

# CHANDIGARH PROJECT



## NOTES:-

- SITES 1-13, 24, 25, 35A, 36-49, 74&75 DESIGNED IN SPECIAL AREA VIDE P.B. GOVT MEMO NO. C/130/33/55/11/1523 DATED 6.12.59
- FOR ARCHITECTURAL CONTROL APPLICABLE ON SITES 1-13, 24, 25, 35A, 36-49, 74&75 REFER DRG. NO. 10 OF JOB NO. 8

REVISED 22.10.52 N.S.LAMBA

THIS DRG. IS THE COMPUTERISED DRAWING OF ORIGINAL DRG. NO. 3, JOB NO. 8 DATED 22.10.52 AND PREPARED ON DATED.

DRAWN BY CHECKED BY A.T.P.

JUNCTION NO. 4

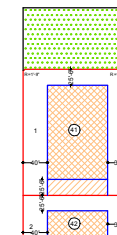
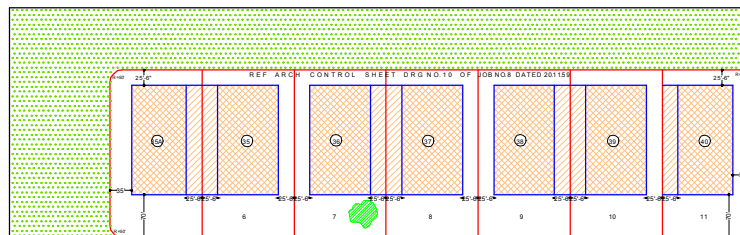
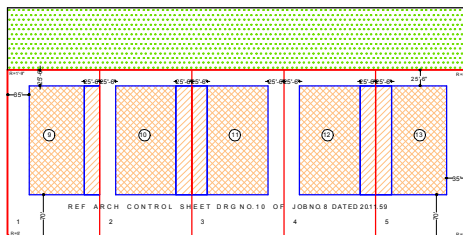
V3 ROAD

JUNCTION NO. 5

SECTOR - 4

V3 ROAD

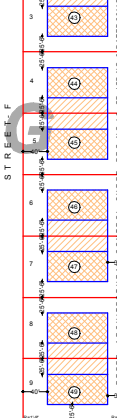
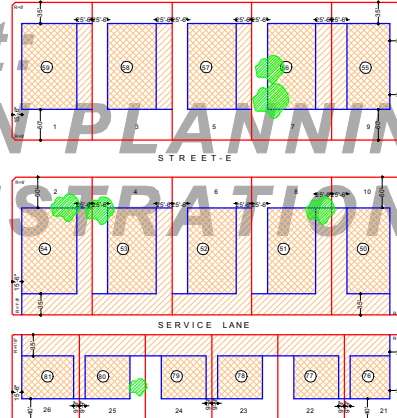
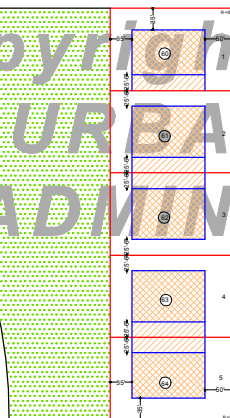
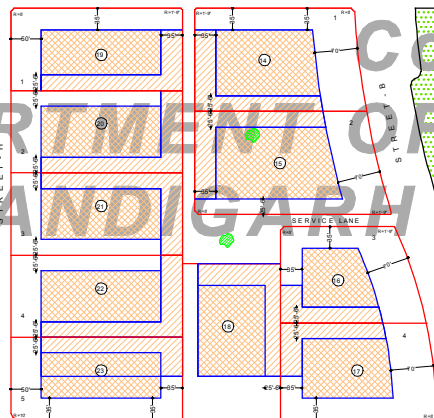
REFER ARCHITECTURAL CONTROL SHEET DRG. NO. 10 OF JOB NO. 8 DATED 2011/59



STREET - A

STREET - A

REFER ARCHITECTURAL CONTROL SHEET DRG. NO. 10 OF JOB NO. 8 DATED 2011/59



V3 ROAD

SECTOR - 6

JUNCTION NO. 10

V3 ROAD

JUNCTION NO. 11

SECTOR - 8

### 1. USE ZONES:-

THE LAND SHOWN IN THE ZONING PLAN SHALL BE UTILISED 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	TYPES OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1
	ROADS	ROAD FURNITURE AND AMENITIES
	LANDSCAPE FEATURES, EDUCATIONAL, PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES	
	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS
		ANCILLARY BUILDINGS OR SINGLE STOREY RESIDENTIAL BUILDINGS

### 2. SITE COVERAGE:-

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. YDS. OR UNDER	50 PERCENT OF THE AREA IN COLUMN 1
NEXT 250 SQ. YDS. AS PART THEREOF	33 PERCENT OF THE AREA IN COLUMN 1
REMAINING AREA IN EXCESS OF 500 SQ. YDS.	25 PERCENT OF THE AREA IN COLUMN 1

### 3. HEIGHT OF BUILDINGS:-

THE MAXIMUM NUMBER OF THE STOREYS, THE MAXIMUM HEIGHT AND THE MINIMUM PLINTH HEIGHT OF A BUILDING CONSTRUCTED ON LAND AS MARKED IN THE COLUMN 1 OF THE FOLLOWING TABLE SHALL BE AS INDICATED RESPECTIVELY IN COLUMN 2 AND 4 THEREOF.

1	2	3	4
NOTATION	MAXIMUM NUMBER OF STOREYS	MAXIMUM HEIGHT	MINIMUM PLINTH HEIGHT
	ONE	15'-0"	(A) ONE FOOT IN THE CASE OF BUILDINGS INTENDED FOR HUMANS HABITATION
	TWO	30'-0" EXCLUSIVE OF A BARSATI AND MAMU.	(B) SIX INCHES IN THE CASE OF WAREHOUSES AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION

### 4. BARSATI:-

BARSATI SHALL ONLY BE ALLOWED ON PORTIONS OF A SITE MARKED AS RESIDENTIAL AND BUILT SHALL NOT COVER MORE THAN 50 PERCENT OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 9 FEET 6 INCHES IN HEIGHT.

### 5. ANCILLARY BUILDINGS:-

ANCILLARY BUILDING SHALL MEAN THE BUILDING OR BUILDINGS ATTACHED TO THE RESIDENTIAL UNIT AND NORMALLY INHABITED BY THE ATTENDANTS OF THE RESIDENTIAL UNIT. IT SHALL INCLUDE A GARAGE, STORE ROOM, FUEL ODDOWN 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 NOWHERE ELSE.
- IF TWO OR MORE SITES ARE COMBINED FOR THE PURPOSE OF CONSTRUCTING ONE RESIDENTIAL UNIT, THE AREA LYING BETWEEN THE AREAS MARKED AS RESIDENTIAL IN THE SITES CONCERNED, SHALL BE CONSIDERED AS IF WERE MARKED AS RESIDENTIAL.

### 8. BOUNDARY WALLS:-

- WALLS OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRG. 51 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ADJUT ON V3 ROADS, STREETS AND ON AREAS MARKED AS 'PUBLIC SPACES'.
- NO BOUNDARY WALL NEED BE BUILT ALONG THE BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT, THE PART OF THE WALL LYING BETWEEN V3 ROAD, STREET OR AN AREA MARKED AS 'PUBLIC SPACES' AND THE BUILDING LINE NEAREST TO THE ROAD, STREET OR AREA MARKED AS 'PUBLIC SPACES' SHALL NOT EXCEED FEET 5 1/2 INCHES IN HEIGHT.
- WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT, NOT EXCEED 5 FEET 1 1/2 INCHES IN HEIGHT.
- THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. 51 ATTACHED TO THIS PLAN.
- IN THE CASE OF SLOPING SITES THE PRESCRIBED HEIGHT OF A WALL MAY BE EXCEEDED ON 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 STREET TO WHICH THE SITE HAS AN ACCESS OR FROM THE LEVEL OF THE GROUND ACCORDING TO THE OUTSIDE OF THE WALL.

### 9. GATE POSTS AND GATES:-

- 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 AN ACCESSIBLE STREET INCLUDING A SERVICE LANE. THE GATE POSTS AND THE GATES SHALL BE EXECUTED OF ONE OF THE TYPES, DESIGNS AND SPECIFICATIONS SHOWN IN DRG. 51 ATTACHED TO THIS PLAN.
- 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 HEIGHT NOT EXCEEDING 3 FEET 6 INCHES MAY BE SUBSTITUTED, BUT THE GATES SHALL BE EXECUTED BE OF ONE OF THE TYPES, DESIGNS AND SPECIFICATIONS SHOWN IN DRG. 51 ATTACHED TO THIS PLAN.

### 10. 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, THE NUMBER SHALL BE DISPLAYED IN NUMERALS CAST IN CONCRETE ACCORDING TO THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRG. 51 ATTACHED TO THIS PLAN.

### 11. ACCESS:-

THE FOLLOWING SITE SHALL DERIVE NO DIRECT ACCESS OR EXIT FROM THE TO THE ROAD:

- SITES 1 TO 11 (BOTH INCLUSIVE) ON STREET - A
- SITES 1 TO 20 (BOTH INCLUSIVE) ON STREET - D
- SITES 1 TO 9 (BOTH INCLUSIVE) ON STREET - E
- SITES 1 TO 8 (BOTH INCLUSIVE) ON STREET - G

### 12. PROTECTED TREES:-

TREES MARKED WITH A symbol ON THIS PLAN SHALL BE DEEMED TO BE 'PROTECTED TREES' UNDER THE CHANDIGARH TREES PRESERVATION ORDER 1952.

THIS DRG. IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG. NO. 3, JOB NO. 8 DATED 22.10.52 AND PREPARED ON DATED: 8-107

Page No. 10 of 10

DRAWN BY S.K. MATHIAI CHECKED BY A.T.P.

CHANDIGARH

48/- P.N. THAPER

CHIEF ADMINISTRATOR

CHANDIGARH

SCALE: 1" = 80 FEET TO AN INCH

DRG. NO. - 3 JOB NO. - 8

SD/- DRAWN: P.S.W/DI CHECKED BY: S.D.L. DATED: 22-10-52

ASSISTED: V.S.P/RP N.S.LAMBA

## ZONING PLAN OF SECTOR-5

48/- P. JEANNEARY, S. JANE DREW