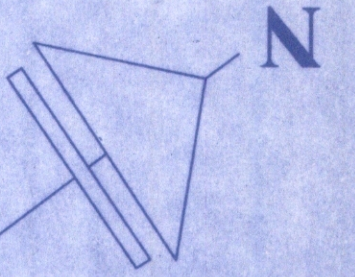


AGRICULTURAL LAND

DEPARTMENT OF URBAN PLANNING CHANDIGARH ADMN.



NOTES:-

S.NO	CATEGORIES	PLOT NO.S	WIDTH OF ZONED AREA IN THE REAR COURTYARD
1	5 MARLA	67 TO 126 172 TO 211 847 TO 870	5'-6"
2	7½ MARLA	517 TO 56 127 TO 142 164 TO 171 300 TO 324 366 TO 379 507 TO 514 851 TO 840 871 TO 902	7'-6"
3	10 MARLA	325 TO 365 380 TO 422 451 TO 474	7'-6"
4	1 KANAL	143 TO 150 501 TO 508 541 TO 546 152 TO 163	12'-0"
5	2 KANAL	151	

NOTE:
SITE OF GRID SUB STATION INCORPORATED AS PER ARCH. DRG. NO. 41 JOB NO. NT 1067, VIDE ENDS NO. 197 / ARCH. 81 / 0487 DTD. 4.8.81.
FOLLOWING AMENDMENTS IN CLAUSE-2, HAVE BEEN APPROVED BY P.S. COMM. SEC. URBAN PLANNING CHIEF ADMINISTRATOR ON DATED 01.07.2018:
ONE KANAL GROUND COVERAGE F.A.R.
UPTO 500 SQ. YDS. 50% 1.50
ABOVE 500 SQ. YDS. 50% 1.55
TWO KANAL
UPTO 1000 SQ. YDS. 45% 1.35
ABOVE 1000 SQ. YDS. 45% 1.00

NOTE:
THIS DRAWING HAS BEEN APPROVED BY SECRETARY URBAN PLANNING C.M. CHIEF ADMINISTRATOR ON DATED 12.10.2017 ON FILE Z-5.

NOTE:
THIS DRAWING IS PREPARED ON THE BASIS OF NOTIFICATION OF C.B.R. (URBAN) 2017, DATED 25-07-2017.

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: HANSH NEERAJ CHECKED BY: HANSH NEERAJ

SCALE: 1/80 FEET TO AN INCH

DRG. No. - 97 JOB No. - 59 DATED - 16/10/2019

REVISED ZONING PLAN OF SUB-SECTOR- 38 A (FOR ADDITIONAL COVERED AREA AND ONLY FOR RESIDENTIAL)

SECTOR 38 - D

SECTOR 24 - A

SECTOR 38 - B

SECTOR 38 - B

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.

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
	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
CATEGORY	MAXIMUM PLOT COVERAGE	F.A.R.
MARLA HOUSES	UPTO 70% (65% + UPTO 5%)	UPTO 2.00
ONE KANAL	50%	1.50
TWO KANAL	45%	1.25

- 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- 1.82 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.

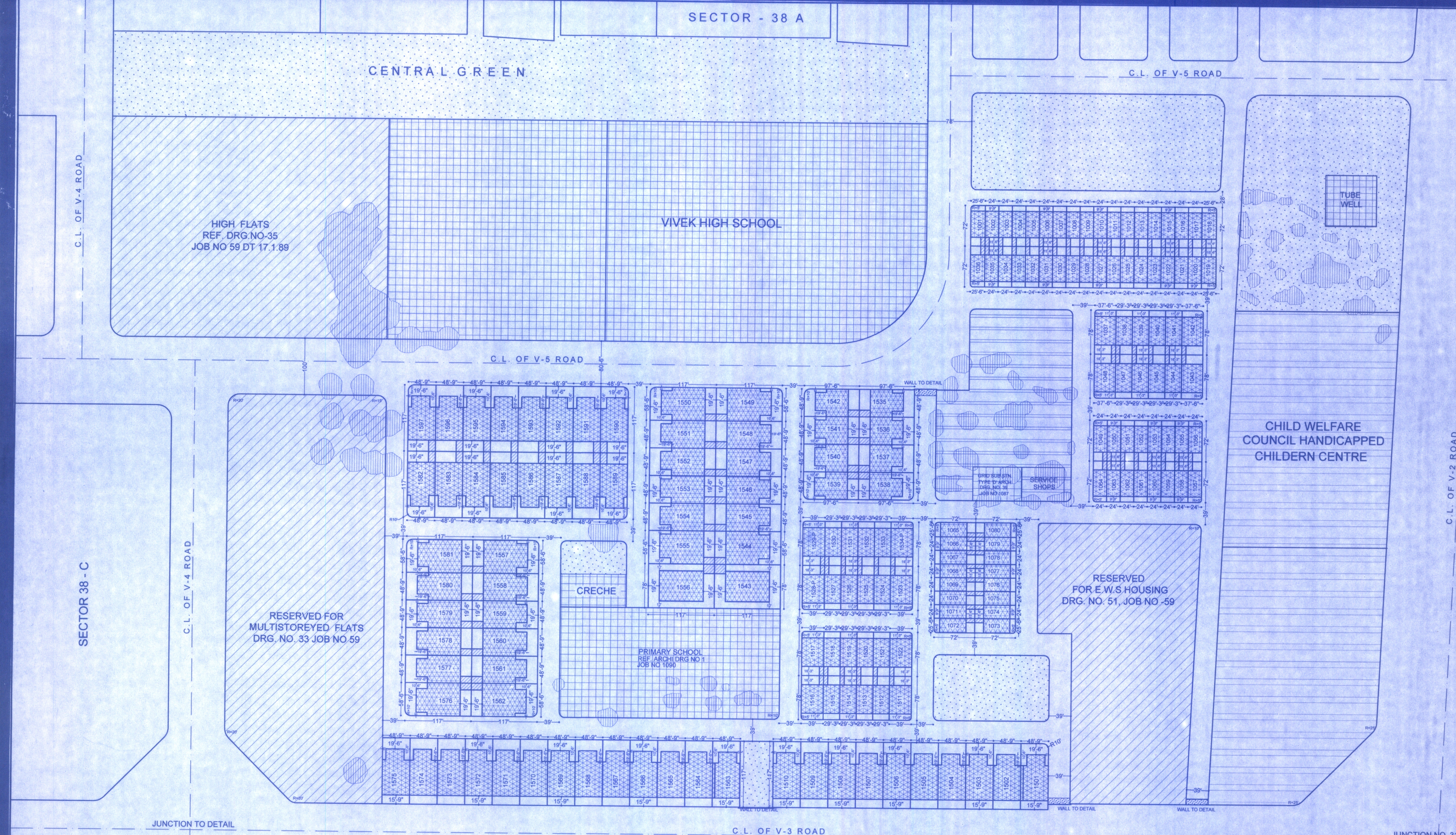
3. HEIGHT OF THE BUILDING:-
THE MAXIMUM NUMBER OF STOREYS, MAXIMUM HEIGHT AND PLINTH HEIGHT OF THE BUILDING CONSTRUCTED ON LAND AS MARKED IN COLUMN 1 SHALL BE AS INDICATED IN COLUMNS 2, 3, AND 4 OF THE FOLLOWING TABLE:-

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") IN THE CASE OF BUILDING INTENDED FOR HUMAN HABITATION IN KANAL AND ABOVE HOUSES
	THREE	9.83m (32'-3") MARLA TYPE	IN MARLA HOUSES FIXED AT 0.30m (1'-0")
	ONE	3.35m (11'-0")	

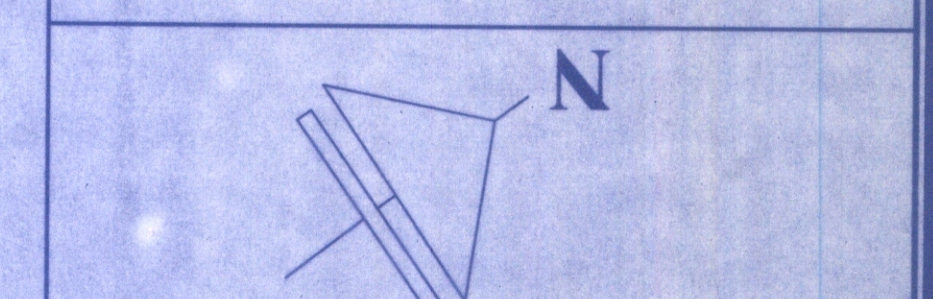
4. NUMBER OF BUILDINGS ON EACH SITE:-
a. NO SITE SHALL BE SUB-DIVIDED.
b. EACH PLOT/ SITE MEANT FOR RESIDENTIAL PURPOSE SHALL BE CONSIDERED AS ONE RESIDENTIAL UNIT HAVING MAXIMUM OF THREE FLOORS WITH NOT MORE THAN ONE KITCHEN PER FLOOR.

5. PROJECTION BEYOND BUILDING LINE:-
i) KANAL HOUSES:
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, CHAJJAS, 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, CHAJJAS, CANOPIES OR BALCONIES PROJECTING MORE THAN 1.83 m (6'-0") BEYOND THE FRONT AND REAR BUILDING LINES SHALL BE ALLOWED.
ii) MARLA HOUSES:-
a. NO PROJECTION IN THE SHAPE OF BALCONIES PROJECTING MORE THAN 0.91m (3'-0") BEYOND THE FRONT AND REAR BUILDING LINES SHALL BE ALLOWED.
b. 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.

- BOUNDARY WALLS :-
a. FRONT BOUNDARY WALLS :-
i) 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.
ii) 0.69 m (2'-3") HIGH RAILING/ GRILL ABOVE THE STANDARD BOUNDARY WALL SHALL BE PERMISSIBLE.
iii) THE CONSTRUCTION OF FRONT BOUNDARY WALL IS OPTIONAL, SO THAT THE SAID AREA CAN BE UTILIZED FOR PARKING.
b. REAR AND SIDE BOUNDARY WALLS :-
i) WALLS OF THE SPECIFICATIONS AND DESIGN "C" OF HEIGHT 1.83m (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.
ii) 0.69 m (2'-3") TO 0.76m (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 0.60 m (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.
- 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.
- 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.
- 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- S/2 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.
- BASEMENT:-
a. CONSTRUCTION OF BASEMENT STOREY IS OPTIONAL, HOWEVER, IF BUILT, SHALL BE PERMISSIBLE AS PER THE NORMS.
b. THE USE OF BASEMENT SHALL ONLY BE PERMITTED FOR PARKING, STORAGE AND SERVICES ETC.
- 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.
- PROTECTED TREES:-
TREES MARKED AS (T) ON THIS PLAN SHALL BE DEEMED TO BE "PROTECTED TREES" UNDER THE CHANDIGARH TREES PRESERVATION.
- 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
iii) ABOVE 3000 Sq Yds - 3KWp
b. ALL BUILDINGS 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) BELOW 10 MARLA - 1 ECS
ii) 10 MARLA TO BELOW ONE KANAL - 2 ECS
iii) ONE KANAL TO BELOW TWO KANAL - 3 ECS
iv) 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 COURT YARD.



DEPARTMENT OF
URBAN PLANNING
CHANDIGARH ADMN.



NOTES:-

THE POSTAL NUMBERS
ARE SHOWN THUS.

S.NO	CATEGORIES	PLOT NOS	WIDTH OF ZONED AREA IN THE REAR COURTYARD
1	7 1/2 MARLA	1001 TO 1036 1049 TO 1080	7'-6"
2	10 MARLA	1037 TO 1048 1511 TO 1534	7'-6"
3	1 KANAL	1535 TO 1542 1544 TO 1555 1576 TO 1580 1557 TO 1562	12'-0"
4	2 KANAL	1563 TO 1575 1501 TO 1510	16'-6"

* FOLLOWING AMENDMENTS IN CLAUSE-3, HAVE BEEN APPROVED
BY F.C.-C.M.-SECY. URBAN PLANNING (CHIEF ADMINISTRATOR)
ON DATED 31-07-2015:

	GROUND COVERAGE	F.A.R.
ONE KANAL UPTO 5000 Sq. Yds.	50%	1.50
ABOVE 5000 Sq. Yds.	50%	1.25
TWO KANAL UPTO 10000 Sq. Yds.	45%	1.55
ABOVE 10000 Sq. Yds.	45%	1.30

Handwritten signature: H. Singh
Date: 30/03/19
P.O. (M)

NOTE:
THIS DRAWING HAS BEEN APPROVED BY SECRETARY
URBAN PLANNING CUM CHIEF ADMINISTRATOR ON DATED
12-10-2017 ON FILE Z-5.

NOTE:
THIS DRAWING SUPERCEDES THE PREVIOUS DRG. NO. 54, JOB NO.
59 DATED 31.12.2009 AND PREPARED ON THE BASIS OF
NOTIFICATION OF C.B.R. (URBAN) 2017, DATED-25-07-2017.

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:- 98

JOB No:- 59

DATED:- 16-10-2019

REVISED

ZONING PLAN OF

SUB-SECTOR- 38 B

(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	PUBLIC OFFICES, CULTURAL INSTITUTIONS OR COMMERCIAL BUILDINGS 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
CATEGORY	MAXIMUM PLOT COVERAGE	F.A.R.
MARLA HOUSES	UPTO 70% (65% + UPTO 5%)	UPTO 2.00
ONE KANAL	50%	1.50
TWO KANAL	45%	1.25

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- 1.82 m (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 PLOT.

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") IN THE CASE OF BUILDING INTENDED FOR HUMAN HABITATION IN KANAL AND ABOVE HOUSES.
	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:-
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:-
i) KANAL HOUSES:-
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, CHAJJAS, 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, CHAJJAS, CANOPIES OR BALCONIES PROJECTING MORE
THAN 1.83 m (6'-0") BEYOND THE FRONT AND REAR BUILDING LINES SHALL BE ALLOWED.
ii) MARLA HOUSES:-
a. NO PROJECTION IN THE SHAPE OF BALCONIES PROJECTING MORE THAN 0.91m (3'-0") BEYOND THE FRONT
AND REAR BUILDING LINES SHALL BE ALLOWED.
b. 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 :-
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. 0.89 m (2'-3") HIGH RAILINGS/ 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 1.83m (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.

b. 0.89 m (2'-3") TO 0.76m (2'-4") 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 RADIUS 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 0.60 m (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 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- 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 AS PER THE
NORMS.
b. THE USE OF BASEMENT SHALL ONLY BE PERMITTED FOR PARKING, STORAGE AND SERVICES ETC.

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
iii) ABOVE 3000 Sq Yds - 3KWp

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) BELOW 10 MARLA - 1 ECS
ii) 10 MARLA TO BELOW ONE KANAL - 2 ECS
iii) ONE KANAL TO BELOW TWO KANAL - 3 ECS
iv) TWO KANAL TO ABOVE TWO KANAL - 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 COURT YARD.

THE POSTAL NUMBERS
ARE SHOWN THUS.

THE FOLLOWING AMENDMENTS IN CLAUSE-2, HAVE BEEN APPROVED BY F.S.-CUM M.B.U. URBAN PLANNING/JCHIEF ADMINISTRATOR ON DATED 31-07-2018:-

- ONE KANAL GROUND COVERAGE FAR

UPTO 500 SQ.YDS.	50%	1.50
ABOVE 500 SQ.YDS.	50%	1.25

NOTE:
THIS DRAWING HAS BEEN APPROVED BY SECRETARY
URBAN PLANNING CUM CHIEF ADMINISTRATOR ON DATE
12-10-2017 ON FILE 2-5.

NOTE:

- THIS DRAWING SUPERCEDES THE PREVIOUS DRG. NO. 95 JOB NO. 59 DATED 12.01.2010 AND PREPARED ON THE BASIS OF NOTIFICATION OF C.B.R.(URBAN) 2017 DATED 25.07.2017

CHIEF ARCHITECT
(EXERCISING THE POWERS OF CHIEF ADMINISTRATOR)

CHIEF ARCHITECT	SENIOR TOWN PLANNER
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DIVNL.TOWN PLANNER ASSTT. TOWN PLANNER

SCALE :- 80 FEET TO AN INCH

DRG. No:- 99	JOB No:- 59	DATED:- 16.10.2017
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REVISED

(FOR ADDITIONAL COVERED AREA
AND ONLY RESIDENTIAL USE)

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

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

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:-

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.

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, CHAJAS, CANPIERS OR BALCONY PROJECTING MORE THAN 0.91m (3'-0") BEYOND THE FRONT OF BUILDING LINES SHALL BE ALLOWED
- c. NO PROJECTION IN THE SHAPE OF SUN SHADE, CHAJAS, CANPIERS OR BALCONY PROJECTING MORE THAN 0.91m (3'-0") BEYOND THE FRONT OF BUILDING LINES SHALL BE ALLOWED
- ii) MARLA HOUSES-
- a. NO PROJECTION IN THE SHAPE OF BALCONIES PROJECTING MORE THAN 0.91m (3'-0") BEYOND THE FRONT PORCH BUILDING LINES SHALL BE ALLOWED
- b. THREE CANTEEN PROJECTIONS SHALL BE ALLOWED 0.91m (3'-0") BEYOND THE COMMON WALL BOUNDARY LINE OF THE CANTEEN. THE BALCONY SHALL BE ALLOWED 0.91m (3'-0") BEYOND THE ZONED AREA OF THE CANTEEN. THE BALCONY SHALL BE ALLOWED 0.91m (3'-0") BEYOND THE ZONED AREA OF THE CANTEEN.

a. WALLS OF THE SPECIFICATIONS AND DESIGN "B" OF HEIGHT 1.13m (3'-8½") AS SHOWN IN DRAWING NO.S/6 AVAILABLE FROM THE DEPT. OF URBAN PLANNING CHANDIGARH

- 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.

a. WALLS OF THE SPECIFICATIONS AND DESIGN "C" OF HEIGHT 1.83m (5'-11½") AS SHOWN IN DRAWING NO. S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION OR ON THE WEB SITE OF CHANDIGARH ADMINISTRATION SHALL

- BE PERMISSIBLE ALONG THE REAR BOUNDARY AND SIDE BOUNDARIES WHICH DIVIDE ONE SITE FROM THE OTHER UPON THE FRONT ZONING LINE.
- b. 0.89 m (2'-3") TO 0.76m (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 5% AVAILABLE FROM THE COMMISSIONER OF LANDS AND MINES, GOVERNMENT OF KERALA.
- 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 0.60 m (2'-0") FEET ABOVE THE PRESCRIBED HEIGHT.

7. GATE POSTS AND GATES :

7. TWO MAIN GATES INCLUSIVE OF WICKET GATES UP TO 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.
- a. THE GATE POSTS AND GATES SHALL BE EITHER OF THE WIDTH AND HEIGHT AS SHOWN IN ONE OF THE AVAILABLE SIZES FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION. ONLY ONE GATE OF WIDTH AND HEIGHT OF TYPE ILLUSTRATED ON DRAWING NO S/S MAY HOWEVER BE ERRECTED ALONG SUCH PORTION OF BOUNDARIES OF SITE ABUTTING ON THE SIDE/ CORNER ACCESSIBLE STREET.
8. NUMBER 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 OR ON THE WEBSITE OF CHANDIGARH ADMINISTRATION.

- 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- S/2 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION OR ON THE WEBSITE OF CHANDIGARH ADMINISTRATION.

a. CONSTRUCTION OF BASEMENT STOREY IS OPTIONAL. HOWEVER, IF BUILT, SHALL BE PERMISSIBLE AS PER THE NORMS.

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

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.

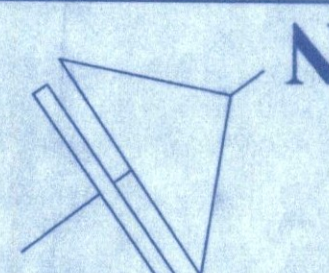
TREES MARKED AS ON THIS PLAN SHALL BE DEEMED TO BE "PROTECTED TREES" UNDER THE CHANDIGARH TREES PRESERVATION.

- 14. GENERAL NOTES:-**
a. INSTALLATION OF SOLAR PHOTOVOLTAIC POWER PLANT SHALL BE MANDATORY. THE CAPACITY OF SPV PLANT

ii) 1000 Sq Yds TO 2999 Sq Yds. - 2KWP
iii) ABOVE 3000 Sq Yds. - 3KWP

b. ALL BUILDING ON A SITE OF ONE KANAL WILL MAKE PROVISION FOR SOLAR WATER HEATING SYSTEM HAVING

- c. CAPACITY OF AT LEAST 100 IBS. AND ON A SITE OF TWO KANAL AND ABOVE THAT OF AT LEAST 200 IBS.
- d. ALL BUILDING ON A PLOT OF ONE KANAL AND ABOVE SHALL HAVE RAIN WATER HARVESTING SYSTEM TO RECHARGE THE GROUND WATER AS PER GUIDELINES OF CHANDIGARH ADMINISTRATION.
- e. PROVISION OF PARKING SHALL BE:
- i. BELOW 10 MARLA 1 ECTS
- j. 10 MARLA TO BELOW ONE KANAL 2 ECTS
- k. ONE KANAL TO BELOW TWO KANAL 3 ECTS
- g. 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 CONCRETE DRIVEWAY.



NOTES:-

THE POSTAL NUMBERS
ARE SHOWN THUS.

S.NO	CATEGORIES	PLOT NO.S	WIDTH OF ZONED AREA IN THE REAR COURTYARD
1	5 MARLA	3484 TO 3523	5'-6"
2	7 1/2 MARLA	3501 TO 3179 3418 TO 3428 3440 TO 3483 3540 TO 3583	7'-6"
3	10 MARLA	3412 TO 3418 3429 TO 3435 3524 TO 3535	7'-6"
4	1 KANAL	3401 TO 3411 3436 TO 3439 3536 TO 3545	-

NOTE:

* SITE OF GRID SUB STN. INCORPORATED AS PER ARCH. DRG. NO. 41/R. JOB NO. 1087. VIDE HIS ENDS. NO. 197/ARCH. DTD. 04-08-81.

* FOLLOWING AMENDMENTS IN CLAUSE-2, HAVE BEEN APPROVED BY F.S.-CHM. SECY. URBAN PLANNING (CHIEF ADMINISTRATOR) ON DATED 31.03.2018:-

- ONE KANAL GROUND COVERAGE FAR
UPTO 500 Sq.Yds. 50% 1:50
ABOVE 500 Sq.Yds. 50% 1:15

Handwritten signature and date: 15.11.2017, 4 P.D.

NOTE:

THIS DRAWING HAS BEEN APPROVED BY SECRETARY URBAN PLANNING, CHM CHIEF ADMINISTRATOR, ON DATED 12.10.2017 ON FILE 2-5.

NOTE:

THIS DRAWING IS PREPARED ON THE BASIS OF NOTIFICATION OF C.B.R./URBAN 2017, DATED 25-07-2017.

OFFICE OF THE
SENIOR TOWN PLANNER
U.T. CHANDIGARH

CHIEF ARCHITECT
(EXERCISING THE POWERS OF CHIEF ADMINISTRATOR)

Handwritten signature of Chief Architect and Senior Town Planner.

CHIEF ARCHITECT SENIOR TOWN PLANNER

DIVNL. TOWN PLANNER ASSTT. TOWN PLANNER

DRAWN BY: Handwritten signature CHECKED BY: Handwritten signature

SCALE : 80 FEET TO AN INCH

DRG. No:- 100 JOB No:- 59 DATED:- 16/10/2017

REVISED
ZONING PLAN OF
SUB-SECTOR- 38 D
(FOR ADDITIONAL COVERED AREA
AND ONLY FOR RESIDENTIAL)

SECTOR 40

SECTOR 38 - A

SECTOR 38 - A

SECTOR 38 - C

SECTOR 38 - 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 NOTATION	2 PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1	3 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	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 CATEGORY	2 MAXIMUM PLOT COVERAGE	3 F.A.R.
MARLA HOUSES	UPTO 70% (65% + UPTO 5%)	UPTO 2.00
ONE KANAL	50%	1.50

- 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- 1.82 m (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 NOTATION	2 MAXIMUM NO. OF STOREYS	3 MAXIMUM HEIGHT FROM PLINTH LEVEL OF 0.30m (1'-0")	4 PLINTH HEIGHT
	THREE	10.67m (35'-0") KANAL TYPE	MINIMUM 0.30m (1'-0") AND MAXIMUM UPTO 1.20m (4'-0") IN THE CASE OF BUILDING INTENDED FOR HUMAN HABITATION IN KANAL AND ABOVE HOUSES.
	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:-

- 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 :-

- i) KANAL HOUSES:
- 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, CHAJJAS, 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, CHAJJAS, CANOPIES OR BALCONIES PROJECTING MORE THAN 1.83 m (6'-0") BEYOND THE FRONT AND REAR BUILDING LINES SHALL BE ALLOWED.
- ii) MARLA HOUSES:-
- a. NO PROJECTION IN THE SHAPE OF BALCONIES PROJECTING MORE THAN 0.91m (3'-0") BEYOND THE FRONT AND REAR BUILDING LINES SHALL BE ALLOWED
- b. 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:

- a. WALLS OF THE SPECIFICATIONS AND DESIGN "B" OF HEIGHT 1.13m (3'-8 1/2") AS SHOWN IN DRAWING NO S/S 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. 0.89 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 1.83m (6'-11 1/2") AS SHOWN IN DRAWING NO S/S 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. 0.89 m (2'-3") TO 0.76m (2'-5") 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 S/S 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 0.60 m (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 S/S 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/S 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/S 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- S/S2 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 AS PER THE NORMS.
- b. THE USE OF BASEMENT SHALL ONLY BE PERMITTED FOR PARKING, STORAGE AND SERVICES ETC.

10. ACCESS:-

- a. 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/S 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
- iii) ABOVE 3000 Sq Yds - 3KWP
- b. ALL BUILDING ON A SITE OF ONE KANAL WILL MAKE PROVISION FOR SOLAR WATER HEATING SYSTEM HAVING CAPACITY OF ATLEAST 100 lbs. AND ON A SITE OF TWO KANAL AND ABOVE THAT OF ATLEAST 200 lbs.
- 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) BELOW 10 MARLA - 1 ECS
- ii) 10 MARLA TO BELOW ONE KANAL - 2 ECS
- iii) ONE KANAL TO BELOW TWO KANAL - 3 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 COURT YARD.