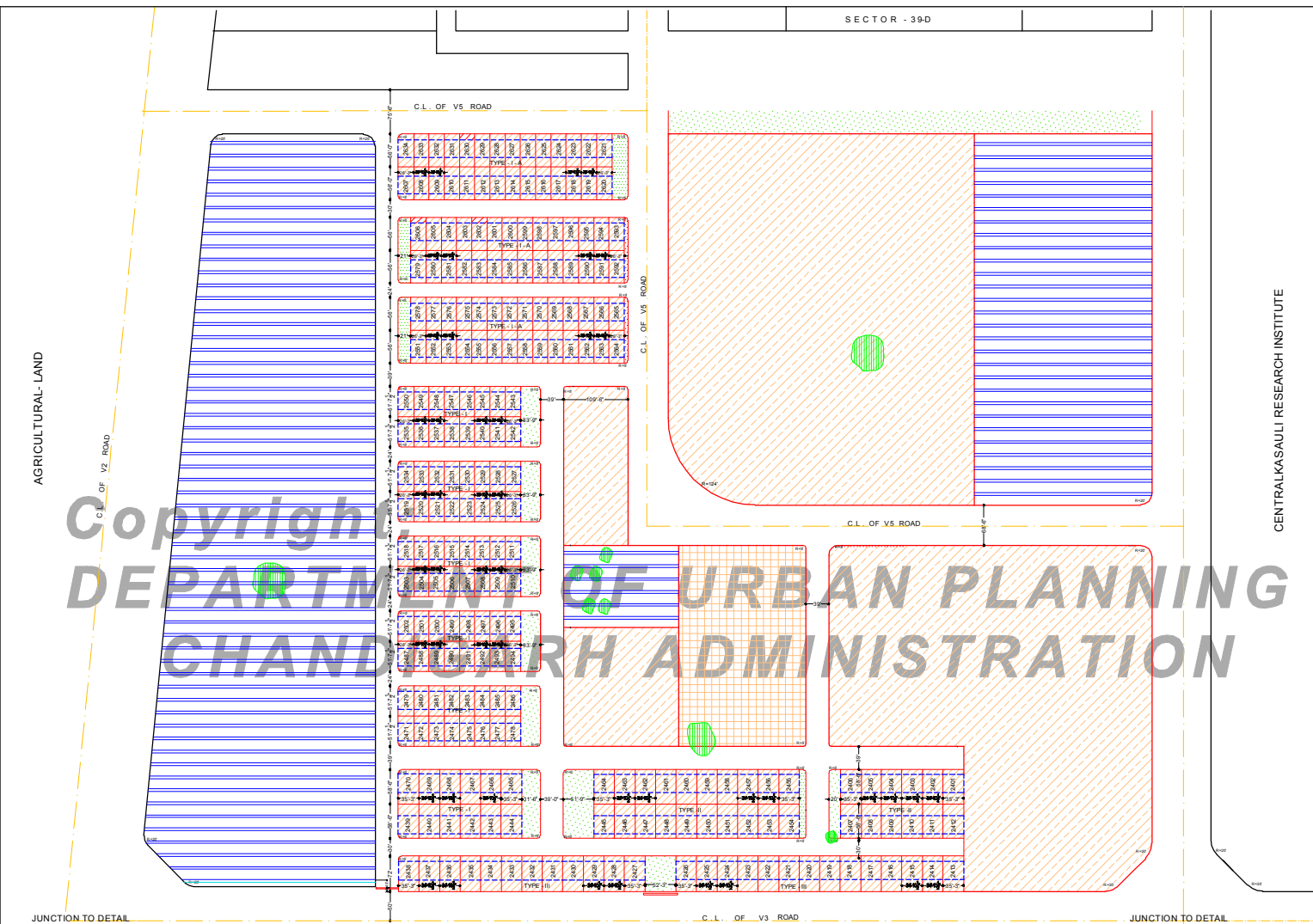




DIRECTIONS ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF POWERS CONFERRED UPON HIM UNDER SECTION 4 OF THE CAPITAL OF PUNJAB (DEVELOPMENT AND REGULATION) ACT, 1952.

REQUIREMENT OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE ONES CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULES, 1952, AND OTHER LOCAL ENACTMENTS.

1. USE ZONES :-

THE LAND SHOWN IN THIS ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN THE TABLE - A BELOW AND IN NO OTHER MANNER WHAT - SO - EVER :-

1	2	3
NOTATIONS	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN - 1	TYPE OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN - 2
	ROADS/STREETS	ROAD, FURNITURE
	PUBLIC SPACES	LAND SCAPES FEATURES
	RESIDENTIAL	RESIDENTIAL BUILDINGS
	COMMERCIAL/ CULTURAL (SPECIAL AREA)	PUBLIC OFFICES/CULTURAL INSTITUTIONS OR COMMERCIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS
	EDUCATIONAL	EDUCATIONAL BUILDINGS
	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 CLAUSE - 1 ABOVE IS HERE BY SUB-DIVIDE INTO THE FOLLOWING DENSITY ZONES AND THE RESTRICTIONS GOVERNING ERECTION AND RE- DIRECTION OF BUILDINGS IN RESPECT OF SPACE ABOUT BUILDINGS, MAXIMUM PERMISSIBLE SITE COVERAGE, MAXIMUM PERMISSIBLE HEIGHT, MAXIMUM NUMBER OF STOREYS AND THE MAXIMUM NUMBER OF DWELLING UNITS PER SITE SHALL BE AS SPECIFIED IN TABLE 'B'

DENSITY ZONE	1	2	3	4	5
	TYPE - I	TYPE - I - A	TYPE - II	TYPE - III	TYPE - III
PLOT NOS	2471 TO 2550	2551 TO 2618	2401 TO 2412 2439 TO 2470	2413 TO 2438	
FRONT REAR	9' 0" 11' 10 1/2"	9' 0" 16' 3"	7' 10 1/2" 19' 10 1/2"	9' 4 1/2" 29' 2 1/2"	
MAX PERMISSIBLE SITE COVERAGE	1) 50% FOR THE FIRST 250 SQ YDS OF SITE AREA 2) 33% FOR THE NEXT 2000 SQ YDS OF SITE AREA 3) 25% OF THE SITE AREA IN EXCESS OF 500 SQ YDS.				
MAXIMUM HEIGHT OF BUILDINGS	33' 0"	33' 0"	33' 0"	33' 0"	
MAX. NUMBER OF STOREYS	THREE	THREE	THREE	THREE	
MAX NUMBER OF DWELLING UNITS PER STOREY PER SITE	ONE	ONE	ONE	ONE	

NOTES :-

(1) THE FRONT BUILDING LINE AS INDICATED IN THE TABLE - 'B' ABOVE ARE COMPULSORY AND THE REAR BUILDING LINE MAY NOW EVER BE RECESSED IN IF DESIRED BUT THE SAME (REAR BUILDING LINE) SHALL BE UNIFORMLY MAINTAINED FOR EACH BLOCK.

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

(3) NO SITE SHALL BE SUB-DIVIDED.

3. PROJECTION BEYOND BUILDING LINE :-

NO PROJECTION IN THE SHAPE OF SUNSHADES, CHAIJAS, CANOPIES EXCEEDING 6' 0" BEYOND THE FRONT OR REAR BUILDING LINES SHALL BE ALLOWED. PROVIDED FURTHER THAT NO PROJECTION SHALL BE ALLOWED ON LAND NOT OWNED BY PLOT OWNERS.

4. BOUNDARY WALLS

(1) BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRAWING S-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 STREETS. AREAS MARKED AS 'RESERVED', 'COMMERCIAL' OR 'PUBLIC SPACE' AND ALONG THE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER.

(2) BOUNDARY WALLS OF THE SPECIFICATION AND DESIGN 'B' AS SHOWN IN DRAWING S-5, AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITE AS LIE IN FRONT OF THE FRONT BUILDING LINES AND ABUT ON STREETS AND AREAS MARKED AS 'RESERVED', 'PUBLIC SPACE' OR 'COMMERCIAL'.

(3) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT, MEASURE 3' 6" 1/2" IN HT. THAT IS IN LEVEL WITH THE FRONT AND REAR BOUNDARY WALLS.

(4) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH RADII INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. NO. S-5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.

(5) IN CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF WALLS MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT NO POINT SHALL BE MORE THAN 2 FEET ABOVE THE PRESCRIBED HEIGHT.

NOTE :-

THE 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.

5. GATE POST AND GATES :-

(1) THE GATE POSTS, AND THE GATE SHALL BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG. NO S-5 READ WITH S-6 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION. ONLY ONE GATE WITH GATE POSTS SHALL BE SITED ALONG SUCH PORTION OF THE FRONT BOUNDARY OF THE SITE AS LIE IN FRONT OF THE FRONT BUILDING LINE.

(2) ONLY ONE WICKET GATE OF THE DESIGN G-1 ILLUSTRATED ON DRG NO S-5 MAY NOW EVER, 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 SPECIFICATIONS ILLUSTRATED ON THE DRG. NO. S-5 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

7. DUST BIN :-

THE SIZE, SHAPE, SPECIFICATIONS AND DESIGN OF THE DUST BIN SHALL BE AS SHOWN IN DRAWING NO S-6 AVAILABLE ON APPLICATION FROM CHIEF ADMINISTRATOR.

8. ACCESS AND EXIT

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

CHANDIGARH PROJECT

9. APPLIED DECORATIONS LINE, CROSSSES, 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 PURPOSE AND ILLUSTRATED ON DRAWING S-5 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

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

11. PROTECTED TREES :-

THE TREES MARKED AS IN THIS PLAN SHALL BE DEEMED TO BE 'PROTECTED TREES' UNDER THE 'CHANDIGARH TREES PRESERVATION ORDER, 1962'

NOTE :- DATED 8.8.1988

16 PLOTS FOR TYPE - 1A CARVED OUT IN THE RESERVED AREA ALONG V5 ROAD AND NUMBERING ADJUSTED AS PER APPROVAL ACCORDED BY THE S. VICE. H.S. MEMO NO.311-18-UTTG-88/12437 DATED 29.4.88.

SD/-
A.T.P.

NOTE :-

THE SITE FOR S-5 K HAS BEEN EARNMARKED AS PER APPROVAL RECEIVED FROM THE S. VICE CHIEF ADMN. VICE MEMO NO.211/1264 UTTG-13/205/2443730/305 (REF. LAYOUT PLAN OF SECTOR 39-C)

SD/-
A.T.P.

NOTE :-

THIS DRG HAS BEEN APPROVED AND SIGNED BY THE CHIEF ADMINISTRATOR VICE MEMO NO.6942 UTTG-80/18275 DATED 18.12.80.

SD/-
A.T.P.

NOTE :-

THIS DRAWING SUPERCEDES PREVIOUS DRG. NO.9, JOB NO. 68, DATED 15.3.78.

SD/-
A.T.P.

NOTE :-

THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO.12, JOB NO. 68, DATED 19-08-1980 AND PREPARED ON DATED 9-03-2007.

Paramjit Singh
PREPARED BY :

S.K.Modan
CHECKED BY :

Daljeet Singh
ATP

CHIEF ADMINISTRATOR

CHIEF ARCHITECT. SENIOR TOWN PLANNER

DIVNL. TOWN PLANNER ASSTT. TOWN PLANNER

SCALE :- 80 FEET TO AN INCH

SD/
DRAWN BY :

DRG NO. 12. JOB NO. 68. DATED -19-9-80

CHECKED: SD/-

REVISED ZONING PLAN OF SECTOR - 39-C

90528-33333

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CHANDIGARH PROJECT



NOTE : DATED 27.9.1991
OPEN LAND ALONG BLOCK B&C CHANGED FROM PUBLIC SPACE TO RESIDENTIAL USE AND SUBDIVISION IN A.B.C. BLOCKS OMITTED AS APPROVED BY F.S. VIDE HIS MEMO NO 3.1.18 UTFI (2) -91 / 9033 DATED 4.8.91.

R.K. SHARMA
A.T.P.
THIS DRC. HAS BEEN APPROVED AND SIGNED BY THE CHIEF ADMINISTRATOR VIDE MEMO NO 6359- UTFI (2) - 80 / 15244 DATED: 21.10.80

Sd/-
A.T.P.

NOTE :
THE SITE FOR SSK HAS BEEN EARMARKED AS PER APPROVAL RECEIVED FROM THE F.S. CLM CHIEF ADMN. VIDE MEMO NO.21/ 1 / 264 - UTFI (3) - 2005 / 2443, DATED 30.03.2005.

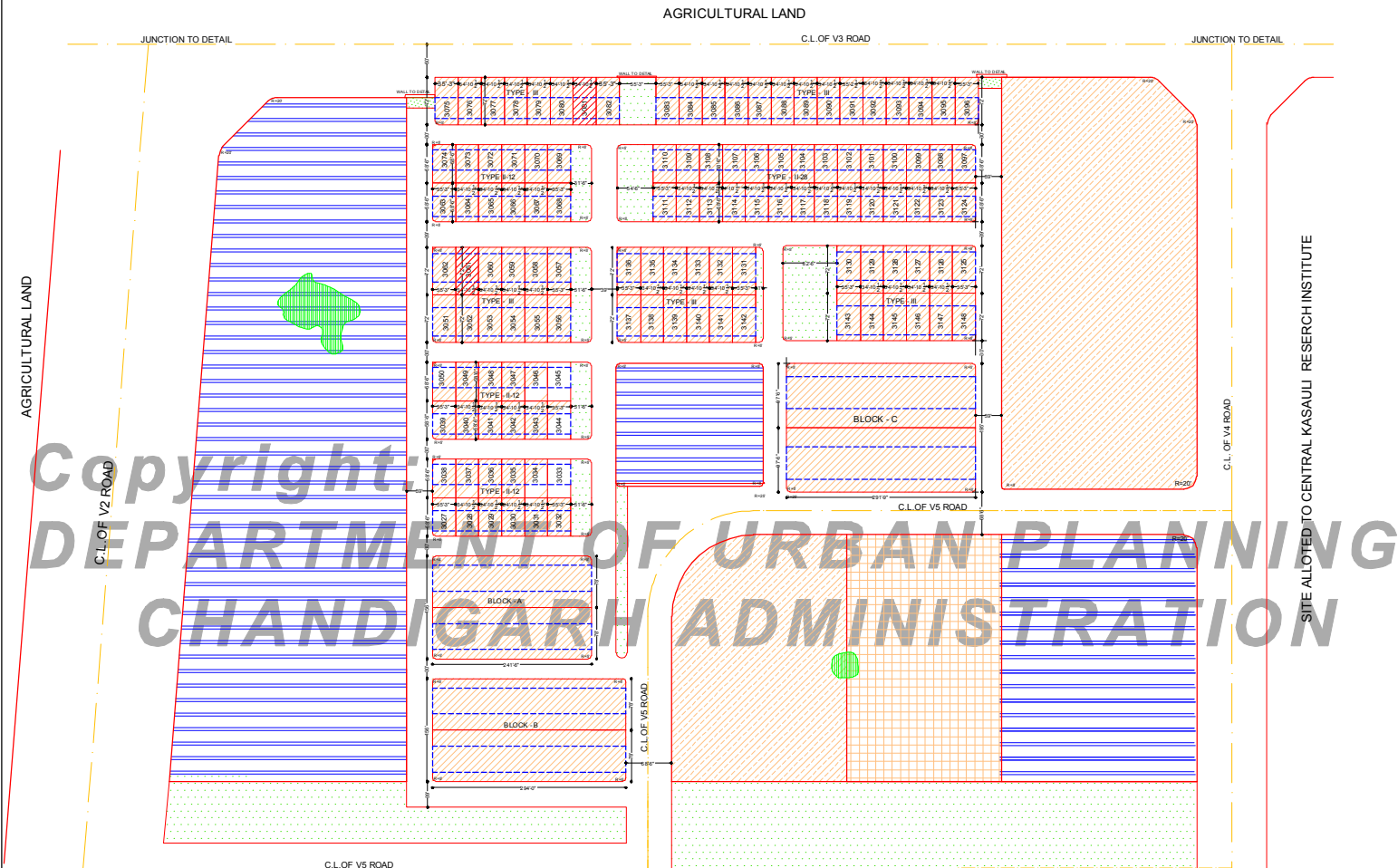
Sd/-
SWATI ANAND
A.T.P.

NOTE :
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 11, JOB NO. 68, DATED 06-09-1980 AND PREPARED ON DATED 09-03-2007.

Prepared By: Paramjit Singh
Checked By: S.K. Madan
A.T.P.

CHIEF ADMINISTRATOR	
CHIEF ARCHITECT	SENIOR TOWN PLANNER
DIVNL. TOWN PLANNER	ASSTT. TOWN PLANNER
SCALE : - 80 FEET TO AN INCH	
DRAWN:- Abninder	CHECKED Sd/-
DRG. NO. 11	JOB NO.68
DATE 6.9.80	

ZONING PLAN OF SECTOR - 39-D



DIRECTIONS ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF POWERS CONFERRED UPON HIM UNDER SECTION 4 OF THE CAPITAL OF PUNJAB (DEVELOPMENT AND REGULATION) ACT, 1952.

REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE ONES CONTAINED IN PUNJAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULES, 1952, AND OTHER LOCAL ENACTMENTS.

1. USE ZONES

THE LAND SHOWN IN THIS ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN TABLE 'A' BELOW AND IN NO OTHER MANNER WHAT SO EVER.

TABLE 'A' (USE ZONES)		
NOTATION	PERMISSIBLE USE OF LAND AS IN COLUMN '1'	TYPE OF BUILDING PERMISSIBLE ON LAND MARKED AS COLUMN '2'
	ROADS	ROAD, FURNITURE
	PUBLIC SPACES	LAND SCAPE FEATURES
	RESIDENTIAL	RESIDENTIAL BUILDINGS
	EDUCATIONAL	EDUCATIONAL BUILDINGS
	COMMERCIAL/ CULTURAL (SPECIAL AREAS)	PUBLIC OFFICES, CULTURAL INSTITUTIONS OR ARCHITECTURAL COUNTER SHEETS.
	RESERVED	POLICE STATION/ OTHER PUBLIC BUILDINGS.

NOTE :-
THE CHIEF ADMINISTRATOR MAY ISSUE SUPPLEMENTARY ZONING PLANS AND SUCH FURTHER INSTRUCTIONS AS MAY BE NECESSARY AND EXPEDIENT.

2. DENSITY ZONES :-

RESIDENTIAL ZONE REFERRED TO IN TABLE 'A' UNDER CLAUSE 1 ABOVE IS HERE BY SUB-DIVIDED INTO THE FOLLOWING DENSITY ZONES AND RESTRICTIONS GOVERNING ERECTION AND RE- ERECTION OF BUILDINGS IN RESPECT OF SPACE ABOUT BUILDINGS, MAXIMUM PERMISSIBLE SITE COVERAGE, MAXIMUM PERMISSIBLE 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 ZONE	TYPE II	TYPE III	TYPE IV	TYPE V
PLOT NOS	3027 TO 3030 3063 TO 3074 3097 TO 3128	3051 TO 3062 3075 TO 3096 3125 TO 3148	3001 TO 3126	3149 TO 3164
BUILDING LINE	7'-10 1/2" 19'-10 1/2"	9'-4 1/2" 29'-7 1/2"	14'-3" 24'-9"	19'-6" 29'-3"
MAXIMUM PERMISSIBLE SITE COVERAGE	(1) 50% FOR THE FIRST 250 SQ YDS OF SITE AREA. (2) 33% FOR THE NEXT 250 SQ YDS OF SITE AREA. (3) 25% OF THE SITE AREA IN EXCESS OF 500 SQ YDS.			
MAXIMUM HEIGHT OF BUILDINGS	33'-0"	33'-0"	33'-0"	33'-0"
MAXIMUM NUMBER OF STOREYS	THREE	THREE	THREE	THREE
MAX NUMBER OF DWELLING UNITS PER STOREY PER SITE	ONE	ONE	ONE	ONE

NOTES :-
(i) THE FRONT BUILDING LINE AS INDICATED IN THE TABLE 'B' ABOVE ARE COMPULSORY AND THE REAR BUILDING LINE MAY NOW EVER BE RECESSED OR BUT THE SAME (REAR BUILDING LINE) SHALL BE UNIFORMLY MAINTAINED FOR EACH BLOCK.
(ii) PLINTH LEVEL OF THE BUILDINGS SHALL BE OBTAINED FROM THE CHIEF ADMINISTRATOR BEFORE STARTING THE CONSTRUCTION.
(iii) NO SITE SHALL BE SUB-DIVIDED.

3. PROJECTION BEYOND BUILDING LINE :-

NO PROJECTION IN THE SHAPE OF SUN- SHADE, CHAJJAS, CANOPIES OR BALCONIES EXCEEDING 6'-0" BEYOND THE FRONT OR REAR BUILDING LINES SHALL BE ALLOWED PROVIDED FURTHER THAT NO PROJECTION IS ALLOWED ON LAND NOT OWNED BY THE PLOT OWNER.

4. BOUNDARY WALLS

(1) BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'G' SHOWN IN DRAWING S/S 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 STREETS, AREAS MARKED AS "RESERVED" "COMMERCIAL" OR "PUBLIC SPACES" AND ALONG THE BOUNDARIES WHICH DIVIDE ONE SITE FROM ANOTHER.

(2) BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRAWING S/S AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITE AS LIE IN FRONT OF THE FRONT BUILDING LINES AND ABUT ON STREET AND AREAS MARKED AS "RESERVED" OR "PUBLIC SPACES" OR "COMMERCIAL", "RESERVED".

(3) WALL ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT MEASURE 3'-6 1/2" IN HEIGHT THAT IS IN LEVEL WITH THE FRONT AND REAR BOUNDARY WALLS.

(4) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. S / 5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.

(5) IN CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF WALLS MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT NO POINT SHALL BE MORE THAN TWO 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

5. GATE POSTS AND GATES :-

(i) THE GATE POSTS, AND THE GATE SHALL BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG. NO S/S 6 READ WITH S/S 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 LIE IN FRONT OF THE FRONT BUILDING LINE.

(ii) ONLY ONE WICKET GATE OF THE DESIGN G -1 ILLUSTRATED ON DRG NO S/S 6, HOW EVER, 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 NO. OF THE SITE AS GIVEN IN THIS PLAN ON THE NO. PLATE PROVIDED FOR THE PURPOSE ON THE GATE POST. THE POSTAL NO SHALL BE DISPLAYED IN NUMERALS OF THE DESIGN AND SPECIFICATIONS ILLUSTRATED ON THE DRG. NO. S/S AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

7. DUST BIN :-

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

8. ACCESS AND EXIT:-

NO ACCESS EITHER FROM THE V 3 ROADS, AREAS, SHOW AS "RESERVED", "PUBLIC SPACES" OR "COMMERCIAL" SHALL BE ALLOWED

9. APPLIED DECORATION:-

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

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

11. PROTECTED TREES:-

TREES MARKED AS IN THIS PLAN SHALL BE DEEMED TO BE "PROTECTED TREES" UNDER THE "CHANDIGARH TREES PRESERVATION ORDER, 1962"

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