

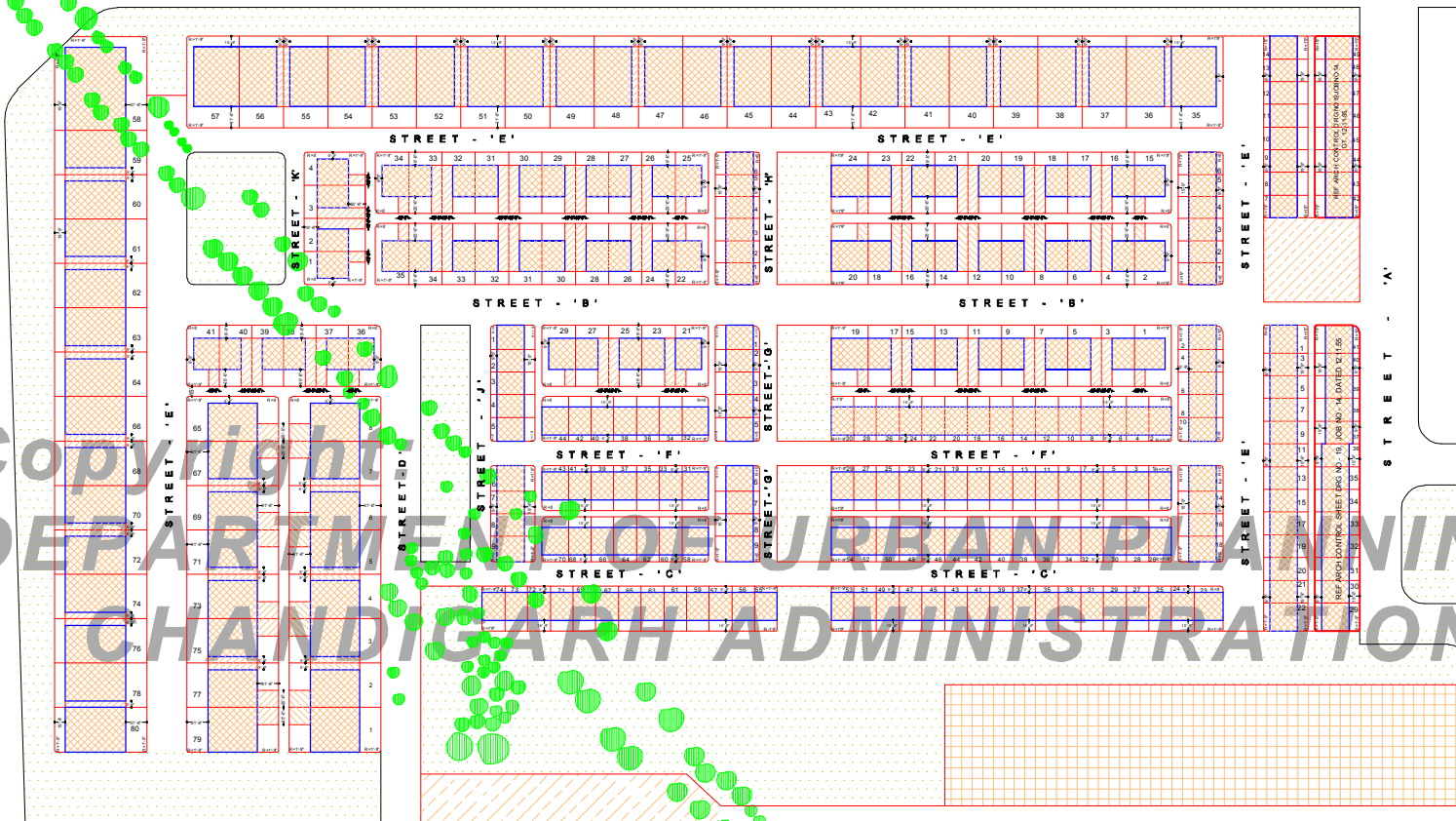
JUNCTION NO 28

V3 ROAD

CHANDIGARH PROJECT



NOTES
THE POSTAL NUMBERS ARE SHOWN THUS: -



SUB SECTOR 21A

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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 BELOW AND IN NO OTHER MANNER WHATSOEVER:-

1	2	3
ROADS	PERMISSIBLE USE OF LAND AS IN COLUMN 1	TYPE OF BUILDING PERMISSIBLE ON LAND MARKED AS IN COLUMN 2
PUBLIC SPACES		ROAD FURNITURE AND AMENITIES
RESIDENTIAL		LANDSCAPE FEATURES, EDUCATIONAL, PUBLIC & COMMUNITY BUILDINGS AND PUBLIC AMENITIES
RESIDENTIAL		RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS
PUBLIC BUILDINGS		ANCILLARY BUILDINGS OR SINGLE STOREY RESIDENTIAL BUILDINGS
RESERVED		PUBLIC BUILDINGS
SPECIAL AREAS		USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR AS PER ARCHITECTURAL CONTROL SHEET.

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 PART THEREOF	33% 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 PLINTH HEIGHT OF A BUILDING CONSTRUCTED ON A 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 PLINTH HEIGHT
ONE	ONE	15'-0"	BY FOOT IN CASE OF BUILDINGS INTENDED FOR HUMAN HABITATION.
TWO	TWO	35'-0"	BY 8 INCHES IN CASE OF VERANDAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION.

4. BARSATI

BARSATI SHALL ONLY BE ALLOWED ON PORTIONS OF SITES MARKED AS [diagonal lines] AND IF 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 BUILDINGS SHALL MEAN 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'S 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 :-

A. RESIDENTIAL AND ANCILLARY BUILDINGS SHALL BE BUILT WITHIN THE PORTIONS OF A SITE MARKED AS RESIDENTIAL IN THIS PLAN AND NO WHERE ELSE.
B. IF TWO OR MORE SITES ARE COMBINED FOR THE PURPOSE OF BUILDING ONE RESIDENTIAL UNIT, THE AREA, IF ANY, LYING BETWEEN THE AREAS MARKED AS [diagonal lines] IN THE SITES CONCERNED SHALL BE CONSIDERED AS IF IT WERE MARKED AS [diagonal lines].

8. BOUNDARY WALLS :-

A. SITES UPTO 375 SQ.YDS.:-
1. WALLS OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN ON DRAWING S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH REAR BOUNDARIES (BOUNDARIES LYING AT THE BACK OF THE REAR BUILDING LINES) OF SITES AS ABUT ON STREETS OR AREAS MARKED AS 'PUBLIC SPACE' AND 'RESERVED'.
2. WITH THE EXCEPTION OF SITES 29 TO 49 (BOTH INCLUSIVE) ON STREET 'A' NO WALL NEED BE BUILT ALONG SUCH FRONT BOUNDARIES (BOUNDARIES LYING IN FRONT OF THE FRONT BUILDING LINE) AS ABUT ON STREETS OR AREAS MARKED AS 'PUBLIC SPACES' OR 'RESERVED'. BUT IF BUILT, IT SHALL BE OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN.
3. WALLS OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRG S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITES 29 TO 49 (BOTH INCLUSIVE) ON STREET 'A', AS ABUT ON STREETS OR AREAS MARKED AS 'PUBLIC SPACES' OR 'RESERVED'.
4. NO WALL NEED BE BUILT ALONG THAT PORTION OF THE FRONT BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER BUT, IF BUILT, IT SHALL NOT EXCEED 2 FEET 6 INCHES IN HEIGHT.

B. SITES ABOVE 375 SQ YDS.:-
1. WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRG S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITES 29 TO 49 (BOTH INCLUSIVE) ON STREET 'A', AS ABUT ON STREETS OR AREAS MARKED AS 'PUBLIC SPACES' AND 'RESERVED'.
2. NO WALL NEED BE BUILT ALONG THAT PORTION OF THE FRONT BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT, IT SHALL NOT EXCEED 3 FEET 6 INCHES IN HEIGHT.
3. NO WALL NEED BE BUILT ALONG THAT PORTION OF THE REAR BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT, IT SHALL NOT IN THE CASE OF SITES WHOSE REAR BOUNDARIES ABUT ON AREAS MARKED AS 'PUBLIC SPACES', EXCEED 3 FEET 6 INCHES IN HEIGHT.
C. WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS, SHALL IF BUILT, NOT EXCEED 5 FEET 1 1/2 INCHES IN HEIGHT.
D. THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITE 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.

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 ERECTED ALONG SUCH PORTIONS OF BOUNDARIES OF SITES AS LIE IN FRONT OF THE FRONT BUILDING LINE AND ABUT ON AN ACCESSIBLE STREET, INCLUDING A SERVICE LANE. THE GATE POST AND GATES SHALL, IF ERECTED, BE OF ONE OF THE TYPE, DESIGN 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 A HEIGHT NOT EXCEEDING 3 FEET 6 INCHES MAY BE SUBSTITUTED BUT THE GATES SHALL, IF ERECTED BE OF ONE OF THE TYPE, DESIGN AND SPECIFICATIONS SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN.

10. NUMBERING OF PREMISES:-
A. EVERY BUILDING OCCUPYING A SITE, SHALL DISPLAY THE POSTAL NUMBER OF THE SITE AS GIVEN IN THIS PLAN.
B. IF THE SITES POSSESS A GATE POST ALONG ITS FRONT BOUNDARY THE 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.
C. IF THE SITES DOES NOT POSSESS A GATE POST ALONG ITS FRONT BOUNDARY, THEN ITS NUMBER SHALL BE DISPLAYED IN 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.

NOTE: THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG. NO. 14, JOB NO. 14, DTD: 4-03-1993. PREPARED ON DATE: 22-9-2007.

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SCALE :- 80 FEET TO AN INCH

DRAWN BY: Sd/-
ASSISTED BY: Sd/-
CHECKED BY:- DATE: 4.3.53

JOB NO.14 DRG. NO 9

ZONING PLAN OF SECTOR 21-B