

SUB SECTOR - 18

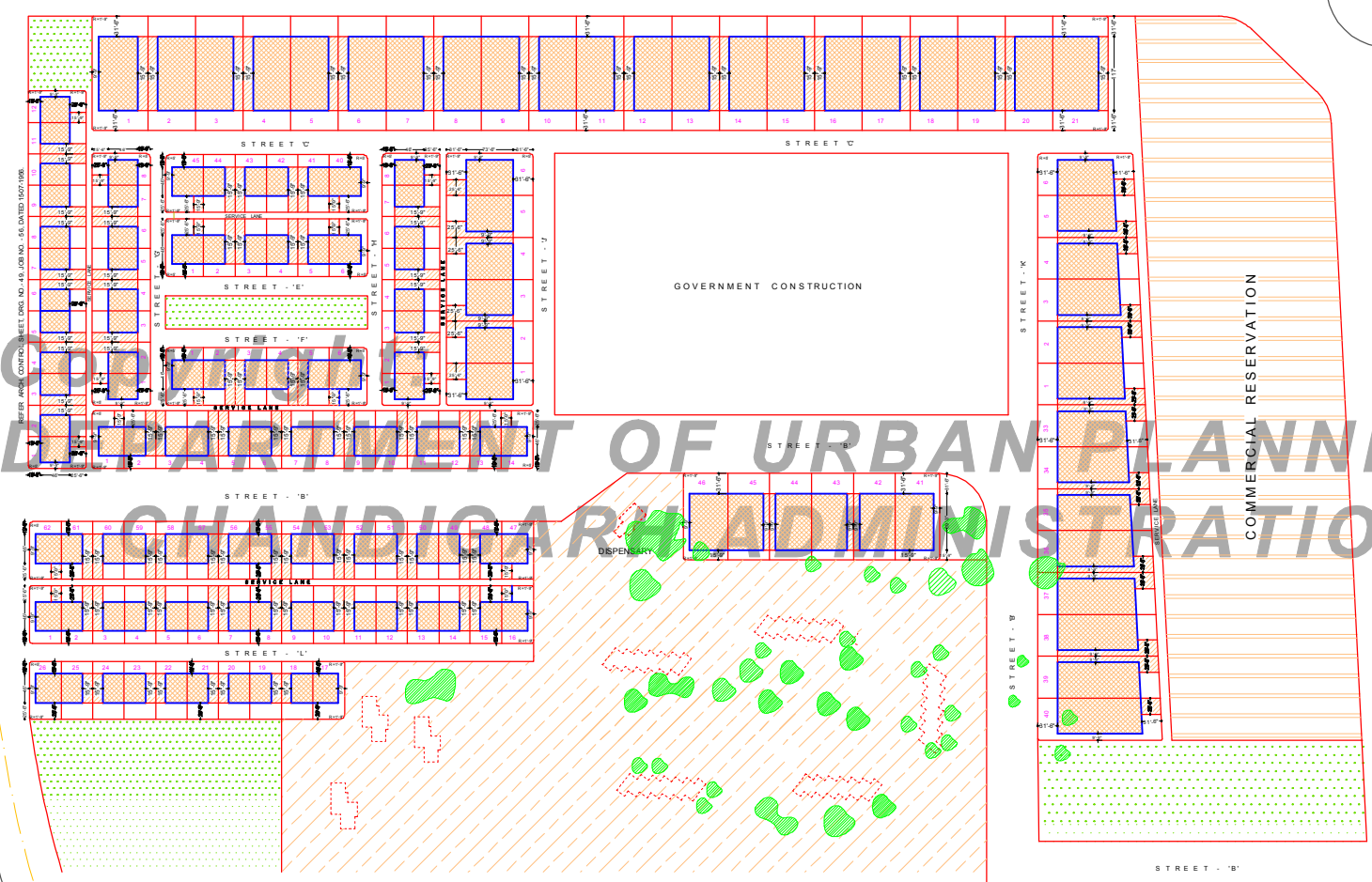
CL. OF V3 ROAD

JUNCTION NO. 21

CHANDIGARH PROJECT



NOTES
THE POSTAL NUMBERS ARE SHOWN THUS. :-



1. USE ZONES:-
THE LAND SHOWN IN THIS ZONING PLAN SHALL BE UTILIZED 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	TYPE OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1
	ROAD	ROAD, FURNITURE AND AMENITIES, LANDSCAPE FEATURES, EDUCATIONAL, PUBLIC & COMMUNITY BUILDINGS AND PUBLIC AMENITIES.
	PUBLIC SPACES	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS.
	RESIDENTIAL	RESIDENTIAL BUILDINGS OR SINGLE STOREY.
	COMMERCIAL	COMMERCIAL OR RESIDENTIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEET.
	RESERVED	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:

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 THE BUILDING CONSTRUCTED ON THE LAND AS MARKED IN 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 PLINTH HEIGHT
	ONE	15'-0"	ONE FOOT IN THE CASE OF BUILDINGS INTENDED FOR HUMAN HABITATION
	TWO	35'-0" EXCLUSIVE OF A BARBAT AND MUMTY	SIX INCHES IN THE CASE OF VERANDAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION.

4. BARBAT:-
BARBAT SHALL ONLY BE ALLOWED ON THE PORTIONS OF A SITE MARKED AS BUILT. SHALL NOT COVER MORE THAN 20 PERCENT OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 9 FEET 9 INCHES IN HEIGHT.

5. ANCILLARY BUILDINGS:-
ANCILLARY BUILDINGS SHALL MEAN THE BUILDING OR BUILDINGS ATTACHED TO OR SERVING THE RESIDENTIAL UNIT AND NORMALLY HABITATED BY THE ATTENDANTS OF THE RESIDENTIAL UNIT. IT SHALL INCLUDE A GARAGE, STORE ROOM, FUEL GODOWN AND SERVANT QUARTER 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 ERRECTED ON IT. TWO OR MORE SITES MAY, HOWEVER, BE COMBINED FOR THE PURPOSE OF ERRECTING 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 AREA MARKED AS SUCH, SHALL BE CONSIDERED AS IF IT WERE MARKED AS SUCH.

8. BOUNDARY WALLS:-
(a) WALLS OF THE SPECIFICATIONS AND DESIGN 'B' AS SHOWN IN THE DRAWING NO. S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITE AS ABUT ON STREETS OR AREA MARKED AS 'PUBLIC SPACE'.
(b) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT, NOT EXCEED 4 1/2' IN HEIGHT.
(c) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADI INDICATED ON THIS PLAN AND ILLUSTRATED IN DRAWING NO. S/1 ATTACHED TO THIS PLAN.
(d) IN THE CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF A WALL MAY BE EXCEEDED OVER PORTION 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 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 POSTS AND GATES :-
(a) GATE POSTS, WITH OR WITHOUT GATES CAN BE ERRECTED ALONG SUCH PORTIONS OF BOUNDARIES OF SITE AS LIE IN FRONT OF THE FRONT BUILDING LINE AND ABUT ON AN ACCESSIBLE STREET, INCLUDING THE SERVICE LANE. THE GATE POST AND GATES SHALL, IF 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 GATE SHALL IF ERRECTED BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN.

10. NUMBERING OF PREMISES:-
(a) EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITE AS GIVEN IN THIS PLAN.
(b) IF THE SITE POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY THEN ITS NUMBER SHALL BE DISPLAYED IN THE NUMERALS CAST IN CONCRETE ACCORDING TO THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRAWING S/2 ATTACHED TO THIS PLAN.
(c) IF THE SITE DOES NOT POSSESS A GATE POST ALONG ITS FRONT BOUNDARY, THEN ITS NUMBER SHALL BE DISPLAYED IN THE PAINTED NUMERALS OF THE DESIGN 'B' SHOWN IN DRAWING 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 EXIT FROM OR TO THE V3 ROAD: STREET C. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 & 21.

12. PROTECTED TREES:-
TREES MARKED AS IN THIS PLAN SHALL BE DEEMED TO BE 'PROTECTED TREES' UNDER THE CHANDIGARH TREES PRESERVATION ORDER, 1992.

NOTES:-
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG. NO. 26, JOB NO. 15 AND PREPARED ON DATE: 3/01/07

Amal Mehta PREPARED BY S.K. Madan CHECKED BY Dajesh Singh A.T.P.

Sd/- CHIEF ADMINISTRATOR CHANDIGARH

Sd/- SENIOR ARCHITECTS

SCALE :- 80 FEET TO AN INCH

Sd/- P.P. CHAWLA DRAWN BY: Sd/- CHECKED BY:-

DRG NO. - 26 JOB NO. - 15 DATE:-

ZONING PLAN OF SUB SECTOR 19 - A