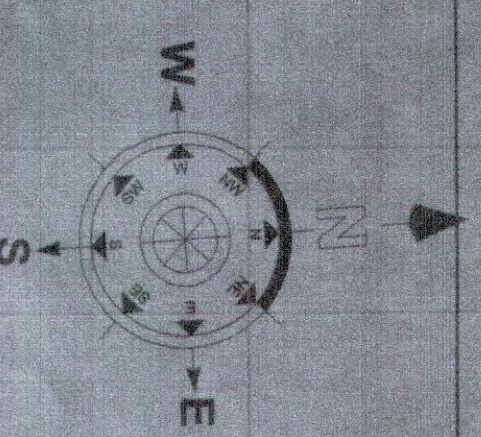


DEPARTMENT OF  
URBAN PLANNING  
CHANDIGARH ADMN.



LEGEND-

	LOCATION OF PYLONS AS PER SURVEY PLAN RECEIVED FROM S.E. CHB VIDE MEMO NO. HBSE/2016/601 DATED 13.02.2016
	CENTER LINE OF PYLONS SUBJECT TO VERIFICATION AT SITE
	CLEARANCE ZONE OF 35M FROM CENTRE LINE OF PYLONS
	66 KV LINE U/G
	ENTRY/EXIT GATES

TABLE A

S.NO	PLOT NO.	AREA
1.	3	1872.28 SQ.M. OR 4.64 ACS
2.	4	14897.24 SQ.M. OR 3.68 ACS
3.	5	14170.20 SQ.M. OR 3.50 ACS
4.	6	16540.39 SQ.M. OR 4.58 ACS
5.	11	19418.42 SQ.M. OR 4.55 ACS
6.	12	20038.17 SQ.M. OR 4.95 ACS

NOTES:  
\* THIS DRAWING HAS BEEN PREPARED ON THE BASIS OF SURVEY DATA SUPPLIED BY THE ENDS USER. EAST / REC RECEIVED FROM THE SUB DIVISIONAL ENGINEER, ROAD SUB DIVISION NO.2, CHD. VIDE MEMO NO.502.5328998 ON DATED 30.05.2019 04.02.2019 & 12.06.2019 RESPECTIVELY.



- 1. SITE AND SHAPE OF THE SITE:-**  
THE SITE AND SHAPE OF THE SITES FOR THE GROUP HOUSING ON PLOT NO.3,4,5,6,11,12,12 AND SHOWN AS ABOVE. THE AREA OF ALL THE PLOTS ARE SHOWN IN TABLE 'A'.
- 2. TYPE OF BUILDINGS PERMITTED**  
AS PER THE ZONING PLAN, THE BUILDINGS PERMITTED AS RESIDENTIAL GROUP HOUSING IN THE FORM OF APARTMENTS, STRICTLY FOR RESIDENTIAL PURPOSE OR ANY ANGLICAN OR APPROPRIATE BUILDINGS INCLUDING COMMUNITY FACILITIES, COMMERCIAL SWIMMING POOL, PUBLIC AMENITIES AND PUBLIC UTILITY BUILDINGS AS MAY BE PRESCRIBED AND APPROVED BY THE CHIEF ADMINISTRATOR.
- 3. LAND USE :-**  
THE SITES SHALL BE USED FOR RESIDENTIAL PURPOSES, GROUP HOUSING ONLY AND THEIR CHANGE IN THE USE OF LAND BY THE ALLOTTEE FOR PURPOSE OTHER THAN MENTIONED IN CLAUSE 2 SHALL NOT BE PERMITTED IN ANY CASE, WHATSOEVER.
- 4. SITE COVERAGE AND FLOOR AREA RATIO:-**  
a. BUILDINGS SHALL NOT COVER MORE THAN 40% OF THE TOTAL AREA OF THE SITES MARKED AS [Symbol] ON THIS PLAN AND NO MORE ELSE.  
b. THE MAXIMUM COVERAGE ON GROUND FLOOR SHALL NOT EXCEED 40% OF THE RESPECTIVE SITE INCLUDING COVERED PARKING AND COMMUNITY FACILITIES ETC.  
c. THE MAXIMUM F.A.R. SHALL NOT EXCEED 2.0.  
NOTE: THE F.A.R. FLOOR AREA RATION SHALL MEAN THE RATION OF THE TOTAL BUILT UP AREA OF THE BUILDINGS ON ALL FLOORS TO THE AREA OF THE SITE.
- 5. HEIGHT :-**  
a. FINISH HEIGHT OF THE BUILDINGS SHALL BE A MINIMUM OF 0.30 MT. (1'-0") & MAXIMUM 1.20 MT. (4'-0") ABOVE THE CENTRE OF THE FINISHED LEVEL OF THE ABUTTING STREET FROM WHICH THE SITE HAS AN ACCESS.  
b. THE MAXIMUM PERMISSIBLE HEIGHT OF THE BUILDINGS ABOVE THE CENTRE OF THE FINISH LEVEL OF THE ROAD ADJACENT TO THE FRONT BOUNDARY WALL SHALL BE 22.63 MT. (74'-10") TO TOP OF THE TERRACE IN THE PERMISSIBLE LEVEL MARKED AS [Symbol] ON THIS PLAN.  
c. COMMUNITY FACILITIES ETC.  
d. THE MAXIMUM F.A.R. SHALL NOT EXCEED 2.0.
- 6. BOUNDARY WALLS :-**  
BOUNDARY WALLS ALONG BOUNDARIES OF THE SITE MARKED ON THIS PLAN SHALL BE OF THE SPECIFICATIONS AND DESIGN AS APPROVED BY THE CHIEF ARCHITECT, U.T., CHANDIGARH. THE HEIGHT OF THE BOUNDARY WALL SHALL BE 1.80 MT. (5'-9") WITH 0.60 MT. (2'-0") HIGH RAILING ABOVE THE BOUNDARY WALL SHALL BE CONSTRUCTED. VERTICAL MEASUREMENT OF THE WALL FROM CENTRE OF THE FINISHED LEVEL OF THE STREET TO WHICH THE SITE HAS AN ACCESS.  
c. IN CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF A WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT AT NO POINTS ITS HEIGHT SHALL EXCEED MORE THAN 0.90 MT. (2'-7") ABOVE THE PRESCRIBED HEIGHT.
- 7. SECURITY POSTGATES AND GATES:-**  
a. TWO GATES WITH GATE POSTS INCLUDING WICKET GATE UP TO 4.8 MT. (16'-0") SHALL BE ALLOWED ON PORTIONS OF BOUNDARY WALLS AS MARKED ON THE RESPECTIVE PLOTS.  
b. TWO SECURITY POSTS WITH THE MAXIMUM SIZE OF 1.4 SQ. MT. (16 SQ. FT.) ON EACH BARRIER AND EXTERIOR AS SHOWN IN THE RESPECTIVE PLOTS SHALL BE PERMITTED WITH THE MAXIMUM HEIGHT OF 2.70 MTS (9'-0").  
c. ADEQUATE PARKING SHALL BE PROVIDED WITHIN THE SITE.

- 9. BASEMENT:-**  
a. THREE LEVEL BASEMENT WITHIN THE LIMIT OF BOUNDARY, HOWEVER SINGLE LEVEL BASEMENT IS MANDATORY, AND IT SHALL NOT BE INCLUDED IN THE F.A.R.  
b. THE BASEMENT SHALL BE USED FOR STORAGE, PARKING, ACCOMMODATING PLANT, WAREHOUSES, STORES, SERVICES AND OTHER SERVICES OF THE BUILDING ONLY. MINIMUM 60% AREA OF THE BASEMENT SHALL BE USED FOR STORAGE AND WAREHOUSES. AREA 15% MINIMUM HEIGHT OF THE BASEMENT SHALL BE 4.80 MT. (16'-0") BELOW THE BEAM / ROOF SLAB.
- 10. BAR ON SUB DIVISION OF SITE:-**  
THE SITES SHALL NOT BE SUB DIVIDED OR RE-DIVIDED IN ANY MANNER WHATSOEVER.
- 11. DENSITY**  
THE MINIMUM DENSITY OF POPULATION PROVIDED IN THE SCHEME SHALL BE 200 PPA AND MAXIMUM BE 500 PPA. FOR COMPUTING THE DENSITY, THE OCCUPANCY FOR EACH DWELLING UNIT SHALL BE TAKEN AS 4.5 PERSONS AND FOR SERVICE DWELLING UNIT (SERV) 2 PERSONS PER ROOM ON 100 SQ. FT. AREA. 200 SQ. FT. FOR LIVING AREA, WHICH OVERS 150 SQ. FT.
- 12. PROJECTIONS OF BALCONIES, CHHALLA, CANOPY:-**  
NOTHING SHALL PROJECT BEYOND THE PLUMB LINE OR BEYOND THE PORTION MARKED AS [Symbol] ON THIS ZONING PLAN.  
CONSTRUCTION OF BALCONIES, CHHALLA AND CANOPIES WITHIN THE PORTION SHALL BE IN ACCORDANCE WITH PROVISIONS OF CHANDIGARH BUILDING REGULATIONS, 2017 AND NATIONAL BUILDING CODE WORKS.
- 13. LIFT AND STAIRCASE:-**  
CONSTRUCTION OF LIFT AND STAIRCASES SHALL BE AS PER THE PROVISIONS OF THE PUNJAB CAPITAL DEVELOPMENT AND REGULATIONS, 2017 AND NATIONAL BUILDING CODE WORKS.
- 14. WIDTH AND SLOPE OF RAMPS:-**  
ALLOWED IN THE SET BACK FOR BASEMENT PARKING ONLY SUBJECT TO FIRE AND STRUCTURAL STABILITY NORMS WITH THE CLEAR WIDTH OF 4.0 MTS (13'-0") SINGLE, 6.0 MTS (19'-7") DOUBLE WITH AN ADEQUATE SLOPE OF 1:10 AND FOR CIRCULAR RAMP / CURVED PORTION THE SLOPE SHOULD NOT BE LESS THAN 1:12.
- 15. ACCOMMODATION FOR SERVICE POPULATION:-**  
APPROPRIATE ARRANGEMENTS FOR SERVICE SHALL BE MADE SO THAT SURFACE WATER DOES NOT ENTER INTO THE BASEMENT DWELLING UNITS AND MINIMUM AREA IS 30 SQ. MT (322.82 SQ. FT.) WITHIN THE PERMISSIBLE GROUND COVERAGE AND FAR.
- 16. ORGANISED CHILDREN PARK:-**  
CHILDREN PARK SHALL BE OF 60 SQ. MT (650.52 SQ. YDS.) LAND ITS WIDTH SHALL NOT BE LESS THAN 13.71 MT. (45'-0")

- 17. COMMUNITY FACILITIES:-**  
MAXIMUM 4% OF THE AREA OF THE SITE SHALL BE ALLOWED TO BE CONSTRUCTED TO CATER TO THE COMMUNITY NEEDS SUCH AS COMMUNITY CENTRE, RECREATIONAL HALL, CHECKE, LIBRARY, READING ROOM, MAINTENANCE STORE, SOCIETY OFFICE, ETC WITHIN THE PERMISSIBLE GROUND COVERAGE EXCEPT AS PER UNDER POINTS GIVEN BELOW.
- 18. CONVENIENT SHOPPING:-**  
0.9% OF THE PERMISSIBLE GROUND COVERAGE SHALL BE PERMITTED FOR CONVENIENT SHOPPING IN THE FORM OF SHOPS/STORE AND SHALL BE ADJACENT TO THE MAIN ROAD.
- 19. FIRE SAFETY:-**  
FIRE SAFETY MEASURES IN THE BUILDINGS PER CHANDIGARH BUILDING REGULATIONS, 2017 AND NATIONAL BUILDING CODE. FIRE FIGHTER / GENERAL ROOM, IF PROVIDED, SHOULD BE ON SOLID GROUND NEAR DOOR TO CONTROL PANELS AS PER RULES TO THE SATISFACTION OF THE CHIEF FIRE OFFICER AND COMPETENT AUTHORITY OF CHANDIGARH.
- 20. GARAGEAGE COLLECTION/DUST BIN:-**  
AT LEAST ONE GARAGE COLLECTION CENTER OF APPROPRIATE SIZE SHALL BE PROVIDED WITHIN THE SITE.
- 21. PROTECTED TREES**  
TREES MARKED AS [Symbol] ON THE PLAN SHALL BE DEEMED TO BE PROTECTED TREES UNDER THE CHANDIGARH TREES PRESERVATION ORDER 1982.
- 22. GENERAL:-**  
a. BUILDING PRESS, WASTE PRESS, AIR CONDENSER, AIR CONDITIONER ETC. SHALL BE EXPOSED TO PUBLIC VIEW ON ANY FACE OF THE BUILDING AND SHALL BE SUITABLE ENCLOSED OR CHIMNEY SHAFT OR AC DUCTS ETC. SHALL BE EXPOSED ON THE FACE OF THE BUILDING AND SHALL NOT PROJECT ABOVE PARAPET HEATH.  
b. ALL ELECTRICAL WIRING SHALL BE CONCEALED AND NOT BE EXPOSED TO PUBLIC VIEW.  
c. ALL ELECTRICAL WIRING SHALL BE CONCEALED AND NOT BE EXPOSED TO PUBLIC VIEW.  
d. ALL ELECTRICAL WIRING SHALL BE CONCEALED AND NOT BE EXPOSED TO PUBLIC VIEW.  
e. ALL ELECTRICAL WIRING SHALL BE CONCEALED AND NOT BE EXPOSED TO PUBLIC VIEW.  
f. ALL ELECTRICAL WIRING SHALL BE CONCEALED AND NOT BE EXPOSED TO PUBLIC VIEW.  
g. ALL ELECTRICAL WIRING SHALL BE CONCEALED AND NOT BE EXPOSED TO PUBLIC VIEW.  
h. ALL ELECTRICAL WIRING SHALL BE CONCEALED AND NOT BE EXPOSED TO PUBLIC VIEW.  
i. ALL ELECTRICAL WIRING SHALL BE CONCEALED AND NOT BE EXPOSED TO PUBLIC VIEW.  
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k. ALL ELECTRICAL WIRING SHALL BE CONCEALED AND NOT BE EXPOSED TO PUBLIC VIEW.  
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m. ALL ELECTRICAL WIRING SHALL BE CONCEALED AND NOT BE EXPOSED TO PUBLIC VIEW.  
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p. ALL ELECTRICAL WIRING SHALL BE CONCEALED AND NOT BE EXPOSED TO PUBLIC VIEW.  
q. ALL ELECTRICAL WIRING SHALL BE CONCEALED AND NOT BE EXPOSED TO PUBLIC VIEW.  
r. ALL ELECTRICAL WIRING SHALL BE CONCEALED AND NOT BE EXPOSED TO PUBLIC VIEW.  
s. ALL ELECTRICAL WIRING SHALL BE CONCEALED AND NOT BE EXPOSED TO PUBLIC VIEW.  
t. ALL ELECTRICAL WIRING SHALL BE CONCEALED AND NOT BE EXPOSED TO PUBLIC VIEW.  
u. ALL ELECTRICAL WIRING SHALL BE CONCEALED AND NOT BE EXPOSED TO PUBLIC VIEW.  
v. ALL ELECTRICAL WIRING SHALL BE CONCEALED AND NOT BE EXPOSED TO PUBLIC VIEW.  
w. ALL ELECTRICAL WIRING SHALL BE CONCEALED AND NOT BE EXPOSED TO PUBLIC VIEW.  
x. ALL ELECTRICAL WIRING SHALL BE CONCEALED AND NOT BE EXPOSED TO PUBLIC VIEW.  
y. ALL ELECTRICAL WIRING SHALL BE CONCEALED AND NOT BE EXPOSED TO PUBLIC VIEW.  
z. ALL ELECTRICAL WIRING SHALL BE CONCEALED AND NOT BE EXPOSED TO PUBLIC VIEW.

THIS DRAWING HAS BEEN APPROVED BY THE FINANCE SECRETARY, CIVIL ENGINEERING DEPARTMENT, URBAN PLANNING ON DATED 11.02.22 ON FILE 1574.

OFFICE OF THE SENIOR TOWN PLANNER, U.T. CHANDIGARH.

CHIEF ARCHITECT SENIOR TOWN PLANNER

ASST. TOWN PLANNER DIV. URBAN TOWN PLANNER

SCALE 1 cm = 17m

DRG. NO. U-237 JOB NO. M-16 DATED 15/02/22

ZONING PLAN OF GROUP HOUSING ON PLOT NO 3, 4, 5, 6, 11 AND 12 AT IT HABITAT, RAJIV GANDHI TECHNOLOGY PARK, CHANDIGARH