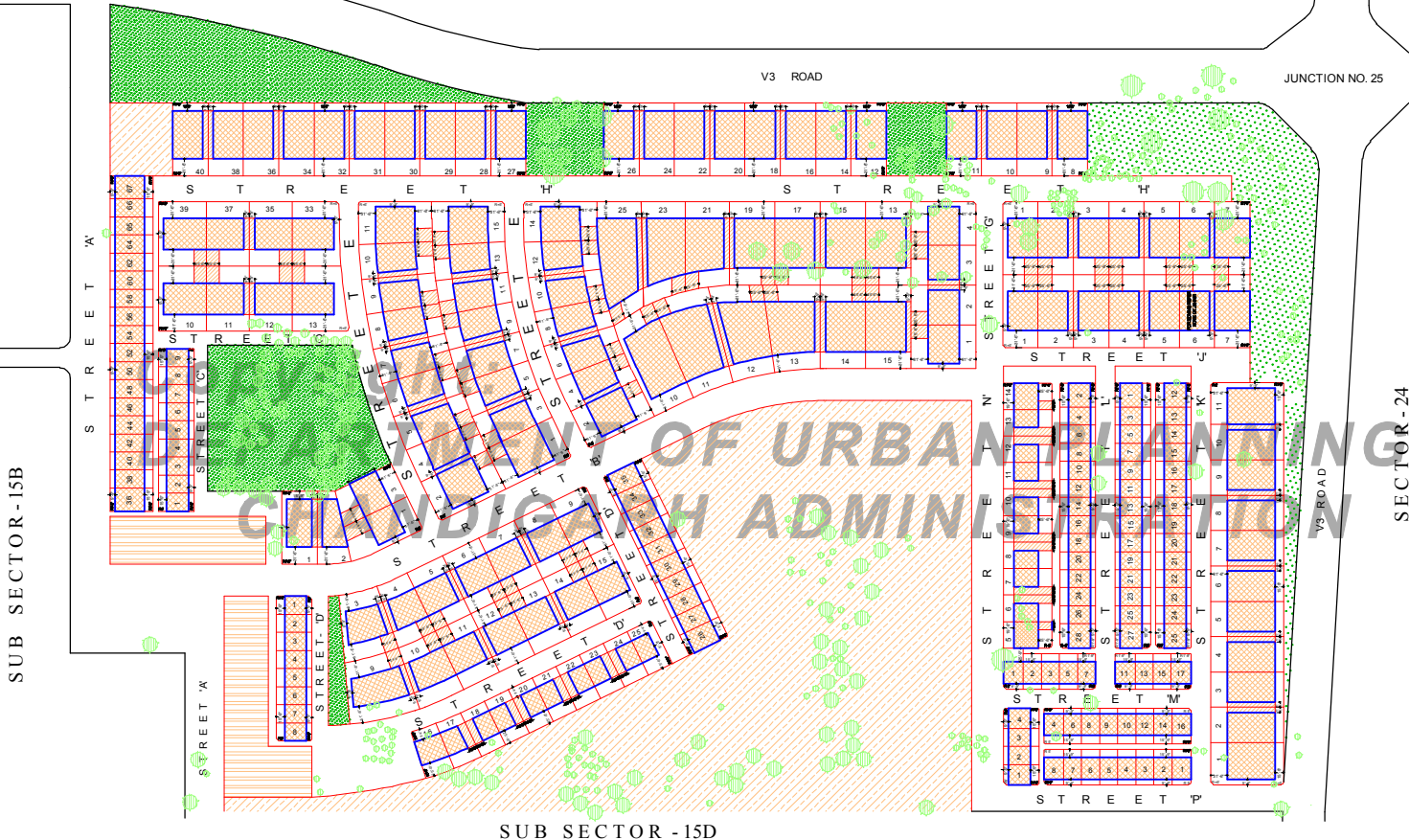


SECTOR - 16

CHANDIGARH PROJECT



**NOTES:-**  
NOTE, DATED 23-08-81. THE ZONING OF ANCILLARY ZONE EXCEPT THE REAR PORTION, HAS BEEN CHANGED IN TO A DOUBLE STOREY ZONE FOR PLOT NO. A, STREET 'J' SECTOR - 16C, CHANDIGARH BY THE P.S.D. BY VIDE HIS MEMO. NO. 0348-UTP (2) 81/1308 DT. 10-08-81.

Sr. A.T.P.

SUB SECTOR - 15B

SECTOR - 24

SUB SECTOR - 15D

**1. USE ZONE:-**  
THE LAND SHOWN IN THE ZONING PLAN SHALL BE UTILIZED IN ACCORDANCE WITH THE MARKING 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 BUILDING PERMISSIBLE ON LAND MARKED AS IN COLUMN 1
	ROADS	ROAD FURNITURE AND AMENITIES
	PUBLIC PLACE	LAND SCAPE FEATURES, EDUCATIONAL PUBLIC & COMMUNITY BUILDINGS AND PUBLIC AMENITIES
	RESIDENTIAL	RESIDENTIAL BUILDING AND ANCILLARY BUILDINGS.
	RESIDENTIAL	ANCILLARY BUILDINGS OR SINGLE STOREY RESIDENTIAL BUILDINGS.
	RESERVED	USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR
	SPECIAL AREA	AS PER ARCHITECTURAL CONTROL SHEET.
	COMMERCIAL	COMMERCIAL-CUM RESIDENTIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS.

**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 SITES	MAXIMUM PERMISSIBLE SITES COVERAGE
FIRST 250 SQ.YDS. OR UNDER	50 PERCENT OF THE AREA IN COLUMN NO.1
NEXT 250 SQ.YDS. OR PART THERE OF	33 PERCENT OF THE AREA IN COLUMN NO.1
REMAINING AREA IN EXCESS OF 500 SQ.YDS.	25 PERCENT OF THE AREA IN COLUMN 1.

**3. HEIGHT OF BUILDING:-**  
THE MAXIMUM NO. OF STOREYS, THE MAXIMUM HEIGHT AND THE MAXIMUM 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 AND 4 THERE OF:-

1	2	3	4
NOTATION	MAXIMUM NO. OF STOREYS	MAXIMUM HEIGHT	MINIMUM PLINTH HEIGHT
	ONE	15'-0"	1) ONE FOOT IN THE CASE OF BUILDING INTENDED FOR HUMAN HABITATION. 2) SIX INCHES IN THE CASE OF BUILDING NOT INTENDED FOR HUMAN HABITATION
	TWO	35'-0" EXCLUSIVE OF BARSATI/MLMRY	

**4. BARSATI:-**  
BARSATI SHALL ONLY BE ALLOWED ON PORTIONS OF A SITES MARKED AS AND IF BUILT SHALL NOT COVER MORE THAN 50 PERCENT OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 9'4" OF HEIGHT.

**5. ANCILLARY BUILDING:-**  
ANCILLARY BUILDINGS 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. NUMBERS 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 BUILDING 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 NO WHERE ELSE. 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 RESERVED IN THE SITES CONCERNED SHALL BE CONSIDERED AS IF IT WERE MARKED AS RESERVED.

**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 FRONT BOUNDARIES OF SITES AS ABUT ON STREETS OR AREAS MARKED AS 'PUBLIC SPACES' RESERVED.

(ii) WITH THE EXCEPTIONS ON SITES 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62 AND 64 TO 67 (BOTH INCLUSIVE) ON STREET 'A' NO WALL NEED BE BUILT ALONG SUCH FRONT BOUNDARIES OF BOUNDARIES LYING IN FRONT OF THE FRONT BUILDING LINES AS ABUT ON STREETS OR AREAS MARKED AS 'PUBLIC SPACES' AND 'RESERVED' BUT IF BUILT, IT SHALL BE OF THE 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 BOUNDARIES OF SITES AS ABUT ON V3 ROAD, STREETS AND AREAS MARKED AS 'PUBLIC SPACES' AND 'RESERVED'. IF 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.

(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.

(v) 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 V3 ROAD, STREETS AND AREAS MARKED AS 'PUBLIC SPACES' AND 'RESERVED'. IF NO WALL NEED BE BUILT ALONG THAT PORTION OF THE FRONT BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT, IT SHALL NOT, IN THE CASE OF SITES WHOSE REAR BOUNDARIES ABUT ON V3 ROAD OR ON AREA MARKED AS 'PUBLIC SPACE' AND RESERVED EXCEED 2 1/2 INCHES IN HEIGHT.

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

(d) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG S/1 ATTACHED TO THIS PLAN.

(e) IN 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 PERMITTED.

**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 LINE. 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.

b) WHERE THE CONSTRUCTION OF A BOUNDARY WALL IS OPTIONAL AND A BOUNDARY WALL IS NOT BUILT, GATE POST 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 ERRECTED, BE OF ONE OF THE TYPE DESIGN AND SPECIFICATION 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.

IF THE SITE POSSESSES GATE POSTS ALONG ITS 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.  
SITES 1 TO 11 (BOTH INCLUSIVE) ON STREET 'K'.  
SITES 7 ON STREET 'J'.  
SITES 7 TO 12 (BOTH INCLUSIVE) 14, 16, 18, 20, 22, 24, 26, 28, 30, 32 (BOTH INCLUSIVE) 34, 36, 38, 40 AND 40 ON STREET 'H'.

**12. PROTECTED TREES:-**  
TREES, MARKED AS (T) IN THIS PLAN SHALL BE DEEMED TO BE 'PROTECTED TREES' UNDER THE CHANDIGARH TREES PRESERVATION ORDER 1982.

THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. JOB NO. - 24, DATED 8-6-1984 AND PREPARED ON DT: 19-07-08

Prepared By: Paramjit Singh, Japjath Babbar, Daljeet Singh, A.T.P.

CHIEF ADMINISTRATOR, CHANDIGARH

SCALE - 80 FEET TO AN INCH

DRWN: 18, JOB NO: 24, SR: 18, P: 18, SR: 18, P: 18

ZONING PLAN OF SECTOR - 15C