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DEPARTMENT OF URBAN PLANNING  
CHANDIGARH ADMINISTRATION

NOTE:  
THE DRAWING IS DULY APPROVED AND SIGNED BY THE  
CHIEF ADMINISTRATOR CHANDIGARH VIDE HIS MEMO  
NO. 211 / 348 - UTR (3) - 2006 / 6887 DT. 8.11.06

DALJIT SINGH  
A.T.P.

Sd/-  
CHIEF ADMINISTRATOR

Sd/- CHIEF ARCHITECT Sd/- SENIOR TOWN PLANNER

Sd/- ASSTT. TOWN PLANNER Sd/- DWNL. TOWN PLANNER

**SCALE: 64'-0" TO AN INCH**

DRAWN BY: PARAMJIT CHECKED BY: NVEER KUMAR

DRG. NO.: 22 JOB NO.: 45 DATE: 2.11.06

REVISED ZONING PLAN FOR  
GARBAGE PROCESSING  
UNIT AT WEST OF  
SECTOR - 25

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

THE SITE OF "GARBAGE PROCESSING UNIT" TO PRODUCE REFUSE DERIVED FUEL SHALL BE "A18C0C0D0F0" AS SHOWN ON THIS PLAN. THE AREA OF THE SITE SHALL BE 10 ACRES OR 48400 SQ. YDS.

**2. TYPE OF BUILDINGS PERMITTED:**

A. THE TYPE OF BUILDINGS PERMITTED ON THIS SITE FOR "GARBAGE PROCESSING UNIT" AND THEIR USE FOR ANY OTHER PURPOSE SHALL BE PROHIBITED. BUILDINGS FOR "GARBAGE PROCESSING UNIT" SHALL MEAN A BUILDING OR BUILDINGS DESIGNED AND INTENDED TO BE USED FOR GARBAGE CONVERSION PLANT, PROCESSING HALL, GODDOWNS, OFFICES, RESIDENCES OF ESSENTIAL MAINTENANCE STAFF AND CHOWDARIES / GARSTAMEN OR ANY SUCH ANCILLARY AND APPURTENANCE BUILDING CONNECTED WITH THE FUNCTIONING OF GARBAGE PROCESSING UNIT OR ANY SUCH COMPONENTS OF BUILDING OR STRUCTURE AS APPROVED BY THE CHIEF ADMINISTRATOR.  
B. THE BUILDINGS CONSTRUCTED ON THIS SITE SHALL BE USED EXCLUSIVELY FOR GARBAGE PROCESSING UNIT AND SHALL REMAIN THE SOLE PROPERTY OF MUNICIPAL CORPORATION.

**3. SPECIAL AREA:**

THE SITE FOR "GARBAGE PROCESSING UNIT" TO PRODUCE REFUSE DERIVED FUEL (R.D.F.) 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 ARCHITECT.

**4. LAND USE:**

THE SITE SHALL BE USED FOR CONSTRUCTION OF GARBAGE PROCESSING UNIT TO PRODUCE REFUSE DERIVED FUEL (R.D.F.) ONLY AND THE CHANGE IN THE USE OF LAND OTHER THAN FOR WHICH THE SITE IS EARMARKED SHALL NOT BE PERMITTED IN ANY CASE.

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

A. BUILDINGS SHALL BE PERMITTED ONLY WITHIN THE PORTION OF THE SITE MARKED AS "RESIDENTIAL BUILDING". THE CHECKPOST CAN BE ERRECTED AS PER DRG. NO. 288, JOB. NO. M-16 AND THE AREA OF THE SAME WILL BE CALCULATED TOWARDS FAR ALLOWED.

B. THE MAXIMUM AREA THAT MAY BE BUILT AT GROUND FLOOR LEVEL SHALL NOT EXCEED 40% OF THE AREA OF THE SITE (E. 10000 SQ.YDS).  
C. FLOOR SPACE INDEX (F.S.I.) SHALL NOT EXCEED 0.5.  
D. **RESIDENTIAL BUILDING:** THE MAXIMUM AREA THAT MAY BE COVERED BY THE RESIDENTIAL BUILDING WITHIN THE PERMISSIBLE FAR SHALL NOT BE MORE THAN 9% OF THE SITE.

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 1'-0" ABOVE THE CENTRE OF THE FINISHED LEVEL OF THE STREET ABUTTING THE BOUNDARY MARKED AS "A18C0C0D0F0" ON THIS PLAN.  
B. THE MAXIMUM PERMISSIBLE HEIGHT OF THE GARBAGE PROCESSING UNIT SHALL NOT EXCEED 65' (20 M) AND HEIGHT OF ADMINISTRATIVE BUILDINGS SHALL NOT EXCEED 30' (9.14 M) INCLUSIVE OF PARAPET IN THE PERMISSIBLE BUILDING ZONE MARKED AS "RESIDENTIAL BUILDING".

**7. BOUNDARY WALLS:**

A. BOUNDARY WALLS ALONG BOUNDARIES OF THE SITE MARKED AS "A18C0C0D0F0" ON THIS PLAN SHALL BE OF THE SPECIFICATIONS AND TYPE "C" AS SHOWN ON DRAWING NO. S15 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 TO WHICH THE SITE HAS AN ACCESS.  
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 2'-0" ABOVE THE PRESCRIBED HEIGHT BE PERMITTED.  
D. THE CURVATURE OF BOUNDARY WALL ALONG CORNERS OF THE SITE SHALL BE IN ACCORDANCE WITH THE RADII INDICATED ON THIS PLAN.

**8. GATE POSTS AND GATES:**

TWO GATES ALONG WITH WORKER'S GATES AND CHECK-POST MARKED AS "A18C0C0D0F0" AND ONE GATE ALONG WITH WORKER'S GATE AND CHECK-POST ALONG THE "B" SHALL BE ALLOWED AS PER DESIGN AND SPECIFICATION SHOWN IN DRG. NO. 288, JOB. NO. M-16. THE CONSTRUCTION OF CHECK-POST IS OPTIONAL.

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

THE SITE FOR "GARBAGE PROCESSING UNIT" TO PRODUCE REFUSE DERIVED FUEL (R.D.F.) AS SHOWN ON THIS PLAN SHALL NOT BE SUB-DIVIDED UNDER ANY CIRCUMSTANCES, WHATSOEVER.

**10. PARKING:**

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

**11. PROTECTED TREES:**

ALL THE EXISTING TREES SHALL BE DEEMED TO BE PROTECTED TREES UNDER THE "CHANDIGARH TREES PRESERVATION ORDER, 1952."

**12. SUITABLE TREES:**

SUITABLE TREES SHALL BE PLANTED UP TO A DEPTH OF 20 FEET ON ALL SIDES OF THE SITE FOR ENVIRONMENT IMPROVEMENT.

**13. POLLUTION CONTROL:**

NO OBJECTION CERTIFICATE SHALL BE TAKEN FROM THE POLLUTION CONTROL BOARD BEFORE COMMENCING OF THE PLANT.

**14. CHIMNEY:**

HEIGHT REQUIRED SHOULD BE AS PER THE SPECIFICATIONS OF THE POLLUTION CONTROL BOARD FOR THE PURPOSE OF CHIMNEY.

**15. FIRE & SAFETY:**

BUILDING SHALL BE CONFIRMED TO THE PROVISIONS OF FIRE SAFETY ACT AND TO THE SATISFACTION OF CHIEF FIRE OFFICER, CHANDIGARH.

**16. BUILDING BYE LAWS:**

THE CONSTRUCTION OF BUILDINGS / BUILDINGS SHALL BE GOVERNED BY THE PUNJAB CAPITAL, DEVELOPMENT & REGULATIONS BUILDING RULES, 1962 AND WHERE SUCH RULES ARE ABSENT AND STIPULATE NO CONDITION OR NORMS, THEN PROVISIONS IN B.N.C. NATIONAL BUILDING CODE OF INDIA) SHALL BE FOLLOWED.

**17. GENERAL:**

A. LAYOUT PLAN OF THE SITE, PLANS, ELEVATIONS AND SECTIONS OF THE BUILDING SHALL BE DRAWN ACCORDING TO SCALE AS MENTIONED IN THE BUILDING BYE LAWS AND RULES APPLICABLE IN THE UNION TERRITORY CHANDIGARH.  
B. NO DOWN PIPES, WASTE PIPES, WATER PIPES, AIR COOLERS, AIR CONDITIONERS, A.C. DUCTS ETC. SHALL BE EXPOSED TO PUBLIC VIEW ON ANY FACE OF THE BUILDING BUT SHALL BE SUITABLY ENCASED.  
C. ELECTRICAL CONNECTIONS FOR TELEPHONE OR ANY OTHER PURPOSE SHALL BE TAKEN UNDER GROUND THROUGH CONDUITS FROM THE PUBLIC LINE.  
D. NO ADORNED DECORATIONS SHALL BE PERMITTED ON THE EXTERNAL FACE OF THE BUILDING EXCEPT AS APPROVED BY THE CHIEF ARCHITECT.  
E. PROVISION SHOULD BE MADE FOR BARRIER FREE ENVIRONMENT FOR PHYSICALLY DISABLED AS A WHOLE AND NOT IN PARTS.  
F. THE BUILDING DESIGN FOR A MINIMUM OF 30% OF THE PERMISSIBLE COVERED AREA SHALL BE SUBMITTED TO THE CHIEF ARCHITECT.  
G. OPEN COURT YARDS SHALL BE PROVIDED AS PER RULE 20 OF PUNJAB CAPITAL (DEV. & REG.) BUILDING RULES, 1962.  
H. THE RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AND SHALL BE MADE OPERATIONAL ALL THE TIME AS APPROVED BY S.E. (PUBLIC HEALTH) CHANDIGARH ADMINISTRATION.  
I. THE BUILDING SHALL BE DESIGNED FOR APPROPRIATE SEISMIC LOAD, ALL DEAD & LIVE LOADS, WIND PRESSURE ETC. IN ALL CASES, NORMAL STRENGTHENING TO RESIST DISTRESS DURING EARTH QUAKES ETC.  
J. NO ADVERTISEMENT / SKY SIGNS SHALL BE PERMITTED ON ANY EXTERNAL FACE OF THE BUILDING EXCEPT AS APPROVED BY THE CHIEF ARCHITECT CHANDIGARH ADMINISTRATION.  
K. THE ENERGY EFFICIENT SOLAR LIGHTING / HEATING SYSTEMS SHALL BE PROVIDED.