

CHANDIGARH PROJECT



JUNCTION NO - 19

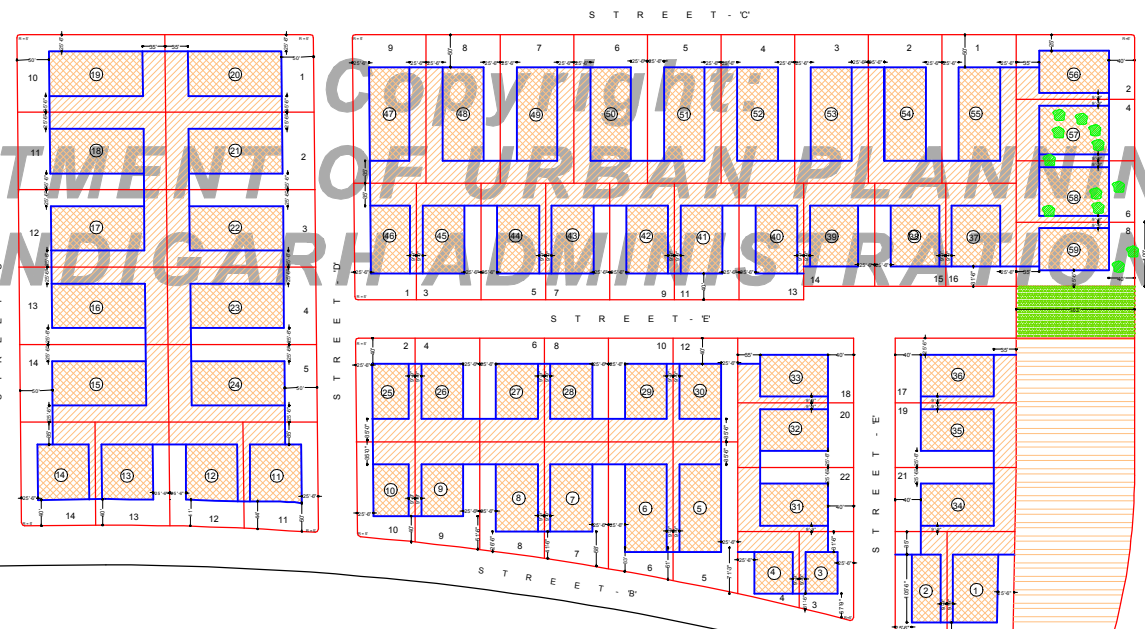
V-2 ROAD

JUNCTION 13

V-2 ROAD

TO JUNCTION - 20.

DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMINISTRATION



NOTES:-

1. THE PLOT NUMBERS ARE SHOWN THIS
2. THE POSTAL NUMBERS ARE SHOWN THIS

1. USE ZONING:-

THE LAND SHOWN IN THE ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKING EXPLAINED IN TABLE BELOW AND IN NO OTHER MANNER WHATSOEVER.

1	2	3
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
PUBLIC SPACES		LANDSCAPE FEATURES, EDUCATION PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES.
RESIDENTIAL		RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS
RESIDENTIAL		ANCILLARY BUILDINGS, OR SINGLE STOREY RESIDENTIAL BUILDINGS.
SPECIAL AREAS		AS PER ARCHITECTURAL CONTROL SHEETS.
COMMERCIAL		COMMERCIAL/COMMERCIAL-RESIDENTIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS.

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 PERCENT OF THE AREA IN COLUMN 1
NEXT 250 SQ YDS. OR PART THERE OF	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 COLUMNS 2, 3 AND 4 THERE OF.

1	2	3	4
NOTATION	MAXIMUM NUMBER OF STOREYS	MAXIMUM HEIGHT	MINIMUM PLINTH HEIGHT
ONE	ONE	15'-0"	(A) ONE FOOT IN CASE OF BUILDINGS INTENDED FOR HUMAN HABITATION. (B) SIX INCHES IN CASE OF VARANDAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION
TWO	TWO	35'-0" EXCLUSIVE OF A BARSATI AND MUMTY	

4. BARSATI:-

BARSATI SHALL ONLY BE ALLOWED ON PORTIONS OF SITES MARKED AS 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 SERVANT 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:-

(A) RESIDENTIAL AND ANCILLARY BUILDINGS SHALL BE BUILT ONLY WITHIN THE PORTIONS OF A SITE MARKED AS 'RESIDENTIAL' IN THIS PLAN AND NOWHERE ELSE. (B) IF TWO OR MORE SITES ARE COMBINED FOR THE PURPOSE OF CONSTRUCTING ONE RESIDENTIAL UNIT THE AREA, IF ANY, LYING BETWEEN THE AREAS MARKED AS 'RESIDENTIAL' IN THIS PLAN AND NOWHERE ELSE.

8. BOUNDARY WALLS

(A) WALLS OF THE SPECIFICATIONS AND DESIGN 'A' AS SHOWN IN DRG. S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS LIE ON V/2 ROADS, STREETS AND ON AREAS MARKED AS 'PUBLIC SPACES' AND 'COMMERCIAL'. (B) NO WALL BE BUILT ALONG THE BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT, THE PART OF THE WALL LYING BETWEEN A V/2 ROAD, A STREET OR AN AREA MARKED AS 'PUBLIC SPACES' AND THE BUILDING LINE NEAREST TO THE V/2 ROAD, STREET OR AREA MARKED AS 'PUBLIC SPACES' SHALL NOT EXCEED 2 FEET 5/8 INCHES IN HEIGHT.

(C) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT, NOT EXCEED 5 FEET 11 1/2 INCHES IN HEIGHT.

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

(E) IN THE CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF A 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.

9. GATE POSTS AND GATES:-

(A) GATE POSTS WITH OR WITHOUT GATES CAN BE ERECTED ALONG SUCH PORTIONS OF BOUNDARIES OF SITES AS LIE IN FRONT OF THE FRONT BUILDING LINE AND ALONG AN ACCESSIBLE STREET, INCLUDING A SERVICE LANE, THE GATE POSTS AND THE GATES SHALL, IF ERECTED, 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 8 1/2 INCHES MAY BE SUBSTITUTED BUT THE GATES SHALL, IF ERECTED, BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG S/1 ATTACHED TO THIS PLAN.

(C) WHERE THE CONSTRUCTION OF 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.

10. NUMBERING OF PREMISES:-

EVERY BUILDING OCCURRING AT 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 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 NUMERALS CAST IN CONCRETE ACCORDING TO THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRAWING S/2 ATTACHED TO THIS PLAN.

11. PROTECTED TREES

TREES MARKED AS 'P' ON THE 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. 15/JOB NO. 6, DATED 20.5.53 & PREPARED ON 22-11-06

Prepared By: S.K. Mohan
Checked By: Dhill Singh
Date: 22-11-06

Scale: - EIGHTY FEET TO AN INCH

Drawn by: S.G. NANGA
Checked: N.S. LAMBA
Date: 20.5.53
Assisted: P.S. VERDI
Tracked by: BACHAN SINGH
Job No. 6
Drg. No. 15

ZONING PLAN OF SUB-SECTOR 9-D