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DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMINISTRATION

THIS DRAWING IS THE COMPUTERISED
REPRODUCTION OF ORIGINAL DRAWING NO.91
JOB NO. 59 DATED 1.3.06 AND PREPARED ON 1.3.06
PREPARED BY ROMA DALJIT SINGH
CHECKED BY A.T.P.

NOTE:
THIS DRAWING HAS BEEN DULY APPROVED AND
SIGNED BY THE FRANCE SECY. CUM CHIEF
ADMINISTRATOR ON DATED 07/02/2006
DALJIT SINGH
A.T.P.

Sd/-
CHIEF ADMINISTRATOR

Sd/-
CHIEF ARCHITECT

Sd/-
SENIOR TOWN PLANNER

Sd/-
DIVISIONAL TOWN PLANNER

A.S.E.T.T./
TOWN PLANNER

DRAWN BY: PARAMJIT CHECKED BY: ROMA

SCALE= 40'-0" TO 1" INCH
DRG. NO.: 91 JOB NO.: 59 DATE: 1.3.06

ZONING PLAN OF
BANQUET - CUM - LODGING
SITE IN WEST OF SECTOR 38

1. THE SIZE OF THE SITE:

THE SIZE OF THE SITE OF THE BANQUET HALL CUM LODGING SITE SHALL BE 18175.771 Sq.Ys. (3.755acs.) ABCDEFGH SHOWN ON THIS PLAN.

2. TYPE OF BUILDINGS PERMITTED:

THE TYPE OF BUILDINGS PERMITTED ON THE SITE SHALL BE FOR BANQUET HALL AND LODGING ONLY AND THEIR USE FOR ANY OTHER PURPOSE IS PROHIBITED.
BUILDINGS FOR BANQUET HALL CUM LODGING SHALL MEAN A BUILDING OR BUILDINGS DESIGNED AND INTENDED TO BE USED FOR BANQUETS AND OTHER SUCH ANCILLARY BUILDINGS CONNECTED WITH THE FUNCTIONING OF THE BANQUET HALLS AS APPROVED BY THE CHIEF ARCHITECT. THE TOTAL AREA UNDER THE CIRCULATION AREAS AND ANY OTHER SERVICES RELATED TO BANQUET HALL SHALL NOT EXCEED 30% OF THE TOTAL PERMISSIBLE F.A.R. (E. 30259.665 SQ.FT.)

3. LAND USE:

THE SITE SHALL BE USED FOR BANQUET CUM LODGING PURPOSES ONLY BY THE ALLOTTEES AND THE 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. BAR ON SUB DIVISION OF THE SITE:

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

5. SPECIAL AREA:

THE SITE FOR BANQUET CUM LODGING SITE AS SHOWN ON THIS PLAN IS DECLARED AS A SPECIAL AREA AND THE DESIGN OF THE BUILDINGS TO BE ERICED THERE UPON SHALL BE PREPARED BY A DULY QUALIFIED ARCHITECT IN CONSULTATION WITH THE CHIEF ARCHITECT, CHANDIGARH ADMINISTRATION AND THE WORK SHALL BE EXECUTED UNDER THE SUPERVISION OF THE SAME ARCHITECT OR ANOTHER DULY QUALIFIED ARCHITECT.

6. SITE COVERAGE AND FLOOR SPACE INDEX:

- (A) THE BUILDINGS SHALL BE PERMITTED ONLY WITH IN THE PORTION OF THE SITE MARKED AS ON THIS PLAN AND NO WHERE ELSE.
 - (B) THE MAXIMUM PERMISSIBLE SITE COVERAGE THAT MAY BE BUILT UPON THE GROUND FLOOR LEVEL SHALL NOT EXCEED 40% OF THE AREA OF THE SITE (A. 7270.30 Sq.Ys.)
 - (C) AT LEAST 70% OF THE PERMISSIBLE COVERED AREA SHALL BE DEVOTED TO BANQUET HALLS.
 - (D) FLOOR AREA RATIO (FAR) SHALL NOT EXCEED 0.60.
- NOTE: THE TERM FLOOR AREA RATIO SHALL MEAN THE RATIO OF THE TOTAL COVERED AREA OF THE BUILDING ON ALL FLOORS TO THE AREA OF THE SITE. HOWEVER THE AREA OF BASEMENT STOREY SHALL NOT BE INCLUDED IN THE FAR.

7. HEIGHT:

THE MAXIMUM PERMISSIBLE HEIGHT OF THE BUILDINGS CONSTRUCTED IN THE PERMISSIBLE BUILDING ZONE MARKED AS ON THIS PLAN SHALL NOT EXCEED 30'-0" INCLUSIVE OF PARAPET FROM THE FINISHED LEVEL OF THE ROAD TO WHICH THE SITE HAS AN ACCESS THE MAXIMUM NUMBER OF STOREYS THAT MAY BE BUILT WITH IN THE HEIGHT OF 30'-0" SHALL NOT EXCEED THREE. THE FURTH LEVEL SHALL BE A MINIMUM OF ONE FEET ABOVE THE FINISHED LEVEL OF THE ROAD FROM WHICH THE SITE HAS AN ACCESS.

8. BOUNDARY WALLS:

- (A) BOUNDARY WALLS ALONG BOUNDARIES OF THE SITE MARKED AS " ABCDEFGH " ON THIS PLAN SHALL BE OF THE SPECIFICATIONS AND DESIGN BY AS SHOWN ON DRAWING NO. 55. 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 0.60 METRES (2'-0") ABOVE THE PRESCRIBED HEIGHT SHALL BE PERMITTED.

9. GATE POSTS AND GATES:

- (A) TWO GATES WITH GATE POSTS OF DESIGN AND SPECIFICATIONS AS APPROVED BY THE CHIEF ARCHITECT DEPARTMENT OF URBAN PLANNING CHANDIGARH ADMINISTRATION SHALL BE ERICED ALONG BOUNDARY WALL MARKED AS CC AND DD.
- (B) TWO WICKET GATES OF DESIGN AND SPECIFICATIONS AS APPROVED BY THE CHIEF ARCHITECT DEPARTMENT OF URBAN PLANNING CHANDIGARH ADMINISTRATION SHALL BE PERMITTED ALONG BOUNDARY WALL MARKED CC OR HH.

10. PARKING:

- (A) ADEQUATE PARKING FACILITIES SHALL BE PROVIDED WITH IN THE SITE.
- (B) MINIMUM 10% OF THE TOTAL SITE AREA SHALL BE PROPOSED AS AN OPEN PARKING.
- (C) TWIN LEVEL BASEMENT BELOW THE ZONED AREA WILL BE ALLOWED FOR PARKING, STORAGE AND OTHER NON HABITABLE PURPOSES. HOWEVER MINIMUM 75% OF THE TWIN LEVEL BASEMENT AREA SHALL BE USED EXCLUSIVELY FOR PARKING AREA. (PARKING SPACE SHALL NOT BE LESS THAN 1 PCU FOR 50 SQ. MT. OF THE COVERED AREA ON ALL FLOORS. THE AREA PER CAR SHALL BE AS UNDER:

- (I) BASEMENT : 35 SQ. MTS.
- (II) OPEN : 25 SQ. MTS.

11. DUST BIN:

THE SIZE, SHAPE, SPECIFICATIONS AND DESIGN OF DUST BIN SHALL BE AS SHOWN ON DRAWING NO 56 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

12. BASEMENT :

- (A) BASEMENT IS PERMITTED WITH IN THE ZONED AREA. THE CONSTRUCTION OF THE BASEMENT IS COMPULSORY FOR COVERED PARKING.
- (B) BASEMENT SHALL BE USED FOR PARKING, AIR CONDITIONING PLANT LIFT WELL AND OTHER SUCH NON HABITABLE PURPOSES ONLY.
- (C) MINIMUM FLOOR HEIGHT OF THE BASEMENT STOREY FROM THE LEVEL OF THE FINISHED FLOOR TO BOTTOM OF THE BASEMENT JOISTS SHALL BE 7'-6" (2.30M).

13. BUILDING BYE LAWS:-

THE CONSTRUCTION OF BUILDINGS BUILDINGS SHALL BE GOVERNED BY THE BUILDING RULES PROVIDED IN PART 4 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, NATIONAL BUILDING CODE OF INDIA PUBLISHED BY THE BUREAU OF INDIAN STANDARDS SHALL BE APPLICABLE.

14. WIDTH AND SLOPE OF RAMP:

- (A) THE CLEAR WIDTH OF THE RAMP LEADING TO THE BASEMENT SHALL NOT BE LESS THAN 4.00M WITH AN ADEQUATE SLOPE NOT STEEPER THAN 1:10.
- (B) THE RAMP SHALL BE OF NON SLIPPERY SURFACE.
- (C) SEPARATE ENTRY / EXIT OF RAMP IN THE BASEMENT SHALL BE PROVIDED.
- (D) ADEQUATE ARRANGEMENT SHALL BE MADE SO THAT SURFACE DRAINAGE DOES NOT ENTER INTO THE BASEMENT.
- (E) 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.

15. PROVISION OF LIFTS:

IF REQUIRED PROVISIONS OF LIFT CAN BE MADE FOR BUILDINGS AS APPROVED BY CHIEF ARCHITECT.

16. FIRE SAFETY:

- (A) THE OWNER WILL ENSURE THE PROVISION OF PROPER FIRE SAFETY MEASURES IN THE BUILDING (MORE THAN 15.0 MTS. IN HEIGHT) TO THE SATISFACTION OF THE CHIEF FIRE OFFICER U.T. CHANDIGARH.
- (B) TRANSFORMER/GENERATOR ROOM IF PROVIDED SHOULD BE ON SOLID GROUND NEAR DGAL CONTROL PANEL AS PER RULES TO THE SATISFACTION OF THE CHIEF FIRE OFFICER U.T. CHANDIGARH.

17. PROTECTED TREES:

TREES MARKED AS ON THIS SITE SHALL BE DEEMED TO BE PROTECTED TREES UNDER THE CHANDIGARH TREES PRESERVATION ORDER 1952.

18. GENERAL:

- (A) AMONG OTHER PLANS AND PAPERS DETAILED ELEVATIONS OF BUILDING ALONG ALL SIDES EXPOSED TO PUBLIC VIEW AND DRAWN TO A SCALE OF 1/4"=1'-0". SHALL ACCOMPANY THE BUILDING APPLICATION.
- (B) WATER STORAGE TANKS AND OTHER PLUMBING, VIZ. DOWN PIPES ETC. SHALL NOT BE EXPOSED TO PUBLIC VIEW ON ANY FACE OF THE BUILDINGS AND SHALL BE SUITABLY ENCASED.
- (C) THE BUILDING DESIGNS FOR MINIMUM OF 80% OF THE PERMISSIBLE COVERED AREA SHALL BE PERMITTED AS A WHOLE AND NOT IN PARTS.
- (D) NO APPLIED DECORATIONS SHALL BE PERMITTED ON ANY EXTERNAL FACE OF THE BUILDING.
- (E) THE ROOF TOP RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AND SHALL BE MADE OPERATIONAL ALL THE TIME AS APPROVED BY S.E. PUBLIC HEALTH CHANDIGARH ADMN.
- (F) 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.
- (G) PROPER ARRANGEMENT SHOULD BE MADE FOR DISPOSAL OF GARBAGE GENERATED IN THE BANQUET HALL.
- (H) PROVISIONS SHOULD BE MADE FOR BARRIER FREE ENVIRONMENT FOR PHYSICALLY DISABLED.
- (I) MACHINE ROOM FOR LIFT STAIR HEAD, WATER STORAGE TANK, COOLING TOWERS FOR AIR CONDITIONING SHALL BE PERMITTED UP TO THE MAXIMUM HEIGHT OF 3.00 MTS. (10'-0") OVER AND ABOVE THE PRESCRIBED HEIGHT OF THE BUILDING. A DETAIL SCHEME OF THESE PROVISIONS SHALL BE EVOLVED IN CONSULTATION WITH THE CHIEF ARCHITECT, CHANDIGARH ADMINISTRATION. THE SAID STRUCTURE SHALL BE APPROVED BY THE CHIEF ARCHITECT AND SHALL BE SUITABLY ENCASED.
- (J) THE SMOKE CHIMNEY/FUELL IF PROVIDED, SHALL NOT BE LESS THAN 3'-0" AWAY FROM THE EXTERNAL FACE OF THE BUILDING.
- (K) ELECTRICAL CONNECTORS FOR TELEPHONE OR ANY OTHER PURPOSE SHALL BE TAKEN UNDERGROUND THROUGH CONDUITS FROM THE PUBLIC LINE.
- (L) PROVISION OF 11KV. INDOOR SUB STATION SHALL BE MADE WITH IN THE SITE.
- (M) THE ENERGY EFFICIENT LIGHTING HEATING SYSTEM SHALL BE PROVIDED.
- (N) NO EXHIBITION IS PERMITTED IN THE BANQUET HALL.