

CHANDIGARH PROJECT

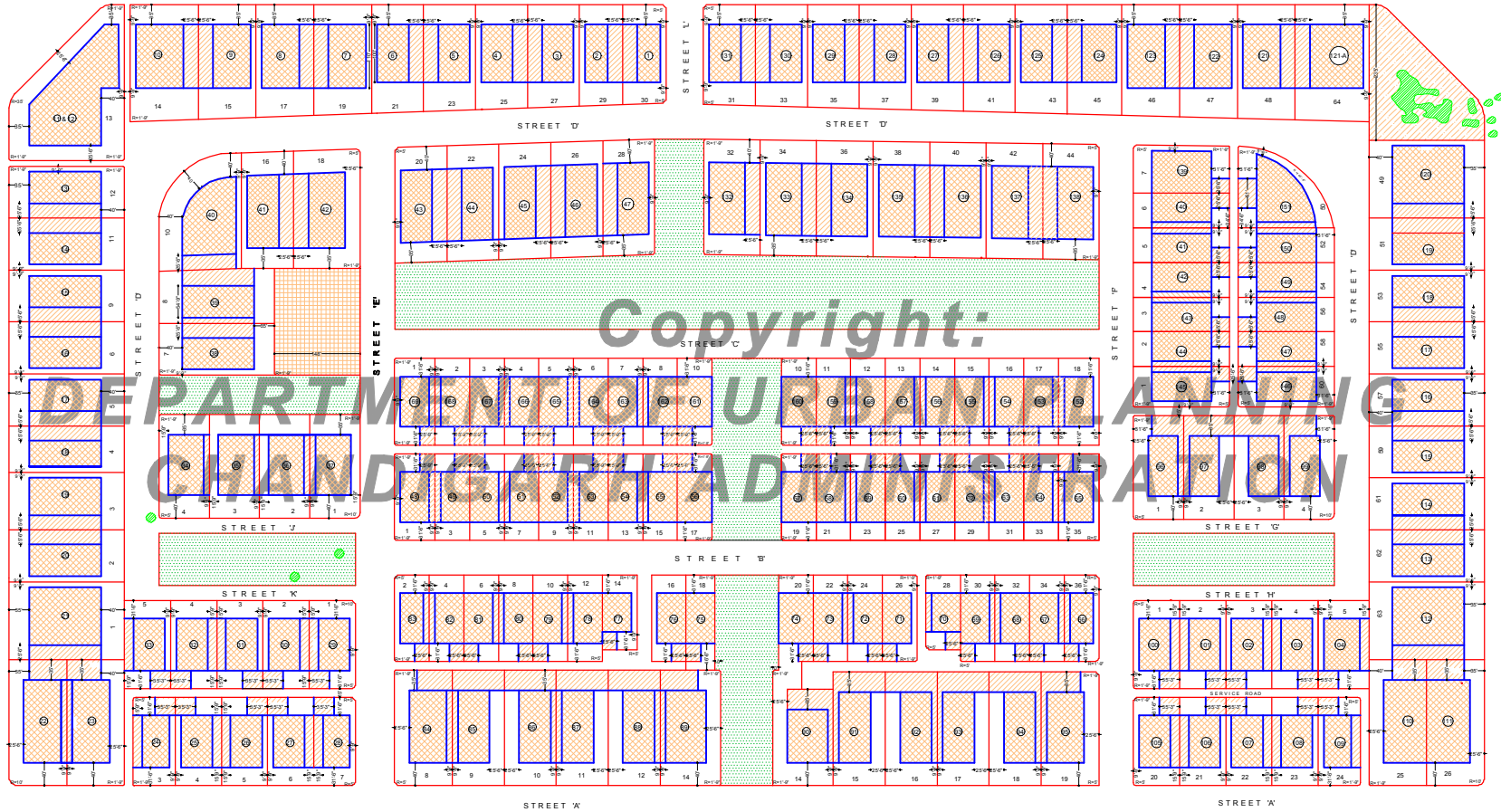


SECTOR - 5

JUNCTION NO.10

V3 ROAD

JUNCTION NO.11



NOTES:-

1. THE PLOT NUMBERS ARE SHOWN THIS
2. THE POSTAL NUMBERS ARE SHOWN THIS

NOTE: THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG. NO. 10, JOB NO. 9, DATED 8.12.52 AND PREPARED ON 10.1.07.

Prepared By: **Pavani Singh** Checked: **Karanam Sharma** Dwg. Singh A.T.P.
 Checked By: **Dip Singh**

SD/- **CHIEF ADMINISTRATOR**
 SD/- **SENIOR ARCHITECT**
 SD/- **R.S. MANOHA ASSIST. TOWN PLANNER**
 SCALE: 1" = 80 FEET TO AN INCH
 DRAWN BY: SD/- (G. MATIUR) (1:8 P.B.) CHECKED BY: SD/- (N. LALBA)
 DRG. NO. 10 JOB NO. 9 DATE: 8.12.52

ZONING PLAN OF SUB SECTOR - 8A

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

NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1	TYPES OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 2
	ROADS	ROAD FURNITURE AND AMENITIES.
	PUBLIC SPACES	LANDSCAPE FEATURES, EDUCATIONAL, PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES
	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS
	RESIDENTIAL - ANCILLARY BUILDING OR SINGLE STOREY RESIDENTIAL BUILDINGS	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS
	PUBLIC BUILDINGS	PUBLIC BUILDINGS
	RESERVED	USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR.

2. SITE COVERAGE -
 THE MAXIMUM PERMISSIBLE SITE COVERAGE INCLUSIVE OF ANCILLARY BUILDING FOR EACH SITE SHALL BE AS INDICATED IN THE FOLLOWING TABLE.

1	2	3	4
AREA OF THE SITE	MAXIMUM PERMISSIBLE SITE COVERAGE	MAXIMUM HEIGHT	MINIMUM PLINTH HEIGHT
FIRST 200 SQ YDS. OR UNDER	50% OF THE AREA IN COLUMN 1	19'-0"	(A) ONE FOOT IN CASE OF BUILDING INTENDED FOR HUMAN HABITATION.
NEXT 200 SQ YDS. OR PART THERE OF	33% OF THE AREA IN COLUMN 1	19'-0"	(B) SIX INCHES IN CASE OF VANDERAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION.
REMAINING AREA IN EXCESS OF 500 SQ YDS.	25% OF THE AREA IN COLUMN 1	19'-0"	(C) SIX INCHES IN CASE OF VANDERAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION.

3. HEIGHT OF BUILDINGS -
 THE MAXIMUM NUMBER OF THE STOREYS, THE MAXIMUM HEIGHT AND THE MINIMUM PLINTH HEIGHT OF A BUILDING CONSTRUCTED ON LANDS MARKED IN THE COLUMN 1 OF THE FOLLOWING TABLE SHALL BE AS INDICATED RESPECTIVELY IN COLUMNS 2, 3 AND 4 THERE OF.

1	2	3	4
AREA OF THE SITE	MAXIMUM PERMISSIBLE SITE COVERAGE	MAXIMUM HEIGHT	MINIMUM PLINTH HEIGHT
FIRST 200 SQ YDS. OR UNDER	50% OF THE AREA IN COLUMN 1	19'-0"	(A) ONE FOOT IN CASE OF BUILDING INTENDED FOR HUMAN HABITATION.
NEXT 200 SQ YDS. OR PART THERE OF	33% OF THE AREA IN COLUMN 1	19'-0"	(B) SIX INCHES IN CASE OF VANDERAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION.
REMAINING AREA IN EXCESS OF 500 SQ YDS.	25% OF THE AREA IN COLUMN 1	19'-0"	(C) SIX INCHES IN CASE OF VANDERAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION.

4. BARSATI -
 BARSATI SHALL ONLY BE ALLOWED ON PORTIONS OF SITES MARKED AS (A) AND IF BUILT SHALL NOT COVER MORE THAN 50 PERCENT OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 5 FEET 6 INCHES IN HEIGHT.

5. ANCILLARY BUILDINGS -
 ANCILLARY BUILDING 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 GODDOWN AND SERVANTS QUARTERS 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 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 BUILDING SHALL BE CONSTRUCTED ONLY WITH IN THE PORTIONS OF A SITE MARKED AS 'RESIDENTIAL' IN THE PLANNING 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 'RESIDENTIAL' IN THE SITES CONCERNED, SHALL BE CONSIDERED AS IF WERE MARKED AS 'RESIDENTIAL'.

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 ABUT ON V3 ROAD STREETS AND ON AREAS MARKED AS 'PUBLIC SPACES' AND 'RESERVED'.
 (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 V3 ROAD, STREET OR AN AREA MARKED AS 'PUBLIC SPACES' PUBLIC BUILDINGS AND THE BUILDING LINE NEAREST TO THE V3 ROAD STREET OR AREA MARKED AS 'PUBLIC SPACES' AND PUBLIC BUILDINGS 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 1 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.

9. GATE POSTS AND GATES -
 GATE POSTS WITH OR WITHOUT GATES CAN BE ERECTED ALONG SUCH PORTIONS OF BOUNDARIES OF SITES AS ARE IN FRONT OF THE FRONT BUILDING LINE AND ABUT ON ACCESSIBLE STREET, INCLUDING A SERVICE LANE THE GATE POSTS AND THE GATES SHALL IF ERECTED BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG S1 ATTACHED TO THIS PLAN 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 1/2 INCHES MAY BE SUBSTITUTED, BUT THE GATES SHALL IF ERECTED BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG S1 ATTACHED TO THIS PLAN.

10. NUMBERING OF PREMISES -
 (A) EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITES AS GIVEN IN THIS PLAN.
 (B) IF THE SITE POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY THEN ITS NUMBER SHALL BE DISPLAYED IN PAINTED NUMERALS OF DESIGN 'B' SHOWN IN DRG S2 ATTACHED TO THIS PLAN ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING IN FRONT OF THE SITE.
 (C) 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' 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 BUILDING SITES SHALL DERIVE NO DIRECT ACCESS ORIENT FROM OR TO THE V3 ROAD.
 SITES 1, 2, 3, 4, 5, 6, 9, 11, 12, 13, 14, 15, 17, 19, 21, 23, 25, 27, 29, 30, 31, 32, 33, 37, 39, 41, 42, 44, 45, 47, 48, 49, 51, 53, 55, 57, 59, 61, 62 AND 63 ON STREET 'D' SITES 1 AND 26 ON STREET 'A'

12. PROTECTED TREES -
 TREES MARKED AT (T) IN THIS PLAN SHALL BE DEEMED TO BE "PROTECTED TREES" UNDER THE CHANDIGARH TREES PRESERVATION ORDER 1962.

NOTE:-
 "HEIGHT" AS APPLIED TO A BOUNDARY WALL SHALL MEAN THE VERTICAL MEASUREMENT OF THE WALL FROM THE CENTRE OF THE FINISHED LEVEL OF THE STREET TO WHICH THE SITE HAS AN ACCESS OR FROM THE LEVEL OF THE GROUND ADJOINING THE OUTSIDE OF THE WALL.