

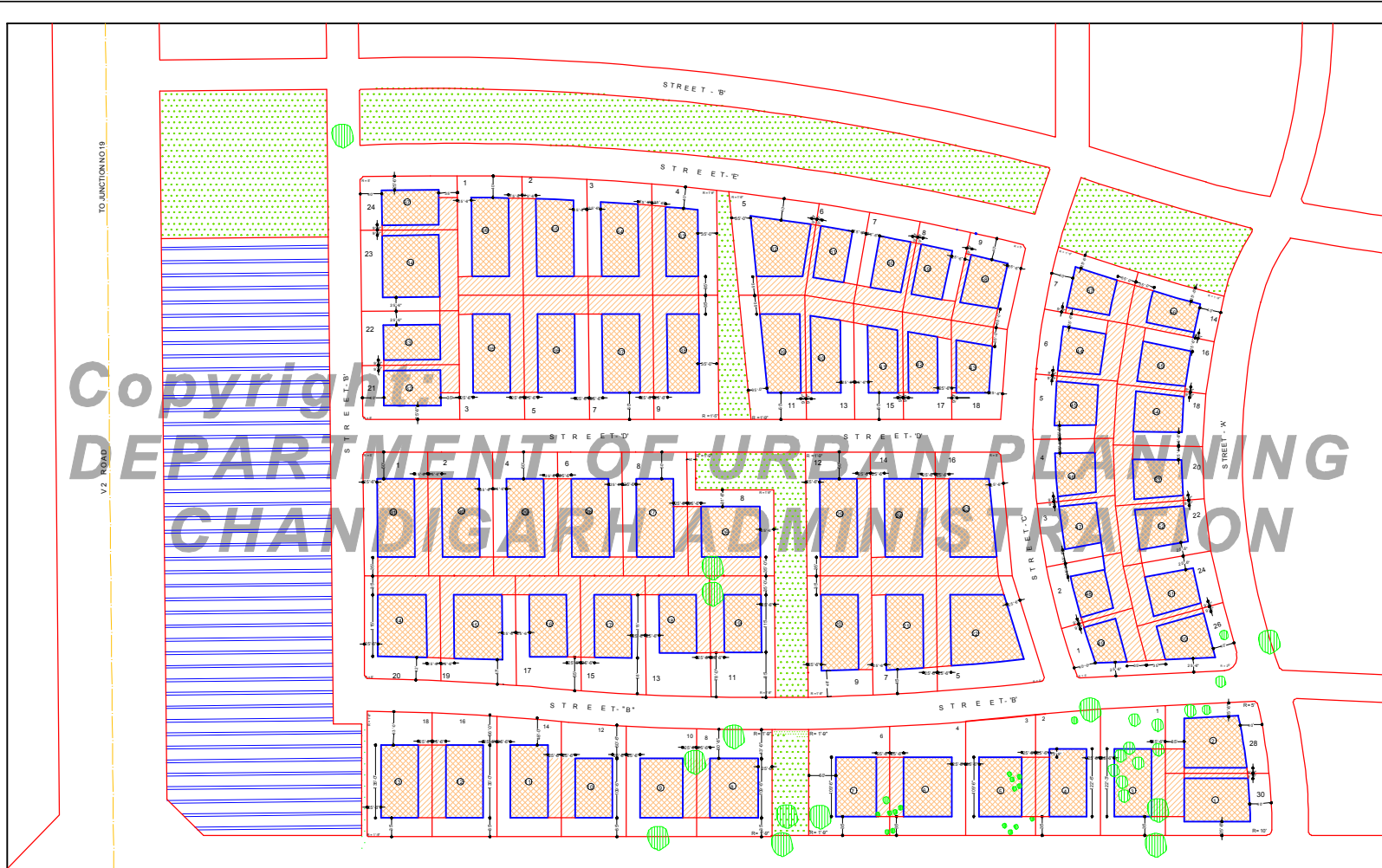
# CHANDIGARH PROJECT



**NOTES:-**

- 1. THE PLOT NUMBERS ARE SHOWN THUS
- 2. THE POSTAL NUMBERS ARE SHOWN THUS

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DEPARTMENT OF URBAN PLANNING  
CHANDIGARH ADMINISTRATION



**NOTE:**

**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.	TYPES 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
	RESIDENTIAL	ANCILLARY BUILDINGS OR SINGLE STOREY RESIDENTIAL BUILDINGS
	SPECIAL AREA	AS PER ARCHITECTURAL CONTROL SHEETS
	COMMERCIAL	COMMERCIAL - CUM - RESIDENTIAL BUILDINGS 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	3
	AREA OF THE SITE	MAXIMUM PERMISSIBLE SITE COVERAGE
1	FIRST 250 SQ YDS OR UNDER	50 PERCENT OF THE AREA IN COLUMN 1.
2	NEXT 250 SQ YDS OR PART THEREOF	33 PERCENT OF THE AREA IN COLUMN 1.
3	REMAINING AREA IN EXCESS OF 500 SQ YD	25 % OF AREA IN COL. 1

**3. HEIGHT OF BUILDINGS :-**

THE MAXIMUM NUMBER OF STOREYS, THE MAXIMUM HEIGHT AND MINIMUM PLINTH HEIGHT OF A BUILDING CONSTRUCTED ON LAND AS MARKED IN COLUMN 1 OF THE FOLLOWING TABLE SHALL BE AS INDICATED RESPECTIVELY IN COLUMN 2 AND 3 THEREOF.

1	2	3	4
NOTATION	MAXIMUM NUMBER OF STOREYS	MAXIMUM HEIGHT	MINIMUM PLINTH HEIGHT
	ONE	15'-0"	A) ONE FOOT IN THE CASE OF BUILDINGS INTENDED FOR HUMAN HABITATION. B) SIX INCHES IN THE CASE OF VERANDAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION.
	TWO	33'-0"	

**4. BARSATI :-**

BARSATI SHALL ONLY BE ALLOWED ON PORTIONS OF A SITE MARKED AS BUT SHALL NOT COVER MORE THAN 55 PERCENT OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 9 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 GODOWN AND SERVANTS QUARTERS BUT SHALL NOT INCLUDE GUESTHOUSE.

**6. NUMBER OF BUILDINGS 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 WHICH MAY BE COMBINED FOR THE PURPOSE OF ERECTING ONE RESIDENTIAL UNIT AND NECESSARY ANCILLARY BUILDINGS.

**6. SPACE ABOUT RESIDENTIAL BUILDINGS :-**

(A) RESIDENTIAL BUILDINGS SHALL BE CONSTRUCTED ONLY WITHIN THE PORTIONS OF A SITE MARKED AS 'RESIDENTIAL' IN THIS PLAN AND NOWHERE 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 'PUBLIC SPACES' CONCERNED SHALL BE CONSIDERED AS IF IT WERE MARKED AS .

**8. BOUNDARY WALLS :-**

- (A) WALLS OF THE SPECIFICATIONS AND DESIGN 'K' SHOWN IN DRAWINGS ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABUT ON ROADS, STREETS AND 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 25' 2" IN HEIGHT.
- (C) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL IF BUILT NOT EXCEED 5 FEET 6 INCHES IN HEIGHT.
- (D) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH RADII INDICATED ON THIS PLAN AND ILLUSTRATED IN DRAWINGS ATTACHED TO THIS PLAN.
- (E) IN THE CASE OF BUILDING SITES, THE PRESCRIBED HEIGHT OF A WALL MAY BE EXCEEDED OVER PORTION 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 CENTER 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.

**9. GATE POSTS AND GATES :-**

- (A) GATE POSTS, WITH OR WITHOUT GATES, CAN BE ERRECTED ALONG SUCH PORTIONS OF A BOUNDARIES OF SITES AS LIE IN FRONT OF THE FRONT BUILDING LINE AND NOT ON AN ACCESSIBLE STREET, INCLUDING A SERVICE LANE. THE GATE POSTS AND THE GATES SHALL, IF ERRECTED, BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG. 38 ATTACHED TO THIS PLAN.
- (B) WHERE THE CONSTRUCTION OF A BOUNDARY WALL IS OPTIONAL AND BOUNDARY WALL IS NOT BUILT, GATE POSTS MADE OF WOOD, CONCRETE, STONE, STEEL, CAST IRON OR ANY OTHER MATERIAL APPROVED BY CHIEF ADMINISTRATOR AND OF HEIGHT NOT EXCEEDING FEET 8 1/2 INCHES MAY BE SUBSTITUTED, BUT THE GATE SHALL, IF ERRECTED BE OF ONE OF THE TYPE, DESIGNS AND SPECIFICATIONS SHOWN IN DRAWING 38 ATTACHED TO THIS PLAN.

**10. NUMBERING OF PREMISES :-**

- IF THE BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITE 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 DRAWING 38 ATTACHED TO THIS PLAN.
- IF THE SITES DOES NOT POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY THEN ITS NUMBER SHALL BE DISPLAYED IN PAINTED NUMERALS OF DESIGN 'B' SHOWN IN DRAWING 38 ATTACHED TO THIS PLAN ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING FRONT OF THE SITE.

**11. ACCESS:-**

THE FOLLOWING SITES SHALL DERIVE NO DIRECT ACCESS OR EXIT FROM OR TO THE V3 ROAD. SITES: 1, 2, 3, 4, 6B, 10, 12, 14, 16 AND 18 ON STREET 'A'.

**12. PROTECTED TREES:-**

TREES MARKED AS IN THIS PLAN SHALL BE DEEMED TO BE PROTECTED TREES UNDER THE CHANDIGARH TREES PRESERVATION ORDER, 1962.

THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 14, JOB NO. 6 DATED 14/01/1993 PREPARED ON 16/01/07

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SCALE :- 80 FEET TO AN INCH

By: S.G. SANGHIA  
Checked By: N. SLAMBA  
DATE: 14.1.1993

DRG. NO. 14 JOB NO. 6

## ZONING PLAN OF SECTOR - 9C.