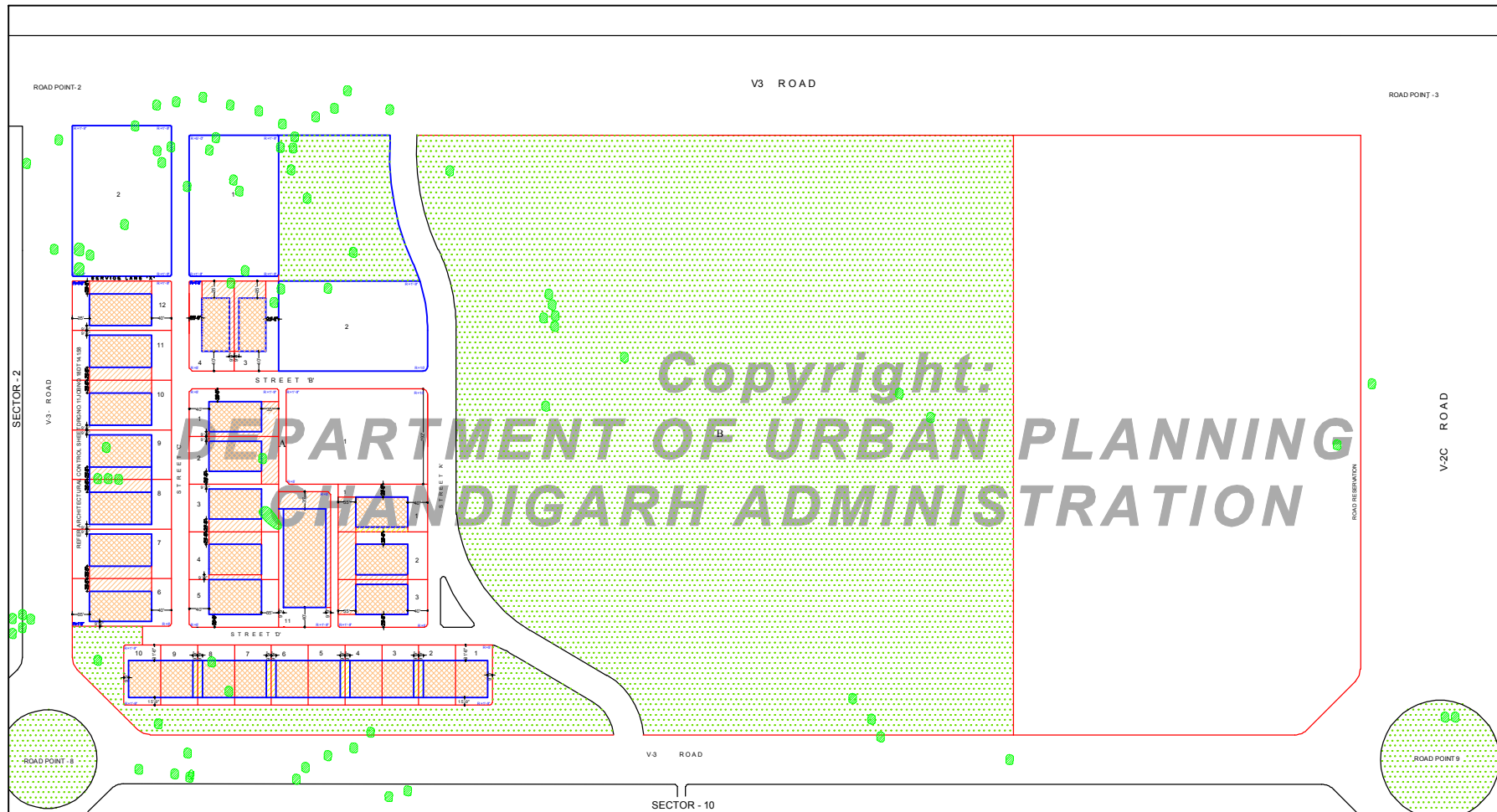




NOTES:-

SECTOR - 4



NOTE:-
THE POSTAL NUMBERS, 5, 10 ARE SHOWN THIS

1. **USE ZONES:-**
THE USE SHOWN IN THIS ZONING PLAN SHALL BE UTILIZED IN ACCORDANCE WITH THE MARKING EXPLAINED IN THIS TABLE BELOW AND IN NO OTHER MANNER WHATSOEVER EVER:-

1	2	3
NOTATION	PERMISSIBLE USE OF LAND MARKED AS ON COLUMN 1	TYPES OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1
	ROADS	ROAD FURNITURE AND AMENITIES
	PUBLIC SPACES	LANDSCAPE FEATURES, EDUCATIONAL, PUBLIC & COMMUNITY BUILDINGS AND PUBLIC AMENITIES
	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS
	RESIDENTIAL	ANCILLARY BUILDINGS OR SINGLE STOREY RESIDENTIAL 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% OF AREA IN COLUMN 1
NEXT 250 SQ YDS OR PART THERE OF	33% OF AREA IN COLUMN 1
REMAINING AREA IN EXCESS OF 500 SQ YDS	25% OF THE AREA IN COLUMN 1

3. **HEIGHT OF THE BUILDING:-**
THE MAXIMUM NUMBER OF STOREYS, THE MAXIMUM HEIGHT AND THE MINIMUM PLINTH HEIGHT OF THE 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"	ONE FOOT IN THE CASE OF THE BUILDINGS INTENDED FOR HUMAN HABITATION
	TWO	35'-0" EXCLUSIVE OF BARSATI AND MAMI	SIX INCHES IN THE CASE OF VERANDAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION

4. **BARSATI:-**
BARSATI SHALL ONLY BE ALLOWED ON PORTIONS OF SITE MARKED AS 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 BUILDING 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 GARAGE, STORE ROOM, FUEL, GODOWN AND SERVANT 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 BUILDINGS.

7. **SPACE ABOUT RESIDENTIAL BUILDINGS:-**
a) RESIDENTIAL BUILDINGS SHALL BE CONSTRUCTED ONLY WITH IN THE PORTIONS OF THE SITE MARKED AS "RESIDENTIAL" IN THE 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 AREAS MARKED AS SITES CONCERNED SHALL BE CONSIDERED AS IF IT WERE MARKED AS

8. **BOUNDARY WALLS:-**

a) **SITES UP TO 1000 SQ. YARDS**
i) WALLS OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS A BUT ON STREETS AND AREA MARKED AS PUBLIC SPACES.

ii) NO BOUNDARY WALL NEED TO BE BUILT ALONG THE BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER BUT IF BUILT, THE PART OF THE WALL LYING BETWEEN A STREET OR AREA MARKED AS "PUBLIC SPACES" AND THE BUILDING LINE NEAREST TO SUCH STREET OR AREA SHALL NOT EXCEED 2.5 FT. IN HEIGHT.

b) **SITES ABOVE 1000 SQ. YARDS WITH THE EXCEPTION OF SITE MARKED AS "SPECIAL AREAS"**

i) WALLS OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRG S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABUT ON V-3 ROAD, STREETS, SERVICE LANE, X AND AREAS MARKED AS "PUBLIC SPACES".

ii) NO BOUNDARY WALL NEED BE BUILT ALONG THE BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER BUT IF BUILT THE PART OF THE WALL LYING BETWEEN V-3 ROAD, STREET, SERVICE LANE OR AN AREA MARKED AS PUBLIC SPACES AND THE BUILDING LINE NEAREST TO SUCH V-3 ROAD, STREET, SERVICE LANE OR AREA SHALL NOT EXCEED 2 FEET 6 INCHES IN HEIGHT.

c) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISION SHALL, IF BUILT, NOT EXCEED 2 FEET 11 INCHES IN HEIGHT.

d) THE CURVATURE OF BOUNDARY WALLS ALONG CORNER OF THE SITE SHALL BE IN ACCORDANCE WITH THE RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG. NO. S/1 ATTACHED TO THIS PLAN.

e) IN THE CASE OF SLOPPING 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 2 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 POSTS AND GATES SHALL, IF ERECTED, BE OF ONE OF THE TYPE DESIGNS 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 POSTS 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 OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG. 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 POSSESS 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 THE SITE DOES NOT POSSESS 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.

11. **ACCESS:-**

THE FOLLOWING SITES SHALL DRIVE NO DIRECT ACCESS OR EXIT FROM OR TO THE V-3 ROAD, SECTOR - 3A, SITES 6 TO 12 (BOTH INCLUSIVE) ON STREET 'C', SITES 1 TO 10 (BOTH INCLUSIVE) ON STREET 'D'.

12. **PROTECTED TREES:-**

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

THIS DRAWING IS THE COMPUTERISED DRAWING OF ORIGINAL, DRG. NO. 5, JOB NO. 15, DATED 22-10-92 AND PREPARED ON DATED - 11-1-07

Paragjit Singh S.K. Madan Dajit Singh
PREPARED BY CHECKED BY A.T.P.

SD: (P.N. THAPAR) SD: JANE B. DREW
CHIEF ADMINISTRATOR SD: E. MARQUELLE SD: P. JEANMART
SENIOR ARCHITECTS

SCALE : 80 FEET TO AN INCH

SD: DRAWN SD: A.R. PANDHAR
DRG. NO. 5 JOB NO. 15 DT. 22-10-92
CHECKED

**ZONING PLAN
OF SECTOR - 3**