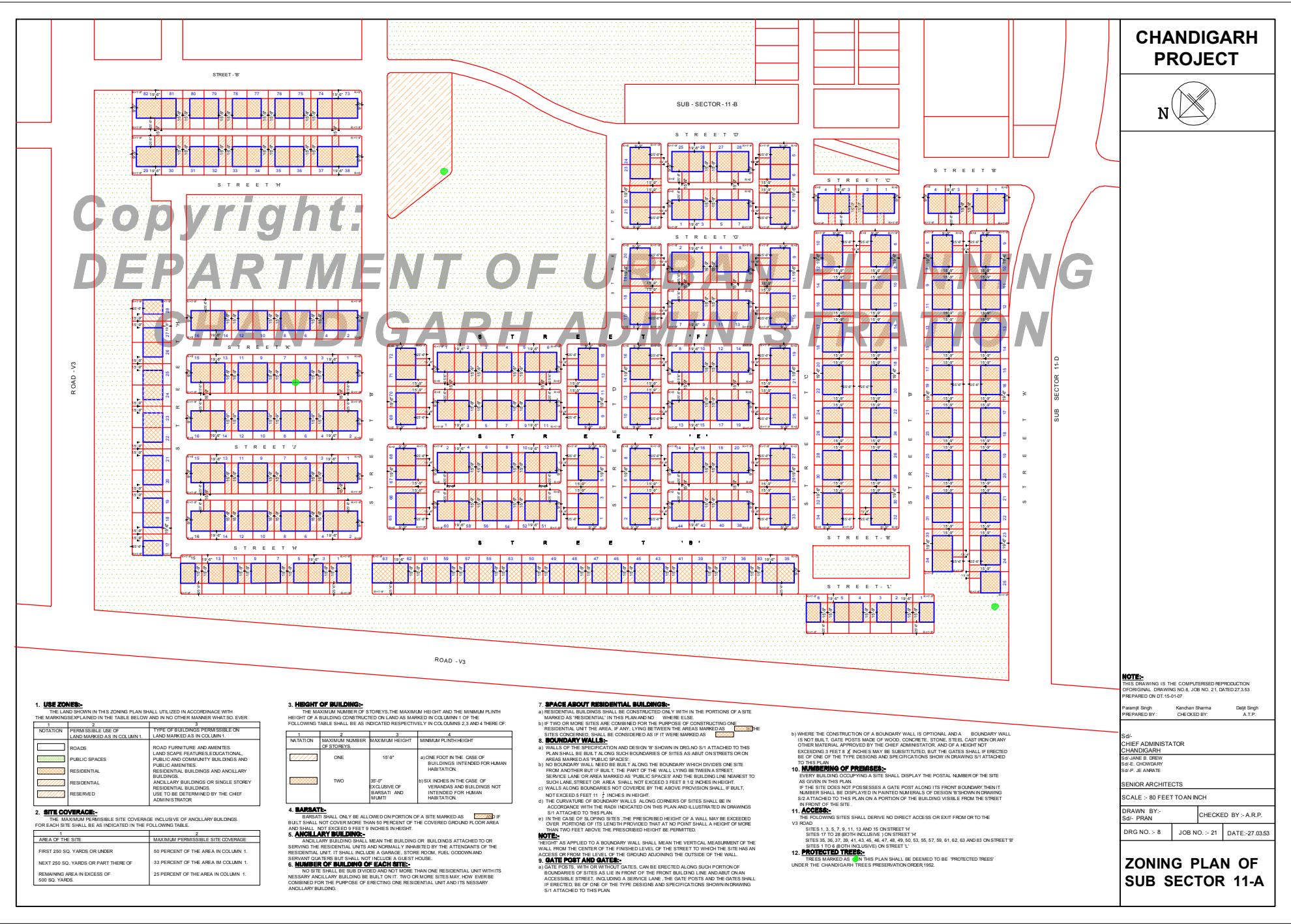




Source: Chandigarh Administration — Sector 11A | Source sheet 1 of 4. Original authority page retained unmodified; ATY added only this source

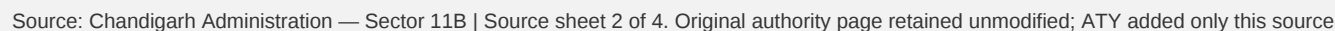
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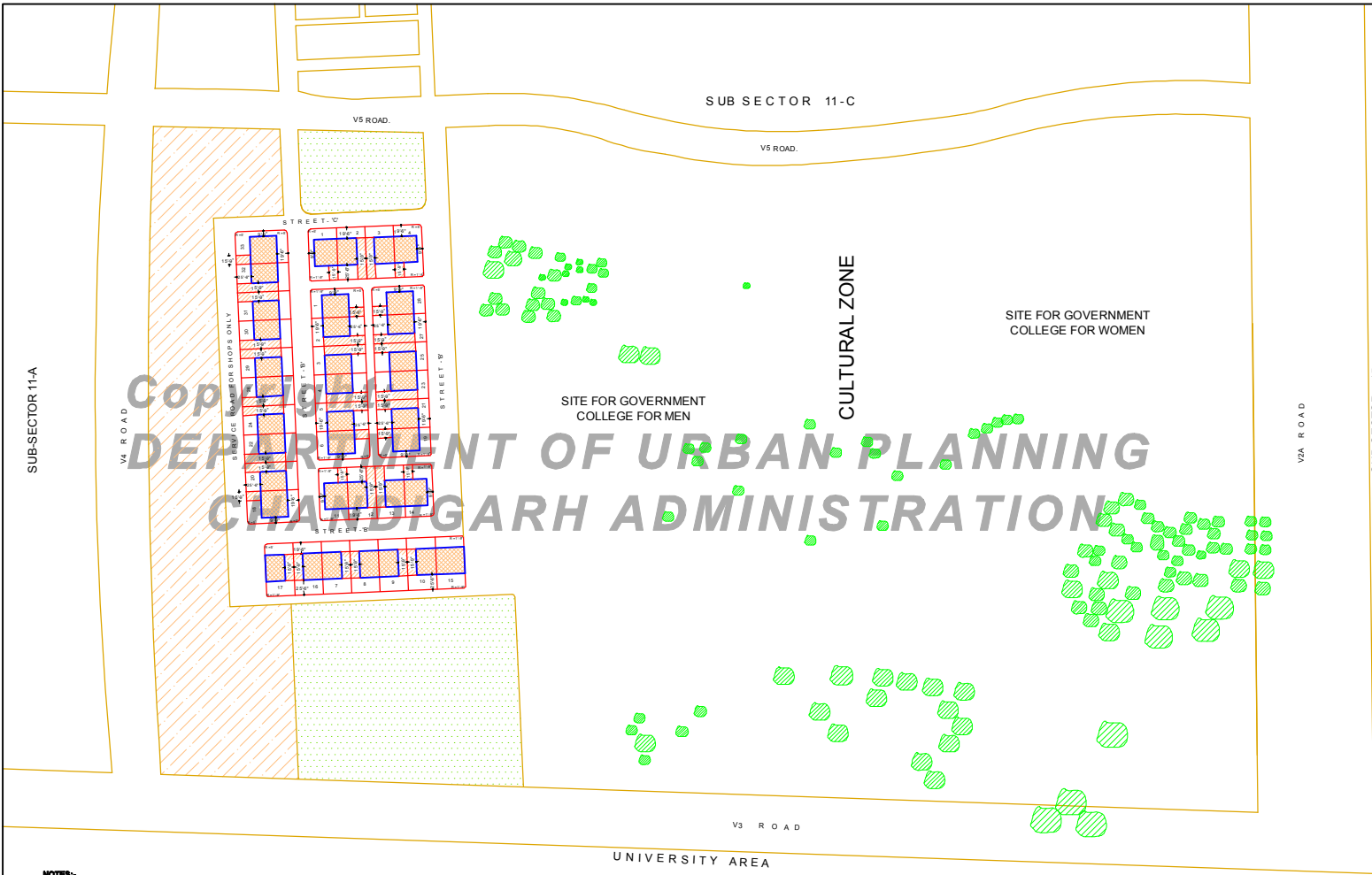


CHANDIGARH
PROJECT



SUB-SECTOR - 15

SUB-SECTOR 11-A



NOTES:-
THE POSTAL NUMBERS ARE SHOWN THUS **1. USE ZONING:-**
THE LAND SHOWN IN THIS 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 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.
	RESERVED	USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR.
	CULTURAL	EDUCATIONAL, CUM CULTURAL, PUBLIC BUILDINGS AS DECIDED BY THE CHIEF ADMINISTRATOR.

2. SITE COVERAGE :-
THE MAXIMUM PERMISSIBLE SITE COVERAGE INCLUSIVE OF ANCILLARY BUILDING FOR EACH SITE SHALL BE AS INDICATED IN THE FOLLOWING TABLE.

1	2
AREA OF THE SITE	MAXIMUM PERMISSIBLE SITE COVERAGE
FIRST 250 SQ. YARDS OR UNDER	50 PERCENT OF THE AREA IN COLUMN 1.
NEXT 250 SQ. YARDS OR PART THERE OF	33 PERCENT OF THE AREA IN COLUMN 1.
REMAINING AREA IN EXCESS OF 500 SQ. YARDS	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	2	3	4
NOTATION	MAXIMUM NUMBER OF STOREYS	MAXIMUM HEIGHT	MINIMUM PLINTH HEIGHT
	ONE	15'-0"	a) ONE FOOT IN THE CASE OF BUILDINGS INTENDED FOR HUMAN HABITATION. b) SIX INCHES IN THE CASE OF VERANDAHS AND BUILDINGS NOT AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION.
	TWO	35'-0" (EXCLUSIVE OF BARRATS) AND MUMTI	

4. BARRATS:-
BARRATS SHALL ONLY BE ALLOWED ON PORTIONS OF A SITE MARKED AS IF BUILT SHALL NOT COVER MORE THAN 50 PERCENT OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 9 FEET 9 INCHES IN HEIGHT.

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

6. NUMBER OF BUILDING OF EACH SITE:-
NO SITE SHALL BE SUB-DIVIDED AND NOT MORE THAN ONE RESIDENTIAL UNIT WITH ITS NECESSARY ANCILLARY BUILDING 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 A SITE MARKED AS 'RESIDENTIAL' IN THIS PLAN AND NO WHERE 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 'RESIDENTIAL' CONCERNED SHALL BE CONSIDERED AS IF WERE MARKED AS **8. BOUNDARY WALLS:-**
a) WALLS OF THE SPECIFICATION AND DESIGN 'B' SHOWN IN DRG NO S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ADJUT ON STREETS OR ON AREAS MARKED AS 'PUBLIC SPACES' AND ON AREA MARKED AS 'CULTURAL ZONE'.
b) SIX INCHES IN THE CASE OF VERANDAHS AND BUILDINGS NOT AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION.
c) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISION SHALL, IF BUILT, NOT EXCEED 5 FEET 11 1/2 INCHES IN HEIGHT.
d) 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.
e) IN THE CASE OF SLOPING 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 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.

9. GATE POST 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 ADJUT ON ACCESSIBLE STREET INCLUDING A SERVICE LANE. THE GATE POSTS AND THE GATES SHALL, IF ERRECTED, 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 CASTIRON OR ANY OTHER MATERIAL APPROVED BY THE CHIEF ADMINISTRATOR AND OF A HEIGHT NOTE EXCEEDING 3 FEET 6 1/2 INCHES MAY BE SUBSTITUTED, BUT THE GATES SHALL, IF ERRECTED BE ONE OF THE TYPE DESIGNS 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 SHOWN 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 SPECIFICATION AND DESIGN 'A' SHOWN IN DRAWING S/2 ATTACHED TO THIS PLAN.
IF THE SITE DOES NOT POSSESS A GATE POST ALONG ITS FRONT BOUNDARIES THEN ITS NUMBER SHALL BE DISPLAYED IN PAINTED NUMERALS OF DESIGN 'B' SHOWN IN DRAWING S/2 ATTACHED TO PLAN ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING IN THE FRONT OF THE SITES.

11. ACCESS:-
THE FOLLOWING SITES SHALL DERIVE NO DIRECT ACCESS OR EXIT FROM OR TO THE V3 ROAD SITES 7, 8, 9, 10, 15, AND 15 ON STREET 'B'.

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

NOTE:-
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO.11, JOB NO. 21 DATED AND PREPARED ON 19-01-07

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DRG NO. :- 11	JOB NO. :- 21	DATE:-

ZONING PLAN OF
SUB SECTOR 11- D

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