

NOTES:-

THE POSTAL NUMBERS/
HOUSE NUMBERS
ARE SHOWN THUS

S.NO	CATEGORIES	PLOT NO.S	WIDTH OF ZONED AREA IN THE REAR COURTYARD
1	15 MARLA	132 TO 156 227 TO 237	9'-6"
2	1KANAL	116 TO 131 157 TO 172 211 TO 228 101 TO 115	12'-0"
3	2 KANAL	173 TO 177 201 TO 210	16'-6"

NOTES:-

- SITE FOR GRID SUB STATION INCORPORATED AS PER ARCH. DRAWING NO. 51, JOB NO. 1057 SENT BY S. JAGAL SINGH (AVIDE ENDS. NO. 197 ARCH-00/12018 DATED 23-09-80).
- THE APPROVAL OF 13 SHOPS HAS BEEN INCORPORATED VIDE CHIEF ADMINISTRATOR OFFICE MEMO NO. 1312/11 FD/73/8099 DATED 22-06-73.
- SITE FOR D.A.V. COLLEGE FOR WOMEN ALLOTTED VIDE C.A. LETTER NO. 220/RCE-152(G-III) DATED 06-02-68.
- ALL THE RESIDENTIAL PLOT SIZES ARE ALREADY AVAILABLE WITH TOWN PLANNING WING AND INCONSONANCE WITH ESTATE OFFICE, U.T. CHANDIGARH AND THE SIZE OF PLOTS ARE RECEIVED IN THIS OFFICE VIDE MEMO NO. 559, DATED-23.11.2017.
- PLOT NO. 140 TO 144 BOTH INCLUSIVE THE FRONT AND REAR SET BACK SHALL BE 11'-3" AND 30'-0" RESPECTIVELY INSTEAD OF 15'-0" AND 25'-0" WIDE ENDS. NO. UT/113-F2-71/1980, DATED 18.08.1971 FROM THE DEPUTY SECRETARY FINANCE, CHANDIGARH ADMINISTRATION.
- 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. 47, JOB NO. 60 DATED-26-09-19 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-31-01-2019 ON FILE-2-5.

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/Neelam

CHECKED BY:- Harish

SCALE :- 80 FEET TO AN INCH

DRG. No:- 51

JOB No:- 60

DATED:- 05.02.2019

REVISED
ZONING PLAN OF
SUB-SECTOR- 36 A
(FOR ADDITIONAL COVERED AREA
AND ONLY FOR RESIDENTIAL)

JUNCTION NO. 32

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	PUBLIC OFFICES, CULTURAL INSTITUTIONS OR 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	FAR
MARLA HOUSES	-	UPTO 70% (65% + UPTO 5%)	2.00
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	

- THE SIDE SET BACK ON FRONT IN ONE KANAL CATEGORY HOUSES SHALL BE, NORTH EAST /SOUTH EAST - 3.20 m (10'-6") & NORTH WEST/ SOUTH WEST- 1.83 m (6'-0"). THE SAME SHALL BE REVERSE IN THE CASE OF CORNER PLOT ABUTTING ON SIDE ROAD.
- THE CONSTRUCTION IN REAR COURTYARD IN ONE KANAL AND ABOVE PLOTS WHEREVER INDICATED SHALL BE AS PER THE TABLE OF CATEGORY OF PLOTS.
- 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:-

NOTATION	2	3	4
	MAXIMUM NO OF STOREYS	MAXIMUM HEIGHT FROM PLINTH LEVEL OF 0.30m (1'-0")	PLINTH HEIGHT
	THREE	10.67m (35'-0") KANAL TYPE	MINIMUM 0.30m (1'-0") AND MAXIMUM UPTO 1.20m (4'-0")
	THREE	9.83m (32'-3") MARLA TYPE	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 0.45 m (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 1.83m (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 1.13m (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 1.82m (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.
- 0.69m (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 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. 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 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. 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, 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.

- 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.

12. ACCESS:-

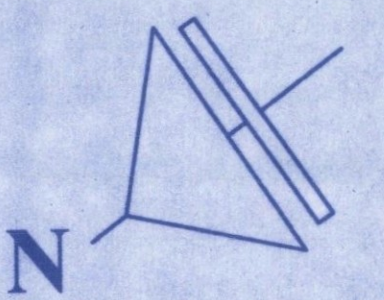
- NO SITES WILL DERIVE DIRECT ACCESS OR EXIT FROM THE V3 ROAD / SECTOR DIVIDING ROAD AND GREEN SPACE.

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 SYSTEM HAVING CAPACITY OF ATLEAST 100 lts. AND ON A SITE OF TWO KANAL AND ABOVE THAT OF 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:
 - 10 MARLA TO BELOW ONE KANAL - 2 ECS
 - 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.



THE POSTAL NUMBERS/ HOUSE NUMBERS ARE SHOWN THIS			
S.NO	CATEGORIES	PLOT NO.S	WIDTH OF ZONED AREA IN THE REAR COURTYARD
1	15 MARLA	528 TO 549 627 TO 638	9'-6"
2	1KANAL	514 TO 527 611 TO 626 550 TO 565	12'-0"
3	2 KANAL	501 TO 513 566 TO 570 601 TO 610	16'-6"

NOTE:-

- ALL THE RESIDENTIAL PLOT SIZES IS ALREADY AVAILABLE WITH TOWN PLANNING WING AND IN CONSONANCE WITH ESTATE OFFICE, U.T. CHANDIGARH EXCEPT HOUSE NO. 528 WHICH ARE PROVIDED BY THE ESTATE OFFICE U.T. CHANDIGARH AND INCORPORATED BY THIS OFFICE AND 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. 46, JOB NO. 60 DATED-25-09-19 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-31-01-2019 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

DIVNL.TOWN PLANNER

ASSTT. TOWN PLANNER

DRAWN BY:- Harish/Neeraj

CHECKED BY:-

SCALE :- 80 FEET TO AN INCH

DRG. No:- 52

JOB No:- 60

DATED:- 05-02-2019

REVISED
ZONING PLAN OF
SUB-SECTOR- 36 B
(FOR ADDITIONAL COVERED AREA
AND ONLY FOR RESIDENTIAL)

C.L. OF V2 ROAD

DEV SAMAJ
COLLEGE OF EDUCATIONHARE KRISHNA
MISSION

C.L. OF V5 ROAD



C.L. OF V5 ROAD

C.L. OF V5 ROAD

C.L. OF V4 ROAD

C.L. OF V4 ROAD

SECTOR 36-C

SECTOR 36-C

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	PUBLIC OFFICE, CULTURAL, INSTITUTIONS, COMMERCIAL AS PER ARCHITECTURAL CONTROL SHEETS.
	RESERVED	USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR
	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	FAR
MARLA HOUSES	-	UPTO 70% (65% + UPTO 5%)	2.00
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

- THE SIDE SET BACK ON FRONT IN ONE KANAL CATEGORY HOUSES SHALL BE, NORTH EAST /SOUTH EAST - 3.20 m (10'-6") & NORTH WEST/ SOUTH WEST- 1.83 m (6'-0"). THE SAME SHALL BE REVERSE IN THE CASE OF CORNER PLOT ABUTTING ON SIDE ROAD.
- THE CONSTRUCTION IN REAR COURTYARD IN ONE KANAL AND ABOVE PLOTS WHEREVER INDICATED SHALL BE AS PER THE TABLE OF CATEGORY OF PLOTS.
- 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	• MINIMUM 0.30m (1'-0") AND MAXIMUM UPTO 1.20m (4'-0").
	THREE	9.83m (32'-3") MARLA TYPE	• 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, CHHAJJA, CANOPIES OR BALCONY PROJECTING MORE THAN 0.45 m (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 1.83 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 1.13m (3'-8") 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'-11") 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.
- 0.69 m (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 RADII 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.

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. 5/5 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 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 SYSTEM HAVING CAPACITY OF ATLEAST 100 lts. AND ON A SITE OF TWO KANAL AND ABOVE THAT OF 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:
 - 10 MARLA TO BELOW ONE KANAL - 2 ECS
 - 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/ OCCUPYER OF ANY SUCH BUILDING IS PARKED OUTSIDE THE PREMISES.
- IN ONE KANAL AND ABOVE PLOTS ABUTTING ON V-3 ROAD ON THE REAR SIDE, THERE SHALL BE NO CONSTRUCTION IN THE REAR COURTYARD.

SECTOR - 35 D

C.L. OF V3 ROAD

JUNCTION NO. 48

DEPARTMENT OF
URBAN PLANNING
CHANDIGARH ADMN.

N

THE POSTAL NUMBERS/
HOUSE NUMBERS
ARE SHOWN THUS

S.NO	CATEGORIES	PLOT NO.S	WIDTH OF ZONED AREA IN THE REAR COURTYARD
1	1KANAL	1001 TO 1040 1059 TO 1082 1101 TO 1127 1134 TO 1140 1041 TO 1058 1141 TO 1152	12'-0"
2	2 KANAL	1153 TO 1160	

NOTES:-

- THE LAND USE OF THE SITE ALLOTTED TO SPECIAL OLYMPICS BHARAT HAS BEEN CONVERTED FROM COMMERCIAL TO EDUCATIONAL AS APPROVED BY F.S. CUM CHIEF ADMINISTRATOR VIDE HIS ORDERS DATED 26-06-04 ON FILE.
- THE POLICE POST HAS BEEN INCORPORATED AS PER AREA LIST SENT BY THE E.E. C.P. DIVN. NO.2 (R) VIDE NO. 2042, DATED 19-06-84.
- ALL THE RESIDENTIAL PLOT SIZES ARE ALREADY AVAILABLE WITH TOWN PLANNING WING AND INCONSONANCE WITH ESTATE OFFICE, U.T. CHANDIGARH AND THE SIZE OF PLOTS ARE RECEIVED IN THIS OFFICE VIDE MEMO NO. 559, DATED 23.11.2017.
- 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. 49, JOB NO. 60 DATED 22-09-18 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-31-01-2019 ON FILE-2-5.

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:- Harsh/Neeraj CHECKED BY:-

SCALE :- 80 FEET TO AN INCH

DRG. No:- 53 JOB No:- 60 DATED:-05-02-2019

REVISED
ZONING PLAN OF
SUB-SECTOR- 36 C
(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 AS PER ARCHITECTURAL CONTROL SHEETS
	PUBLIC/SEMI PUBLIC	PUBLIC / SEMI PUBLIC BUILDING
	RESERVED	USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR

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	FAR
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 - 3.20 m (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.

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 RULE 1952.
- b. NO PROJECTION IN THE SHAPE OF SUN SHADE, CHHAJJA, CANOPIES OR BALCONY PROJECTING MORE THAN 0.45 m (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 1.83 m (6'-0") BEYOND THE FRONT AND REAR BUILDING LINES SHALL BE ALLOWED.

6. BOUNDARY WALLS :-

FRONT BOUNDARY WALLS :-

- a. WALLS OF THE SPECIFICATIONS AND DESIGN "B" OF HEIGHT 1.13m (3'-8½") 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. 0.69 m (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 (5'-11½") 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. 0.69 m (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 "A" 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 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:-

- 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 DRG. 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 2999 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 Lts. AND ON A SITE OF TWO KANAL AND ABOVE THAT OF ATLEAST 200 Lts.
- c. 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.
- d. PROVISION OF PARKING SHALL BE
- i) ONE KANAL TO BELOW TWO KANAL - 3 ECS
- ii) TWO KANAL AND ABOVE - 6 ECS
- e. 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 AND ABOVE PLOTS ABUTTING ON V-3 ROAD ON THE REAR SIDE, THERE SHALL BE NO CONSTRUCTION IN THE REAR COURTYARD.



NOTES:-

THE POSTAL NUMBER /
HOUSE NUMBER
ARE SHOWN THUS

1501

S.NO	CATEGORIES	PLOT NO.S	WIDTH OF ZONED AREA IN THE REAR COURTYARD
1	1KANAL	1528 TO 1543 1615 TO 1630 1573 TO 1578 1579 TO 1586 1591 TO 1594	12'-0"
2	2KANAL	1501 TO 1505 1508 TO 1527 1595 TO 1614	
		1544 TO 1572 1631 TO 1635	16'-6"

NOTES:-

- THE SITE OF GURU NANAK PUBLIC SCHOOL INCORPORATED FROM AREA LIST SUPPLIED BY THE S.E.(CONST.) VIDE ENDT. NO. 250/CPL 1173/ WZ / 3587 DTD. 15.11.73.
- ALL THE RESIDENTIAL PLOT SIZES ARE ALREADY AVAILABLE WITH TOWN PLANNING WING AND INCONSONANCE WITH ESTATE OFFICE U.T. CHANDIGARH AND THE SIZE OF PLOTS ARE RECEIVED IN THIS OFFICE VIDE MEMO NO. 558, DATED 23.11.2017.
- 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. 50, JOB NO. 60 DATED-18-09-11 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-24-01-2019 ON FILE-Z-5.

OFFICE OF THE
SENIOR TOWN PLANNER
U.T. CHANDIGARH

CHIEF ARCHITECT
(EXERCISING THE POWERS OF CHIEF ADMINISTRATOR)

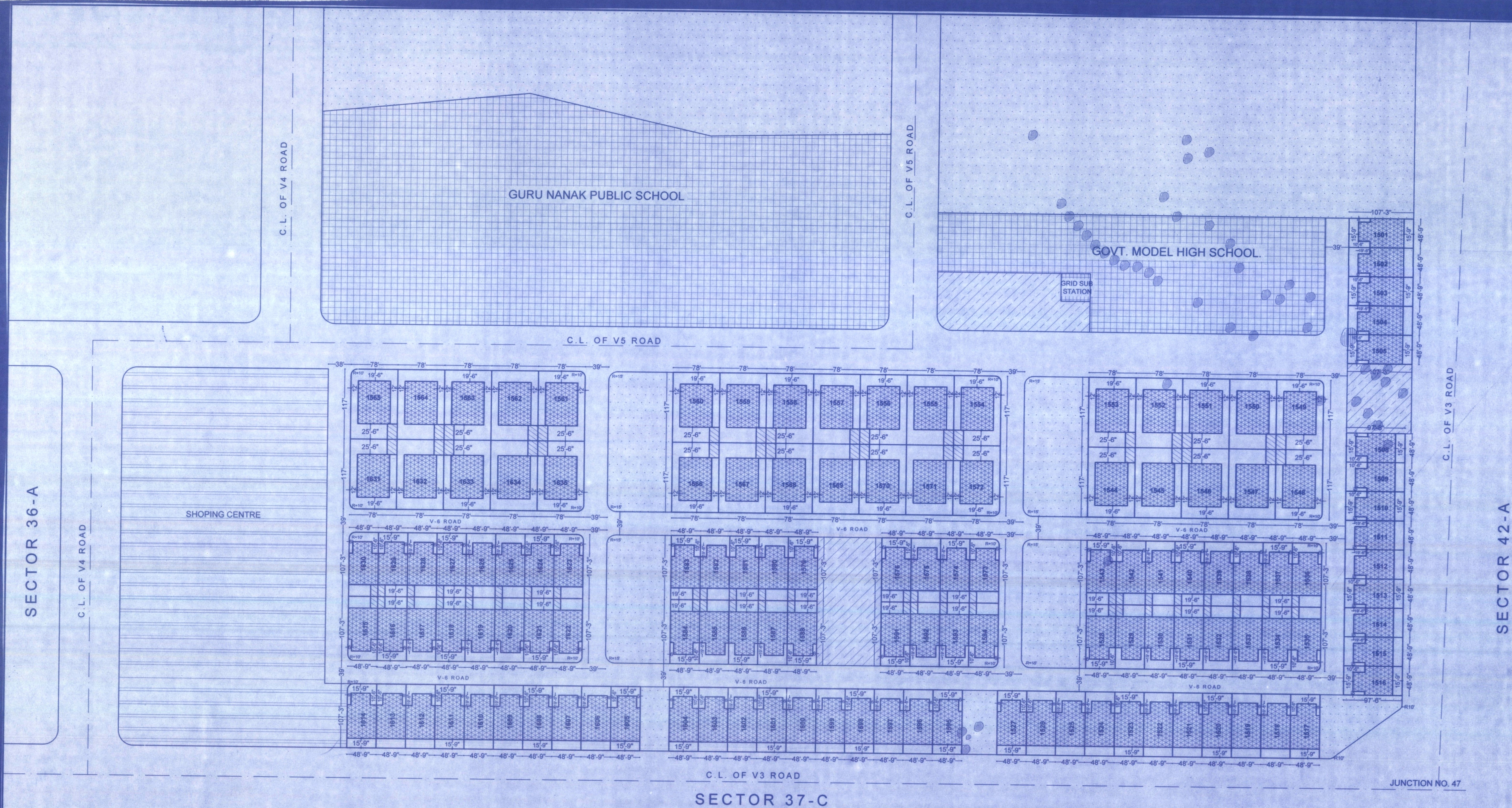
CHIEF ARCHITECT
SENIOR TOWN PLANNER

DIVNL. TOWN PLANNER
ASSTT. TOWN PLANNER
DRAWN BY:- Harish/Neelaj
CHECKED BY:- Neelaj

SCALE :- 80 FEET TO AN INCH

DRG. No:- 54 JOB No:-60 DATED:-05-02-2019

REVISED
ZONING PLAN OF
SUB-SECTOR- 36 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 AS PER ARCHITECTURAL CONTROL SHEETS
	PUBLIC/SEMI PUBLIC	PUBLIC / SEMI PUBLIC BUILDING
	RESERVED	USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR

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	FAR
ONE KANAL	UPTO 500 SQ.YDS	60%	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 - 3.20 m (10'-6") & NORTH WEST/ SOUTH WEST- 1.83 m (6'-0"). THE SAME SHALL BE REVERSE IN THE CASE OF CORNER PLOT ABUTTING ON SIDE ROAD.
- b. THE CONSTRUCTION IN REAR COURTYARD 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:-

- 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 RULE 1952.
- b. NO PROJECTION IN THE SHAPE OF SUN SHADE, CHHALLA, CANOPIES OR BALCONY PROJECTING MORE THAN 0.45 m(1'-6") BEYOND THE SIDE BUILDING LINES SHALL BE ALLOWED.
- c. NO PROJECTION IN THE SHAPE OF SUN SHADE, CHHALLA, CANOPIES OR BALCONIES PROJECTING MORE THAN 1.83 m(6'-0") BEYOND THE FRONT AND REAR BUILDING LINES SHALL BE ALLOWED.

6. BOUNDARY WALLS :-

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. 0.69 m (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'-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.
- 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 WCKET GATES UPTO 4.88m (16'-0") SHALL BE ERCTED 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 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 ERCTED 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 DRG. 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 2999 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 lts. AND ON A SITE OF TWO KANAL AND ABOVE THAT OF ATLEAST 200 lts.
- c. 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.
- d. PROVISION OF PARKING SHALL BE:
- i) ONE KANAL TO BELOW TWO KANAL - 6 ECS
- ii) TWO KANAL AND ABOVE - 3 ECS
- e. STILT 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 AND ABOVE PLOTS ABUTTING ON V-3 ROAD ON THE REAR SIDE, THERE SHALL BE NO CONSTRUCTION IN THE REAR COURTYARD.