

Zoned Area = 48%
Covered Area = 35%
Play Area = 13%

NOTES:

- THIS DRAWING IS PREPARED ON THE BASIS OF SURVEY PLAN AS SUPPLIED BY THE SUB DIVISIONAL ENGINEER, ROAD SUB DIVISION NO. 2, CHANDIGARH VIDE MEMO NO. 842, DATED-19-05-2017.
- THIS DRAWING SUPERCEDES PREVIOUS DRG. NO. 41, JOB NO. 55, DATED-05-07-2013.

THIS DRAWING HAS BEEN APPROVED BY FINANCE SECRETARY-CUM-SECRETARY, URBAN PLANNING / CHIEF ADMINISTRATOR ON DATED 05.06.2018, ON FILE P-7

ZONING PLAN OF THE
FILLING CUM SERVICE
STATION IN SECTOR:-31-B
(ALONG V2 ROAD)

INDICATING THE DIRECTIONS OF THE CHIEF ADMINISTRATOR ISSUED UNDER THE CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) ACT, 1952.

OFFICE OF THE
SENIOR TOWN PLANNER
U.T CHANDIGARH

DRAWN BY:- SANGEETA CHECKED BY:-

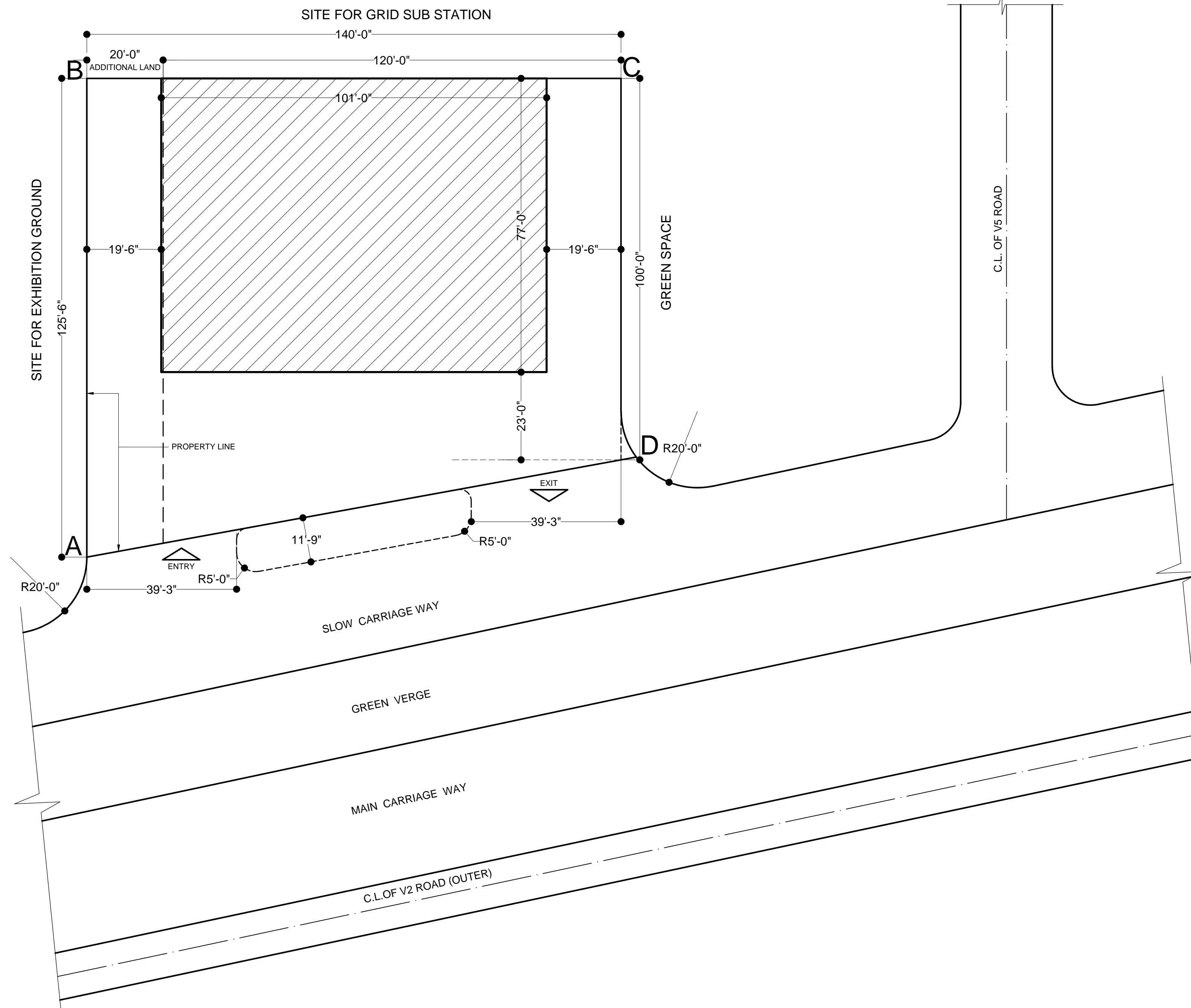
SCALE:-16'-0" TO AN INCH

DRG.NO:- JOB NO:- DATE:-

CHIEF ARCHITECT
EXERCISING THE POWER OF CHIEF ADMINISTRATOR

CHIEF ARCHITECT SENIOR TOWN PLANNER

DIVINL.TOWN PLANNER ASSTT.TOWN PLANNER



DIRECTIONS ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF POWERS CONFERRED UPON HIM UNDER SECTION 4 (1) OF THE CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) ACT 1952. THE REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE ONES CONTAINED IN THE CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) BUILDING RULES 1952 AND OTHER LOCAL ENACTMENTS. WHERE SUCH RULES ARE SILENT NATIONAL BUILDING CODE OF INDIA SHALL BE APPLICABLE.

1. THE SIZE OF THE SITE :-

THE SIZE OF THE SITE OF PETROL FILLING CUM SERVICE STATION IN SECTOR-31-B, CHANDIGARH ALLOTTED TO THE HINDUSTAN PETROLEUM CORPORATION LTD. CHANDIGARH SHALL BE 'ABCD' AS SHOWN ON THIS PLAN. THE AREA OF THE SITE SHALL BE 16040 SQ.FT. (1782.22 SQ. YDS.).


2. TYPE OF BUILDINGS PERMITTED :-

THE BUILDINGS PERMITTED ON THE SITE SHALL BE FOR 'FILLING-CUM-SERVICE STATION' ALLIED USES INCLUDING SALE ROOM FOR LUBRICANTS, OFFICE ROOM, CNG/LPG, MULTI PRODUCTS DISPENSER, EQUIPMENT TO CHECK THE AIR POLLUTION AND OIL, TOILETS, STORES, WASHING, C.N.G COMPRESSOR AND SERVICE INSTALLATION OF PUMPS, UNDER GROUND STORAGE OF PETROL/ DIESEL ETC. BESIDES THESE, ATM, STD/PCO, SALE OF COSMETICS, CONVENIENCE STORES ETC. SHALL BE PERMITTED SUBJECT TO RENT AS PER LETTER NO. 3088, DATED 04.05.2005 OR AMENDED TIME TO TIME. NO OTHER BUILDING USES SHALL BE PERMITTED.


3. LAND USE :-

CHANGE IN THE USE OF LAND BY ALLOTTEES FOR THE PURPOSES OTHER THAN STATED IN CLAUSE '2' ABOVE SHALL NOT BE PERMITTED IN ANY CASE.

4. SITE COVERAGE & FLOOR SPACE INDEX :-

- THE BUILDING SHALL BE PERMITTED WITHIN THE PORTION OF THE SITE MARKED AS  ON THIS PLAN AND NO WHERE ELSE.
- THE MAXIMUM AREA THAT MAY BE COVERED AT THE GROUND FLOOR SHALL NOT EXCEED 35% OF THE AREA OF THE SITE i.e. 5614 SQ.FT. OUT OF WHICH MAXIMUM AREA TO BE USED FOR SALES ROOM, TOILETS, STORES, WASHING AND SERVICE, CONVENIENCE STORE ETC. SHALL NOT EXCEED 12% i.e. 1924.8 SQ. FT. THE REMAINING SHALL BE COVERED UNDER CANOPY/PROJECTIONS.
- F.A.R. SHALL BE ALLOWED 0.35.
- THE MEZZANINE FLOOR SHALL BE ALLOWED WITHIN THE ZONING REGULATIONS AND WITHIN THE SAME SINGLE FLOOR WITHOUT INCREASING THE HEIGHT SUBJECT TO THE PROVISIONS OF BUILDING RULES AND FIRE SAFETY NORMS. THE MEZZANINE FLOOR SHALL BE ACCESSIBLE ONLY FROM INSIDE THE BUILDING.

5. HEIGHT:-

- PLINTH HEIGHT OF THE BUILDING SHALL BE A MINIMUM OF 0.30MTRS. (1'-0") ABOVE THE CENTRE OF THE FINISHED LEVEL OF THE STREET ABUTTING THE SITE BOUNDARY MARKED AS "AD".
- THE MAXIMUM PERMISSIBLE HEIGHT OF BUILDINGS CONSTRUCTED IN THE PERMISSIBLE BUILDING ZONE MARKED AS  ON THIS PLAN SHALL BE 20'-0" INCLUSIVE OF THE PARAPET AND THE MAXIMUM NUMBER OF STOREYS THAT MAY BE BUILT WITHIN THE HEIGHT OF 20'-0" SHALL NOT EXCEED ONE.

6. BOUNDARY WALLS:-

- BOUNDARY WALLS ALONG THREE BOUNDARIES i.e. "AB, BC AND CD" OF THE SITE MARKED AS 'ABCD' ON THIS PLAN SHALL BUILT OF THE SPECIFICATIONS AND TYPE DESIGN 'B' AS SHOWN ON DRG. NO. S/1 AVAILABLE FROM THE DEPARTMENT OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.
- 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.

7. ENTRY/EXIT:-

- GATE POSTS AND GATES SHALL NOT BE PERMITTED.
- ONLY ONE ENTRY AND ONE EXIT SHALL BE PERMISSIBLE ALONG THE PORTION OF THE SITE MARKED AS "AD" ON THIS PLAN.

8. BAR ON SUB-DIVISION OF SITE:-

THE SITE FOR PETROL FILLING CUM SERVICE STATION MARKED AS "ABCD" ON THIS PLAN SHALL NOT BE SUB-DIVIDED UNDER ANY CIRCUMSTANCES WHAT-SO-EVER.

9. BASEMENT:-

BASEMENT SHALL NOT BE PERMITTED.

10. GENERAL:-

- AMONG OTHER PLANS AND DOCUMENTS, DETAILED ELEVATIONS OF BUILDING ALONG ALL SIDES EXPOSED TO PUBLIC VIEW SHALL BE DRAWN ACCORDING TO SCALE AS MENTIONED IN THE BUILDING BYE LAWS AND RULES.
- WATER STORAGE TANKS AND OTHER PLUMBINGS ETC. SHALL NOT BE EXPOSED TO PUBLIC VIEW ON ANY FACE OF THE BUILDINGS BUT SHALL BE SUITABLY ENCASED.
- NO APPLIED DECORATIONS LIKE INSCRIPTIONS, CROSSES, NAME OF PERSONS OR BUILDINGS ARE PERMITTED ON ANY EXTERNAL FACE OF THE BUILDING.
- THE BUILDING DESIGN FOR THE PERMISSIBLE COVERED AREA SHALL BE SUBMITTED AS A WHOLE AND NOT IN PARTS.
- PROVISION OF A FLICKERING AMBER LIGHT SHALL BE AS APPROVED IN THE BUILDING PLAN FOR THE "PETROL FILLING CUM SERVICE STATION" SITE AND SHALL BE MADE BY LESSEE AT HIS OWN COST BEFORE THE PETROL PUMP IS COMMISSIONED.
- THE PORTION OF THE ROAD RESERVATION IN FRONT OF THE SITE OF THE PETROL PUMP SHALL NOT BE UTILIZED BY THE OWNER OF THE PETROL PUMP FOR ANY PURPOSE WHAT-SO-EVER.
- GARBAGE COLLECTION CENTRE OF APPROPRIATE SIZE SHALL BE PROVIDED WITHIN THE SITE.
- COLOUR, TRADE, EMBLEMS, OTHER SYMBOLS SHALL BE SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF URBAN PLANNING, CHANDIGARH ADMINISTRATION.
- NO ADVERTISEMENT SHALL BE ALLOWED.
- FUEL TANKS SHALL BE PROVIDED UNDER GROUND WITHIN THE SITE (1.5M AWAY FROM BOUNDARY WALLS).
- THE BUILDING SHALL BE DESIGNED FOR APPROPRIATE SEISMIC LOAD, ALL DEAD & LIVE LOADS, WIND PRESSURE ETC. IN ALL CASES, NORMAL STRENGTHENING TO RESIST THE STRESS DURING EARTH QUAKES ETC.
- INSTALLATION OF SOLAR PHOTOVOLTAIC POWER PLANT SHALL BE MANDATORY. THE CAPACITY OF SPV PLANT SHALL BE AS PER NORMS.