

SECTOR 10

V - 3 ROAD



CHANDIGARH PROJECT



NOTE:- THE POSTAL NO. SHOWN ARE SHOWN THUS 4

1. USE ZONE:- THE LAND SHOWN IN THE ZONING PLAN SHALL BE UTILIZED IN ACCORDANCE WITH THE MARKING EXPLAINED IN THE TABLE BELOW AND IN NO OTHER MANNER WHATSOEVER EVER.

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 SPACE	LAND SCAPE FEATURES, EDUCATIONAL, PUBLIC & COMMUNITY BUILDINGS AND PUBLIC AMENITIES
	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS
	RESIDENTIAL	ANCILLARY BUILDINGS OR SINGLE STOREY RESIDENTIAL BUILDINGS
	RESERVED	USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR
	CULTURAL	EDUCATIONAL, CULTURAL, PUBLIC BUILDINGS AS DECIDED 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
THE AREA OF 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 NO. 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 & 4 THERE OF:-

1	2	3	4
NOTATION	MAXIMUM NO. 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	35'-0"	(a) SIX INCHES IN THE CASE OF VERANDAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION

4. BARSATI:- BARSATI SHALL ONLY BE ALLOWED ON THE PORTION OF A SITE MARKED AS AND IF BUILT SHALL NOT COVER MORE THAN 50 PERCENT OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 9'-0" IN HEIGHT.

NOTE:- THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 10, JOB NO. 21, DATED 03-04-1993 AND PREPARED ON DATED 18-09-07

Paramjit Singh PREPARED BY Kanchari Sharma CHECKED BY Daljit Singh ATP

SCALE :- 80 FEET TO AN INCH

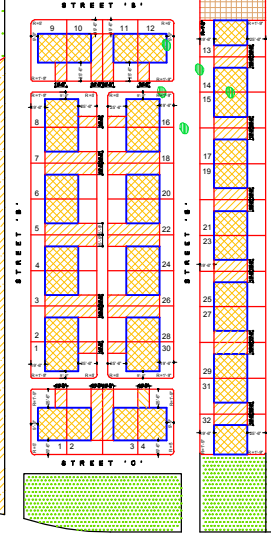
JOB NO. 21 DRG. NO. 10

Sd/- PRAN DRAWN Sd/- CHECKED 03-04-03 DATED:-

ZONING PLAN OF SUB SECTOR 11-C

SUB SECTOR 11-B

STREET V-4



CULTURAL ZONE

V 2 - A ROAD

SECTOR - 15

STREET V - 5

SECTOR - 11-D

5) ANCILLARY BUILDING:- 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 BUILDING 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 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 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 AREA MARKED AS IN THE SITES CONCERNED SHALL BE CONSIDERED AS IF IT WERE MARKED AS

8) BOUNDARY WALLS :-

A. WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ADJUT ON STREETS OR ON AREAS MARKED AS 'PUBLIC SPACES' AND ON AREAS MARKED AS 'CULTURAL ZONE'.

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' OR ON AREA MARKED AS 'CULTURAL ZONE' AND THE BUILDING LINE NEAREST TO SUCH STREET, SERVICE LANE OR AREA SHALL NOT EXCEED 3 FEET 6 1/2 INCHES IN HEIGHT.

C. WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT, NOT EXCEED 3 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 DRAWING S/1 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 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 ADJUT ON 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/1 ATTACHED TO THIS PLAN.

B. WHERE THE CONSTRUCTION OF A BOUNDARY WALL IS OPTIONAL AND A BOUNDARY WALL IS NOT BUILT, GATE POST MADE OF WOOD, CONCRETE, STONE, STEEL, CAST IRON, CRANY 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 SPECIFICATION SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN.

10) NUMBERING OF PREMISES:-

EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITE AS GIVEN 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 PLAN SPECIFICATIONS AND DESIGN 'X' SHOWN IN DRAWING S/2 ATTACHED TO THIS PLAN.

IF THE SITES DOES NOT POSSESS A GATE POST ALONG ITS FRONT BOUNDARY, THEN ITS NUMBER SHALL BE DISPLAYED IN PAINTED NUMERALS OF DESIGN 'Y' SHOWN IN DRAWING S/2 ATTACHED TO 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 1982.