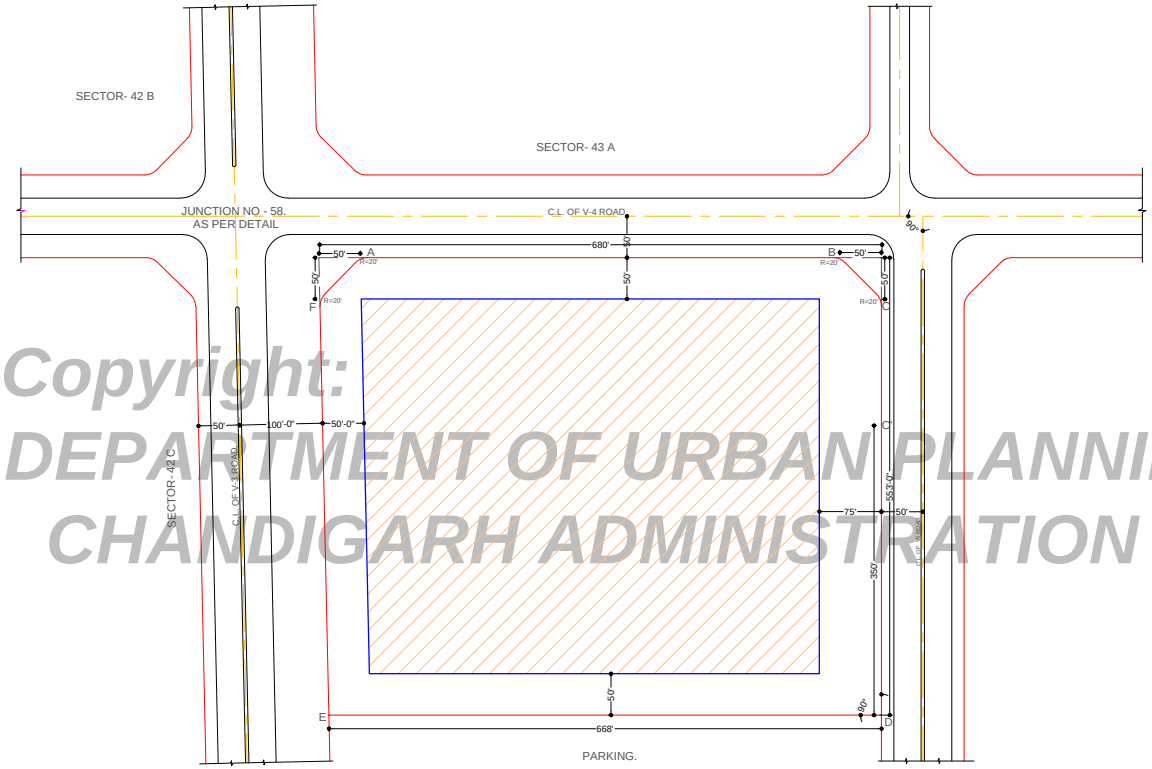

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DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMINISTRATION

1.THE SIZE OF THE SITE:

THE SIZE OF THE SITE FOR STATE JUDICIAL ACADEMY, CHANDIGARH SHALL BE "ABCD" AS SHOWN ON THIS PLAN. THE AREA OF THE SITE SHALL BE 41097.683 SQ YDS. (34262.61.00 SQ.MTS),i.e. (8.491 ACRES).

2.TYPE OF BUILDINGS PERMITTED:

THE TYPE OF BUILDINGS PERMITTED ON THE SITE SHALL BE " INSTITUTIONAL " ONLY AND THEIR USE FOR ANY OTHER PURPOSE SHALL BE PROHIBITED. BUILDINGS FOR JUDICIAL ACADEMY SHALL INCLUDES LECTURE THEATRES, COMPUTER LABS, SEMINAR ROOMS, CONFERENCE ROOM, AUDITORIUMS, STAFF ROOM, LIBRARY, PROJETION ROOM,GYMNASIUM AND RECREATIONAL ROOM, GUEST HOUSE FOR THE VISITING PROFESSORS / OFFICERS, HOSTEL ACCOMODATION, MESS AND DINING COMPLEX FOR RESIDENT JUDICIAL OFFICERS, AND A RESIDENCE FOR CHOWKIDAR OR CARETAKER. THE TOAL AREA UNDER GUEST HOUSE FOR THE VISITING PROFESSORS / OFFICERS, HOSTEL ACCOMODATION, MESS AND DINING COMPLEX FOR RESIDENT JUDICIAL OFFICERS, AND A RESIDENCE FOR CHOWKIDAR OR CARETAKER SHALL NOT EXCEED 30% OF THE PERMISSIBLE FAR..

3. LAND USE

THE SITE SHALL BE USED FOR " STATE JUDICIAL ACADEMY CHANDIGARH " ONLY AND THE CHANGE IN THE USE OF LAND SHALL NOT BE PERMITTED IN ANY CASE.

4. SPECIAL AREA

THE SITE OF "STATE JUDICIAL ACADEMY, CHANDIGARH " AS SHOWN ON THIS PLAN IS DECLARED AS A SPECIAL AREA AND THE DESIGN OF THE BUILDINGS TO BE ERECTED 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 WITH IN THE PORTION OF THE SITE MARKED AS ▨ ON THIS PLAN AND NO WHERE-ELSE.

b) THE MAXIMUM AREA THAT MAY BE BUILT AT GROUND FLOOR LEVEL SHALL NOT EXCEED 40% OF THE AREA OF THE SITE i.e. (16439.73 SQ. YDS.)

c) FLOOR SPACE INDEX (F.S.I) SHALL NOT EXCEED 1.25

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 " CD" ON THIS PLAN.

b) THE MAXIMUM PERMISSIBLE HEIGHT OF THE BUILDINGS CONSTRUCTED IN THE PERMISSIBLE BUILDING ZONE MARKED AS ▨ ON THIS PLAN SHALL BE 74'-3" AND MAXIMUM NUMBER OF STOREYS THAT MAY BE BUILT WITH IN THE HEIGHT OF 74'-3" SHALL NOT EXCEED SIX.

7. BOUNDARY WALLS:

A) WALLS OF SPECIFICATION AND DESIGN 'B' AS SHOWN ON DRG. NO. - M-6 ,JOB NO.268, AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION SHALL BE BUILT ALONG ALL THE BOUNDARIES OF THE SITE.

8.GATE POSTS AND GATES :-

A) NOT MORE THAN TWO GATES WITH GATES POSTS OF DESIGN AND SPECIFICATIONS AS SHOWN ON DRG. NO. S/5 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION SHALL BE PERMITTED FROM THE SIDE OF SITE MARKED "DC " ON THIS PLAN.
(B) ONLY ONE WICKET GATE OF DESIGN AND SPECIFICATIONS AS SHOWN ON DRG. NO. S/5 SHALL BE PERMITTED ON SIDE OF SITE MARKED "EF" ON THIS PLAN.

9. BASEMENT:

(a) BASEMENT BELOW THE GROUND FLOOR SHALL BE PERMITTED.
(b) IN ADDITION TO PARKING THE BASEMENT COULD BE UTILISED FOR STORAGE, GENERATOR ROOM,LIFT WELL, FIRE FIGHTING PUMPS ,WATER RESERVOIR, ELECTRIC SUBSTATION,AIR CONDITIONING PLANT, MACHINE ROOM , TOILETS IF THEY SATISFY THE PUBLIC HEALTH SERVICES. USE OF BASEMENT FOR HABITABLE PURPOSES IS PROHIBITED.
(c) FLOOR HEIGHT OF BASEMENT STOREY FROM THE LEVEL OF THE FINISHED FLOOR TO THE SOFFIT OF THE BEAM SHALL BE 7'-6" OR 2.29 M.

10.WIDTH AND SLOPE OF RAMP:

a) THE CLEAR WIDTH OF THE RAMP LEADING TO THE BASEMENT SHALL BE 4.OOM 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.

11. BAR ON SUB- DIVISION OF SITE:

THE SITE OF " STATE JUDICIAL ACADEMY, CHANDIGARH AS SHOWN ON THIS PLAN SHALL NOT BE SUB-DIVIDED UNDER ANY CIRCUMSTANCES ,WHAT-SO-EVER.

12. PARKING:

(A)ADEQUATE PARKING FACILITIES SHALL BE PROVIDED WITHIN THE SITE OF THE " STATE JUDICIAL ACADEMY CHANDIGARH IN SECTOR 43D. NOT LESS THAN 20% OF THE AREA OF THE SITE SHALL BE DEVELOPED FOR PROVIDING OPEN AIR PARKING FACILITIES.

13. 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.

14. PROVISION OF LIFTS:

PROVISIONS OF LIFT SHALL BE MADE FOR BUILDINGS MORE THAN 15.00M IN HEIGHT.

15. BUILDING BYE LAWS:

THE CONSTRUCTION OF BUILDING/BUILDINGS SHALL BE GOVERNED BY THE BUILDING RULES PROVIDED IN PART -I TO PART-V OF THE PUNJAB CAPITAL (DEVELOPMENT & REGULATIONS) BUILDING RULES 1952 ON THE POINTS WHERE SUCH RULES ARE SILENT AND STIPULATE NO CONDITION OR NORMS, BUILDING BYLAWS ISSUED BY N.B.C.(NATIONAL BUILDING CODE OF INDIA) SHALL BE FOLLOWED.

16.PROTECTED TREES:

TREES MARKED AS ⓣ ON THIS PLAN SHALL BE DEEMED TO BE PROTECTED TREES UNDER THE 'CHANDIGARH TREES PRESERVATION ORDER ,1952.

17. FIRE SAFETY:

a) THE OWNER WILL ENSURE THE PROVISION OF PROPER FIRE SAFETY MEASURES IN THE BUILDING MORE THAN 15.00M HEIGHT.
b) TRANSFORMER/GENERATOR ROOM IF PROVIDED SHOULD BE ON SOLID GROUND NEAR DG/LT CONTROL PANEL AS PER RULES TO THE SATISFACTION OF THE CHIEF FIRE OFFICER U.T. CHANDIGARH.

18.GENERAL:

a) WATER STORAGE TANKS AND OTHER PLUMBING ETC.SHALL NOT BE EXPOSED TO PUBLIC VIEW ON ANY FACE OF THE BUILDING BUT SHALL BE SUITABLY ENCASED.
b) MACHINE ROOM FOR LIFTS, STAIR HEADS, WATER STORAGE TANKS, COOLING TOWERS, FOR AIR CONDITIONING ETC. AS PER BUILDING BYE LAWS SHALL BE PERMITTED UP TO THE MAXIMUM HEIGHT OF 3.2 MTRS. (10'-6") OVER AND ABOVE THE PRESCRIBED HEIGHT OF THE BUILDING. A DETAILED SCHEME FOR THESE PROVISIONS SHALL BE EVOLVED IN CONSULTATION WITH THE CHIEF ARCHITECT, CHANDIGARH ADMINISTRATION. THE SAID STRUCTURES SHALL NOT BE VISIBLE FROM ANY EXTERNAL FACE OF THE BUILDING AND SHALL BE SUITABLY ENCASED / RECESSED AS APPROVED BY THE CHIEF ARCHITECT.
c) THE BUILDING DESIGNS FOR MINIMUM OF 90% OF THE PERMISSIBLE COVERED AREA SHALL BE SUBMITTED AS A WHOLE AND NOT IN PARTS.
d) ELECTRICAL CONNECTIONS, TELEPHONE CONNECTIONS OR ANY CONNECTION FOR ANY OTHE PURPOSE SHALL BE TAKEN UNDR GROUND THROUGH CONDUITS.
e) NO APPLIED DECORATIONS LIKE INSCRIPTIONS, CROSSES, NAME OF PERSONS OR BUILDINGS ARE PERMITTED ON ANY EXTERNAL FACE OF THE BUILDING.
f) PROVISIONS SHOULD BE MADE FOR BARRIER FREE ENVIRONMENT FOR PHYSICALLY DISABLED.
g) 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.
h) THE ROOF TOP RAIN HARVESTING SYESTEM SHALL BE PROVIDED AND SHALL BE MADE OPERATIONAL ALL THE TIMES AS APPROVED BY S.E.PUBIC HEALTH.

DEPARTMENT OF URBAN PLANNING CHANDIGARH ADMN.

THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO.44 JOB NO. 104 DATED 16.11.05 AND PREPARED ON 16.11.05

PARAMJIT PREPARED BY | ROMA CHECKED BY | DALJIT SINGH A.T.P.

NOTE: DATED 26.06.06
CLAUSE 7 HAS BEEN AMENDED AS APPROVED BY THE F.S. CUM CHIEF ADMINISTRATOR VIDE MEMO NO. 21 / 212-UTFI (3) - 2006 / 3218 DATED 7.6.06 AS UNDER:-
CLAUSE 7
" WALLS OF SPECIFICATION AND DESGIN "B" AS SHOWN IN DRAWINGNO: 103 JOB NO. 25 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION SHALL BE BUILT ALONG THE BOUNDARIES OF THE SITE

ROMA PLANNING OFFICER | DALJIT SINGH A.T.P

NOTE:
THIS DRAING HAS BEEN DULY APPROVED AND SIGNED BY THE CHIEF ADMINISTRATOR VIDE HIS OFFICE MEMO NO. 21/1/212 - UTFI (3)- 2005/8172 DATED 30.11.05

Sd/-
DALJIT SINGH
A.T.P

Sd/-
CHIEF ADMINISTRATOR

Sd/- **CHIEF ARCHITECT**	Sd/- **SENIOR TOWN PLANNER**
Sd/- **DY.TNL. TOWN PLANNER**	Sd/- **ASSTT. TOWN PLANNER**

DRAWN BY: PARAMJIT | CHECKED BY : ROMA

SCALE:- 40'-0" TO AN INCH.

DRG. NO.: 44 | **JOB NO. : 104** | **DATE : 16.11.05**

ZONING PLAN OF STATE JUDICIAL ACADEMY IN SECTOR - 43D