

# CHANDIGARH PROJECT



NOTE:- THE POSTAL NUMBERS ARE SHOWN THUS 5

THE LAND SHOWN IN THIS ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN THE TABLE BELOW AND IN NO OTHER MANNERS 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
	ROADS	ROAD, FURNITURE AND AMENITIES
	PUBLIC SPACES	LAND SCAPE FEATURES EDUCATIONAL, PUBLIC & COMMUNITY BUILDINGS AND PUBLIC AMENITIES
	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS
	RESIDENTIAL	ANCILLARY BUILDINGS OR SINGLE STOREY RESIDENTIAL BUILDINGS
	SPECIAL AREAS	AS PER ARCHITECTURAL CONTROLS SHEETS

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

1	2
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
REMAINING AREA IN EXCESS OF 500 SQ. YDS	25 PERCENT OF THE AREA IN COLUMN 1

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 COLUMNS 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 CASE OF BUILDINGS INTENDED FOR HUMAN HABITATION b) SIX INCHES IN THE CASE OF VERANDHAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION
	TWO	30'-0" (EXCLUSIVE OF A BARSATI AND MANTI)	b) SIX INCHES IN THE CASE OF VERANDHAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION

BARSATI SHALL ONLY BE ALLOWED ON THE PORTION OF A SITE MARKED AS IF BARSATI SHALL NOT COVER MORE THAN 50 PERCENT OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 9 FEET 9 INCHES IN HEIGHT.

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 ROOM AND SERVANT'S QUARTER BUT SHALL NOT INCLUDE A GUEST HOUSE.

NOTE:- THE FRONT SET BACK OF PLOT NO 12 ON STREET F HOUSE NO-31 HAS BEEN REDUCED BY 9'-0" I.E. FROM 31'-0" TO 22'-0" VIDE F.S. MEMO NO. 9994-UTFI (2)-82 J. 18407 DATED 23.11.1982.

SD/-  
A.T.P.

THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 4, JOB NO. 15, DATED 6/3/1983 AND PREPARED ON 4-107

Prepared By: S.K. Madan  
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SD/-  
P.N. THAPAR  
CHIEF ADMINISTRATOR

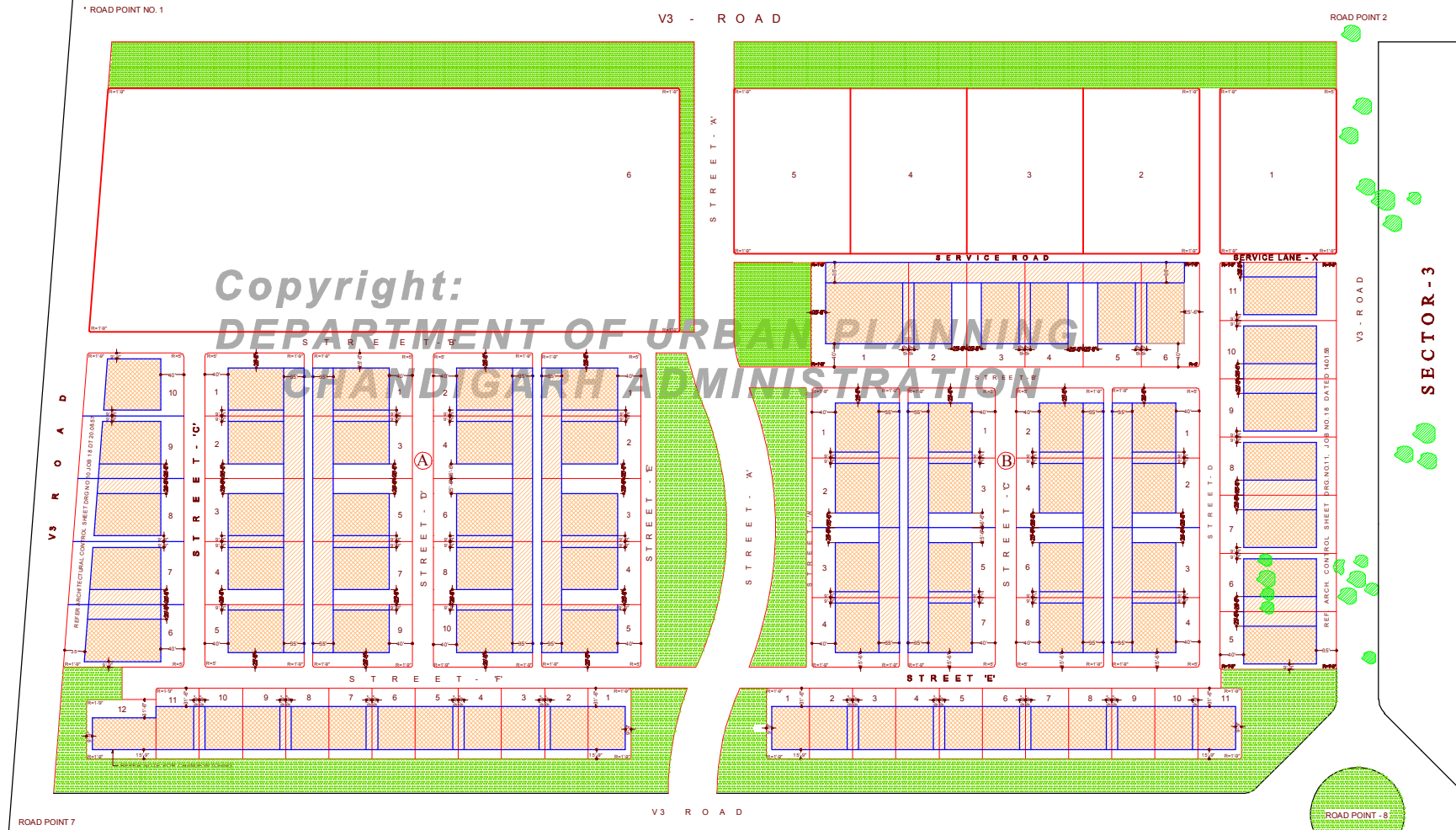
SD/-  
JANE B. DREW  
E. MAXWELL FRY  
P. JEANNERETE  
SENIOR ARCHITECTS

SCALE :- 80 FEET TO AN INCH

DRAWN: Sd/- JAGDISH SINGH  
CHECKED BY: Sd/- A.R. PRASADHAWALKER

JOB NO. : 18      DRG. NO. : 4      DATE: 06.03.1993

# ZONING PLAN OF SECTOR - 2



## SECTOR - 11

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.

(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 THE SITES CONCERNED SHALL BE CONSIDERED AS IF IT WERE MARKED AS

(C) **SITES UP TO 500 SQ.YDS.**

(1) WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG BOUNDARIES OF SITES AS ABUT ON V3 ROADS, STREETS, SERVICE LANE 'X' AND AREAS MARKED AS 'PUBLIC SPACES'.

(2) 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 OR AREA MARKED AS 'PUBLIC SPACES' AND THE BUILDING LINE NEAREST TO SUCH A STREET OR AREA SHALL NOT EXCEED 3 FT. 6 INCHES IN HEIGHT.

(D) **SITES ABOVE 500 SQ.YDS. WITH THE EXCEPTION OF SITES MARKED AS "SPECIAL AREA"**

(1) WALLS OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG BOUNDARIES OF THE SITES AS ABUT ON V3 ROADS, STREETS, SERVICE LANE 'X' AND AREAS MARKED AS 'PUBLIC SPACES'.

(2) 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 V3 ROAD, STREET, SERVICE LANE OR AREA MARKED AS 'PUBLIC SPACE' AND THE BUILDING LINE NEAREST TO SUCH V3 ROAD, STREET, SERVICE LANE OR AREA SHALL NOT EXCEED 2 FT. 4 INCHES IN HEIGHT.

(3) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT, NOT EXCEED 5 FT 11 INCHES IN HEIGHT.

(4) 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 S/1 ATTACHED TO THIS PLAN.

(5) IN THE CASE OF SLOPING OF 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.

(6) 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 FROM THE LEVEL OF THE GROUND ADJOINING THE OUTSIDE OF THE WALL.

(7) 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 THE SERVICE LANE. THE GATE POSTS AND GATES SHALL, IF ERECTED, BE OF ONE, OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG NO S/1 ATTACHED TO THIS PLAN.

(8) WHERE THE CONSTRUCTION OF A BOUNDARY WALL IS OPTIONAL AND A BOUNDARY WALL IS NOT BUILT, THE 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 6 INCHES MAY BE SUBSTITUTED, BUT THE GATES SHALL, IF ERECTED BE OF ONE OF THE TYPE AND SPECIFICATIONS SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN.

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 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 THE PAINTED NUMERALS OF THE 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.

THE FOLLOWING SITE SHALL DERIVE NO DIRECT ACCESS OR EXIT FROM OR TO THE V3 ROAD:-  
SITES 6 TO 10 (BOTH INCLUSIVE) ON STREET 'C'  
SITES 1 TO 12 (BOTH INCLUSIVE) ON STREET 'F'  
SITES 5 TO 11 (BOTH INCLUSIVE) ON STREET 'D'  
SITES 1 TO 11 (BOTH INCLUSIVE) ON STREET 'E'

TREES MARKED AS IN THIS PLAN SHALL BE DEEMED TO BE 'PROTECTED TREES' UNDER THE CHANDIGARH TREES PRESERVATION ORDER, 1952

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