



CHANDIGARH PROJECT



1. USE ZONES:
THE LAND SHOWN IN THIS ZONING PLAN SHALL UTILIZED ACCORDANCE WITH THE MARKINGS EXPLAINED IN THE TABLE BELOW AND IN NO OTHER MANNER WHATSOEVER.

SYMBOL	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1	TYPE OF BUILDING PERMISSIBLE ON LAND MARKED AS IN COLUMN 1
[Symbol]	ROADS	ROAD FURNITURE AND AMENITIES.
[Symbol]	PUBLIC SPACES	LANDSCAPE FEATURES, EDUCATIONAL, PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES.
[Symbol]	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS.
[Symbol]	RESIDENTIAL	ANCILLARY BUILDINGS OR SINGLE STOREY RESIDENTIAL BUILDINGS.
[Symbol]	PUBLIC BUILDING	PUBLIC BUILDINGS.
[Symbol]	COMMERCIAL	COMMERCIAL CLERK RESIDENTIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS.
[Symbol]	RESERVED	USE TO BE DETERMINED BY THE CHIEF ADMINISTRATION.
[Symbol]	SPECIAL AREA	AS PER ARCHITECTURAL CONTROL SHEETS.

2. SITE COVERAGE:
THE MAXIMUM PERMISSIBLE SITE COVERAGE INCLUSIVE OF ANCILLARY BUILDINGS FOR EACH SITE SHALL BE AS SPECIFIED IN THE FOLLOWING TABLE:

AREA OF THE SITE	MAXIMUM PERMISSIBLE SITE COVERAGE
FRONT 200 SQ. YARDS OR UNDER	50 PERCENT OF THE AREA IN COLUMN 1
NEXT 200 SQ. YARDS OR PART THERE OF	35 PERCENT OF THE AREA IN COLUMN 1
REMAINING AREA IN EXCESS OF 500 SQ. YARDS	20 PERCENT OF THE AREA IN COLUMN 1

3. HEIGHT OF BUILDINGS:
THE MAXIMUM HEIGHT OF STOREYS, THE MAXIMUM HEIGHT AND THE MINIMUM HEIGHT OF A BUILDING CONSTRUCTION AND AS MARKED IN COLUMN 1 OF THE FOLLOWING TABLE SHALL BE AS NOTATED RESPECTIVELY IN COLUMNS 2 AND 3 THERE OF.

NOTATION	MAXIMUM NUMBER OF STOREYS	MAXIMUM HEIGHT	MINIMUM HEIGHT
[Symbol]	ONE	15' 0"	4' ONE FOOT IN THE CASE OF BUILDINGS INCISED FOR FEMA PROTECTION
[Symbol]	TWO	30' 0" EXCLUSIVE OF SUBSIDIARY (AND MAIN)	6' SIX INCHES IN THE CASE OF OVERLANDS AND BUILDINGS NOT INTENDED FOR HUMAN INHABITATION.

4. BARBETS:
BARBETS SHALL ONLY BE ALLOWED ON PORTIONS OF SITE MARKED AS [Symbol] AND IF BUILT SHALL NOT COVER MORE THAN 20 PERCENT OF THE COVERED FLOOR AREA AND SHALL NOT EXCEED 2 FEET 6 INCHES IN HEIGHT.

5. ANCILLARY BUILDINGS:
ANCILLARY BUILDINGS SHALL MEAN THE BUILDING OR BUILDINGS ATTACHED TO OR SERVING THE RESIDENTIAL UNIT AND NORMALLY INHABITED BY THE ATTENDANTS OF THE RESIDENTIAL UNITS. IT SHALL INCLUDE A GARAGE, STORE ROOM, FUEL CLOSET, AND SERVANTS QUARTERS BUT SHALL NOT INCLUDE A GUEST HOUSE.

6. NUMBER OF BUILDINGS ON EACH SITE:
NO SITE SHALL BE SUBDIVIDED AND NO MORE THAN ONE RESIDENTIAL UNIT WITH NECESSARY ANCILLARY BUILDINGS SHALL BE BUILT ON TWO OR MORE SITES MAY, HOWEVER, BE COMBINED FOR THE PURPOSE OF THIS PLAN AND NO MORE THAN ONE RESIDENTIAL UNIT AND NECESSARY ANCILLARY BUILDINGS.

7. SPACE ABOUT INDIVIDUAL BUILDINGS:
INDIVIDUAL AND ANCILLARY BUILDINGS SHALL BE BUILT ONLY WITHIN THE PORTION OF A SITE MARKED AS [Symbol] IN THIS PLAN AND NO MORE THAN ONE SITE SHALL BE BUILT ON TWO OR MORE SITES AS COMBINED FOR THE PURPOSE OF CONSTRUCTING ONE RESIDENTIAL UNIT THE AREA OF ANY OTHER SITES IN THE AREA MARKED AS [Symbol] IN THE SITES CONSIDERED SHALL BE CONSIDERED AS IF THEY WERE MARKED AS [Symbol].

8. BOUNDARY WALLS:
NO WALL OF THE SPECIFICATIONS AND DESIGN SHOWN IN DRAWING IS ATTACHED TO THE PLAN SHALL BE BUILT ALONG THE REAR BOUNDARIES, BOUNDARIES LYING AT THE BACK OF THE REAR BUILDING LINES OF SITE, AS ABOUT ON STREETS OR AREAS MARKED AS PUBLIC SPACES AND PUBLIC BUILDINGS.

(i) WITH THE EXCEPTION OF PLOT NO. 23 UNITS STREET 14 AND PLOT NO. 6 AND 7 ON STREET 7 NO WALL NEED BE BUILT ALONG SUCH FRONT BOUNDARIES (BOUNDARIES LYING IN FRONT OF THE REAR BUILDING LINES) AS ABOUT ON STREETS OR AREAS MARKED AS PUBLIC SPACES AND PUBLIC BUILDINGS BUT BUILT IT SHALL BE OF SPECIFICATIONS AND DESIGN SHOWN IN DRG. S1 ATTACHED TO THIS PLAN SHALL BE.

(ii) WALLS OF THE SPECIFICATIONS AND DESIGN SHOWN IN DRG. S1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITE 23 ON STREET 14 AND SITE 6 AND 7 ON STREET 7 AS ABOUT ON STREETS AND AREAS MARKED AS PUBLIC SPACES AND PUBLIC BUILDINGS.

(iii) NO WALL NEED BE BUILT ALONG THE PORTION OF THE FRONT BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER BUT IF BUILT, IT SHALL NOT EXCEED 2 FEET 6 INCHES IN HEIGHT.

(iv) WALLS ALONG BOUNDARIES NOT COVERED BY ABOVE PROVISIONS SHALL, IF BUILT NOT EXCEED 2 FEET 6 INCHES IN HEIGHT.

(v) THE CURVAURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE AS ACCORDANCE WITH THE RADII INDICATED ON THIS PLAN AND ILLUSTRATED IN DRAWING S1 ATTACHED TO THIS PLAN.

(vi) IN THE CASE OF SLOPING SITES THE PRESCRIBED HEIGHT OF A WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT IT DOES NOT EXCEED A HEIGHT OF MORE THAN TWO FEET ABOVE THE PRESCRIBED HEIGHT BE PREMITTED.

(vii) AS PER APPLICABLE TO A BOUNDARY WALL SHALL MEAN THE VERTICAL MEASUREMENT OF THE WALL FROM THE CENTER OF THE FINISH LEVEL OF THE STREET TO WHICH THE SITE HAS ACCESS OR FROM THE LEVEL OF THE STREET CROSSING THE OTHER SIDE OF THE WALL.

9. GATE POSTS AND GATES:
(a) GATE POSTS WITH OR WITHOUT GATES CAN BE ERRECT ALONG SUCH PORTIONS OF BOUNDARIES OF SITES AS LIE IN FRONT OF THE FRONT BUILDING LINE AND ABOUT ON ACCESSIBLE STREET INCLUDING A SERVICE LANE. GATE POSTS AND THE GATES SHALL BE ERRECT ONE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG. 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 OR STEEL CAST FROM AN ANY OTHER MATERIAL APPROVED BY THE CHIEF ADMINISTRATION SHALL BE ERRECTED AT THE CORNERS OF THE WALLS.

10. BOUNDARIES OF BUILDINGS:
BOUNDARIES OF BUILDINGS OCCUPYING A SITE SHALL DISPLAY THE PORTAL NUMBER OF THE SITE AS GIVEN IN THE PLAN AND SHALL BE ERRECTED IN CONCRETE OR BRICKWORK WITH THE NUMBER SHALL BE DISPLAYED IN NUMERICAL CAST IN CONCRETE ACCORDING TO THE SPECIFICATIONS AND DESIGN SHOWN IN DRG. 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 OR POSITION SHOWN IN DRG. S2 ATTACHED TO THE PLAN IN A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING IN FRONT OF THE SITE.

11. ACCESS:
THE BOUNDARIES OF SITES SHALL BE ERRECTED NO DIRECT ACCESS OR EXIT FROM OR TO THE V3 ROADS - STREET 17 IF BOTH INCLUDES 20.00 SQ. M. OF STREET 17.

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12. PROTECTED TREES:
TREES MARKED AS [Symbol] IN THIS PLAN SHALL BE DEEMED TO BE "PROTECTED TREES" UNDER THE CHANDIGARH PRESERVATION ORDER 1982.

(i) WITH THE EXCEPTION OF PLOT NO. 23 UNITS STREET 14 AND PLOT NO. 6 AND 7 ON STREET 7 NO WALL NEED BE BUILT ALONG SUCH FRONT BOUNDARIES (BOUNDARIES LYING IN FRONT OF THE REAR BUILDING LINES) AS ABOUT ON STREETS OR AREAS MARKED AS PUBLIC SPACES AND PUBLIC BUILDINGS BUT BUILT IT SHALL BE OF SPECIFICATIONS AND DESIGN SHOWN IN DRG. S1 ATTACHED TO THIS PLAN SHALL BE.

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Prepared By: S.K. Mehta Date: 08/05/12
Checked By: A.P. Date: 08/05/12

SD/- CHIEF ADMINISTRATOR

SD/- JANE B. DREW
SENIOR ARCHITECT

SCALE: 80 FEET TO AN INCH

SD/- DRAWN: _____ CHECKED: SD/-
JOB NO. 13 DRG. NO. 12 DATED 7.4.83

ZONING PLAN OF SECTOR - 16D