

SECTOR 21-B

CHANDIGARH PROJECT



NOTES:-

- 1. THE PLOT NUMBERS ARE SHOWN THIS:
- 2. THE POSTAL NUMBERS ARE SHOWN THIS:

NOTE:-

THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG. NO. - 30, JOB NO. - 33, AND PREPARED ON DATED: 9-01-07

Prepared By: Pawan Singh
 S.K. Madan
 Checked By: S.K. Madan
 Date: 9-01-07

Sd/ P. Jernale
 CHIEF ARCHITECT &
 TOWN PLANNER ADVISOR

Sd/ N.S. LAMBA
 SENIOR TOWN PLANNER

Sd/ ASST. TOWN PLANNER

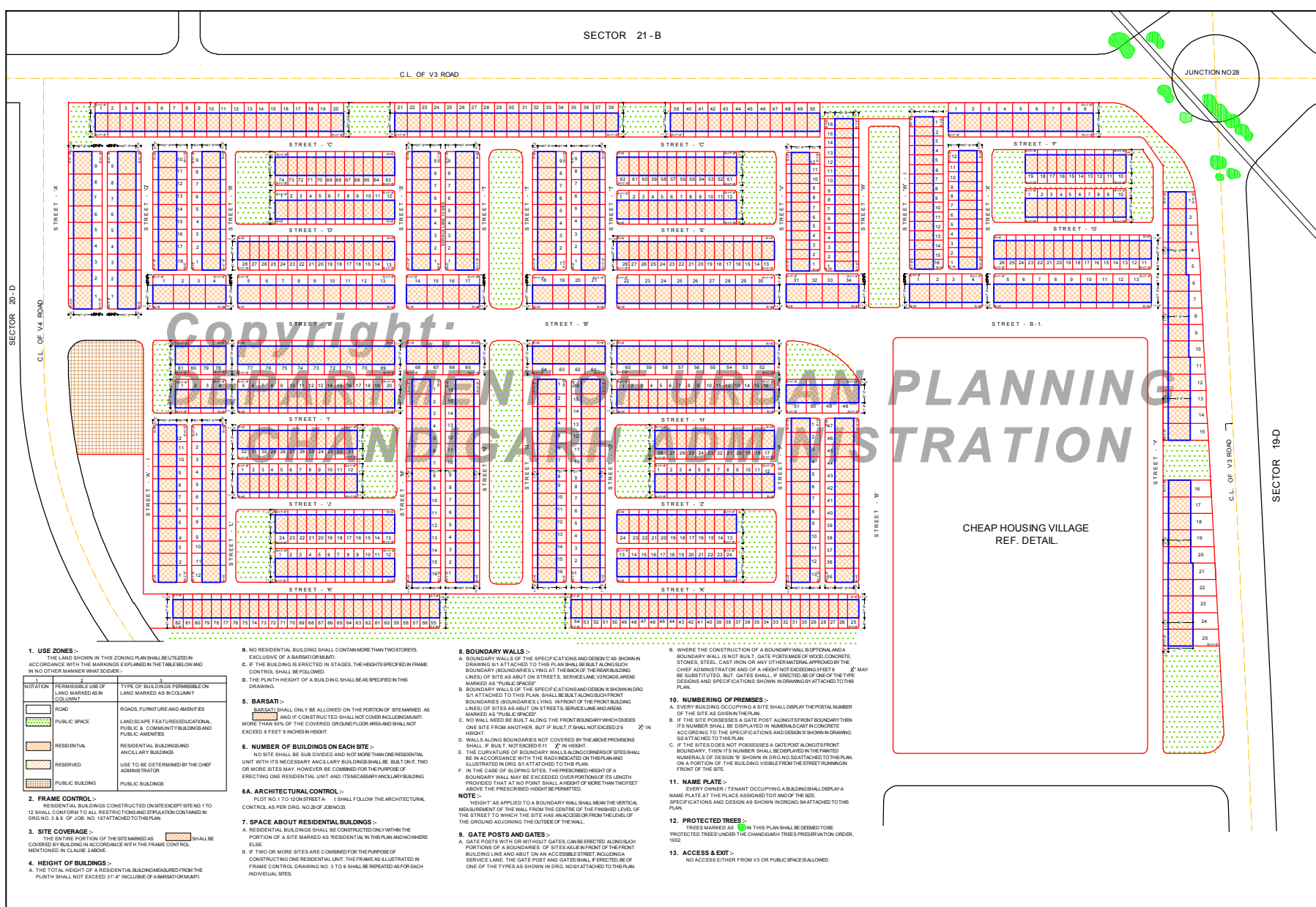
SCALE - 80 FEET TO AN INCH

Sd/ S.R. VERMA
 DRAWN BY:

Sd/ CHECKED BY:

DRG. NO. - 30 JOB NO. - 33 DATE:

ZONING PLAN OF SECTOR-20 A



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	TYPE OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN
	ROAD	ROADS, FURNITURE AND AMENITIES
	PUBLIC SPACE	LANDSCAPE FEATURES, EDUCATIONAL, PUBLIC & COMMUNITY BUILDINGS AND PUBLIC AMENITIES
	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS
	RESERVED	USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR
	PUBLIC BUILDING	PUBLIC BUILDINGS

2. FRAME CONTROL :-

RESIDENTIAL BUILDINGS CONSTRUCTED ON SITE EXCEPT SITE NO. 110 SHALL CONFORM TO ALL RESTRICTIONS AND REGULATIONS CONTAINED IN DRG. NO. 3 & 4 OF JOB. NO. 19 ATTACHED TO THIS PLAN.

3. SITE COVERAGE :-

THE ENTIRE PORTION OF THE SITE MARKED AS SHALL BE COVERED BY BUILDING IN ACCORDANCE WITH THE FRAME CONTROL MENTIONED IN CLAUSE 2 ABOVE.

4. HEIGHT OF BUILDINGS :-

A. THE TOTAL HEIGHT OF A RESIDENTIAL BUILDING MEASURED FROM THE PLINTH SHALL NOT EXCEED 31'-6" EXCLUSIVE OF BARBATORUM MNT.

B. NO RESIDENTIAL BUILDING SHALL CONTAIN MORE THAN TWO STOREYS EXCLUSIVE OF A BARBATORUM MNT.

C. IF THE BUILDING IS ERECTED IN STAGES, THE HEIGHTS SPECIFIED IN FRAME CONTROL SHALL BE FOLLOWED.

D. THE PLINTH HEIGHT OF A BUILDING SHALL BE AS SPECIFIED IN THIS DRAWING.

5. BARBASTI :-

BARBASTI SHALL ONLY BE ALLOWED ON THE PORTION OF SITE MARKED AS AND IF CONSTRUCTED SHALL NOT COVER INCLUSIVE MNT MORE THAN 50% OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 8 FEET 6 INCHES HEIGHT.

6. NUMBER OF BUILDINGS ON EACH SITE :-

A. 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 BUILDING.

6A. ARCHITECTURAL CONTROL :-

PLAT NO. 1 TO 100 STREET A. 1 SHALL FOLLOW THE ARCHITECTURAL CONTROL AS PER DRG. NO. 29 OF JOB NO. 33

7. SPACE ABOUT RESIDENTIAL BUILDINGS :-

A. RESIDENTIAL BUILDINGS SHALL BE CONSTRUCTED ONLY WITHIN THE PORTION 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 FRAME AS ILLUSTRATED IN FRAME CONTROL DRAWING NO. 3 TO 6 SHALL BE REPEATED AS FOR EACH INDIVIDUAL SITE.

8. BOUNDARY WALLS :-

A. BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'C' AS SHOWN IN DRAWING 'B' ATTACHED TO THIS PLAN SHALL BE BUILT ALONG BOUNDARY (BOUNDARIES LYING AT THE BACK OF THE REAR BUILDING LINES) OF SITE AS ABUT ON STREETS, SERVICE LANE, V3 ROAD, AREAS MARKED AS 'PUBLIC SPACE'.

B. BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRG. 'B' ATTACHED TO THIS PLAN, SHALL BE BUILT ALONG FRONT BOUNDARIES (BOUNDARIES LYING IN FRONT OF THE FRONT BUILDING LINES) OF SITES AS ABUT ON STREETS, SERVICE LANE AND AREAS MARKED AS 'PUBLIC SPACE'.

C. NO WALL NEED BE BUILT ALONG THE FRONT BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT IT SHALL NOT EXCEED 2 1/2' IN HEIGHT.

D. WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL BE BUILT WITH HEIGHT 1/2' IN HEIGHT.

E. THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADIO INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. 'B' ATTACHED TO THIS PLAN.

F. IN THE CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF A BOUNDARY 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 OBSERVED.

NOTE :-

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 ADJACENT 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 ERECTED ALONG SUCH PORTIONS OF A BOUNDARY OF A SITE AS ILLUSTRATED IN DRAWING 'B' ATTACHED TO THIS PLAN.

B. IF TWO OR MORE SITES ARE COMBINED FOR THE PURPOSE OF CONSTRUCTING ONE RESIDENTIAL UNIT, THE FRAME AS ILLUSTRATED IN FRAME CONTROL DRAWING NO. 3 TO 6 SHALL BE REPEATED AS FOR EACH INDIVIDUAL SITE.

C. NO WALL NEED BE BUILT ALONG THE FRONT BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT IT SHALL NOT EXCEED 2 1/2' IN HEIGHT.

D. WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL BE BUILT WITH HEIGHT 1/2' IN HEIGHT.

E. THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADIO INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. 'B' ATTACHED TO THIS PLAN.

F. IN THE CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF A BOUNDARY 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 OBSERVED.

NOTE :-

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 ADJACENT OR FROM THE LEVEL OF THE GROUND ADJOINING THE OUTSIDE OF THE WALL.

10. NUMBERING OF PREMISES :-

A. EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITE AS GIVEN IN THE PLAN.

B. IF THE SITE POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY THEN ITS NUMBER SHALL BE DISPLAYED IN NUMERALS CAST IN CONCRETE IN ACCORDANCE WITH THE SPECIFICATIONS AND DESIGN SHOWN IN DRAWING 'B' ATTACHED TO THIS PLAN.

C. IF THE SITES DO NOT POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY, THEN ITS NUMBER SHALL BE DISPLAYED IN PAIRED NUMERALS OF DESIGN 'B' SHOWN IN DRG. NO. 33 ATTACHED TO THIS PLAN ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET PLANNING FRONT OF THE SITE.

11. NAME PLATE :-

A. EVERY OWNER / TENANT OCCUPYING A BUILDING SHALL DISPLAY A NAME PLATE AT THE PLACE ASSIGNED TO IT AND OF THE SIZE, SPECIFICATIONS AND DESIGN AS SHOWN IN DRG. 'B' ATTACHED TO THIS PLAN.

12. PROTECTED TREES :-

TREES MARKED AS IN THIS PLAN SHALL BE DEEMED TO BE PROTECTED TREES UNDER THE CHANDIGARH TREES PRESERVATION ORDER, 1952.

13. ACCESS & EXIT :-

NO ACCESS EITHER FROM V3 OR PUBLIC SPACE IS ALLOWED.