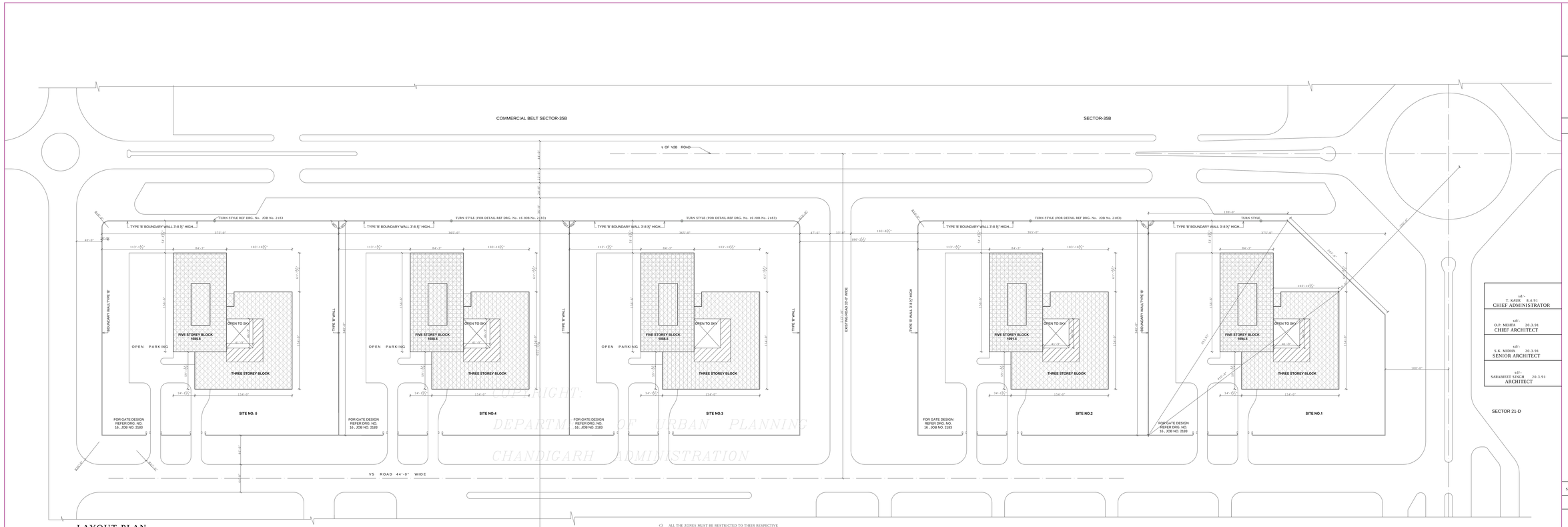

LAYOUT PLAN

PRELIMINARY

a) THIS ARCHITECTURAL CONTROL SHEETS ARE ISSUED IN EXERCISE OF THE POWERS CONFERRED BY SECTION 4 OF THE CAPITAL OF PUNJAB (DEVELOPMENT AND REGULATION) ACT 1952 AND IS TO BE READ IN CONJUNCTION WITH THE BUILDING RULES MADE IN THE ABOVE ACT.

b) THIS ARCHITECTURAL CONTROL SHEET IS TO BE READ WITH THE LAYOUT PLAN DRG. NO.24 JOB NO.1048 AND ARCHITECTURAL CONTROL SHEET NOS.10, 11, 12, 13, 14, 15 & 16 JOB NO.2183 APPLICABLE TO SITES IN SECTOR-34.

SITE COVERAGE

c) THE MAXIMUM PERMISSIBLE COVERED AREA ON ANY OF THE SITES SHALL NOT EXCEED THE AREA HATCHED AND CROSS HATCHED IN DRG. NO.9 JOB NO.2183 FOR THAT PARTICULAR SITE.

TYPE OF BUILDING PERMITTED

THE TYPE OF BUILDING PERMITTED TO BE ERECTED ON THE SITES SHALL BE BUILDINGS DESIGNED AND INTENDING TO BE USED FOR THE SPECIFIC PURPOSE FOR WHICH THE SITE HAS BEEN SOLD OR LEASED OUT TO THE ALLOTTEE AND SHALL MEAN AS DEFINED OR MODIFIED BY THE CHIEF ADMINISTRATOR AND THEIR USES FOR ANY OTHER PURPOSE IS PROHIBITED. BUILDINGS PERMITTED TO BE ERECTED OR RE-ERECTED SHALL INCLUDE ANY SUCH ANCILLARY AND APARTMENTS AS ARE CONNECTED WITH THE FUNCTION OF THE INSTITUTIONS TO WHICH THE SITE IS ALLOTTED OR ANY SUCH BUILDINGS OR STRUCTURE AS ARE APPROVED BY THE CHIEF ADMINISTRATOR OR CHIEF ARCHITECT AND SECRETARY, DEPARTMENT OF ARCHITECTURE CHANDIGARH ADMN. PROVISION FOR COVERED PARKING FOR BICYCLES AND SCOOTERS.

MUST BE MADE WITHIN THE AREAS SHOWN IN THE BASEMENT PLAN I.E. FOR ALL EMPLOYEES.

HEIGHT

a) PLINTH LEVEL SHALL BE FIXED BY CHIEF ADMINISTRATOR/CHIEF ARCHITECT & SECRETARY DEPARTMENT OF ARCHITECTURE CHANDIGARH ADMINISTRATION FOR EACH BLOCK.

b) EACH BLOCK IS DIVIDED INTO 3 HEIGHT ZONES AS UNDER.

INDICATION	HEIGHT ZONES	REMARKS
	SINGLE STOREY	
	DOUBLE STOREY	
	THREE STOREY	COMPULSORY TO A HEIGHT OF 49'-3" INCLUDING HEIGHT OF PARAPET ETC. THE SLAB OF FIRST/SECOND FLOOR MAY BE OMITTED IN WHOLE OR IN PART IF DESIGNED TO PROVIDE GROUND FLOOR WITH CEILING HEIGHT EQUAL TO TWO STOREY.
	FIVE STOREY	COMPULSORY WHEN BUILT IT SHALL BE ERECTED IN ONE OPERATION TO A HEIGHT OF 62'-3".AS SHOWN ON DRG. NO.15 JOB NO.2183 EXCLUDING THE HEIGHT SHOWN FOR ZONE OF MACHINE ROOM FOR LIFT AND STAIRS.

c) ALL THE ZONES MUST BE RESTRICTED TO THEIR RESPECTIVE COMPULSORY BUILDING LINES SHOWN ON DRG. NO.9 OF JOB NO.2183.

BUILDING LINES AND ARCHITECTURAL CONTROL

a) BUILDING LINES SHOWN IN THICK LINES ON DRG. NO.9 JOB NO.2183 FOR VARIOUS HEIGHT ZONES ARE COMPULSORY AND NO PORTION OF THE BUILDING MUST EITHER PROJECT BEYOND THEM OR BE SET BACK FROM THEM.

b) FACADES OF BUILDINGS ALONG THESE COMPULSORY BUILDING LINES SHALL BE IN ACCORDANCE WITH ARCHITECTURAL CONTROL AS ILLUSTRATED ON DRG. NO.14 & 15 JOB NO.2183 FOR THE PARTICULAR HEIGHT ZONE.

c) THE FACADES OF FIVE STOREY AND THREE STOREY SHALL BE OF NATURAL REINFORCED CEMENT CONCRETE WITH THE PATTERN OF STEEL SHUTTERING AS INDICATED ON THE ELEVATIONS ON ARCHITECTURAL CONTROL SHEETS DRG. NO.14 & 15 JOB NO.2183 (IN NO CASE SHALL THE CONCRETE ON FACADES BE PLASTERED, PAINTED OR TREATED IN ANY WAY).

ACCESS TO PLOTS

a) NOT MORE THAN TWO VEHICULAR ACCESSES SHALL BE DERIVED TO THE PROPERTY FROM V5 ROAD TO PROPERTY AS SHOWN ON THIS PLAN.

b) NOT MORE THAN TWO PEDESTRIAN ACCESSES SHALL BE DERIVED TO THE PROPERTY FROM V5 ROAD AS SHOWN ON THIS PLAN.

c) NO ENTRANCE OR EXIT FROM THE PROPERTY OTHER THAN SHOWN ON THE ARCHITECTURAL CONTROL SHEET NO.9 JOB NO.2183 SHALL BE PERMITTED.

NUMBER OF FLOORS

NUMBER OF FLOORS SHALL BE RESTRICTED TO THE NUMBER SHOWN IN THE SECTIONS. THEIR LEVEL SHALL BE IN ACCORDANCE WITH LEVELS SHOWN ON THE SECTIONS AND FLOOR OR ANY PART THERE OF MAY BE OMMITTED TO GIVE DOUBLE HEIGHT TO THE FLOOR BELOW. IN NO CASE WILL ADDITIONAL, INTERMEDIATE OR MEZZANINE FLOOR BE PERMITTED NOT WITHSTANDING ANY THING IN CLAUSE NO.23 OF BUILDING BYE-LAWS.

ELECTRICAL CONNECTIONS

CONNECTION FOR ELECTRICITY, TELEPHONE OR ANY OTHER PURPOSE SHALL BE TAKEN IN UNDERGROUND CONDUITS FROM THE PUBLIC LINES.

GRID STATION AS REQUIRED BY THE ELECTRICITY DEPTT. MUST BE PROVIDED ON GROUND FLOOR BY THE OWNER.

BOUNDARY WALLS

a) WALLS OF SPECIFICATIONS DESIGN 'B' AS SHOWN ON DRG. NO.16 JOB NO.2183 SHALL BE BUILT ALONG ALL THE BOUNDARIES.

b) CURVATURE OF BOUNDARY WALLS WITH THE RADII SHALL BE AS INDICATED ON THIS PLAN & ILLUSTRATED IN DRG. NO.16 JOB NO.2183.

c) 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 TO WHICH THE SITE HAS AN ACCESS.

d) THE LETTERING OF THE NAME OF THE INSTITUTION SHALL BE FIXED TO THE BOUNDARY WALLS AS SHOWN ON DRG. NO.16 JOB NO.2183.

DESIGN AND SUPERVISION

a) THE DESIGN SHALL BE PREPARED BY ONLY DULY QUALIFIED ARCHITECT IN CONSULTATION WITH THE CHIEF ARCHITECT & SECRETARY DEPARTMENT OF ARCHITECTURE CHANDIGARH ADMINISTRATION AND THE WORK BE SUPERVISED BY THE SAME OR ANOTHER DULY QUALIFIED ARCHITECT. THE BUILDING PLANS FOR A BUILDING TO BE ERECTED OR RE-ERECTED

b) ON ANY OF THE SITES SHOWN ON THIS PLAN SHALL BE PREPARED TO A SCALE OF 8'-0" TO AN INCH AND SHALL BE SHOWN IN DETAIL WITH FULL ELEVATIONS AND TYPICAL SECTIONS OF THE FACADE ALONG THE COMPULSORY BUILDING LINES.
SHUTTERING PATTERN FOR FIVE STOREY & THREE STOREY BLOCKS AS SHOWN ON ARCHITECTURAL CONTROL SHEET NO.2183 IS COMPULSORY, HOWEVER THE COLOUR OF GLAZING ON THE FACADES SHALL BE FINALISED IN CONSULTATION WITH THE CHIEF ARCHITECT.

c) ANY DEVIATION OR ALTERATION IN THE FACADE OF FIVE OR THREE STOREY BLOCK MAY BE CONSIDERED BY THE CHIEF ARCHITECT, EACH

d) DISPENSATION MUST BE OBTAINED PRIOR TO START THE CONSTRUCTION.

OPEN PARKING

PARKING SHOWN ON THE PLAN IS SUGGESTIVE, HOWEVER, SUFFICIENT PARKING SHOULD BE PROVIDED FOR VEHICLES .

DISCLAIMER
ALTHOUGH 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 SHEET AVAILABLE WITH THE CHIEF ARCHITECT OR IN THE COMMERCIAL RECORD OF THE OFFICE OF CHIEF ARCHITECT OR HER/HIS INTERPRETATION WILL OVERRULE THE DIGITIZED FORMAT.

sd/-
CHIEF ADMINISTRATOR

DEPARTMENT OF ARCHITECTURE U.T.

S.NO.	NOTES
	THIS DRAWING IS THE PROPERTY OF THE DEPTT. OF ARCHITECTURE U.T. CHANDIGARH AND IT MUST NOT BE ALTERED, COPIED OR USED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF THIS DEPTT. IN WRITING.
	APPROVAL RECIEVED FROM THE CHIEF ADMINISTRATOR CHANDIGARH ADMN. VIDE MEMO NO.4269-UT. FI(4)-89/11304 DT.8.9.89.
	REVISED. APPROVAL RECIEVED FROM THE CHIEF ADMINISTARTOR, CHANIGARH ADMN. VIDE MEMO NO 29-1-62-UT FI(4)- 91/3470 CHANDIGARH DATED 10/4/91

sd/-
T. RAUR 8.8.91
CHIEF ADMINISTRATOR

sd/-
O.P. MEHTA 20.3.91
CHIEF ARCHITECT

sd/-
S.K. MIDHA 20.3.91
SENIOR ARCHITECT

sd/-
SARABJEET SINGH 20.3.91
ARCHITECT

NOTES:-
THIS DRAWING IS COMPUTERISED FROM DRG. No. 9 JOB No. 2183 ON DATED 8-06-2017.

S.NO.	DESCRIPTION	SIGN	DATE
	REVISIONS		

sd/-
O.P. MEHTA
10.7.89
CHIEF ARCHITECT

sd/-
S.K. MIDHA
7.7.89
SENIOR ARCHITECT

sd/-
SARABJEET SINGH
7.7.89
ARCHITECT

(S.S. VIRDI)
ASSTT. ARCHITECT

OFFICE OF THE CHIEF ARCHITECT U.T, CHANDIGARH

SCALE = 40 FT. TO AN INCH DATE:7.7.89

RAJIV KUMAR DRAWN BY | JOB No. 2183 | DRG. No. 9

CHECKED BY

ARCHITECTURAL CONTROL FOR SPECIAL BLOCKS ALONG V2B ROAD SECTOR 34

LAYOUT PLAN