



NOTE:  
THIS DRAWING IS THE COMPUTERISED  
REPRODUCTION OF ORIGINAL DRG NO. 59, JOB  
NO. 33 DATED 10-03-04

JORAWAR SINGH ROMA SANAND  
PREPARED BY CHECKED BY A.T.P.

NOTE:  
THIS DRAWING HAS BEEN APPROVED AND  
SIGNED BY THE CHIEF ADMINISTRATOR VIDE HIS  
MEMO NO. 21/1/242-UTP(3)-2004/2737 DT  
11-05-04

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86-  
CHIEF ADMINISTRATOR

84-  
CHIEF ARCHITECT

85-  
SENIOR TOWN PLANNER

86-  
REGIONAL TOWN PLANNER

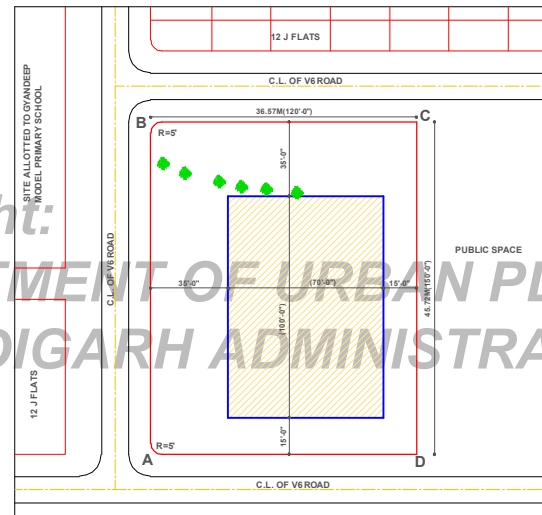
86-  
ASST. TOWN PLANNER

DRAWN BY: JORAWAR SINGH CHECKED BY: ROMA

SCALE= 24'-0" TO AN INCH.

DRG. NO. 59 JOB NO.: 33 DATE: 10-03-04

ZONING PLAN OF  
PRIMARY SCHOOL IN  
SECTOR - 20C  
(GAYANDEEP CHILDREN  
WELFARE SOCIETY)



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CHANDIGARH ADMINISTRATION

**1. THE SIZE OF THE SITE:**

THE SITE OF PRIMARY SCHOOL SHALL BE " ABCD " AS SHOWN ON THIS PLAN. THE AREA OF THE SITE SHALL BE 1671.27 SQ MTS. (598.8555 YDS.)

**2. TYPE OF BUILDINGS PERMITTED:**

(A) THE TYPE OF BUILDINGS PERMITTED ON THE SITE SHALL BE EDUCATIONAL BUILDINGS ONLY AND THEIR USE FOR ANY OTHER PURPOSE SHALL NOT BE PERMITTED. EDUCATIONAL BUILDINGS SHALL MEAN A BUILDING OR BUILDINGS DESIGNED AND INTENDED TO BE USED FOR IMPARTING EDUCATION THROUGH DAY OR EVENING CLASSES AND SHALL INCLUDE ANY ANCILLARY AND APPURTENANT BUILDINGS CONNECTED WITH THE FUNCTIONING OF THE SCHOOL, AS MAY BE APPROVED BY THE CHIEF ARCHITECT. EXCEPT FOR THE RESIDENCE OF THE CHOWKIDAR WHICH SHALL NOT EXCEED 5% OF THE PERMISSIBLE F.A.R. NO OTHER RESIDENCE OR HOSTEL OF ANY KIND SHALL BE PERMITTED ON THIS SITE.

(B) THE BUILDINGS CONSTRUCTED ON THIS SITE SHALL BE USED EXCLUSIVELY FOR EDUCATIONAL PURPOSES AND SHALL NOT REMAIN THE SOLE PROPERTY OF THE DONORS TO BE CONVERTED BY THEM FOR ANY PERSONAL USE. THE BUILDINGS CONSTRUCTED ON THIS SITE SHALL BE OPEN TO ALL AND THEIR USE SHOULD NOT BE RESTRICTED TO ANY PARTICULAR SECTOR OR COMMUNITY.

**3. LAND USE:**

THE SITE SHALL BE USED FOR EDUCATIONAL PURPOSES ONLY AND THE CHANGE IN THE USE OF LAND BY THE ALLOTTEE FOR PURPOSES OTHER THAN EDUCATIONAL SHALL NOT BE PERMITTED IN ANY CASE.

**4. SPECIAL AREA:**

THE SITE OF PRIMARY SCHOOL AS SHOWN ON THIS PLAN IS DECLARED AS A SPECIAL AREA AND THE DESIGN OF THE BUILDINGS TO BE ERRECTED THERE UPON SHALL BE PREPARED BY A QUALIFIED ARCHITECT IN CONSULTATION WITH THE CHIEF ARCHITECT, CHANDIGARH ADMINISTRATION AND THE WORK SHALL BE EXECUTED UNDER THE SUPERVISION OF THE SAME OR ANOTHER DULY QUALIFIED ARCHITECT.

**5. SITE COVERAGE AND FLOOR SPACE INDEX:**

(A) BUILDINGS SHALL BE PERMITTED ONLY WITHIN THE PORTION OF THE SITE MARKED AS THIS PLAN AND NO WHERE ELSE.

(B) THE MAXIMUM AREA THAT MAY BE BUILT AT GROUND FLOOR LEVEL SHALL NOT EXCEED 28% OF THE AREA OF THE SITE I.e. (417.81 SQ MTS.)

(C) FLOOR SPACE INDEX (F.S.I.) SHALL BE 0.25 OR AS PER THE ALLOTMENT LETTERS SUBJECT TO A MAXIMUM OF 0.50

NOTE: THE TERM FLOOR SPACE INDEX SHALL MEAN THE RATIO OF THE TOTAL BUILT UP AREA OF THE BUILDINGS ON ALL FLOORS TO THE AREA OF THE SITE.

**6. HEIGHT:**

(A) PLINTH HEIGHT OF THE BUILDINGS SHALL BE A MINIMUM OF 0.30 METRES (1'-0") ABOVE THE CENTRE OF THE FINISHED LEVEL OF THE STREET ABUTTING THE BOUNDARY MARKED AS "AB" ON THIS PLAN.

(B) THE MAXIMUM PERMISSIBLE HEIGHT OF THE BUILDINGS CONSTRUCTED IN THE PERMISSIBLE BUILDING ZONE MARKED AS ON THIS PLAN SHALL BE 10.97 Mts. (36'-0") AND MAXIMUM NUMBER OF STOREYS THAT MAY BE BUILT WITHIN THE HEIGHT OF 10.97 Mts. (36'-0") SHALL NOT EXCEED THREE.

**7. BOUNDARY WALLS:**

(A) BOUNDARY WALLS ALONG BOUNDARIES OF THE SITE MARKED AS " ABCD " ON THIS PLAN SHALL BE OF THE SPECIFICATIONS AND DESIGN "D" AS SHOWN ON DRG NO 236, JOB NO M-16 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION

(B) 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 ABUTTING THE BOUNDARY MARKED AS "AB" ON THIS PLAN.

(C) IN 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 0.10 METRES (0'-0") ABOVE THE PRESCRIBED HEIGHT SHALL BE PERMITTED.

(D) THE CURVATURE OF BOUNDARY WALL ALONG CORNERS OF THE SITE SHALL BE IN ACCORDANCE WITH THE RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED ON DRG NO 236, JOB NO M-16 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

**8. GATE POSTS AND GATES:**

(A) GATE POSTS AND GATES SHALL BE OF ONE OF THE TYPE, DESIGN AND SPECIFICATIONS SHOWN ON DRAWING NO S/5A READ WITH S/6 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

(B) TWO GATES WITH GATEPOSTS SHALL BE ERRECTED ALONG THE BOUNDARY WALL MARKED AS "AB" ON THIS PLAN.

(C) ONE WICKET GATE OF DESIGN AS SHOWN ON DRG NO 236, JOB NO M-16 AVAILABLE FROM THE CHIEF ARCHITECT, MAY HOWEVER BE PERMITTED ALONG BOUNDARY MARKED AS "BC" ON THIS PLAN.

**9. BAR ON SUB- DIVISION OF SITE:**

THE SITE OF THE PRIMARY SCHOOL AS SHOWN ON THIS PLAN SHALL NOT BE SUB-DIVIDED UNDER ANY CIRCUMSTANCES, WHAT SO-EVER.

**10. PARKING:**

ADEQUATE PARKING FACILITIES SHALL BE PROVIDED WITHIN THE SITE OF THE SCHOOL. THE TOTAL AREA OF SUCH PARKING LOTS SHALL NOT BE LESS THAN 20% OF THE AREA OF THE SITE.

**11. DUST BIN:**

THE DUST BIN SHALL BE OF THE SIZE, SHAPE, SPECIFICATIONS AND DESIGN AS SHOWN ON DRAWING NO S/6 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

**12. BASEMENT :**

(A) BASEMENT STOREY IS OPTIONAL AND IT SHALL NOT BE INCLUDED IN F.S.I.

(B) FLOOR AREA OF BASEMENT STOREY SHALL NOT EXCEED THE AREA OF THE SITE COVERAGE OF THE BUILDING OF WHICH IT FORMS A PART AND IT SHALL BE ALLOWED ONLY BELOW THE GROUND FLOOR OF THE BUILDING

(C) BASEMENT IF CONSTRUCTED, SHALL BE USED FOR STORAGE, PARKING AIR CONDITIONING PLANT, LIFT WELL AND OTHER SUCH NON HABITABLE PURPOSES.

(D) FLOOR HEIGHT OF BASEMENT STOREY FROM THE LEVEL OF THE FINISHED FLOOR TO THE SOFRT OF THE BEAM SHALL BE 2.30 MTS. (7'-6") ONLY.

**13. PROTECTED TREES:**

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

**14. WIDTH AND SLOPE OF RAMP:**

(A) THE CLEAR WIDTH OF THE RAMP LEADING TO THE BASEMENT SHALL BE 4.00M WITH AN ADEQUATE SLOPE NOT STEEPER THAN 1:10.

(B) SEPARATE ENTRY / EXIT OF RAMPS IN THE BASEMENT SHOULD BE PROVIDED.

(C) ADEQUATE ARRANGEMENT SHALL BE MADE SO THAT SURFACE DRAINAGE DOES NOT ENTER THE BASEMENT.

(D) ACCESS TO THE BASEMENT SHALL BE SEPARATE FROM THE MAIN AND ALTERNATIVE STAIR CASE PROVIDING ACCESS AND EXIT FROM HIGHER FLOORS, WHERE THE STAIRCASE IS CONTINUOUS IN THE CASE OF BUILDINGS SERVED BY MORE THAN ONE STAIR CASE, THE SAME SHALL BE OF ENCLOSED TYPE SERVING AS A FIRE SEPARATION FROM THE BASEMENT FLOOR AND HIGHER FLOORS.

(E) THE RAMP SHALL BE OF NON SLIPPERY SURFACE.

**15. BUILDING BYE LAWS:**

THE CONSTRUCTION OF BUILDING/BUILDINGS SHALL BE GOVERNED BY THE BUILDING RULES PROVIDED IN PART 4 TO PART V OF THE PUNJAB CAPITAL DEVELOPMENT & REGULATIONS BUILDING RULES, 1950 ON THE POINTS WHERE SUCH RULES ARE SILENT AND STIPULATE NO CONDITION OR NORMS, BUILDING BYLAWS IS SUEED BY N.B.C.(NATIONAL BUILDING CODE OF INDIA) SHALL BE FOLLOWED.

**16. GENERAL:**

(A) AMONG OTHER PLANS AND DOCUMENTS, DETAILED ELEVATIONS OF BUILDING ALONG ALL SIDES EXPOSED TO PUBLIC VIEW SHALL BE DRAWN TO A SCALE OF 1/32"=1'-0" AND SHALL ACCOMPANY THE BUILDING APPLICATION.

(B) WATER STORAGE TANKS AND OTHER PLUMBING ETC SHALL NOT BE EXPOSED TO VIEW ON ANY FACE OF THE BUILDING BUT SHALL BE SUITABLY ENCASED.

(C) THE BUILDING DESIGNS FOR MINIMUM OF 90% OF THE PERMISSIBLE COVERED AREA SHALL BE SUBMITTED AS A WHOLE AND NOT IN PARTS.

(D) NO APPLIED DECORATIONS LIKE INSCRIPTIONS, CROSSES, NAME OF PERSONS OR BUILDINGS ARE PERMITTED ON ANY EXTERNAL FACE OF THE BUILDING.

(E) PROVISIONS SHOULD BE MADE FOR BARRIER FREE ENVIRONMENT FOR PHYSICALLY DISABLED.

(F) THE BUILDING SHALL BE DESIGNED FOR APPROPRIATE SEISMIC LOAD, ALL DEAD AND LIVE LOAD, WIND PRESSURE ETC. IN ALL CASES. NORMAL STRENGTHENING TO RESIST DISTRESS DURING EARTH QUAKES SHALL BE PROVIDED.

(G) THE ROOF TOP RAIN HARVESTING SYSTEM SHALL BE PROVIDED AND SHALL BE MADE OPERATIONAL ALL THE TIMES AS APPROVED BY S.E.PUBLIC HEALTH.