

CHANDIGARH PROJECT



V2a R O A D

S T R E E T ' W

S T R E E T ' X

V3 R O A D

JUNCTION NO. 17

1. USE ZONES:-
THE LAND SHOWN IN THIS ZONING PLAN SHALL UTILIZED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN THE TABLE BELOW AND IN NO OTHER MANNER WHATSOEVER.

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	ROAD FURNITURE AND AMENITIES.
	PUBLIC SPACES	LANDSCAPE FEATURES, EDUCATIONAL, PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS.
	RESIDENTIAL	ANCILLARY BUILDINGS OR SINGLE STOREY RESIDENTIAL BUILDINGS.
	SPECIAL AREA	AS PER ARCHITECTURAL CONTROL SHEETS.
	COMMERCIAL	COMMERCIAL-CUM-RESIDENTIAL BUILDINGS OR ANY OTHER BUILDING APPROVED BY THE CHIEF ADMINISTRATOR AND AS PER ARCHITECTURAL CONTROL SHEETS.
	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
AREA OF THE SITE	MAXIMUM PERMISSIBLE SITE COVERAGE
<ul style="list-style-type: none"> FIRST 250 SQ. YARDS OR UNDER NEXT 250 SQ. YARDS OR PART THERE OF REMAINING AREA IN EXCESS OF 500 SQ. YARDS. 	<ul style="list-style-type: none"> 50 PERCENT OF THE AREA IN COLUMN 1. 33 PERCENT OF THE AREA IN COLUMN 1. 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 COLUMNS 1 OF THE FOLLOWING TABLE SHALL BE AS INDICATED RESPECTIVELY IN COLUMNS 2, 3 AND 4 THERE OF.

1	2	3	4
NOTATION	MAX. NO. OF STOREYS	MAXIMUM HEIGHT	MINIMUM PLINTH HEIGHT
	ONE	15.0'	a) ONE FOOT IN THE CASE OF BUILDINGS INTENDED FOR HUMAN HABITATION
	THREE	35.0'	b) SIX INCHES IN THE CASE OF VERANDAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION

4. BARSATI:-
BARSATI 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 3 INCHES IN HEIGHT.

5. ANCILLARY BUILDINGS:-
ANCILLARY BUILDINGS SHALL MEAN THE BUILDING OR BUILDINGS ATTACHED TO OR SERVING THE RESIDENTIAL UNIT AND NORMALLY INHABITED BY THE ATTENDANTS OF THE RESIDENTIAL UNIT. 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:-
RESIDENTIAL AND ANCILLARY BUILDINGS SHALL BE BUILT ONLY WITHIN THE PORTIONS OF A SITE MARKED AS 'RESIDENTIAL' IN THIS PLAN AND NOWHERE ELSE.

8. BOUNDARY WALLS:-
A. WALLS OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH REAR BOUNDARIES BOUNDARIES LYING AT THE BACK OF THE REAR BUILDING LINES) OF SITES AS ABUT ON A V3 ROAD, STREETS OR ON AREAS MARKED AS 'PUBLIC SPACES' AND 'RESERVED'.

9. GATE POSTS AND GATES:-
A. GATE POSTS, WITH OR WITHOUT GATES CAN BE ERRECTED 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 ERRECTED, BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRAWING S/1 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.

11. ACCESS:-
THE FOLLOWING SITES SHALL DERIVE NO DIRECT ACCESS OR EXIT FROM OR TO THE V3 ROAD SITES 43 TO 49 (BOTH INCLUSIVE), 45, 50, 56, 58, 60 TO 66 (BOTH INCLUSIVE) 68, 70, 74, 76, 78, 80, 82 TO 90 (BOTH INCLUSIVE) 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 117, 118, 119, 120 ON STREET 'Q'.

12. PROTECTED TREES:-
TREES MARKED AS IN THIS PLAN SHALL BE DEEMED TO BE (PROTECTED TREES) UNDER THE CHANDIGARH TREES PRESERVATION ORDER, 1992.

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

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12. PROTECTED TREES:-
TREES MARKED AS IN THIS PLAN SHALL BE DEEMED TO BE (PROTECTED TREES) UNDER THE CHANDIGARH TREES PRESERVATION ORDER, 1992.

THIS DRAWING IS THE COMPUTERIZED REPRODUCTION OF ORIGINAL DRG. NO. 11 JOB NO. 24 DATED 31.05.94 AND PREPARED ON 13-11-06

Prepared By: Sd/- Chief Administrator, Chandigarh
Checked By: S.K. Madan, Sd/- Junior Town Planner
Date: 31.05.04

Sd/- Chief Administrator, Chandigarh

Sd/- P. JEANNEART, Sd/- JANE B. DREW, Senior Architects
Sd/- N.S. LAMBA, Junior Town Planner

SCALE 1: -80 FEET TO AN INCH

V.S.PUR. DRAWN: Sd/- N.S. LAMBA CHECKED: Sd/- DATE: 31.05.04

JOB NO. 24 DRG. NO. 11

ZONING PLAN OF SECTOR 15A