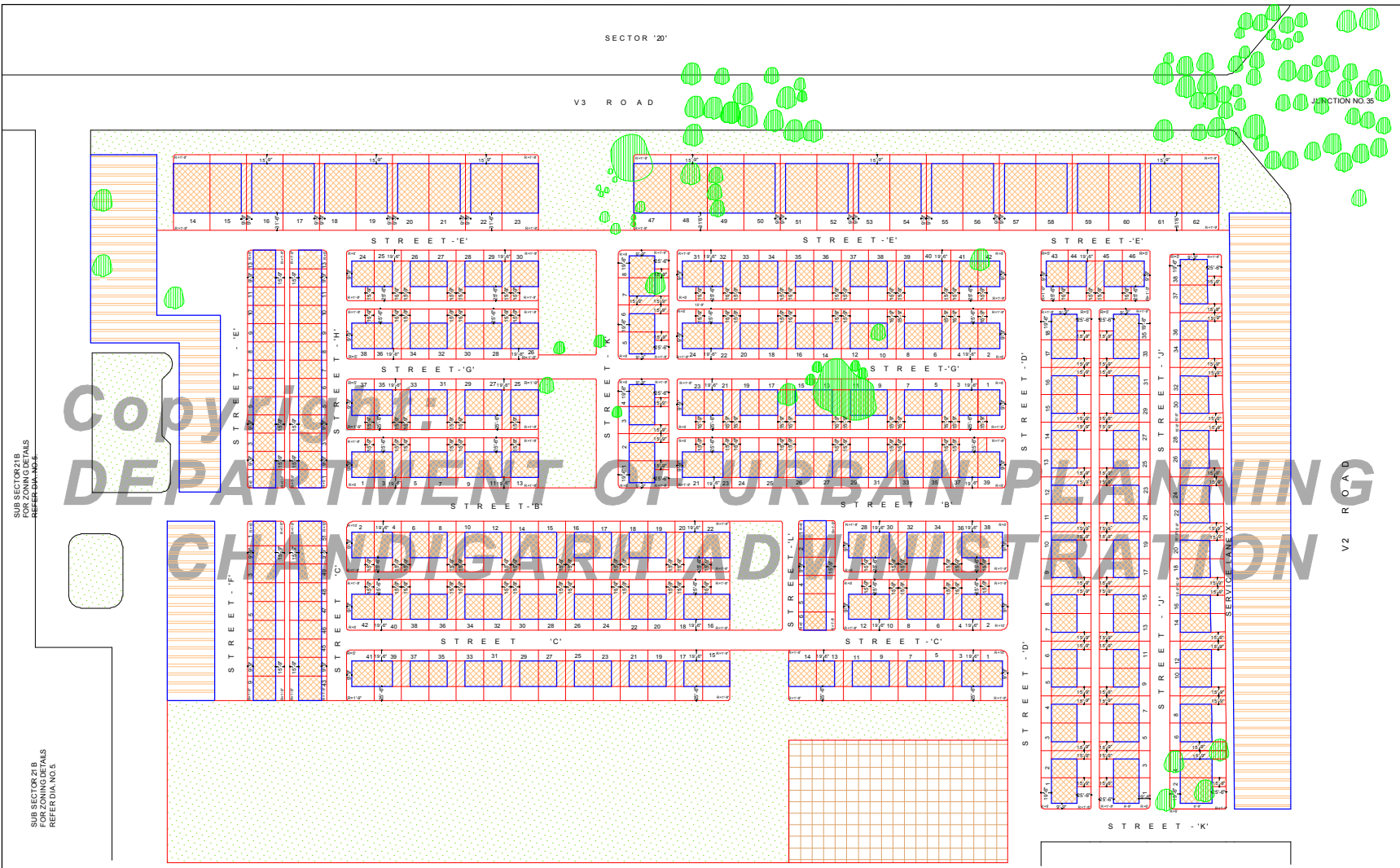


CHANDIGARH PROJECT



SUB SECTOR 21B FOR ZONING DETAILS REFER DIA NO.5

NOTES:-
THE POSTAL NUMBERS ARE SHOWN THUS: 4 1 1

1. USE ZONES:-

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

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 AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS.
	RESIDENTIAL	ANCILLARY BUILDINGS OR SINGLE STOREY RESIDENTIAL BUILDINGS.
	PUBLIC BUILDINGS	PUBLIC BUILDINGS
	SPECIAL AREAS	AS PER ARCHITECTURAL CONTROL SHEETS.
	COMMERCIAL	COMMERCIAL, QUASIRESIDENTIAL BUILDINGS 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, NEXT 250 SQ YDS. OR PART THEREOF, REMAINING AREA IN EXCESS OF 500 SQ YDS.	50% OF THE AREA IN COLUMN 1. 33% OF THE AREA IN COLUMN 1. 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 THERE OF:-

NOTATION	MAXIMUM NUMBER OF STOREYS	MAXIMUM HEIGHT	MINIMUM PLINTH HEIGHT
	ONE	15'-0"	1 FOOT IN CASE OF BUILDING INTENDED FOR HUMAN HABITATION.
	TWO	35'-0" EXCLUSIVE OF A BARSATI AND MIAT.	8 INCHES IN CASE OF VERANDAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION.

4. BARSATI:-

BARSATI SHALL ONLY BE ALLOWED ON PORTIONS OF SITES MARKED AS AND IN 10'. SHALL NOT COVER MORE THAN 50% 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 ODDOWN AND SERVANTS QUARTERS BUT SHALL NOT INCLUDE A GUEST HOUSE.

6. NUMBER OF BUILDINGS ON EACH SITE:-

WITH ITS NECESSARY ANCILLARY BUILDINGS SHALL BE BUILT ON 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 'PUBLIC SPACES'.

8. BOUNDARY WALLS:-

(A) SITES UPTO 375 SQ YDS. (B) WALLS OF THE SPECIFICATIONS AND DESIGN 'B' 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 AREA MARKED AS 'PUBLIC SPACES'.

(C) NO WALL NEED BE BUILT ALONG SUCH FRONT BOUNDARIES (BOUNDARIES LYING IN FRONT OF THE FRONT BUILDING LINES) AS ABUT ON STREETS OR AREA MARKED AS 'PUBLIC SPACES'. BUT IF BUILT, IT SHALL BE OF SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRG S/1 ATTACHED TO THIS PLAN. (D) 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 FEET 5 1/2 INCHES IN HEIGHT.

(E) SITES OVER 375 SQ YDS. (F) 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 SERVICE LANE X STREETS OR ON AREAS MARKED AS 'PUBLIC SPACES'. (G) 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 3 FEET 8 1/2 INCHES IN HEIGHT.

(H) NO WALL NEED BE BUILT ALONG THAT PORTION OF THE REAR BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT, IT SHALL NOT, IN THE CASE OF SITES WHOSE REAR BOUNDARIES ABUT ON AN AREA MARKED AS 'PUBLIC SPACES', EXCEED 3 FEET 8 1/2 INCHES IN HEIGHT. (I) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS, SHALL, IF BUILT, NOT EXCEED 5 FEET 11 1/2 INCHES IN HEIGHT. (J) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADIUS 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 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:- '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, WITH OR WITHOUT GATES, CAN BE ERRECTED ALONG SUCH PORTIONS OF BOUNDARIES OF SITES AS LIE IN FRONT OF FRONT BUILDING 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 DESIGN 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 8 1/2 INCHES MAY BE SUBSTITUTED, BUT THE GATES SHALL, IF ERRECTED, BE OF ONE OF THE TYPE DESIGN 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 SITE AS GIVEN IN THIS PLAN. IF THE SITE POSSESSES GATE POSTS ALONG ITS BOUNDARY THEN ITS 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. 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 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 AND V08 ROADS. SITES:- 14 TO 23 (BOTH INCLUSIVE) AND 47 TO 62 (BOTH - INCLUSIVE) ON STREET - E.

12. PROTECTED TREES:-

TREES MARKED AS IN THIS PLAN SHALL BE ORDERED TO BE "PROTECTED TREES" UNDER THE CHANDIGARH TREES PRESERVATION ORDER, 1952.

Note:- THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 10, JOB NO. - 14, DATED 1-10-1952 AND PREPARED ON 01/07/2007

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S.K. Madan
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Daljeet Singh
ATP

SD/-
CHIEF ADMINISTRATOR, CHANDIGARH

SD/-
SENIOR ARCHITECTS

SD/-
JUNIOR TOWN PLANNER

SCALE :- 80 FEET TO AN INCH

SD/-
DRAWN:- G.D. MATAR

SD/-
ASSISTED:- P.S. VERI

SD/-
CHECKED:-

JOB NO. 14

DRG. NO. 10

DATE: 31.03.1953

ZONING PLAN OF SECTOR 21-C