

CHANDIGARH PROJECT



LEGEND

	PUBLIC SPACE	LAND SCAPE FEATURES EDUCATIONAL, PUBLIC & COMMUNITY BUILDINGS AND PUBLIC AMENITIES
	ROADS	ROAD, FURNITURE AND AMENITIES
	RESERVED	USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR
	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS
	SPECIAL AREA	AREA WHERE QUALIFIED ARCHITECT CAN DESIGN BUILDING

SITE COVERAGE

1	2
AREA OF THE SITE	MAXIMUM PERMISSIBLE SITE COVERAGE
1. FIRST 250 SQ. YDS. OR UNDER	50 PERCENT OF THE AREA IN COLUMN 1.
2. NEXT 250 SQ. YDS. OR PART THERE OF	33 PERCENT OF THE AREA IN COLUMN 1.
3. REMAINING AREA IN EXCESS 500 SQ. YDS.	25 % OF AREA IN COL. 1.

NOTE:-

PERMISSION FOR THE SUB DIVISION OF PLOT NO.429 IN TWO PLOTS BEARING NO.429 AND 430 ACCORDED BY F.S.VIDE HIS LETTER NO.2041-UTFI (2)-88 /9149 DATED 14.6.88.

SD:-
GURMUKH SINGH GIRN
A.T.P.

THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 28, JOB NO. - 46, DATED 07-1967 AND PREPARED ON DATED 25-12-2007.

Pooja Sharma, S. K. Madan, Daljeet Singh
PREPARED BY: CHECKED BY: ATP

Sd/-
CHIEF ADMINISTRATOR

Sd/- M.N.SHARMA
CHIEF ARCHITECT

Sd/- S.G.NANGIA
SENIOR TOWN PLANNER

Sd/- A.B.MARATHE
DIVN TOWN PLANNER

Sd/- R.S.MANOCHA
ASSTT. TOWN PLANNER

SCALE: 80 FEET TO AN INCH

Sd/- Shamsheer Singh
DRAWN BY: CHECKED: DRG NO. - 28 JOB NO. - 46 DATE: 07-1967.

ZONING PLAN OF SECTOR - 30 A

V5 ROAD

V5 ROAD

RESERVE BANK OF INDIA

E.S.I., P & T PROVIDENT FUND AND STATE BANK HOUSING

C. LINE OF SHOPPING STREET

Copyright: DEPARTMENT OF URBAN PLANNING CHANDIGARH ADMINISTRATION

1. USE ZONES :-

THE LAND SHOWN IN THIS ZONING PLAN SHALL BE UTILIZED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN THE TABLE, AND IN NO OTHER MANNER WHAT-SO-EVER.

2. SITE COVERAGE :-

THE MAXIMUM PERMISSIBLE SITE COVERAGE INCLUSIVE OF ANCILLARY BUILDING FOR EACH SITE SHALL BE AS INDICATED IN THE TABLE.

3. HEIGHT OF BUILDINGS :-

- THE TOTAL HEIGHT OF A BUILDING SHALL NOT EXCEED 31'-6" INCLUSIVE OF A BARSATI OR MAMTI.
- NO RESIDENTIAL BUILDING SHALL CONTAIN MORE THAN TWO STOREYS, EXCLUSIVE OF A BARSATI OR MAMTI.
- THE PLINTH HEIGHT OF A BUILDING SHALL NOT BE LESS THAN ONE FOOT EXCEPT IN THE CASE OF VERANDAHS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION IN WHICH CASE THE PLINTH HEIGHT SHALL NOT BE LESS THAN SIX INCHES.

4. BARSATI :-

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

5. ANCILLARY BUILDINGS :-

ANCILLARY BUILDINGS SHALL MEAN THE BUILDING OR BUILDINGS ATTACHED TO OR SERVING THE RESIDENTIAL UNIT AND NORMALLY INHABITED BY THE ATTENDANTS OF THE RESIDENTIAL UNIT. 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 BUILDINGS :-

- RESIDENTIAL 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 [RESERVED] IN THE SITE CONCERNED SHALL BE CONSIDERED, AS IF IT WHERE MARKED AS [RESERVED].

8. BOUNDARY WALLS :-

- WALLS OF THE SPECIFICATIONS AND DESIGN 'B' AS SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITE AS ABUT ON STREETS AND AREAS MARKED AS PUBLIC SPACES AND RESERVED AREAS.
- NO BOUNDARY WALL NEED BE BUILT ALONG THE BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT SHALL NOT EXCEED 3/8" IN HEIGHT.
- THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITE SHALL BE IN ACCORDANCE WITH RADI INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG S/1 ATTACHED TO THIS PLAN.
- IN THE CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF A WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT 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 STREET TO WHICH THE SITE HAS AN ACCESS OR FROM THE LEVEL OF THE GROUND ADJOINING THE OUTSIDE OF THE WALL.

9. GATE POST AND GATES :-

- GATE POSTS, WITH OR WITHOUT GATES, CAN BE ERECTED ALONG SUCH PORTIONS OF BOUNDARIES OF SITE AS LIE IN FRONT OF THE FRONT BUILDING LINE AND ABUT ON AN ACCESSIBLE STREET. THE GATE POSTS AND GATES SHALL, IF ERECTED, BE OF ONE OF THE TYPE, DESIGNS AND SPECIFICATIONS SHOWN IN DRG. S/1 ATTACHED TO THIS PLAN.
- WHERE THE CONSTRUCTIONS OF BOUNDARY WALL IS OPTIONAL AND A BOUNDARY WALL IS NOT BUILT, GATE POSTS MADE OF WOOD, CONCRETE, STONES, STEEL, CAST IRON OR ANY OTHER MATERIAL APPROVED BY THE CHIEF ADMINISTRATOR AND OF A HEIGHT NOT EXCEEDING 3 FEET 8 1/2 INCHES MAY BE CONSTRUCTED, BUT THE GATE SHALL IF ERECTED BE OF ONE OF THE TYPE, DESIGNS AND SPECIFICATIONS SHOWN IN DRAWING S/1 ATTACHED TO THE PLAN.

10. NUMBERING OF PREMISES :-

EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITE GIVEN IN THIS PLAN. IF THE SITE POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY THEN ITS NUMBER SHALL BE DISPLAYED IN THE NUMERALS CAST IN CONCRETE ACCORDING TO THE SPECIFICATIONS 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 DRG S/2 ATTACHED TO THIS PLAN ON A PORTION OF THE 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 AND OF THE SITE, SPECIFICATIONS & DESIGN AS SHOWN IN DRG S/4.

12. PROTECTED TREES :-

TREES MARKED AS [TREE] IN THIS PLAN SHALL BE DEEMED TO BE 'PROTECTED TREES' UNDER THE CHANDIGARH TREES PRESERVATION ORDER, 1952

13. SPECIAL AREA :-

SITE 385 TO 387 (BOTH INCLUSIVE) 389, 391, 392, 395, 397, 399, 401, 403, 405 AND 415 TO 429 & 430 (BOTH INCLUSIVE) ARE CLASSIFIED AS SPECIAL AREA. THE DESIGN OF BUILDING FOR THESE SITES SHALL BE PREPARED AND CONSTRUCTION SUPERVISED BY A QUALIFIED ARCHITECT.