



THE LAND SHOWN IN THIS ZONING PLAN SHALL UTILIZED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN THE TABLE BELOW AND IN NO OTHER MANNER WHAT-SO-EVER.

1	2	3
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 ADJACENCIES
	PUBLIC SPACES	LANDSCAPE FEATURES, EDUCATIONAL, PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC ADJACENCIES
	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS
	RESIDENTIAL	ANCILLARY BUILDINGS OR SINGLE STOREY RESIDENTIAL BUILDINGS
	SPECIAL AREA	AS PER ARCHITECTURAL CONTROL SHEETS
	COMMERCIAL	COMMERCIAL/CUM RESIDENTIAL BUILDINGS OR ANY OTHER BUILDING APPROVED BY THE CHIEF ADMINISTRATOR AND AS PER ARCHITECTURAL CONTROL SHEETS
	RESERVED	USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR

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 S.Q. YARDS OR UNDER - NEXT 250 S.Q. YARDS OR PART THERE OF - REMAINING AREA IN EXCESS OF 500 S.Q. YARDS.	50 PERCENT OF THE AREA IN COLUMN 1. 33 PERCENT OF THE AREA IN COLUMN 1. 25 PERCENT OF THE AREA IN COLUMN 1.

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	MAX. NO. OF STOREYS	MAXIMUM HEIGHT	MINIMUM PLINTH HEIGHT
	ONE	15'-0"	a) ONE FOOT IN THE CASE OF BUILDINGS INTENDED FOR HUMAN HABITATION
	TWO	35'-0" EXCLUSIVE OF A BARSAATI AND MUMTI	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 A SITE MARKED AS AND IF BUILT, SHALL NOT COVER MORE THAN 50 PERCENT OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED

5. ANCILLARY BUILDINGS:-
ANCILLARY BUILDINGS 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 SERVANTS' QUARTERS BUT SHALL NOT INCLUDE GUEST HOUSE.

NO SITE SHALL BE SUB DIVIDED 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 AND ANCILLARY BUILDINGS SHALL BE BUILT ONLY WITHIN THE PORTIONS OF A SITE MARKED AS 'RESIDENTIAL' IN THIS PLAN AND NOWHERE ELSE.

B. IF TWO OR MORE SITES ARE COMBINED FOR THE PURPOSE OF BUILDING ONE RESIDENTIAL UNIT, AREA, IF ANY, LYING BETWEEN THE AREAS MARKED AS IN THE SITES CONCERNED, SHALL

A. WALLS OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH REAR BOUNDARIES (BOUNDARIES LYING AT THE BACK OF THE REAR BUILDING LINES) OF SITES AS ABUT ON A V3 ROAD, STREETS OR ON AREAS MARKED AS 'PUBLIC SPACES' AND 'RESERVED'.

A. WALLS OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH REAR BOUNDARIES (BOUNDARIES LYING AT THE BACK OF THE REAR BUILDING LINES) OF SITES AS ADJUT ON A V3 ROAD, STREETS OR ON AREAS MARKED AS 'PUBLIC SPACES' AND 'RESERVED'.

SUCH FRONT BOUNDARIES, BOUNDARIES LYING IN FRONT OF THE FRONT BUILDING LINE(S) AS ABUT ON STREETS OR AREAS MARKED AS "PUBLIC SPACES" AND "RESERVED" BUT IF BUILT, IT SHALL BE OF THE SPECIFICATIONS AND DESIGN "A" SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN.

BUILT ALONG SUCH FRONT BOUNDARIES OF SITE 1 TO 24 (BOTH INCLUSIVE) ON STREET 'A' AS ABUT ON A V3 ROAD, STREET OR AREAS MARKED AS "PUBLIC SPACES".

E. WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS SHALL IF BUILT NOT EXCEED

F. 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.

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 FINISHED LEVEL OF THE STREET TO WHICH THE SITE HAS AN ACCESS OR FROM THE LEVEL OF THE GROUND ADJOINING TO THE OUTSIDE OF THE WALL.

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 DESIGNS AND SPECIFICATIONS SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN.

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 8 INCHES MAY BE SUBSTITUTED, BUT THE 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 BOUNDARY THEN ITS NUMBER SHALL BE DISPLAYED IN NUMERAL S CAST IN CONCRETE ACCORDING TO THE SPECIFICATIONS AND DESIGN 'A'

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.

THE FOLLOWING SITES SHALL DERIVE NO DIRECT ACCESS OR EGT FROM OR TO THE V3 ROAD
SITES 43 TO 46 (BOTH INCLUSIVE), 48, 50, 56, 58, 60 TO 66 (BOTH INCLUSIVE) 68, 70, 74, 76, 78, 80, 82
TO 90 (BOTH INCLUSIVE) 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 117, 118, 119, 120 ON
STREET 'C'.

12. PROTECTED TREES:-
TREES MARKED AS IN THIS PLAN SHALL BE DEEMED TO BE (PROTECTED TREES) UNDER CHANDIGARH TREES PRESERVATION ORDER, 1952.

TREES MARKED AS IN THIS PLAN SHALL BE DEEMED TO BE (PROTECTED TREES) UNDER CHANDIGARH TREES PRESERVATION ORDER, 1952.

THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF
ORIGINAL DRG. NO. 11 JOB NO. 24 DATED 31.05.54 AND
PREPARED ON 13-11-06

Paramjit Singh.	S.K.Madan.	Daljeet Singh.
PREPARED BY	CHECKED BY	A.T.P.

Sd/-
CHIEF ADMINISTRATOR,
CHANDIGARH

Sd/- P. JEANNEART	
Sd/- JANE.B.DREW	Sd/- N.S. LAMBA
SENIOR ARCHITECTS	JUNIOR TOWN PLANNER

SCALE :- 80 FEET TO AN INCH

V.S.PURI DRAWN- Sd/-	N.S.LAMBA CHECKED- Sd/-	DATE: 31.05.2018
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JOB NO. 24	DRG. NO. 11
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ZONING PLAN OF SECTOR 15A



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CHANDIGARH
PROJECT



JUNCTION NO 18

V3 - ROAD

SECTOR - 16

REF DRG NO. 39, JOB NO. 24

SECTOR - 11

V3 ROAD

1. **USE ZONES:-**

THE LAND SHOWN IN THE TABLE BELOW AND IN NO OTHER MANNER WHATSOEVER.

1	2	3
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	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.
	SPECIAL AREAS	AS PER ARCHITECTURAL CONTROL SHEETS.
	COMMERCIAL	COMMERCIAL-GUM RESIDENTIAL BUILDINGS OR ANY OTHER BUILDING APPROVED BY THE CHIEF ADMINISTRATOR AND AS PER ARCHITECTURAL CONTROL SHEETS.
	RESERVED	USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR.

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. YARDS OR UNDER	50 PERCENT OF THE AREA IN COLUMN 1.
NEXT 250 SQ. YARDS OR PART THERE OF	30 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.
	TWO	35'0" EXCLUSIVE OF BARBATTI AND MUMTI	b) SIX INCHES IN THE CASE OF VERANDAH AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION.

4. **BARBATTI:-**

BARBATTI SHALL ONLY BE ALLOWED ON PORTION OF A SITE MARKED AS AND IF 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 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 UNIT. IT SHALL INCLUDE A GARAGE, STORE ROOM, FUEL GODOWN AND SERVANT'S QUARTERS BUT SHALL NOT INCLUDE A GUEST HOUSE.

6. **NUMBER OF BUILDING 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 BUILDING ONE RESIDENTIAL UNIT AND ITS NECESSARY ANCILLARY BUILDINGS.

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

(A) RESIDENTIAL AND ANCILLARY BUILDINGS SHALL BE BUILT ONLY WITHIN THE PORTIONS OF A SITE MARKED AS 'RESIDENTIAL' IN THIS PLAN AND NOWHERE ELSE.

(B) IF TWO OR MORE SITES ARE COMBINED FOR THE PURPOSE OF BUILDING ONE RESIDENTIAL UNIT, THE AREA, IF ANY, LYING BETWEEN THE AREAS MARKED AS ON THE SITES CONCERNED SHALL BE CONSIDERED AS IF IT WERE MARKED AS .

8. **BOUNDARY WALLS:-**

(A) SITES UPTO 750 SQ YDS.

(i) WALLS OF THE SPECIFICATIONS AND DESIGN 'X' SHOWN IN DRG. S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH REAR BOUNDARIES LYING AT THE BACK OF THE REAR BUILDING LINES) OF SITES AS ABUT ON STREETS OR AREA MARKED AS 'PUBLIC SPACES' AND 'RESERVED'.

(ii) WITH THE EXCEPTIONS OF SITES 25 TO 35 (BOTH INCLUSIVE) 37, 39, 41, 43, 45, 47, 49, 53, 55, 57, 59, 61 AND 63 ON STREET 'X', NO WALL NEED BE BUILT ALONG SUCH FRONT BOUNDARIES (BOUNDARIES LYING IN FRONT OF THE FRONT BUILDING LINES) AS ABUT ON STREETS OR AREA MARKED AS 'PUBLIC SPACES' AND 'RESERVED' BUT IF BUILT, IT SHALL BE OF SPECIFICATIONS AND DESIGN 'X' SHOWN IN DRG. S/1 ATTACHED TO THIS PLAN.

(iii) WALLS OF THE SPECIFICATIONS AND DESIGN 'X' SHOWN IN DRG. S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITES 25 TO 35 (BOTH INCLUSIVE) 37, 39, 41, 43, 45, 47, 49, 53, 55, 57, 59, 61 AND 63 ON STREET 'X', AS ABUT ON STREETS OR AREAS MARKED AS 'PUBLIC SPACES' OR 'RESERVED'.

(iv) NO WALL NEED BE BUILT ALONG THAT PORTION OF THE FRONT BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT, IT SHALL NOT EXCEED 2 FEET 5 1/2 INCHES IN HEIGHT.

(v) NO WALL NEED BE BUILT ALONG THAT PORTION OF THE FRONT BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT, IT SHALL NOT, IN THE CASE OF SITES WHOSE REAR BOUNDARIES ABUT ON AN AREA MARKED AS 'PUBLIC SPACES', EXCEED 2 FEET 5 1/2 INCHES IN HEIGHT.

(vi) SITES ABOVE 750 SQ YDS.

(i) WALLS OF THE SPECIFICATIONS AND DESIGN 'X' SHOWN IN DRG. S/1 ATTACHED TO THIS PLAN, SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABUT ON STREETS OR ON AREAS MARKED AS 'PUBLIC SPACES' OR 'RESERVED'.

(ii) NO WALL NEED BE BUILT ALONG THAT PORTION OF THE FRONT BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT, IT SHALL NOT EXCEED 2 FEET 5 1/2 INCHES IN HEIGHT.

(iii) NO WALL NEED BE BUILT ALONG THAT PORTION OF THE REAR BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT, IT SHALL NOT, IN THE CASE OF SITES WHOSE REAR BOUNDARIES ABUT ON AN AREA MARKED AS 'PUBLIC SPACES', EXCEED 2 FEET 5 1/2 INCHES IN HEIGHT.

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

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

(vi) 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 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 & GATES:-**

(A) GATE POSTS, WITHOUT GATES, CAN BE ERRECTED ALONG SUCH PORTIONS OF BOUNDARIES OF SITES AS LIE IN FRONT OF THE FRONT BUILDING LINE AND ABUT ON ACCESSIBLE STREET, INCLUDING A SERVICE LINE. THE GATE POSTS AND THE GATES SHALL, IF ERRECTED, BE OF ONE OF THE TYPE, DESIGNS AND SPECIFICATIONS SHOWING IN DRG. 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 8 1/2 INCHES MAY BE SUBSTITUTED, BUT THE GATES SHALL, IF ERRECTED, BE OF ONE OF THE TYPE, DESIGNS AND SPECIFICATIONS SHOWING 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 POSSESSES GATE POSTS ALONG ITS FRONT BOUNDARY THEN ITS NUMBER SHALL BE DISPLAYED IN NUMERALS CAST IN CONCRETE ACCORDING TO THE SPECIFICATIONS AND DESIGN 'X' SHOWN IN DRG. 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 'Y' SHOWN IN DRG. 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 DERIVE NO DIRECT ACCESS OR EXIT FROM OR TO THE V3 ROAD:

9 TO 16 (BOTH INCLUSIVE), 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, AND 40 ON STREET C.

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 REPRODUCTION OF ORIGINAL DRG. NO. 12, JOB NO. 14, DATED 31.05.94 AND PREPARED ON 14-11-05.

Prepared By: S.K. Madan, Checked By: Dajest Singh, A.T.P.

Sd/- CHIEF ADMINISTRATOR, CHANDIGARH

Sd/- N. SLAMMA, JUNIOR TOWN PLANNER

Sd/- P. JEANNEART, Sd/- JANE. B. DREW, SENIOR ARCHITECTS

SCALE :- 80 FEET TO AN INCH

DRG NO. - 12, JOB NO. - 24, DATE:-31.05.94

ZONING PLAN OF
SUB SECTOR 15-B

90528-33333



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CHANDIGARH
PROJECT



NOTE:-

SITE OF SIZE 33'X33' OF ROAD SIDE WORKERS AS
COMMERCIAL USE IN PUBLIC SPACE IS APPROVED
BY F.S VIDE HIS MEMO NO. 21/1/14/10/1 F.J
(3) - 2000 - 5340 DT 30/5/2000.

A.T.P.

SECTOR 24

ROAD POINT NO.24

V3 ROAD

CHEAP HOUSING VILLAGE

1. USE ZONES:-

THE LAND SHOWN IN THIS ZONING PLAN SHALL BE UTILIZED IN ACCORDANCE WITH THE 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.	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.
	SPECIAL AREA	AS PER ARCHITECTURAL CONTROL SHEETS.
	COMMERCIAL	COMMERCIAL CUM RESIDENTIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS.
	RESERVED	USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR.

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. YARDS OR UNDER	50 PERCENT OF THE AREA IN COLUMN 1.
NEXT 250 YARDS OR PART THERE OF REMAINING AREA IN EXCESS OF 500 SQ. YARDS.	33 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.
	TWO	30'-0" EXCLUSIVE OF A BARBATI & MUMTI	b) SIX INCHES IN THE CASE OF VERANDAS & BUILDINGS NOT INTENDED FOR HUMAN HABITATION.

4. BARBATI:-

BARBATI SHALL ONLY BE ALLOWED ON PORTIONS OF A SITE MARKED AS 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 BUILDINGS:-

ANCILLARY BUILDING SHALL MEAN THE BUILDING OR BUILDING ATTACHED TO OR SERVING THE RESIDENTIAL UNIT AND NORMALLY INHABITED BY THE ATTENDANT OF THE RESIDENTIAL UNIT. IT SHALL INCLUDE A **KITCHEN, STORE ROOM, FUEL, DOCKING AND SERVANT QUARTERS BUT SHALL NOT INCLUDE A GUEST HOUSE.**

6. NUMBER OF BUILDING ON EACH SITE:-

NO SITE SHALL BE SUB DIVIDED 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 BUILDING ONE RESIDENTIAL UNIT AND ITS NECESSARY ANCILLARY BUILDINGS.

7. SPACE ABOUT RESIDENTIAL BUILDINGS:-

a) RESIDENTIAL AND ANCILLARY BUILDINGS SHALL BE BUILT ONLY WITHIN 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 CONSTRUCTION ONE RESIDENTIAL UNIT, THE AREA, IF ANY, LYING BETWEEN THE AREA MARKED AS ON THE SITES CONCERNED, SHALL BE CONSIDERED AS IF IT WERE MARKED AS

8. BOUNDARY WALLS :-

(a) SITE UPTO 750 SQ.YDS:-
(i) WALLS OF THE SPECIFICATIONS AND DESIGN 'X' SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH REAR BOUNDARIES (BOUNDARIES LYING AT THE BACK OF THE REAR BUILDING LINES) OF SITE AS ABUT ON A V3 ROAD, STREETS, SERVICE LANE 'X' OR ON AREAS MARKED AS PUBLIC SPACES AND RESERVED.
(ii) NO WALL NEED BE BUILT ALONG SUCH FRONT BOUNDARIES (BOUNDARIES LYING IN FRONT OF THE FRONT BUILDING LINES) AS ABUT ON STREETS OR AREAS MARKED AS "PUBLIC SPACES" AND "RESERVED".
BUT IF BUILT, IT SHALL BE OF SPECIFICATIONS AND DESIGN 'X' SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN.
(iii) NO WALL NEED BE BUILT ALONG THAT PORTION OF THE FRONT BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT, IT SHALL NOT EXCEED 2 FEET 5 1/2 INCHES IN HEIGHT.
(b) SITES ABOVE 750 SQ YDS:-
(i) WALLS OF THE SPECIFICATIONS AND DESIGN 'X' SHOWN IN DRO S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABUT ON STREETS AND ON AREAS MARKED AS "RESERVED".
(ii) NO WALL NEED BE BUILT ALONG THAT PORTION OF THE FRONT BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT, IT SHALL NOT EXCEED 2 FEET 5 1/2 INCHES IN HEIGHT.
(iii) NO WALL NEED BE BUILT ALONG THAT PORTION OF THE REAR BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT, IT SHALL NOT IN THE CASE OF SITES WHOSE REAR BOUNDARIES ABUT ON AN AREAS MARKED AS "PUBLIC SPACES" AND "RESERVED" EXCEED 2 FEET 5 1/2 INCHES IN HEIGHT.
(iv) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS, SHALL, IF BUILT, NOT EXCEED 5 FEET 11 1/2 INCHES IN HEIGHT.
(v) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITE SHALL BE IN ACCORDANCE WITH THE RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED IN DRO. S/1 ATTACHED TO THIS PLAN.

(a) 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 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 ERRECTED ALONG SUCH PORTIONS OF A BOUNDARIES OF SITE AS LIE IN FRONT OF THE FRONT BUILDING LINE AND ABUT ON AN ACCESSIBLE STREET, INCLUDING, A SERVICE LANE. THE GATE POST AND GATES SHALL, IF ERRECTED, BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRO. NO S/1 ATTACHED TO THIS PLAN.
(b) WHERE THE CONSTRUCTIONS 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 8 1/2 INCHES MAY BE SUBSTITUTED, BUT THE GATE SHALL, IF ERRECTED, BE OF ONE OF THE TYPE AND SPECIFICATIONS SHOWN IN DRAWING S/1 ATTACHED TO THE PLAN.

10. NUMBERING OF PREMISES:-

(a) **EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITE AS GIVEN IN THIS PLAN.**
(b) IF THE SITE POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY THEN ITS NUMBER SHALL BE DISPLAYED IN THE NUMERALS CAST IN CONCRETE ACCORDING TO THE SPECIFICATIONS AND DESIGN 'X' SHOWN IN DRAWING S/2 ATTACHED TO THIS PLAN.
(c) IF THE SITE DOES NOT POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY, THEN ITS NUMBER SHALL BE DISPLAYED IN PAINTED NUMERALS OF THE DESIGN 'W' 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 DERIVE NO DIRECT ACCESS OR EXIT FROM OR TO THE V3 ROAD :-
SITES - 7 TO 19 (BOTH INCLUSIVE) ON STREET 'A'
SITES - 1,2,4,6,8,10,12,14,16,18,20,22 TO 43 (BOTH INCLUSIVE) ON STREET - G.

12. PROTECTED TREES:-

THE SITES MARKED AS THIS PLAN SHALL BE DEEMED TO BE "PROTECTED TREES" UNDER THE CHANDIGARH TREES PRESERVATION ORDER, 1952

THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG. NO.14, JOB NO.24, DATED 20.05.54 AND PREPARED ON 13-11-06

Jaswar Singh
PREPARE BY :

Kandhan Sharma
CHECKED BY :

Diljeet Singh
A.T.P.

SD/-

CHIEF ADMINISTRATOR CHANDIGARH

SD/-

SENIOR TOWN PLANNER

SCALE :- 80 FEET TO AN INCH

DRAWN BY:- SD/-

CHECKED BY:- SD/-

JOB NO.24

DRG. NO.14

DATE: 20.5.54

ZONING PLAN
OF SECTOR 15D

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