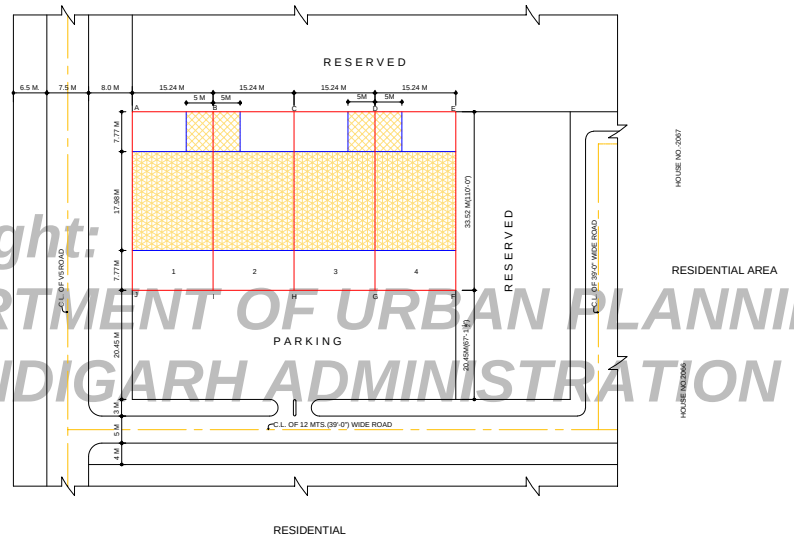

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DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMINISTRATION

1.SIZE OF THE SITE :-

THE SIZE OF NURSING HOMES SHALL BE 'ABCDEFGHIJ' AS SHOWN ON THIS PLAN. THE AREA OF EACH SITE SHALL BE 510.84 SQ.MTS.

2. TYPE OF BUILDINGS PERMITTED:-

THE TYPE OF BUILDINGS PERMITTED ON THE SITE SHALL BE BUILDINGS FOR NURSING HOMES AND THEIR USE FOR ANY OTHER PURPOSE IS PROHIBITED. THE BUILDING FOR NURSING HOME SHALL MEAN A BUILDING DESIGNED AND INTENDED TO BE USED FOR PROVIDING IN DOOR AS WELL AS OUTDOOR MEDICAL TREATMENT/ CONSULTATION FACILITIES TO THE PATIENTS AND SHALL INCLUDE THE OPERATION THEATRE,LABOUR ROOM, DRESSING ROOM, DISPENSARY,STORES,LABORATORY,TOILET AND SUCH OTHER APPURTENANT FACILITIES AS ARE NECESSARY FOR PROPER AND EFFICIENT FUNCTIONING OF A NURSING HOME. THE RESIDENCE OF DOCTOR, CHOWKIDAR/ CARETAKER WHICH SHALL NOT EXCEED 25% OF THE PERMISSIBLE F.A.R. SHALL BE PERMITTED. THE ANCILLARY USES SHALL BE PERMITTED IN THE ANCILLARY ZONE MARKED AS ON THE PLAN AND ITS COVERAGE SHALL BE COUNTED TOWARDS GROUND COVERAGE/ F.A.R.

3. LAND USE :-

THE SITE SHALL BE USED FOR THE PURPOSES INDICATED IN CLAUSE-2 ABOVE AND CHANGE IN USE OF LAND BY THE ALLOTTEE FOR PURPOSES OTHER THAN THAT ENUMERATED ABOVE SHALL NOT BE PERMITTED.

4. SPECIAL AREA :-

THE SITE OF NURSING HOMES AS ILLUSTRATED ON THIS PLAN AS 'ABCDEFGHIJ' IS DECLARED AS A 'SPECIAL AREA' AND THE DESIGN OF THE BUILDING SHALL BE PREPARED BY A DULY QUALIFIED ARCHITECT IN CONSULTATION WITH THE CHIEF ARCHITECT CHANDIGARH ADMINISTRATION AND CONSTRUCTION SHALL BE CARRIED OUT UNDER THE SUPERVISION OF THE SAME OR ANOTHER DULY QUALIFIED ARCHITECT.

5. SITE COVERAGE AND FLOOR AREA RATIO :-

(A) THE BUILDING FOR NURSING HOME SHALL BE PERMITTED ONLY WITH IN THE PORTION OF THE SITE MARKED AS IN THIS PLAN AND NO WHERE ELSE.

(B) THE MAXIMUM PERMISSIBLE SITE COVERAGE ON GROUND FLOOR SHALL NOT EXCEED 255.41 SQ.M. (2749.23 SQ FT.) i.e. 50% OF THE AREA OF THE SITE.

(C) F.A.R. (FLOOR AREA RATIO) SHALL NOT EXCEED 1.00 HOWEVER, THE ABOVE COULD BE INCREASED TO 1.2 BY DEPOSITING REQUISITE FEE.

NOTE :-

THE TERM FLOOR AREA RATIO SHALL MEAN THE RATIO OF THE TOTAL COVERED AREA OF THE BUILDING ON ALL FLOORS TO THE TOTAL AREA OF SITE.

6. HEIGHT :-

(A) PLINTH HEIGHT OF THE BUILDING SHALL BE A MINIMUM OF 0.30 METRE (1'-0") FROM THE CENTRE OF THE FINISHED LEVEL OF THE ROAD ABUTTING THE BOUNDARY MARKED J-F ON THIS PLAN .

(B) THE MAXIMUM PERMISSIBLE HEIGHT OF THE BUILDINGS CONSTRUTED IN THE PERMISSIBLE ZONE MARKED AS ON THIS PLAN SHALL BE 35'-0" (10.67 MTRS) INCLUDING PARAPET AND THE NUMBER OF STOREYS SHALL NOT EXCEED THREE.

(C) THE MAXIMUM PERMISSIBLE HEIGHT OF THE BUILDING TO BE CONSTRUCTED IN THE AN CILLARY ZONE MARKED AS IN THIS PLAN SHALL NOT EXCEED 24'-9" AND THE NO OF STOREYS SHALL NOT EXCEED TWO.

7. BOUNDARY WALLS:-

(A) BOUNDARY WALLS ALONG BOUNDARIES OF THE SITE MARKED 'ABCDEFGHIJ' ON THE PLAN AND BETWEEN THE NURSING HOME SITES SHALL BE OF THE SPECIFICATIONS AND DESIGN 'B' AS SHOWN ON DRG.NO. S/5 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 ROAD ABUTTING BOUNDARY 'FGHIJ' OF THE SITE.

(C) IN CASE OF SLOPING SITES THE PRESCRIBED HEIGHT OF THE WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THET AT NO POINT SHALL IT EXCEED 0.60 METER (2'-0") ABOVE THE PRESCRIBED HEIGHT.

8. GATE POSTS AND GATES :-

(A) GATE POSTS AND GATES SHALL BE OF ONE OF THE TYPE DESIGN AND SPECIFICATIONS SHOWN ON DRG.NO. S/5 READ WITH DRG.NO S/6 AVAILABLE FROM THE CHIEF ARCHITECT U.T. ON APPLICATION.

(B) ONLY ONE GATE WITH GATE POSTS FOR EACH SITE SHALL BE ERECTED ALONG THE PORTION OF BOUNDARY MARKED F.G, G.H, H.I AND IJ ON THIS PLAN.

(C) ONE WICKET GATE FOR EACH SITE OF DESIGN 'GI' SHOWN ON DRG. NO. S/5 AVAILABLE FROM THE CHIEF ARCHITECT MAY HOW EVER BE PERMITTED ALONG BOUNDARY MARKED F.G,G.H, H.I. AND IJ ON THIS PLAN.

9.BAR ON SUB DIVISION OF THE SITE :-

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

10. DUST BIN :-

THE DUST BIN SHALL BE OF THE SIZE,SHAPE,SPECIFICATIONS AND DESIGN AS SHOWN ON DRG.NO.S/5 AVAILABLE FROM CHIEF ARCHITECT ON APPLICATION.

11. PARKING :-

ADEQUATE PARKING FACILITIES SHALL BE PROVIDED WITH IN THE SITE OF THE NURSING HOMES. THE TOTAL AREA OF SUCH PARKING LOTS SHALL NOT BE LESS THEN 10% OF THE AREA OF THE AREA OF EACH SITE.

12. BASEMENT :-

(A) BASEMENT STOREY IS OPTIONAL.

(B) FLOOR AREA OF THE BASEMENT STOREY SHALL NOT EXCEED THE AREA OF THE SITE COVERAGE OF BUILDINGS OF WHICH IT FORMS A PART AND IT SHALL BE ALLOWED ONLY BELOW THE GROUND FLOOR OF THE BUILDING.

(C) BASEMENT IF CONSTRUCTED SHALL BE USED FOR STORAGE, PARKING, AIR CONDITTDING PLANT, LIFT WELL AND OTHER SUCH NON HABITABLE PURPOSES AND SHALL NOT BE COUNTED TOWARDS FAR.

(D) FLOOR HEIGHT OF THE BASEMENT STOREY FROM THE LEVEL OF THE FINISHED FLOOR TO BOTTOM OF THE BASEMENT JOISTS SHALL BE 2.30 M.(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 1 C.M.=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 FOR BUILDING ARE PERMITTED ON ANY EXTERNAL FACE OF THE BUILDING.

(d) THE BUILDING DESIGN FOR A MINIMUM OF 90% OF THE PERMISSIBLE COVERED AREA SHALL BE SUBMITTED AS A WHOLE AND NOT IN PARTS.

(e) FRONT BUILDING LINE SHOULD BE RETAINED.

(f) ADEQUATE ARRANGEMENT FOR DISPOSAL OF HOSPITAL WASTE MUST BE MADE BY THE OWNER.

(g) OPEN RAMP CAN BE CONSTRURCTED OUTSIDE THE ZONED AREA TO APPROACH THE GROUND FLOOR.

(I) THE BUILDING MACHINERY AND PLANTS SHALL BE SITED IN SUCH A MANNER THAT NO ENVIRONMENTAL POLLUTION IS CAUSED DUE TO ITS OPERATION. SOLID / LIQUID / GASEOUS WASTE SHALL BE PROPERLY TREATED AND DISPOSED OFF TO THE SATISFACTION OF THE CHIEF ADMINISTRATOR.

(J) 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 QUAKE SHALL BE PROVIDED.

(K) THE ROOF TOP RAIN HARVESTING SYSTEMSHALL BE PROVIDED AND SHALL BE MADE OPERATIONAL ALL THE TIME AS APPROVED BY S.E PUBLIC HEALTH CHANDIGARH ADMINISTRATION.

(L) PROVISION SHOULD BE MADE FOR BARRIER FREE ENVIRONMENT FOR PHYSICALLY DISABLED.

DEPARTMENT OF URBAN PLANNING CHANDIGARH ADMN.

THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO.51 JOB NO. 105 DATED 3.12.03 AND PREPARED ON 3.12.03

JORAWAR	ROMA	S.ANAND
PREPARED BY	CHECKED BY	A.T.P.

NOTE:
APPROVAL OF CHIEF ADMINISTRATOR HAS BEEN ACCORED FOR THE CONSTRUCTION OF MACHINE ROOM ABOVE THE ROOF OF NURSING HOME SITES IN NON-RESIDENTIAL AREA VIDE MEMO NO 21/1/250 UTFI (3) - 2005 / 4334 DATED 14.06.05 SUBJECT TO THE CONDITION THAT THE ADDITIONAL HEIGHT SHALL NOT EXCEED 3.20 M AND MACHINE ROOM SHALL BE SUITABLY RECESSED FROM ALL SIDES.

Sd/-
DALJIT SINGH
A.T.P

NOTE:
THIS DRAWING HAS BEEN DULY APPROVED AND SIGNED BY THE CHIEF ADMISNISTRATOR VIDE HIS OFFICE MEMO NO. 21/1/250 -UTFI (3)- 2003/4295 DATED 23.07.2004

Sd/-
S.ANAND
A.T.P

NOTE:-
THIS DRAWING HAS BEEN REVISED AS PER THE APPROVAL OBTAINED FROM THE CHIEF ADMINISTRATOR VIDE HIS NOTE DATED 3.9.2003.THIS WILL SUPERCEDES THE EARLIER DRAWING BEARING DRG.NO.45 JOB NO.105 DATED 9-8-2002 APPROVED BY THE CHIEF ADMINISTRATOR VIDE HIS OFFICE MEMO NO. 2931-UTFI(3) -2002/7710 DATED 6-9-2002.

Sd/-
A.T.P.

Sd/-
CHIEF ADMINISTRATOR

Sd/- CHIEF ARCHITECT	Sd/- SENIOR TOWN PLANNER
Sd/- DIVISIONAL TOWN PLANNER	Sd/- ASSTT. TOWN PLANNER
DRAWN BY: JORAWAR	CHECKED BY : ROMA

SCALE: 1CM. = 2.4 M.

DRG. NO.: 51	JOB NO. :105	DATE: 3.12.03

ZONING PLAN OF NURSING HOME SITES IN SECTOR-44-C CHD.

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