



DEPARTMENT OF URBAN PLANNING
 CHANDIGARH ADMINISTRATION

NOTES:-
 FORMATION LEVELS OF ROADS SHOWN WITH +1120.31 PROPOSED PLINTH LEVEL SHOWN WITH +1113.22

1. USE ZONES:-

THE LAND SHOWN IN THIS ZONING PLAN SHALL 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	ROADS FURNITURE AND AMENITIES.
	PUBLIC SPACES	LANDSCAPE FEATURES EDUCATIONAL PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS.
	COMMERCIAL	COMMERCIAL/RESIDENTIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS.
	RESERVED	USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR.
	SPECIAL AREA	AS PER ARCHITECTURAL CONTROL SHEET.

2. (a) RESIDENTIAL BUILDINGS CONSTRUCTED ON SITES NO. 1 TO 14 (BOTH INCLUSIVE) ON STREET 'E' SHALL CONFORM TO ALL RESTRICTIONS AND STIPULATIONS CONTAINED IN DRG NO. OF JOB NO. 197 ATTACHED TO THIS PLAN.
 (b) RESIDENTIAL BUILDINGS CONSTRUCTED ON SITES NO. 1 TO 13 (BOTH INCLUSIVE) ON STREET 'F', 1 TO 29 (BOTH INCLUSIVE) ON STREET 'D', 1 TO 7 (BOTH INCLUSIVE) ON STREET 'C', 1 TO 13 (BOTH INCLUSIVE) ON STREET 'A' AND NO. 1 TO 7 (BOTH INCLUSIVE) ON STREET 'J', SHALL CONFORM TO ALL RESTRICTIONS AND STIPULATIONS CONTAINED IN DRG NO. 11, OF JOB NO. 197 ATTACHED TO THIS PLAN.

(c) **ARCHITECTURAL CONTROL:-**
 RESIDENTIAL BUILDINGS CONSTRUCTED ON SITES NO. 1 TO 18 (BOTH INCLUSIVE) ON STREET 'A' SHALL CONFORM TO ALL RESTRICTIONS AND STIPULATION CONTAINED IN DRG NO. OF JOB NO. 197.
 (d) NOT WITH STANDING ANY THING CONTAINED IN THE PROVISIONS OF DRG NO. 6 OF JOB NO. 197.

(e) THE PLANS OF BUILDINGS SHALL BE PREPARED BY DULY QUALIFIED ARCHITECT.
 (f) BUILDINGS SHALL BE BUILT TO A FULL HEIGHT OF 31'-6" ABOVE PLINTH ONE OPERATION.
3. SITE COVERAGE:-
 (a) IN CASE OF SITES MENTIONED IN CLAUSE 2a (i) AND b (i) ABOVE THE ENTIRE PORTION OF THE SITE MARKED AS SUCH SHALL BE COVERED BY BUILDINGS IN ACCORDANCE WITH FRAME CONTROL, FACADE CONTROL OR ARCHITECTURAL CONTROL MENTIONED IN CLAUSE 2 ABOVE.
 (b) IN THE CASE OF REMAINING SITES THE MAXIMUM PERMISSIBLE SITE COVERAGE INCLUSIVE OF ANCILLARY BUILDING 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.
REMAINING AREA IN EXCESS OF 500 SQ. YARDS.	25 PERCENT OF THE AREA IN COLUMN 1.

4. HEIGHT OF BUILDINGS:-
 (a) FOR SITES MENTIONED IN CLAUSE 2a (i) AND b (i) THE MAXIMUM NUMBER OF STOREYS, THE HEIGHT OF A BUILDING CONSTRUCTED SHALL BE IN ACCORDANCE WITH FRAME CONTROL OR ARCHITECTURAL CONTROL WHICH EVER IS APPLICABLE.
 (b) PLINTH HEIGHT OF BUILDINGS SHALL BE AS SPECIFIED BY THE EXECUTIVE ENGINEER PUBLIC HEALTH (V.I.).
(c) OTHER SITES:-
 (i) THE TOTAL HEIGHT OF A RESIDENTIAL BUILDING SHALL NOT EXCEED 31'-6" EXCLUSIVE OF A BARSATI OR MAUMI.
 (ii) NO RESIDENTIAL BUILDING SHALL CONTAIN MORE THAN TWO STOREYS EXCLUSIVE OF A BARSATI OR MAUMI.
 (iii) THE PLINTH HEIGHT OF BUILDINGS SHALL NOT BE LESS THAN ONE FOOT EXCEPT IN THE CASE OF VERANDAS AND BUILDINGS NOT INTENDED FOR HUMA HABITATION IN WHICH CASE THE PLINTH HEIGHT SHALL NOT BE LESS THAN SIX INCHES.

5. BARSATI:-

NO BARSATI SHALL BE ALLOWED ON PORTIONS OF SITE MARKED AS SUCH UNLESS SUCH PORTIONS ARE CONSTRUCTED. SHALL NOT COVER INCLUDING MAUMI MORE THAN 50 PERCENT OF THE CO. AREA AND SHALL NOT EXCEED 9 FEET 6 INCHES IN HEIGHT.

6. ANCILLARY BUILDINGS:-

ANCILLARY BUILDINGS SHALL MEAN THE BUILDINGS OR BUILDINGS ATTACHED TO OR SERVING THE RESIDENTIAL UNIT AND NORMALLY MAINTAINED BY THE ATTENDANTS OF THE RESIDENTIAL UNIT. IT SHALL INCLUDE A GARAGE, STORE ROOM, FUEL DOWNDOWN AND SERVANT QUARTERS BUT SHALL NOT INCLUDE A HOUSEHOLD.

7. NUMBER OF BUILDING ON EACH SITE:-

NO SITE SHALL BE SUB DIVIDED AND NOT MORE THAN RESIDENTIAL UNITS WITH ITS NECESSARY ANCILLARY BUILDINGS SHALL BE ERRECTED ON IT. IF TWO OR MORE SITES MAY HOWEVER BE COMBINED FOR THE PURPOSE OF ERRECTING ONE RESIDENTIAL UNIT AND ITS NECESSARY ANCILLARY BUILDINGS.

8. SPACE ABOUT RESIDENTIAL BUILDINGS:-

RESIDENTIAL BUILDINGS SHALL BE BUILT ONLY WITHIN THE PORTIONS OF SITE MARKED AS SUCH IN THIS PLAN AND NOWHERE ELSE.
 (a) 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 SUCH IN THE SITES CONSIDERED BE CONSIDERED AS IF IT WERE MARKED AS SUCH.

9. BOUNDARY WALLS:-

(a) **FOR FOLLOWING SITES:-**
 SITE NO. 1 TO 14 ON STREET 'E', SITE NO. 1 TO 14 ON STREET 'H',
 (i) WALLS OF THE SPECIFICATION AND DESIGN 'C' SHOWN IN DRG. NO. S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARY (BOUNDARIES LYING AT THE BACK OF THE REAR BUILDING LINE(S)) OF SITES AS ABOUT ON STREETS, SERVICE LINES AND AREAS MARKED AS 'PUBLIC SPACES'.
 (ii) WALLS OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRG. NO. S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES (BOUNDARIES LYING IN FRONT OF THE FRONT BUILDING LINE(S) OF SITES AS ABOUT ON STREETS, SERVICE LINES AND AREAS MARKED AS 'PUBLIC SPACES'.
 (iii) NO WALL NEED BE BUILT ALONG THE REAR BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER BUT BUILT, IT SHALL NOT EXCEED 5'-11/2" IN HEIGHT.
 (iv) NO WALL NEED BE BUILT ALONG THE REAR BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER BUT BUILT, IT SHALL NOT EXCEED 5'-11/2" IN HEIGHT.
(b) FOR OTHER SITES
 WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRG. S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES (BOUNDARIES LYING IN FRONT OF THE FRONT BUILDING LINE(S) OF SITES AS ABOUT ON STREETS, SERVICE LINES AND AREAS MARKED AS 'PUBLIC SPACES'.
 (i) WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRG. S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES (BOUNDARIES LYING IN FRONT OF THE FRONT BUILDING LINE(S) OF SITES AS ABOUT ON STREETS, SERVICE LINES AND AREAS MARKED AS 'PUBLIC SPACES'.
 (ii) NO WALL NEED BE BUILT ALONG THE REAR BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER BUT BUILT, IT SHALL NOT EXCEED 5'-11/2" IN HEIGHT.
 (iii) NO WALL NEED BE BUILT ALONG THE REAR BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER BUT BUILT, IT SHALL NOT EXCEED 5'-11/2" IN HEIGHT.
 IN THE CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF 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.

10. GATE POST AND GATES:-

(a) GATE POSTS, WITH OR WITHOUT GATES, MAY BE ERRECTED ONLY ALONG SUCH PORTIONS OF BOUNDARIES OF SITES, AS LIE IN FRONT OF THE FRONT BUILDING LINES AND ABOUT AN ACCESSIBLE STREET, INCLUDING A SERVICE LANE. THE GATE POSTS AND THE GATES SHALL, IF ERRECTED, BE OF ONE OF THE TYPE, DESIGN AND SPECIFICATIONS AS SHOWN IN DRAWING 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 3' 8 1/2" MAY BE SUBSTITUTED. BUT THE GATES SHALL, IF ERRECTED, BE ONE OF THE TYPE DESIGNS AND SPECIFICATIONS AS SHOWN IN DRG. NO. S/1 ATTACHED TO THIS PLAN.
 (c) SITES NO. 1 TO 24 BOTH INCLUSIVE ON STREET 'C' SHALL DERIVE NO ACCESS OR EXIT FROM OR TO THE V3 ROAD.

11. NUMBERING 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 THAN ITS NUMBER SHALL BE DISPLAYED IN NUMERALS CAST IN CONCRETE ACCORDING TO THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRG. S/2 ATTACHED TO THIS PLAN.
 IF THE SITE DOES NOT POSSESS A GATE POST ALONG ITS FRONT BOUNDARY, THAN ITS NUMBER SHALL BE DISPLAY IN PAINTED NUMERALS OF DESIGN 'B' SHOWN IN THE DRAWING S/2 ATTACHED TO THIS PLAN ON A PORTION OF THE BUILDING OCCUPYING FROM THE STREET RUNNING IN FRONT OF THE GATE.

12. NAME PLATE:-

EVERY OWNER / TENANT OCCUPYING A BUILDING SHALL DISPLAY A NAME PLATE AT THE PLACE ASSIGNED TO IT AND OF THE SIZE & DESIGN AS SHOWN IN DRAWING NO. S/4.

13. PROTECTED TREES:-

TREES MARKED AS (T) IN THIS PLAN SHALL BE DEEMED TO BE "PROTECTED TREES" UNDER THE CHANDIGARH TREES PRESERVATION ORDER, 1952

REVISION NO. 1 DATED 23.2.1962
 (THE WIDTH OF THE SIDE SPACES IN CASE OF 2 KANAL PLOT HAVE BEEN REDUCED 8'-0".

SD/-
 SECY
 NOTE:- THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 2, JOB NO. 47 DATED 17-10-1959 AND PREPARED ON 2-10-7
 Prepared by: Kanchan Sharma
 Checked by: Datta Singh
 A.T.P.

SD/-
 CHIEF ADMINISTRATOR

SD/-
 CHIEF TOWN PLANNER

SD/-
 ASSISTANT ARCHITECT
 SD/-
 TOWN PLANNER

SCALE :- 80 FEET TO AN INCH.
 DRAWN SD/-
 H.L. CHOUGH
 CHECKED-SD/-
 DATE:
 17-10-1959

DRG. NO. 25
 JOB NO. 47

ZONING PLAN OF
 SECTOR 27(A) NORTH