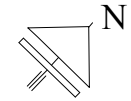
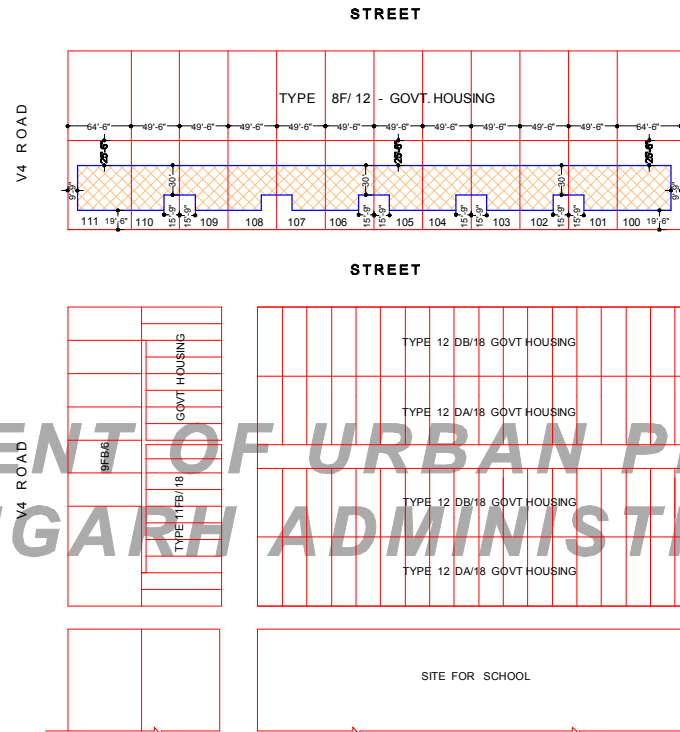


# CHANDIGARH PROJECT



**NOTES :-**  
THIS ZONING PLAN HAS BEEN APPROVED AND SIGNED BY CHIEF ADMINISTRATOR ON 4.12.71 VIDE MEMO NO. UT 5020 -F2-71/19259 DATED 8.12.71 FROM FINANCE SECRETARY, CHANDIGARH

SD/-



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DEPARTMENT OF URBAN PLANNING  
CHANDIGARH ADMINISTRATION

### 1. USE ZONES :-

THE LAND SHOWN IN THIS ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN THE TABLE BELOW AND IN NO OTHER MANNER WHAT SO EVER:-

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	LAND SCAPE FEATURES, EDUCATIONAL, PUBLIC & COMMUNITY BUILDINGS & PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS

### 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. YDS OR UNDER	50% OF THE AREA IN COLUMN 1.
NEXT 250 Sq. YDS OR PART THERE OF	33% OF THE AREA IN COLUMN 1.
REMAINING AREA IN EXCESS OF 500 Sq. YDS.	25% OF THE AREA IN COLUMN 1.

### 3. HEIGHT OF BUILDINGS :-

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 AND 4.

1	2	3	4
NOTATION	MAXIMUM NUMBER OF STOREYS	MAXIMUM HEIGHT	MINIMUM PLINTH HEIGHT
	TWO	35'-0" (EXCLUSIVE OF A BARSATI / MAMTI)	1'-0" ABOVE IN THE CASE OF BUILDINGS INTENDED FOR HUMAN HABITATION.  SIX INCHES IN CASE OF VERANDAHS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION.

### 4. BARSATI :-

BARSATI SHALL ONLY BE ALLOWED ONLY ON PORTIONS OF SITE MARKED AS AND IF BUILT, SHALL NOT COVER MORE THAN 50% OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 9'-9" IN HEIGHT.

### 5. NUMBER OF BUILDINGS ON EACH SITE :-

NO SITE SHALL BE SUB DIVIDED AND NOT MORE THAN ONE RESIDENTIAL UNIT SHALL BE BUILT ON IT.

TWO OR MORE SITES MAY, HOWEVER, BE COMBINED, FOR THE PURPOSE OF ERECTING ONE RESIDENTIAL UNIT.

### 6. SPACE ABOUT RESIDENTIAL BUILDING:-

(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 AREA, IF ANY, LYING BETWEEN THE AREA MARKED AS IN THE SITES CONCERNED, SHALL BE CONSIDERED AS IF IT WERE MARKED AS

### 7. BOUNDARY WALLS :-

(a) WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRAWING S/1 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABUT ON STREETS AND AREAS MARKED AS PUBLIC SPACES.  
(b) NO BOUNDARY WALLS NEED BE BUILT ALONG BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER BUT IF BUILT, THE HEIGHT OF SUCH WALLS SHALL NOT EXCEED.

(i) 3'-8 1/2" IF IT OCCURS ON FRONT OF THE FRONT BUILDING LINE.

(ii) 5'-11 1/2" IF IT OCCURS AT THE BACK OF THE REAR BUILDING LINE.

(c) BOUNDARY WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISION SHALL, IF BUILT, NOT EXCEED 5'-11 1/2" IN HEIGHT.

(d) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADI INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. S/1 ATTACHED TO THIS PLAN.

### NOTES :-

THE "HEIGHT" AS APPLIED TO A BOUNDARY WALL SHALL MEAN THE VERTICAL MEASUREMENT OF WALL FROM THE CENTRE 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.

### 8. GATE POSTS AND GATES :-

(a) THE GATE POSTS AND GATES SHALL BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRAWING NO. S/5 AVAILABLE FROM THE CHIEF ADMINISTRATOR ON APPLICATION. ONLY ONE GATE WITH GATE POSTS SHALL BE ERECTED ALONG SUCH PORTION OF THE FRONT BOUNDARY OF THE SITE AS LIE IN FRONT OF THE FRONT BUILDING LINE.

(b) ONLY ONE WICKET GATE OF THE DESIGN G-1 ILLUSTRATED ON DRAWING NO. S/5 MAY, HOWEVER, BE ERECTED ALONG SUCH PORTION OF BOUNDARIES OF SITE AS ABUT ON AN ACCESSIBLE STREET.

### 9. NUMBERING OF PREMISES:-

EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITE AS GIVEN IN THIS PLAN ON THE NUMBER PLATE PROVIDED FOR THE PURPOSE ON THE GATE POST. THE POSTAL NUMBER SHALL BE DISPLAYED IN NUMERALS OF THE DESIGN AND SPECIFICATIONS ILLUSTRATED ON THE DRAWING NO.S/5 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

### NOTES :-

THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. - 82, JOB NO - 12, DATED 15-07-71 AND PREPARED ON DATED : 23-01-2007.

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ATP

CHIEF ADMINISTRATOR

SD/-  
CHIEF ARCHITECT

SD/-  
SENIOR TOWN PLANNER

**S C A L E : EIGHTY FEET TO AN INCH.**

SD/- ANJU  
DRAWN :-

SD/-  
CHECKED BY :-

JOB NO:12

DRG.NO:82

DATE :15.7.71

**ZONING PLAN FOR  
SECTOR - 23 A  
(PLOT NO'S 100 TO 111)**