


CHANDIGARH PROJECT



NOTES:
THE POSTAL NUMBERS ARE SHOWN THUS 

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	TYPE OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1
	ROADS	ROAD FURNITURE AND AMENITIES
	PUBLIC SPACES	LANDSCAPE FEATURES, EDUCATIONAL PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES
	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS
	RESIDENTIAL	ANCILLARY BUILDINGS OR SINGLE STOREY RESIDENTIAL BUILDINGS
	SPECIAL AREA	AS PER ARCHITECTURAL CONTROL SHEET
	RESERVED	USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR
	COMMERCIAL	COMMERCIAL-CUM-RESIDENTIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS
	PUBLIC BUILDINGS	PUBLIC BUILDINGS

THE MAXIMUM PERMISSIBLE SITE COVERAGE FOR EACH SITE SHALL BE AS INDICATED IN THE FOLLOWING TABLE:-

1	2
AREA OF SITES	MAXIMUM PERMISSIBLE SITE COVERAGE
FIRST 200 SQ. YDS. OR UNDER	50 PERCENT OF THE AREA IN COLUMN 1
NEXT 200 SQ. YDS. OR PART THERE OF	33 PERCENT OF THE AREA IN COLUMN 1
REMAINING AREA IN EXCESS OF 400 SQ. YDS.	25 PERCENT OF THE AREA IN COLUMN 1

THE MAXIMUM NO. OF STOREYS, THE MAXIMUM HEIGHT AND THE MINIMUM PLINTH 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 THERE OF:-

1	2	3	4
NOTATION	MAXIMUM NO. OF STOREYS	MAXIMUM HEIGHT	MINIMUM PLINTH HEIGHT
	ONE	15'-0"	(a) ONE FOOT IN THE CASE OF BUILDINGS INTENDED FOR HUMAN HABITATION
	TWO	30'-0" EXCLUSIVE OF A BARABTI AND MAMTI	(b) SIX INCHES IN CASE OF VERANDAH AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION

BARABTI SHALL ONLY BE ALLOWED ON THE PORTIONS OF SITE MARKED AS AND IF BUILT, SHALL NOT COVER MORE THAN 50 PERCENT OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 9'-6" IN HEIGHT.

NOTES:-
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 11, JOB NO. 14, DATED 20-03-83 AND PREPARED ON 21-01-2007.

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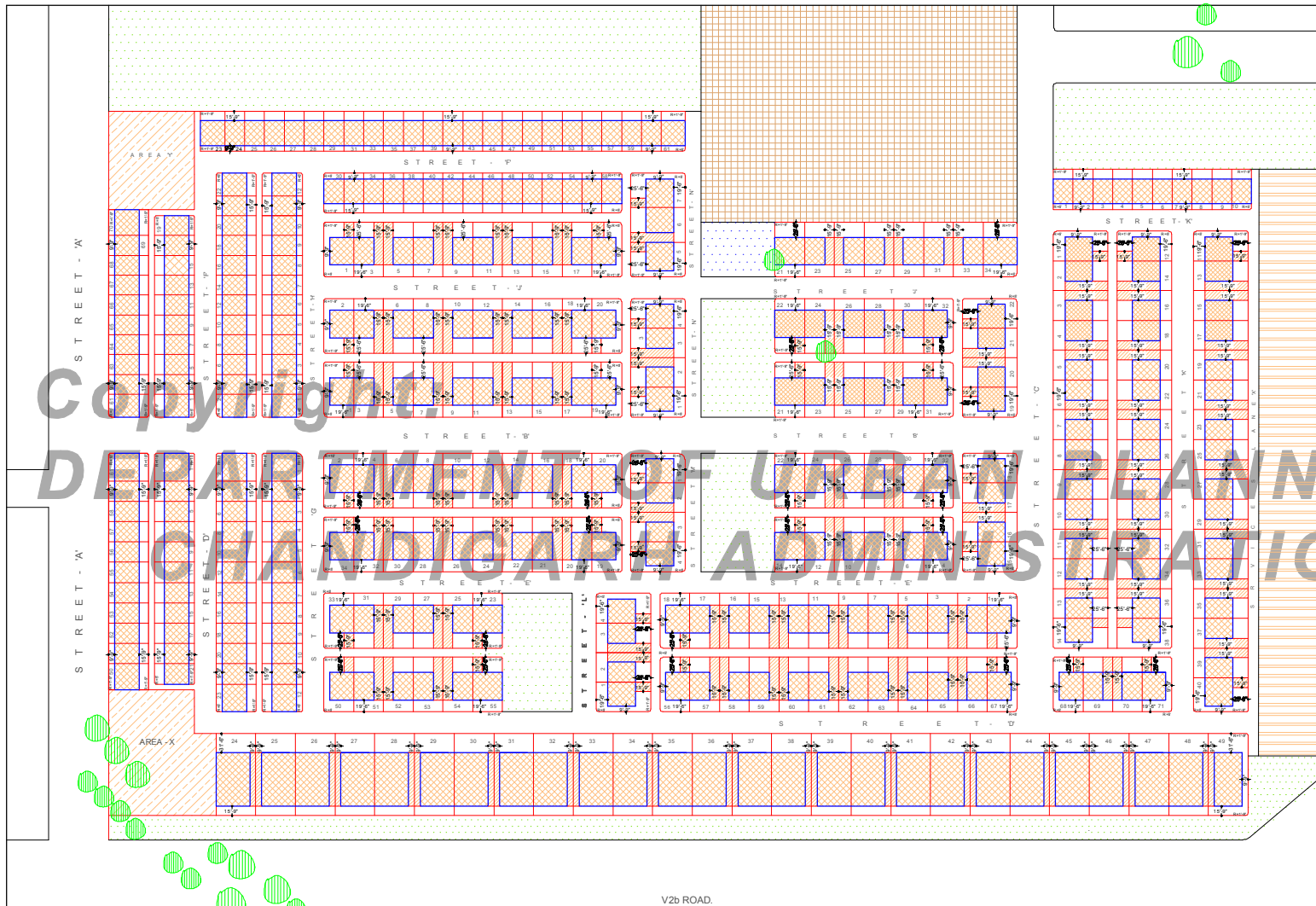
SD/- J.B. DREW P. JAMNARATE E. CHOWDHURY SENIOR ARCHITECT SD/- N.S. LAMBA JUNIOR TOWN PLANNER

SCALE :- 80 FEET TO AN INCH

DRAWN SD/-	CHECKED SD/-
JOB NO. 14	DRG. NO. 11
	DT. 20.3.53

ZONING PLAN OF SECTOR-21D

SD/- P.N. THAPAR CHIEF ADMINISTRATOR CHANDIGARH



V2b ROAD.

ANCILLARY BUILDINGS SHALL MEAN BUILDING OR BUILDINGS ATTACHED TO OR SERVING THE RESIDENTIAL UNIT AND NORMALLY INHABITED BY THE ATTENDANTS OF THE RESIDENTIAL UNITS. IT SHALL INCLUDE A GARAGE, STORE ROOM, FUEL, GODOWN AND SERVANTS QUARTERS BUT SHALL NOT INCLUDE A GUEST HOUSE.

NO SITE SHALL BE SUB-DIVIDED AND NOT MORE THAN ONE RESIDENTIAL UNIT WITH NECESSARY ANCILLARY BUILDINGS SHALL BE BUILT ON IT. TWO OR MORE SITES, MAY, HOWEVER BE COMBINED, FOR THE PURPOSE OF BUILDING ONE RESIDENTIAL UNIT AND ITS NECESSARY ANCILLARY BUILDINGS.

A. RESIDENTIAL AND ANCILLARY BUILDINGS SHALL BE BUILT ONLY 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 IN THE SITES CONCERNED, SHALL BE CONSIDERED AS IF IT WERE MARKED AS .

(a) SITES UP TO 375 SQ. YARDS :-

(i) WALLS OF THE SPECIFICATION AND DESIGN 'C' SHOWN ON DRAWING S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH REAR BOUNDARIES LYING AT THE BACK OF THE REAR BUILDING LINE(S) OF SITES AS ABUT ON SERVICE LANE 'X', STREETS OR AREAS MARKED AS 'PUBLIC SPACES' AND RESERVED.

(ii) WITH THE EXCEPTION OF SITES 50 TO 70 (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 SERVICE LANE 'X', STREETS OR AREAS MARKED AS 'PUBLIC SPACES' OR RESERVED BUT IF BUILT, IT SHALL BE OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN ON DRAWING S/1 ATTACHED TO THIS PLAN.

(iii) WALLS OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITES 50 TO 70 (BOTH INCLUSIVE) ON STREET 'A' AS ABUT ON STREETS OR AREAS MARKED AS RESERVED.

(iv) 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'-6" IN HEIGHT.

(b) SITES OVER 375 SQ. YARD.

(i) WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITES AS ABUT ON SERVICE LANE 'X', STREETS OR AREAS MARKED AS 'PUBLIC SPACES', RESERVED AND PUBLIC BUILDINGS.

(ii) 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'-6" IN HEIGHT.

(iii) 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 SERVICE LANE 'X' OR AN AREA MARKED AS 'PUBLIC SPACES', EXCEED 3'-6" IN HEIGHT.

(c) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT, NOT EXCEED 5'-1 1/2" 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 DRAWING S/1 ATTACHED TO THIS PLAN.

(e) IN THE CASE OF SLOPING SITES THE PRESCRIBED HEIGHT OF 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.

(f) 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.

(g) GATE POSTS, WITH OR WITHOUT GATES CAN BE ERECTED ALONG SUCH PORTIONS OF BOUNDARIES OPPOSITE AS LIE IN FRONT OF THE FRONT BUILDING LINE AND ABUT ON 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 DRAWING S/1 ATTACHED TO THIS PLAN.

(h) WHERE THE CONSTRUCTION OF A BOUNDARY WALL IS OPTIONAL AND A BOUNDARY WALL IS NOT BUILT, GATE POST 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 6" INCHES MAY BE SUBSTITUTED BUT THE GATES SHALL, IF ERECTED, BE ONE OF THE TYPE, DESIGN AND SPECIFICATIONS SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN.

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 THEN ITS NUMBER SHALL BE DISPLAYED IN PAINTED NUMERALS OF 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.

SITES 24 TO 26 (BOTH INCLUSIVE) ON STREET 'D' SHALL DERIVE NO DIRECT ACCESS OR EXIT FROM OR TO THE V2b ROAD.

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