

NOTES:-

THE POSTAL NUMBERS
ARE SHOWN THUS.



S.No.	CATEGORY	HOUSE NO.	WIDTH OF THE CONSTRUCTION IN THE REAR COURTYARD WHERE SHOWN
1	4 MARLA	1081-1124 1499-1534	5'-0"
2	6 MARLA	1041-1080 1171-1200 1453-1489	6'-6"
3	8 MARLA	1125-1170 1201-1210 1535-1540 1287-1291	7'-6"
4	10 MARLA	1001-1040 1211-1286 1401-1482	7'-6"

NOTE:-

*AS DECIDED BY F.S. VIDE MEMO NO.-24-1-6-UTFI(2)-88/7442
D.T.D. 12-5-88, 5 PLOTS OF SIZE 28'-4" x 75'-0" (245 SQ. YARDS)
I.E. PLOT NO. S-1287 TO 1291 HAVE BEEN CARVED OUT OF
RESERVED AREA ADJOINING PLOT NO-1201.

*ALL THE RESIDENTIAL PLOT SIZES ARE ALREADY AVAILABLE
WITH THE TOWN PLANNING WING AND INCONSONANCE
WITH ESTATE OFFICE, U.T. CHANDIGARH AND SIZE OF
PLOTS ARE BELIEVED IN THIS OFFICE VIDE MEMO NO-614
DATED-07-12-2007.

*ANY DISCREPANCY IN PLOT SIZE, ZONING, SET BACK ETC.
FOUND (IF ANY) SHOULD BRING TO THE NOTICE OF DEPARTMENT
OF URBAN PLANNING PRIOR TO EXECUTE AT SITE.

NOTE:-

THIS DRAWING HAS BEEN APPROVED BY THE SECY. URBAN
PLANNING CUM CHIEF ADMINISTRATOR ON DATED 23.10.2017
ON FILE Z-5.

HARISH CHAND
Sr. Dgm. Officer

NOTE:-

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

OFFICE OF THE
SENIOR TOWN PLANNER
U.T. CHANDIGARH

CHIEF ARCHITECT
(EXERCISING THE POWERS OF CHIEF ADMINISTRATOR)

Seta

CHIEF ARCHITECT

g

SENIOR TOWN PLANNER

g

DIVNL. TOWN PLANNER

g

ASSTT. TOWN PLANNER

DRAWN BY:- Harish/Neeraj

CHECKED BY:- Harish

SCALE :- 80 FEET TO AN INCH

DRG. No:- 46

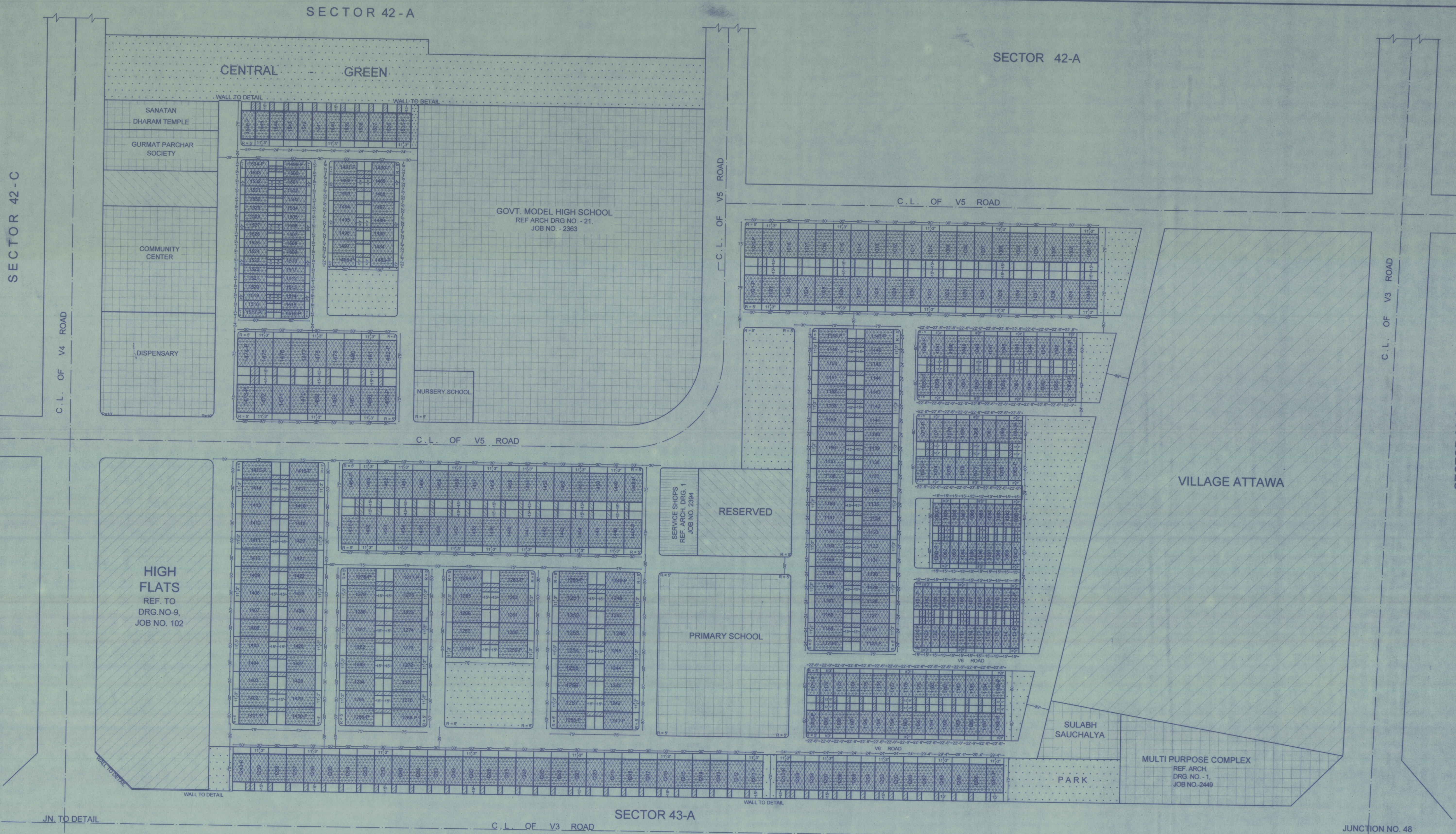
JOB NO:- 102

DATED:- 26/10/17

REVISED

ZONING PLAN OF
SUB-SECTOR-42 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

a. 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	9.83m (32'-3") MARLA TYPE	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) 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. 0.69 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 1.83m (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. 0.69 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 RADII 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 0.69 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. GENERAL NOTES:-

a. PROVISION OF PARKING SHALL BE
i) BELOW 10 MARLA - 1 ECS
ii) 10 MARLA TO BELOW ONE KANAL - 2 ECS
b. STILL PARKING AT GROUND FLOOR SHALL BE ALLOWED WITHIN THE PERMISSIBLE GROUND COVERAGE, FAR
AND HEIGHT OF THE BUILDING.
c. NO VEHICLE OF THE OWNER/ OCCUPIER OF ANY SUCH BUILDING IS PARKED OUTSIDE THE PREMISES.