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1. SITES 36-45 DECLARED IN SPECIAL AREA VIDE PB. GOVT. MEMO NO C-13013 (56) III/ 11323 DATED 6.12.56
2. FOR ARCHITECTURAL CONTROL APPLICABLE ON SITES 36-45 REFER DRG NO. 13 OF JOB NO.7.

SECTOR -5

ROAD JUNCTION - 4

V3 ROAD

V3 ROAD

ROAD JUNCTION - 3

S E C T O R - 3

V3 - ROAD

ROAD JUNCTION NO. 10

5. ANCILLARY BUILDINGS:

ANCILLARY BUILDING SHALL MEAN THE BUILDING OR BUILDINGS ATTACHED TO THE RESIDENTIAL BUILDING FOR THE USE OF THE RESIDENTS OF THE BUILDING. SUCH BUILDINGS SHALL INCLUDE A GARAGE, STORAGE ROOM, FUEL, GASOLINE AND SERVANT QUARTERS BUT SHALL NOT INCLUDE A REST HOUSE.

6. NUMBER OF BAYS, STORES ON EACH SITE:

NO SITE SHALL BE SUB-DIVIDED AND NOT MORE THAN ONE RESIDENTIAL UNIT WITH ITS NECESSARY ANCILLARY BUILDINGS SHALL BE CONSTRUCTED ON EACH SITE. THE SITES SHALL 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 IN THE PORTIONS OF A SITE WHICH ARE NOT RESIDENTIAL BUILDINGS.

(b) IF TWO OR MORE SITES ARE COMBINED FOR THE PURPOSE OF CONSTRUCTING ONE RESIDENTIAL BUILDING, THE PORTIONS OF THE SITES MARKED AS "A" SHALL BE CONSIDERED AS IF THEY WERE MARKED AS "B".

8. BOUNDARY WALLS

THE WALLS, ENCLOSURES AND DESIGN "A" SHOWN IN DGR. 51 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS BUILT ON V3 ROAD, STREETS AND ALLEYS.

(a) NO WALL NEED BE BUILT ALONG THE BOUNDARY WHICH DEVEINS ONE SITE FROM ANOTHER IF THE BOUNDARY IS A V3 ROAD, A STREET OR AN ALLEY.

(b) "PUBLIC SPACES" AND THE BUILDING LINE NEAREST TO THE V3 ROAD, STREET OR AREA MARKED AS "PUBLIC SPACES" SHALL NOT EXCEED 2 FEET 11 INCHES IN HEIGHT.

(c) THE WALLS ALONG THE BOUNDARIES OF THE RESIDENTIAL SITES, IF BUILT, NOT EXCEED 5 FEET 11 1/2 INCHES IN HEIGHT.

(d) THE WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADII INDICATED ON THIS PLAN AND ILLUSTRATED IN DGR. 51 ATTACHED TO THIS PLAN.

(e) NOT MORE THAN ONE OF THE GRIDLINES FORMING THE BOUNDARY OF THE WALL OR PORTIONS OF ITS LENGTH PROVIDED THAT AT NO POINT SHALL A HEIGHT OF MORE THAN TWO FEET ABOVE THE PRESCRIBED HEIGHT BE PERMITTED.

(f) THE WALLS ALONG THE BOUNDARY OF THE 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.

1 AREA OF THE SITE		2 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		30 PERCENT OF THE AREA IN COLUMN 1	
REMAINING AREA IN EXCESS OF 500 SQ YDS.		25 PERCENT 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 LAND AS MARKED IN COLUMN 1 OF THE FOLLOWING TABLE SHALL BE AS INDICATED RESPECTIVELY IN COLUMNS 2,3 AND 4 THERE OF.

1 NOTATION	2 MAXIMUM NUMBER OF STOREYS	3 MAXIMUM HEIGHT	4 MINIMUM PLINTH HEIGHT
	ONE	10'-0"	(A) ONE FOOT IN CASE OF BUILDING INTENDED FOR HUMAN HABITATION.
	TWO	35'-0" EXCLUSIVE OF A BARSATI AND MUMTY	(B) SIX INCHES IN THE CASE OF VERANDAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION

4. BARSATI :-
 BARSATI SHALL ONLY BE ALLOWED ON PORTIONS OF SITES MARKED AS  AND IF BUILT, SHALL NOT COVER MORE THAN 50 PERCENT OF THE COVERED GROUND FLOOR AREA AND

NOTES:-

1. THE PLOT NUMBERS ARE SHOWN THUS 
2. THE POSTAL NUMBERS ARE SHOWN THUS 
1. **USE ZONES:-**
THE LAND SHOWN IN THE ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKING EXPLAINED IN TABLE BELOW AND IN NO OTHER MANNER WHATSOEVER.

1	2	3
NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1	TYPES OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1
	ROADS	ROAD FURNITURE AND AMENITIES.
	PUBLIC SPACES	LAND SCAPE FEATURES, EDUCATIONAL PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS.
	RESIDENTIAL	ANCILLARY BUILDINGS OR SINGLE STOREY RESIDENTIAL BUILDINGS.
	COMMERCIAL	COMMERCIAL - CUM- RESIDENTIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS.
	SPECIAL AREAS	AS PER ARCHITECTURAL CONTROL SHEETS.

9. GATE POSTS AND GATES:-

(A) GATE POST WITH OR WITHOUT GATES, CAN BE ERECTED ALONG SUCH PORTIONS OF BOUNDARIES OF SITES AS LIE IN FRONT OF THE FRONT BUILDING LINE AND ABOUT OR ON THE ERECTED GATE POSTS, LATERAL GATE POSTS AND GATES SHALL NOT BE ERECTED BEYOND THE POINT OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWING IN DGR'S AS 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 AUTHORITY, MAY BE ERECTED, BUT NOT EXCEEDING 3 FEET 1/2 INCHES MAY BE SUBSTITUTED, BUT THE GATES SHALL, IF ERECTED, OF THE TYPE DESIGN, SPECIFICATIONS AND SPECIFICATIONS AS SHOWN IN DGR'S 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.

THE SITE POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY, THEIR NUMBER SHALL BE SHOWN IN NUMERALS, CAST IN CONCRETE, ACCORDING TO THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DGR'S ATTACHED TO THIS PLAN.

THE SITE DOES NOT POSSESS A GATE POST ALONG ITS FRONT BOUNDARY, THEIR NUMBER SHALL BE DISPLAYED IN PAINTED NUMERALS OF DESIGN 'B' AS SHOWN IN DGR'S ATTACHED TO THIS PLAN, ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING ALONG ONE OF THE SIDES OF THE SITE.

11. ACCESS:-

THE FOLLOWING SITE SHALL DERIVE NO DIRECT ACCESS OR EGRESS OR TO OR THE ROAD, FROM THE

SITES 1 TO 4 (BOTH INCLUSIVE) ON STREET 'A'

SITES 5 TO 9 (BOTH INCLUSIVE) ON STREET 'C'

SITES 10 TO 4 (BOTH INCLUSIVE) ON STREET 'D'

SITES 15 TO 19 (BOTH INCLUSIVE) ON STREET 'E'

12. PROTECTED TREES:-

TREES MARKED AS (T) IN THIS PLAN SHALL BE DEEMED TO BE "PROTECTED TREES" UNDER THE PROVISIONS OF THE TREE PRESERVATION ACT, 1962.

THIS DRAWING IS THE COMPUTERISED DRAWING
OF ORIGINAL DRG.NO.4, JOB NO.7 DATED: 8.5.1952
AND PREPARED ON DATED: 10-1-07

Paramjit Singh PREPARED BY:	S.K.Madan CHECKED BY:	Daljit Singh A.T.P.
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sd/- (P. THAPAR)
CHIEF ADMINISTRATOR CHANDIGARH

SCALE :- 80 FEET TO AN INCH

sd/-(G.D.MATHUR)	sd/-(PRAN)	sd/-(V.P.DUBE)
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JOE NO: 7	DRG. NO: 4	DATE: 08.05.1952
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ZONING PLAN

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