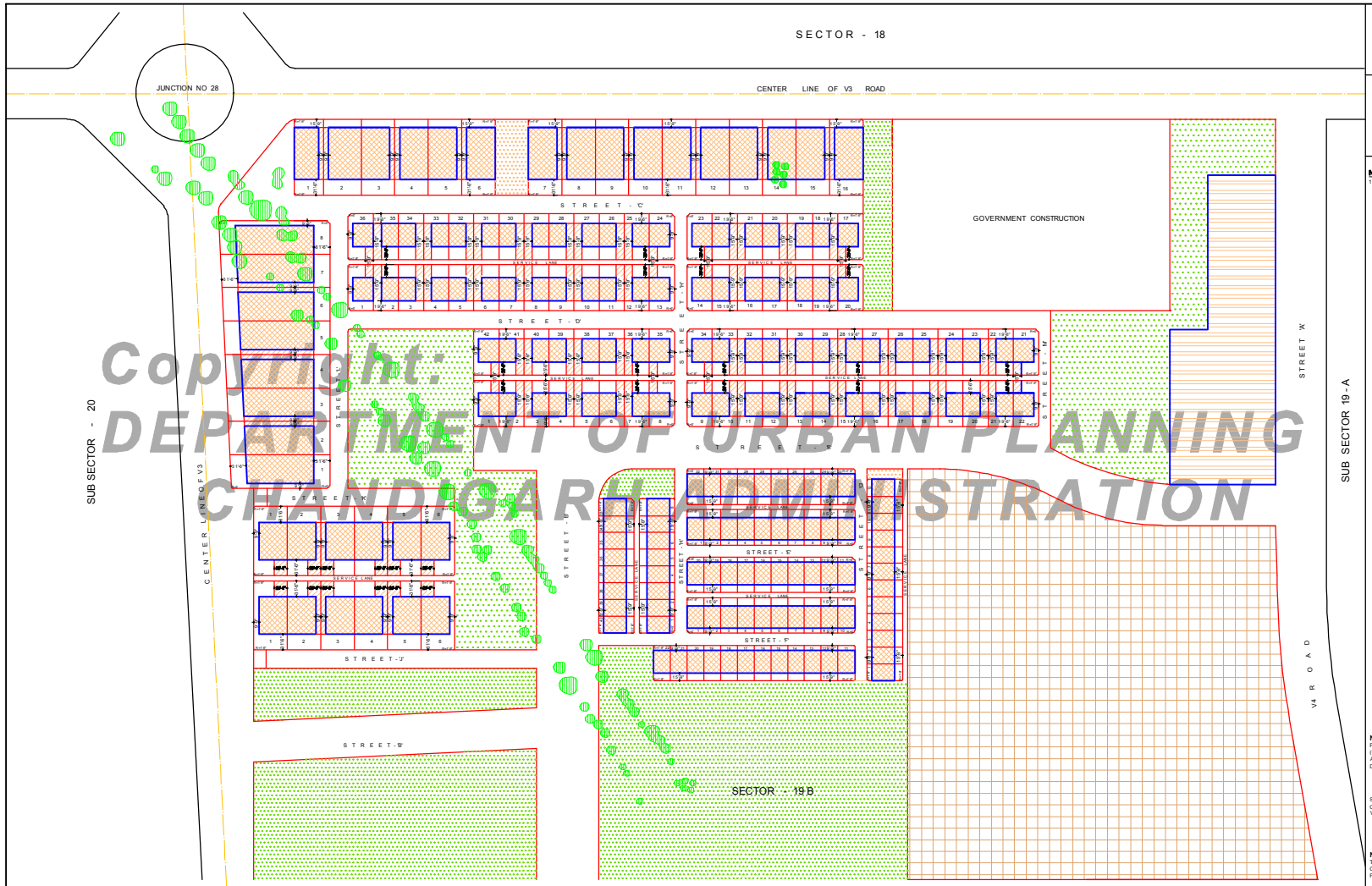

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DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMINISTRATION

CHANDIGARH PROJECT

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NOTES :-
1. THE POSTAL NUMBERS ARE SHOWN THUS. 6

NOTE: DTD 2-3-95
PLOT NO. 6, 7, & 8 ON STREET 1,"CONVERTED INTO (GOVERNMENT CONSTRUCTION) AS APPROVED BY THE CHEIF ADMINISTRATOR VIDE HIS MEMO NO.5676-UTF(4)-94-2124 DATED 17-2-95

SITE OF SIZE 33' X 33' OF ROAD SIDE WORKERS AS COMMERCIAL USE IN PUBLIC SPACE IS APPROVED BY F.S. VIDE HIS MEMO NO.2157/41/UTF 1 (3) - 2000/5/340 DT. 30/5/2001

SD/-
ATP

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

Paramjit singh PREPARED BY. Kanchan Sharma CHECKED BY. Daljeet Singh. ATP

Sd/-
CHIEF ADMINISTRATOR

Sd/-
SENIOR ARCHITECT

Sd/-
JUNIOR PLANNER

SCALE :- EIGHT FEET TO AN INCH

DRAWN:- PRAN | CHECKED: Sd/-

DRG NO - 21 | JOB NO - 15 | DATE :-

ZONING PLAN OF SECTOR - 19 D

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

1 NOTATION	2 PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1.	3 TYPES OF BUILDING PERMISSIBLE ON LAND MARKED AS IN COLUMN 1.
	ROAD	ROAD FURNITURE AND AMENITIES.
	PUBLIC SPACES	LAND SCAPE FEATURES, EDUCATIONAL,PUBLIC AND COMMUNITY BUILDING AND PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS.
	RESIDENTIAL	ANCILLARY BUILDINGS OR SINGLE STOREY RESIDENTIAL BUILDINGS.
	PUBLIC BUILDING	PUBLIC BUILDINGS.
	COMMERCIAL	COMMERCIAL CUM RESIDENTIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEET.

2. SITE COVERAGE:-
THE MAXIMUM PERMISSIBLE SITE COVERAGE SHALL BE AS INDICATED IN THE FOLLOWING TABLE.

1 AREA OF THE SITE.	2 MAXIMUM PERMISSIBLE SITE COVERAGE
FIRST 250 SQYDS. OR UNDER.	50 PERCENT OF THE AREA IN COLUMN 1.
NEXT 250 SQYDS. OR PART THEREOF	33 PERCENT OF THE AREA IN COLUMN 1.
REMAINING AREA IN EXCESS OF 500 SQYDS	25 PERCENT OF THE AREA IN COLUMN 1.

3. HEIGHT OF BUILDING:-
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 COLUMN 2,3 & 4 THEREOF:-

1 NOTATION	2 MAXIMUM NUMBER OF STOREYS	3 MAXIMUM HEIGHT	4 MINIMUM PLINTH HEIGHT
	ONE	15'-9"	(A) ONE FOOT IN THE CASE OF BUILDINGS INTENDED FOR HUMAN HABITATION.
	TWO	35'-0" EXCLUSIVE OF A BARSATI OR MUMTI	(B) SIX INCHES IN THE CASE OF VERANDAHS AND BUILDINGS NOT INTENTED FOR HUMAN HABITATION.

4. BARSATI:-
BARSATI SHALL ONLY BE ALLOWED ON PORTIONS 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 FEET 9 INCHES IN HEIGHT.

5. ANCILLARY BUILDING:-
ANCILLARY BUILDING SHALL MEAN THE BUILDING OR BUILDINGS ATTACHED TO OR SERVING THE RESIDENTIAL UNIT AND NORMALLY INHABITED BY THE ATTENDENTS OF THE RESIDENTIAL UNIT. IT SHALL INCLUDE A GARRAGE, STORE ROOM, FUEL GOD OWN AND SERVANT QUATERS 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 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 BUILDING:-
(A) RESIDENTIAL AND ANCILLARY BUILDINGS 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 CONSTRUCTION ONE RESIDENTIAL UNIT, THE AREA ,IF ANY, LYING BETWEEN THE AREAS MARKED AS IN THE SITES CONCERNED, SHALL BE CONSIDERED AS IF IT WERE MARKED AS

8. BOUNDARY WALLS:-
A) SITE UPTO 375 SQ. YDS IN AREA:-

(I) WALLS OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH REAR AND SIDE BOUNDARIES OF SITES AS ABUT ON STREET AND AREA MARKED AS 'PUBLIC SPACES'.
(II) NO BOUNDARY WALLS NEED BE BUILT ALONG SUCH BOUNDARY (BOUNDARIES) LYING IN FRONT OF THE FRONT BUILDING LINES) OF SITES AS ABUT ON STREETS, AND AREAS MARKED AS PUBLIC SPACES' BUT IF BUILT, THEY SHALL BE OF THE SPECIFICATION DESIGN 'A' SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN.
(III) NO BOUNDARY WALL NEED BE BUILT ALONG THE FRONT BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER. BUT, IF BUILT, IF SHALL NOT EXCED 2 FEET 5 1/2 INCHES IN HEIGHT.
(IV) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISION SHALL IF BUILT, NOT EXCED 5 FEET, 11 1/2 INCHES IN HEIGHT.

B) SITE ABOVE 375 SQ YDS IN AREA.
(I) 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 ABUT ON STREET AND AREA MARKED AS PUBLIC SPACES'.
(II) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISION SHALL IF BUILT, NOT EXCEED 3 FEET 8 1/2 INCHES IN HEIGHT.

(C) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADII INDICATED ON THIS PLAN AND ILLUSTRATED IN DRAWING S/1 ATTACHED TO THUS PLAN.

D) IN THE CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF A WALL MAY BE EXCEED OVER PORTION OF ITS LENGTH , PROVIDED THAT AT NO POINT SHALL A HEIGHT OR 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 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 POSTS AND GATES:-
(A) GATE POSTS WITH OR WITHOUT GATES, MAY 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 S/I ATTACHED TO THIS PLAN.

(B) WHERE THE CONSTRUCTION OF A BOUNDARY WALL IS OPTIONAL AND A BOUNDARY WALLS 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 3 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. NUMBER 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 IN DRAWING S/2 ATTACHED TO THIS PLAN.IF THIS SITE DOES NOT POSSESS A GATE POSTS ALONG ITS FRONT BOUNDARY, THAN ITS NUMBER SHALL BE DISPLAYED IN PAINTED NUMERALS OF 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 FLLOWING 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.
STREET L. 1,2,3,4,5,6,7,8.
STREET K. 1 STREET J-1.

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