

CHANDIGARH PROJECT



9. GATE POSTS AND GATES :-
 (a) GATE POSTS WITHOUT GATES CAN BE ERRECTED ALONG SUCH PORTIONS OF BOUNDARIES OF SITES AS LIE IN FRONT OF THE FRONT BUILDING LINE AND ABUT ON ACCESSIBLE STREET, INCLUDING A SERVICE LANE. THE GATE POSTS AND THE GATES SHALL BE ERRECTED BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG 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 NOT EXCEEDING 3 FEET 6 INCHES MAY BE SUBSTITUTED BUT THE GATES SHALL BE ERRECTED BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG S/1 ATTACHED TO THIS PLAN.

10. NUMBERING OF PREMISES:-
 EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITES AS GIVEN IN THIS PLAN.
 IF THE SITE POSSESSES GATE POST ALONG ITS FRONT BOUNDARY THEN ITS NUMBER SHALL BE DISPLAYED IN NUMERALS CAST IN CONCRETE ACCORDING TO THE SPECIFICATIONS AND DESIGN 'X' SHOWN IN DRG S/2 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 'Y' SHOWN IN DRG S/2 ATTACHED TO THIS PLAN ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING IN FRONT OF THE SITE.

11. ACCESS
 THE FOLLOWING SITES SHALL DERIVE NO DIRECT ACCESS OR EIT FROM OR TO THE V/3 ROAD SITE:
 2,3,4,5,6,7,9,11,13,15,17,19,21,23,25,27,29,31,33,35,36,37,38,40,42,44,46,48,52,54,56,58,60,62,63,64,65,67,69,71,73,75 AND 76 ON STREET 'C'.

12. PROTECTED TREES:-
 TREES MARKED AS (T) IN THIS PLAN SHALL BE DEEMED TO BE 'PROTECTED TREES' UNDER THE CHANDIGARH TREES PRESERVATION ORDER 1952.

NOTE DT - 11-2-94 :
 ADDITIONAL 8' 0" X 25' 0" SINGLE STOREY ZONED AREA ALLOWED IN THE REAR COURTYARD OF PLOT NO 4 AND PLOT NO 12 SECTION 10-A AS APPROVED BY THE CHIEF ADMINISTRATOR HIS LETTER NO 419/UT/1 (419)2435 DATED 10-2-94

NOTE DT - 11-5-94 :
 ADDITIONAL 8' 0" X 25' 0" SINGLE STOREY ZONED AREA ALLOWED IN THE REAR COURTYARD OF PLOT NO 4 AND PLOT NO 12 SECTION 10-A AS APPROVED BY THE CHIEF ADMINISTRATOR VIDE HIS LETTER NO U/1/41/948351 DATED 11-5-94.

NOTE DT - 24-1-2000 :
 FOR PLOT NO 16, STREET SECTION 10-A SIDES SET BACK OF 9' 0" X 48' 0" (ADDITIONAL AREA) IS ZONED AS SINGLE STOREY AS APPROVED BY THE CHIEF ADMINISTRATOR VIDE MEMO NO 211130/ U/1 (3) -9911519 CHANDIGARH DATED 20-12-99

NOTE:
 THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 10, JOB NO. 20, DATED 04-63 AND PREPARED ON 09-1-07

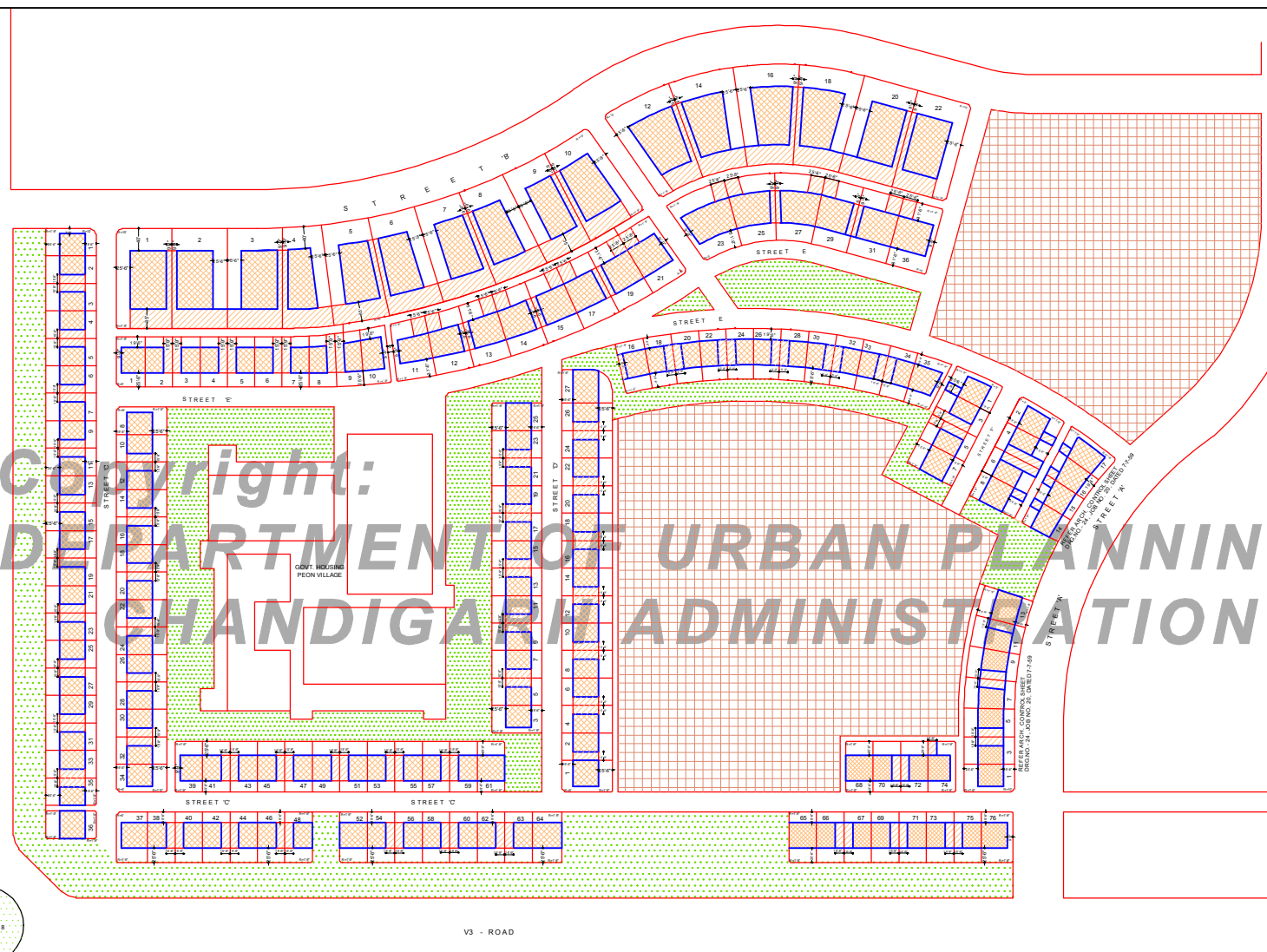
Prepared by: Nandan Sharma Date: 09-04-53
 Checked by: A.P.

SD: P.N.TAPHER
 CHIEF ADMINISTRATOR, CHANDIGARH

SD: JANE B. DEW
 SD: E. MAXWELL FRY
 SD: P. JEANREY

SENIOR ARCHITECTS
 SCALE : 80 FEET TO AN INCH
 SD: (JAGDISH SINGH) SD: (A.R. PRABHAKAR)
 DRAWN BY: P. JEANREY CHECKED BY:
 JOB NO. 20 DRG. NO. 10 DATED: 09-04-53

ZONING PLAN OF SUB SECTOR -10-A



NOTE:
 THE POSTAL NUMBERS ARE SHOWN THIS

1. USE ZONES:-
 THE LAND SHOWN IN THIS ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN THE 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
(Red outline)	ROADS	ROAD FURNITURE AND AMENITIES.
(Green outline)	PUBLIC SPACES	LAND SCAPE FEATURES, EDUCATIONAL, PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES
(Blue outline)	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS
(Orange outline)	RESIDENTIAL	ANCILLARY BUILDINGS - OR SINGLE STOREY RESIDENTIAL BUILDINGS.
(Yellow outline)	PUBLIC BUILDINGS	PUBLIC BUILDINGS

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

AREA OF THE SITE	MAXIMUM PERMISSIBLE SITE COVERAGE
FIRST 500 SQ. YDS. OR UNDER	50 PERCENT OF THE AREA IN COLUMN 1
NEXT 500 SQ. YDS. OR PART THEREOF	35 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 PLUMB HEIGHT OF A BUILDING CONSTRUCTED ON LAND AS MARKED IN THE COLUMN 1 OF THE FOLLOWING TABLE SHALL BE AS INDICATED RESPECTIVELY IN COLUMN 2, 3 AND 4 THERE OF.

NOTATION	MAXIMUM NUMBER OF STOREYS	MAXIMUM HEIGHT	MINIMUM PLUMB HEIGHT
(One block)	ONE	15'-0"	(A) ONE FOOT IN CASE OF BUILDING INTENDED FOR HUMAN HABITATION. (B) SIX INCHES IN CASE OF VARANDEAH AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION
(Two blocks)	TWO	35'-0" EXCLUSIVE OF A BARSATI AND MAHT.	

4. BARSATI :-
 BARSATI SHALL ONLY BE ALLOWED ON PORTIONS OF SITES MARKED AS (B) AND IF BUILT SHALL NOT COVER MORE THAN 50 PERCENT OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 8 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 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 THE ERRECTING ONE RESIDENTIAL UNIT AND ITS NECESSARY ANCILLARY BUILDINGS.

7. SPACE ABOUT RESIDENTIAL BUILDINGS:
 (a) RESIDENTIAL AND ANCILLARY BUILDINGS SHALL BE BUILT ONLY WITH IN 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 BUILDING ONE RESIDENTIAL UNIT THE AREA, IF ANY, LYING BETWEEN THE AREAS MARKED AS (B) THE SITES CONCERNED, SHALL BE CONSIDERED AS IF WERE MARKED AS (B).

8. BOUNDARY WALLS
 (a) SITES UP TO 1500 SQ.YDS.
 (b) WALLS OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRG. S/4 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABUT ON STREETS OR AREA MARKED AS 'PUBLIC SPACES'.

(c) 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 V/3 STREET OR AREA MARKED AS 'PUBLIC SPACES' AND BUILDING LINE NEAREST TO THE V/3 ROAD STREET OR AN AREA MARKED AS 'PUBLIC SPACES' SHALL NOT EXCEED 3 FEET 6 INCHES IN HEIGHT.

(d) SITE ABOVE 1500 SQ. YDS.
 (i) IN WALLS OF THE SPECIFICATION AND DESIGN 'A' SHOWN IN DRG S/1 ATTACHED TO THIS PLAN, SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABUT ON V/3 ROADS, STREETS AND ON AREA MARKED AS 'PUBLIC SPACES'.
 (ii) NO BOUNDARY WALL NEED BE BUILT ALONG THE BOUNDARY WALL WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT THE PART OF THE WALL LYING BETWEEN V/3 ROAD AND A STREET OR AN AREA MARKED AS 'PUBLIC SPACES' AND THE BUILDING LINE NEAREST TO THE V/3 ROAD, STREET OR AREA MARKED AS 'PUBLIC SPACES' SHALL NOT EXCEED 2 FEET 6 INCHES IN HEIGHT.

(c) WALLS ALONG BOUNDARIES IS 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 RADII INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG S/1 ATTACHED TO THIS PLAN.

(e) IF MORE THAN TWO FEET ABOVE 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 BOUNDARY WALL SHALL MEAN THE VERTICAL MEASUREMENT OF THE WALL FROM THE CENTRE OF THE FINISHED LEVEL OF THE STREET TO WHICH THE WALL HAS AN ACCESS OR FROM THE LEVEL OF THE GROUND ADJOINING THE OUTSIDE OF THE WALL.'