

CHANDIGARH PROJECT



NOTE:
THIS DRAWING HAS BEEN APPROVED AND SIGNED BY THE CHIEF ADMINISTRATOR AS CONVEYED UNDER MEMORANDUM NO. 14, DATED 16-05-1974 AND PREPARED ON DATED 22-01-07

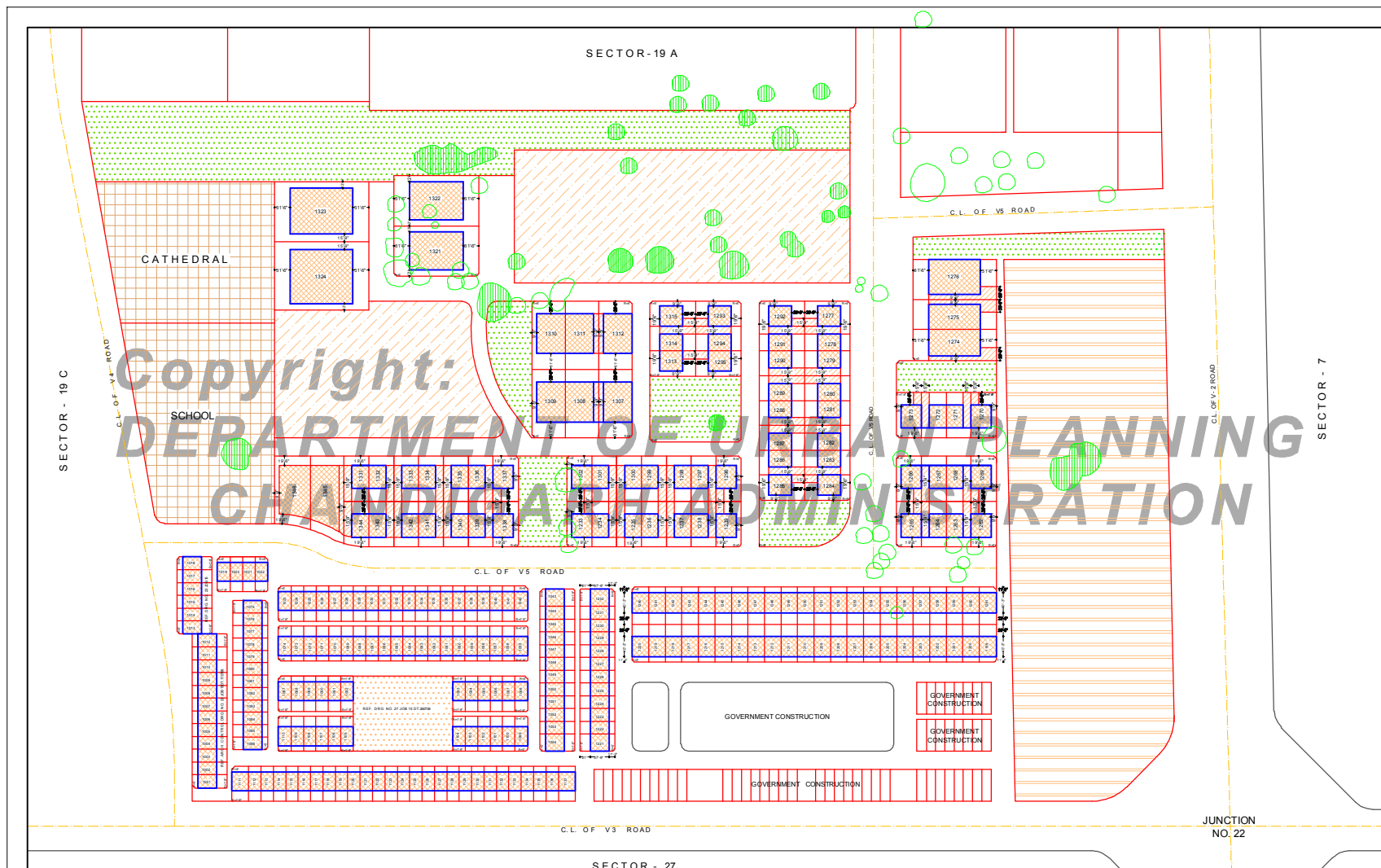
NOTE:
THIS DRAWING IS THE ORIGINAL DRAWING NO. 01, JOB NO. 14, DATED 16-05-1974 AND PREPARED ON DATED 22-01-07

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PREPARED BY

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CHECKED BY

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DRAWN BY

CHIEF ADMINISTRATOR	
CHIEF ARCHITECT	SENIOR TOWN PLANNER
D/V.N. TOWN PLANNER	ASST. TOWN PLANNER
SCALE - 80 FEET TO AN INCH	
SD/ DRAWN BY	SD/ CHECKED
JOB NO. 15	DRG. NO. 91
	DT. 16.05.75
ZONING PLAN OF SECTOR -19 B	



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 OTHER MANNER WHERE SOEVER.

TABLE 'A' (USE ZONES)	
1	2
NOTATION	PERMISSIBLE USE OF LAND MARKED AS INCLUDING
ROADS	ROADS
PUBLIC SPACES	PUBLIC SPACES
CULTURAL	CULTURAL
RESIDENTIAL	RESIDENTIAL
RESIDENTIAL	RESIDENTIAL
COMMERCIAL (SPECIAL AREA)	COMMERCIAL - CUM-RESIDENTIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS
PUBLIC BUILDINGS	PUBLIC BUILDINGS
RESERVED	USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR

2. DENSITY ZONES:
RESIDENTIAL ZONE REFERRED TO IN TABLE 'A' UNDER CLAUSE 1 ABOVE IS HEREBY SUB-DIVIDED INTO FOLLOWING DENSITY ZONE AND THE RESTRICTIONS GOVERNING CONSTRUCTION AND RE-ERECTORION OF BUILDINGS IN RESPECT OF SPACES AND BUILDINGS, MAXIMUM PERMISSIBLE SITE COVERAGE, MAXIMUM PERMISSIBLE HEIGHT, MAXIMUM NUMBER OF STOREYS AND THE MAXIMUM NUMBERS OF DWELLING UNITS AS PER SITE SHALL BE AS SPECIFIED IN TABLE 'B'.

TABLE 'B' (DENSITY ZONES)					
1	2	3	4	5	6
DENSITY ZONE	A	A1	A2	B	B
	77 MARLA	77 MARLA	10 MARLA	ONE KANAL & ABOVE	
PLOTS NOS (NEW)	1011 TO 1018	1019 TO 1137	1138 TO 1229	1230 TO 1302	1303 TO 1334
BUILDING LINE FRONT/REAR SIDES	AS PER ARCHITECTURAL CONTROL BEARING DRG. NO. 143A	AS PER ARCHITECTURAL CONTROL BEARING DRG. NO. 143B	AS PER ARCHITECTURAL CONTROL BEARING DRG. NO. 143C	AS PER ARCHITECTURAL CONTROL BEARING DRG. NO. 143D	AS PER ARCHITECTURAL CONTROL BEARING DRG. NO. 143E
MAXIMUM HEIGHT	11'-0"	11'-0"	11'-0"	11'-0"	11'-0"
MAXIMUM NO. OF STOREYS	1	1	1	1	1
MAXIMUM SITE COVERAGE	50% FOR FIRST 200 SQ. FT. 33% FOR NEXT 200 SQ. FT. 25% OF SITE EXCESS OF 500 SQ. FT.				

NOTE: THE PLINTH LEVEL OF BUILDINGS SHALL BE OBTAINED FROM THE CHIEF ADMINISTRATOR BEFORE STARTING THE CONSTRUCTION. THE PLINTH LEVEL SHALL BE KEPT IMMEDIATELY FOOT IN CASE OF BUILDINGS INTENDED FOR HUMAN HABITATION AND IN SPACES OF VERANDAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION.

3. BARRIAGE:
BARRIAGE SHALL ONLY BE ALLOWED ON PORTIONS OF SITE MARKED AS [Symbol] AND IF CONSTRUCTED, SHALL NOT COVER MORE THAN 50% OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 9 FEET 6 INCHES IN HEIGHT.

4. ANCILLARY BUILDINGS:
ANCILLARY BUILDINGS SHALL MEAN THE BUILDINGS OR BUILDINGS ATTACHED TO OR SERVING THE RESIDENTIAL UNIT AND NORMALLY OCCUPIED BY THE ATTENDANTS OF THE RESIDENTIAL UNIT. IT SHALL INCLUDE A GARAGE, STORE ROOM, FUEL GODOWN AND SERVAINT QUARTERS BUT SHALL NOT INCLUDE OUTHOUSE.

5. 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 ERRECTED ON TWO OR MORE SITES ANY, HOWEVER BE COMBINED FOR THE PURPOSE OF ERRECTING ONE RESIDENTIAL UNIT AND ITS NECESSARY ANCILLARY BUILDINGS.

6. SPACE AROUND RESIDENTIAL BUILDINGS:
NO SITE SHALL BE SUB-DIVIDED AND NOT MORE THAN ONE RESIDENTIAL UNIT WITH ITS NECESSARY ANCILLARY BUILDINGS SHALL BE ERRECTED ON TWO OR MORE SITES ANY, HOWEVER BE COMBINED FOR THE PURPOSE OF ERRECTING ONE RESIDENTIAL UNIT AND ITS NECESSARY ANCILLARY BUILDINGS.

7. BOUNDARY WALLS:
(i) BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN SHOWN IN DRAWING S/1 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITES AS ARE IN FRONT OF THE FRONT BUILDINGS AND ALONG STREET, ROADS OR AREAS MARKED AS PUBLIC SPACES.
(ii) WALL ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISION SHALL BE BUILT, NOT EXCEED 8 FEET 11 1/2 INCHES IN HEIGHT.
(iii) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADII INDICATED ON THE PLAN AND ILLUSTRATED ON DRAWING S/1 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.
(iv) IN CASE OF BLOPPING SITES, THE PRESCRIBED HEIGHT OF A WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT PORTION SHALL BE MORE THAN 2 FEET ABOVE PRESCRIBED HEIGHT.

8. GATE POSTS AND GATES:
(i) GATE POSTS WITH OR WITHOUT GATES MAY BE ERRECTED ONLY ALONG SUCH PORTIONS OF BOUNDARIES OF SITES AS ARE IN FRONT OF FRONT BUILDING LINE AND ALONG ACCESSIBLE STREET, INCLUDING A SERVICE LANE. THE GATE POSTS AND GATES SHALL BE ERRECTED OF ONE OF THE TYPE DESIGN AND SPECIFICATION AS SHOWN IN DRAWING S/1 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.
(ii) WHERE THE CONSTRUCTION OF A BOUNDARY WALLS OPTIONAL AND A BOUNDARY WALL IS NOT BUILT, GATE POSTS MADE OF WOOD, CONCRETE, STONE, STEEL, CAST IRON, DRINKY OTHER MATERIAL APPROVED BY THE CHIEF ADMINISTRATOR AND OF A HEIGHT NOT EXCEEDING 3 FEET 6 INCHES MAY BE SUBSTITUTED, BUT THE GATES SHALL BE ERRECTED OF ONE OF THE TYPE DESIGN AND SPECIFICATIONS SHOWN IN S/1 ATTACHED TO THE PLAN.

9. NUMBERING OF PLOTS:
EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITES GIVEN IN THE PLAN.
IF THE SITE POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY, THIS NUMBER SHALL BE DISPLAYED IN NUMERALS CAST IN CONCRETE ACCORDING TO THE SPECIFICATIONS AND DESIGN SHOWN IN DRG. S/2 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.
IF SITES DOES NOT POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY, THESE NUMBERS SHALL BE DISPLAYED IN POINTED NUMERALS OF DESIGN SHOWN IN DRAWING S/2 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION, ON PORTION OF THE BUILDING VIEWABLE FROM THE STREET RUNNING IN THE FRONT OF THE SITES.

10. ACCESS:
NO SITE SHALL DERIVE DIRECT ACCESS OR EXIT FROM OR TO THE HIGHWAY OR PUBLIC SPACE.

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

12. DUTY SIGN:
THE SIZE, SHAPE, SPECIFICATION AND DESIGN OF THE DUTY SIGN SHALL BE AS SHOWN IN DRG. S/4 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.

(iii) NO BOUNDARY WALL NEED BE BUILT ALONG SUCH FRONT BOUNDARIES BOUNDARIES LYING IN FRONT OF THE FRONT BUILDING LINE AND ALONG ACCESSIBLE STREET AND AREAS MARKED AS 'PUBLIC SPACES' BUT IF BUILT THEY SHALL BE OF THE SPECIFICATIONS AND DESIGN 'S' SHOWN IN DRAWING S/1 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION. THIS CLAUSE DOES NOT APPLY TO PLOTS 900 TO 910 (BOTH INCLUDE).

(iv) NO BOUNDARY WALL NEED BE BUILT ALONG THE FRONT BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT IT SHALL NOT EXCEED 2 FEET 6 INCHES IN HEIGHT.

(v) **DENSITY ZONE:**
(i) BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN SHOWN IN DRAWING S/1 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITES AS ARE AT THE BACK OF THE FRONT BUILDINGS AND ALONG STREET, ROADS OR AREAS MARKED AS PUBLIC SPACES.
(ii) WALL ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISION SHALL BE BUILT, NOT EXCEED 8 FEET 11 1/2 INCHES IN HEIGHT.
(iii) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADII INDICATED ON THE PLAN AND ILLUSTRATED ON DRAWING S/1 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION.
(iv) IN CASE OF BLOPPING SITES, THE PRESCRIBED HEIGHT OF A WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT PORTION SHALL BE MORE THAN 2 FEET ABOVE PRESCRIBED HEIGHT.

NOTE:
'HEIGHT' AS APPLIED TO 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 THE OUTSIDE OF THE WALL.