

CHANDIGARH
PROJECT



NOTES:-

THE POSTAL NUMBERS
ARE SHOWN THUS.



JUNCTION NO. 27

V2 B ROAD

1. USE ZONES:-

THE LAND SHOWN IN THIS ZONING PLAN SHALL BE UTILISED 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.	TYPES OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1.
	ROADS	ROAD FURNITURE AND AMENITIES.
	PUBLIC SPACES	LAND SCAPES, EDUCATIONAL, PUBLIC & COMMUNITY BUILDINGS & PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS & ANCILLARY BUILDINGS.
	RESIDENTIAL	ANCILLARY BUILDINGS OR SINGLE STOREY RESIDENTIAL BUILDINGS.
	PUBLIC BUILDINGS	PUBLIC BUILDINGS.
	RESERVED	USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR.
	SPECIAL AREAS	AS PER ARCHITECTURAL CONTROL SHEETS.

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 THE AREA IN COLUMN 1.
NEXT 250 SQ YDS. OR PART THERE OF.	33% OF THE AREA IN COLUMN 1.
REMAINING AREA IN EXCESS OF 500 SQ YDS.	25% 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 THEREOF.

1	2	3	4
NOTATION	MAXIMUM NUMBER OF STOREYS	MAXIMUM HEIGHT	MINIMUM PLINTH HEIGHT
	ONE	15' 0"	a) ONE FOOT IN CASE OF BUILDINGS INTENDED FOR HUMAN HABITATION.
	TWO	35' 0" EXCLUSIVE OF A BARSAT (A/MUMI).	b) SIX INCHES IN CASE OF VERANDAHS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION.

4. BARSAT:-

BARSAT SHALL ONLY BE ALLOWED ON PORTION OF SITES MARKED AS AND IF BUILT, SHALL NOT COVER MORE THAN 8% OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 6'-0" IN HEIGHT.

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 A GUEST HOUSE.

6. NUMBER OF BUILDINGS 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 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 IN THE SITES CONCERNED SHALL BE CONSIDERED AS IF IT WERE MARKED AS

8. BOUNDARY WALLS:-

(A) SITES UP TO 375 SQ YDS.

(i) WALLS OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRG. 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 STREETS OR AREAS MARKED AS 'PUBLIC SPACES', 'RESERVED', AND 'PUBLIC BUILDINGS'.

(ii) WITH THE EXCEPTIONS ON SITES 3 TO 39 (BOTH INCLUSIVE) ON STREET 'N' 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', 'RESERVED', OR 'PUBLIC BUILDINGS'. BUT, IF BUILT, IT SHALL BE OF SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRG S/1 ATTACHED TO THIS PLAN.

(iii) WALLS OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRG S/1 ATTACHED TO THIS PLAN, SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITES 1 TO 39 (BOTH INCLUSIVE), ON STREET 'N', AS ABUT ON STREETS OR AREAS MARKED AS 'PUBLIC SPACES' OR 'PUBLIC BUILDINGS'.

(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'-5" IN HEIGHT.

(B) SITES ABOVE 375 SQ YDS.

(i) WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRG S/1 ATTACHED TO THIS PLAN, SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABUT ON V3 ROAD, STREETS AND ON AREAS MARKED AS 'PUBLIC SPACES', 'RESERVED', AND 'PUBLIC BUILDINGS'.

(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, IN THE CASE OF SITES WHOSE REAR BOUNDARIES ABUT ON A V3 ROAD, ON AN AREA MARKED AS PUBLIC SPACES EXCEED 3'-4" IN HEIGHT.

(iii) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS, SHALL, IF BUILT, NOT EXCEED 5'-12" IN HEIGHT.

(iv) 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.

(v) IN CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF A WALL EXCEED 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 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 LANE, THE GATE POSTS AND THE GATES SHALL, IF ERRECTED, BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN 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 9.2 INCHES MAY BE SUBSTITUTED, BUT THE GATES SHALL, IF ERRECTED, 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 SITES 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 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 'B' 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 AND V2 ROADS.

SITES 12 TO 27 BOTH INCLUSIVE ON STREET 'D'.
SITES 44 TO 68 AND 86 TO 97 BOTH INCLUSIVE ON STREET 'D'.

12. PROTECTED TREES:-

TREES MARKED AS (D) IN THIS PLAN SHALL BE DEEMED TO BE PROTECTED TREES UNDER THE CHANDIGARH PRESERVATION ORDER, 1962.

NOTE:-

THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG. NO. 8, JOB NO. 14 DATED 05.03.53 AND PREPARED ON 22-01-2007.

Visual Checkup:
PREPARED BY

S.K. Madan
CHECKED BY

Daljeet Singh
A.T.P.

SD:-

P.N. THAPER
CHIEF ADMINISTRATOR, CHANDIGARH.

SD:-

J.B. DREW
MAXWELL FRY

SD:-

P. GENISATE
SENIOR ARCHITECTS

SD:-

N.S. LAMBA
JUNIOR TOWN PLANNER

SCALE:-

80 FEET TO AN INCH

SD:-

G.D. MATHUR, V.S. PURI
DRAWN BY:-

SD:-

S.G. NANDA
CHECKED BY:-

JOB NO. 14

DRG. NO. 8

DATE: 05.03.53

ZONING PLAN
OF SECTOR-21A



90528-33333



sales@acrestoyards.com

www.acrestoyards.com

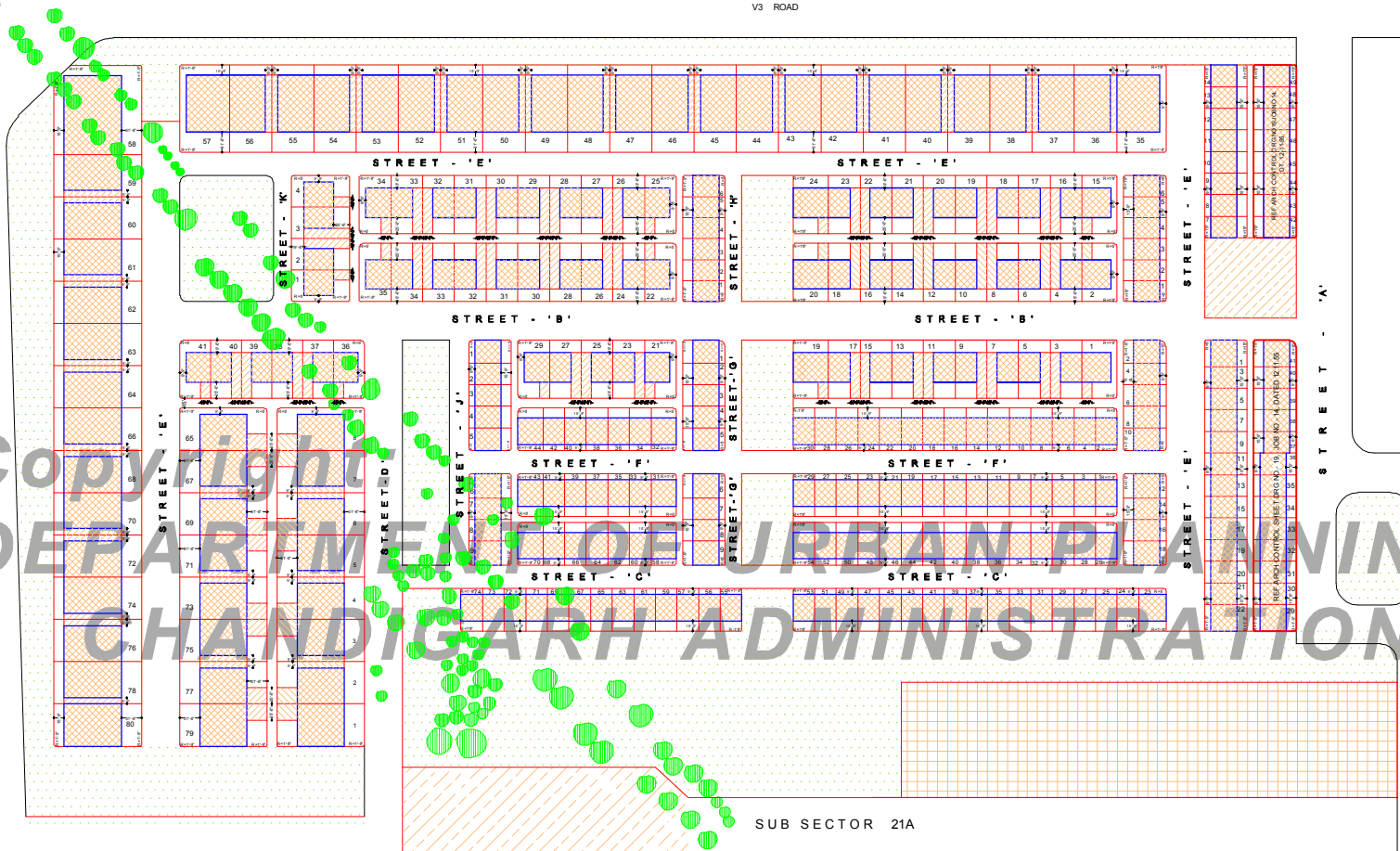


NOTES
THE POSTAL NUMBERS ARE
SHOWN THUS: -

4

JUNCTION NO 28

V3 ROAD



SUB SECTOR 21A

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 AS IN COLUMN 1	TYPE OF BUILDING PERMISSIBLE ON LAND MARKED AS IN COLUMN 2
	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
	PUBLIC BUILDINGS	PUBLIC BUILDINGS
	RESERVED	USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR
	SPECIAL AREAS	AS PER ARCHITECTURAL CONTROL SHEET.

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 THE AREA IN COLUMN 1
NEXT 250 SQ YDS. OR PART THEREOF	33% OF THE AREA IN COLUMN 1
REMAINING AREA IN EXCESS OF 500 SQ YDS.	25% 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 A LAND AS MARKED IN COLUMN 1 OF THE FOLLOWING TABLE SHALL BE AS INDICATED RESPECTIVELY IN COLUMNS 2, 3 AND 4 THEREOF:

NOTATION	MAXIMUM NUMBER OF STOREYS	MAXIMUM HEIGHT	MINIMUM PLINTH HEIGHT
	ONE	15' 0"	4' 0" (NOT IN CASE OF BUILDINGS INTENDED FOR HUMAN HABITATION)
	TWO	35' 0"	6' 0" (EXCLUDING A BARSAATI MUHTI)

4. BARSAATI

BARSAATI 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 SHALL NOT EXCEED 9 FEET 6 INCHES IN HEIGHT.

5. ANCILLARY BUILDINGS:-

ANCILLARY BUILDINGS SHALL MEAN 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 QUARTER BUT SHALL NOT INCLUDE A GUEST HOUSE.

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

7. SPACE ABOUT RESIDENTIAL BUILDING:-

A. RESIDENTIAL AND ANCILLARY BUILDINGS SHALL BE BUILT 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 BUILDING ONE RESIDENTIAL UNIT, THE AREA, IF ANY, LYING BETWEEN THE AREAS MARKED AS IN THE SITE CONCERNED SHALL BE CONSIDERED AS IF IT WERE MARKED AS

8. BOUNDARY WALLS:-**A. SITES UP TO 375 SQ YDS:-**

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

2. WITH THE EXCEPTION OF SITES 29 TO 49 BOTH INCLUSIVE ON STREET 'A' NO WALL NEED BE BUILT ALONG SUCH FRONT BOUNDARIES (BOUNDARIES LYING IN FRONT OF THE FRONT BUILDING LINE) AS ABUT ON STREETS OR AREAS MARKED AS 'PUBLIC SPACES' OR 'RESERVED'. BUT IF BUILT, IT SHALL BE OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN.

3. WALLS OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN IN DRG S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH FRONT BOUNDARIES OF SITES 29 TO 49 (BOTH INCLUSIVE) ON STREET 'A' AS ABUT ON STREETS OR AREAS MARKED AS 'PUBLIC SPACES' OR 'RESERVED'.

4. 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 6 INCHES IN HEIGHT.

B. SITES ABOVE 375 SQ YDS:-

1. WALLS OF THE SPECIFICATIONS AND DESIGN 'B' SHOWN IN DRG S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABUT ON THE V3 ROAD, STREETS AND ON AREAS MARKED AS 'PUBLIC SPACES' OR 'RESERVED'.

2. 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 3 FEET 6 INCHES IN HEIGHT.

3. 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 AREAS MARKED AS 'PUBLIC SPACES', EXCEED 3 FEET 6 INCHES IN HEIGHT.

C. WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISIONS, SHALL, IF BUILT, NOT EXCEED 3 FEET 11/2 INCHES IN HEIGHT.

D. THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITE SHALL BE IN ACCORDANCE WITH THE RADII INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG 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:- THE 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 BOUNDARIES OF SITES 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, DESIGN AND SPECIFICATIONS SHOWN 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 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 SPECIFICATIONS SHOWN IN DRAWING S/1 ATTACHED TO THIS 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 SITES 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.

C. IF THE SITES DOES NOT POSSESS A GATE POST ALONG ITS FRONT BOUNDARY, THEN ITS NUMBER SHALL BE DISPLAYED IN PAINTED NUMERALS OF THE 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.

NOTE:- THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG. NO. 9, JOB NO. 14, DTD: 4-3-1953. PREPARED ON DATE: 22-01-2007.

Paramjit Singh
PREPARED BY

S.K. Madan
CHECKED BY

Deept Singh
A.T.P.

P.N. THAPAR
CHIEF ADMINISTRATOR

Sd/-

J.B. DREW
E. MAXWELL FRY
P. JEANNERET

Sd/-
Sd/-
Sd/-

N.S. LAMBA
JR. TOWN PLANNER

SCALE: - 80 FEET TO AN INCH

DRAWN BY: Sd/-

Sd/-

CHECKED BY:-

DATE: 4.3.53

JOB NO. 14

DRG. NO. 9

**ZONING PLAN
OF SECTOR 21-B**

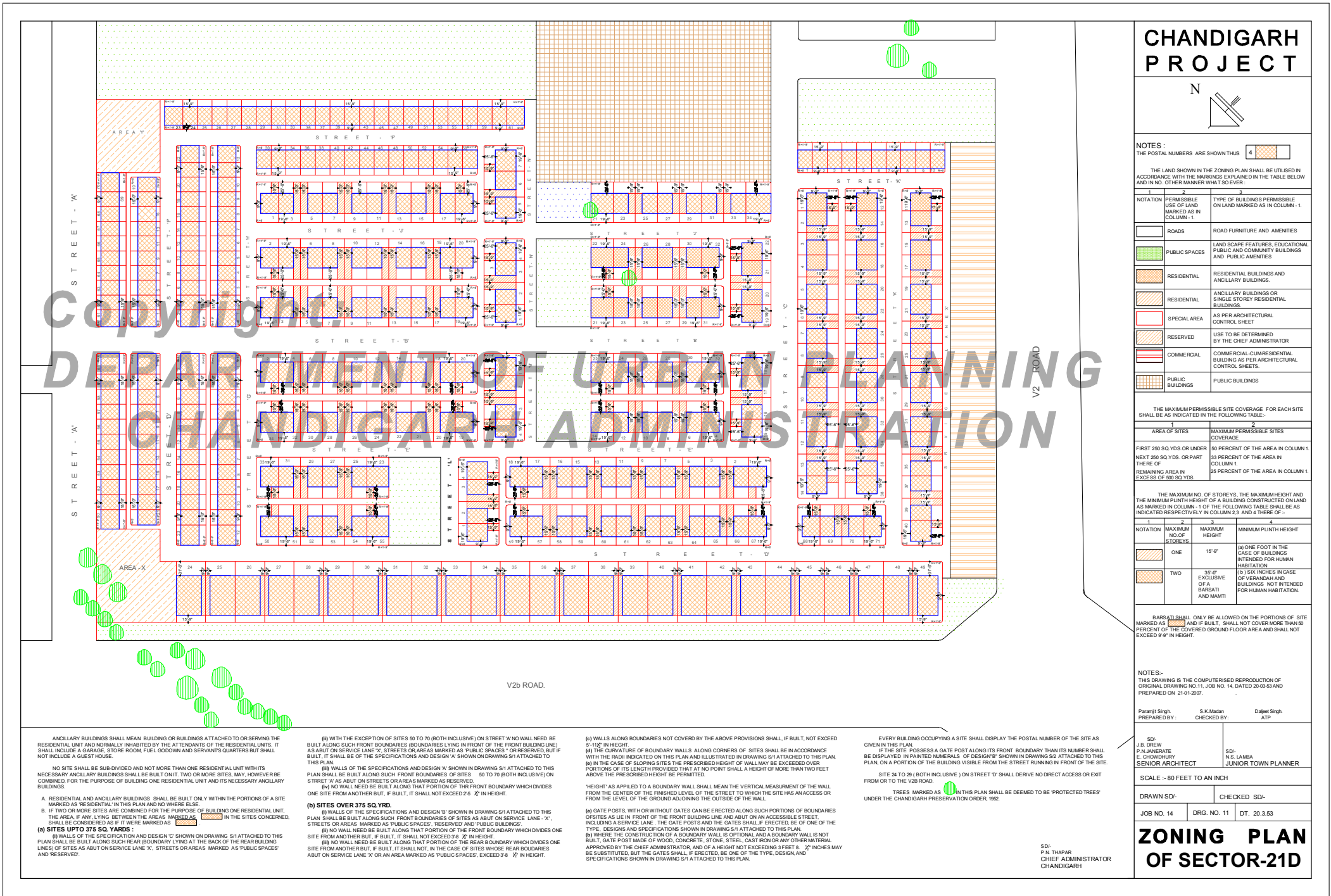


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90528-33333

sales@acrestoyards.com

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