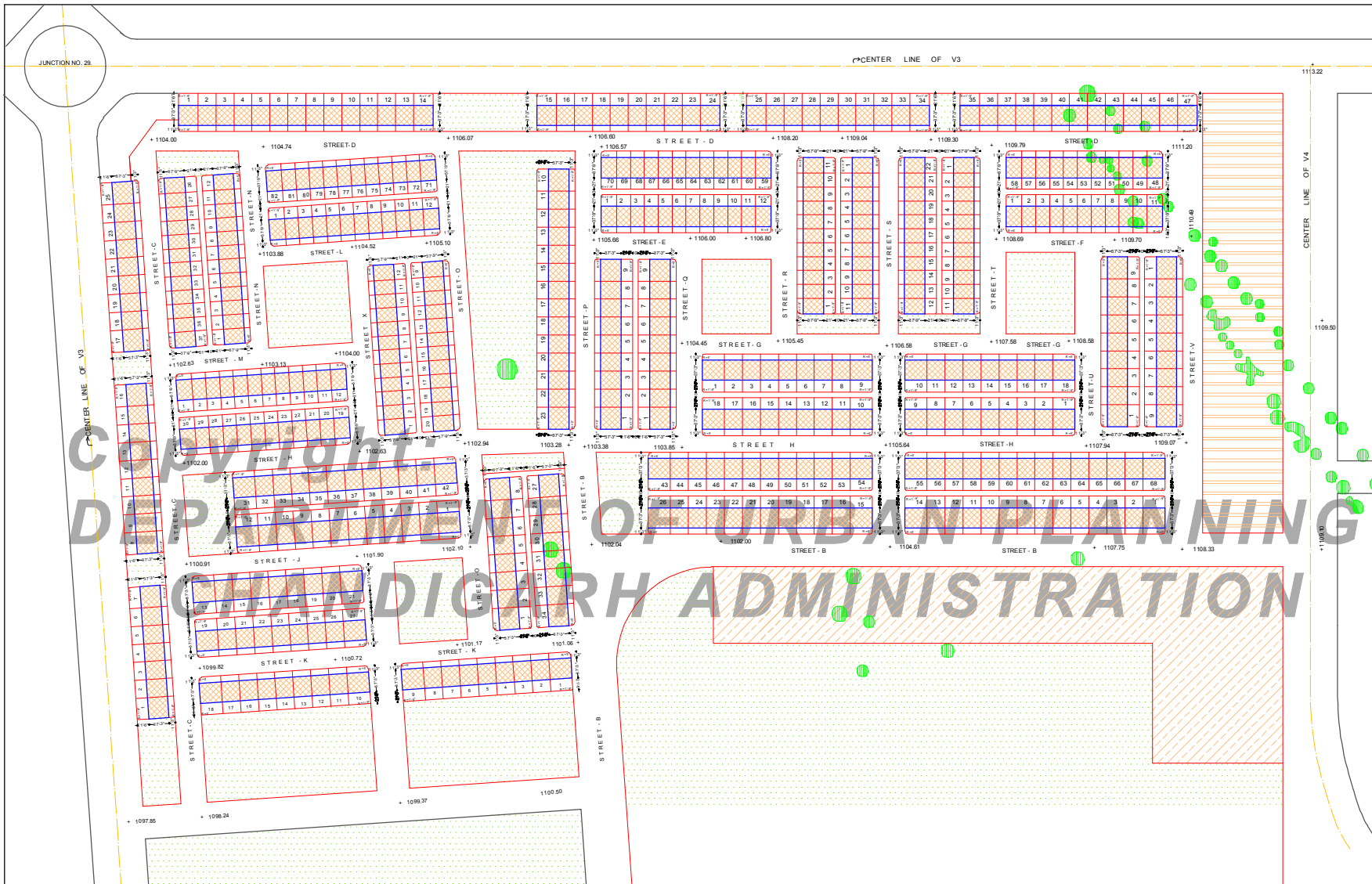


# CHANDIGARH PROJECT



**NOTES:-**  
FORMATION LEVELS OF ROAD SHOWN THIS R.L. +1112.0  
PROPOSED FINISH LEVELS SHOWN THIS P.L.

**1. USE ZONES :-**  
THE LAND SHOWN IN THIS ZONING PLAN SHALL BE UTILIZED IN ACCORDANCE WITH 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.	TYPES OF BUILDING PERMISSIBLE ON LAND MARKED AS IN COLUMN - 1.
	ROAD	ROAD FURNITURE AND AMENITIES
	PUBLIC SPACES	LANDSCAPE FEATURES, EDUCATIONAL, PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS.
	COMMERCIAL	COMMERCIAL CUM RESIDENTIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEET.
	RESERVED	USED TO BE DETERMINED BY THE CHIEF ADMINISTRATOR.

- FRAME CONTROL:-**  
RESIDENTIAL BUILDINGS CONSTRUCTED ON SITES SHALL CONFORM TO ALL RESTRICTIONS AND STIPULATIONS CONTAINED IN DRG NO 3 & 6 OF JOB NO 197 ATTACHED TO THIS PLAN.
- SITE COVERAGE:-**  
THE ENTIRE PORTION OF THE SITE MARKED AS [red hatched] SHALL BE COVERED BY BUILDING IN ACCORDANCE WITH THE FRAME CONTROL MENTIONED IN CLAUSE 2 ABOVE.
- HEIGHT OF BUILDINGS:-**  
A) THE TOTAL HEIGHT OF A RESIDENTIAL BUILDING MEASURED FROM THE FINISH LEVEL SHALL NOT EXCEED 31' IF INCLUSIVE OF A BARSATI OR RAMPI.  
B) NO RESIDENTIAL BUILDING SHALL CONTAIN MORE THAN TWO STOREYS EXCLUSIVE OF A BARSATI OR RAMPI.  
C) IF THE BUILDING IS ERRECTED IN STAGES THE HEIGHTS SPECIFIED IN FRAME CONTROL SHALL BE FOLLOWED.  
D) THE FINISH LEVEL OF A BUILDING SHALL BE AS SPECIFIED IN THIS DRAWING.
- 5. BARSATI:-**  
BARSATI SHALL ONLY BE ALLOWED ON PORTIONS OF A SITE MARKED AS [red hatched] AND IF CONSTRUCTED SHALL BE CONSTRUCTED SHALL NOT COVER INCLUSIVE OF RAMPI MORE THAN 50% OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 9'6" IN HEIGHT.
- 6. NUMBER OF BUILDINGS ON EACH SITE:-**  
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 ERRECTING ONE RESIDENTIAL UNIT AND ITS NECESSARY ANCILLARY BUILDINGS.

- 7. SPACE ABOUT RESIDENTIAL BUILDING:-**  
(A) RESIDENTIAL BUILDINGS SHALL BE CONSTRUCTED ONLY WITHIN THE PORTIONS OF A SITE MARKED AS 'RESIDENTIAL' IN THIS PLAN AND IN NO OTHER PLACE.  
(B) IF TWO OR MORE SITES ARE COMBINED FOR THE PURPOSE OF CONSTRUCTING ONE RESIDENTIAL UNIT THE FRAME AS ILLUSTRATED IN FRAME CONTROL DRG NO 3 & 6 SHALL BE REPEATED AS FOR EACH INDIVIDUAL SITE.
- 8. BOUNDARY WALLS:-**  
(A) BOUNDARY WALLS OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRAWING 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 STREET AND ARE MARKED AS 'COMMERCIAL' AND 'PUBLIC SPACES').  
(B) BOUNDARY WALLS OF THE SPECIFICATION AND DESIGN 'A' SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES (BOUNDARIES LYING IN THE FRONT BUILDING LINES) OF SITES AS ABUT ON STREETS. SERVICE LANE AND AREAS MARKED AS 'PUBLIC SPACES'.  
(C) NO WALL NEED BE BUILT ALONG THE FRONT BOUNDARY WITH DIVIDES ONE SITES FROM ANOTHER, BUT IF BUILT, SHALL NOT EXCEED 2'6" IN HEIGHT.  
(D) WALL ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL IF BUILT NOT EXCEED 5 FEET 11 1/2 INCHES 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 TO THIS PLAN.

- 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 THE FRONT BUILDING LINE AND ABUT ON AN ACCESSIBLE STREET, INCLUDING A SERVICE LANE. THE GATE POSTS AND THE GATES SHALL IF ERRECTED BE OF ONE OF THE TYPE SPECIFICATIONS SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN.  
(B) WHERE THE CONSTRUCTION OF BOUNDARY WALL IS OPTIONAL AND A BOUNDARY WALLS IS NOT BUILT, GATE POSTS MADE OF WOOD, CONCRETE STONE OR STEEL CASTIRON OR ANY OTHER MATERIAL APPROVED BY THE CHIEF ADMINISTRATOR, AND OF A HEIGHT NOT EXCEEDING 3' 6" MAY BE SUBSTITUTED, BUT IF GATES SHALL IF ERRECTED, BE OF ONE OF THE TYPE, DESIGN AND SPECIFICATION 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 NUMERALS CAST IN CONCRETE ACCORDING TO THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRAWING S/2 ATTACHED TO THIS PLAN.  
IF THIS SITE DOES NOT POSSESS A GATE POSTS 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.
- 11. NAME PLATE:-**  
EVERY OWNER OR TENANT OCCUPYING A BUILDING SHALL DISPLAY A NAME PLATE AT THE PLACE ASSIGNED TO IT AND OF THE SIZE, SPECIFICATIONS AND DESIGN AS SHOWN IN DRG. S/4 ATTACHED TO THIS PLAN.
- 12. PROTECTED TREES:-**  
THE TREES MARKED AS [green circles] IN THIS PLAN SHALL BE DEEMED TO BE 'PROTECTED TREES' UNDER THE CHANDIGARH TREES PRESERVATION ORDER, 1982.
- 13. ACCESS & EXIT:-**  
SITES NO 1 TO 47 BOTH INCLUSIVE ON STREET S SHALL DERIVE NO ACCESS OR EXIT FROM OR TO THE ROAD.

**NOTE:-**  
THIS DRG IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO 27, JOB NO 47 DATED- 3.12.1999, AND PREPARED ON DATED 8-107

Prepared By: S.K Madan  
Checked By: Daji Singh  
ATP

SD/- CHIEF ADMINISTRATOR	SD/- P. Jarnet CHIEF TOWN PLANNER
SD/- Detha TOWN PLANNER	SD/- Sunil Madan ASSISTANT ARCHITECT
SCALE :- 80 FEET TO A 1/4 INCH	
DRAWN BY:- SD/- H.L Chooch	CHECKED BY:- SD/- Date: - 3.12.1999
DRAWING NO 27	JOB NO. 47

## ZONING PLAN OF SECTOR 27-D (WEST)