

# CHANDIGARH PROJECT



SECTOR - 28-C

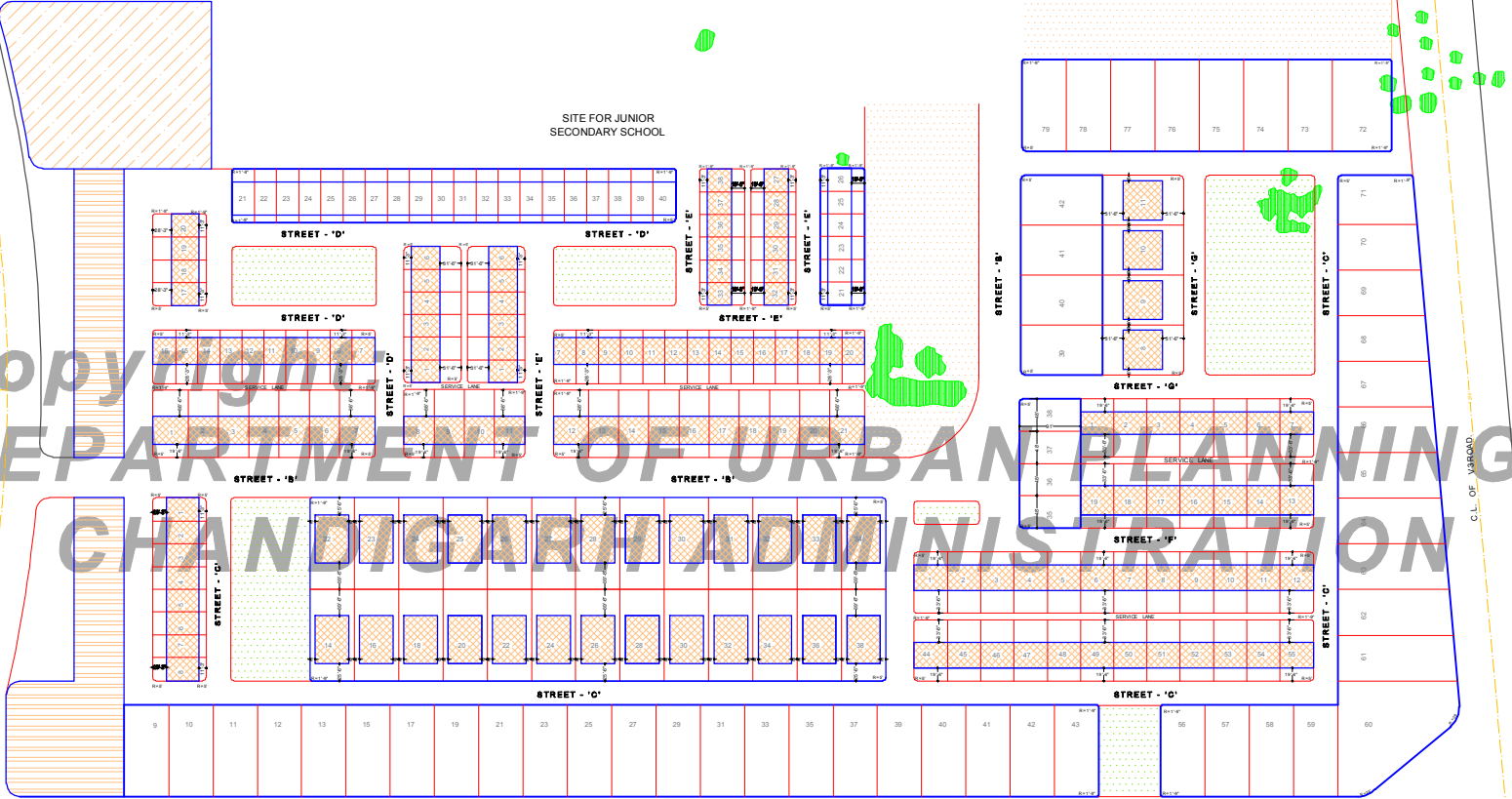
SITE FOR JUNIOR SECONDARY SCHOOL

SECTOR - 28-A

RADIUS 1080' ± 40'

RADIUS 2000' ± 10'

C.L. OF HIGHWAY



- 1. USE ZONES -**  
THE LAND SHOWN IN THIS PLAN SHALL BE UTILIZED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN THE TABLE BELOW AND IN NO OTHER MANNER WHAT SO EVER -
- | 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                                         | ROADS FURNITURE AND AMENITIES.                                                         |
|          | PUBLIC SPACES                                 | LAND SCAPE FEATURES, EDUCATIONAL, PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES. |
|          | RESIDENTIAL                                   | RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS.                                         |
|          | COMMERCIAL                                    | COMMERCIAL-COMMERCIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEET.                    |
|          | RESERVED                                      | USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR.                                       |
|          | SPECIAL AREAS                                 | AS PER ARCHITECTURAL CONTROL SHEET.                                                    |
- 2. (a) FRAME CONTROL -**  
 (i) RESIDENTIAL BUILDINGS CONSTRUCTED ON FOLLOWING SITES SHALL CONFIRM TO ALL RESTRICTIONS AND STIPULATIONS CONTAINED IN DRG. NO. 6 JOB NO 197 ATTACHED TO THIS PLAN.  
 STREET 'C' 1 TO 8 (BOTH INCLUSIVE)  
 STREET 'D' 1 TO 40 (BOTH INCLUSIVE)  
 STREET 'E' 1 TO 38 (BOTH INCLUSIVE)  
 (ii) RESIDENTIAL BUILDINGS CONSTRUCTED ON SITES NO. 1 TO 21 ON STREET 'E' AND 44 TO 60 ON STREET 'C', 1 TO 19 ON STREET 'F', 1 TO 7 ON STREET 'G', CONFIRM TO ALL RESTRICTIONS AND STIPULATIONS CONTAINED IN DRG. NO. 11 OF JOB NO. 197 ATTACHED TO THIS PLAN.  
**(b) SPECIAL AREA CONTROL -**  
 RESIDENTIAL BUILDINGS CONSTRUCTED ON SITES NO. 35 TO 42 (BOTH INCLUSIVE) ON STREET 'E', 9 TO 15 TO 30 (BOTH INCLUSIVE) & 40 TO 43, 36 TO 70 (BOTH INCLUSIVE) ON STREET 'C', 21 TO 40 (BOTH INCLUSIVE) ON STREET 'D' AND 21 TO 26 ON STREET 'E' SHALL CONFIRM TO ALL RESTRICTIONS AND STIPULATIONS CONTAINED IN THE SPECIAL AREA CONTROL SHEETS APPLICABLE TO THE SAID SITES.

- 3. SITE COVERAGE -**  
 (a) IN CASE OF SITES MENTIONED IN CLAUSE 2a (i) AND 2a ABOVE THE ENTIRE PORTION OF THE SITE MARKED AS SHALL BE COVERED BY BUILDINGS IN ACCORDANCE WITH FRAME CONTROL, FACADE CONTROL OR ARCHITECTURAL CONTROL MENTIONED IN CLAUSE 2a ABOVE.  
 (b) IN CASE OF REMAINING SITES THE MAXIMUM PERMISSIBLE SITE COVERAGE INCLUSIVE OF ANCILLARY BUILDING FOR EACH SITE SHALL BE 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 STREETS MENTIONED IN CLAUSE 2a**  
 (i) THE MAXIMUM NUMBER OF STOREYS THE HEIGHT OF BUILDING CONSTRUCTED SHALL BE IN ACCORDANCE WITH FRAME CONTROL OR ARCHITECTURAL CONTROL WHOEVER 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 MAAT.  
 (ii) NO RESIDENTIAL BUILDING SHALL CONTAIN MORE THAN TWO STOREYS EXCLUSIVE OF BARSATI OR MAAT.  
 (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 -**  
 BARSATI SHALL ONLY BE ALLOWED ON PORTIONS OF A SITE MARKED AS CONSTRUCTED SHALL NOT EVER INCLUDES MUM 1 MORE THAN 20 PERCENT OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 9 FEET 9 INCHES IN HEIGHT.

- 6. ANCILLARY BUILDINGS -**  
 ANCILLARY BUILDINGS SHALL MEAN THE BUILDING OR BUILDINGS ATTACHED TO OR SERVING THE RESIDENTIAL UNIT AND NORMALLY OCCUPIED BY THE ATTENDANTS OF THE RESIDENTIAL UNIT. IT SHALL INCLUDE A GARAGE, STORE ROOM, FUEL, GOODMAN AND SERVANT QUARTERS BUT SHALL NOT INCLUDE A GUEST HOUSE.  
**7. NUMBER OF BUILDINGS ON EACH SITE -**  
 NO SITE SHALL BE SUB DIVIDED AND NOT MORE THAN TWO RESIDENTIAL UNITS WITH ITS NECESSARY ANCILLARY BUILDINGS SHALL BE ERRECTED ON IT. TWO OR MORE SITES MAY HOW EVER 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 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 SITES CONCERNED SHALL BE CONSIDERED AS IF WERE MARKED AS .  
**9. BOUNDARY WALLS -**  
**(a) FOR FOLLOWING SITE -**  
 STREET 'C' 1 TO 8, STREET 'D' 1 TO 40, STREET 'E' 1 TO 38  
 (i) WALLS OF THE SPECIFICATION AND DESIGN 'C' SHOWN IN DRG. NO S/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 LANE AND AREAS MARKED AS PUBLIC SPACES.  
 (ii) WALLS OF SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRG. NO S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES (BOUNDARIES LYING IN FRONT OF THE FRONT BUILDING LINES) OF SITES AS ABUT ON STREETS AND AREAS MARKED AS PUBLIC SPACES.  
 (iii) 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.  
 (iv) NO WALL NEED BE BUILT ALONG THE REAR BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER BUT IF BUILT IT SHALL NOT EXCEED 2'6" IN HEIGHT.  
**(b) FOR OTHER SITES -**  
 WALLS OF THE SPECIFICATION AND DESIGN 'B' SHOWN IN DRG. S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABUT ON STREETS, SERVICE LANES AND AREAS MARKED AS PUBLIC SPACES.  
 WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT, NOT EXCEED 3'8 1/2" IN HEIGHT 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.

- 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 A MORE THAN TWO FEET ABOVE THE PRESCRIBED HEIGHTS BE PERMITTED.  
**10. GATE POST 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 ONE OF THE TYPE DESIGN AND SPECIFICATIONS AS SHOWN IN DRG. NO 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 3'8 1/2" MAY BE SUBSTITUTED, BUT THE GATES SHALL, IF ERRECTED, BE ONE OF THE TYPE DESIGN AND SPECIFICATIONS AS SHOWN IN DRG. NO S/1 ATTACHED TO THIS PLAN. SITES NO. 1 TO 13, 15 TO 39 ALTERNATIVELY 40 TO 43, 56 TO 70 (BOTH INCLUSIVE) ON STREET 'C', 17 TO 40 (BOTH INCLUSIVE) ON STREET 'D' & 21 TO 26 ON STREET 'E'.  
**(11) NUMBERING OF PREMISES -**  
 IF THE SITE POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY THEN ITS NUMBER SHALL BE DISPLAYED IN NAME PLATE CAST IN CONCRETE, ACCORDING TO THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN THE 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 THE DRAWING S/2 ATTACHED TO THIS PLAN ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING IN FRONT OF THE SITE.  
**12. NAME PLATE -**  
 EVERY OWNER OF A 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 IN NAME PLATE CAST IN CONCRETE, ACCORDING TO THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN THE 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 THE DRAWING S/2 ATTACHED TO THIS PLAN ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING IN FRONT OF THE SITE.  
**13. PROTECTED TREES -**  
 TREES MARKED AS 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. 27, JOB NO. 39, DT. 27.10.61 AND PREPARED ON 24-01-2007.

Planned by: S.K. Madan  
 prepared by: Sd/-  
 A.T.P.

SD/-  
 CHIEF ADMINISTRATOR

SD/- P. JEANNEART  
 CHIEF TOWN PLANNER

SD/- N. SLAMBA  
 TOWN PLANNER

SCALE : 80 FEET TO AN INCH

Sd/-  
 DRAWN BY Sd/-  
 CHECKED BY

DRG. NO. 27 JOB NO. 39 DATE 27.10.61

## ZONING PLAN OF SECTOR 28-D