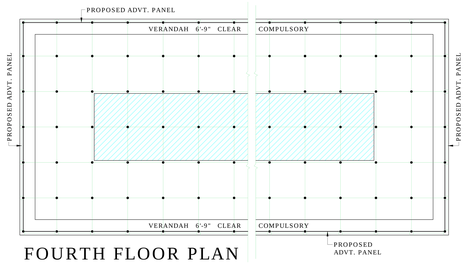
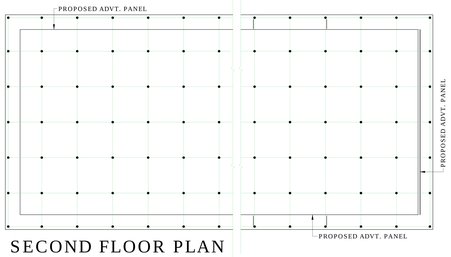


FOURTH FLOOR PLAN

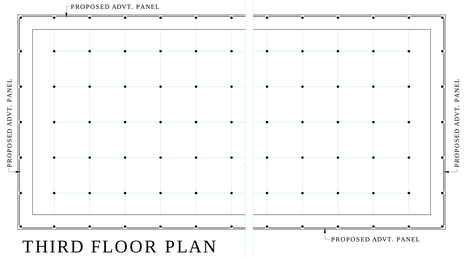
FOURTH FLOOR PLAN

USES :
OFFICES AND / OR
RESIDENTIAL ONLY
1. COURTYARDS, IF BUILT
WITHIN PORTION MARKED AS



SECOND FLOOR PLAN

SECOND FLOOR PLAN

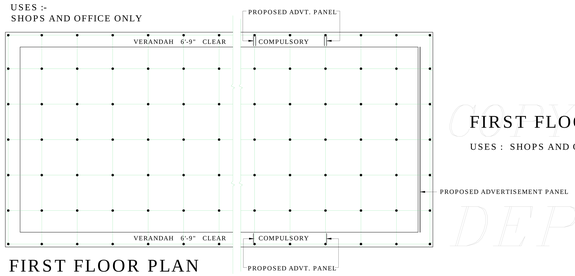


THIRD FLOOR PLAN

THIRD FLOOR PLAN

USES : SHOPS AND OFFICE ONLY

USES :-
SHOPS AND OFFICE ONLY



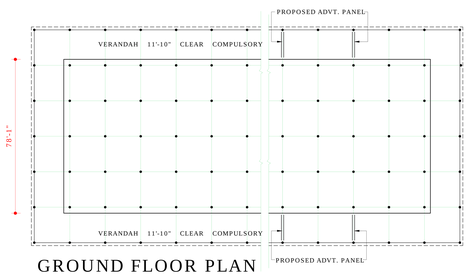
FIRST FLOOR PLAN

FIRST FLOOR

USES : SHOPS AND OFFICE ONLY

20. AS PER RECOMMENDATIONS OF THE HIGH POWERED COMMITTEE REGARDING BASEMENTS CONSTITUTED BY A.A. AND DIRECTIONS GIVEN BY THE FINANCE SECY. VIDE MEMO NO. 11/2/70/UTFI (4)/ 4098 DATED 3.7.07, BASEMENT IS ALLOWED TO BE EXTENDED UNDER THE PUBLIC CORRIDOR (UPTO THE COLUMN) IN FRONT AND REAR PUBLIC CORRIDORS IN ALL THE S.C.O'S ONLY. THIS FACILITY MAY ALSO BE EXTENDED TO THE SIDE CORRIDOR OF CORNER PLOTS.
THE LIGHT/VENTILATION PROVISIONS WILL BE PROPORTIONATELY INCREASED AS ALLOWED IN THE EXISTING ARCHITECTURAL CONTROLS SUBJECT TO THE FIRE SAFETY NORMS. THE STRUCTURAL STABILITY OF THE BUILDING AND THE ADJOINING BUILDING IS TO BE ENSURED BY THE OWNER /STRUCTURAL ENGINEER AND THE SERVICES RUNNING THROUGH THE CORRIDOR ARE ALSO TO BE REARRANGED SO THAT THE SAME DO NOT OBSTRUCT THE FREE FLOW OF TRAFFIC AND ALSO ARE NOT VISIBLE IN THE BASEMENT.

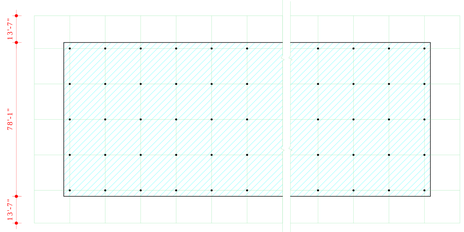
KIRAN
4.8.07



GROUND FLOOR PLAN

GROUND FLOOR

USES :- SHOPS AND BANKS ONLY

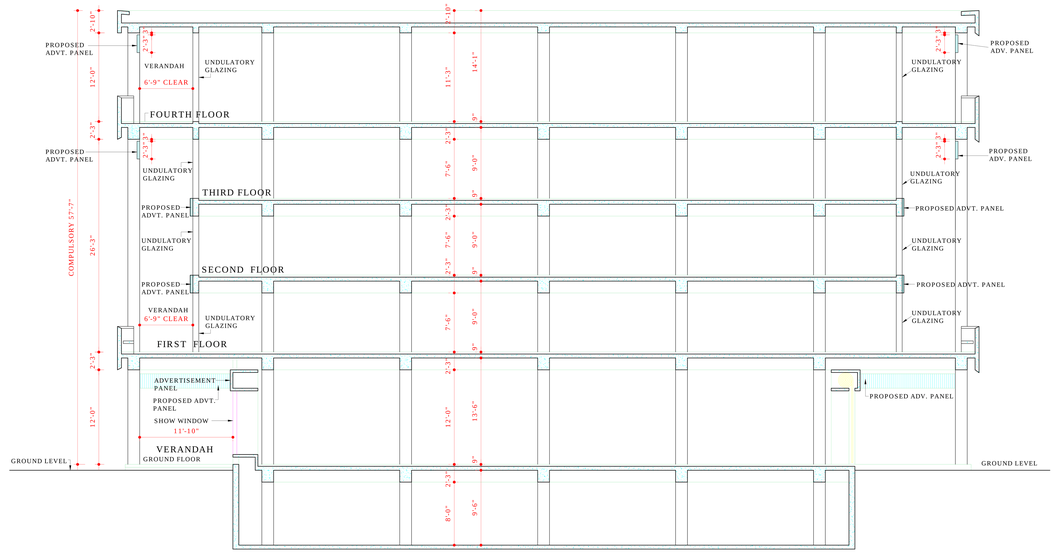


BASEMENT FLOOR PLAN

BASEMENT FLOOR

1. THE BASEMENT IS COMPULSORY AND IT SHALL NOT BE LESS THAN 8'-0" CLEAR BETWEEN FLOOR & SOFFIT OF BEAM

USES : MACHINE ROOM FOR LIFT, STORES RECORDS, CYCLE STAND AND STRONG ROOM ETC.
BASEMENT WITHIN HATCHED PORTION AS PER CLAUSE (20)



CROSS SECTION

1. IN CASE WHERE THE GROUND AND FIRST FLOOR ARE COMBINED, THE CONSTRUCTION OF VERANDAH AT FIRST FLOOR LEVEL IS OPTIONAL.

BASEMENT: (CLAUSES INCORPORATED VIDE NOTIFICATION NO. U.T. 4621-F2 69/DATED 18 AUG 69

I. IN CASE WHERE BUILDINGS HAVE NOT YET BEEN CONSTRUCTED ON THE ADJOINING SITES ON EITHER OF THE SIDES, THE BASEMENT MAY BE BUILT UNDERNEATH THE WHOLE OR ANY PART OF SITE COVERAGE;

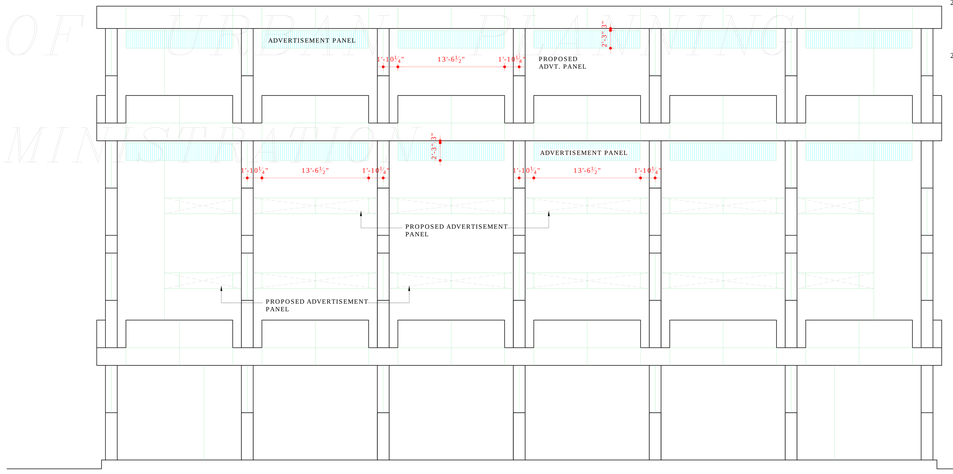
II. IN CASE WHERE BUILDINGS HAVE ALREADY BEEN CONSTRUCTED WITHOUT BASEMENT ON THE ADJOINING SITE, ON ONE SIDE OR BOTH SIDES, THE BASEMENT SHALL BE CONSTRUCTED AT LEAST THE SIZE OF ONE BAY AWAY FROM SUCH ADJOINING BUILDING OR BUILDINGS

III. THE PERSON CONSTRUCTING A BASEMENT SHALL:-

a. BUILD THE BASEMENT, ON ALL SIDES, UP-TO THE EXTENT OF THE ADJOINING BASEMENT

b. MAKE THE FINISHED FLOOR LEVEL OF HIS BASEMENT CONFORM TO THE FINISHED FLOOR LEVEL OF THE EXISTING ADJOINING BASEMENT AND IN CASE BASEMENT HAVE ALREADY BEEN CONSTRUCTED ON BOTH SIDES MAKE THE FINISHED FLOOR LEVEL OF HIS BASEMENT CONFORM TO THE FINISHED FLOOR OF THE HIGHER OF THE TWO BASEMENTS

c. IN CASES WHERE A BASEMENT HAS NOT BEEN BUILT ON EITHER SIDE, KEEP THE FINISHED FLOOR LEVEL OF HIS BASEMENT 12'-0" BELOW THE PLINTH LEVEL SET OUT IN DRG. NO. 50, JOB NO.23 DATED THE 6th JULY, 1956.



END ELEVATION ON ALL FACADES

SCALE:- ¼" = 1'-0"

REVISED APPROVAL OF THE CHIEF ADMINISTRATOR HAS BEEN RECIEVED VIDE HIS OFFICE MEMO NO. -21/1/25 UTFI (3) - 2005/ 8666, DT. 14.12.05 WHICH SUPERCEEDES THE APPROVAL ACCORDED BY CHIEF ADMINISTRATOR ON 22.05.03 AT 'A'

17. THE REVISED ARCHITECTURAL CONTROL SHEETS SHALL APPLY ONLY TO THOSE S.C.Os, WHOSE OWNERS PAY ADDITIONAL PREMIUM AT THE RATE OF ¼ OF THE PREMIUM CALCULATED AT THE CURRENT MARKET PRICE AND THIS SHALL BE OVER AND ABOVE THE PREMIUM AND REQUIRED TO BE PAID BEFORE THE BUILDING PLANS APPROVED BY THE PLAN ADVISORY COMMITTEE (REF. MEMO NO. 1167 - UTFI(2) -81/13671 DATED 18.9.81.

18. REVISED CONTROL APPROVED BY CHIEF ADMINISTRATOR VIDE MEMO NO. 9659-UTFI (2)-81/17956 CHANDIGARH, DATED THE 17.12.81.

19. AS PER FINANCE SECRETARY MEMO NO. 2809-UTFI (4) 96/9633 DATED 25.7.96. IT HAS BEEN DECIDED THAT CLAUSE NO.6 APPEARING IN DRAWING NO.145 OF JOB NO.23 OF AND CLAUSE NO. 17, APPEARING IN DRAWING NO.146,OF JOB NO.23 OF ARCHITECTURAL CONTROL SHEET OF CITY CENTRE, SECTOR-17, CHANDIGARH SHALL NOT BE APPLICABLE TO S.C.O SITE NOS.93-94,123-124, AND 154-155, IN SECTOR-17, CHANDIGARH INCLUDED IN THE AUCTION HELD ON 25-7-1996 AND FOR THE OTHER VACANT S.C.O SITES IN SECTOR 17, CHANDIGARH TO BE SOLD IN AUCTION IN THE FUTURE.

20. THE ADDITIONAL ADVERTISEMENT PANNELS AS SHOWN IN THE DRAWING ARE TO BE PROVED ONLY IN CASE OF S.C.O'S OR SUCH SITES WHERE S.C.F'S ARE CONVERTED INTO S.C.O'S IN ACCORDANCE WITH TERM & CONDITION OF NOTIFICATION NO. 2722-UTFI(3)-98/7203 DATED- 20-5-98

21. THE ADDITIONAL ADVERTISEMENT PANELS SHALL BE ALLOWED ONLY SUBJECT TO THE PAYMENT OF CHARGES AS DECIDED BY THE CHIEF ADMINISTRATOR / M.C.

Sd/-
CHIEF ARCHITECT

Sd/-
SENIOR ARCHITECT

Sd/-
ARCHITECT

Sd/-
ASSTT. ARCHITECT

APPROVED

Sd/-
CHIEF ADMINISTRATOR
CHANDIGARH

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DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMINISTRATION

DEPARTMENT OF ARCHITECTURE U.T.

NOTES:-

1. THIS DRAWING IS THE PROPERTY OF THE DEPTT.OF ARCHITECTURE U.T CHANDIGARH AND MUST NOT BE ALTERED, COPIED OR USED IN WHOLE OR IN PART WITHOUT THE PERMISSION FROM THIS DEPARTMENT IN WRITING.
2. THE ARCHITECTURAL CONTROL IS APPLICABLE TO BUILDING ONLY (BAY SHOPS) WITHIN SUB SECTOR A,B,C AND D OF SECTOR 17.
3. THE CONTROL SHEETS JOB NO.23, DRG NO. 50,53,14,145 & 146 ARE TO BE READ IN CONJUNCTION WITH THE PUNJAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULE 1952.
4. PLINTH LEVEL SHALL BE KEPT IN ACCORDANCE WITH THESE INDICATED ON THE LAYOUT PLAN OF SECTOR-17 (DRAWING NO. 50, JOB NO.23)
5. NO ENCROACHMENT OF WHATEVER TYPE SHALL BE ALLOWED IN THE COMPULSORY VERANDAH 11'-10" CLEAR WIDTH ON ALL FACADES WITH PUBLIC RIGHT OF WAY TO SERVE AS AN ARCADE OF PEDESTRIANS. THE PATTERN OF PAVING SHALL BE IN THE STRICT ACORDANCE WITH THE DESIGN AND SPECIFICATION SHOWN ON THE DRAWINGS AND EXECUTE AND MAINTAINED BY THE OWNER TO THE ENTIRE SATISFACTION OF THE CHIEF ADMINISTRATOR.
6. THE TEXTURE AND FINISH OF REINFORCED CEMENT CONCRETE WORK FOR ALL COMPULSORY FACADES SHALL BE LEFT AS OBTAINED ON REMOVAL OF STEEL SHUTTERING GIVING IMPRINTS AS SHOWN IN THE DRAWINGS AND NO SURFACE IN SUCH FACADE BE PAINTED WHITE WASHED OR COLOUR WASHED.
7. NO ADVERTISEMENT SHALL BE ALLOWED ON PLACES OTHER THAN STIPULATED.
8. NO RAIN-WATER, SOIL, VENTILATING OR ANY OTHER PIPE SHALL BE PERMITTED ON THE EXTERNAL FACADES OF ANY BUILDING.
9. THE MEANS OF TAKING ELECTRICAL, TELEPHONE OR ANY OTHER CONNECTIONS FROM THE PUBLIC SUPPLY LINES SHALL BE SHOWN ON THE BUILDING PLANS AND SHALL BE SUBJECT TO THE APPROVAL OF THE CHIEF ADMINISTRATOR .
10. WATER STORAGE TANK OR COOLING TOWER FOR AIR - CONDITIONING SHALL BE KEPT ON THE DEPRESSED SLAB SO THAT IT SHALL NOT BE HIGHER THAN THE TOP PARAPET LINES OF THE BUILDING.
11. CHIMNEY STACK OR ANY OTHER PIPE SHALL NOT PROJECT ABOVE THE PARAPET LINES.
12. MACHINE ROOM FOR LIFT SHALL BE ACCOMMODATED IN THE BASEMENT.
13. DESIGN AND SPECIFICATION OF SCREEN WALL AND UNDULATORY GLAZING SHALL BE SUBJECT TO THE APPROVAL OF CHIEF ADMINISTRATOR.
14. INTERNAL CHANGES MAY BE ALLOWED SUBJECT TO THE PRIOR APPROVAL OF CHIEF ADMINISTRATOR.
15. THIS DRAWING IS TO BE READ WITH DRG. NO. 145, 53 AND 54 & 50.

NOTE:-
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG. No.146 JOB No. 23 DATE-3-10-08

Sd/- 21.12.81 CHIEF ARCHITECT	Sd/- 17.12.81 SENIOR ARCHITECT
Sd/- 21.12.81 ARCHITECT	Sd/- JAI NATH 17.12.81 ASSTT. ARCHITECT

OFFICE OF THE
CHIEF ARCHITECT & SECY
CHANDIGARH

SCALE:-	32' - 1 INCH 8' - 1 INCH	DATE:
RAJINDER KUMAR DRAWN BY	DRG NO. 146	JOB NO. 23
S.L. GOYAL CHECKED BY		

CITY - CENTRE

ARCHITECTURAL CONTROL SHEET
REVISED FOR 5 FLOORS

DISCLAIMER

THOUGH EVERY CARE HAS BEEN TAKEN TO PROVIDE THE CORRECT VERSION OF THE ARCHITECTURAL CONTROL ON THIS DIGITIZED (PDF) FORMAT, YET IN CASE OF ANY DISCREPANCY, THE MASTER COPY OF THE ARCHITECTURAL CONTROL APPLICABLE ON EACH SUCH SITE, AS AVAILABLE IN THE COMMERCIAL RECORD OF THE OFFICE OF CHIEF ARCHITECT OR HER/HIS INTERPRETATION WILL OVERRULE THE DIGITIZED FORMAT.