIES WHICH DIVIDE ONE SITE FROM THE OTHER UPTO THE FRONT ZONING LINE.
- 0.69m (2'-3") TO 0.75m (2'-6") HIGH RAILING/GRILL ABOVE THE STANDARD BOUNDARY WALL SHALL BE PERMISSIBLE.
- THE CURVATURE OF BOUNDARY WALLS ALONG CORNER OF SITES SHALL BE IN ACCORDANCE WITH RADI INDICATED ON THIS PLAN AND ILLUSTRATED IN DRAWING NO. 5/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.
- 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 0.60m (2'-0") FEET ABOVE THE PRESCRIBED HEIGHT.

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.

7. GATE POSTS AND GATES :-

- TWO MAIN GATES INCLUSIVE OF WICKET GATES UPTO 4.88m (16'-0") SHALL BE ERRECTED ALONG SUCH PORTION OF THE FRONT BOUNDARY WALL OF SITE AS LIES IN FRONT OF THE FRONT BUILDING LINE.
- THE GATE POSTS AND GATES SHALL BE EITHER OF THE WIDTH AND HEIGHT AS SHOWN IN DRAWING NO. 5/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.
- ONLY ONE GATE OF WIDTH AND HEIGHT OF TYPE ILLUSTRATED ON DRAWING NO. 5/5 MAY HOWEVER BE ERRECTED ALONG SUCH PORTION OF BOUNDARIES OF SITE ABUTTING ON THE SIDE/ CORNER ACCESSIBLE STREET.

8. NUMBERING OF PREMISES:-

- EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITES AS GIVEN IN THIS ZONING PLAN.
- IF THE SITE POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY, THEN ITS NUMBER SHALL BE DISPLAYED IN NUMERALS CAST IN CONCRETE AS PER SPECIFICATIONS AND DESIGN MENTIONED IN DRAWING NO. 5/2 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.
- IF THE SITE DOES NOT POSSESS A GATE POST ALONG ITS FRONT BOUNDARY WALL, THEN ITS NUMBER SHALL BE DISPLAYED IN PAINTED NUMERALS ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING IN FRONT OF THE SITE AS PER DESIGN "B" SHOWN IN DRAWING NO. 5/2 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.