

CHANDIGARH PROJECT



NOTES :-

- THE PLOT NUMBER ARE SHOWN THUS
- THE POSTAL NUMBERS ARE SHOWN THUS

THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG. NO. - 55, JOB NO- 4, DATED 25.2.53 AND PREPARED ON 05-12-2006.

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PREPARED BY : CHECKED BY : ATP

Sd/- P.N. THAPER
CHIEF ADMINISTRATOR
CHANDIGARH

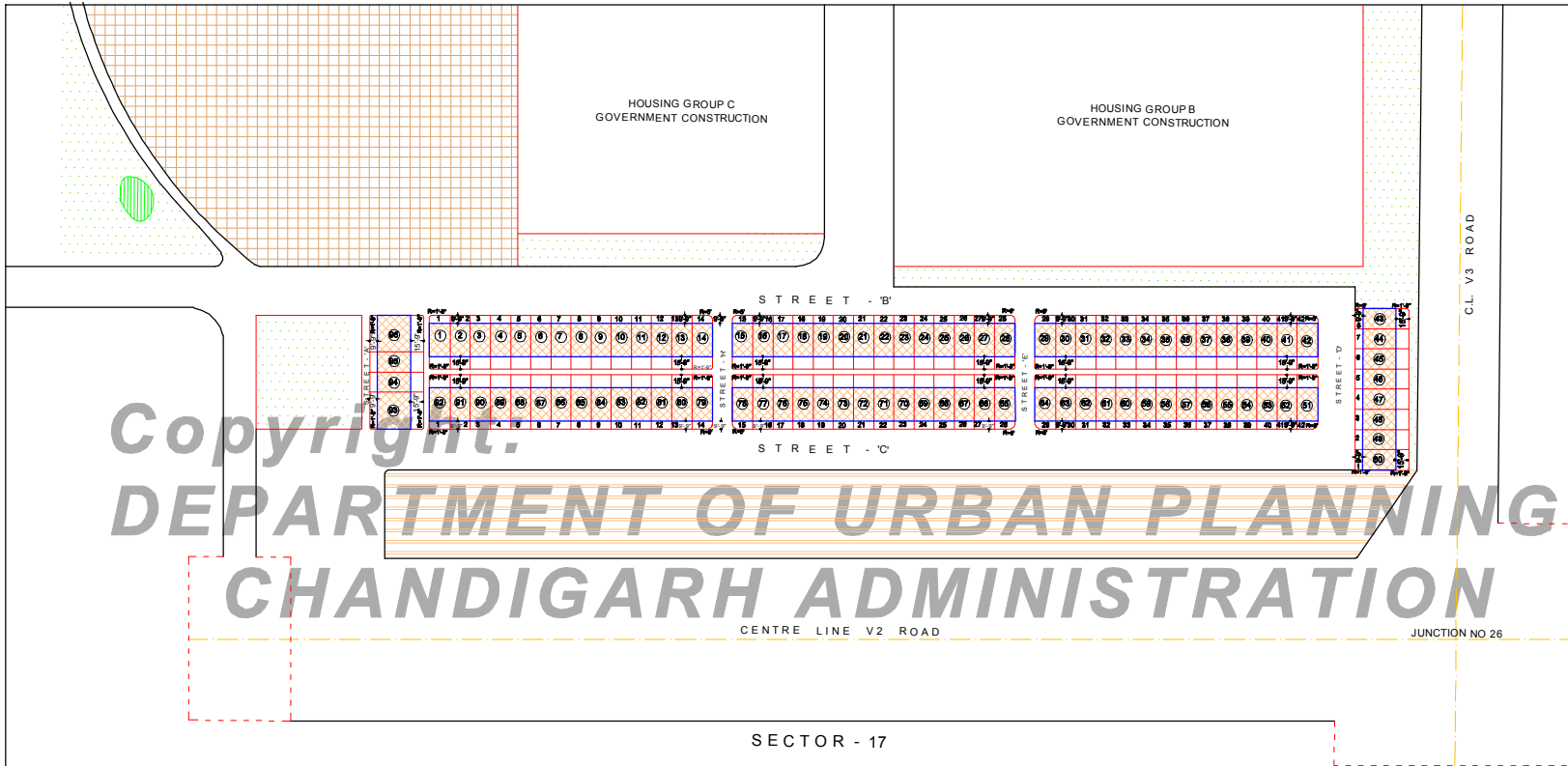
Sd/- JANE. B. DREW
Sd/- P. JEANRET
Sd/- E. FRY
SENIOR ARCHITECT

SCALE :- 80 FEET TO AN INCH

SD/- DRAWN BY:- SD/- J.S. DETHE
CHECKED BY:-

JOB NO. - 4 DRG. NO. - 55 DATE 25.2.53

ZONING PLAN OF SUB-SECTOR 22-A



SECTOR - 17

1. USE ZONES :-

THE LAND SHOWN IN THIS ZONING PLAN SHALL BE UTILIZED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN THE TABLE BELOW AND IN NO OTHER MANNER WHAT SOEVER

1	2	3
NOTATION	PERMISSIBLE USE OF LAND AS IN COLUMN 2	TYPE OF BUILDING PERMISSIBLE ON LAND MARKED AS COLUMN 3
	ROAD	ROAD, FURNITURE AND AMENITIES.
	PUBLIC SPACES	LAND SCAPE FEATURES EDUCATIONAL, PUBLIC & COMMUNITY BUILDINGS AND PUBLIC AMENITIES.
	RESIDENTIAL	ANCILLARY BUILDINGS OR SINGLE STOREY RESIDENTIAL BUILDINGS.
	COMMERCIAL	COMMERCIAL CUM RESIDENTIAL BUILDING AS PER ARCHITECTURE CONTROL SHEET
	PUBLIC BUILDING	PUBLIC BUILDING

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 SQYDS OR PART THERE OF	33 PERCENT OF THE AREA IN COLUMN 1.

3. HEIGHT OF BUILDING :-

- THE TOTAL HEIGHT OF A RESIDENTIAL BUILDING SHALL NOT EXCEED 35' EXCLUSIVE OF A BARSATI OR MAMTI.
- NO RESIDENTIAL BUILDING SHALL CONTAIN MORE THAN TWOSTORIES, EXCLUSIVE OF A BARSATI OR MAMTI.
- THE PLINTH HEIGHT OF A BUILDING SHALL NOT BE LESS THEN 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 THE PORTION OF A SITE 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 GARRAGE, STORE ROOM, FUEL GODOWN AND SERVANTS QUARTER 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 BUILDING :-

- 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 IN THE SITES CONCERNED SHALL BE CONSIDERED AS IF IT WERE MARKED AS

8. BOUNDARY WALLS :-

- BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'C' AS SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES LYING AT THE BACK OF THE REAR BUILDING LINE OF SITE AS ABUT ON STREETS AND AREA MARKED AS COMMERCIAL AND "PUBLIC SPACE".
- NO WALLS NEED BE BUILT ALONG SUCH FRONT BOUNDARIES (BOUNDARIES LYING IN FRONT OF THE FRONT BUILDING LINE) OF SITE AS ABUT ON STREETS, SERVICE LANES AND AREAS MARKED AS COMMERCIAL BUT IF BUILT, THEY SHALL BE OF THE SPECIFICATIONS AND DESIGN A SHOWN IN DRG S/1 ATTACHED TO THIS PLAN.
- NO WALL NEED BE BUILT ALONG THE FRONT BOUNDARY WHICH DIVIDED ONE SITE FROM ANOTHER BUT IF BUILT IT SHALL NOT EXCEED 2'-6" IN HEIGHT.
- WALL ALONG BOUNDARIES NOT COVERED BY THE ABOVE REVISION SHALL, IF BUILT, NOT EXCEED 5'-11" IN HEIGHT.
- THE CURVATURE OF BOUNDARY WALL ALONG CORNERS OF SITE SHALL BE IN ACCORDANCE WITH RADIUS INDICATED ON THIS PLAN AND ILLUSTRANCE IN DRG S/1 ATTACHED TO THIS PLAN.
- IN THE CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF A BOUNDARY WALL MAY BE EXCEEDED OVER PORTION 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 CENTER 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 :-

- GATE POSTS, WITH OR WITHOUT GATE CAN BE ERECTED ALONG SUCH PORTIONS OF A BOUNDARIES OF SITE AS LIE IN FRONT BUILDING LINE AND ABUT ON AN ACCESSIBLE STREET, INCLUDING THE SERVICE LANE, THE GATE POST AND GATES SHALL, IF ERECTED, BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG NO S/1 ATTACHED TO THIS PLAN.

- WHERE THE CONSTRUCTIONS 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 8 1/2 INCHES MAY BE SUBSTITUTED, BUT THE GATE SHALL IF ERECTED BE OF ONE OF THE TYPE 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 AS GIVEN IN THE 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 SITES DOES NOT POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY, THEN ITS NUMBER SHALL BE DISPLAYED IN THE PAINTED NUMERALS OF THE DESIGN B SHOWN IN DRAWING S/2 ATTACHED TO THIS PLAN, ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING IN FRONT OF THE SITE.

11. PROTECTED TREES :-

TREES MARKED AS IN THIS PLAN SHALL BE DEEMED TO BE PROTECTED TREES UNDER THE CHANDIGARH TREES PRESERVATION ORDER, 1962