

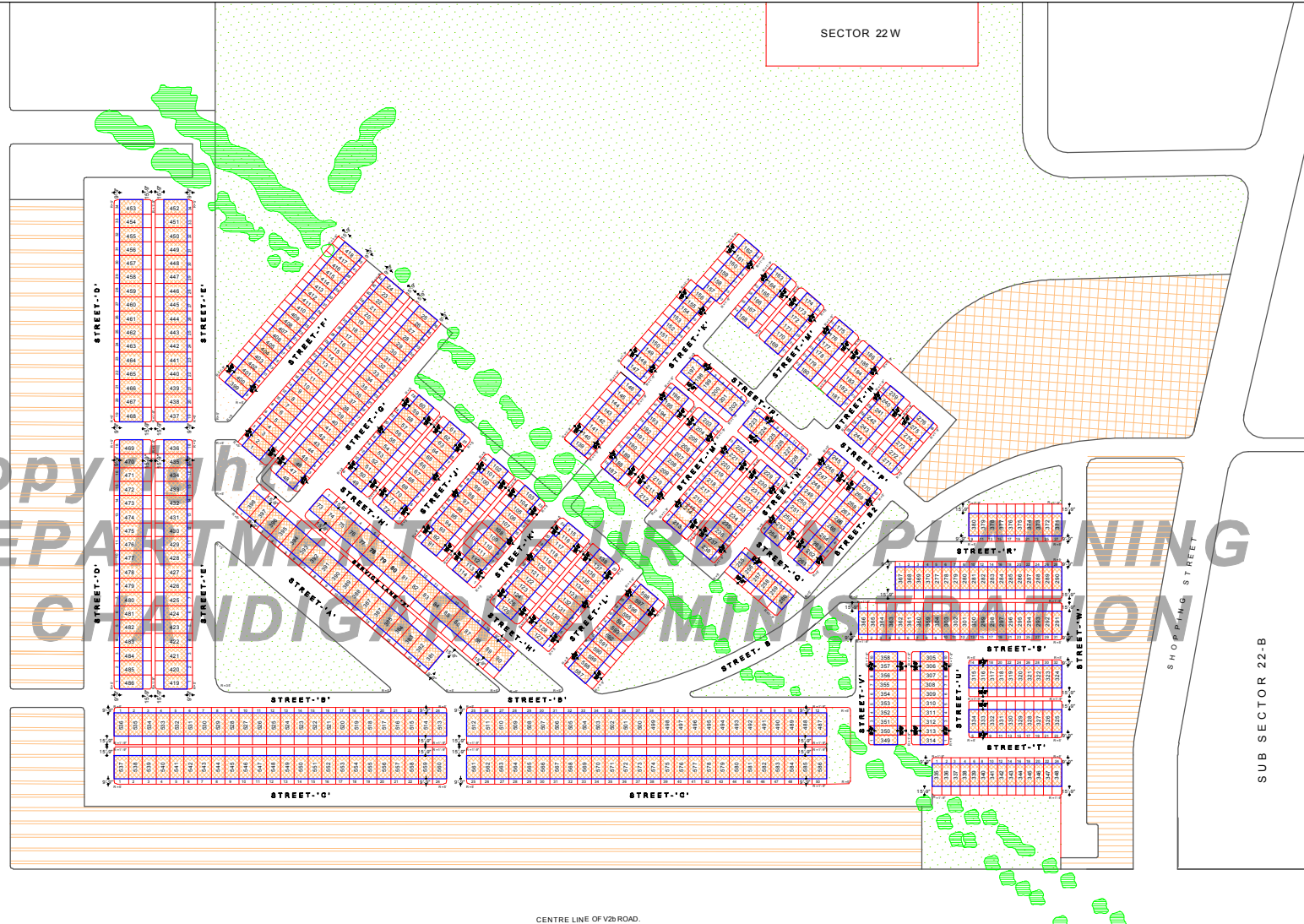
# CHANDIGARH PROJECT



**NOTE:-**

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

SECTOR 22 W



JUNCTION NO. -34

CENTRE LINE OF V2 ROAD.

**1. USE ZONE:-**

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

| NOTATION | PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1 | TYPE OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 2                         |
|----------|---|---|
|          | ROAD  | ROAD FURNITURE AND AMENITIES.   |
|          | PUBLIC SPACES                                 | LANDSCAPE FEATURES, EDUCATIONAL, PUBLIC & COMMUNITY BUILDINGS AND PUBLIC AMENITIES. |
|          | RESIDENTIAL                                   | RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS.                                      |
|          | COMMERCIAL                                    | COMMERCIAL, QU-RESIDENTIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS.           |
|          | PUBLIC BUILDINGS                              | PUBLIC BUILDINGS.   |

**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 |

**3. HEIGHT OF BUILDINGS :-**

THE TOTAL HEIGHT OF A RESIDENTIAL BUILDING SHALL NOT EXCEED 35 FEET, EXCLUSIVE OF A BARSATI OR MAINTI.  
NO RESIDENTIAL BUILDING SHALL CONTAIN MORE THAN TWO STOREYS, EXCLUSIVE OF A BARSATI OR MAINTI.

**4. BARSATI:-**

BARSATI SHALL ONLY BE ALLOWED ON A PORTION OF A SITE MARKED AS IF BUILT SHALL NOT COVER MORE THAN 50 PERCENT OF THE COVERED GROUND AREA AND SHALL NOT EXCEED 9 FEET 6 INCHES IN HEIGHT.

**5. ANCILLARY BUILDING:-**

ANCILLARY BUILDINGS SHALL MEAN THE 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.

**6. NUMBER OF BUILDINGS ON EACH SITE:-**

NO SITE SHALL BE SUBDIVIDED 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 BUILDING.

**7. SPACE ABOUT RESIDENTIAL BUILDING :-**

(a) RESIDENTIAL BUILDING SHALL BE CONSTRUCTED ONLY WITHIN THE PORTION 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 AREA MARKED AS THE SITES CONCERNED SHALL BE CONSIDERED AS IF IT WERE MARKED AS

**8. BOUNDARY WALLS :-**

(a) WALLS OF THE SPECIFICATION AND DESIGN 'C' SHOWN IN DRG. NO S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES (BOUNDARIES LYING AT THE BACK OF THE REAR BUILDING LINES) OF SITES AS ABUT ON STREETS AND AREAS MARKED AS PUBLIC SPACES OF SITES 'S' TO '18 (BOTH INCLUSIVE) ON STREET 'K' AS ABUT ON SERVICE LANE 'X' AND OF SITES '1' TO '4 ON STREET 'Y' (BOTH INCLUSIVE) AS ABUT ON SERVICE LANE 'Y'.

(b) NO WALLS NEED BE BUILT ALONG SUCH FRONT BOUNDARIES (BOUNDARIES LYING IN THE FRONT OF THE FRONT BUILDING LINES) OF SITES AS ABUT ON STREETS, SERVICE LANES AND AREAS MARKED AS 'PUBLIC SPACES' BUT IF BUILT, THEY SHALL BE OF THE SPECIFICATION AND DESIGN 'A' SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN.

(c) NO WALL NEED BE BUILT ALONG THE FRONT BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER BUT IF BUILT IT SHALL NOT EXCEED 2'-5 1/2" IN HEIGHT.

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

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

(f) IN THE CASE OF OPENING 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 POST 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 POSTS AND THE GATES SHALL, IF ERECTED BE OF ONE OF THE TYPE, DESIGN AND SPECIFICATIONS SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN.

(b) 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 7'-6 1/2" 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 :-**

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 THE 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, 1952.

THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO. 57, JOB NO. 4, DATED 25-02-1953 AND PREPARED ON DATED 23-01-2007

Pooja Sharma S.K.Madan Daljeet Singh  
PREPARED BY: CHECKED BY: ATP

Sd/-  
CHIEF ARCHITECT

Sd/-  
SENIOR ARCHITECT

SCALE:- 80 FEET TO AN INCH

DRAWN BY: CHECKED BY:

JOB NO. -4 DRG. NO. -57 DT :-25.2.1953

## ZONING PLAN OF SECTOR 22-C