

CHANDIGARH PROJECT



NOTE:-

- SITES 36-45 DECLARED IN SPECIAL AREA VIDE P.B. GOVT. MEMO NO C-13013 (56) W/ 11320 DATED 6.12.86
- FOR ARCHITECTURAL CONTROL APPLICABLE ON SITES 36-45 REFER DRG NO. 13 OF JOB NO. 7.

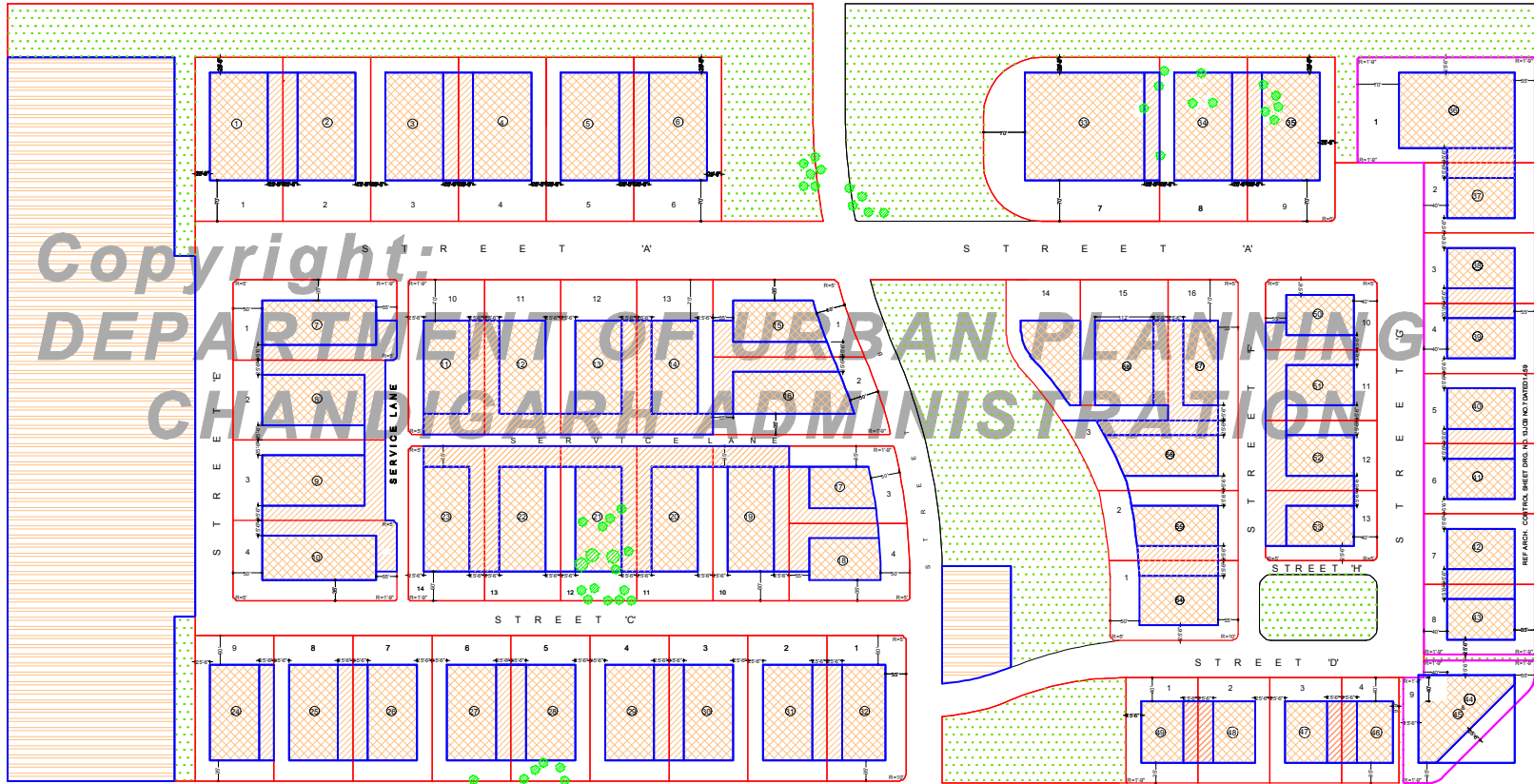
SECTOR -5

ROAD JUNCTION -4

V3 ROAD

V3 ROAD

ROAD JUNCTION -3



ROAD JUNCTION NO.10

V3 - ROAD

ROAD JUNCTION NO.9

SECTOR-9

SECTOR-9

NOTES :-

- THE PLOT NUMBERS ARE SHOWN THUS
- THE POSTAL NUMBERS ARE SHOWN THUS

1. USE ZONES:-
THE LAND SHOWN IN THE ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKING EXPLAINED IN TABLE BELOW AND IN NO OTHER MANNER WHATSOEVER.

| 1 | 2 | 3 |
|----------|---|--|
| NOTATION | PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1 | TYPES 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. |
| | COMMERCIAL | COMMERCIAL -CUM-RESIDENTIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS. |
| | SPECIAL AREAS | 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.

| 1 | 2 |
|---|------------------------------------|
| AREA OF THE SITE | MAXIMUM PERMISSIBLE SITE COVERAGE |
| FIRST 250 SQ YDS. OR UNDER | 50 PERCENT OF THE AREA IN COLUMN 1 |
| NEXT 250 SQ YDS. OR PART THERE OF | 33 PERCENT OF THE AREA IN COLUMN 1 |
| REMAINING AREA IN EXCESS OF 500 SQ.YDS. | 25 PERCENT 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.

| 1 | 2 | 3 | 4 |
|----------|---------------------------|---|--|
| NOTATION | MAXIMUM NUMBER OF STOREYS | MAXIMUM HEIGHT | MINIMUM PLINTH HEIGHT |
| | ONE | 15'-0" | (A) ONE FOOT IN CASE OF BUILDING INTENDED FOR HUMAN HABITATION. |
| | TWO | 35'-0" EXCLUSIVE OF A BARSATI AND MUMBY | (B) SIX INCHES IN THE CASE OF VERANDAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION |

4. BARSATI :-
BARSATI SHALL ONLY BE ALLOWED ON PORTIONS OF SITES MARKED AS AND IF BUILT 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 THE BUILDING OR BUILDINGS ATTACHED TO SERVING THE RESIDENTIAL UNIT AND NORMALLY INHABITED BY THE ATTENDANT OF THE RESIDENTIAL UNIT. IT SHALL INCLUDE A GARAGE, STORE ROOM, FUEL GODDOWN 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 ITS NECESSARY ANCILLARY BUILDINGS SHALL BE BUILT ON TWO OR MORE SITES ANY 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 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 CONSIDERED AS IF IT WERE MARKED AS

8. BOUNDARY WALLS
(a) WALLS OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRG. S1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABOUT ON V3 ROAD, STREETS AND AN AREAS MARKED AS 'PUBLIC SPACES'.
(b) NO WALL NEED BE BUILT ALONG THE BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER BUT IF BUILT, THE PART OF THE WALL LYING BETWEEN A V3 ROAD, A STREET OR AN AREA MARKED AS 'PUBLIC SPACES' AND THE BUILDING LINE NEAREST TO THE V3 ROAD, STREET OR AREA MARKED AS 'PUBLIC SPACES' SHALL NOT EXCEED 2 FEET 5 1/2 INCHES IN HEIGHT.

(c) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT, NOT EXCEED 5 FEET 11 1/2 INCHES IN HEIGHT.
(d) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG S1 ATTACHED TO THIS PLAN.
(e) 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 CENTRE OF THE FINISHED GRADE 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 POST WITH OR WITHOUT GATES, CAN BE ERECTED ALONG SUCH PORTIONS OF BOUNDARIES OF SITES AS LIE IN FRONT OF THE FRONT BUILDING LINE AND ABUT ON AN ACCESSIBLE STREET, INCLUDING A SERVICE LANE. THE GATE POSTS AND THE GATES SHALL IF ERECTED, BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWING 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 1/2 INCHES MAY BE SUBSTITUTED, BUT THE GATES SHALL, IF ERECTED, BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS AS SHOWN IN DRG S1 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 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 S1 ATTACHED TO THIS PLAN.
IF THE SITE DOES NOT POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY, THEN ITS NUMBER SHALL BE DISPLAYED IN PAINTED NUMERALS OF DESIGN 'B' AS SHOWN IN DRG S2 ATTACHED TO THIS PLAN, ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING IN FRONT OF THE SITE.

11. ACCESS:-
THE FOLLOWING SITE SHALL DERIVE NO DIRECT ACCESS OR EXIT FROM OR TO THE V3 ROAD.
SITES 1 TO 9 (BOTH INCLUSIVE) ON STREET 'A'
SITES 1 TO 9 (BOTH INCLUSIVE) ON STREET 'C'
SITES 1 TO 4 (BOTH INCLUSIVE) ON STREET 'D'
SITES 1 TO 9 (BOTH INCLUSIVE) ON STREET 'E'

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

THIS DRAWING IS THE COMPUTERISED DRAWING OF ORIGINAL DRG NO. 4. JOB NO. 7 DATED: 8.5.1952 AND PREPARED ON DATED: 10-10-07

Paramjit Singh
PREPARED BY: S.K. Mehan
CHECKED BY: Dhill Singh
A.T.P.

SCALE :- 80 FEET TO AN INCH

| DRG NO. 13A (THIS) | DRG. 13A (REV) | DRG. (V-1) (REV) |
|--------------------|----------------|------------------|
| TRACED | DRAWN | CHECKED |

JOB NO. 7 DRG. NO. 4 DATE: 08.05.1952

ZONING PLAN OF SECTOR-4