

CHANDIGARH PROJECT



NOTE:-
AS PER NOTIFICATION DTD. 26.02.2002 UNDER PARA NO 6, THE ADDITIONAL ZONED AREA FOR SERVANT QUARTERS IN TWO VILLAGE HOUSES IN PHASE 4 SECTORS HAS BEEN ALLOWED AS MARKED  OF HEIGHT 24'-6" ON THIS PLAN IN VIEW OF AMENDMENT APPROVED BY THE PRINCIPAL SECRETARY'S OFFICE MEMO NO 1848-UT/1 (3) 2005/ 6718 DATED 20.9.2005.

A.T.P

NOTE :-
RESERVED AREA ABUTTING V-6 ROAD IN BETWEEN PLOT NOS. 164, 222, 288 & 313 SHALL BE USED FOR THE CONSTRUCTION OF "SUB SECTOR SERVICE SHOPS" AS APPROVED BY THE P.S. CHANDIGARH ADMIN. VIDE HIS MEMO NO LT. 7072-F2-75/ 18744 DTD. 25.11.1975.

A.T.P.

NOTE :-
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG NO. 09 OF JOB NO. 61 DATED 12.02.70 AND PREPARED ON 12-02-2007.

Vishal Chauhan
PREPARED BY

S.K. Mishra
CHECKED

Duljeet Singh
A.T.P.

Sd/-
CHIEF ADMINISTRATOR

Sd/- S.G. NANGIA
SENIOR TOWN PLANNER

Sd/- M.N. SHARMA
CHIEF ARCHITECT

Sd/- A.B. MARATHI
DIVN. TOWN PLANNER

Sd/- N.G. JOLLY
ASST. TOWN PLANNER

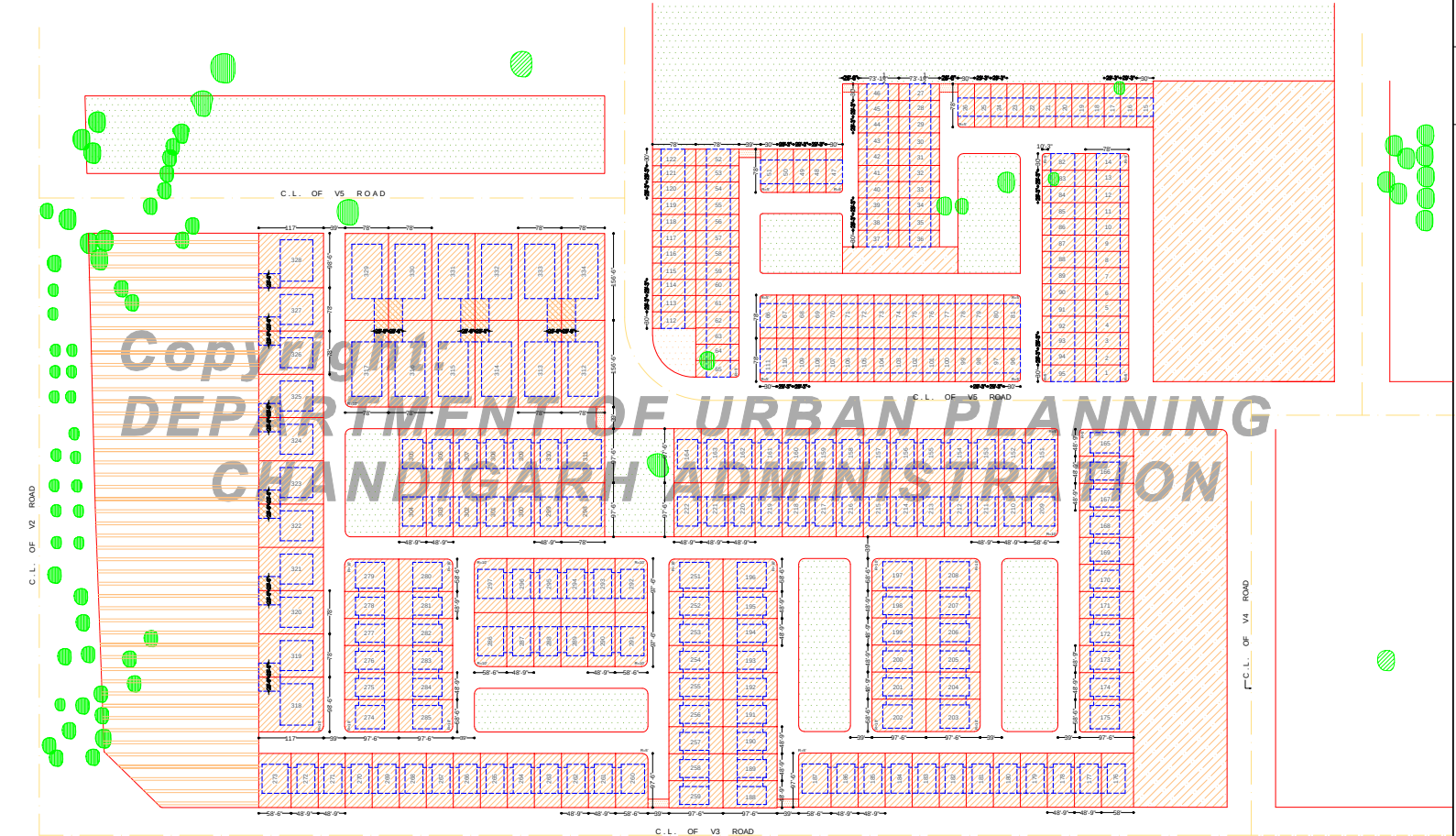
SCALE : 80 FEET TO AN INCH

Sd/- B.N. TALWAR
DRAWN BY

Sd/-
CHECKED:

DRG NO. - 07 JOB NO. - 61 DATE: 12.02.70

ZONING PLAN OF SECTOR - 33 A



JUNCTION NO 35

REQUIREMENT OF THIS ZONING SHALL HAVE TO BE FULFILLED IN ADDITION TO THE ONES CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULES, 1962 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 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/STREETS	ROAD FURNITURE AND AMENITIES
	PUBLIC SPACES	LAND SCAPE FEATURE, EDUCATIONAL PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS.
	COMMERCIAL (SPECIAL AREA)	PUBLIC OFFICES AND COMMERCIAL 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 PLAN AND SUCH FURTHER INSTRUCTION AS 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 BUILDING IN RESPECT OF SPACE ABOUT BUILDINGS, MAXIMUM PERMISSIBLE SITE COVERAGE, MAXIMUM PERMISSIBLE HEIGHT, NUMBER OF STOREYS AND THE MAXIMUM NUMBER OF DWELLING UNITS PER SITE SHALL BE AS SPECIFIED IN TABLE 'B'.

TABLE 'B' (DENSITY ZONE)			
DENSITY ZONE	A-2 30 MARLA	B-2 1 KANAL	C-1 2 KANAL
PLOT NOS.	1 TO 122	133 TO 207 251 TO 311	312 TO 334
BUILDING LINE	AS PER FRAME CONTROL DRG. NO. 1 JOB NO. 518	19'-6" 20'-6" 20'-6" 8'-6"	19'-6" 30'-0" 12'-0" 12'-0"
FRONT			
REAR			
SIDE TOWARDS NORTH - EAST/ SOUTH - WEST			
MAXIMUM PERMISSIBLE SITE COVERAGE	- DO -	(i) 50% OF THE FIRST 250 SQ. YDS. OF SITE AREA. (ii) 20% OF THE NEXT 250 SQ. YDS. OF SITE AREA.	(i) 50% OF THE FIRST 250 SQ. YDS. OF SITE AREA. (ii) 20% OF THE NEXT 250 SQ. YDS. OF SITE AREA.
MAXIMUM HEIGHT OF BUILDING INCLUDING BARBASTI	- DO -	33'-0"	33'-0"
MAX. NUMBER OF STOREYS INCLUDING BARBASTI	- DO -	ONE	TWO
MAXIMUM NUMBER OF DWELLING UNIT PER STOREY PER SITE	- DO -	ONE	ONE

NOTE :-
1. THE SIDE SET BACK OF 10'-0" AND 6'-0" OCCURRING IN COLUMN 'B' ABOVE SHALL BE SO RESERVED IN CASE OF SITES ABUTTING ON ROADS, STREETS OR AREAS SPECIFIED AS "PUBLIC SPACES", "COMMERCIAL", OR "RESERVED" THAT THE SET BACK OF 10'-0" SHALL OCCUR ALONG THE BOUNDARY DIVIDING THE SITE FROM ONE ANOTHER.
2. IN CASE OF SITES IN THE DENSITY ZONE B-2, PART OF THE RESIDENTIAL BUILDING INCLUDING A GARAGE AND SERVANTS QUARTERS, NOT EXCEEDING THE HEIGHT OF 24'-0" (INCLUSIVE OF PARAPET) AND NOT CONTAINING MORE THAN TWO STOREYS, MAY BE ERECTED IN A PORTION OF THE SITE LYING BETWEEN THE SIDE BUILDING LINE AND THE BOUNDARY DIVIDING THE SITES FROM ONE ANOTHER AND SUCH CONSTRUCTION, IF BUILT, SHALL NOT EXTEND BEYOND THE REAR BUILDING LINE AND SHALL BE SET BACK BY 15'-0" FROM THE FRONT BUILDING LINE. A BARBASTI OR MAMI SHALL, IN NO CASE BE PERMITTED IN EXTENDED ZONE.

3. IN CASE OF DENSITY ZONES A-2 AND B-2 THE PLINTH LEVEL OF THE BUILDING SHALL BE OBTAINED FROM THE CHIEF ADMINISTRATOR OR BEFORE THE PUNJAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULE 1962.
(B) IN CASE OF DENSITY ZONE C-1 THE PLINTH HEIGHT OF THE BUILDINGS SHALL NOT BE LESS THAN 4'-0" EXCEPT IN CASE OF VERNACULAR AND CONSERVATION HOMES FOR HABITATION, IN WHICH CASE THE PLINTH HEIGHT SHALL NOT BE LESS THAN 8 INCHES.
(C) BARBASTI IF BUILT, IN CASE OF DENSITY ZONES B-2 AND C-1 SHALL NOT COVER MORE THAN 50% OF THE AREA COVERED ON GROUND FLOOR.
(D) NO SITE SHALL BE SUB-DIVIDED.

3. PROJECTION BEYOND BUILDING LINE :-

NOT WITHSTANDING ANYTHING CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULE 1962.
(A) DENSITY ZONE A-2 NO PROJECTION WHATSOEVER OTHER THAN THOSE SHOWN ON THE FRAME CONTROL DRG. NO. 1 JOB NO. 518 SHALL ALLOWED.
(B) DENSITY ZONES B-2 AND C-1
(i) NO PROJECTION IN THE SHAPE OF SUN SHADE, CHAJJAS, CANOPIES OR BALCONY PROJECTING MORE THAN 1'-6" BEYOND THE SIDE BUILDING LINES SHALL BE ALLOWED.
(ii) NO PROJECTION IN THE SHAPE OF SUN SHADE, CHAJJAS, CANOPIES OR BALCONES PROJECTING 4'-6" BEYOND THE REAR BUILDING LINES SHALL BE ALLOWED.

4. BOUNDARY WALLS :-

(A) BOUNDARY WALL OF THE SPECIFICATION AND DESIGN 'C' SHOWN IN DRG. NO. 5/5 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 ABUT ON V-3 ROAD STREET OR AREA MARKED AS COMMERCIAL, RESERVED OR PUBLIC SPACES AND ALONG THE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER.
(B) BOUNDARY WALL OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRG. NO. 5/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITE AS LIE IN THE FRONT OF THE FRONT BUILDING LINES AND ABUT STREET OR AREA MARKED AS RESERVED, PUBLIC SPACES OR COMMERCIAL.
(C) NO WALL NEED BE BUILT ALONG FRONT SIDE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER BUT IF BUILT, SHALL MEASURE 3'-0" IN HEIGHT IN LEVEL WITH THE TOP OF THE FRONT BOUNDARY WALL.
DENSITY ZONES B-2 AND C-1
(i) WALL OF SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRG. NO. 5/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABOUT ON V-3 ROADS, STREETS AND AREAS MARKED AS RESERVED PUBLIC SPACES OR COMMERCIAL.
(ii) WALL ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISION SHALL, IF BUILT, MEASURE 3'-0" IN HEIGHT THAT IS LEVEL WITH THE FRONT AND REAR BOUNDARY WALLS.

(C) THE CURVATURE OF BOUNDARY WALLS ALONG CORNER OF SITES SHALL BE IN ACCORDANCE WITH RADII INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. NO. 5/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.
(D) 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 CENTRE OF A BOUNDARY WALL TO 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. 5/5 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION. ONLY ONE GATE WITH GATE POSTS 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.
(B) ONLY ONE WICKET GATE OF DESIGN C-1 ILLUSTRATED ON DRG. NO. 5/5 MAY HOWEVER BE ERECTED ALONG SUCH PORTION OF BOUNDARIES OF SITE AS ABUT ON AN ACCESSIBLE STREET.

6. NUMBERING OF PREMISES :-

EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL 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 DRG. NO. 5/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.

7. PROTECTED TREES :-

TREES MARKED AS  IN THIS PLAN SHALL BE DEEMED TO BE PROTECTED TREES UNDER THE CHANDIGARH TREES PRESERVATION ORDER, 1992.

8. ACCESS AND EXIT :-

NO ACCESS EITHER FROM THE V-3 ROADS, AREAS SHOWN AS RESERVED, PUBLIC SPACES OR COMMERCIAL SHALL BE ALLOWED.

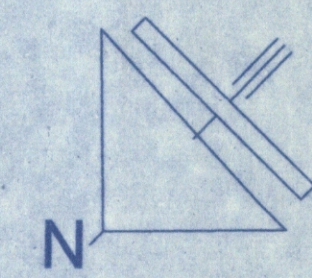
9. APPLIED RECOMONATIONS LIKE CROSSES, SWASTIKAS ETC. SHALL NOT BE PERMITTED ON THE EXTERNAL FACE OF THE BUILDING OR OF THE BOUNDARY WALLS NAMES OF PERSONS OR HOUSES, HOWEVER MAY BE ALLOWED ON THE SPACE ASSIGNED FOR THE PURPOSE AND ILLUSTRATED ON DRG. NO. 5/5 AVAILABLE FROM THE APPLICATION FROM THE CHIEF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

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

SECTOR-32-A

CL OF V-3 ROAD

JUNCTION NO.36

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	ONE KANAL	601-637, 648-655, 661-671	12'-0"
2	TWO KANAL	638-645, 650-558, 559-567	16'-6"

NOTE:-

- THE DIMENSIONS OF PETROL PUMP INCORPORATED IN THIS PLAN AS PER AREA LIST SENT BY SE.CONST. CIRCLE WIDE MEMO NO. 260/CPTI 17/9/WH DATED CHANDIGARH 03.11.79
- DATED 01.11.71, SITE FOR PRIMARY SCHOOL AS PER ARCH. JOB NO. 776
- THE SITE FOR COMMUNITY CENTRE IS INCORPORATED IN THE DRG VIDE LETTER NO. ARCH-80/14772 DATED 22.12.80.
- ALL THE RESIDENTIAL PLOT SIZES ARE ALREADY AVAILABLE WITH TOWN PLANNING WING AND IN CONSONANCE WITH ESTATE OFFICE U.T. CHANDIGARH. HOWEVER NO SIZES HAVE BEEN PROVIDED BY THE ESTATE OFFICE FOR HOUSE NO. 559 & 560. THE SIZE OF PLOTS ARE RECEIVED IN THIS OFFICE VIDE MEMO NO. 543 DATED-15-11-2017.
- 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. 39 JOB NO. 61 DATED-06.01.2010 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-01.03.2019 ON FILE-2-6.

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

CHIEF ARCHITECT

SENIOR TOWN PLANNER

DIVNL. TOWN PLANNER

ASSTT. TOWN PLANNER

DRAWN BY:- Harish/Sahota

CHECKED BY:-

SCALE - 80 FEET TO AN INCH

DRG. No.- 44 JOB No.- 61 DATED:-01.03.2019

REVISED
ZONING PLAN OF
SUB-SECTOR- 33-B
(FOR ADDITIONAL COVERED AREA
AND ONLY FOR RESIDENTIAL)

40"x30"

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	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 THE CATEGORY OF PLOTS AS SHOWN IN THE PLAN SHALL BE AS PER THE FOLLOWING TABLE:-

1	2	3	4
CATEGORY	AREA	MAXIMUM PLOT COVERAGE	F.A.R.
ONE KANAL	UPTO 500 SQ.YDS.	50%	1.50
	BEYOND 500 SQ.YDS.		1.25
TWO KANAL	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'-4") & 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.

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")	MINIMUM 0.30m (1'-0") AND MAXIMUM UPTO 1.20m (4'-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 :-

- NOT WITH STANDING ANYTHING CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULE 1952.
- NO PROJECTION IN THE SHAPE OF SUN SHADE, CHHAJJA, 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, CHHAJJA, CANOPIES OR BALCONIES PROJECTING MORE THAN 1.83m (6'-0") BEYOND THE FRONT AND REAR BUILDING LINES SHALL BE ALLOWED.

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.
- 0.69m (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 1.83m (6'-1 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.
- 0.69m (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 RADII 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.

9. BASEMENT:-

- CONSTRUCTION OF BASEMENT STOREY IS OPTIONAL, HOWEVER, IF BUILT, SHALL BE PERMISSIBLE BELOW THE BUILT UP AREA.
- THE USE OF BASEMENT SHALL ONLY BE PERMITTED FOR NON HABITABLE i.e. NON COMBUSTIBLE HOUSEHOLD STORAGE, PARKING, SERVICES AND UTILITIES OF THE BUILDING.

10. ACCESS:-

NO SITES WILL DERIVE DIRECT ACCESS OR EXIT FROM THE V3 ROAD / SECTOR DIVIDING ROAD AND GREEN SPACE.

- 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 DRG. NO. S/5 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

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

13. PROTECTED TREES:-

TREES MARKED AS (T) ON THIS PLAN SHALL BE DEEMED TO BE "PROTECTED TREES" UNDER THE CHANDIGARH TREES PRESERVATION.

14. GENERAL NOTES:-

- INSTALLATION OF SOLAR PHOTOVOLTAIC POWER PLANT SHALL BE MANDATORY. THE CAPACITY OF SPV PLANT SHALL BE:
 - 500 Sq Yds TO 999 Sq Yds - 1KWP
 - 1000 Sq Yds TO 2999 Sq Yds - 2KWP
- ALL BUILDING ON A SITE OF ONE KANAL WILL MAKE PROVISION FOR SOLAR WATER HEATING ATLEAST 200 Lts.
- ALL BUILDING ON A PLOT OF ONE KANAL AND ABOVE SHALL HAVE RAIN WATER HARVESTING SYSTEM TO RECHARGE GROUND WATER INSTALLED AS PER SPECIFICATION OF CHANDIGARH ADMINISTRATION.
- PROVISION OF PARKING SHALL BE:
 - ONE KANAL TO BELOW TWO KANAL - 3 ECS
 - TWO KANAL AND ABOVE - 6 ECS
- STILT PARKING AT GROUND FLOOR SHALL BE ALLOWED WITHIN THE PERMISSIBLE GROUND COVERAGE, FAR AND HEIGHT OF THE BUILDING.
- NO VEHICLE OF THE OWNER/OCCUPIER OF ANY SUCH BUILDING IS PARKED OUTSIDE THE PREMISES.
- IN ONE KANAL AND ABOVE PLOTS ABUTTING ON V-3/V2b ROAD ON THE REAR SIDE, THERE SHALL BE NO CONSTRUCTION IN THE REAR COURTYARD.

CHANDIGARH PROJECT



SECTOR 45 - B

NOTE:-
AS PER NOTIFICATION DATED 26.02.2002 UNDER PARA NO.6, THE ADDITIONAL ZONED AREA FOR SERVANT QUARTER IN TWO KANAL HOUSES IN PHASE B SECTORS HAS BEEN ALLOWED AS MARKED (ECCO) OF HEIGHT 24'0" ON THIS PLAN IN VIEW OF AMENDMENTS APPROVED BY THE FRANCE SECRETARY'S OFFICE MEMO NO.1348-UTPI (B) 2005 / 6718 DATED 20.9.2005.

NOTE :-
RESERVED AREA ABUTTING V-5 ROAD ADDING PLOT NOS. 1332 & 1335 SHALL BE USED FOR THE CONSTRUCTION OF "SUB SECTOR SERVICE SHOPS" AS APPROVED BY THE F.S. CHANDIGARH ADMIN. VIDE HIS MEMO NO. U.T. 7073-F2-75/ 18744 DATED. 25.11.1975.

NOTE :-
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG NO. 09 OF JOB NO. 61 DATED 28.08.70 AND PREPARED ON 14-02-2007.

Visual Chaphan PREPARED BY S.K. Madan CHECKED BY Daljeet Singh. A.T.P.

Sd/- CHIEF ADMINISTRATOR

Sd/- M.N.SHARMA CHIEF ARCHITECT Sd/- S.G.NANGIA SENIOR TOWN PLANNER

Sd/- A.B. MARATHIE DIVN. TOWN PLANNER Sd/- N.G.JOLLY ASSTT.TOWN PLANNER

SCALE : 80 FEET TO AN INCH

Sd/- SHAMSHER SINGH Sd/- CHECKED

DRG NO. - 09 JOB NO. - 61 DATE:28.08.70

ZONING PLAN OF SECTOR - 33 C

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, 1962 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)		
NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1.	TYPES OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1.
	ROADS/STREETS	ROAD FURNITURES AND AMENITIES.
	PUBLIC SPACES	LAND SCAPE FEATURE, EDUCATIONAL PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS.
	COMMERCIAL (SPECIAL AREA)	COMMERCIAL BUILDING AS PER ARCHITECTURAL CONTROL SHEETS.
	RESERVED	AS DIRECTED BY THE CHIEF ADMINISTRATOR FROM TIME TO TIME.

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 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 HEIGHT, MAXIMUM NUMBER OF STOREYS AND THE MAXIMUM NUMBER OF DWELLING UNITS PER SITE SHALL BE AS SPECIFIED IN TABLE 'B'.

TABLE 'B' (DENSITY ZONES)				
DENSITY ZONES	A-1 (7 1/2 MARLA)	A-2 50 MARLA	B-2 1 KANAL	C-1 2 KANAL
PLOT NOS.	1201 TO 1228 1247 TO 1268	1229 TO 1246 1269 TO 1286	1101 TO 1147 1151 TO 1188	1148 TO 1152 1287 TO 1404
BUILDING LINE				
FRONT	AS PER FRAME CONTROL DRG. NO. 1 JOB NO. 518	12'-6"	12'-6"	12'-6"
REAR		12'-6"	12'-6"	12'-6"
SIDE TOWARDS NORTH - EAST		12'-6"	12'-6"	12'-6"
SIDE TOWARDS NORTH - WEST		12'-6"	12'-6"	12'-6"
SIDE TOWARDS SOUTH - WEST		12'-6"	12'-6"	12'-6"
MAXIMUM PERMISSIBLE SITE COVERAGE		(i) 50% OF THE FIRST 250 SQ. YDS. OF SITE AREA. (ii) 23% OF THE NEXT 250 SQ. YDS. OF SITE AREA. (iii) 25% OF THE SITE AREA IN EXCESS OF 500SQ. YDS.		
MAXIMUM HEIGHT OF BUILDING INCLUDING BARSATI	-DO-	33'-0"	33'-0"	33'-0"
MAXIMUM NUMBER OF STOREYS EXCLUDING BARSATI	-DO-	TWO	TWO	TWO
MAXIMUM NUMBER OF DWELLING UNIT (PER STOREY) PER SITE	ONE	ONE	ONE	ONE

NOTE:-
1. THE SIDE SET BACK OF 10'-0" OCCURRING IN COLUMN 'A' ABOVE SHALL BE SO RESERVED IN CASE OF SITES ABUTTING ON ROAD STREET OR AREAS SPECIFIED AS PUBLIC SPACES. COMMERCIAL OR RESERVED THAT THE SET BACK OF 10'-0" SHALL OCCUR ALONG THE BOUNDARY DIVIDING THE SITE FROM ONE ANOTHER.
2. IN CASE OF SITES IN THE DENSITY ZONE B-2 PART OF THE RESIDENTIAL BUILDING INCLUDING A GARIBAGE AND SERVANTS QUARTERS NOT EXCEEDING THE HEIGHT OF 24'-0" (INCLUSIVE OF PARAPET) NOT CONTAINING MORE THAN TWO STOREYS, MAY BE ERECTED IN A PORTION OF THE SITE LYING BETWEEN THE SIDE BUILDING LINE AND THE BOUNDARY DIVIDING THE SITES FROM ONE ANOTHER AND SUCH CONSTRUCTION, IF BUILT SHALL NOT EXTEND BEYOND THE REAR BUILDING LINE AND SHALL BE SET BACK BY 10'-0" FROM THE FRONT BUILDING LINE. A BARSATI OR MUAMI SHALL IN NO CASE BE PERMITTED IN THIS EXTENDED ZONE.

3. (a) IN CASE OF DENSITY ZONES A-1, A-2 AND B-2 THE PLINTH LEVEL OF THE BUILDINGS SHALL BE OBTAINED FROM THE CHIEF ADMINISTRATOR BEFORE STARTING THE CONSTRUCTION.
(b) IN CASE OF DENSITY ZONE C-1 THE PLINTH HEIGHT OF THE BUILDING SHALL NOT BE LESS THAN ONE FOOT EXCEPT IN CASE OF VERANDAH AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION IN WHICH CASE THE PLINTH HEIGHT SHALL NOT BE LESS THAN 6 INCHES.
(c) BARSATI, IF BUILT, IN CASE OF DENSITY ZONES B-2 AND C-1 SHALL NOT COVER MORE THAN 50% OF THE AREA COVERED ON GROUND FLOOR.
(d) NO SITE SHALL BE SUB DIVIDED.

3. PROJECTION BEYOND BUILDING LINE :-
NOT WITH STANDING ANYTHING CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT & REGULATION) BUILDING RULES, 1962.
(a) DENSITY ZONE A-1 AND A-2 : NO. PROJECTION WHAT SO EVER OTHER THAN THOSE SHOWN ON THE FRAME CONTROL DRG. NO. 1 JOB NO. 518 SHALL BE ALLOWED.
(b) DENSITY ZONE B-2 AND C-1 : NO PROJECTION IN THE SHAPE OF SUN SHADES, CHALDAS, CANOPIES OR BALCONIES PROJECTING MORE THAN 1'-6" BEYOND THE SIDE BUILDING LINES SHALL BE ALLOWED.
(c) NO PROJECTION IN THE SHAPE OF SUN SHADE, CHALDAS, CANOPIES OR BALCONIES EXCEEDING MORE THAN 4'-6" BEYOND THE FRONT OR REAR BUILDING LINES SHALL BE ALLOWED.

4. BOUNDARY WALLS :-
(a) DENSITY ZONES A-1 AND A-2 : BOUNDARY WALL OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRG. NO. 515 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITE AS LIE IN THE FRONT OF THE FRONT BUILDING LINES AND ABOUT ON V-5 ROAD, STREETS OR AREAS MARKED AS COMMERCIAL, 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 DRG. NO. 515 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITE AS LIE IN THE FRONT OF THE FRONT BUILDING LINES AND ABOUT ON STREET AND AREA MARKED AS RESERVED, PUBLIC SPACES OR COMMERCIAL.
(c) NO WALL NEED BE BUILT ALONG FRONT SIDE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER BUT IF BUILT, SHALL MEASURE 3'-6" IN HEIGHT (I.E. IN LEVEL WITH THE TOP OF THE FRONT BOUNDARY WALL).
(d) DENSITY ZONES B-2 AND C-1 : WALL OF SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRG. NO. 515 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABOUT ON V-5 ROAD, STREETS AND AREAS MARKED AS RESERVED, PUBLIC SPACES OR COMMERCIAL.

(f) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT, MEASURE 3'-6" IN HEIGHT THAT IS IN LEVEL WITH THE FRONT AND REAR BOUNDARY WALLS.
(g) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. NO. 515 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.
(h) 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 THE GATE SHALL BE OF ONE OF THE TYPE DESIGNED AND SPECIFICATIONS SHOWN IN DRG. NO. 515 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 LIES IN FRONT OF THE FRONT BUILDING LINE.
(b) ONLY ONE WICKET GATE OF DESIGN 'C-1' ILLUSTRATED ON DRG. NO. 515 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 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. 515 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

7. PROTECTED TREES :-
EVERY BUILDING OCCUPYING 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. 515 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

8. ACCESS AND EXIT :-
NO ACCESS EITHER FROM THE V-5 ROAD, AREAS SHOWN AS 'RESERVED', 'PUBLIC SPACES' OR 'COMMERCIAL' SHALL BE ALLOWED.

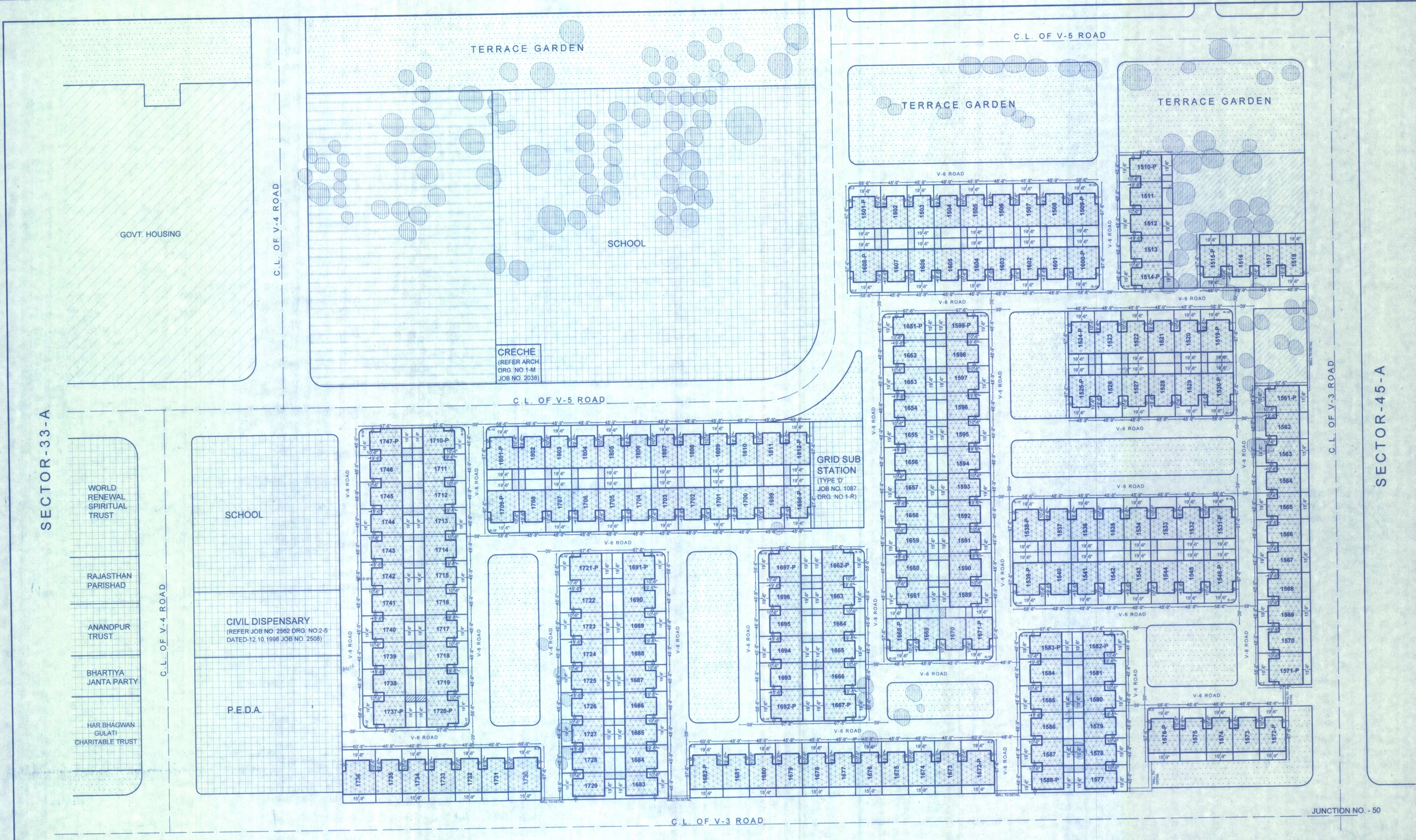
9. APPLIED DECORATIONS LIKE CROSSES, SHWATRAS, ETC., SHALL NOT BE PERMITTED ON THE EXTERIOR FACE OF THE BUILDING OR OF THE BOUNDARY WALL NAMES OF PERSONS OR HOUSES, HOWEVER, MAY BE ALLOWED ON THE SPACE ASSIGNED FOR THE PURPOSE AND ILLUSTRATED ON DRAWING NO. 515 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.
10. THE WATER STORAGE TANKS AND OTHER PLUMBINGS SHALL NOT BE SHOWN ON ANY FACE OF THE BUILDING BUT SHALL BE SUITABLY ENCASED.

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DEPARTMENT OF URBAN PLANNING CHANDIGARH ADMN.

NOTES:-

THE POSTAL NUMBERS/ HOUSE NUMBERS ARE SHOWN THUS

3845

1. ONE KANAL

1501-1548, 1577-1608, 1651-1671, 1683-1729, 1737-1747, 1801-1812, 1851-1876, 1872-1882, 1739-1738

12'-0"

NOTE:-

ALL THE RESIDENTIAL PLOT SIZES ALREADY AVAILABLE WITH TOWN PLANNING WING AND ARE IN CONSONANCE WITH ESTATE OFFICE, U.T. CHANDIGARH. THE SIZE OF PLOTS ARE RECEIVED IN THIS OFFICE VIDE MEMO NO. 543 DATED-15-11-2017.

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.

OFFICE OF THE SENIOR TOWN PLANNER U.T. CHANDIGARH

CHIEF ARCHITECT (EXERCISING THE POWERS OF CHIEF ADMINISTRATOR)

CHIEF ARCHITECT

SENIOR TOWN PLANNER

DIVNL TOWN PLANNER

ASSTT. TOWN PLANNER

DRAWN BY:- Harish Singhania

CHECKED BY:-

SCALE :- 80 FEET TO AN INCH

DRG No:- 45

JOB No:- 61

DATED:- 01.03.2019

REVISED ZONING PLAN OF SUB-SECTOR- 33-D (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	COMMERCIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS
	PUBLIC/SEMI PUBLIC	PUBLIC/SEMI PUBLIC BUILDING
	RESERVED	AS DIRECTED BY THE CHIEF ADMINISTRATOR FROM TIME TO TIME

2. SITE COVERAGE:- THE MAXIMUM PERMISSIBLE SITE COVERAGE INCLUSIVE OF ANCILLARY BUILDINGS FOR THE CATEGORY OF PLOTS AS SHOWN IN THE PLAN SHALL BE AS PER THE FOLLOWING TABLE:-

1	2	3	4
CATEGORY	AREA	MAXIMUM PLOT COVERAGE	F.A.R.
ONE KANAL	UPTO 500 SQ.YDS.	50%	1.50
	BEYOND 500 SQ.YDS.		1.25

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 SHALL BE AS PER THE TABLE OF CATEGORY OF 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")	MINIMUM 0.30m (1'-0") AND MAXIMUM UPTO 1.20m (4'-0")
	ONE	3.35m (11'-0")	

4. NUMBER OF BUILDINGS ON EACH SITE:- a. NO SITE SHALL BE SUB-DIVIDED b. 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:- a. NOT WITH STANDING ANYTHING CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULES 1952. b. NO PROJECTION IN THE SHAPE OF SUN SHADE, CHHAJJA, CANOPIES OR BALCONY PROJECTING MORE THAN 0.45m (1'-6") BEYOND THE SIDE BUILDING LINES SHALL BE ALLOWED. c. NO PROJECTION IN THE SHAPE OF SUN SHADE, CHHAJJA, CANOPIES OR BALCONIES PROJECTING MORE THAN 1.83m (6'-0") BEYOND THE FRONT AND REAR BUILDING LINES SHALL BE ALLOWED.

6. BOUNDARY WALLS:- i. FRONT BOUNDARY WALLS:- a. 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.

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

ii. REAR AND SIDE BOUNDARY WALLS:- a. WALLS OF THE SPECIFICATIONS AND DESIGN "C" OF HEIGHT 1.82m (6'-1 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.

b. 0.69m (2'-3") TO 0.75m (2'-6") HIGH RAILING/GRILL ABOVE THE STANDARD BOUNDARY WALL SHALL BE PERMISSIBLE. iii. 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. iv. 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:- a. 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. b. 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. c. 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:- a. EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITES AS GIVEN IN THIS ZONING PLAN. b. 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. c. 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.

9. BASEMENT:- a. CONSTRUCTION OF BASEMENT STOREY IS OPTIONAL HOWEVER, IF BUILT, SHALL BE PERMISSIBLE BELOW THE BUILT UP AREA. b. THE USE OF BASEMENT SHALL ONLY BE PERMITTED FOR NON HABITABLE I.E. NON COMBUSTIBLE HOUSEHOLD STORAGE, PARKING, SERVICES AND UTILITIES OF THE BUILDING.

10. ACCESS:- NO SITES WILL DERIVE DIRECT ACCESS OR EXIT FROM THE V3 ROAD / SECTOR DIVIDING ROAD AND GREEN SPACE.

11. 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 NO. S/5 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

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

13. PROTECTED TREES:- TREES MARKED AS (T) ON THIS PLAN SHALL BE DEEMED TO BE "PROTECTED TREES" UNDER THE CHANDIGARH TREES PRESERVATION.

14. GENERAL NOTES:- a. INSTALLATION OF SOLAR PHOTOVOLTAIC POWER PLANT SHALL BE MANDATORY. THE CAPACITY OF SPV PLANT SHALL BE: i. 500 Sq Yds TO 999 Sq Yds. 1KWp ii. 1000 Sq Yds TO 1999 Sq Yds. 2KWp b. ALL BUILDING ON A SITE OF ONE KANAL WILL MAKE PROVISION FOR SOLAR WATER HEATING SYSTEM HAVING CAPACITY OF ATLEAST 100 Ltr. c. ALL BUILDING ON A PLOT OF ONE KANAL SHALL HAVE RAIN WATER HARVESTING SYSTEM TO RECHARGE GROUND WATER INSTALLED AS PER SPECIFICATION OF CHANDIGARH ADMINISTRATION. d. PROVISION OF PARKING SHALL BE: i. ONE KANAL TO BELOW TWO KANAL 3 ECS ii. STILL PARKING AT GROUND FLOOR SHALL BE ALLOWED WITHIN THE PERMISSIBLE GROUND COVERAGE, FAR AND HEIGHT OF THE BUILDING. f. NO VEHICLE OF THE OWNER/OCCUPIER OF ANY SUCH BUILDING IS PARKED OUTSIDE THE PREMISES. g. IN ONE KANAL ABUTTING ON V-3 ROAD ON THE REAR SIDE, THERE SHALL BE NO CONSTRUCTION IN THE REAR COURTYARD.