

CHANDIGARH PROJECT



SECTOR 21-C

C. L. OF V3 R O A D

JUNCTION NO. 35

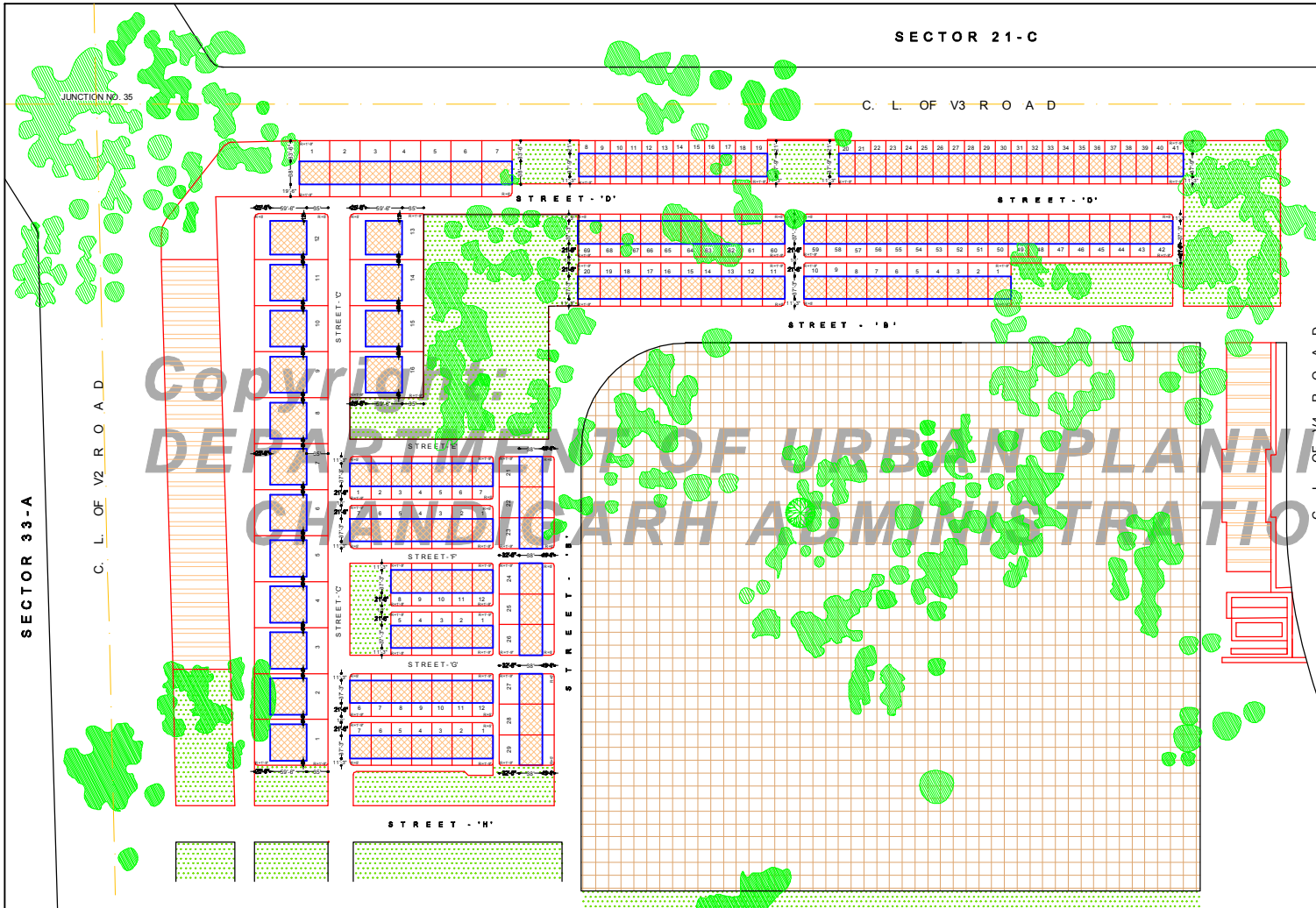
SECTOR 33-A

C. L. OF V2 R O A D

C. L. OF V4 R O A D

SECTOR 20-A

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DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMINISTRATION



THIS DRG. IS THE COMPUTERISED REPRODUCTION OF DRG. NO. 31, JOB 33, DATED 12.12.83 AND PREPARED ON 19-01-07

Vishal Chauhan Kancharn Sharma Dajj Singh
PREPARED BY CHECKED BY A.T.P.

1. USE ZONES :-

THE LAND SHOWN IN THIS 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 2
	ROADS	ROADS FURNITURE AND AMENITIES.
	PUBLIC SPACES	LANDSCAPE FEATURES, EDUCATIONAL, PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS & ANCILLARY BUILDINGS.
	COMMERCIAL	COMMERCIAL QUM RESIDENTIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEET.
	PUBLIC BUILDING	PUBLIC BUILDINGS.

2. FRAME CONTROL :-

RESIDENTIAL BUILDINGS CONSTRUCTED ON SITES EXCEPT ON STREET 'C' SHALL CONFORM TO ALL RESTRICTIONS AND STIPULATION CONTAINED IN DRG. NO. 3 & 6 OF JOB NO. 19' ATTACHED TO THIS PLAN.

3. SITE COVERAGE:-

THE ENTIRE PORTION OF THE SITE MARKED AS SHALL BE COVERED BY BUILDINGS 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" INCLUDING OF A BARSATI OR MUMBY.
- B. NO RESIDENTIAL BUILDING SHALL CONTAIN MORE THAN TWO STOREYS EXCLUSIVE OF A BARSATI OR MUMBY.
- C. IF THE BUILDING IS ERRECTED IN STAGES THE HEIGHT SPECIFIED IN FRAME CONTROL SHALL BE FOLLOWED.
- D. THE PLINTH HEIGHT OF A BUILDING SHALL BE AS SPECIFIED IN THIS DRAWING.

5. BARSATI :-

BARSATI SHALL ONLY BE ALLOWED ON PORTIONS OF SITE MARKED AS AND IF CONSTRUCTED, SHALL NOT COVER INCLUDING MUMBY MORE THAN 50 PERCENT OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 9 FEET 9 INCHES IN HEIGHT.

6. NUMBER OF BUILDINGS ON EACH SIDE :-

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 ERRECTING ONE RESIDENTIAL UNIT AND ITS NECESSARY ANCILLARY BUILDINGS.

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 NO WHERE ELSE.

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

8. BOUNDARY WALLS :-

A. FOR SITE 1 TO 16 ON STREET 'C'.
BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRG. NO. 5/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES AS ABOUT ON STREETS, PUBLIC SPACES & SERVICE LANES.
B. NO WALL NEED BE BUILT ALONG BOUNDARIES WHICH DIVIDE ONE SITE FROM THE OTHER, BUT IF BUILT, IT SHOULD NOT EXCEED 5' 6" IN HEIGHT.

B. FOR OTHER SITES :-

- 1. BOUNDARY WALLS OF THE SPECIFICATIONS & DESIGN 'C' SHOWN IN DRG. NO. 5/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES (BOUNDARIES LYING AT THE BACK OF THE REAR BUILDING LINES) OF SITES AS ABOUT ON STREETS, V3 & AREAS MARKED AS 'PUBLIC SPACES'.
- 2. BOUNDARY WALLS OF THE SPECIFICATIONS & DESIGN 'A' SHOWN IN DRG. 5/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES (BOUNDARIES LYING IN FRONT OF THE FRONT BUILDING LINES) OF SITES AS ABOUT ON STREETS, SERVICE LANE & AREAS MARKED AS 'PUBLIC SPACES'.
- 3. NO WALL NEED BE BUILT ALONG THE FRONT BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER BUT IF BUILT, SHALL NOT EXCEED 2' 6" IN HEIGHT.
- 4. WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT, SHALL NOT EXCEED 5' 6" IN HEIGHT.
- 5. THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADI INDICATED ON THIS PLAN & ILLUSTRATED IN DRG. NO. 5/1 ATTACHED TO THIS PLAN.
- 6. IN 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 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 SITES AS ARE IN FRONT OF THE FRONT BUILDING LINE AND ABOUT ON ACCESSIBLE STREET, INCLUDING A SERVICE LANE, THE GATE POSTS AND THE GATES SHALL, IF ERRECTED, BE OF ONE OF THE TYPES, SHOWN IN DRG 5/1 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 ERRECTED, BUT THE GATES SHALL, IF ERRECTED, BE OF ONE OF THE TYPES DESIGN AND SPECIFICATIONS SHOWN IN DRG. 5/1 ATTACHED TO THIS PLAN.

10. NUMBER OF PREMISES :-

(A) EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NO. 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 & DESIGN 'A' SHOWN IN DRG. 5/2 ATTACHED TO THIS PLAN.

(B) IF THE SITE DOES NOT POSSESS A GATE POST ALONG ITS FRONT BOUNDARY, THEN ITS NUMBER SHALL BE DISPLAYED IN PAINTED NUMERALS OF DESIGN 'B' SHOWN IN DRG. 5/2 ATTACHED TO THIS PLAN, ON A PORTION OF A BUILDING VISIBLE FROM THE STREET RUNNING IN FRONT OF THE SITE.

11. NAME PLATE :-

EVERY OWNER/ TENANT OCCUPYING A BUILDING SHALL DISPLAY A NAME PLATE AT THE PLACE ASSIGNED TO IT & OF THE SIZE, SPECIFICATIONS & DESIGN SHOWN IN DRG. NO. 5/4 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, 1982'.

13. ACCESS & EXIT :-

NO ACCESS EITHER FROM V3 OR PUBLIC SPACES IS ALLOWED.

Sd/-
CHIEF ADMINISTRATOR

Sd/-
CHIEF ARCHITECT/ TOWN PLANNER ADVISOR

Sd/- N.S. LAMBA Sd/- ASST. TOWN PLANNER
SENIOR TOWN PLANNER

SCALE:- 80 FEET TO AN INCH

Sd/- S.R. VERMA Sd/-
DRAWN BY:- CHECKED BY:-

DRG. NO. - 31 JOB NO. - 33 DATED:- 12.2.83

ZONING PLAN OF SECTOR 20 - D