

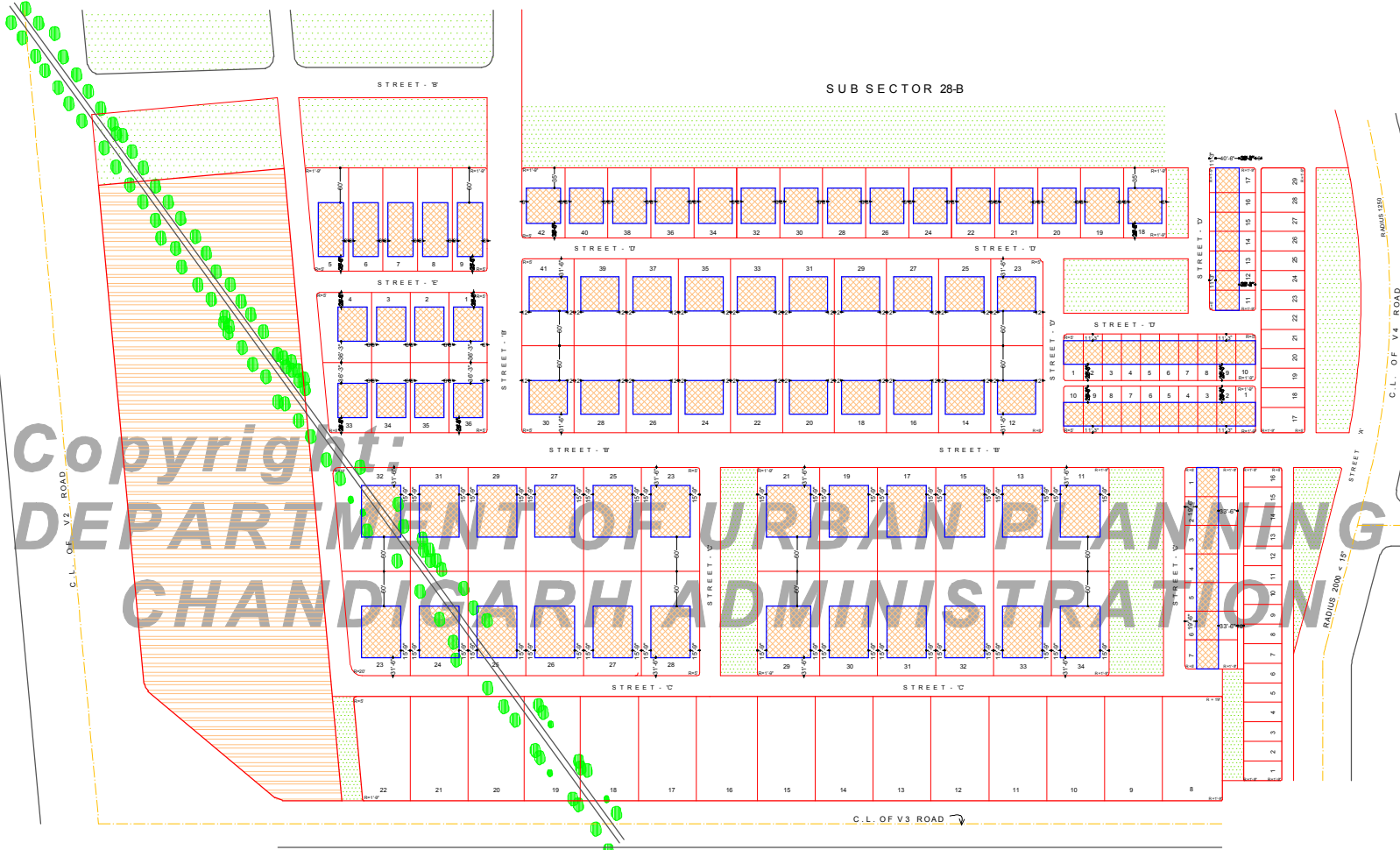


SUB SECTOR

SUB SECTOR 28-B

SUB SECTOR 28-D

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1. USE ZONES:-

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

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	LANDSCAPE FEATURES, EDUCATIONAL PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS.
	COMMERCIAL	COMMERCIAL/COMMERCIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEET.
	SPECIAL AREA	AS PER ARCHITECTURAL CONTROL SHEET.

2. (a) FRAME CONTROL:-

- (i) RESIDENTIAL BUILDINGS CONSTRUCTED ON FOLLOWING SITES SHALL CONFORM TO ALL RESTRICTIONS AND STIPULATIONS CONTAINED IN DRG NO. 6 JOB NO. 197 ATTACHED TO THIS PLAN. STREET'S SITES NO. 1 TO 10 (BOTH INCLUSIVE).
- (ii) STREET'S SITES NO. 1 TO 17 (BOTH INCLUSIVE) ON STREET 'C' SHALL CONFORM TO ALL RESTRICTIONS AND STIPULATIONS CONTAINED IN DRG. NO. 11 JOB NO. 197 ATTACHED TO THIS PLAN.

(b) ARCHITECTURAL CONTROL:-

- (i) RESIDENTIAL BUILDINGS CONSTRUCTED ON SITES NO. 1 TO 29 (BOTH INCLUSIVE) ON STREET 'A' SHALL CONFORM TO ALL RESTRICTIONS AND STIPULATIONS CONTAINED IN DRG. NO. 6 JOB NO. 197 NOT WITH STANDING ANYTHING CONTAINED IN THE PROVISIONS OF DRG. NO. 6 OF JOB NO. 197.
- (ii) RESIDENTIAL BUILDINGS CONSTRUCTED ON SITES NO. 1 TO 7 (BOTH INCLUSIVE) ON STREET 'C' SHALL CONFORM TO ALL RESTRICTIONS AND STIPULATIONS CONTAINED IN DRG. NO. 11 JOB NO. 197 ATTACHED TO THIS PLAN.
- (iii) THE PLANS OF BUILDINGS SHALL BE PREPARED BY A DULY QUALIFIED ARCHITECT.
- (iv) BUILDINGS SHALL BE BUILT TO A FULL HEIGHT OF 31 FT. 6 INCH ABOVE PLINTH IN ONE OPERATION.

(c) SPECIAL AREA CONTROL:-

- (i) ALL PLOTS EXCEPTING NO. 1 TO 29 ON STREET 'A' & 1 TO 10 ON STREET 'W', 1 TO 17 ON STREET 'C' AND 1 TO 7 ON STREET 'C' ARE UNDER SPECIAL CONTROL AND CONFORM TO ALL RESTRICTIONS AND STIPULATIONS CONTAINED IN THE ARCHITECTURAL CONTROL SHEET APPLICABLE TO THE SITE.

3. SITE COVERAGE:-

NO SITE MENTIONED IN CLAUSES 2a, 1, II & ABOVE THE ENTIRE PORTION OF THE SITE MARKED AS SHALL BE COVERED BY BUILDING IN ACCORDANCE WITH FRAME CONTROL, FACADE CONTROL OR ARCHITECTURAL CONTROL MENTIONED IN CLAUSE 2 ABOVE.

IN CASE OF REMAINING SITES THE MAXIMUM PERMISSIBLE SITE COVERAGE INCLUSIVE OF ANCILLARY BUILDING 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.

4. HEIGHT OF BUILDINGS:-

- (a) FOR SITES MENTIONED IN CLAUSE 2a II & 4 (i) THE MAXIMUM NUMBER OF STOREYS, THE HEIGHT OF BUILDING CONSTRUCTED SHALL BE IN ACCORDANCE WITH FRAME CONTROL OR ARCHITECTURAL CONTROL WHICH EVER IS APPLICABLE.
- (ii) PLINTH HEIGHT OF BUILDINGS SHALL BE AS SPECIFIED BY THE EXECUTIVE ENGINEER PUBLIC HEALTH DIV. 3
- (b) OTHER SITES:-
- (i) THE TOTAL HEIGHT OF A RESIDENTIAL BUILDING SHALL NOT EXCEED 31'6" INCLUSIVE OF A BARSATI OR MAINT.
- (ii) NO RESIDENTIAL BUILDING SHALL CONTAIN MORE THAN TWO STOREYS EXCLUSIVE OF BARSATI OR MAINT.
- (iii) THE PLINTH HEIGHT OF A BUILDING SHALL NOT BE LESS THAN ONE FOOT EXCEPT IN CASE OF VERANDAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION IN WHICH CASE THE PLINTH HEIGHT SHALL NOT BE LESS THAN SIX INCHES.

5. BARSATI:-

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

6. ANCILLARY BUILDING:-

- (i) ANCILLARY BUILDING SHALL BE NEAR THE BUILDING OR BUILDINGS ATTACHED TO OR SERVING THE RESIDENTIAL UNITS AND NORMALLY OCCUPIED BY THE ATTENDANTS OF RESIDENTIAL UNIT IT SHALL INCLUDE A GARAGE, STORE ROOM, FUEL, GODOWN AND SERVANT QUARTERS BUT SHALL NOT INCLUDE A GUEST HOUSE.

7. NUMBER OF BUILDING OF EACH SITE:-

NO SITE SHALL BE SUB DIVIDED AND NOT MORE THAN TWO RESIDENTIAL UNIT WITH ITS 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.

8. SPACE ABOUT RESIDENTIAL BUILDINGS:-

- (a) RESIDENTIAL BUILDINGS SHALL BE BUILT ONLY WITH IN 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 THE SITES CONCERNED SHALL BE CONSIDERED AS IF WERE MARKED AS

9. BOUNDARY WALLS:-

- (a) FOR FOLLOWING SITES:-
- (i) SITE NO. 1 TO 29 ON STREET - A
- (ii) SITE NO. 1 TO 17 ON STREET - B
- (iii) SITE NO. 1 TO 17 ON STREET - D
- (iv) SITE NO. 1 TO 29 ON STREET - A
- (v) WALLS OF SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRG NO. 5/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARY (BOUNDARIES LYING AT THE BACK OF THE REAR BUILDING LINES) OF SITES AS ABUT ON STREETS, SERVICE LANES AND AREAS MARKED AS PUBLIC SPACES.
- (vi) WALLS OF SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRG NO. 5/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES LYING IN FRONT OF THE FRONT BUILDING LINES OF SITES AS ABUT ON STREETS AND AREAS MARKED AS PUBLIC SPACES.
- (vii) NO WALL NEED BE BUILT ALONG THE FRONT BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER BUT IF BUILT IT SHALL NOT EXCEED 2'-6" IN HEIGHT.
- (viii) NO WALL NEED BE BUILT ALONG THE REAR BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER BUT IF BUILT IT SHALL NOT EXCEED 2'-11" IN HEIGHT.
- (b) FOR OTHER SITES:-
- (i) WALL OF THE SPECIFICATION AND DESIGN 'B' SHOWN IN DRG 5/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABUT ON STREETS SERVICE LANES AND AREA MARKED AS PUBLIC SPACES.
- (ii) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL IF BUILT, NOT EXCEED 3'-8" IN HEIGHT.
- (iii) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADII INDICATED ON THIS PLAN AND ILLUSTRATED IN DRAWING 5/1 ATTACHED TO THIS PLAN.
- (iv) IN THE CASE OF SLOPING SITES THE PROSCRIBED 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 PROSCRIBED HEIGHT BE PERMITTED.

10. GATE POSTS AND GATES:-

- (a) GATE POSTS, WITH OR WITHOUT GATES, MAY 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, DESIGN AND SPECIFICATIONS AS SHOWN IN DRAWING NO. 5/1 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 2'-6" IF MAY BE SUBSTITUTED, BUT THE GATES SHALL IF ERRECTED BE ONE OF THE TYPE, DESIGN AND SPECIFICATIONS SHOWN IN DRAWING 5/1 ATTACHED TO THIS PLAN.

11. NUMBERING OF PREMISES:-

- (i) EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITE AS GIVEN IN THIS PLAN.
- (ii) IF THE SITE POSSES A GATE POST ALONG ITS FRONT BOUNDARY, THEN ITS NUMBER SHALL BE DISPLAYED IN NUMERALS CAST IN CONCRETE ACCORDING TO THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRG 5/2 ATTACHED TO THIS PLAN.
- (iii) 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 DRAWING 5/2 ATTACHED TO THIS PLAN ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING IN FRONT OF THE SITE.

12. NAME PLATE:-

- (i) EVERY OWNER/ TENANT OCCUPYING A BUILDING SHALL DISPLAY A NAME PLATE AT THE PLACE ASSIGNED TO IT AND OF THE SIZE, SPECIFICATION & DESIGN AS SHOWN IN DRAWING NO. 5/4

13. PROTECTED TREES:-

- (i) TREES MARKED AS IN THIS PLAN SHALL BE DEEMED TO BE PROTECTED TREE UNDER THE CHANDIGARH TREES PRESERVATION ORDER 1952.

14. EXIST AND ACCESS:-

- (i) SITE NOS. 8 TO 24 ON STREET 'C' AND 18 TO 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 ON STREET 'D' SHALL DERIVE NO ACCESS FROM OR EXIT TO THE V3 ROAD OR OPEN SPACE OR ON THE VERGE ADJOINING TO IT.

NOTE:- THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 26, JOB NO. 39, DT. 17.10.01 AND PREPARED ON DATED 24.01.2007.

Prepared By: S.K.Madan Checked By: Daljeet Singh A.T.P.

SD/- CHIEF ADMINISTRATOR

SD/-P JEANERAT CHIEF TOWN PLANNER

SD/- N.S.LAMBA TOWN PLANNER

SCALE:- 80 FEET TO AN INCH

SD/- DRAWN BY: Sd/- R.S. MINOCHA CHECKED BY:

DR. NO. 26 JOB NO. 39 DATE 17.10.01

ZONING PLAN OF SECTOR 28-A