

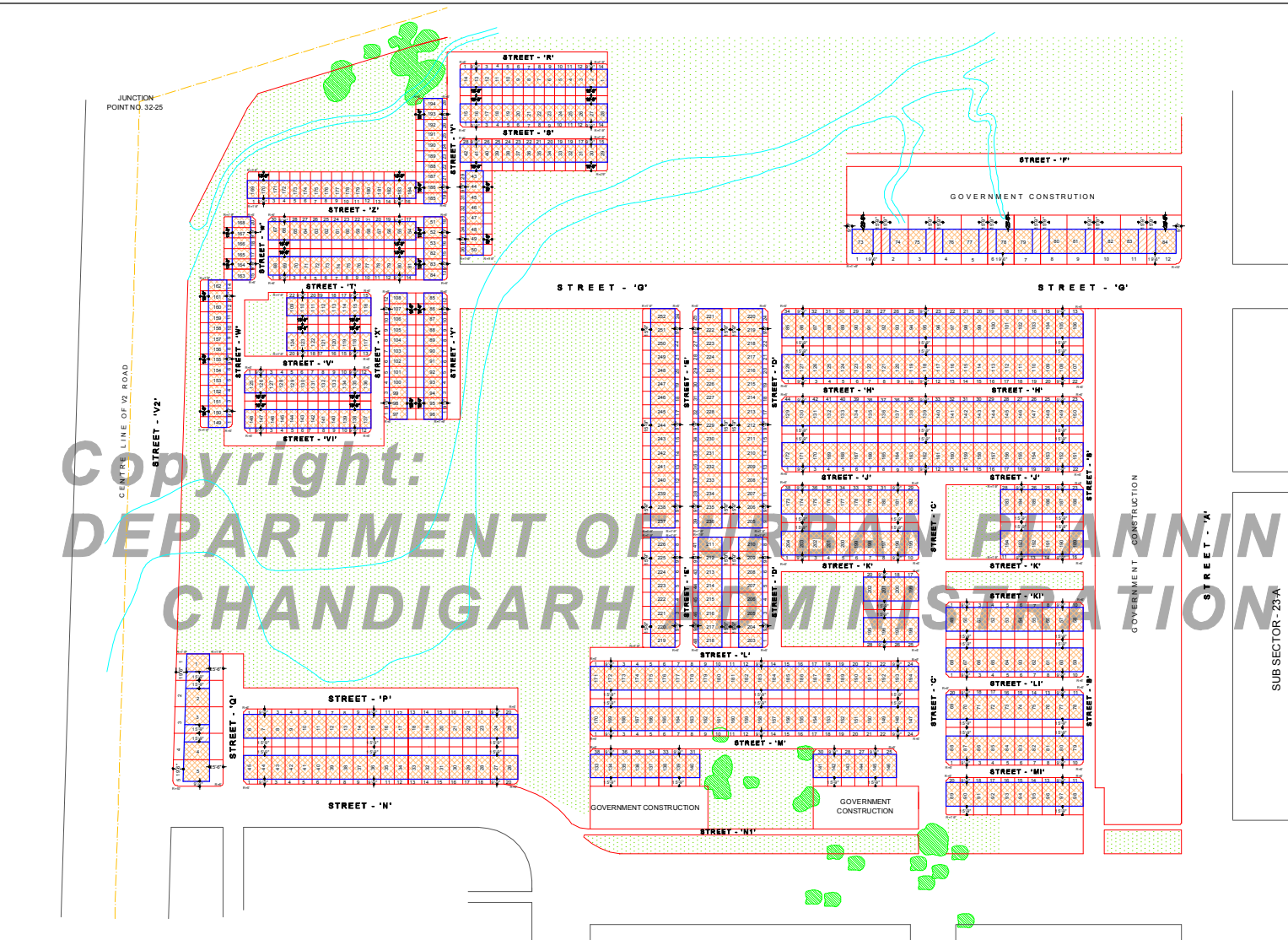
CHANDIGARH PROJECT



JUNCTION POINT NO. 3225

CENTRE LINE OF 1/2 ROAD

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DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMINISTRATION



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 OTHER MANNER WHAT SO EVER:-

NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1	TYPE OF BUILDING PERMISSIBLE ON LAND MARKED AS IN COLUMN 2
	ROADS	ROAD FURNITURE AND AMENITIES
	PUBLIC SPACES	LANDSCAPE FEATURES, EDUCATIONAL, PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDING AND ANCILLARY BUILDINGS.
	RESIDENTIAL	ANCILLARY BUILDING OR SINGLE STOREY RESIDENTIAL BUILDINGS.
	SPECIAL AREAS	AS PER ARCHITECTURAL CONTROL SHEET.

2. SITE COVERAGE:-

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

AREA OF THE SITE	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 500 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 LANDS MARKED IN COLUMN 1 OF THE FOLLOWING TABLE SHALL BE AS INDICATED RESPECTIVELY IN COLUMNS 2, 3 & 4 THERE OF:-

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 (B) SIX INCHES IN THE CASE OF VERANDAH AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION.
	TWO	35'-0" (EXCLUSIVE OF A BARSATI AND MIAZI)	(A) ONE FOOT IN THE CASE OF BUILDINGS INTENDED FOR HUMAN HABITATION (B) SIX INCHES IN THE CASE OF VERANDAH AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION.

4. BARSATI:-

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

5. ANCILLARY BUILDINGS:-

ANCILLARY BUILDING SHALL MEAN BUILDING OR BUILDINGS ATTACHED TO OR SERVING THE RESIDENTIAL UNIT NORMALLY OCCUPIED BY THE ATTENDANTS OF THE RESIDENTIAL UNIT. IT SHALL INCLUDE A GARAGE, STOREEROOM, FUEL GODOWN AND SERVANT 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 NECESSARY ANCILLARY BUILDINGS SHALL BE ERRECTED ON IT. TWO OR MORE SITES MAY, HOWEVER, BE COMBINED FOR THE PURPOSE OF ERRECTING ONE RESIDENTIAL UNIT AND ITS NECESSARY ANCILLARY BUILDINGS.

7. SPACE ABOUT RESIDENTIAL BUILDING:-

(A) RESIDENTIAL BUILDINGS SHALL BE BUILT ONLY WITHIN THE PORTION OF A SITE MARKED AS 'RESIDENTIAL' IN THIS PLAN AND WHERE 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 'RESIDENTIAL' ON THE SITES CONCERNED, SHALL BE CONSIDERED AS IF IT WERE MARKED AS .

8. BOUNDARY WALLS:-

(A) BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRAWING 'S1' ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH REAR BOUNDARIES (BOUNDARY LYING AT THE BACK OF THE REAR BUILDING LINES) AS ABUT ON STREETS, SERVICE LANE AND AREAS MARKED AS 'PUBLIC SPACES' BUT IF BUILT, THEY SHALL BE OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRAWING 'S1' ATTACHED TO THIS PLAN. THIS CLAUSE DOES NOT APPLY TO PLOTS 1 TO 5 (INCLUSIVE) ON STREET 'VZ'. WHERE SUCH WALLS ARE COMPLYBORY.
(B) NO BOUNDARY WALLS NEED BE BUILT ALONG SUCH FRONT BOUNDARIES (BOUNDARIES LYING IN FRONT OF THE FRONT BUILDING LINES) OR SITES AS ABUT ON STREETS AND AREAS MARKED AS 'PUBLIC SPACES' BUT IF BUILT, THEY SHALL BE OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRAWING 'S1' ATTACHED TO THIS PLAN. THIS CLAUSE DOES NOT APPLY TO PLOTS 1 TO 5 (INCLUSIVE) ON STREET 'VZ'. WHERE SUCH WALLS ARE COMPLYBORY.
(C) NO BOUNDARY WALLS NEED BE BUILT ALONG THE FRONT BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT, IT SHALL NOT EXCEED 2 FEET 3 INCHES IN HEIGHT.
(D) BOUNDARY WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISION SHALL, IF BUILT, NOT EXCEED 2 FEET 11 1/2 INCHES IN HEIGHT.
(E) THE CURVATURE OF BOUNDARY WALL ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. 'S1' ATTACHED TO THIS PLAN.
(F) IN CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF A WALL MAY BE EXCEEDED OR PORTION OF ITS LENGTH PROVIDED THAT NO POINT SHALL A HEIGHT OF MORE THAN TWO FEET ABOVE THE PRESCRIBED HEIGHT BE PERMITTED.

NOTES:-

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 THE OUT SIDE OF THE WALL.

9. GATE POSTS AND GATES:-

(A) GATE POSTS, WITH OR WITHOUT GATES, CAN BE ERRECTED ONLY ALONG SUCH PORTIONS OF BOUNDARIES OF SITES AS LIE IN FRONT OF THE FRONT BUILDING LINES 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 'S' DESIGN AND SPECIFICATION AS SHOWN IN DRG. 'S1' 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" MAY BE SUBSTITUTED, BUT THE GATES SHALL, IF ERRECTED, BE OF ONE OF THE TYPE DESIGN AND SPECIFICATION AS SHOWN IN DRG. 'S1' ATTACHED TO THIS PLAN.

10. NUMBER OF PREMISES:-

EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITE AS GIVEN IN THIS PLAN.
IF THE SITE DOES NOT POSSESS A GATE POST ALONG ITS FRONT BOUNDARY THEN ITS NUMBER SHALL BE DISPLAYED IN NUMERALS CAST IN CONCRETE ACCORDING TO THE SPECIFICATION AND DESIGN 'A' SHOWN IN DRAWING NO. S2 ATTACHED TO THIS PLAN.
IF THE SITE DOES NOT POSSESS A GATE POST ALONG ITS FRONT BOUNDARY, THEN ITS NUMBER SHALL BE DISPLAYED IN PRINTED NUMERALS OF DESIGN 'B' SHOWN IN DRG. NO. S2 ATTACHED TO THIS PLAN, ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING IN FRONT OF THE SITE.

11. PROTECTED TREES:-

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

NOTE:- THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 29, JOB NO. 12, DATED 14-03-1952 AND PREPARED ON GATED.

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Date: 14.03.52

Sd/- P. L. VERMA
CHIEF ADMINISTRATOR

Sd/- P. JEANNERET
SENIOR ARCHITECT

Sd/- J. S. DETHI
JUNIOR TOWN PLANNER

SCALE : EIGHTY FEET TO AN INCH.

Job No. - 12
DRG. NO. - 29
DATE - 14.3.52

ZONING PLAN OF SECTOR - 23 D