

CHANDIGARH PROJECT

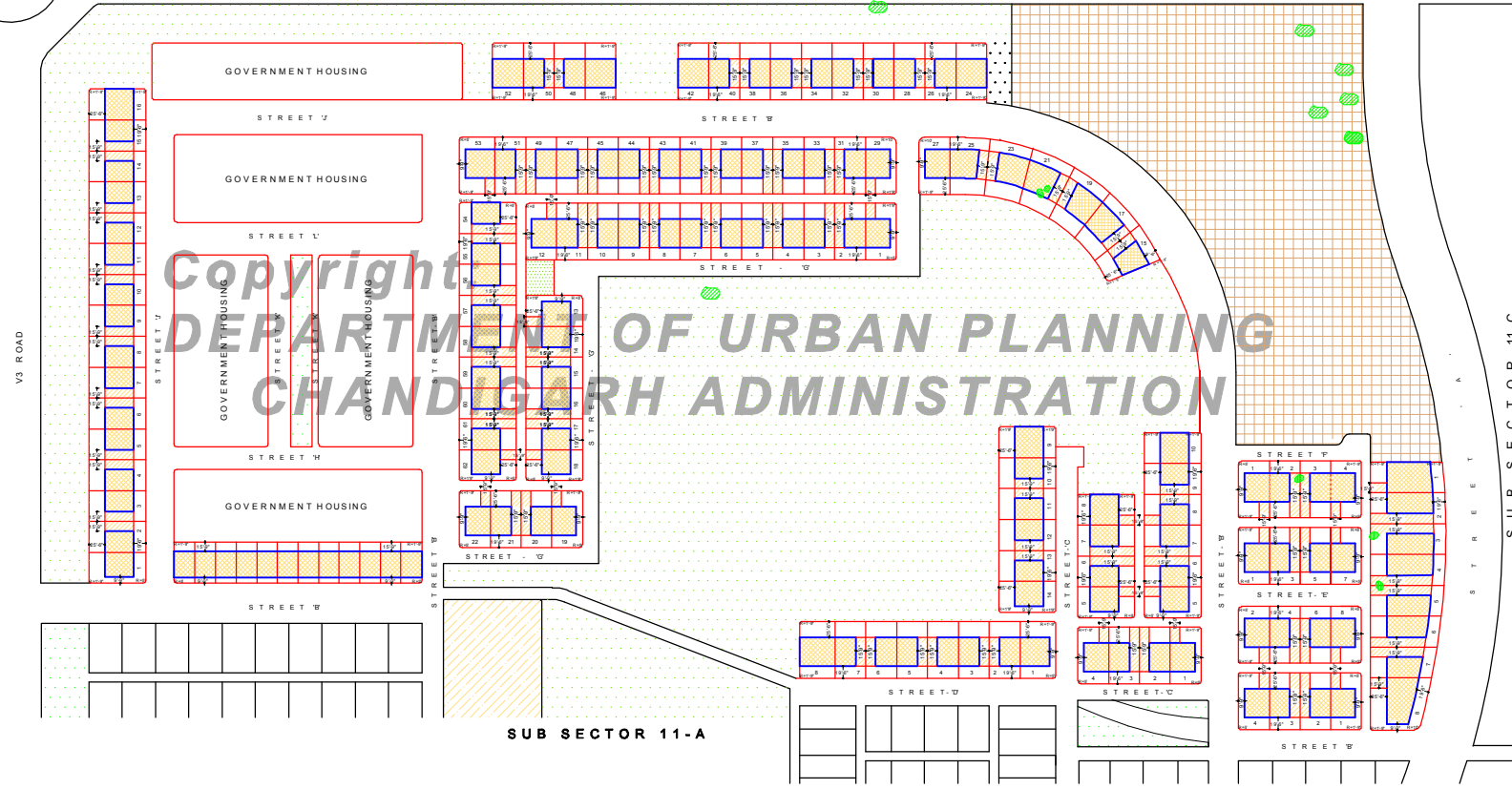


SECTOR - 10

ROAD POINT 8

V3 ROAD

SECTOR - 2



SUB SECTOR 11-A

SUB SECTOR 11-C

NOTES:-

1. THE ZONE NUMBERS ARE SHOWN IN THIS MANNER. THE LAND SHOWN IN THE ZONING PLAN SHALL BE UTILIZED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN THE TABLE BELOW ACCORDING TO THE MANNER MARKS DISCOVER.

1. NOTATION	2. PERMITTED USE OF LAND MARKED AS IN COLUMN 1	3. TYPES OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 2
[Symbol]	ROADS	ROAD FURNITURE AND AMENITIES.
[Symbol]	PUBLIC SPACES	LANDSCAPE FEATURES, EDUCATIONAL, PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC SERVICES.
[Symbol]	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS.
[Symbol]	RESIDENTIAL	ANCILLARY BUILDINGS ON SINGLE STOREY RESIDENTIAL BUILDINGS.
[Symbol]	PUBLIC BUILDINGS	PUBLIC BUILDINGS.

2. SITE COVERAGE:-

THE MAXIMUM PERMISSIBLE SITE COVERAGE INCLUSIVE OF ANCILLARY BUILDING FOR EACH SITE SHALL BE AS INDICATED IN THE FOLLOWING TABLE:-

1. AREA OF THE SITE	2. MAXIMUM PERMISSIBLE SITE COVERAGE
FIRST 250 SQ. YARDS OR UNDER	50 PERCENT OF THE AREA IN COLUMN 1.
NEXT 250 SQ. YARDS OR PART THERE OF	33 PERCENT OF THE AREA IN COLUMN 1.
REMAINING AREA IN EXCESS OF 500 SQ. YARDS.	25 PERCENT OF THE AREA IN COLUMN 1.

3. HEIGHT OF BUILDINGS:-

THE MAXIMUM NUMBER OF STOREYS, THE MAXIMUM HEIGHT AND THE MINIMUM PLINTH HEIGHT OF A BUILDING CONSTRUCTED ON LAND AS MARKED IN COLUMN 1 OF THE FOLLOWING TABLE SHALL BE AS INDICATED RESPECTIVELY IN COLUMN 2, 3 AND 4 THERE OF.

1. NOTATION	2. MAXIMUM NUMBER OF STOREYS	3. MAXIMUM HEIGHT	4. MINIMUM PLINTH HEIGHT
[Symbol]	ONE	15'-0"	(A) ONE FOOT IN THE CASE OF BUILDINGS INTENDED FOR HUMAN HABITATION
[Symbol]	TWO	35'-0" EXCLUSIVE OF A BARBATT AND MAMTI	(B) SIX INCHES IN THE CASE OF VERANDAH AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION

4. BARBATT:-

BARBATT SHALL ONLY BE ALLOWED ON PORTIONS OF A SITE MARKED AS AND IF BUILT, SHALL NOT COVER MORE THAN 50 PERCENT OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 9 FEET 9 INCHES IN HEIGHT.

5. ANCILLARY BUILDINGS:-

ANCILLARY BUILDING SHALL MEAN THE BUILDING OR BUILDINGS ATTACHED TO OR SERVING THE RESIDENTIAL UNIT AND NORMALLY INHABITED BY THE ATTENDANTS OF THE RESIDENTIAL UNITS IT SHALL INCLUDE A GARAGE, STORE ROOM, FUEL GODOWN AND SERVANTS QUARTERS BUT SHALL NOT INCLUDE A GUEST-HOUSE.

6. NUMBER OF BUILDINGS ON EACH SITE:-

NO SITE SHALL BE SUB-DIVIDED 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.

7. SPACE ABOUT RESIDENTIAL BUILDINGS:-

(A) RESIDENTIAL BUILDINGS SHALL BE CONSTRUCTED ONLY WITHIN THE PORTIONS OF A SITE MARKED AS RESIDENTIAL IN THIS PLAN AND NOT WHERE ELSE.
(B) IF TWO OR MORE SITES ARE COMBINED FOR THE PURPOSE OF CONSTRUCTING ONE RESIDENTIAL UNIT THE AREA, IF ANY, LYING BETWEEN THE AREAS MARKED AS THE SITES CONCERNED SHALL BE CONSIDERED AS IF WERE MARKED AS RESIDENTIAL.

8. BOUNDARY WALLS:-

(A) WALLS OF THE SPECIFICATION AND DESIGN 'B' SHOWN IN DRG. NO. S/11 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABUT ON STREETS OR ON AREAS MARKED AS PUBLIC SPACES.
(B) NO BOUNDARY WALL NEED BE BUILT ALONG THE BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT THE PART OF THE WALL LYING BETWEEN A STREET, SERVICE LANE OR AREA MARKED AS PUBLIC SPACES AND THE BUILDING LINE NEAREST TO SUCH STREET, SERVICE LANES, OR AREAS SHALL NOT EXCEED 3 FEET 8 1/2 INCHES IN HEIGHT.
(C) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT, NOT EXCEED 5 FEET 11 1/2 INCHES IN HEIGHT.
(D) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADII INDICATED ON THIS PLAN AND ILLUSTRATED IN DRAWING S/11 ATTACHED TO THIS PLAN.
(E) IN THE CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF A WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT AT NO POINT SHALL A HEIGHT OF MORE THAN TWO FEET ABOVE THE PRESCRIBED HEIGHT BE PERMITTED.

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 OR FROM THE LEVEL OF THE GROUND ADJOINING THE OUTSIDE OF THE WALL.
9. GATE POST AND GATES:-
(A) GATE POSTS, WITH OR WITHOUT GATES, CAN BE ERECTED ALONG SUCH PORTIONS OF BOUNDARIES OF SITES AS LIE IN FRONT OF THE FRONT BUILDING LINE AND ABUT ON AN ACCESSIBLE STREET, INCLUDING A SERVICE LANE, THE GATE POSTS AND THE GATES SHALL, IF ERECTED, BE OF ONE OF THE TYPE DESIGN AND SPECIFICATIONS SHOWN IN DRAWING S/11 ATTACHED TO THIS PLAN.

(B) WHERE THE CONSTRUCTION OF A BOUNDARY WALL IS OPTIONAL AND A BOUNDARY WALL IS NOT BUILT, GATE POSTS MADE OF WOOD, CONCRETE, STONE, STEEL, CAST IRON OR ANY OTHER MATERIAL APPROVED BY THE CHIEF ADMINISTRATOR, AND OF A HEIGHT NOT EXCEEDING 3 FEET 8 INCHES MAY BE SUBSTITUTED BUT THE GATES SHALL, IF ERECTED, BE OF ONE OF THE TYPE DESIGN AND SPECIFICATIONS SHOWN IN DRAWING S/11 ATTACHED TO THIS PLAN.

10. NUMBERING OF PREMISES:-

EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITE AS GIVEN IN THIS PLAN.
IF THE SITE POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY THEN ITS NUMBER SHALL BE DISPLAYED IN NUMBERS 5 CM IN CONCRETE ACCORDING TO THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRAWING S/2 ATTACHED TO THIS PLAN.
IF THE SITE DOES NOT POSSESS A GATE POST ALONG ITS FRONT BOUNDARY THEN ITS NUMBER SHALL BE DISPLAYED IN PAINTED NUMBERS 1 CM OF DESIGN 'B' SHOWN IN DRAWING S/2 ATTACHED TO THIS PLAN ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING IN FRONT OF THE SITES.

11. ACCESS:-

THE FOLLOWING SITES SHALL DERIVE NO DIRECT ACCESS OR EXIT FROM OR TO THE V3 ROAD:
SITES:- 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 46, 48, 50 AND 52 ON STREET 'W'
SITES:- 1 TO 11 (BOTH INCLUSIVE) ON STREET 'V'

12. PROTECTED TREES:-

TREES MARKED AS 'P' IN THIS PLAN SHALL BE DEEMED TO BE 'PROTECTED TREES' UNDER THE CHANDIGARH TREES PRESERVATION ORDER, 1952.

THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG. NO. 9 JOB NO. 21 DATED 4 PREPARED ON 02/11/05

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A.T.P.

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CHIEF ADMINISTRATOR
CHANDIGARH
Sd/- JANE S. DEW
Sd/- E. MAXWELL FRY
Sd/- P. JHANGREI
SENIOR ARCHITECTS

SCALE :- 80 FEET TO AN INCH

DRAWN BY:- G.D.M (Sd/-)
ASSISTED:- P.S. VIKH (Sd/-)

CHECKED BY:- Sd/- A.R. PRABHAKRAN

DRG NO. - 9 JOB NO. - 21 DATE:-

ZONING PLAN OF SUB SECTOR 11-B