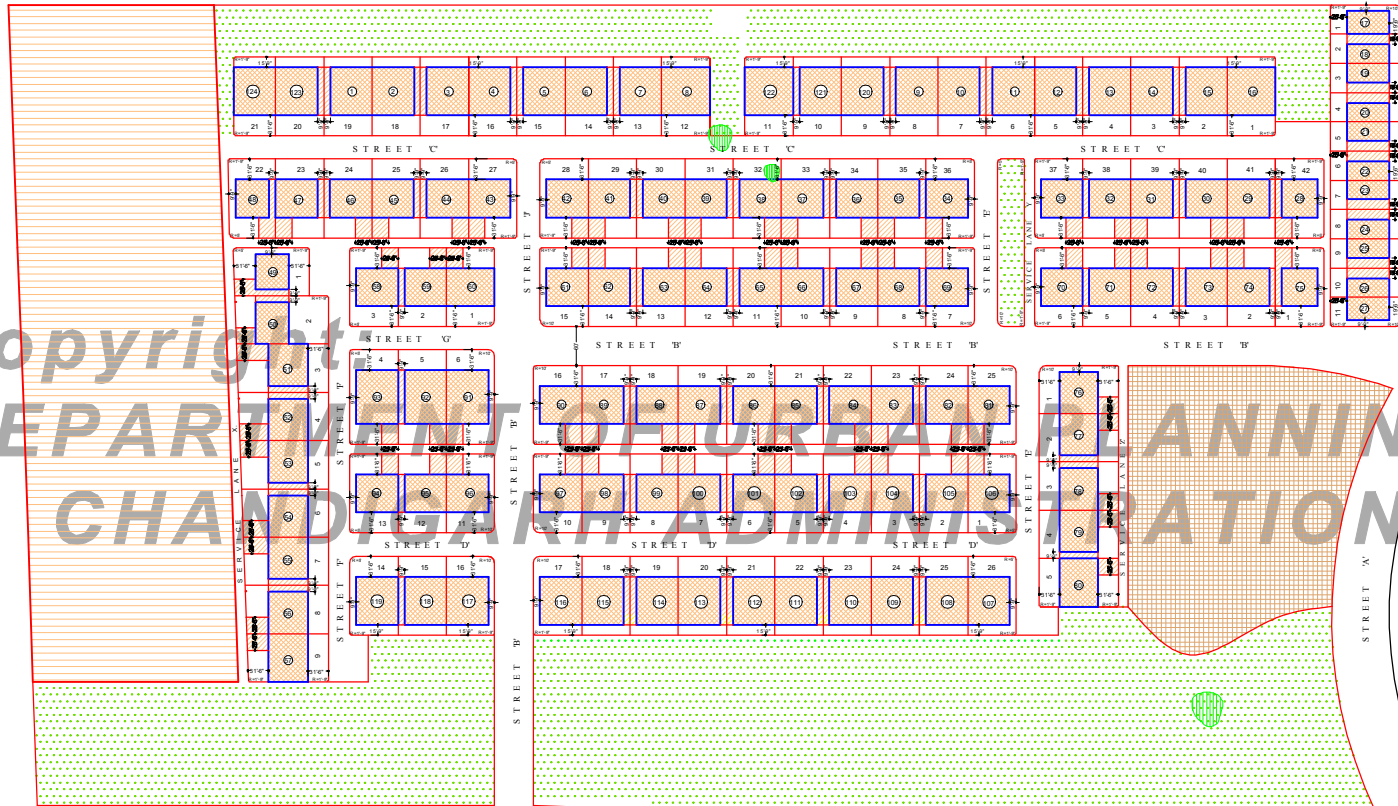




NOTES:-

- 1. THE PLOT NUMBERS ARE SHOWN THUS.
- 2. THE POSTAL NUMBERS ARE SHOWN THUS.



SUB SECTOR - 18C

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 WHAT SO EVER:-

1	2	3
NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1	TYPE OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1
	ROAD	ROAD FURNITURE AND AMENITIES.
	PUBLIC SPACES	LAND SCAPE FEATURES EDUCATIONAL, PUBLIC AND COMMUNITY BUILDING AND PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS.
	RESIDENTIAL	ANCILLARY BUILDING OR SINGLE STOREY RESIDENTIAL BUILDINGS.
	PUBLIC BUILDING	PUBLIC BUILDING.
	COMMERCIAL	COMMERCIAL CUM RESIDENTIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEET.

2. SITE COVERAGE:-

THE MAXIMUM PERMISSIBLE SITE COVERAGE INCLUSIVE OF ANCILLARY BUILDING FOR 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 BUILDING:-

THE MAXIMUM NUMBER OF STOREYS, THE MAXIMUM HEIGHT AND THE MINIMUM PLINTH HEIGHT OF A BUILDING CONSTRUCTED ON THE 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	35'-0" EXCLUSIVE OF A BARSATI AND MUMTI	(B) SIX INCHES IN THE CASE OF VERANDHAS 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 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 GODDOWN AND SERVANTS' 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.

7. SPACE ABOUT RESIDENTIAL BUILDING:-

(A) RESIDENTIAL BUILDINGS SHALL BE CONSTRUCTED 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 CONSTRUCTING ONE RESIDENTIAL UNIT, THE AREA, IF ANY, LYING BETWEEN THE AREAS MARKED AS SUCH IN THE SITES CONCERNED, SHALL BE CONSIDERED AS IF IT WERE MARKED AS SUCH.

8. BOUNDARY WALLS:-

(A) 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 ABUT ON STREETS, THE V3 ROADS, SERVICE LANES, X, Y, AND Z AND AREAS MARKED AS 'PUBLIC SPACES'.
(B) NO WALL NEED BE BUILT ALONG THE BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER BUT IF BUILT, THE PART OF THE WALL LYING BETWEEN SERVICE LANE X, Y, Z OR A STREET OR AN AREA MARKED AS 'PUBLIC SPACES' AND THE BUILDING LINE NEAREST TO SUCH SERVICE LANE, STREET, OR AREA SHALL NOT EXCEED 3 FEET 8 1/2 INCHES IN HEIGHT.
(C) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL IF BUILT, NOT EXCEED 5 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 DRAWING S/1 ATTACHED TO THIS PLAN.
(E) IN THIS 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.

9. GATE POSTS AND GATES:-

(A) 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 ABUT ON AN ACCESSIBLE STREET INCLUDING A SERVICE LANE. THE GATE PLOTS AND THE GATES SHALL IF ERECTED 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 POSTS MADE OF WOOD, CONCRETE, STONE, STEEL, CASTIRON 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 THIS PLAN.

10. NUMBER 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, SITE 1 ON STREET 'A' SITES 1 TO 21 (BOTH INCLUSIVE) ON STREET 'C'

12. PROTECTED TREES:-

THE TREES MARKED AS 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. 8, JOB NO. 19, DATED 26/02/1983, AND PREPARED ON DATED 15-11-08

Prepared By: S.K. Madan
Checked By: Dileep Singh
ATP

CHIEF ADMINISTRATOR, CHANDIGARH

SD- P. JEANNERET
SD- JANE B. DREW
SD- E. MARVEL FRY
SD- SENIOR ARCHITECTS
SD- ASSTT. PLANNER

SCALE : EIGHT FEET TO AN INCH.

DRAWN:- PRAN

CHECKED BY:

JOB NO. : 10 DRG NO. : 8 DATE : 26.02.1983

ZONING PLAN OF SECTOR -18B