

DEPARTMENT OF
URBAN PLANNING
CHANDIGARH ADMN.



THIS DRAWING IS THE COMPUTERISED
REPRODUCTION OF ORIGINAL
DRAWING NO.63 JOB NO.47 DATED
27.7.06 AND PREPARED ON 27.7.06

HASHI RUMA DALJIT SINGH
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. 21/1/318 -UTFI (3)- 2006/7308
DATED 27.11.2006

DALJIT SINGH
A.T.P.

ZONING PLAN FOR
S.S.JAIN SABHA
IN SECTOR 27-B
INDICATING THE DIRECTIONS OF
THE CHIEF ADMINISTRATOR ISSUED
UNDER THE CAPITAL OF PUNJAB
(DEVELOPMENT REGULATION) ACT, 1952.
(REVISED)

OFFICE OF THE
SENIOR TOWN PLANNER,
U. T. CHANDIGARH

DRAWN BY: HASHI RUMA CHECKED BY: DALJIT SINGH
SCALE: 32'-0" TO AN INCH.

DRG. NO.: 63 JOB NO.: 47 DATE: 27.7.06

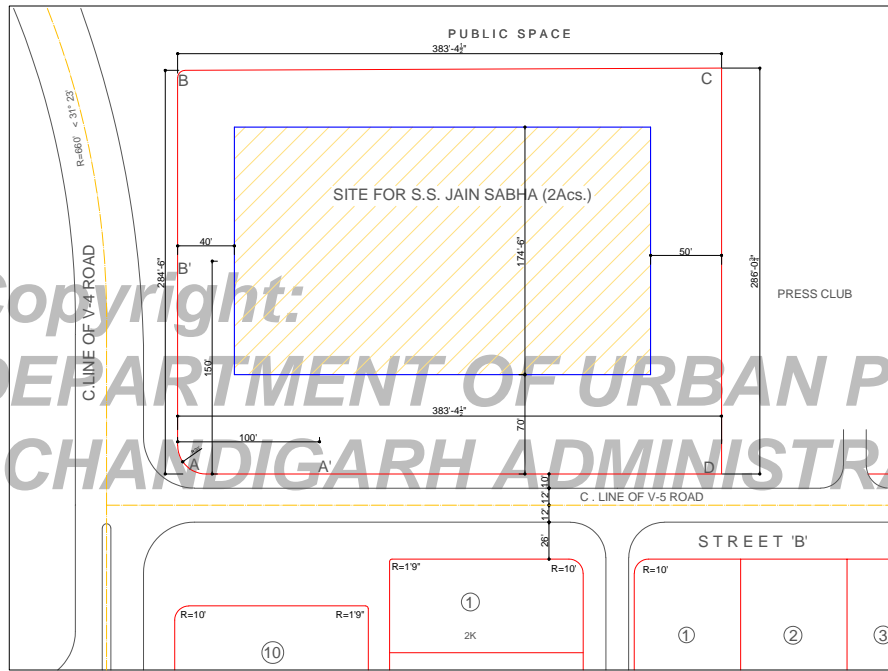
CHIEF ADMINISTRATOR

(RENU SAGAL)
CHIEF ARCHITECT

(S.L. ARORA)
SENIOR TOWN PLANNER

(DALJIT SINGH)
ASST. TOWN PLANNER

(S.L. ARORA)
DIVISIONAL TOWN PLANNER



1. SIZE OF THE SITE :-

THE SITE OF " S.S. JAIN SABHA " IN SECTOR 27-B SHALL BE 'ABCD' AS SHOWN ON THIS PLAN. THE AREA OF THE SITE SHALL BE 10917.52 SQ.FT.

2. TYPE OF BUILDINGS PERMITTED :-

THE TYPE OF BUILDINGS PERMITTED ON THE SITE FOR " S.S.JAIN SABHA" SHALL BE FOR HOSTEL FOR STUDENTS AND A CENTRE FOR THE CULTURAL AND RELIGIOUS IDEAS ONLY AND THEIR USE FOR ANY OTHER PURPOSE SHALL BE PROHIBITED. HOSTEL FOR STUDENTS SHALL MEAN A BUILDING OR BUILDINGS DESIGNED AND INTENDED TO BE USED FOR LODGING OF SCHOLARS AND STUDENTS ETC. AND SHALL INCLUDE AN ASSEMBLY HALL, LIBRARY, LOUNGE, DINING ROOMS, RESIDENCES FOR THE WARDEN OF HOSTEL-SUPERINTENDENT AND OTHER ESSENTIAL STAFF IN ATTENDANCE TO BOARDERS AND ANY SUCH ANCILLARY AND APPURTENANT BUILDING CONNECTED WITH THE FUNCTIONS OF A HOSTEL FOR THE STUDENTS, AS ARE APPROVED BY THE CHIEF ADMINISTRATOR. CENTRE FOR THE CULTURAL AND RELIGIOUS IDEAS SHALL MEAN A BUILDING OR BUILDINGS DESIGNED AND INTENDED TO BE USED AS A LIBRARY, LECTURE ROOM, PUBLIC CONCERT, PUBLIC AUDITORIUM AND PUBLIC EXHIBITION AND SHALL INCLUDE RESIDENCE FOR CHOWKIDAR AND CARE TAKER OR ANY SUCH ANCILLARY AND APPURTENANT BUILDING CONNECTED WITH THE FUNCTIONS OF A CENTRE FOR CULTURAL AND RELIGIOUS IDEAS OR ANY SUCH COMPONENT BUILDING OR STRUCTURES AS APPROVED BY THE CHIEF ADMINISTRATOR. THE SITE/BUILDING OF S.S. JAIN SABHA SHALL BE DEDICATED TO THE S.S. JAIN SABHA AND SHALL NOT REMAIN THE SOLE PROPERTY OF THE DONORS TO BE CONVERTED BY THEM TO THEIR PERSONAL USE LATER ON .

3. LAND USE :-

THE SITE SHALL BE USED FOR THE CONSTRUCTION OF S.S. JAIN SABHA 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 S.S. JAIN SABHA AS SHOWN ON THIS PLAN [] IS DECLARED AS A SPECIAL AREA AND THE DESIGN OF THE BUILDINGS TO BE ERRECTED THEREON SHALL BE PREPARED BY A DULY QUALIFIED ARCHITECT IN CONSULTATION WITH THE CHIEF ARCHITECT I.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 SPACE INDEX:-

A. THE PERCENTAGE OF SITE AREA THAT MAY BE BUILT AT THE GROUND FLOOR LEVEL SHALL NOT EXCEED 40 % OF THE TOTAL AREA OF THE SITE. = 21834.50 Sqt. (2028.47 Sq.mt.)
B. FLOOR SPACE INDEX SHALL BE 0.4

NOTE:-THE TERM " FLOOR SPACE INDEX " SHALL MEAN THE RATIO OF THE TOTAL COVERED AREA OF THE BUILDINGS ON ALL FLOORS TO AREA OF THE SITE .

6. HEIGHT:-

A. PLINTH HEIGHT OF THE BUILDING SHALL BE A MINIMUM OF 1'-0" (0.30MTRS.) ABOVE THE CENTRE OF THE FINISHED LEVEL OF THE STREET ABUTTING THE BOUNDARY WALL MARKED AS "A-D"
B. THE MAXIMUM PERMISSIBLE HEIGHT OF BUILDINGS CONSTRUCTED IN THE PERMISSIBLE BUILDING ZONE MARKED AS [] ON THIS PLAN SHALL BE 48'-0" (14.588M) INCLUSIVE OF THE PARAPET AND THE MAXIMUM NUMBER OF STOREYS THAT MAY BE BUILT WITHIN THE HEIGHT OF 48'-0" (14.588M) 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. S/6 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 PORTIONS OF ITS LENGTH PROVIDED THAT AT NO POINT A HEIGHT OF MORE THAN 2'-0" (0.60MTRS.) ABOVE THE PRESCRIBED HEIGHT SHALL BE PERMITTED.
D. THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF THE SITE SHALL BE IN ACCORDANCE WITH THE RADI INDICATED ON THIS PLAN AND ILLUSTRATED ON DRG. NO. S/6 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. S/6 READ WITH S/6 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.
B. ONLY ONE GATE WITH GATE POSTS SHALL BE ERRECTED ALONG THE PORTION OF BOUNDARY MARKED "AD" ON THIS PLAN.
C. ONE WICKET GATE OF DESIGN 'G' IS SHOWN ON DRG. NO. S/6 AVAILABLE FROM THE CHIEF ARCHITECT MAY HOWEVER BE PERMITTED ALONG THE BOUNDARY MARKED "AB" ON THIS PLAN.

9. BAR ON SUB-DIVISION OF SITE:-

THE SITE FOR " S.S. JAIN SABHA " 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 " S.S. JAIN SABHA ". 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, SHAPE, SPECIFICATION AND DESIGN AS SHOWN IN DRG. NO. S/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. FLOOR AREA OF THE BASEMENT STOREY SHALL NOT EXCEED THE AREA OF THE SITE COVERAGE OF BUILDING
B. 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 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 2.20MTRS. (7'6") ONLY.

13. 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 PLUMBINGS 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 WATER HARVESTING SYSTEM SHALL BE PROVIDED AND SHALL BE MADE OPERATIONAL ALL THE TIMES AS APPROVED BY S.E PUBLIC HEALTH CHANDIGARH ADMINISTRATION.
G. 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.