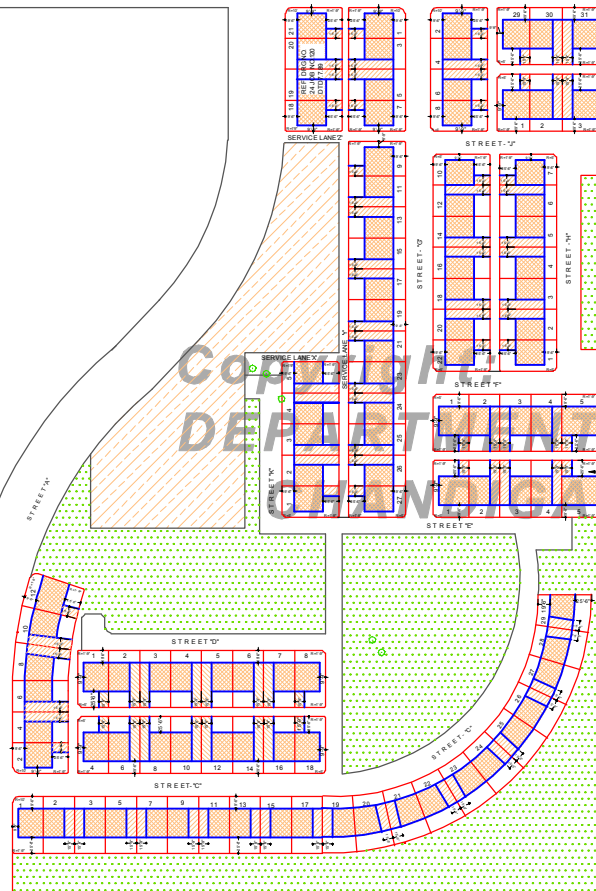


CHANDIGARH PROJECT



SECTOR 10C

STREET 'B'



FOR REVISED ZONING REF. DRG. NO. 13/20 DATED 14.10.16

CULTURAL ZONE

DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMINISTRATION

V3 ROAD



NOTE:- THE POSTAL NUMBERS ARE SHOWN THIS WAY

NOTATION	1	2	3
PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1	TYPE OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1	ROAD FURNITURE AND AMENITIES	LANDSCAPE FEATURES, EDUCATION PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES
ROADS	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS	RESIDENTIAL BUILDINGS OR SINGLE STOREY RESIDENTIAL BUILDINGS	RESERVED
PUBLIC SPACES	RESERVED	CULTURAL	SPECIAL AREAS

AREA OF THE SITE	MAXIMUM PERMISSIBLE SITE COVERAGE
FIRST 250 SQ YDS. OR UNDER	50 PERCENT OF THE AREA IN COLUMN 1
NEXT 250 SQ YDS. OR UP TO THREE TIMES REMAINING AREA IN EXCESS OF 500 SQ YDS.	33 PERCENT OF THE AREA IN COLUMN 1
REMAINING AREA IN EXCESS OF 500 SQ YDS.	25 PERCENT OF THE AREA IN COLUMN 1

NOTATION	1	2	3	4
MAX. NUMBER OF STOREYS	MAXIMUM HEIGHT	MINIMUM PLINTH HEIGHT		
ONE	15'	AN ONE FOOT IN THE CASE OF BUILDING INTENDED FOR HUMAN HABITATION.		
TWO	35' 6" EXCLUSIVE OF 6' GROUND AND 5' M.P.T.	35' 6" EXCLUSIVE OF 6' GROUND AND 5' M.P.T. IN CASE OF VARIANTEED BUILDINGS NOT INTENDED FOR HUMAN HABITATION		

BARBATS SHALL ONLY BE ALLOWED ON PORTIONS OF SITES MARKED AS 'A' AND 'B' SHALL NOT COVER MORE THAN 50 PERCENT OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 5 FEET IN HEIGHT.

ANCILLARY BUILDING SHALL BEAN THE BUILDING OR BUILDINGS ATTACHED TO OR SERVING THE RESIDENTIAL UNIT AND NORMALLY TRANSMITTED BY THE ATTENDANTS OF THE RESIDENTIAL UNIT. IT SHALL INCLUDE A GARAGE, STORE ROOM, FUEL, GOODOWN AND SERVANTS QUARTERS BUT SHALL NOT INCLUDE A GUEST HOUSE.

IF THE SITE SHALL BE SUBDIVIDED AND NOT MORE THAN ONE RESIDENTIAL UNIT WITH ITS NECESSARY ANCILLARY BUILDINGS SHALL BE BUILT ON IT. TWO OR MORE SITES MAY, HOWEVER, BE COMBINED FOR THE PURPOSE OF ERECTING ONE RESIDENTIAL UNIT AND ITS NECESSARY ANCILLARY BUILDINGS.

ALL RESIDENTIAL AND ANCILLARY BUILDING SHALL BE CONSTRUCTED ONLY WITH THE PORTIONS OF A SITE MARKED AS 'RESIDENTIAL' IN THIS PLAN AND NO WHERE ELSE.

IF BY TWO OR MORE SITES ARE COMBINED FOR THE PURPOSE OF BUILDING ONE RESIDENTIAL UNIT AREA A ANY LYING BETWEEN AREAS MARKED AS 'C' IN THIS PLAN, THE SITE CONSIDERED AS IF WERE MARKED AS 'A'.

IF WALLS OF THE SPECIFICATION AND DESIGN 'B' SHOWN DRG. 58 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG BOUNDARIES OF SITES AS ABUT ON STREET'S SERVICE LANES X, Y, Z, ON AREA MARKED AS 'PUBLIC SPACE' OR ON AREAS MARKED AS 'CULTURAL ZONE'.

NO BOUNDARY WALL NEED BE BUILT ALONG THE BOUNDARY WHICH DIVIDED ON SITE FROM ANOTHER BUT IF BUILT, THE PART OF THE WALL LYING BETWEEN A SERVICE LANE & FREE AREA MARKED AS PUBLIC SPACES OR AREAS MARKED AS CULTURAL ZONE AND THE BUILDING BE NEAREST TO SUCH LANE, STREET OR AREA SHALL NOT EXCEED 5 FEET & 2 INCHES IN HEIGHT.

IF WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT, NOT EXCEED 5 FEET 11 1/2 INCHES IN HEIGHT.

IN THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADIUS INDICATED ON THE PLANS AS ILLUSTRATED IN DRG. 51 ATTACHED TO THIS PLAN.

IN THE CASE OF SLOPING SITES THE PRESCRIBED HEIGHT OF A WALL MAY BE EXCEEDED OVER PORTION OF ITS LENGTH PROVIDED THAT AT NO POINT SHALL A HEIGHT OF MORE THAN TWO FEET ABOVE THE PRESCRIBED HEIGHT BE FORMED.

"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 OR FROM THE LEVEL OF THE GROUND ADJOINING THE OUTSIDE OF THE WALL.

IF GATE POSTS WITH OR WITHOUT GATES CAN BE ERRECTED ALONG SUCH PORTIONS OF BOUNDARIES OF SITES AS LIE IN FRONT OF THE BUILDING LINE AND ABUT ON ACCESSIBLE STREET INCLUDING A SERVICE LANE, THE GATE POSTS AND GATES SHALL BE ERRECTED BY ONE OF THE TYPE DESCRIBED AND SPECIFICATIONS SHOWN IN DRG. 51 ATTACHED TO THIS PLAN.

IF IN THE CONNECTION OF A BOUNDARY WALL IS OPTIONAL AND A BOUNDARY WALL IS NO THE GATE POSTS MADE OF WOOD, CONCRETE, STONE, STEEL, GATE ROLLER OR ANY OTHER MATERIAL APPROVED BY THE CHIEF ADMINSTRATOR, AND OF A HEIGHT NOT EXCEEDING 3 FEET & 12 INCHES MAY BE SUBSTITUTED BY THE GATES SHALL, IF ERRECTED BY ONE OF THE TYPE DESCRIBED AND SPECIFICATIONS SHOWN IN DRG. 51 ATTACHED TO THIS PLAN.

EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITE AS ON THE PLAN.

IF THE SITE POSSESSES GATE POST ALONG ITS FRONT BOUNDARY THE NUMBER SHALL BE DISPLAYED IN NUMERALS GATE IN CONCRETE ACCORDING TO THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRG. 52 ATTACHED TO THIS PLAN.

IF THE SITE DOES NOT POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY, THEN ITS NUMBER SHALL BE DISPLAYED IN PAINTED NUMERALS OF DESIGN 'B' SHOWN IN DRG. 52 ATTACHED TO THIS PLAN OR ABOVE PORTION OF THE BUILDING VISIBLE FROM THE STREET.

THE FOLLOWING SITE SHALL DERIVE NO DIRECT ACCESS OR EXIT FROM OR TO THE V3 ROAD SECTOR 10C: 12, 23, 7, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33 AND 35 STREET C.

IF AREAS MARKED AS 'C' IN THIS PLAN SHALL BE DEEMED TO BE "PROTECTED ZONE" UNDER THE CHANDIGARH PRESERVATION ACT, 1952.

NOTE:- THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF THE ORIGINAL DRG. NO. 13, JOB NO. 20 DATED 4.4.53 AND PREPARED ON 17.07.07

Prepared by: Vishal Chauhan
Checked by: Kanthan Sharma
ATP: Dajji Singh

SD/- P.K.KAPOOR
CHIEF ADMINISTRATOR
CHANDIGARH

SD/- JANE BOWY
SD/- MAXWELL RY
SD/- JAMIRATE
SENIOR ARCHITECTS

SCALE : 80 FEET TO AN INCH

DRAWN BY: SD/- PRAN
CHECKED BY: SD/- A.R.P.

DRG. NO. 13 | JOB NO. 20 | DATE: 4-4-53

ZONING PLAN OF SECTOR 10-D