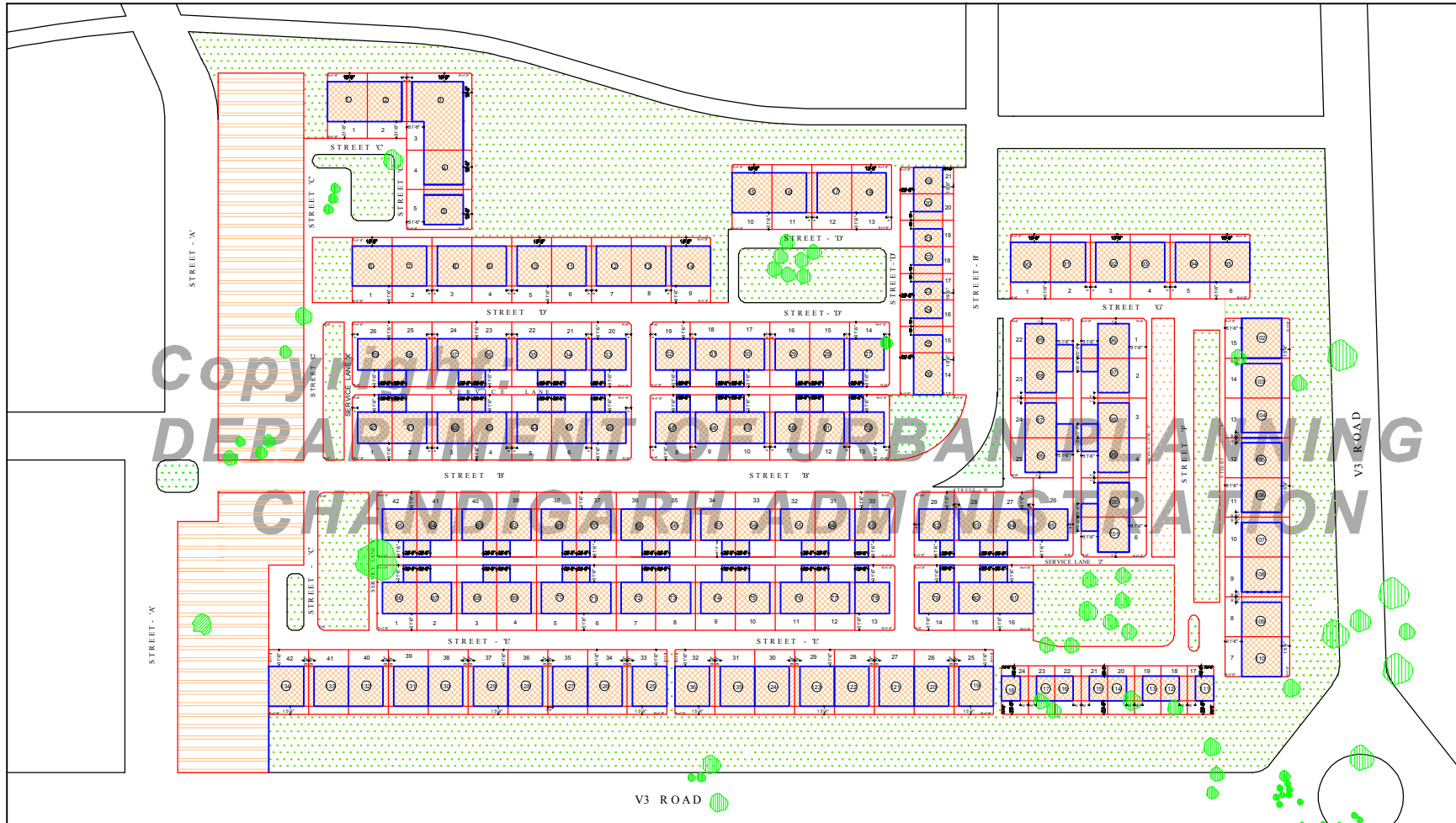


CHANDIGARH PROJECT



NOTES:-

1. THE PLOT NUMBERS ARE SHOWN THIS:
 2. THE POSTAL NUMBERS ARE SHOWN THIS:
- NOTE: SITE OF SIZE 33'X33' OF ROAD SIDE WORKERS AS COMMERCIAL USE IN PUBLIC SPACE IS APPROVED BY F.S. VIDE HS MEMO NO. 2/15/14/1 U.T.F-1(3)/2005/540 OF 30/5/2005.
- A.T.P.



1) USE ZONES :-

THE LAND SHOWN IN THIS ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN THE TABLE BELOW AND IN NO OTHER MANNER WHATSOEVER.

1	2	3
NOTATION	PERMISSIBLE USE OF LAND AS IN COLUMN - 1	TYPES OF BUILDING PERMISSIBLE ON LAND MARKED AS COLUMN 2
	ROADS	ROAD, FURNITURE AND AMENITIES
	PUBLIC SPACES	LANDSCAPE FEATURES EDUCATIONAL, PUBLIC & COMMUNITY BUILDINGS AND PUBLIC AMENITIES
	COMMERCIAL	COMMERCIAL CUM RESIDENTIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS.
	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS
	RESIDENTIAL	ANCILLARY BUILDINGS OR SINGLE STOREY RESIDENTIAL BUILDINGS
	SPECIAL AREAS	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:

AREA OF THE SITE	MAXIMUM PERMISSIBLE SITE COVERAGE
FIRST 250 SQ YDS. OR UNDER	50 PERCENT OF THE AREA IN COLUMN 1.
NEXT 250 SQ YDS. OR PART THERE OF	33 PERCENT OF THE AREA IN COLUMN 1.
BUILDING AREA IN EXCESS OF 500 SQ YDS.	25 PERCENT OF THE AREA IN COLUMN 1.

3) HEIGHT OF BUILDINGS :-

THE MAXIMUM NUMBER OF STOREYS, THE 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, 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" (EXCLUSIVE OF A BARSATI AND MAMTI)	b) SIX INCHES IN CASE OF VERANDAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION

4) BARSATI:-

BARSATI SHALL ONLY BE ALLOWED ON THE PORTION OF A SITE MARKED AS AND IF BUILT SHALL NOT COVER MORE THAN 20% OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 4' 6" IN HEIGHT.

5) ANCILLARY BUILDINGS:-

ANCILLARY BUILDINGS SHALL MEAN THE BUILDINGS OR BUILDINGS ATTACHED TO OR SERVING THE RESIDENTIAL UNIT A NORMALLY INHABITED BY THE ATTENDANTS OF THE RESIDENTIAL UNITS IT SHALL INCLUDE A GARAGE, STORE ROOM, FUEL COOKHOLE 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 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 CONSTRUCTING ONE RESIDENTIAL UNIT THE AREA OF ANY LYING BETWEEN THE AREA MARKED AS IN THE SITES CONCERNED SHALL BE CONSIDERED AS IF IT WERE MARKED AS

8) BOUNDARY WALLS:-

- WALLS OF THE BOUNDARIES AND DESIGN 'B' SHOWN IN DRAWING S1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH REAR BOUNDARIES OF SITES, AS ABUT ON STREETS, SERVICE LANES X AND Y AND AREAS MARKED AS 'PUBLIC SPACES' AND ALONG SUCH BOUNDARIES OF SITE 26 ON STREET B, SITE 6 ON STREET F, AS ABUT ON SERVICE LANE.
- NO BOUNDARY WALLS NEED BE BUILT ALONG THE BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT, THE PART OF THE WALL LYING BETWEEN SERVICE LANES X OR Y A STREET OR AREA MARKED AS 'PUBLIC SPACES' AND THE BUILDING LINE NEAREST TO SUCH SERVICE LANE, STREET OR AREA SHALL NOT EXCEED 3 FEET 6 INCHES IN HEIGHT.
- WALLS 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 RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG NO. S11 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 2 FEET ABOVE THE PRESCRIBED HEIGHT BE PERMITTED.

NOTE:-

THE 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 FROM THE LEVEL OF THE GROUND ADJOINING TO THE OUTSIDE OF THE WALL.

9. GATE POST AND GATES :-

- GATE POSTS WITH OR WITHOUT GATES CAN BE ERRECTED ALONG SUCH PORTIONS OF BOUNDARIES OF SITES AS LIE IN FRONT OF THE FRONT BOUNDARY LINE AND ABUT ON AN ACCESSIBLE STREET, INCLUDING A SERVICE LANE. THE GATE POSTS AND THE GATES SHALL, IF ERRECTED, BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRAWING S11 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 4 FEET 8 INCHES MAY BE SUBSTITUTED. BUT THE GATES SHALL, IF ERRECTED, BE OF ONE OF THE TYPE DESIGN AND SPECIFICATION SHOWN IN DRAWING S11 ATTACHED TO THIS PLAN.

10) NUMBERING OF PREMISES:-

EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITES 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 AS SHOWN IN DRAWING S2 ATTACHED TO THIS PLAN.
- IF THE SITES DOES NOT POSSESS A GATE POST ALONG ITS FRONT BOUNDARIES THEN ITS NUMBERS SHALL BE DISPLAYED IN PAINTED NUMERALS OF DESIGN 'B' SHOWN IN DRAWING S2 ATTACHED TO THIS PLAN ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING IN THIS FRONT OF THE SITE.

11) ACCESS:-

THE FOLLOWING SITES SHALL DERIVE NO DIRECT ACCESS OR EXIT FROM OR TO THE V3 ROAD:

- SITES 17 TO 42 (BOTH INCLUSIVE) ON STREET 'E'.
- SITE 7 TO 15 (BOTH INCLUSIVE) ON STREET 'F'.
- SITE 6 ON STREET 'Z'.

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 DRG. NO.10, JOB NO. 10, DTD: 13-08-1963 AND PREPARED ON 30-10-2005.

Vishal Chohan, S.K. Madan, Daljeet Singh
PREPARED BY CHECKED BY A.T.P.

Sd/P.N. THAPAR Sd/JEANNERET
CHIEF ADMINISTRATOR SENIOR ARCHITECTS

SCALE :- 80 FEET TO AN INCH

DRAWN BY CHECKED BY

JOB NO. : 10 DRG. NO. : 10 DATED : 13.8.53

ZONING PLAN OF SECTOR 18D