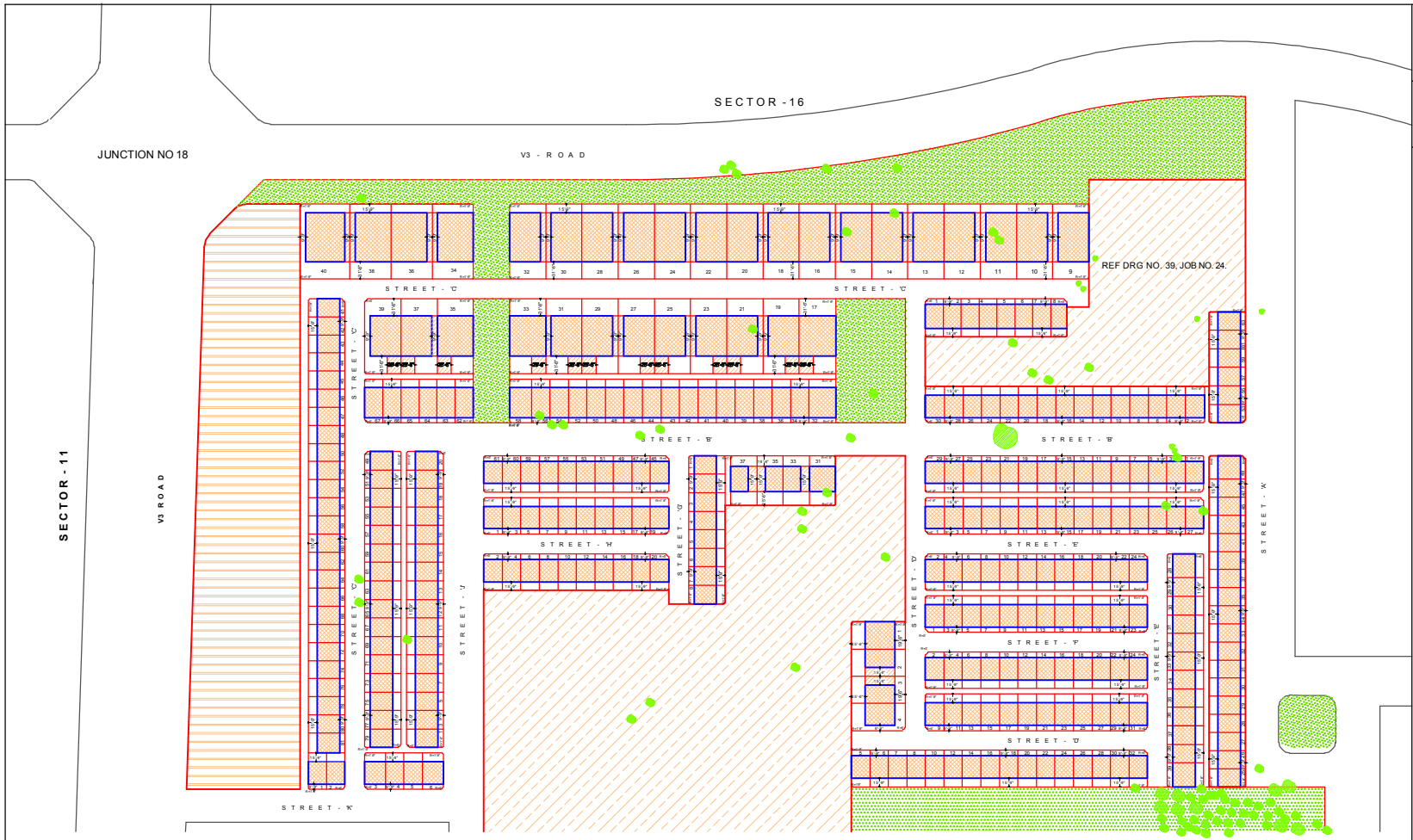
CHANDIGARH PROJECT



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THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG. NO.12, JOB NO.14, DATED 31.05.54 AND PREPARED ON 14-11-06

Paramjit Singh. PREPARED BY :	S.K.Madan. CHECKED BY	Daljeet Singh. A.T.P.

Sd/-
CHIEF ADMINISTRATOR, CHANDIGARH

Sd/-..N.S.LAMBA
JUNIOR TOWN PLANNER

Sd/-P.JEANNEART
Sd/-JANE. B. DREW
SENIOR ARCHITECTS

SCALE :- 80 FEET TO AN INCH

Sd/-V.S.PURI DRAWN BY:-	Sd/- N.S. LAMBA CHECKED BY:-

DRG NO. - 12	JOB NO. - 24	DATE:-31.05.54

ZONING PLAN OF SUB SECTOR 15 - B

1. USE ZONES:-

THE LAND SHOWN IN THE ZONING PLAN SHALL BE UTILIZED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN THE TABLE BELOW AND IN NO OTHER MANNER WHATSO EVER.

1 NOTATION	2 PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1.	3 TYPE OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1
	ROADS	ROAD FURNITURE AND AMENITIES.
	PUBLIC SPACES	LAND SCAPE FEATURES, EDUCATIONAL, PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS
	RESIDENTIAL	ANCILLARY BUILDINGS OR SINGLE STOREY RESIDENTIAL BUILDINGS.
	SPECIAL AREAS	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 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 BUILDING:-

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 COLOUMNS 2,3 AND 4 THERE OF:

1 NOTATION	2 MAXIMUM NUMBER OF STOREYS	3 MAXIMUM HEIGHT	4 MINIMUM PLINTH HEIGHT
	ONE	15'-9"	a) ONE FOOT IN THE CASE OF BUILDINGS INTENDED FOR HUMAN HABITATION.
	TWO	35'-0" EXCLUSIVE OF BARSATI AND MUMTI	b) SIX INCHES IN THE CASE OF VERANDAHS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION.

4. BARSATI:-

BARSATI SHALL ONLY BE ALLOWED ON PORTION 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 BUILDING:-

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

6. NUMBER OF BUILDING 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 BUILDING ONE RESIDENTIAL UNIT AND ITS NECESSARY ANCILLARY BUILDINGS.

7. SPACE ABOUT RESIDENTIAL BUILDINGS:-

(A) RESIDENTIAL AND ANCILLARY BUILDINGS SHALL BE BUILT ONLY WITHIN THE PORTIONS OF A SITE MARKED AS "RESIDENTIAL" IN THIS PLAN AND NOWHERE ELSE.

(B) IF TWO OR MORE SITES ARE COMBINED FOR THE PURPOSE OF BUILDING ONE RESIDENTIAL UNIT, THE AREA, IF ANY, LYING BETWEEN THE AREAS MARKED AS IN THE SITES CONCERNED SHALL BE CONSIDERED AS IF IT WERE MARKED AS

8. BOUNDARY WALLS:-

(A) SITES UPTO 750 SQ YDS.

(i) WALLS OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRG. S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH REAR BOUNDARIES LYING AT THE BACK OF THE REAR BUILDING LINES) OF SITES AS ABUT ON STREETS OR AREA MARKED AS "PUBLIC SPACES" AND "RESERVED".

(ii) WITH THE EXCEPTIONS OF SITES 25 TO 35 (BOTH INCLUSIVE) 37, 39, 41, 43, 45, 47, 49, 53, 55, 57, 59, 61 AND 63 ON STREET 'A', NO WALL NEED BE BUILT ALONG SUCH FRONT BOUNDARIES (BOUNDARIES LYING IN FRONT OF THE FRONT BUILDING LINES) AS ABUT ON STREETS OR AREA MARKED AS "PUBLIC SPACES" AND "RESERVED", BUT IF BUILT, IT SHALL BE OF SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRG S/1 ATTACHED TO THIS PLAN.

(iii) WALLS OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRG S/1 ATTACHED TO THIS PLAN, SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITES 2 TO 35 (BOTH INCLUSIVE) 37, 39, 41, 43, 45, 47, 49, 53, 55, 57, 59, 61 AND 63 ON STREET 'A', AS ABUT ON STREETS OR AREAS MARKED AS "PUBLIC SPACES" OR "RESERVED".

(iv) NO WALL NEED BE BUILT ALONG THAT PORTION OF THE FRONT BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT, IT SHALL NOT EXCEED 2 FEET 5 1/2 INCHES IN HEIGHT.

(B) SITES ABOVE 750 SQ YDS.

(i) WALLS OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRG S/1 ATTACHED TO THIS PLAN, SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABUT ON STREETS OR ON AREAS MARKED AS "PUBLIC SPACES" OR "RESERVED".

(ii) NO WALL NEED BE BUILT ALONG THAT PORTION OF THE FRONT BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT,IT SHALL NOT EXCEED 2 FEET 5 1/2 INCHES IN HEIGHT.

(iii) NO WALL NEED BE BUILT ALONG THAT PORTION OF THE REAR BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT, IT SHALL NOT, IN THE CASE OF SITES WHOSE REAR BOUNDARIES ABUT ON AN AREA MARKED AS "PUBLIC SPACES", EXCEED 2 FEET 5 1/2 INCHES IN HEIGHT.

(C) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT, NOT EXCEED 2 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 DRG S/1 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 2 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 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.

9. GATE POSTS & GATES:-

(A) GATE POSTS, WITHOUT GATES, CAN BE ERECTED ALONG SUCH PORTIONS OF BOUNDARIES OF SITES AS LIE IN FRONT OF THE FRONT BUILDING LINE AND ABUT ON ACCESSIBLE STREET, INCLUDING A SERVICE LANE. THE GATE POSTS AND THE GATES SHALL, IF ERECTED, BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWING IN DRG S/1 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 1/2 INCHES MAY BE SUBSTITUTED, BUT THE GATES SHALL, IF ERECTED, BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG 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.

IF THE SITE POSSESSES GATE POSTS ALONG ITS FRONT BOUNDARY THEN ITS NUMBER SHALL BE DISPLAYED IN NUMERALS CAST IN CONCRETE ACCORDING TO THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRG 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 NUMERALS OF DESIGN 'B' SHOWN IN DRG S/2 ATTACHED TO THIS PLAN, ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING IN FRONT OF THE SITE.

11. ACCESS:-

THE FOLLOWING SITES SHALL DERIVE NO DIRECT ACCESS OR EXIT FROM OR TO THE V3 ROAD.

9 TO 16 (BOTH INCLUSIVE), 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, AND 40 ON STREET C.

12. PROTECTED TREES:-

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