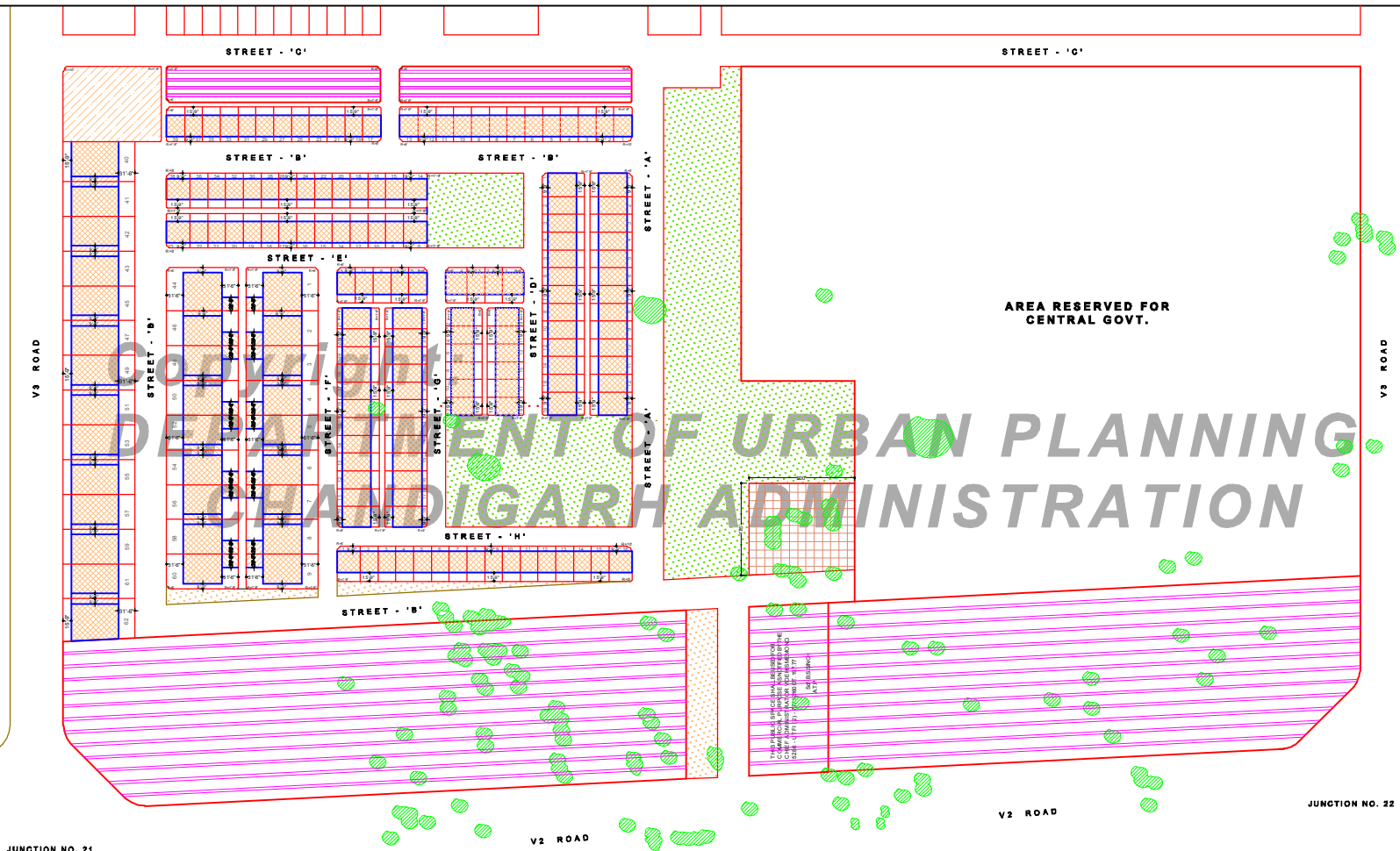


# CHANDIGARH PROJECT



JUNCTION NO. 21

V2 ROAD

V3 ROAD

JUNCTION NO. 22

**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 WHAT SO EVER.

NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1	TYPE OF BUILDINGS PERMISSIBLE ON ROAD FURNITURE AND LAND AMENITIES, LAND SCAPE FEATURES, EDUCATIONAL PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES
	PUBLIC SPACES	RESIDENTIAL BUILDINGS OR SINGLE STOREY RESIDENTIAL BUILDINGS
	RESIDENTIAL	PUBLIC BUILDINGS
	COMMERCIAL	COMMERCIAL OR RESIDENTIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR
	RESERVED	

**2. SITE COVERAGE:**  
THE MAXIMUM PERMISSIBLE SITE COVERAGE INCLUDING ANCILLARY BUILDINGS FOR EACH SITE SHALL BE AS INDICATED IN THE FOLLOWING TABLE:

AREA OF THE SITE	MAXIMUM PERMISSIBLE SITE COVERAGE
FIRST 200 SQ. YARDS OR UNDER	50 PERCENT OF THE AREA IN COLUMN 1
NEXT 200 SQ. YARDS OR PART THEREOF	30 PERCENT OF THE AREA IN COLUMN 1
REMAINING AREA IN EXCESS OF 600 SQ. YARDS	25 PERCENT OF THE AREA IN COLUMN 1

**3. HEIGHT OF BUILDING:**  
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 AND 4 THEREOF:

1	2	3	4
NOTATION	MAXIMUM NUMBER OF STOREYS	MAXIMUM HEIGHT	MINIMUM PLINTH HEIGHT
	ONE	15'-0"	0/ ONE FOOT IN THE CASE OF BUILDINGS INTENDED FOR HUMAN HABITATION
	TWO	35'-0"	6/ SIX INCHES IN THE CASE OF VERANDAHS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION

**4. BARSATI:**  
BARSATI SHALL ONLY BE ALLOWED ON PORTIONS OF SITES MARKED AS 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 BUILDING:**  
ANCILLARY BUILDINGS SHALL MEAN THE BUILDINGS OR BUILDINGS ATTACHED TO OR SERVING THE RESIDENTIAL UNITS AND NORMALLY INHABITED BY THE ATTENDANTS OF THE RESIDENTIAL UNIT. IT SHALL INCLUDE A GARAGE, STORE ROOM, FUEL OIL COWING AND SERVANT 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 NECESSARY ANCILLARY BUILDINGS SHALL BE BUILT ON IT. TWO OR MORE SITES MAY HOW EVER BE COMBINED FOR THE PURPOSE OF ERECTING ONE RESIDENTIAL UNIT AND NECESSARY ANCILLARY BUILDINGS.

**7. SPACE ABOUT RESIDENTIAL BUILDINGS:**  
RESIDENTIAL BUILDINGS SHALL BE CONSTRUCTED ONLY WITH IN THE PORTIONS OF SITE MARKED AS RESIDENTIAL ON THIS PLAN AND NOWHERE ELSE.  
IF TWO OR MORE SITES ARE COMBINED FOR THE PURPOSE OF BUILDING ONE RESIDENTIAL UNIT THE AREA IF ANY, LYING BETWEEN THE AREAS MARKED AS THE SITES CONCERNED SHALL BE CONSIDERED AS IF IT WERE MARKED AS

**8. BOUNDARY WALLS:**

- (i) WALLS OF THE SPECIFICATIONS AND DESIGN SHOWN IN DRAWINGS SHALL BE ATTACHED TO THE FRONT OF THE FRONT BUILDING LINES AS SHOWN ON THE DRAWINGS.
- (ii) NO WALL NEED BE BUILT ALONG SUCH FRONT BOUNDARIES (BOUNDARIES LYING IN FRONT OF THE FRONT BUILDING LINES AS SHOWN ON THE DRAWINGS) OR AREAS MARKED AS PUBLIC SPACES BUT, IF BUILT, IT SHALL BE OF SPECIFICATIONS AND DESIGN SHOWN IN DRAWINGS ATTACHED TO THIS PLAN.
- (iii) NO WALL NEED BE BUILT ALONG THAT PORTION OF THE FRONT BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT, IT SHALL NOT EXCEED 2 FEET 6 INCHES IN HEIGHT.

**9. SITES ABOVE 90 FEET:**  
WALLS OF THE SPECIFICATIONS AND DESIGN SHOWN IN DRAWINGS SHALL BE ATTACHED TO THE FRONT OF THE FRONT BUILDING LINES AS SHOWN ON THE DRAWINGS.

**10. WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL BE BUILT, NOT EXCEED 9 FEET 6 INCHES IN HEIGHT.**

**11. CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF THE SITES SHALL BE IN ACCORDANCE WITH THE RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED BELOW BY ATTACHED TO THIS PLAN.**

**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 ALONG THE OUTSIDE OF THE WALL.

**9. GATE POSTS AND GATES:**

- (i) GATE POSTS WITH OR WITHOUT GATES CAN BE ERECTED ALONG EACH PORTION OF BOUNDARIES OF SITES AS LIE IN FRONT OF THE FRONT BOUNDARY AND ABOUT GATEWAY ACCESS TO STREET INCLUDING A SERVICE LANE. THE SITES POSTS AND GATES SHALL IF ERECTED, BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRAWING SH ATTACHED TO THIS PLAN.
- (ii) WHERE THE CONSTRUCTION OF A BOUNDARY WALL OPTICAL AND A BOUNDARY WALL IS NOT BUILT, GATE POSTS MADE OF WOOD CONCRETE STONE STEEL CASTIRON OR ANY OTHER MATERIAL APPROVED BY THE CHIEF ADMINISTRATOR AND OF HEIGHT NOT EXCEEDING 5 FEET 6 INCHES MAY BE SUBSTITUTED BUT THE GATES SHALL IF ERECTED BE ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRAWINGS 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.

**11. ACCESS:**  
THE FOLLOWING SITES SHALL DERIVE NO DIRECT ACCESS OR EGRESS FROM OR TO THE V2 ROAD.

**12. PROTECTED TREES:**  
TREES MARKED WITH IN THIS PLAN SHALL BE DEEMED TO BE "PROTECTED TREES" UNDER THE CHANDIGARH TREES PRESERVATION ORDER 1982.

**NOTE:**  
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 42 JOB NO. 31 DATED 16/4/87 AND PREPARED ON 12/2/87

Vishal Chauhan S.K. Masran Dilpreet Singh  
PREPARED BY CHECKED BY ATP

SCALE: 1" = 80 FEET TO AN INCH

DRG NO. - 42 JOB NO. - 31 DATE: 16/04/87

CHIEF ADMINISTRATOR SENIOR ARCHITECT JUNIOR TOWN PLANNER

DRAWN BY CHECKED BY

## ZONING PLAN OF SUB SECTOR 7-C