

DEPARTMENT OF
URBAN PLANNING
CHANDIGARH ADMN.

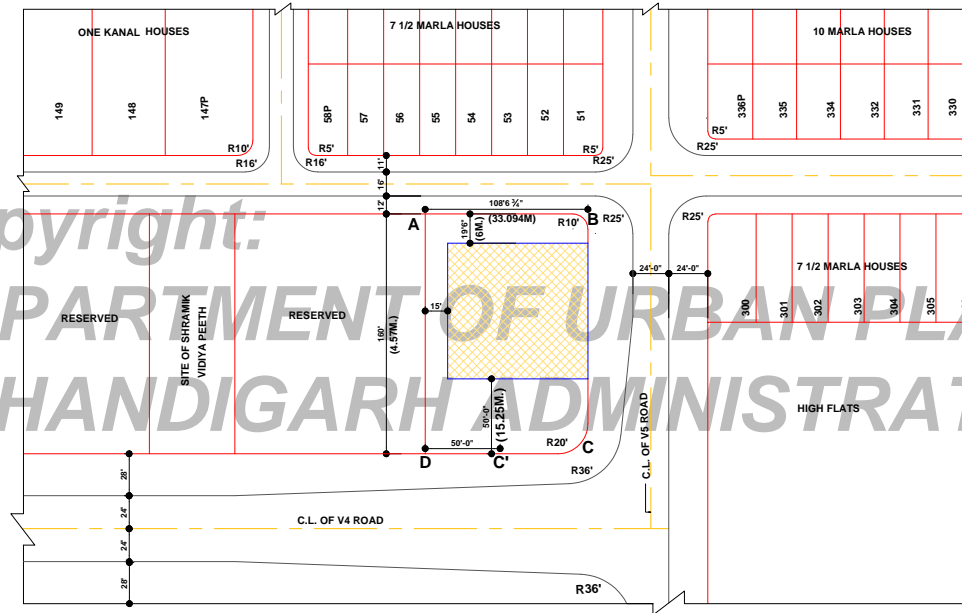


THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO.84 JOB NO. 59 DATED 1.10.03 AND PREPARED ON 1.10.03

JORAWAR VIRDI S.A.NAND
PREPARED BY CHECKED BY A.T.P.

NOTE:
THIS DRAWING HAS BEEN DULY APPROVED AND SIGNED BY THE CHIEF ADMINISTRATOR VIDE HIS OFFICE MEMO NO. 3091 -UTFI (3)- 2003/7641 DATED 2.12.2003

S.A.NAND
A.T.P.



1. SIZE OF THE SITE :-

THE SITE OF "PRAJA-PATI BHAWAN" IN SECTOR 44-C SHALL BE 'ABCD' AS SHOWN ON THIS PLAN. THE AREA OF THE SITE SHALL BE 1918.15sq. yds.(1603.76 sq.mt.)

2. TYPE OF BUILDINGS PERMITTED :-

THE TYPE OF BUILDINGS PERMITTED ON THIS SITE OF "PRAJA-PATI BHAWAN (DHARAMSHALA)" SHALL BE FOR CULTURAL PURPOSES ONLY AND THEIR USE FOR ANY OTHER PURPOSE SHALL BE PROHIBITED. CULTURAL BUILDING SHALL MEAN A BUILDING OR BUILDINGS DESIGNATED AND INTENDED TO BE USED FULLY OR PARTIALLY FOR ORGANISING CULTURAL ACTIVITIES, DHARAMSHALA FOR FREE LODGING OF VISITORS, TRAVELLERS ETC. AND SHALL INCLUDE SINGLE AND DOUBLE ROOMS / DORMITORY / MULTIPURPOSE HALL, DINING HALL, OFFICE, STORE, READING ROOM AND SHALL INCLUDE RESIDENCE OF CARETAKER AND MANAGER. THE AREA OF SUCH RESIDENCE / ROOMS / DORMITORY SHALL NOT EXCEED 15% OF PERMISSIBLE F.A.R.

3. LAND USE :-

THE SITE SHALL BE USED FOR THE CONSTRUCTION OF "PRAJA-PATI BHAWAN" ONLY BY THE ALLOTTEES AND CHANGE IN THE USE OF LAND FOR PURPOSES OTHER THAN THAT FOR WHICH THE SITE IS ALLOTTED SHALL NOT BE PERMITTED IN ANY CASE.

4. SPECIAL AREA:-

THE SITE FOR "PRAJA-PATI BHAWAN" IS DECLARED AS A "SPECIAL AREA" AND THE DESIGN OF THE BUILDINGS TO BE ERRECTED THERE UPON SHALL BE PREPARED BY A DULY QUALIFIED ARCHITECT IN CONSULTATION WITH THE CHIEF ARCHITECT U.T. CHANDIGARH AND THE WORK SHALL BE EXECUTED UNDER THE SUPERVISION OF THE SAME ARCHITECT OR ANY OTHER DULY QUALIFIED ARCHITECT.

5. SITE COVERAGE & FLOOR AREA RATIO:-

- (a) THE BUILDING SHALL BE PERMITTED WITHIN THE PORTION OF THE SITE MARKED AS ON THIS PLAN AND NO WHERE ELSE.
- (b) THE MAXIMUM AREA THAT MAY BE BUILT AT THE GROUND FLOOR LEVEL SHALL NOT EXCEED 6904.82sq.ft.(641.47 sq.m.) i.e. 40% OF THE AREA OF THE SITE.
- (c) F.A.R (FLOOR AREA RATIO) SHALL NOT EXCEED 1.0.

NOTE:- THE TERM "FLOOR AREA RATIO" SHALL MEAN THE RATIO OF THE TOTAL BUILT UP AREA OF THE BUILDING ON ALL FLOORS TO AREA OF THE SITE.

6. HEIGHT:-

- (a) PLINTH HEIGHT OF THE BUILDING SHALL BE A MINIMUM OF 0.30M.(1'0") ABOVE THE CENTRE OF THE FINISHED LEVEL OF THE STREET ABUTTING THE BOUNDARY WALL MARKED "DC"

(B)THE MAXIMUM PERMISSIBLE HEIGHT OF BUILDINGS CONSTRUCTED IN THE PERMISSIBLE BUILDING ZONE MARKED AS ON THIS PLAN SHALL BE 11.20 MTS. (36'-9") INCLUSIVE OF THE PARAPET AND THE MAXIMUM NUMBER OF STOREYS THAT MAY BE BUILT WITHIN THE HEIGHT OF 11.20 MTS.(36'-9")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 TYPE DESIGN 'B' AS SHOWN ON DRG. NO. 5/5 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.
- (B) THE HEIGHT AS APPLIED TO 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 THE PORTIONS OF ITS LENGTH PROVIDED THAT AT NO POINT A HEIGHT OF MORE THAN 0.6M.(2'0") ABOVE THE PRESCRIBED HEIGHT SHALL BE PERMITTED.
- (D) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF THE SITE SHALL BE IN ACCORDANCE WITH THE RADII INDICATED ON THIS PLAN AND ILLUSTRATED ON DRG. NO. 5/5 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

8. GATE POSTS WITH GATES:-

- (A) GATE POSTS AND GATES SHALL BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN ON DRG.NO.5/5 READ WITH 5/6 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.
- (B) ONLY ONE GATE WITH GATE POSTS SHALL BE ERRECTED ALONG THE PORTION OF BOUNDARY MARKED "DC" ON THIS PLAN.
- (C) ONE WICKET GATE OF DESIGN 'G1' SHOWN ON DRG. NO. 5/1 AVAILABLE FROM THE CHIEF ARCHITECT MAY HOWEVER BE PERMITTED ALONG THE BOUNDARY MARKED 'AY' ON THIS PLAN.

9. BAR ON SUB-DIVISION OF SITE:-

THE SITE FOR "PRAJA-PATI BHAWAN" AS SHOWN ON THIS PLAN SHALL NOT BE SUB-DIVIDED UNDER ANY CIRCUMSTANCES WHAT-SO-EVER.

10. PARKING:-

ADEQUATE PARKING SPACE SHALL BE PROVIDED WITHIN THE SITE OF "PRAJA-PATI BHAWAN". 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 SIZE, SPECIFICATIONS AND DESIGN AS SHOWN IN DRG. NO. 5/6 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

12. BASEMENT:-

- (A) BASEMENT STOREY IS OPTIONAL AND IT SHALL NOT BE INCLUDED IN THE F.A.R.
- (B) FLOOR AREA OF THE BASEMENT SHALL NOT EXCEED THE AREA OF THE SITE COVERAGE OF BUILDING OF WHICH IT FORMS A PART AND IT SHALL BE ALLOWED ONLY BELOW THE GROUND FLOOR OF THE BUILDING.
- (C) THE BASEMENT IF CONSTRUCTED, SHALL BE USED FOR STORAGE, PARKING, AIR-CONDITIONING PLANT AND OTHER NON-HABITABLE PURPOSES ONLY. ITS CLEAR HEIGHT FROM THE FINISHED FLOOR LEVEL TO BOTTOM OF THE BASEMENT JOISTS SHALL BE 2.29MTS. (7'-6") ONLY.

13. FIRE SAFETY:-

- (A) BUILDING SHALL CONFORM TO THE PROVISIONS OF FIRE SAFETY ACT AS APPLICABLE IN CHANDIGARH TO THE SATISFACTION OF CHIEF FIRE OFFICER, CHANDIGARH ADMINISTRATION.
- (B) TRANSFORMER / GENERATOR ROOM IF PROVIDED SHOULD BE ON SOLID GROUND NEAR DO / LT CONTROL PANEL AS PER RULES TO THE SATISFACTION OF THE CHIEF FIRE OFFICER, U.T, CHANDIGARH.

14. 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 1CM = 25CMS. AND SHALL ACCOMPANY THE BUILDING APPLICATION.
- (B) 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.
- (C) NO APPLIED DECORATIONS LIKE INSCRIPTIONS, CROSSES, NAME OF PERSONS OR BUILDINGS ARE PERMITTED ON ANY EXTERNAL FACE OF THE BUILDING.
- (D) THE BUILDING DESIGNS FOR MINIMUM OF 90% OF THE PERMISSIBLE COVERED AREA SHALL BE SUBMITTED AS A WHOLE AND NOT IN PARTS.
- (E) PROVISION SHOULD BE MADE FOR BARRIER FREE ENVIRONMENT FOR PHYSICALLY DISABLED.
- (F) THE ROOF TOP RAIN HARVESTING SHALL BE PROVIDED AND SHALL BE MADE OPERATIONAL ALL THE TIME AS APPROVED BY S.E. PUBLIC HEALTH.
- (G)THE BUILDING SHALL BE DESIGNED FOR APPROPRIATE SEISMIC LOAD, ALL DEAD & LIVE LOADS, WIND PRESSURE ETC. IN ALL CASES. NORMAL STRENGTHENING TO RESIST STRESS DURING EARTH QUAKES ETC.

Sd/ CHIEF ADMINISTRATOR

Sd/ CHIEF ARCHITECT

Sd/ SENIOR TOWN PLANNER

Sd/ DIVISIONAL TOWN PLANNER

Sd/ ASST. TOWN PLANNER

DRAWN BY: JORAWAR VIRDI CHECKED BY: VIRDI

SCALE = 1" = 40'-0"

DRG. NO.: 84 JOB NO.: 59 DATE: 1.10.03

ZONING PLAN OF PRAJA-PATI BHAWAN IN SECTOR-38-A, CHANDIGARH
INDICATING THE DIRECTIONS OF THE CHIEF ADMINISTRATOR ISSUED UNDER THE CAPITAL OF PUNJAB (DEVELOPMENT REGULATION) ACT, 1952.