

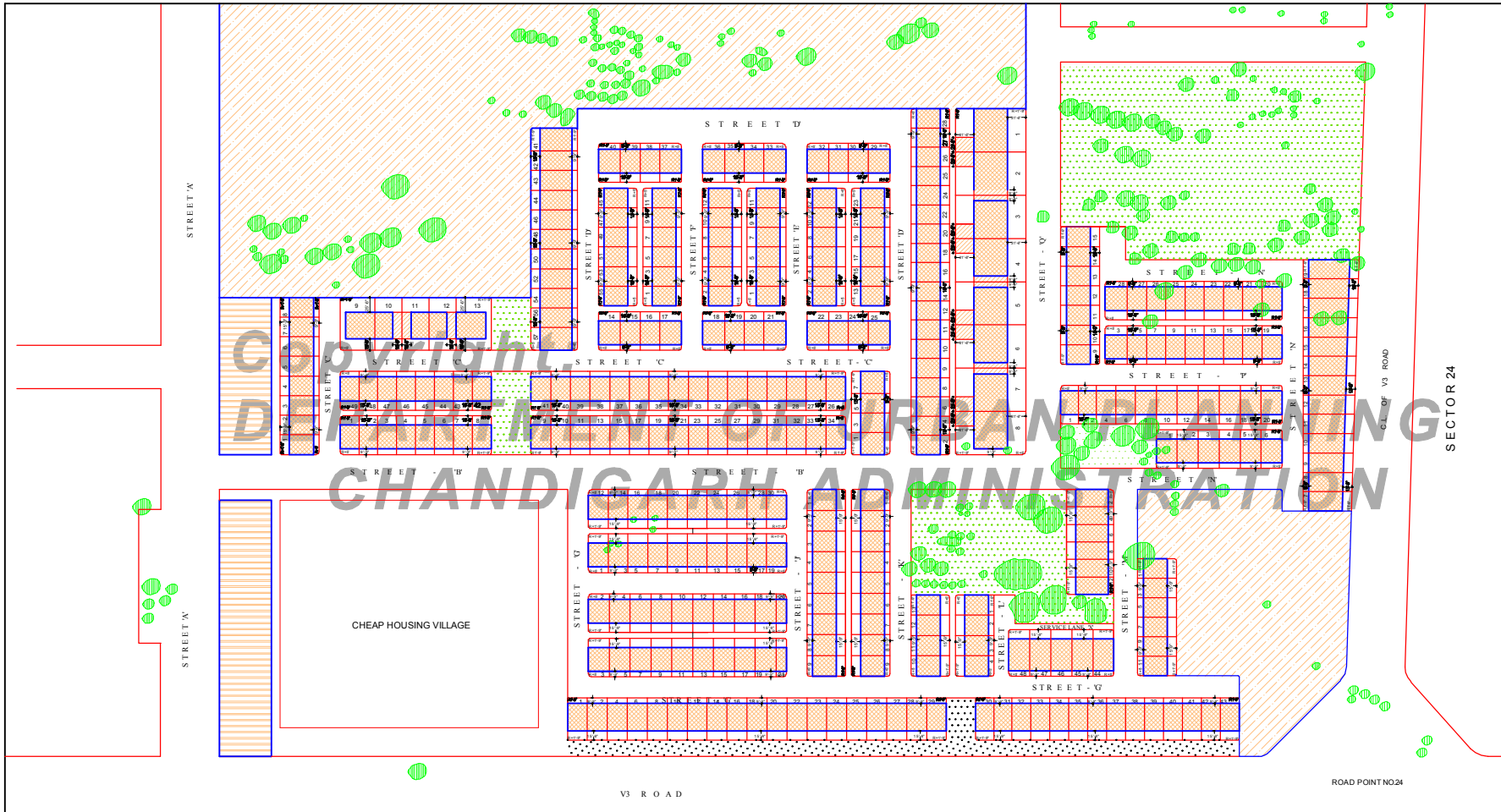
CHANDIGARH PROJECT



NOTE:-

SITE OF SIZE 33X33' OF ROADSIDE WORKERS AS COMMERCIAL USE IN PUBLIC SPACE IS APPROVED BY F.S VIDE HIS MEMO NO. 21/10/14/UT.FJ (3) - 2000 - 5340 DT 30/5/2000.

A.T.P.



SECTOR 24

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1. USE ZONES:-
THE LAND SHOWN IN THIS ZONING PLAN SHALL BE 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 CLM RESIDENTIAL BUILDINGS 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 | AREA OF THE SITE | MAXIMUM PERMISSIBLE SITE COVERAGE |
| FIRST 250 SQ. YARDS OR UNDER | 50 PERCENT OF THE AREA IN COLUMN 1 | FIRST 250 SQ. YARDS OR UNDER | 50 PERCENT OF THE AREA IN COLUMN 1 |
| NEXT 250 SQ. YARDS OR PART THERE OF REMAINING AREA IN EXCESS OF 500 SQ. YARDS. | 33 PERCENT OF THE AREA IN COLUMN 1. | NEXT 250 SQ. YARDS OR PART THERE OF 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 COLUMNS 2,3 AND 4 THERE OF :-

| 1 | 2 | 3 | 4 |
|----------|---------------------------|----------------|--|
| NOTATION | MAXIMUM NUMBER OF STOREYS | MAXIMUM HEIGHT | MINIMUM PLINTH HEIGHT |
| | ONE | 15' 0" | a) ONE FOOT IN THE CASE OF BUILDINGS INTENDED FOR HUMAN HABITATION. |
| | TWO | 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 BUILT SHALL NOT COVER MORE THAN 50 PERCENT OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 9 FEET 6 INCHES IN HEIGHT.
- 5. ANCILLARY BUILDINGS:-**
ANCILLARY BUILDING SHALL MEAN THE BUILDING OR BUILDING ATTACHED TO OR SERVING THE RESIDENTIAL UNIT AND NORMALLY INHABITED BY THE ATTENDANT OF THE RESIDENTIAL UNIT. IT SHALL INCLUDE A GARAGE, STORE ROOM, FUEL GODOWN AND BERVANTY CLATTERS 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:-**
- RESIDENTIAL AND ANCILLARY BUILDINGS SHALL BE BUILT ONLY WITHIN THE PORTIONS OF A SITE MARKED AS RESIDENTIAL IN THIS PLAN AND WHERE ELSE.
 - IF TWO OR MORE SITES ARE COMBINED FOR THE PURPOSE OF CONSTRUCTION ONE RESIDENTIAL UNIT, THE AREA, IF ANY, LYING BETWEEN THE AREAS MARKED AS SITES CONCERNED SHALL BE CONSIDERED AS IF IT WERE MARKED AS .
- 8. BOUNDARY WALLS :-**
- SITE UP TO 750 SQ.YDS:-**
 - WALLS OF THE SPECIFICATIONS AND DESIGN 'X' 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 SITE AS ABUT ON A V3 ROAD, STREET, SERVICE LANE 'Y' OR ON AREAS MARKED AS 'PUBLIC SPACES' AND 'RESERVED'.
 - NO WALL NEED BE BUILT ALONG SUCH FRONT BOUNDARIES OR BOUNDARIES LYING IN FRONT OF THE FRONT BUILDING LINE AS ABUT ON STREETS OR AREAS MARKED AS 'PUBLIC SPACES' AND 'RESERVED'.
 - IF BUILT, IT SHALL BE OF SPECIFICATIONS AND DESIGN 'X' SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN. BUT IF BUILT, IT SHALL NOT EXCEED 2 FEET 5 1/2 INCHES IN HEIGHT.
 - SITES ABOVE 750 SQ.YDS:-**
 - WALLS OF THE SPECIFICATIONS AND DESIGN 'X' SHOWN IN DRG S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITE AS ABUT ON STREETS AND ON AREAS MARKED AS 'RESERVED'.
 - 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.
 - NO WALL NEED BE BUILT ALONG THAT PORTION OF THE REAR BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT, IT SHALL NOT EXCEED 2 FEET 5 1/2 INCHES IN HEIGHT.
 - WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS, SHALL, IF BUILT, NOT EXCEED 5 FEET 11 1/2 INCHES IN HEIGHT.
 - THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITE SHALL BE IN ACCORDANCE WITH THE RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. S/1 ATTACHED TO THIS PLAN.

- 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 CENTRE OF THE FINISHED LEVEL OF THE STREET TO WHICH THE SITE HAS AN ACCESS OR A SERVICE LANE. THE GATE POSTS AND GATES SHALL, IF ERRECTED, BE OF ONE OF THE TYPES AND SPECIFICATIONS SHOWN IN DRG. NO S/1 ATTACHED TO THIS PLAN.
 - WHERE THE CONSTRUCTIONS OF 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 GATE SHALL, IF ERRECTED, BE OF ONE OF THE TYPE AND SPECIFICATIONS SHOWN IN DRAWING S/1 ATTACHED TO THE PLAN.
- 9. GATE POSTS AND GATES:-**
- GATE POSTS, WITH OR WITHOUT GATES, CAN BE ERRECTED ALONG SUCH PORTIONS OF A BOUNDARIES OF SITE AS LIE IN FRONT OF THE FRONT BUILDING LINE AND ABUT ON AN ACCESSIBLE STREET, INCLUDING, A SERVICE LANE. THE GATE POSTS AND GATES SHALL, IF ERRECTED, BE OF ONE OF THE TYPES AND SPECIFICATIONS SHOWN IN DRG. NO S/1 ATTACHED TO THIS PLAN.
 - WHERE THE CONSTRUCTIONS OF 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 GATE SHALL, IF ERRECTED, BE OF ONE OF THE TYPE AND SPECIFICATIONS SHOWN IN DRAWING S/1 ATTACHED TO THE 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 THE NUMERALS CAST IN CONCRETE ACCORDING TO THE SPECIFICATIONS AND DESIGN 'X' SHOWN IN DRAWING S/2 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 THE DESIGN 'Y' SHOWN IN DRAWING 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 - 7 TO 19 (BOTH INCLUSIVE) ON STREET 'A'.
SITES - 1,2,4,5,8,10,12,14,16,18,20,22 TO 43 (BOTH INCLUSIVE) ON STREET - G.

- 12. PROTECTED TREES:-**
TREES MARKED AS 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.14, JOB NO. 24, DATED 20/05/54 AND PREPARED ON 13/11/66

Prepared By: Jorwar Singh
Checked By: Kancharn Sharma
A.T.P.

SD/-
CHIEF ADMINISTRATOR CHANDIGARH

SD/-
SENIOR TOWN PLANNER

SD/-
SENIOR ARCHITECTS

SCALE :- 80 FEET TO AN INCH

DRAWN BY:- SD/-
JOB NO. 24
DRG. NO. 14

CHECKED BY:- SD/-
DATE: 20.5.54

ZONING PLAN OF SECTOR 15D