

DEPARTMENT OF ARCHITECTURE CHANDIGARH PB.

PRELIMINARY
 (a) THIS ZONING PLAN AND ARCHITECTURAL CONTROL SHEETS ARE ISSUED IN EXERCISE OF THE POWERS CONFERRED BY SECTION 4 OF THE CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) ACT 1952 AND IS TO BE READ IN CONJUNCTION WITH THE BUILDING RULES MADE UNDER THE SAID ACT.
 (b) THIS ZONING PLAN IS TO BE READ WITH THE LAYOUT PLAN DRAWING No. 1, JOB No. 501 ARCHITECTURAL CONTROL SHEETS AND OTHER DETAILS.

SITE COVERAGE
 (a) THE MAXIMUM PERMISSIBLE COVERED AREA ON ANY OF THE SITES SHALL NOT EXCEED THE AREA HATCHED AND CROSS HATCHED ON THIS PLAN FOR THAT PARTICULAR SITE.
 (b) OPEN COURT OR COURTS OF ANY SHAPE INSIDE THE SINGLE STOREY ZONE ARE PERMISSIBLE PROVIDED THAT NO SUCH COURT YARD IS LESS THAN 15'-0" WIDE AT ITS NARROW PORTION.
 (c) PORCHES MAY BE ALLOWED PROVIDED THESE ARE BUILT AS AN STRUCTURES AND ARE WITHIN THE INDICATED RESERVATION.

TYPE OF BUILDINGS PERMITTED
 TYPE OF BUILDINGS PERMITTED TO BE ERRECTED ON THE SITE SHALL BE BUILDINGS DESIGNED AND INTENDED TO BE USED FOR THE SPECIFIC PURPOSES FOR WHICH THE SITE HAS BEEN SOLD OR BASED OUT TO THE ALLOTTEES OR FOR USE AS MAY BE DEFINED OR AMPLIFIED BY THE CHIEF ADMINISTRATOR AND THEIR USE FOR ANY OTHER PURPOSE IS PROHIBITED. BUILDING PERMITTED TO BE ERRECTED OR RE-ERRECTED 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 / CHIEF ARCHITECT.

HEIGHTS
 (a) THE PLINTH LEVEL SHALL BE AS FIXED BY THE CHIEF ADMINISTRATOR FOR EACH BLOCK.
 (b) EACH BLOCK IS DIVIDED INTO TWO HEIGHT ZONES AS UNDER:

S.No.	INDICATION	HEIGHT ZONE	REMARKS
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| 1. | | SINGLE STOREY | COMPULSORY TO A HEIGHT OF 15'-9" INCL USIVE OF PARAPETS ETC. WITH COURT YARDS AS NECESSARY. |
| 2. | | SIX STOREY | COMPULSORY WHEN BUILT SHALL BE REALISED COMPLETELY IN ONE OPERATION TO A HEIGHT OF 86'-1" AS IN DRAWING Nos. 3 & 4, JOB No. 501. |

(c) ALL THE HEIGHT ZONES MUST BE RESTRICTED TO THEIR RESPECTIVE COMPULSORY BUILDING LINES SHOWN ON THIS PLAN.

BUILDING LINES AND ARCHITECTURAL CONTROL
 (a) BUILDING LINES SHOWN IN THICK LINES ON THE PLAN FOR VARIOUS HEIGHT ZONES ARE COMPULSORY AND THE BUILDINGS MUST COME UP TO THEM.
 (b) FACADES OF BUILDINGS ALONG THESE COMPULSORY BUILDING LINES SHALL BE IN ACCORDANCE WITH THE ARCHITECTURAL CONTROL AS ILLUSTRATED ON DRAWING No. 3, JOB No. 501 FOR THE PARTICULAR HEIGHT ZONE.
 (c) ANY DEVIATION OR MODIFICATION OR ALTERATION IN THE FACADE MAY BE PERMITTED BY THE CHIEF ADMINISTRATOR. SUCH PERMISSION MUST BE OBTAINED PRIOR TO STARTING BUILDING OPERATION ON THE SITE.

BOUNDARY WALLS: (a) WALLS OF SPECIFICATIONS AND DESIGN "B" AS SHOWN ON DRAWING No. S/1 SHALL BE BUILT ALONG BOUNDRIES NOT COVERED BY BUILDING.
 (b) THE CURVATURE OF BOUNDARY WALLS ALONG WITH THE RADI INDICATED ON THIS PLAN AND ILLUSTRATED IN DRAWING S/1.

(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 OR FROM THE LEVEL OF THE GROUND ADJOINING THE OUTSIDE OF THE WALL.

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 OR BY ANOTHER DULY QUALIFIED ARCHITECT.
 (b) THE BUILDING PLANS FOR A BUILDING TO BE ERRECTED OR RE-ERRECTED ON ANY OF THE SITES SHOWN ON THIS PLAN SHALL BE PREPARED TO A SCALE OF 4 FT. TO AN INCH AND SHALL SHOWN IN DETAIL THE FULL ELEVATIONS AND TYPICAL SECTIONS OF FACADES AS RUN ALONG THE COMPULSORY BUILDING LINES.

(c) NO DOWN PIPES WASTE PIPES, VENT PIPES, WATER PIPES ETC. AND THE WATER STORAGE TANKS ON TERRACE SHALL BE EXPOSED TO VIEW ON THE FACE OF THE BUILDING BUT SHALL BE SUITABLY ENCASED.

NOTE:
 THIS DRAWING HAS BEEN COMPUTERISED ON 27-08-10 FROM DRG. No. 3, JOB No. 501

SCALE: 3/2" TO AN INCH DRG. No. 3 JOB No. 501

DRAWN	CHECKED	DATE
Sd/		30-9-1984

ARCHITECTURAL CONTROL SHEET FOR THE DEVELOPMENT OF COMMERCIAL OFFICE ACCOMMODATION ALONG JAN MARG SECTOR 9

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.

Sd/ 3-10-64 ARCHITECT
 Sd/ 3-10-64 SENIOR ARCHITECT
 Sd/ 10-11-64 CHIEF ARCHITECT & TOWN PLANNING ADVISOR
 Sd/ 2-1-65 CHIEF ADMINISTRATOR

