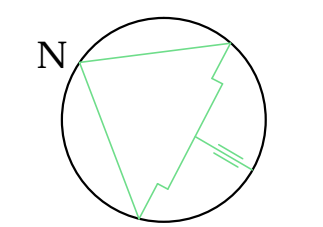
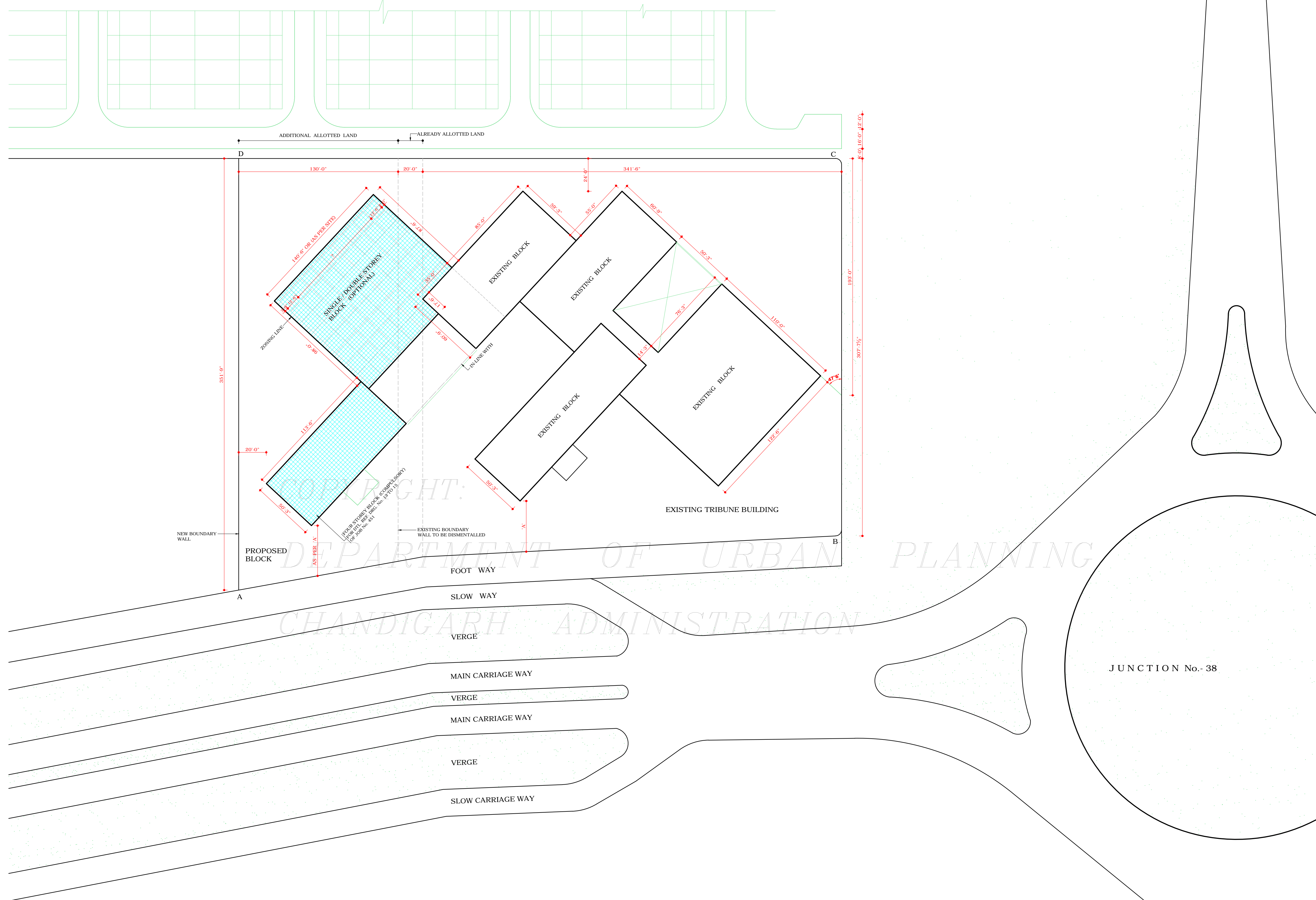


DEPARTMENT OF
URBAN PLANNING
CHANDIGARH ADMN.



S.No. NOTES-

1. THIS DRAWING IS THE PROPERTY OF THE DEPTT. OF URBAN PLANNING, I.T. CHD. AND MUST NOT BE ALTERED, COPIED OR USED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF THIS DEPTT. IN WRITING.
 2. DIRECTIONS ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF POWERS CONFERRED UPON HIM UNDER SECTION 4 OF THE CAPITAL OF PUNJAB (DEVELOPMENT AND REGULATION ACT) 1952.
 3. THE REQUIREMENTS OF THIS ARCHITECTURAL CONTROL SHEET SHALL HAVE TO BE FULFILLED IN ADDITION TO THE ONES CONTAINED IN THE PUNJAB CAPITAL DEVELOPMENT AND REGULATION BUILDING RULES, 1952 AND OTHER LOCAL ENACTMENTS.
 4. TYPE OF BUILDING PERMITTED:- TYPE OF BUILDINGS PERMITTED TO BE ERECTED ON THE SITE, ARCHD, SHALL BE THE BUILDING DESIGNED AND INTENDED TO BE USED FOR THE SPECIFIC PURPOSE FOR WHICH THE SITE HAS BEEN SOLD OR LEASED OUT TO THE ALLOTTEE OR FOR USE AS MAY BE DEFINED OR IMPLIED BY THE CHIEF ADMINISTRATOR AND THEIR USE FOR ANY OTHER PURPOSE IS PROHIBITED. BUILDINGS PERMITTED TO BE ERECTED OR RE-ERECTED SHALL INCLUDE ANY SUCH ANCILLARY AND APPURTENANT BUILDINGS AS ARE CONNECTED WITH THE FUNCTIONS OF THE INSTITUTION TO WHICH THE SITE IS ALLOTTED OR ANY SUCH COMPONENT BUILDINGS OR STRUCTURES AS ARE APPROVED BY THE CHIEF ADMINISTRATOR.
 5. THE LAND USE:- THE LAND SHALL ONLY BE UTILISED FOR THE PURPOSE FOR WHICH IT HAS BEEN SOLD OR LEASED OUT TO THE ALLOTTEE AND DEVELOPED IN MANNER INDICATED ON THIS PLAN. CHANGE IN THE USE OF LAND FOR PURPOSES OTHER THAN THAT FOR WHICH IT IS ORIGINALLY SOLD OR LEASED OUT SHALL NOT BE PERMITTED UNLESS THE SITE IN ANY CASE BE SUB-DIVIDED. SHOULD A CHANGE OR TRANSFER IN OWNERSHIP, TRUST OR MANAGEMENT OCCUR.
 6. SITE COVERAGE:- SINGLE STOREY BLOCK CONSTRUCTS IN THE PORTION OF THE SITE MARKED AS [] IS OPTIONAL, AND IF BUILT SHALL BE FINISHED TO A HEIGHT OF SINGLE STOREY (21' 0") DOUBLE STOREY (28' 0") INCLUSIVE OF PARAPET MEASURED ABOVE THE PLINTH LEVEL.
 7. OPEN COURTYARDS AND TERRACES OF SUCH COURTYARDS CONFORMS TO THE PROVISIONS OF PUNJAB CAPITAL DEVELOPMENT AND REGULATION ACTS, 1952 AND RULES MADE THERE UNDER.
 8. THE PLAN STOREY BLOCK SHOWN THIS [] SHALL BE GOVERNED BY THE ARCHITECTURAL CONTROL SHEETS BEARING DRG. No. 13 TO 15 OF JOB No. 451 CONSTRUCTION OF THIS BLOCK IS COMPLEXY AND SHALL BE BUILT IN ONE GO. F.A.R.:- THE F.A.R. FOR THE PROPOSED BUILDING BLOCKS IN THE ADDITIONAL ALLOTTED LAND (130' 0" WIDE) SHALL NOT EXCEED 75% OF THE ADDITIONAL ALLOTTED LAND AREA (33.460' 0" APP) COV. AREA ON ALL FLOORS) F.A.R. = TOTAL COV. AREA ON ALL FLOORS X 100 / TOTAL PLOT AREA
 9. THE PERMISSIBLE COV. AREA FOR ADDITIONAL SITE (i.e. 130' 0" WIDE) CALCULATED ON THE BASIS OF F.A.R. 75% OF ADDITIONAL SITE AREA IS ALLOWED TO BE CONST. AS PER ARCHITECTURAL CONTROL SHEETS, ZONING AS SHOWN IN THIS DRG. A PART OF PERMISSIBLE COV. AREA FOR ADDITIONAL LAND ALSO FALLS IN THE EARLIER ALLOTTED SITE. HOWEVER, THERE SHALL NOT BE ANY CHANGE IN THE F.A.R. OF EARLIER ALLOTTED SITE ON WHICH ALREADY APPROVED ARCH. CONTROL SHEETS ARE APPLICABLE.
 10. BAN ON SUB-DIVISION OF SITE:- THE SITE, AS SHOWN ON THIS PLAN SHALL NOT BE SUB-DIVIDED UNDER ANY CIRCUMSTANCES WHATSOEVER.
 11. HEIGHTS:- THE FINISHMENT LEVEL TO BE 1076 FOR THE PROPOSED PLOT.
 12. THE PLINTH LEVELS OF ALL THE BUILDINGS ON ALL PLOTS SHALL BE KEPT 1' 0" ABOVE THE FORMATION LEVEL i.e. 1077.
 13. DETAIL OF GLAZING, AERATOR ETC. ON THE ALL FACADES OF FOUR STOREYED, TWO STOREYED AND SINGLE STOREYED BLOCKS SHALL BE PREPARED AND GOT APPROVED FROM THE CHIEF ADMINISTRATOR PRIOR TO THE EXECUTION OF WORK AT SITE.
 14. ARCHITECTURAL CONTROL:- FACADES OF FOUR STOREYED BUILDING ALONG WITH THE COMPULSORY BUILDING LINES AND THE STEEL SHUTTERING PATTERN SHALL BE IN ACCORDANCE WITH THE ARCHITECTURAL CONTROL AS ILLUSTRATED ON DRG. No. 14 & 15 OF JOB No. 451 FOR THE PARTICULAR HEIGHT ZONE.
 15. THE FACADE WORK SHALL BE FINISHED TO THE ENTIRE SATISFACTION OF THE CHIEF ADMINISTRATOR OR HIS ARCHITECTURAL REPRESENTATIVE.
 16. THE SINGLE STOREY STOREYED BLOCK SHALL BE FINISHED IN EXPOSED BRICK WORK OR EXPOSED CONCRETE WITH SHUTTERING PATTERN, OR BOTH AS THE CASE MAY BE, IN HARMONY WITH EXISTING BUILDINGS.
 17. FAIR FACED BRICK WORK WITH DEEP GUT POINTING IN LIME AND SLURKH MORTAR SHALL BE PROVIDED AND NO COLOURING MATTER IS TO BE USED.
 18. PERMISSION FOR ANY DEVIATION/MODIFICATION OR ALTERATION IN THE FACADE MAY BE OBTAINED FROM THE CHIEF ADMINISTRATOR PRIOR TO THE EXECUTION OF BUILDING AT SITE. THE INTERNAL STRUCTURAL SYSTEM AND ITS STABILITY SHALL BE THE RESPONSIBILITY OF THE OWNER. SIZE OF EXTERNAL FACADE COLUMNS CANNOT BE CHANGED.
 19. TOILETS, IF DERIVE LIGHT AND VENTILATION THROUGH DUCTS, THE SIZE OF THE DUCTS SHALL BE OF PERMISSIBLE SIZE UNDER BUILDING BYE LAWS.
- NOTE:- THIS DRAWING HAS BEEN COMPUTERISED ON 06-10-09 FROM DRG. No. 12 JOB No. 451
- CONTD.



APPROVAL OF THE CHIEF ADMINISTRATOR RECEIVED VIDE HIS OFFICE MEMO No. 21/1/03. LTT/03. 2000 11/03. DATED: 15-12-2000

Sd/-
CHIEF ADMINISTRATOR
CHANDIGARH ADMINISTRATION

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 HIS/HERS INTERPRETATION WILL OVERRULE THE DIGITIZED FORMAT.

10. ALL SERVICES SUCH AS WATER TANKS, SOLAR WATER TANKS, COOLING TOWERS FOR AIR-CONDITIONING, DISH ANTENNA AND OTHER DEVICES OF NON-CONVENTIONAL ENERGY SOURCES SHALL BE LAID WITH IN A SERVICE ZONE COMPRISING OF SPACE ON TERRACE 10' 0" AWAY FROM THE PARAPET WALL ON THE SIDE AND THE HEIGHT OF THE SAME SHALL BE RESTRICTED TO 10' 0" FROM THE TERRACE LEVEL.
11. PROVISION OF LIFT IS NOT COMPULSORY. PROVISION OF MACHINE ROOM FOR LIFT, IF PROVIDED, SHALL BE MADE WITH IN THE PERMISSIBLE HEIGHT OF THE BLDG. I.e. MACHINE ROOM SHALL NOT BE PROVIDED ON THE TERRACE FLOOR.
12. THE DESIGN FOR BOUNDARY WALL, GATE IF PROVIDED SHALL BE THE SAME AS PER THE EXISTING ONE.
13. DESIGN AND SUPERVISION:- (a) THE DESIGN SHALL BE PREPARED BY A DULY QUALIFIED ARCHITECT IN CONSULTATION WITH THE CHIEF ADMINISTRATOR AND THE WORK EXECUTED UNDER THE SUPERVISION OF THE SAME ARCHITECT OR ANOTHER DULY QUALIFIED ARCHITECT, BUT IN CASE OF ANOTHER ARCHITECT, PERMISSION TO SUPERVISE THE EXECUTION MUST BE TAKEN FROM THE CHIEF ADMINISTRATOR BEFORE COMMENCEMENT OF HIS DUTIES.
14. THE BUILDING PLANS FOR A BLDG. TO BE ERECTED OR RE-ERECTED ON ANY OF THE SITES SHOWN ON THIS PLAN SHALL BE ACCOMPANIED BY DRAWN TO A SCALE AS PRESCRIBED IN THE BUILDING BYE LAWS SHOWING THE FULL ELEVATIONS ANY TYPICAL SECTIONS OF EACH FACADE OR PART THEREOF, AS RUN ALONG THE COMPULSORY BUILDING LINES.
15. NO DOWN PIPES, WASTE PIPES, VENT PIPES ETC AND THE WATER STORAGE TANKS ON TERRACE SHALL BE EXPOSED TO VIEW ON THE FACE OF THE BUILDING BUT SHALL BE SUITABLY ENCASD.

S.No.	DESCRIPTION	DATE	SIGN
REVISIONS			

Sd/- SARBJEET SINGH SANDHU
1-11-2000
CHIEF ARCHITECT.

Sd/- RENU SAIGAL
1-11-2000
SENIOR ARCHITECT.

Sd/-
1-11-2000
ASSTT. ARCHITECT.

OFFICE OF THE
CHIEF ARCHITECT & SECY.
U.T. CHANDIGARH.

SCALE = 3/8" TO AN INCH

DRAWN BY	JOB No.	DRG. No.
RHARAT	451	12

CHECKED BY

ARCHITECTURAL CONTROL SHEET
FOR COMMERCIAL STRIP ON
DAKSHIN MARG SECTOR 29-C, CHD
(ADDITIONAL SITE-ALLOTTED TO
TRIBUNE TRUST)

LAYOUT PLAN