

CHANDIGARH PROJECT



NOTES:-

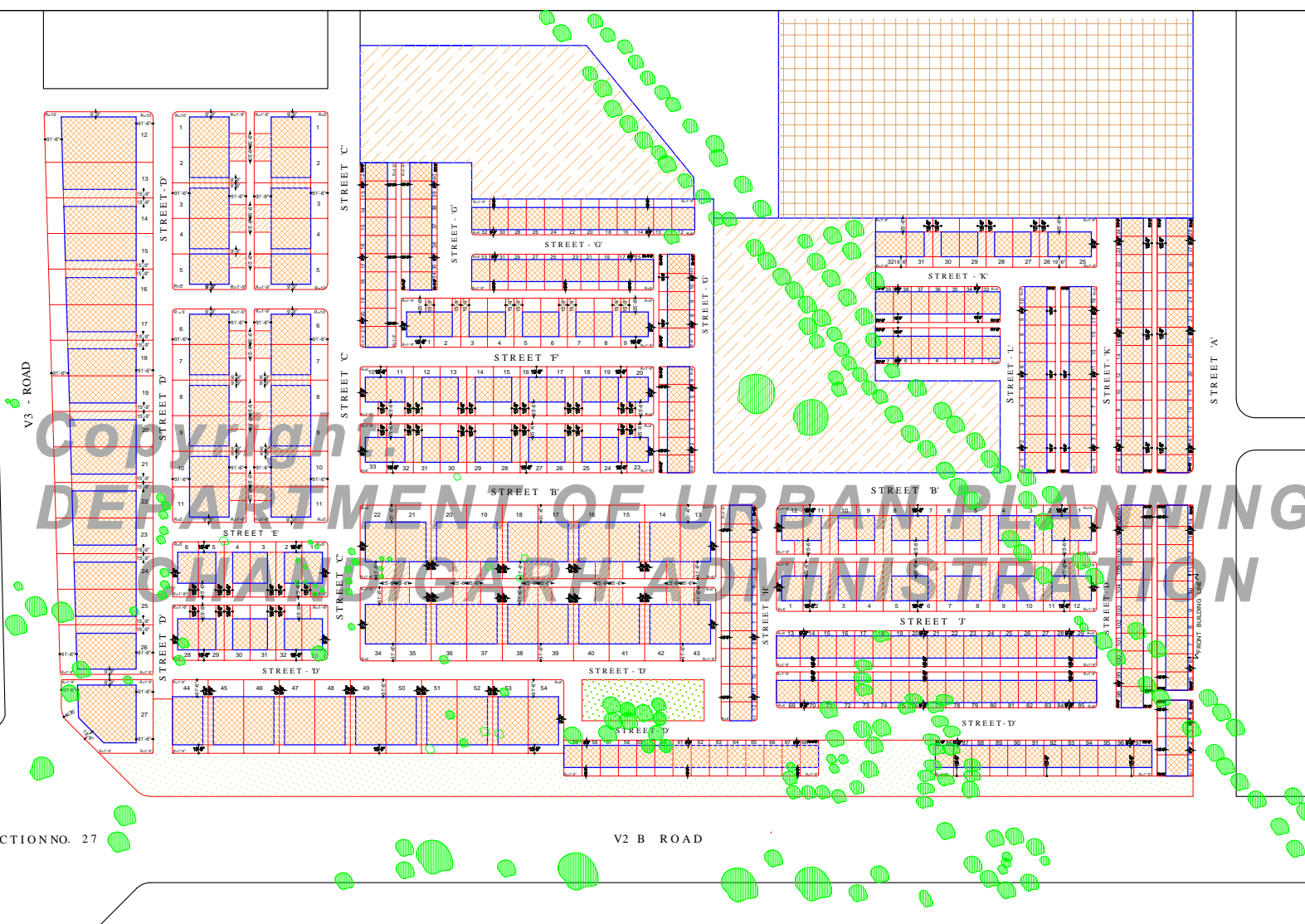
THE POSTAL NUMBERS ARE SHOWN THUS.



V3 - ROAD

JUNCTION NO. 27

V2 B ROAD



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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 EVER:-

1. NOTATION	2. PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1.	3. TYPES OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1.
	ROADS	ROAD FURNITURE AND AMENITIES.
	PUBLIC SPACES	LAND SCAPE FEATURES, EDUCATIONAL, PUBLIC & COMMUNITY BUILDINGS & PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS & ANCILLARY BUILDINGS.
	RESIDENTIAL	ANCILLARY BUILDINGS OR SINGLE STOREY RESIDENTIAL BUILDINGS.
	PUBLIC BUILDINGS	PUBLIC BUILDINGS.
	RESERVED	USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR.
	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:-

1. AREA OF THE SITE	2. MAXIMUM PERMISSIBLE SITE COVERAGE
FIRST 250 SQ YDS. OR UNDER.	50% OF THE AREA IN COLUMN 1.
NEXT 250 SQ YDS. OR PART THERE OF.	33% OF THE AREA IN COLUMN 1.
REMAINING AREA IN EXCESS OF 250 SQ YDS.	25% 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 COLUMNS 2, 3, AND 4 THEREOF.

1. NOTATION	2. MAXIMUM NUMBER OF STOREYS	3. MAXIMUM HEIGHT	4. MINIMUM PLINTH HEIGHT
	ONE	15'-0"	(A) ONE FOOT IN CASE OF BUILDINGS INTENDED FOR HUMAN HABITATION.
	TWO	30'-0" EXCLUSIVE OF A BARSATI & MUMTI.	(B) SIX INCHES IN CASE OF VERANDAHAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION.

4. BARSATI:-
BARSATI SHALL ONLY BE ALLOWED ON PORTION OF SITES MARKED AS AND IF BUILT, SHALL NOT COVER MORE THAN 8% OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 8'-0" 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, GODOWN 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 BUILDING ONE RESIDENTIAL UNIT AND ITS NECESSARY ANCILLARY BUILDINGS.

7. SPACE ABOUT RESIDENTIAL BUILDINGS:-
(A) RESIDENTIAL AND ANCILLARY BUILDINGS SHALL BE BUILT 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 BUILDING ONE RESIDENTIAL UNIT, THE AREA, IF ANY, LYING BETWEEN THE AREAS MARKED AS IN THE SITES CONCERNED SHALL BE CONSIDERED AS IF IT WERE MARKED AS

8. BOUNDARY WALLS:-
(A) SITES UP TO 375 SQ YDS.
(B) WALLS OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRG. S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH REAR BOUNDARIES (BOUNDARIES LYING AT THE BACK OF THE REAR BUILDING LINES) OF SITES AS ABUT ON STREETS OR AREAS MARKED AS 'PUBLIC SPACES', 'RESERVED', AND 'PUBLIC BUILDINGS'.
(C) WALLS OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRG. S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES (BOUNDARIES LYING IN FRONT OF THE FRONT BUILDING LINES) AS ABUT ON STREETS OR AREAS MARKED AS 'PUBLIC SPACES', 'RESERVED', AND 'PUBLIC BUILDINGS'. BUT, IF BUILT, IT SHALL BE OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRG. S/1 ATTACHED TO THIS PLAN.
(D) WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRG. S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITES 1 TO 28 (BOTH INCLUSIVE), ON STREET 'A', AS ABUT ON STREETS OR AREAS MARKED AS 'PUBLIC SPACES' OR 'PUBLIC BUILDINGS'.
(E) NO 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'-5" IN HEIGHT.
(F) SITES ABOVE 375 SQ YDS.
(G) WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRG. S/1 ATTACHED TO THIS PLAN, SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABUT ON V3 ROAD, STREETS AND ON AREAS MARKED AS 'PUBLIC SPACES', 'RESERVED', AND 'PUBLIC BUILDINGS'.
(H) NO WALL NEED BE BUILT ALONG THAT PORTION OF THE FRONT BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT, IT SHALL NOT, IN THE CASE OF SITES WHOSE REAR BOUNDARIES ABUT ON A V3 ROAD, ON AN AREA MARKED AS 'PUBLIC SPACES', EXCEED 3'-8" IN HEIGHT.
(I) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS, SHALL, IF BUILT, NOT EXCEED 6'-11" IN HEIGHT.
(J) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADI INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG S/1 ATTACHED TO THIS PLAN.
(K) IN CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF A WALL EXCEED 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 OR FROM THE LEVEL OF THE GROUND ADJOINING THE OUTSIDE OF THE WALL.

9. GATE POSTS AND GATES:-
(A) GATE POSTS WITHOUT GATES, CAN BE ERRECTED ALONG SUCH PORTIONS OF BOUNDARIES OF SITES AS LIE IN FRONT OF THE FRONT BUILDING LINE AND ABUT ON ACCESSIBLE STREET, INCLUDING A SERVICE LINE, THE GATE POSTS AND THE GATES SHALL, IF ERRECTED, BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG 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, CAST IRON, OR ANY OTHER MATERIAL APPROVED BY THE CHIEF ADMINISTRATOR, AND OF A HEIGHT NOT EXCEEDING 3 FEET & 10 INCHES MAY BE SUBSTITUTED, BUT THE GATES SHALL, IF ERRECTED, BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG S/1 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 POSSESS A GATE POST ALONG ITS FRONT BOUNDARY, THE SITE NUMBER SHALL BE DISPLAYED IN NUMERALS CAST IN CONCRETE ACCORDING TO THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRG S/2 ATTACHED TO THIS PLAN.
(B) 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 DRG S/2 ATTACHED TO THIS PLAN, ON A PORTION OF THE WALL 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 AND V2 ROADS. SITES 12 TO 27 BOTH INCLUSIVE ON STREET D'. SITES 44 TO 68 AND 86 TO 97 BOTH INCLUSIVE ON STREET D'.
12. PROTECTED TREES:-
TREES MARKED AS IN THIS PLAN SHALL BE DEEMED TO BE PROTECTED TREES UNDER THE CHANDIGARH PRESERVATION ORDER, 1962.

NOTE:- THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG NO. 8, C/8 NO. 14 DATED 06.03.83 AND PREPARED ON 22-01-2007.

Vishal Chauhan PREPARED BY S.K. Madan CHECKED BY Dinesh Singh A.T.P.

Sd/- P.N. TAMPER CHIEF ADMINISTRATOR, CHANDIGARH.

Sd/- J.B. DREW Sd/- M. WELLS Sd/- P. JENERATE SENIOR ARCHITECTS Sd/- N.S. LAMBA JUNIOR TOWN PLANNER

SCALE :- 80 FEET TO AN INCH

Sd/- G.D. MATHUR, V.S. PURI DRAWN BY:- Sd/- S.G. NANGIA CHECKED BY:-

JOB NO. 14 DRG. NO. 8 DATE: 05.03.83

ZONING PLAN OF SECTOR-21A