

CHANDIGARH PROJECT



NOTES:-

- The plot numbers are shown thus -
- The postal numbers are shown thus -

1. USE ZONES -

The land shown in this zoning plan shall be utilized in accordance with markings explained in the table below and in no other manner what so ever.

1	2	3
Notation	Permissible use of land marked as in column 1.	Types of buildings permissible on land marked as in column 1.
	Road	Road furniture and amenities
	Public spaces	Landscape features, educational, public and community building and public amenities.
	Residential	Residential buildings and ancillary buildings.
	Residential	Ancillary buildings and single storey residential building.
	Commercial	Commercial cum residential buildings.
	Special areas	As per architectural control sheet.
	Reserved	Use to be determined by the Chief Architect.

2. SITE COVERAGE:-

The maximum permissible site coverage inclusive of ancillary buildings on each site shall be as indicated in the following table:-

1	2
Area of the site	Maximum permissible site coverage
First 250 SqYds. or under	50 percent of the area in column 1.
Next 250 SqYds. or part there of	33 percent of the area in column 1.
Remaining area in excess of 500 SqYds.	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 column 2, 3 & 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	30'-0" Exclusive of a basar or munt	b) Six inches in the case of warehouses 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 9 inches in height.

5. ANCILLARY BUILDINGS:-

Ancillary building shall mean the building or buildings attached to or serving the residential unit and normally enabled 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 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.

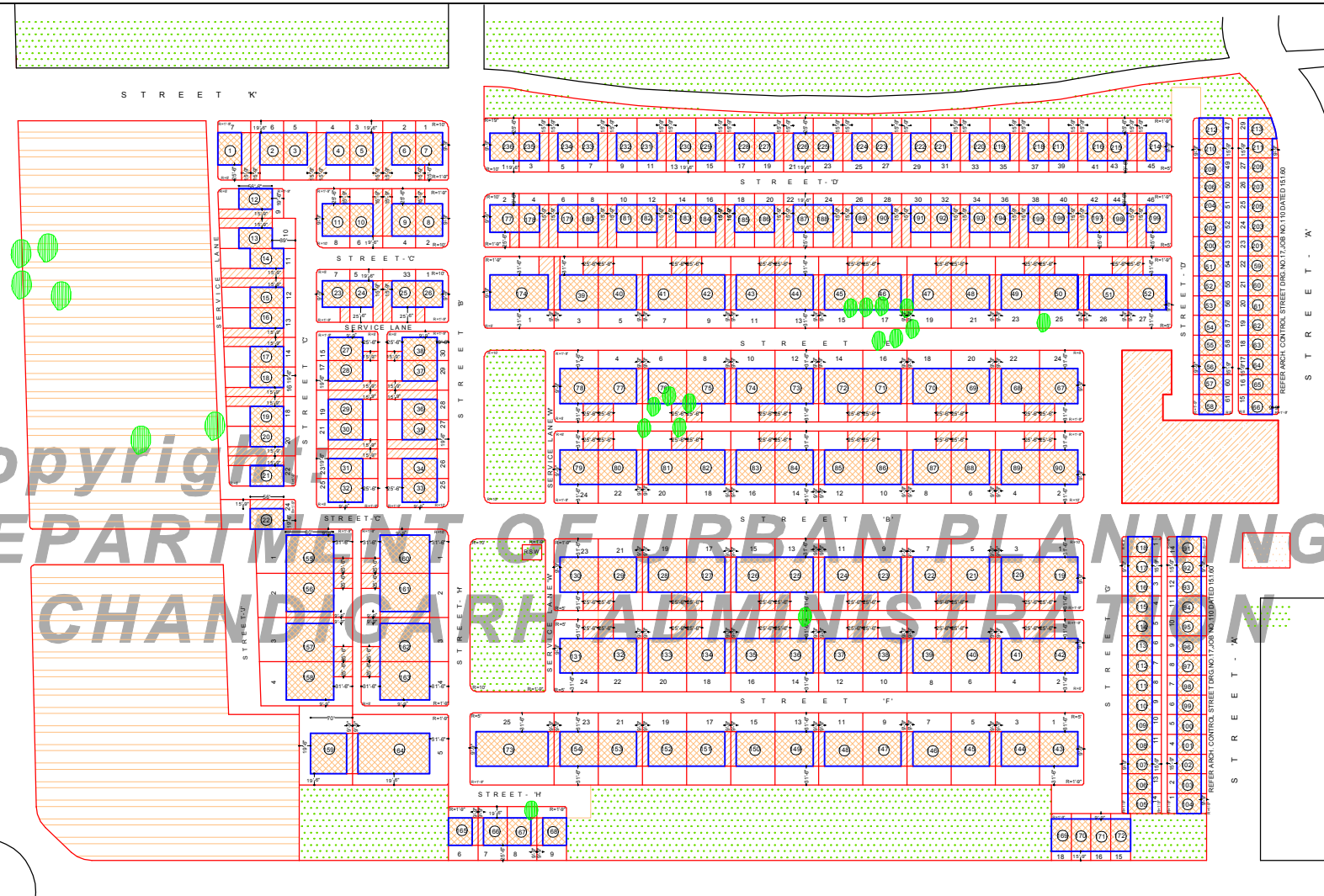
NOTE:-

This drawing is the computerised reproduction of original Dwg No. 7, Job No. 10, Dated: _____ and posted on dt: 22/01/07
 Virendra Chauhan Prepared by: Kanchara Sharma Checked by: Daljit Singh A.T.P.

SCALE :- 80 FEET TO AN INCH

JOB NO 10	DRG NO. 7
Sd/- Jagdish Singh DRAWN BY	Sd/- A.R.P. CHECKED BY
DATE:	

ZONING PLAN OF SECTOR - 18A



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7. SPACE ABOUT RESIDENTIAL BUILDINGS :-

- Residential and ancillary buildings shall be concentrated only within the portions of a site marked as 'Residential' in this plan and nowhere 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 in this concerned, shall be considered as if it were marked as

8. BOUNDARY WALLS :-

- Sites upto 375 sq. yds:-**
(i) 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 rear building lines) of sites, as about on Service Lane 'T', the V3 road street, or areas marked as 'Public Spaces'.
- No wall need be built along such front boundaries (boundaries lying in front of the front building lines) of sites 1 to 18 (both inclusive) on Street 'C' and 47 to 61 (both inclusive) on Street 'D' as about on streets, service lane 'Y' and areas marked as 'Public Spaces' but if built, they shall be of the specifications and Design 'A' shown in Drawing S/1 attached to this plan.
- Wall of the specifications and Design 'A' shown in drawing S/1 attached to this plan shall be built along such front boundaries on sites 1 to 20 (both inclusive) on Street 'A', as about on Street 'A' and 'B', Service Lane 'Y', and areas marked as 'Public Spaces'.

(iv) No boundary 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 6 1/2 inches in height.

- Sites above 375 sq. yds:-**
(i) Walls of the specifications and Design 'B' shown in Drawing S/1 attached to this plan shall be built along such boundaries of sites as about on streets, V3 road, Service Lane 'W' and 'X' and areas marked as 'Public Spaces'.
- No boundary wall need be built along the boundary which divides one site from another, but if built, the part of the wall lying between a street, V3 road or an area marked as 'Public Spaces' and the building line nearest to such street, V3 road, or area shall not exceed 2 feet 6 1/2 inches in height.
- Wall along boundaries not covered by the above provisions shall, if built, not exceed 5 feet 1 1/2 inches in height.
- The curvature of boundary walls along corners of sites shall be in accordance with the radii indicated on this plan and illustrated in Drawing S/1 in 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 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 to or from the level of the ground adjoining the outside of the wall.

9. GATES AND GATE POSTS :-

- Gate posts, with or without gates, can be erected along such portions of boundaries of sites as lie in front of the front building line and about an accessible street, including a service lane. The gate posts and the gates shall, if erected, be of one of the type design and specifications shown in Drawing S/1 attached to this plan.
- 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 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 numerals cast in concrete according to the specifications and Design 'A' shown in Drawing 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 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 1 on Street 'A'
 • Sites 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23 and 25 on Street 'C'
 • Sites 14 to 23 (both inclusive) on Street 'D'
 • Sites 5 to 9 (both inclusive) on Street 'H'
 • Sites 5 on Street 'F'

12. PROTECTED TREES :-

The trees marked as in this plan shall be deemed to be 'protected trees' under the Chandigarh Trees Preservation Order, 1952.

SIZE OF SITE 33X33' OF ROADSIDE WORKERS AS COMMERCIAL USE IN PUBLIC SPACE IS APPROVED BY F.S. VIDE HIS MEMO NO.2014/F1(3),2000 /FS&OTD 30/05/2000

ATP

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