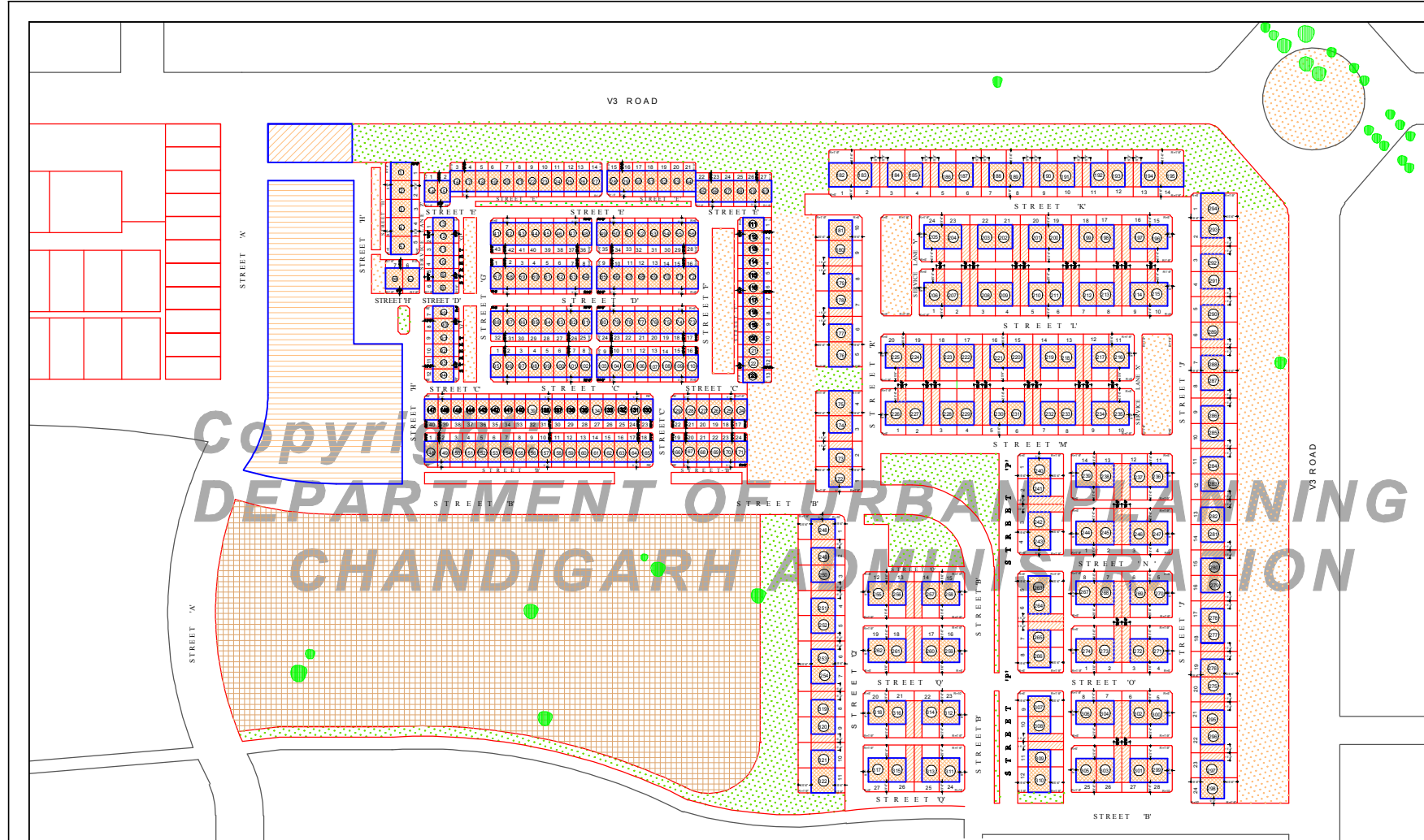


CHANDIGARH PROJECT



Notes:-

- 1.The plot numbers are shown thus.
- 2.The postal numbers are shown thus.



1. USE ZONES:-

THE LAND SHOWN IN THIS ZONING PLAN SHALL BE UTILISED 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	ROAD FURNITURE AND AMENITIES.
	PUBLIC SPACES	LANDSCAPE FEATURES, EDUCATIONAL, PUBLIC & COMMUNITY BUILDINGS & PUBLIC AMENITIES.
	COMMERCIAL	COMMERCIAL, CIVIL RESIDENTIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS.
	RESIDENTIAL	RESIDENTIAL BUILDINGS & ANCILLARY BUILDINGS.
	RESIDENTIAL	ANCILLARY BUILDINGS OR SINGLE STORY RESIDENTIAL BUILDINGS.
	PUBLIC BUILDINGS	PUBLIC BUILDINGS.
	SPECIAL AREAS	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% OF THE AREA IN COLUMN 1.
NEXT 250 SQ YDS OR THEREOF	35% 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 PLUMB HEIGHT OF A BUILDING CONSTRUCTED ON LAND AS MARKED IN COLUMN 1, OF THE FOLLOWING TABLE SHALL BE AS INDICATED RESPECTIVELY IN COLUMNS 2,3 AND 4 THEREOF:-

1	2	3	4
NOTATION	MAXIMUM NUMBER OF STOREYS	MAXIMUM HEIGHT	MINIMUM PLUMB HEIGHT
	ONE	15'-0"	ONE FOOT IN CASE OF BUILDINGS INTENDED FOR HUMAN HABITATION.
	TWO	35'-0" EXCLUSIVE OF A BARBASTI AND MUMTI	6 INCHES IN CASE OF VERANDAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION.

4. BARBASTI:-

BARBASTI SHALL ONLY BE ALLOWED ON PORTIONS OF A SITE MARKED AS BUILT SHALL NOT COVER MORE THAN 50% OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 2'-0" 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 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 THE 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 SITE MARKED AS IN THIS PLAN AND IN NO OTHER MANNER.

(B) IF TWO OR MORE SITES ARE COMBINED FOR THE PURPOSE OF ERECTING ONE RESIDENTIAL UNIT, THE AREA, IF ANY, LYING BETWEEN THE AREAS MARKED AS BE SITES CONCERNED SHALL BE CONSIDERED AS IT WERE MARKED AS

8. BOUNDARY WALLS:-

(A) BATES UP TO 30 FEET:-
IN WALLS OF THE SPECIFICATIONS AND DESIGN 'S' SHOWN IN DRAWINGS ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES (BOUNDARIES LYING AT THE BACK OF THE FRONT BUILDING) OF SITES AS ABUT ON SERVICE LANE 2, THE V3 ROAD, STREETS, OR AREAS MARKED AS 'PUBLIC SPACES'.

(B) NO BOUNDARY WALLS NEED BE BUILT ALONG SUCH FRONT BOUNDARIES BOUNDARIES LYING IN FRONT OF THE FRONT BUILDING (LINES) OF SITES AS ABUT ON STREETS, SERVICE LINES AND AREAS MARKED AS 'PUBLIC SPACES' BUT IF BUILT, THEY SHALL BE OF THE SPECIFICATIONS AND DESIGN 'S' SHOWN IN DRAWINGS ATTACHED TO THIS PLAN.

(C) NO WALL NEED BE BUILT ALONG THAT PORTION OF THE FRONT BOUNDARY WHICH OBTAINS ONE SITE FROM ANOTHER, BUT IF BUILT, IT SHALL NOT EXCEED 2'-6" IN HEIGHT.

(D) SITES ABOVE 30 FEET:-
(I) WALLS OF THE SPECIFICATIONS AND DESIGN 'S' SHOWN IN DRAWINGS ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABUT ON STREETS (V3 ROAD), SERVICE LINES AND YARDS AND AREAS MARKED AS 'PUBLIC SPACES'.

(E) NO WALL NEED BE BUILT ALONG THE BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER BUT SHALL BE THE PART OF THE WALL LYING BETWEEN A STREET OR AREA MARKED AS 'PUBLIC SPACES' AND THE BUILDING LINE NEAREST TO SUCH STREET OR AREA SHALL NOT EXCEED 3'-8" IN HEIGHT.

9. WALL ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT, NOT EXCEED 2'-10 1/2" IN HEIGHT.

(B) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED IN DRAWINGS ATTACHED TO THIS PLAN.

(C) IN THE CASE OF SLOPING SITES THE DESCRIBED HEIGHT OF WALL MAY BE EXCEEDED OVER PORTION OF ITS LENGTH PROVIDED THAT AT NO POINT SHALL A HEIGHT OF MORE THAN 2 FEET ABOVE THE DESCRIBED 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 POSTS AND GATES:-

(A) GATE POSTS WITH OR WITHOUT GATES, CAN BE ERRECTED ALONG SUCH PORTIONS OF BOUNDARIES OF SITES AS LIE IN FRONT OF FRONT BUILDING LINE AND ABUT ON AN ACCESSIBLE STREET INCLUDING SERVICE LINES, THE GATE POSTS AND THE GATES SHALL, IF ERRECTED, BE OF ONE OF THE TYPES AND SPECIFICATIONS SHOWN IN DRAWINGS 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" INCHES MAY BE SUBSTITUTED, BUT THE GATES SHALL NOT BE ERRECTED, IF OF ONE OF THE TYPES AND SPECIFICATIONS SHOWN IN DRAWINGS ATTACHED TO THIS PLAN.

10. NUMBERING OF PREMISES:-

EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITE AS GIVEN IN THE PLAN.

IF THE SITE POSSESSES A GATE POST ALONG ITS BOUNDARY THEN ITS NUMBER SHALL BE DISPLAYED IN NUMERALS CAST IN CONCRETE ACCORDING TO THE SPECIFICATIONS AND DESIGN 'S' SHOWN IN DRAWINGS 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 'S' SHOWN IN DRAWINGS ATTACHED TO THIS PLAN ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING FRONT OF THE SITE.

11. ACCESS:-

THE FOLLOWING SITES SHALL DERIVE NO DIRECT ACCESS OR EGRESS FROM OR TO THE V3 ROAD:
SITE 1 ON STREET 'F'
SITES 1 TO 21 (BOTH INCLUSIVE) ON STREET 'E'
SITES 1 TO 24 (BOTH INCLUSIVE) ON STREET 'Z'
SITES 1 TO 4 (BOTH INCLUSIVE) ON STREET 'Y'

12. PROTECTED TREES:-

THE FOLLOWING TREES SHALL BE DEEMED TO BE 'PROTECTED TREES' UNDER THE CHANDIGARH TREES PRESERVATION ORDER, 1992
TREES MARKED AS IN THIS PLAN SHALL BE

THIS DRAWING IS THE COMPLETE AND REPRODUCTION OF ORIGINAL DRG. NO. 8, JOB NO. 10 DATED 28-03-1993 AND PREPARED BY S.K. MISHRA CHECKED BY D. JAIN A.P.P.

DR. P. JAIN SENIOR ARCHITECTS. SENIOR ARCHITECTS. ASSTT. PLANNER

SCALE :- 80 FEET TO AN INCH.

DRAWN : PRAN TRACED : S.S. CHECKED : A.R.P. 26/2

JOB NO : 10 DRG. NO : 9 DATED : 26.02.1993

ZONING PLAN OF SUB SECTOR -18C