

# CHANDIGARH PROJECT



**NOTE :**  
THIS DRAWING HAS BEEN APPROVED AND SIGNED BY THE CHIEF ADMINISTRATOR/DE MEMO NO. 586 - UTR/ (2) - 84 / 3387, DATED 09 - 01 - 85.

SD/-  
ATP

**NOTE :**  
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 34, JOB NO. 63, DATED 04-07-1984 AND PREPARED ON DATED 6/2/07

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CHIEF ADMINISTRATOR

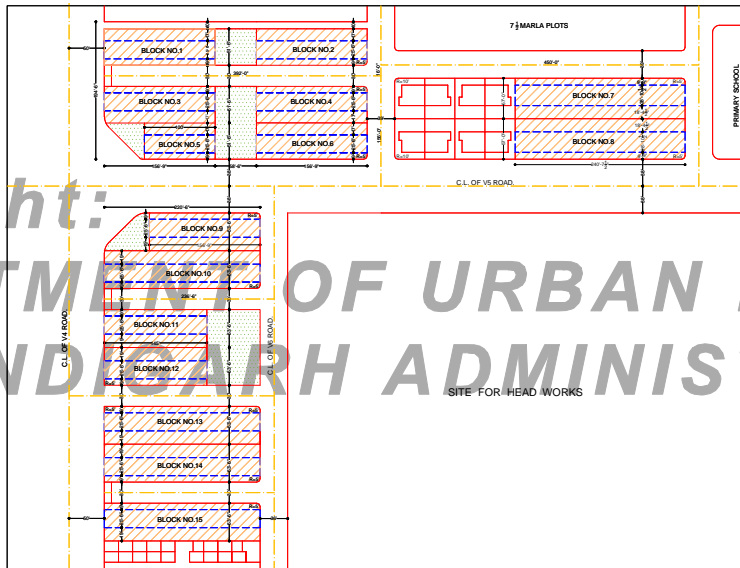
SD/- CHIEF ARCHITECT SD/- SENIOR TOWN PLANNER

SD/- AREA PLANNER SD/- ASSTT TOWN PLANNER

SCALE : 80 FEET TO AN INCH

DRAWN: SD/- DRG NO.34 CHECKED: SD/- JOB NO. 63 DT.04.07.1984

**PART ZONING PLAN OF C.D.A. HOUSING IN SECTOR 32- A**



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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 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)**

1	2	3
NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1.	TYPE OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1.
	ROADS/STREETS	ROAD FURNITURE AND AMENITIES
	PUBLIC SPACES	LAND SCAPE FEATURES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS.

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

**2. DENSITY ZONES :-**

RESIDENTIAL ZONE REFERRED TO IN TABLE 'A' UNDER CLAUSE 1 ABOVE IS HERE BY CLASSIFIED DIVIDED INTO FOLLOWING DENSITY ZONES AND RESTRICTIONS GOVERNING ERECTION AND RE-ERECTION OF BUILDINGS IN RESPECT OF SPACE AROUND BUILDINGS, MAXIMUM PERMISSIBLE SITE COVERAGE, MAXIMUM PERMISSIBLE HEIGHT, MAXIMUM NUMBER OF STOREYS, SHALL BE AS SPECIFIED IN TABLE 'B' :-

**TABLE 'B' ( DENSITY ZONES)**

DENSITY ZONE	1 TO A	2	3
BLOCK NOS.	7 TO A	7 TO B	3 TO 15
(1) BUILDING LINE (a) FRONT (b) REAR	9'0" 17'0"	9'0" 18'4.2"	8'0" 15'0"
(2) MAXIMUM PERMISSIBLE SITE COVERAGE (a) MAXIMUM HEIGHT OF BUILDINGS INCLUDING BARBASTI OR MUMTI (b) MAXIMUM NUMBER OF STOREYS	AS SHOWN IN THIS PLAN 36'0" THREE	AS SHOWN IN THIS PLAN 36'0" THREE	AS SHOWN IN THIS PLAN 36'0" THREE

**NOTE:-**  
(1) THE FRONT BUILDING LINE IS COMPULSORY AND THE REAR BUILDING LINE MAY HOWEVER BE RECESSED IN, IF DESIRED BUT THE SAME ( REAR BUILDING LINE ) SHALL BE UNIFORMLY MAINTAINED FOR EACH BLOCK.  
(2) THE PLINTH LEVEL OF THE BUILDING SHALL BE OBTAINED FROM THE CHIEF ARCHITECT BEFORE STARTING THE CONSTRUCTION.

**3. PROJECTION BEYOND BUILDING LINE :-**

NO PROJECTION IN THE SHAPE OF SUN SHADE CHALLIS, CANOPIES OR BALCONIES EXCEEDING 6'9" BEYOND THE FRONT OR REAR BUILDING LINE SHALL BE ALLOWED PROVIDED FURTHER THAT NO PROJECTION IS ALLOWED ON LAND NOT OWNED BY THE PLOT OWNERS. THE RULE 27A OF CAPITAL OF PUNJAB ( DEVELOPMENT AND REGULATION ) BUILDING RULES, 1952 SHALL DEEMED TO BE RELAXED TO THAT EXTENT

**4. BOUNDARY WALLS:-**

(a) BOUNDARY WALLS ALONG SUCH BOUNDARIES OF SITE, AS LIE AT THE BACK OF THE REAR BUILDING LINE ABUT ON STREETS / PUBLIC SPACE / RESERVED AND ALONG BOUNDARIES WHICH DIVIDES ONE SITE FROM ANOTHER, SHALL BE OF THE SPECIFICATIONS AND DESIGN 'C' - SHOWN IN DRG. NO. S/5 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.  
(b) BOUNDARY WALL ALONG SUCH FRONT BOUNDARIES OF SITE, AS LIE IN FRONT OF FRONT BUILDING LINE AND ABUT ON STREETS / PUBLIC SPACE / RESERVED AND ALONG BOUNDARIES WHICH DIVIDES ONE SITE FROM ANOTHER, SHALL BE OF THE SPECIFICATIONS AND DESIGN 'B' - SHOWN IN DRG. NO. S/6 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.  
(c) BOUNDARY WALLS ALONG SUCH BOUNDARIES WHICH DIVIDES ONE DWELLING UNIT FROM ANOTHER, AND AS LIE IN FRONT OF THE FRONT BUILDING LINE AND AT BACK OF REAR BUILDING LINE ARE OPTIONAL, AND IF BUILT, SHALL BE OF THE SPECIFICATIONS AND DESIGN 'B' AND 'C' - RESPECTIVELY AS SHOWN IN DRG. NO. S/4 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.  
(d) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. NO. S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.  
(e) IN CASE OF SLOPING SITES THE PRESCRIBED HEIGHT OF WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT NO POINT SHALL BE MORE THAN 2 FEET ABOVE THE PRESCRIBED HEIGHT.

**NOTE:-**  
\* HEIGHT\* AS APPLIED TO A BOUNDARY WALL SHALL MEAN THE VERTICAL MEASUREMENT OF THE WALL FROM THE CENTER OF THE FINISHED LEVEL OF THE STREET TO WHICH THE SITE HAS AN ACCESS.

**5. GATE POSTS AND GATES :-**

(a) THE GATE POSTS AND GATE SHALL BE OF ONE OF TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG. S/6 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.  
(b) ONLY ONE WOODEN GATE OF DESIGN G-1 ILLUSTRATED ON DRG. NO. S/6 MAY HOWEVER, BE ERECTED ALONG SUCH PORTION OF BOUNDARIES OF SITE AS ABUT ON AN ACCESSIBLE STREET.

**6. NUMBERING OF PREMISES:-**

EVERY BUILDING OCCUPYING SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITE / DWELLING UNIT AS GIVEN ON THE NUMBERING PLAN. THE POSTAL NUMBER SHALL BE DISPLAYED IN NUMERALS OF THE DESIGN AND SPECIFICATION ILLUSTRATED ON DRAWING NO S/6 AVAILABLE ON APPLICATION FROM THE CHIEF ARCHITECT.

**7. DUST BIN**

THE SIZE, SHAPE, SPECIFICATION AND DESIGN OF THE DUST BIN SHALL BE AS SHOWN IN DRG. NO. S/8 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

**8. ACCESS AND EXIT:-**

NO ACCESS EITHER FROM THE V3 ROAD OR AREAS SHOWN AS RESERVED, PUBLIC SPACES SHALL BE ALLOWED.

**9. 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 S/6 AVAILABLE ON APPLICATION FROM THE CHIEF ARCHITECT.**

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

**11. BASMENT :**

(a) IT SHALL BE OPTIONAL.  
(b) IF PROVIDED ITS TOTAL AREA SHALL NOT EXCEED THE COVERED AREA ON THE GROUND FLOOR AND SHALL BE BELOW IT.  
(c) IT SHALL BE USED FOR PARKING, STORAGE, LIFT WELL, ETC AND SHALL NOT BE USED FOR HABITABLE PURPOSE.  
(d) THE RULE 28 OF CAPITAL OF PUNJAB ( DEVELOPMENT AND REGULATION ) BUILDING RULES, 1952 SHALL DEEMED TO BE RELAXED TO THAT EXTENT.  
(e) CLEAR HEIGHT OF BASEMENT STOREY SHALL BE 7'-6" FROM FINISHED FLOOR LEVEL TO THE BOTTOM OF JOISTS / BEAM.