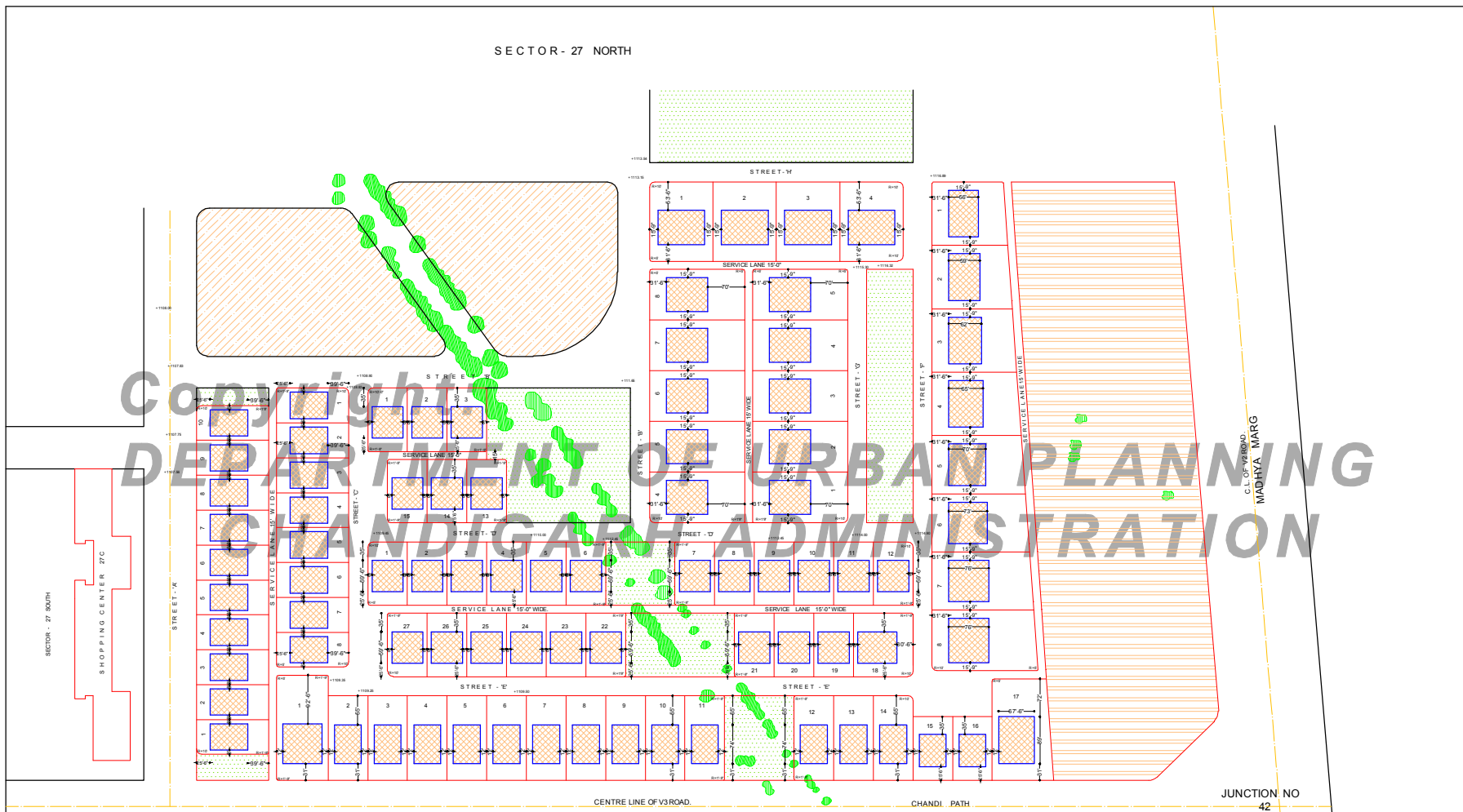


CHANDIGARH PROJECT



SECTOR - 27 NORTH



THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG. NO. 23, JOB. NO. 47 DATED 15 NOV. 1997 AND PREPARED ON 23-9-94

Prepared by: P. Ramp Singh
Checked by: S. K. Madan
Date: 15 Nov 1997

THE PLOT NUMBERS ARE SHOWN THUS
1. USE ZONES:-

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 FURNITURES AND AMENITIES
	PUBLIC SPACES	LANDSCAPE FEATURES EDUCATIONAL, PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS.
	COMMERCIAL	COMMERCIAL CLM, RESIDENTIAL BUILDING AS PER ARCHITECTURAL CONTROL SHEET.
	RESERVED	USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR.

2. SITE COVERAGE:-
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. YARDS OR UNDER	50 PERCENT OF THE AREA IN COLUMN 1.
NEXT 250 SQ. YARDS OR PART THERE OF	33 PERCENT OF THE AREA IN COLUMN 1.
REMAINING AREA IN EXCESS OF 500 SQ. YARDS.	25 PERCENT OF THE AREA IN COLUMN 1.

3. HEIGHT OF BUILDING:-
a) THE TOTAL HEIGHT OF A RESIDENTIAL BUILDING SHALL NOT EXCEED 31'6" EXCLUSIVE OF A BARSAHI OR MUMTI.
b) NO RESIDENTIAL BUILDING SHALL CONTAIN MORE THAN TWO STOREYS, EXCEPT IN THE CASE OF VERANDAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION IN WHICH CASE THE PLINTH HEIGHT SHALL NOT BE LESS THAN SIX INCHES.
c) THE PLINTH HEIGHT OF A BUILDING SHALL NOT BE LESS THAN ONE FOOT EXCEPT IN THE CASE OF VERANDAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION IN WHICH CASE THE PLINTH HEIGHT SHALL NOT BE LESS THAN SIX INCHES.

4. BARSAHI:-
BARSAHI SHALL ONLY BE ALLOWED ON PORTIONS OF SITE MARKED AS AND IF BUILT, SHALL NOT COVER MORE THAN 50 PERCENT OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 9 FEET 6 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 GODOWN AND SERVANT'S QUARTERS, BUT SHALL NOT INCLUDE A GUEST HOUSE.

6. 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 BUILT ON IT TWO OR MORE SITES MAY, HOWEVER BE COMBINED FOR THE PURPOSE OF ERECTING ONE RESIDENTIAL UNIT AND ITS NECESSARY ANCILLARY BUILDINGS.

7. SPACE ABOUT RESIDENTIAL BUILDINGS:-
a) RESIDENTIAL BUILDINGS SHALL BE CONSTRUCTED ONLY WITHIN THE PORTIONS OF A SITE MARKED AS RESIDENTIAL IN THIS PLAN AND NO 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 IN THIS SITE CONSIDERED SHALL BE CONSIDERED AS IF IT WERE MARKED AS

8. BOUNDARY WALLS:-
a) WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRG. NO. 51 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ADJUT ON STREETS SERVICE LANES AND ARE MARKED AS "PUBLIC SPACES".
b) NO BOUNDARY WALL NEED BE BUILT ALONG BOUNDARY WHICH DIVIDES ONE SITE FROM THE OTHER, BUT IF BUILT, SHALL NOT EXCEED 3' 6" IN HEIGHT.

c) THE CURVATURE OF BOUNDARY WALL ALONG CORNERS OF SITE SHALL BE IN ACCORDANCE WITH THE SLOPE INDICATED ON THIS PLAN & ILLUSTRATED IN DRG. 51 ATTACHED TO THIS PLAN.
d) IN THE 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 TWO 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 CENTER 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 GATE:-
a) GATE POSTS WITH OR WITHOUT GATES, CAN BE ERRECTED ALONG SUCH PORTIONS OF BOUNDARIES OF SITES AS LIE IN FRONT OF THE FRONT BUILDING LINE AND ADJUT 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 DRAWING 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 6 INCHES MAY BE CONSTRUCTED, BUT THE GATES SHALL, IF ERRECTED, BE OF ONE OF THE TYPE, DESIGN AND SPECIFICATIONS SHOWN IN DRG 51 ATTACHED TO THIS PLAN.

10. NUMBERING OF BUILDING:-
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 TO NUMERALS CAST IN CONCRETE ACCORDING TO THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRAWING 52 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 'IF' SHOWN IN DRAWING 52 ATTACHED TO THIS PLAN ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING IN FRONT OF SITE.

11. NAME PLATE:-
EVERY OWNER/ TENANT OCCUPYING A BUILDING SHALL DISPLAY A NAME PLATE AT THE PLACE ASSIGNED TO ITS OF THE SIZE, SPECIFICATION & DESIGN SHOWN IN DRG. NO. 54.

12. PROTECTED TREES:-
TREES MARKED AS IN THIS PLAN SHALL BE DESIGNATED TO BE "PROTECTED TREES" UNDER THE CHANDIGARH TREE PRESERVATION ORDER NO 1997.

13. ACCESS & EXIT:-
SITE NO 1 TO 17 BOTH INCLUSIVE ON STREET 'E' SHALL DERIVE NO ACCESS OR EXIT FROM V3 ROAD.

REVISION NO. 1 DATED 23-2-92
THE WIDTH OF THE SPACES IN CASE OF 2 KANAL PLOT HAVE BEEN REDUCED TO 6'0".

SD/S.V. VORA CHIEF ADMINISTRATOR	SD/P. JENERET CHIEF TOWN PLANNER
SD/J.S. DETHI TOWN PLANNER	SD/S.N. MADAN ASST. ARCHITECT
SD/H.L. CHOUSHI DRAWN	SD: CHECKED BY
JOB NO. 47	DRG. NO. 26

ZONING PLAN OF
SUB SECTOR 27 B (EAST)

SD:
SECY (C)