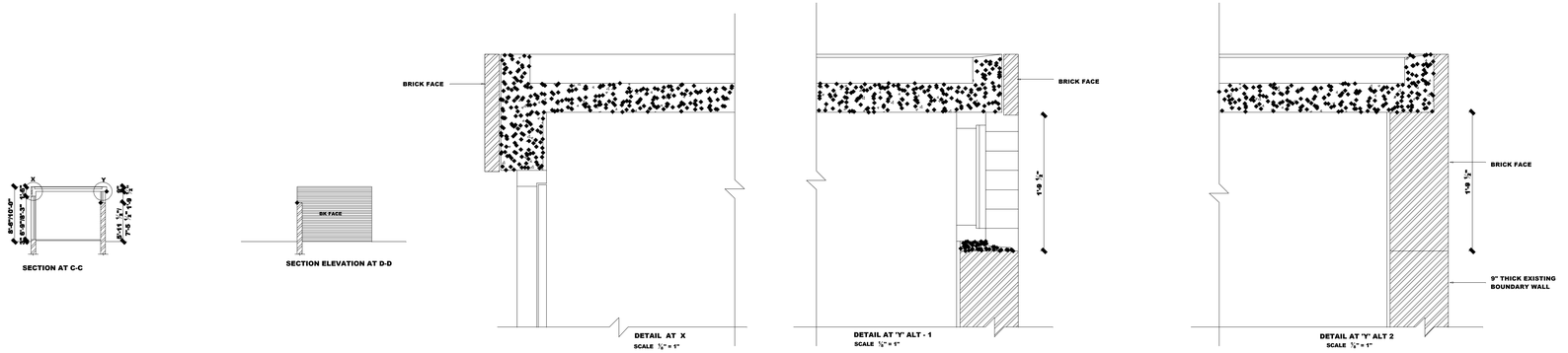

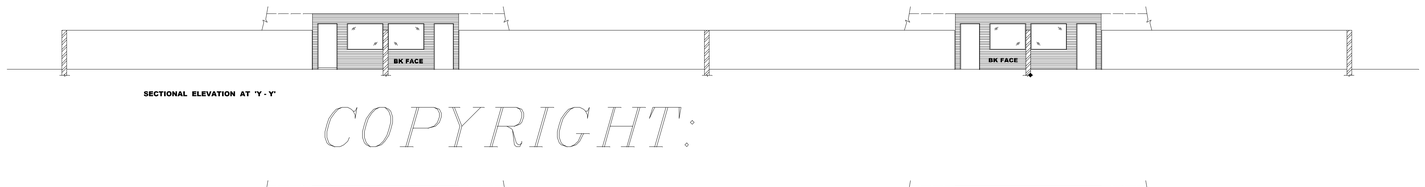

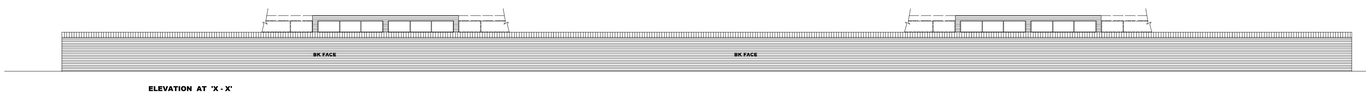

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DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMINISTRATION

PLAN FOR ONE KANAL HOUSES

S.No.	NOTES
1	THE ADDITIONAL COVERED AREA SHALL NOT BE ALLOWED IN PARTS/FRAGMENTS AND THE CHARGES FOR THE SAME SHALL BE DEPOSITED IN WHOLE, AT THE PLAN SANCTIONING STAGE TO THE ESTATE OFFICE PRIOR TO CONSTRUCTION AT SITE.
2	AS/EWSIT NO 1[illegible]/UTF1/U-2/73 DATED 15.12.05 RECIEVED FROM THE OFFICE OF THE CHIEF ADMINISTRATOR ,THE FOLLOWING REVISIONS ARE GIVEN: 1) IN ADDITION TO ITS USE FOR GREEN HOUSE/STORAGE/W.C./BATH/TOILET AND OTHER NON HABITABLE USES,THIS ADDITIONAL COVERED AREA CAN BE UTILISED AS A ROOM , ALSO FOR HABITABLE PURPOSE PROVIDED THE MINIMUM DIMENSIONS AND HEIGHT REQUIRED FOR A HABITABLE ROOM IS AVAILABLE IN THE STANDARD DESIGN. 2) HEIGHT OF THE ADDITIONAL COVERED AREA AS AFORESAID SHALL BE 9'-0" FROM THE PLINTH LEVEL OF THE EXISTING PERMISSIBLE GREEN HOUSE AS SHOWN IN THE STANDARD ARCHITECTURAL DESIGN.HOWEVER, A HEIGHT OF 7'-0" CAN ALSO BE TAKEN IF SANCTIONED AS PER PREVIOUS STANDARD ARCHITECTURAL DESIGN.BUT IN SUCH A CASE THE USE SHALL BE RESTRICTED TO NON HABITABLE PURPOSES ONLY.

S.No.	NOTES
1.	THIS DRG.IS THE PROPERTY OF THE DEPTT.OF URBAN PLANNING,CHANDIGARH ADMN. AND MUST NOT BE ALTERED, COPIED OR USED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF THIS DEPARTMENT IN WRITING.
2.	ONE GREEN / PLANT HOUSE FOR FRAME/ARCHITECTURAL CONTROL ONE KANAL HOUSES IN PHASE-I, CHD.SHALL BE ALLOWED.THE GREEN/PLANT HOUSE MAY BE BUILT ON LEFT SIDE OR RIGHT SIDE ALONG THE REAR BOUNDARY WALL AS WELL AS THE CORNER PLOTS WHERE IT SHALL BE BUILT AS PER THE LOCATION SHOWN IN THE DRAWING.
3.	LOCATION AND SIZE OF DOOR OPENING AND WINDOW OPENING WITH IN THE REAR COURTYARD ARE AT THE DISCRETION OF THE OWNER .
4.	NO CHANGE SHALL BE PERMITTED IN THE DESIGN OF THE BOUNDARY WALL IN ANY CASE.
5.	ALL PLOTS MAY OPT TO ADOPT ONE OF THE TWO ALTERNATIVE OF DETAIL 'Y' OR MAY ADOPT BOTH ALT.1 AND ALT.2 SIMULTANEOUSLY. ALT.2 CONSTRUCTION OF VENTILATOR ON THE REAR SIDE OF WALL, ABOVE THE REAR BOUNDARY WALL, HOWEVER ALT.1 SHALL NOT BE APPLICABLE TO ANY OF THOSE PLOTS WHERE REAR BOUNDARY WALL IS ABUTTING ON SERVICE LANE/ROAD/OPEN SPACE LANES/ROADS,PUBLIC OR PRIVATE BUILDING.NO OTHER WINDOW OR DOOR OPENING SHALL BE PERMITTED ON THE REAR SIDE OF THE GREEN/PLANT HOUSE/ADDITIONAL COVERED AREA.
6.	VIDE CHIEF ADMINISTRATOR ORDERS NO.11/264-UTF(4) 2004 / 232 DATED 12 / 2[illegible]05, ADDITIONAL COVERED AREA UP TO 100 SQ.FT (INCLUSIVE OF THE EXISTING PERMISSIBLE GREEN HOUSE) MAY BE ALLOWED TO BE USED FOR PURPOSE OF GREEN HOUSE / STORAGE/ W.C./ BATH TOILET ETC IN FRAME CONTROL / ARCHITECTURAL CONTROL OF ONE KANAL HOUSES ON PAYMENT OF COMPOUNDING FEE AS PRESCRIBED SUBJECT TO THE FOLLOWING CONDITIONS :- a) HEIGHT OF THE ADDITIONAL COVERED AREA AS AFORESAID SHOULD NOT BE MORE THAN 7'-0" FROM THE PLINTH LEVEL OF THE EXISTING PERMISSIBLE GREEN HOUSE AS SHOWN IN THIS ARCHITECTURAL DRAWING. B) IN CORNER HOUSES WITH SIDE ABUTTING ON V-5 / 15 ROADS WHERE SIDE GATE IN REAR COURTYARD HAS BEEN PROVIDED / APPROVED, NO INDEPENDENT ACCESS TO THE REAR BUILT UP AREA FROM STREET SHALL BE ALLOWED, HOWEVER, ACCESS TO THE REAR BUILT UP AREA MAY BE DELLOCATED WITHIN THE EXISTING REAR SIDE BOUNDARY WALL, IF FEASIBLE, AS PER REVISED BUILDING PLAN SANCTIONED ALONG WITH GREEN HOUSE / ADDITIONAL COVERED AREA PLAN. HOWEVER, NO ACCESS SHALL BE ALLOWED TO THE ADDITIONAL COVERED AREA FROM THE SERVICE LANE OR ANY PUBLIC SPACE SHALL BE ALLOWED. THE AREA OF THE EXISTING PERMISSIBLE GREEN HOUSE IS SHOWN AS 'A' AND ADDITIONAL COVERED AREA TO BE TAKEN UP FROM WITHIN ZONE MARKED AS 'B'. THE SUM TOTAL OF THE EXISTING PERMISSIBLE GREEN HOUSE SHOWN AS 'A' AND ADDITIONAL COVERED AREA FROM WITHIN ZONE MARKED 'B' SHALL NOT EXCEED 100 SQ.FT. ANY PART OF ADDITIONAL ZONE 'B' IS ALLOWED PROVIDED IT IS TAKEN IN CONTINUITY TO EXISTING PERMISSIBLE GREEN HOUSE SHOWN AS 'A'. C) NO WATER TANKS SHALL BE ALLOWED ON THE ROOF OF THE PROPOSED W.C/ BATH TOILET/ EXISTING GREEN HOUSE IN THE REAR COURTYARD AND NO FRESH CONNECTION FROM THE EXISTING WATER SUPPLY SHALL BE ALLOWED ON THE TERRACE OF THE HOUSE SHALL BE TAKEN. D) ADDITIONAL COVERED AREA IN THE REAR COURTYARD SHALL NOT BE ALLOWED AS AN INDEPENDENT UNIT AND CANNOT BE LEASED/ RENTED OUT OR SUBDIVIDED. E) ADDITIONAL COVERED AREA SHALL BE CONSTRUCTED AFTER THE COMPLETION OF THE BUILDING PLANS BY THE COMPETENT AUTHORITY i.e. THE CHIEF ADMINISTRATOR, UT. F) ADDITIONAL COVERED AREA ALLOWED SUBJECT TO STRUCTURAL STABILITY AT SITE.

S.No.	DESCRIPTION	SIGN	DATE
	REVISIONS		

sd/-
(REMU SANSAL)
CHIEF ARCHITECT

Sd/-
BALVINDER SAINI
SENIOR ARCHITECT

ARCHITECT

sd/-
SANJEEV KUMAR
ASSTT. ARCHITECT

OFFICE OF THE CHIEF ARCHITECT U.T. ,CHANDIGARH

SCALE:- 1/8" = 1'-0"

DATE:- 08.02.2005

sd/-
(NARINDER VIRDI)
DRAWN BY:

CHECKED BY

JOB No. 2542

DRG. No. 4/1

STANDARD DESIGN OF GREEN / PLANT HOUSE IN FRAME/ARCH.CONTROL ONE KANAL HOUSES IN CHANDIGARH (SHOWING ADDITIONAL COVERED AREA)

PLANS , ELEVATIONS AND SECTIONS

DISCLAIMER:-

THOUGH EVERY CARE HAS BEEN TAKEN TO PROVIDE THE CORRECT VERSION OF THE ARCHITECTURAL CONTROL DRAWING OF THIS DISTRIBUTION,IT FORMS NO PART OF AND DOES NOT REPLACE THE MASTER COPY OF THE ARCHITECTURAL CONTROL APPLICABLE ON EACH SUCH SITE AS AVAILABLE IN THE COMMERCIAL RECORD OF THE OFFICE OF THE CHIEF ARCHITECT OR HERNIS INTERPRETATION WILL OVERRULE THE DIGITIZED FORMAT.

APPROVAL OF THE CHIEF ADMINISTRATOR RECIEVED VIDE HIS OFFICE MEMO NO. 2[illegible]/243-UTF1(3)-2005/2441 DATED, CHANDIGARH THE 30.03.2005

sd/-
CHIEF ADMINISTRATOR

40" X 27"