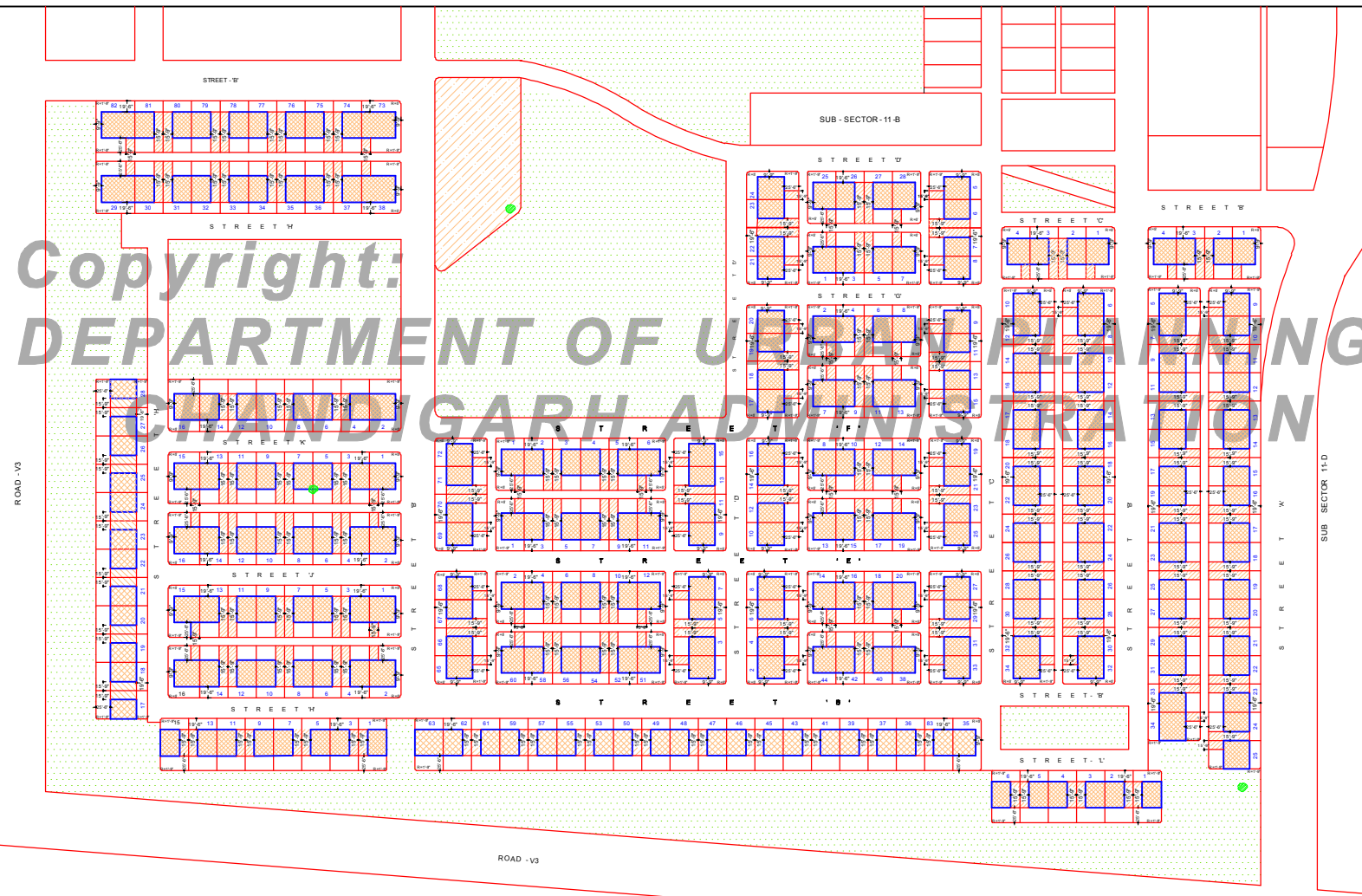


# CHANDIGARH PROJECT



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DEPARTMENT OF URBAN PLANNING  
CHANDIGARH ADMINISTRATION



**NOTE:**  
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 8, JOB NO. 21, DATED 27.5.53 PREPARED ON DT-15-01-07

Farangji Singh Kanchari Sharma Dhill Singh  
PREPARED BY: CHECKED BY: A.T.P.

Sd/-  
CHIEF ADMINISTRATOR  
CHANDIGARH  
Sd/- JANE B. DREW  
Sd/- E. CHONGWARY  
Sd/- P. J. ANNATE

SENIOR ARCHITECTS

SCALE :- 80 FEET TO AN INCH

DRAWN BY:- SGI-PRAN CHECKED BY:- A.R.P.

DRG NO. > 8 JOB NO. :- 21 DATE:- 27.03.53

**ZONING PLAN OF  
SUB SECTOR 11-A**

**1. USE ZONES:-**  
THE LAND SHOWN IN THIS ZONING PLAN SHALL 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 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.
	RESERVED	ANCILLARY BUILDINGS OR SINGLE STOREY RESIDENTIAL BUILDINGS. USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR.

**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. YARDS OR UNDER	50 PERCENT OF THE AREA IN COLUMN 1.
NEXT 250 SQ. YARDS OR PART THERE OF	33 PERCENT OF THE AREA IN COLUMN 1.
REMAINING AREA IN EXCESS OF 500 SQ. YARDS	25 PERCENT OF THE AREA IN COLUMN 1.

**3. HEIGHT OF BUILDINGS:-**  
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, 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 THE CASE OF BUILDINGS INTENDED FOR HUMAN HABITATION
	TWO	30'-0" EXCLUSIVE OF BARSAI AND MUMTI	b) SIX INCHES IN THE CASE OF VERANDAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION

**4. BARSAI:-**  
EVERY SITE SHALL ONLY BE ALLOWED ON PORTION OF A SITE MARKED AS 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 UNITS AND NORMALLY MARKED BY THE ATTENDANTS OF THE RESIDENTIAL UNIT. IT SHALL INCLUDE A GARAGE, STORE ROOM, FUEL GODOWN AND SERVANT QUARTERS BUT SHALL NOT INCLUDE A GUEST HOUSE.

**6. NUMBER OF BUILDING OF EACH SITE:-**  
NO SITE SHALL BE SUB DIVIDED AND NOT MORE THAN ONE RESIDENTIAL UNIT WITH ITS NECESSARY ANCILLARY BUILDING BE BUILT ON IT. TWO OR MORE SITES MAY, HOW EVER BE COMBINED FOR THE PURPOSE OF ERECTING ONE RESIDENTIAL UNIT AND ITS NECESSARY ANCILLARY BUILDING.

**7. SPACE ABOUT RESIDENTIAL BUILDINGS:-**  
a) RESIDENTIAL BUILDINGS SHALL BE CONSTRUCTED ONLY WITH IN 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 THE SITES CONCERNED SHALL BE CONSIDERED AS IF IT WERE MARKED AS

**8. BOUNDARY WALLS:-**  
a) WALLS OF THE SPECIFICATION AND DESIGN 'IF SHOWN IN DRG NO S/H' ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABOUT ON STREETS OR ON AREAS 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 A STREET, SERVICE LANE OR AREA MARKED AS 'PUBLIC SPACES' AND THE BUILDING LINE NEAREST TO SUCH LANE, STREET OR AREA, SHALL NOT EXCEED 3 FEET 8 1/2 INCHES IN HEIGHT.  
c) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISION 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 RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED IN DRAWINGS S/H 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:-**  
'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 POST AND GATES:-**  
a) GATE POSTS, WITH OR WITHOUT GATES, CAN BE ERECTED ALONG SUCH PORTION OF BOUNDARIES OF SITES AS LIE IN FRONT OF THE FRONT BUILDING LINE AND ABOUT AN 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 DRAWING S/H 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 DESIGNS AND SPECIFICATIONS SHOWN IN DRAWING S/H 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 DOES NOT POSSESS A GATE POST ALONG ITS FRONT BOUNDARY THEN THE NUMBER SHALL BE DISPLAYED IN PAINTED NUMERALS OF DESIGN 'B' SHOWN IN DRAWING S/H ATTACHED TO THIS PLAN ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET IN FRONT OF THE SITE.

**11. ACCESS:-**  
THE FOLLOWING SITES SHALL DERIVE NO DIRECT ACCESS OR EXIT FROM OR TO THE V3 ROAD  
SITES 1, 3, 3, 7, 11, 13 AND 15 ON STREET 'Y'  
SITES 17 TO 28 BOTH INCLUSIVE ON STREET 'Y'  
SITES 35, 36, 37, 39, 41, 43, 45, 46, 47, 48, 49, 50, 53, 55, 57, 59, 61, 62, 63 AND 63 ON STREET 'Y'  
SITES 1 TO 8 BOTH INCLUSIVE ON STREET 'Y'

**12. PROTECTED TREES:-**  
TREES MARKED AS IN THIS PLAN SHALL BE DEEMED TO BE 'PROTECTED TREES' UNDER THE CHANDIGARH TREES PRESERVATION ORDER 1952.