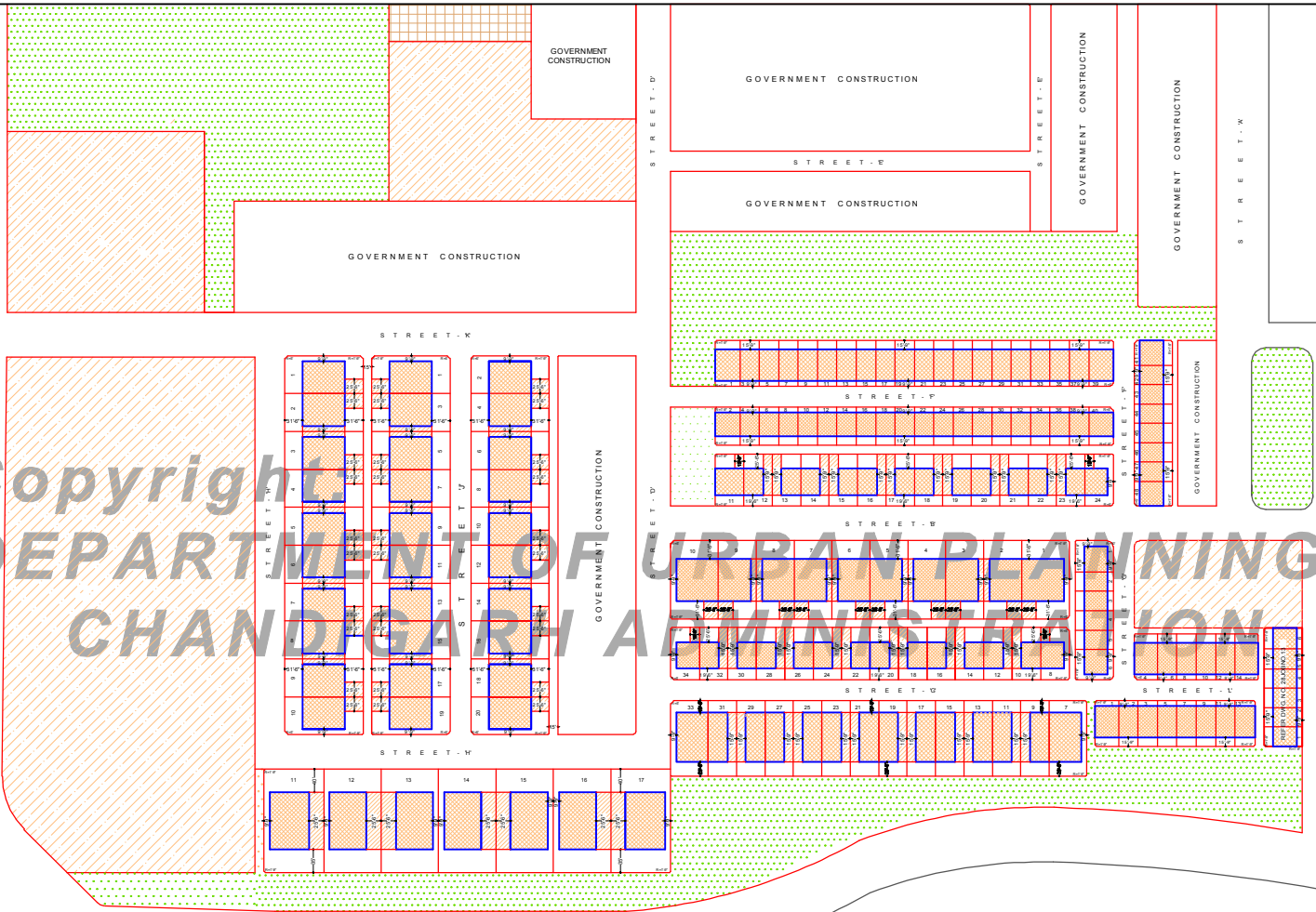


# CHANDIGARH PROJECT



ROAD - V2A



JUNCTION NO.18

V3 ROAD

### 1. USE ZONES:

THE LAND SHOWN IN THE ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN THE TABLE BELOW AND IN OTHER MANNER WHATSOEVER.

NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1	TYPES OF BUILDING PERMISSIBLE ON LAND MARKED AS IN COLUMN 1
	ROADS	ROAD FURNITURE AND AMENITIES
	PUBLIC SPACES	LAND SCAPE FEATURES, EDUCATIONAL, PUBLIC & COMMUNITY BUILDINGS AND PUBLIC AMENITIES
	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS
	RESERVED	RESERVED AREAS
	SPECIAL AREAS	USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR AS PER ARCHITECTURAL CONTROL POINTS

### 2. SITE COVERAGE:

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

AREA OF THE SITE	MAXIMUM PERMISSIBLE SITE COVERAGE
FIRST 250 SQ. YARDS OR UNDER	50 PERCENT OF THE AREA IN COLUMN 1
NEXT 250 SQ. YARDS OR PART THEREOF	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 THE BUILDING CONSTRUCTED ON THE LAND AS MARKED IN COLUMN 1 OF THE FOLLOWING TABLE SHALL BE AS INDICATED RESPECTIVELY IN COLUMN 2 AND 4 THEREOF:

NOTATION	MAXIMUM NUMBER OF STOREYS	MAXIMUM HEIGHT	MINIMUM PLINTH HEIGHT
	ONE	15'-0"	06" (ONE FOOT IN THE CASE OF BUILDINGS INTENDED FOR HUMAN HABITATION)
	TWO	30'-0" (EXCLUSIVE OF A BARSATI AND MUMATI)	06" (ONE FOOT IN THE CASE OF BUILDINGS INTENDED FOR HUMAN HABITATION)

### 4. BARSATI:

BARSATI SHALL ONLY BE ALLOWED ON PORTION OF SITES MARKED AS BUILT SHALL NOT COVER MORE THAN 50 PERCENT OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 8 FEET 6 INCHES 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 SERVICE 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 STRAY HOMES BE COMBINED FOR THE PURPOSE OF ERECTING ONE RESIDENTIAL UNIT AND ITS NECESSARY ANCILLARY BUILDINGS.

### 7. SPACE ABOUT RESIDENTIAL BUILDINGS:

(a) RESIDENTIAL AND ANCILLARY BUILDINGS SHALL BE CONSTRUCTED ONLY WITHIN THE PORTIONS OF A SITE MARKED AS RESIDENTIAL IN THIS PLAN AND WHERE ELSE.  
(b) IF TWO OR MORE SITES ARE COMBINED FOR THE PURPOSE OF BUILDING ONE RESIDENTIAL UNIT, THE AREA, IF ANY LYING BETWEEN THE AREA MARKED AS AND THE SITES CONCERNED SHALL BE CONSIDERED AS IF IT WERE MARKED AS

### 8. BOUNDARY WALLS:

(a) SITES OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRAWINGS ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH REAR BOUNDING LINES OF SITES AS ABUT ON STREETS OR AREAS MARKED AS PUBLIC SPACES & RESERVED.

(b) WITH THE EXCEPTION OF PLOTS 1 TO 4 (BOTH INCLUSIVE) ON STREET 'A' NOW HAVING BEEN BUILT ALONG SUCH FRONT BOUNDARIES Lying IN FRONT OF THE FRONT BUILDINGS AS ABUT ON STREET OR AREAS MARKED AS 'PUBLIC SPACES' AND 'RESERVED' BUT IF BUILT, IT SHALL BE OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRG. S2 ATTACHED TO THIS PLAN.

(c) WALLS OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRAWINGS ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITES 1 TO 16 (BOTH INCLUDING) ON STREET 'A' ABUT ON STREETS AND AREAS MARKED AS 'PUBLIC SPACES' OR 'RESERVED'.

(d) 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 FEET 7 1/2 INCHES IN HEIGHT.

(e) SITES AND AREAS MARKED AS SHALL NOT HAVE BOUNDARIES.

(f) WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRAWINGS ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABUT ON STREETS AND AREAS MARKED AS PUBLIC SPACES.

(g) 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 FEET 7 1/2 INCHES IN HEIGHT.

(h) 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 FEET 7 1/2 INCHES IN HEIGHT.

(i) WALLS OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRAWINGS ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABUT ON STREETS AND AREAS MARKED AS PUBLIC SPACES.

(j) 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 FEET 7 1/2 INCHES IN HEIGHT.

(k) 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 FEET 7 1/2 INCHES IN HEIGHT.

(l) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL BE BUILT NOT EXCEEDING 5 FEET 11 1/2 INCHES IN HEIGHT.

(m) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF THE SITES SHALL BE IN ACCORDANCE WITH THE RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. S1 ATTACHED TO THIS PLAN.

(n) IN THE CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF WALL MAY BE EXCEEDED OVER PARTS AND OF ITS LENGTH PROVIDED THAT AT NO POINT SHALL A HEIGHT OF MORE THAN TWO FEET ABOVE THE PRESCRIBED HEIGHT BE PERMITTED.

### NOTE:

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

### 9. GATE POSTS & GATES:

(a) GATE POSTS WITH OR WITHOUT GATE CAN BE ERRECTED ALONG SUCH PORTIONS OF A BOUNDARY OF SITE AS LIE IN FRONT OF THE FRONT BOUNDARY LINE AND ABUT ON AN ACCESSIBLE STREET INCLUDING THE SERVICE LANE. THE GATE POST AND GATES SHALL BE ERRECTED BE OF ONE OF THE PRECEDING AND SPECIFICATIONS SHOWN IN DRG. NO S1 ATTACHED TO THIS PLAN.

(b) WHERE THE CONSTRUCTION OF A BOUNDARY WALL IS OPTIONAL AND AN ALTERNATE WALL NOT BUILT, GATE POSTS MADE OF WOOD, CONCRETE, STONES, STEEL, CAST IRON OR ANY OTHER MATERIAL APPROVED BY THE CHIEF ADMINISTRATOR AND HEIGHT NOT EXCEEDING 3 FEET 7 1/2 INCHES MAY BE SUBSTITUTED BUT THE GATE SHALL BE ERRECTED BE OF ONE OF THE TYPE, DESIGN AND SPECIFICATIONS SHOWN IN DRAWINGS ATTACHED TO THIS PLAN.

### 10. NUMBERING OF PREMISES:

EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITE AS GIVEN IN THE 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 'W' SHOWN IN DRAWING S2 ATTACHED TO THIS PLAN.

IF THE SITE DOES NOT POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY THEN ITS NUMBER SHALL BE DISPLAYED IN THE PAINTED NUMERALS OF THE DESIGN 'W' SHOWN IN DRAWING S2 ATTACHED TO THIS PLAN.

IF THE SITE DOES NOT POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY THEN ITS NUMBER SHALL BE DISPLAYED IN THE PAINTED NUMERALS OF THE DESIGN 'W' SHOWN IN DRAWING S2 ATTACHED TO THIS PLAN.

IF THE SITE DOES NOT POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY THEN ITS NUMBER SHALL BE DISPLAYED IN THE PAINTED NUMERALS OF THE DESIGN 'W' SHOWN IN DRAWING S2 ATTACHED TO THIS PLAN.

### 11. ACCESS:

THE FOLLOWING SITES SHALL DERIVE NO DIRECT ACCESS OR DRIFT FROM TO THE VARIOUS STREETS: A, SITES 1, 2, 3, 5, 7, 9, 11, 13 ON STREET 'A'; SITES 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, AND 29 ON STREET 'A'; SITES 1 TO 17 (BOTH INCLUDING) ON STREET 'Y'.

### 12. PROTECTED TREES:

TREES MARKED AS IN THIS PLAN SHALL BE DEEMED TO BE PROTECTED TREES UNDER THE CHANDIGARH TREES PRESERVATION ORDER, 1962.

NOTE:- THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 10, JOB NO. 13, DATED 08.05.99 AND PREPARED ON 7-12-98.

Aspal Monga S.K. Madan Daiseef Singh  
PREPARED BY: CHECKED BY: ATP

Sd/- CHIEF ADMINISTRATOR, CHANDIGARH

Sd/- SENIOR ARCHITECTS

SCALE - 80 FEET TO AN INCH

Sd/- DRAWN BY: Sd/- CHECKED BY:

DRG NO. - 10 JOB NO. - 13 DATE: - 09.03.99

**ZONING PLAN OF SECTOR-16A**