

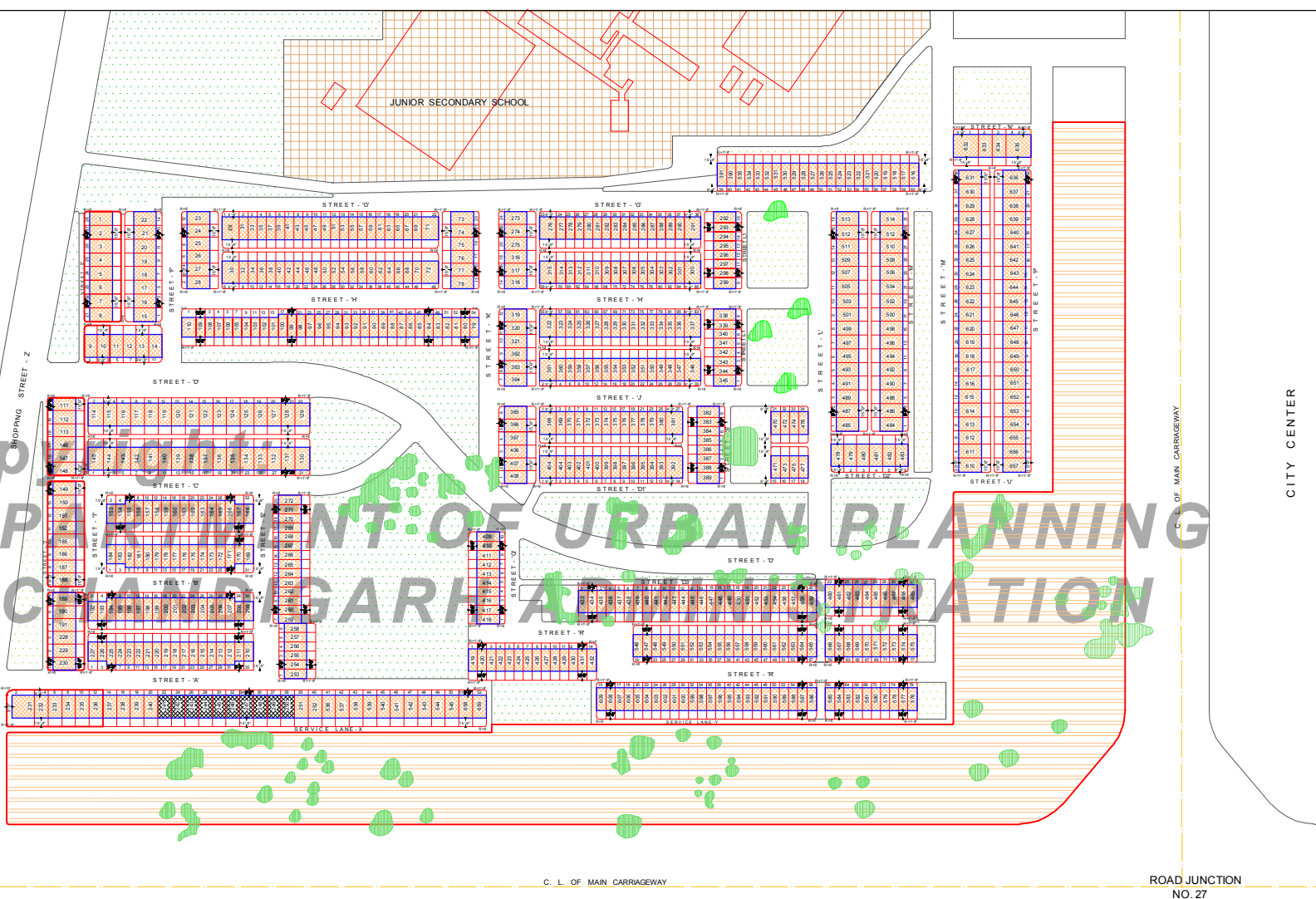


CHANDIGARH PROJECT



NOTE:-

THE PLOT NUMBERS ARE SHOWN THIS 
 THE POSTAL NUMBERS ARE SHOWN THIS 



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 CHANDIGARH

CITY CENTER

ROAD JUNCTION NO. 27

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 :-

1	2	3
NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1	TYPE OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1
	ROADS	ROAD FURNITURE AND AMENITIES.
	PUBLIC SPACES	LANDSCAPE FEATURES, EDUCATIONAL, PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS.
	COMMERCIAL	COMMERCIAL CUM RESIDENTIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEET.
	PUBLIC BUILDING	PUBLIC BUILDING
	SPECIAL AREA	AS PER ARCHITECTURAL CONTROL SHEET.

2. SITE COVERAGE :-


THE MAXIMUM PERMISSIBLE SITE COVERAGE INCLUSIVE OF ANCILLARY BUILDINGS FOR EACH SITE SHALL BE AS INDICATED IN THE FOLLOWING TABLE :-

1	2
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.

3. HEIGHT OF BUILDING :-

- (a) THE TOTAL HEIGHT OF A RESIDENTIAL BUILDING SHALL NOT EXCEED 35 FT. EXCLUSIVE OF A BARSAAT OR MUMT.
- (b) NO RESIDENTIAL BUILDING SHALL CONTAIN MORE THAN TWO STOREYS, EXCLUSIVE OF A BARSAAT OR MUMT.
- (c) THE PLINTH HEIGHT OF A BUILDING SHALL NOT BE LESS THAN ONE FOOT EXCEPT IN THE CASE OF VERANDAH AND BUILDINGS NOT INTENDED FOR HUMAN HABITON IN WHICH CASE THE PLINTH HEIGHT SHALL NOT BE LESS THAN SIX INCHES.

4. BARSAAT :-

- BARSAAT SHALL ONLY BE ALLOWED ON PORTIONS OF SITE MARKED AS  IF BUILT, SHALL NOT COVER MORE THAN 50 PERCENT OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 10 FEET IN HEIGHT.



5. ANCILLARY BUILDINGS :-

- ANCILLARY BUILDING 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 GODOWN AND SERVANTS QUARTERS 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 :-

- ANCILLARY BUILDINGS SHALL BE CONSTRUCTED ONLY WITHIN THE PORTIONS OF A SITE MARKED AS RESIDENTIAL IN THIS PLAN AND NO WHERE ELSE.
- 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  THE SITES CONCERNED SHALL BE CONSIDERED AS IF IT WERE MARKED AS 

8. BOUNDARY WALLS :-

- (a) WALLS OF THE SPECIFICATION AND DESIGN 'C' SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES (BOUNDARIES LYING AT THE BACK OF THE REAR BUILDING LINES) OF SITE AS ADJUT OF V/3 ROADS, STREETS, SERVICE LANE X AND Y AND ON AREAS MARKED AS 'PUBLIC SPACES'.
- (b) NO BOUNDARY WALLS NEED BE BUILT ALONG SUCH FRONT BOUNDARIES (BOUNDARIES LYING IN FRONT OF THE FRONT BUILDING LINES) OF SITE AS ADJUT ON STREET AND AREA MARKED AS 'PUBLIC SPACES' BUT IF BUILT THEY SHALL BE OF THE SPECIFICATION AND DESIGN 'A' SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN.
- (c) NO WALL NEED BE BUILT ALONG THE FRONT BOUNDARY WHICH DIVIDED ONE SITE FROM ANOTHER BUT IF BUILT IT SHALL NOT EXCEED 2 FEET 5 1/2 INCHES IN HEIGHT.
- (d) WALLS ALONG BOUNDARIES NOT COVERED BY ABOVE PROVISION SHALL IF BUILT NOT EXCEED 2 FEET 1 1/2 INCHES IN HEIGHT.
- (e) THE CURVATURE OF BOUNDARY WALL ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADII INDICATED ON THIS PLAN AND ILLUSTRATED IN DRAWING S/1 ATTACHED TO THIS PLAN.
- (f) 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 :-

- '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 OUT SIDE OF THE WALL.

9. GATE POSTS AND GATE :-


- GATE POSTS WITH OR WITHOUT GATES, CAN BE ERRECTED ALONG SUCH PORTIONS OF BOUNDARIES OF SITES AS LIE IN FRONT OF THE FRONT BUILDING LINE AND ADJUT ON ACCESSIBLE STREET, INCLUDING A SERVICE LANE. THE GATE POSTS AND THE 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 5/2 INCHES MAY BE SUBSTITUTED BUT THE GATES SHALL IF ERRECTED BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG S/1 ATTACHED TO THIS PLAN.

10. NUMBERING OF BUILDING :-

- 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 SPECIFICATION AND DESIGN 'A' SHOWN IN DRAWING S/2 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 OF DESIGN 'B' SHOWN IN DRAWING S/2 ATTACHED TO THIS PLAN ON A PORTION OF THE BUILDINGS VISIBLE FROM THE STREET RUNNING IN FRONT OF THE SITE.

11. PROTECTED TREES :-

- TREES MARKED AT  IN THIS PLAN SHALL BE DEEMED TO BE 'PROTECTED TREES' UNDER THE CHANDIGARH TREES PRESERVATION ORDER, 1962.

THIS DRAWING IS COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 54, JOB NO. 4, DATED 27.02.83 AND IS PREPARED ON 7-12-2008.

Prepared/Checked by: Kanchan Sharma, Diljeet Singh
 Prepared by: Checked by: A.P.

Sd/- P. N. THAPER
 CHIEF ADMINISTRATOR
 CHANDIGARH
 Sd/- JANE B. DREW
 Dd/- P. JEXN RET
 Sd/- EFRY
 SENIOR ARCHITECT.

SCALE : 80 FEET TO AN INCH

Sd/- S. N. MADAN
 DRAWN BY :- Sd/- J. S. DETHE
 CHECKED BY :-

JOB. NO.-4 DRG. NO.-54 DATE :- 27.02.83

**ZONING PLAN OF
 SUB SECTOR 22 - B**