

# CHANDIGARH PROJECT



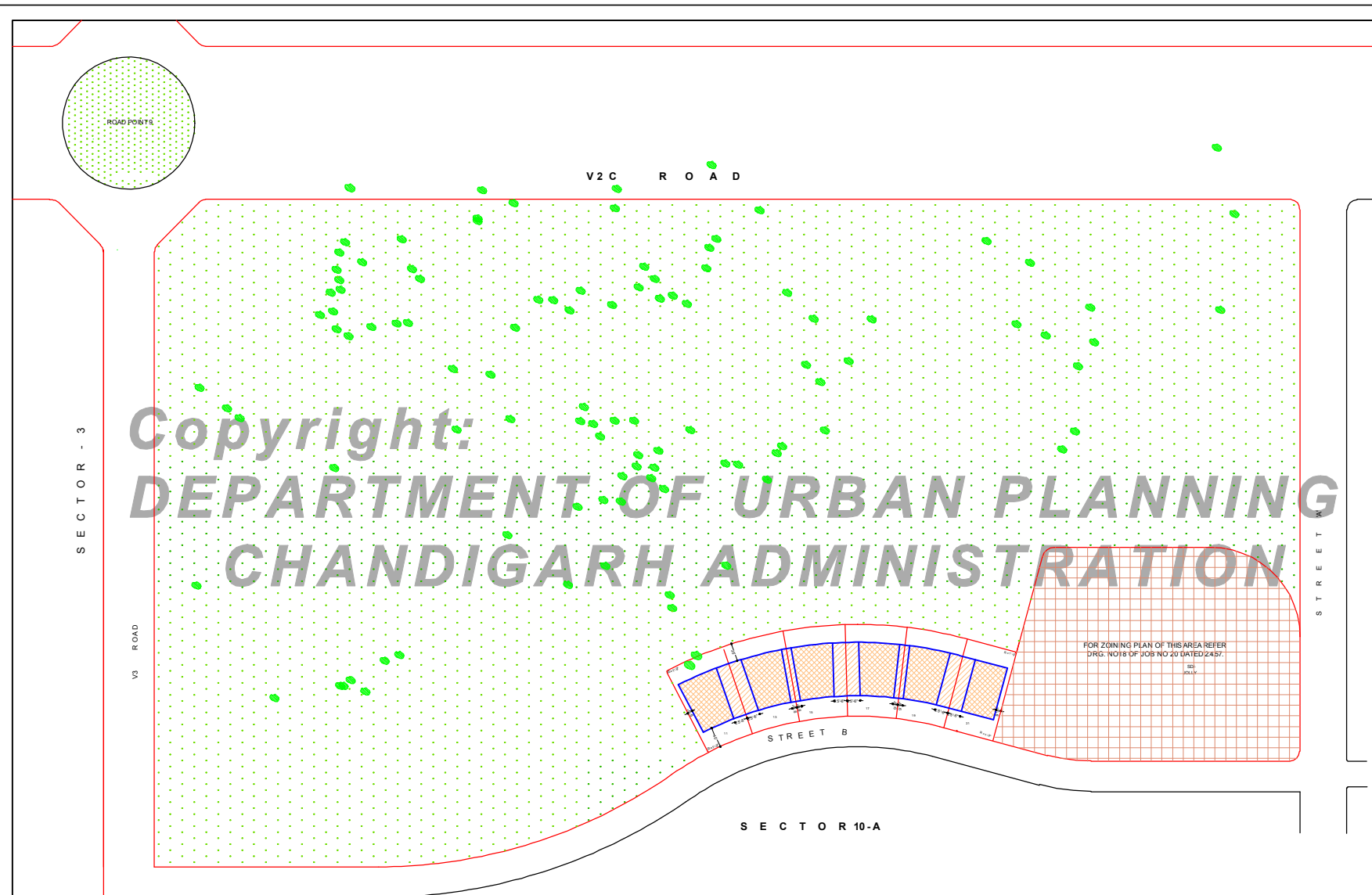
NOTE:  
THE POSTAL NUMBERS ARE SHOWN THUS 

17	17
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NOTE:  
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG NO.11/108 NO.20, DATED 6.4.53 AND PREPARED ON 17-11-06  
Anjali Monga, S.K. Madan, Daljeet Singh  
PREPARED BY: CHECKED BY: A.T.P.

SD/P.N.THAPER  
CHIEF ADMINISTRATOR  
SD- JANE B DREW  
SD- MAXWELL FRY  
SD- P.JAN ERATE  
SENIOR ARCHITECTS  
SCALE - 80 FEET TO ANCH  
DRAWN:-SD/-Pran CHECKED:-SD/-A.R.P.  
JOB NO. 20 DRG NO. 11 DATE 6.4.53

## ZONING PLAN OF SUB SECTOR -10B



### 1. USE ZONES:-

THE LAND SHOWN IN THE ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKING EXPLAINED IN TABLES BELOW IN NO OTHER MANNER WHATSOEVER.

1	2	3
NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1	TYPE OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1
	ROADS	ROAD FURNITURE AND AMENITIES.
	PUBLIC SPACES	LANDSCAPE FEATURES, EDUCATION, PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES
	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BLDGS
	RESIDENTIAL	ANCILLARY BUILDING OR SINGLE STOREY, RESIDENTIAL BUILDINGS.

### 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 THE STOREYS, THE MAXIMUM HEIGHT AND THE MINIMUM PLINTH HEIGHT OF A BUILDING CONSTRUCTED ON LAND AS 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
NOTATION	MAXIMUM NUMBER OF STOREYS	MAXIMUM HEIGHT	MINIMUM PLINTH HEIGHT
	ONE	15'-0"	(a) ONE FOOT IN CASE OF BUILDING INTENDED FOR HUMAN HABITATION (b) SIX INCHES IN CASE OF VARANDAHS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION
	TWO	35'-0" (EXCLUSIVE OF A BARSATI AND MAMTI)	(a) ONE FOOT IN CASE OF BUILDING INTENDED FOR HUMAN HABITATION (b) SIX INCHES IN CASE OF VARANDAHS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION

### 4. BARSATI :-

BARSATI SHALL ONLY BE ALLOWED ON PORTIONS OF A 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 OR SERVING THE RESIDENTIAL UNIT AND NORMALLY INHABITED BY 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 SUBDIVIDED AND NOT MORE THAN ONE RESIDENTIAL UNIT WITH ITS NECESSARY ANCILLARY BUILDINGS SHALL BE BUILT ON IT 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 BUILDINGS SHALL BE CONSTRUCTED ONLY WITHIN 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 IN THE SITES CONCERNED, SHALL BE CONSIDERED AS IF WERE MARKED AS

### 8. BOUNDARY WALLS

(a) WALLS OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN ON DRG 'S1' ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABUT ON STREETS OR AREA MARKED AS 'PUBLIC SPACES'.

(b) NO BOUNDARY WALL NEED BE BUILT ALONG THE BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT, THE PART OF THE WALL LYING BETWEEN AS STREET OR AN AREA MARKED AS 'PUBLIC SPACE' AND THE BUILDING LINE, NEAREST TO SUCH STREET OR AREA SHALL NOT EXCEED 2 FEET 6 INCHES IN HEIGHT.

(c) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT, NOT EXCEED 8 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 '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:-

THE '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.

### 9. GATE POST AND GATES:-

(a) GATE POSTS, 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 DESIGN AND SPECIFICATIONS SHOWN IN DRAWING '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 8 1/2 INCHES MAY BE SUBSTITUTED, BUT THE GATES SHALL, IF ERECTED BE OF ONE OF THE TYPE DESIGN AND SPECIFICATIONS SHOWN IN DRAWING '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 ON DRAWING 'S2' ATTACHED TO THIS PLAN.

IF THE SITE DOES NOT POSSESS A GATE POST ALONG ITS FRONT BOUNDARY, THEN ITS NUMBER SHALL BE DISPLAYED IN PAINTED NUMERALS OF DESIGN IF SHOWN IN DRAWING 'S2' ATTACHED TO THIS PLAN ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING IN FRONT OF THE SITE.

### 11. PROTECTED TREES:-

TREES MARKED AS IN THIS PLAN SHALL BE DEEMED TO BE PROTECTED TREES UNDER THE CHANDIGARH TREES PRESERVATION ORDER 1992.