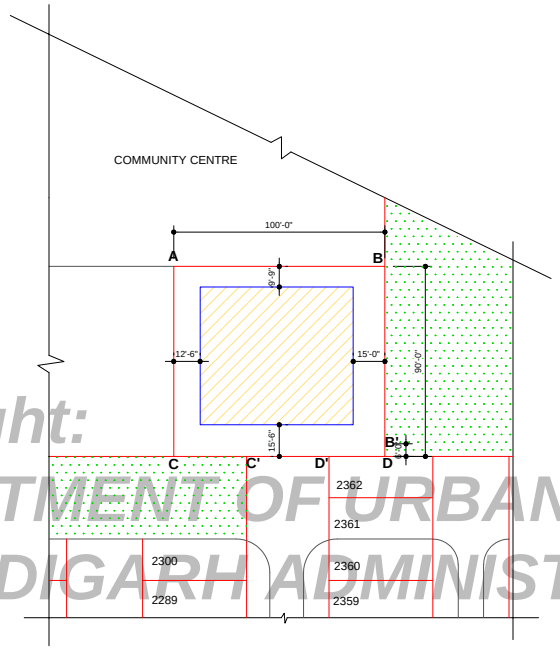

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DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMINISTRATION

1. SIZE OF THE SITE :-

THE SITE OF " SH. SANATAN DHARAM SABHA" IN SECTOR 45-C SHALL BE 'ABCD' AS SHOWN ON THIS PLAN. THE AREA OF THE SITE SHALL BE 9000.00 SQ.FT.(1000.00 SQ. YDS.).

2. TYPE OF BUILDINGS PERMITTED :-

THE TYPE OF BUILDINGS PERMITTED ON THE SITE FOR " SH. SANATAN DHARAM SABHA " SHALL BE FOR 'RELIGIOUS PURPOSES' ONLY AND THEIR USE FOR ANY OTHER PURPOSE IS PROHIBITED. BUILDINGS FOR 'RELIGIOUS PURPOSES' SHALL MEAN A BUILDING OR BUILDINGS DESIGNATED AND INTENDED TO BE USED FOR PUBLIC WORSHIP AND INCLUDE INSTITUTION OR BUILDINGS DESIGNED FOR THE PURPOSE OF SOCIAL INTER COURSE ASSOCIATED WITH THE MAIN RELIGIOUS BUILDING.THE RESIDENCE OF THE PRIEST OR THE CARE TAKER. IF BUILT SHALL NOT TOGETHER EXCEED 15% OF THE TOTAL PERMISSIBLE AREA OF THE SITE COVERAGE. THE BUILDING CONSTRUCTED ON THE SITE SHALL BE DEDICATED TO THE MANAGEMENT OF " SH. SANATAN DHARAM SABHA" AND IT SHALL NOT REMAIN THE SOLE PROPERTY OF THE DONORS TO BE CONVERTED BY THEM LATER ON TO ANY PERSONAL USE. THE BUILDINGS CONSTRUCTED ON THE SITE SHALL BE OPEN TO ALL AND THEIR USE WOULD NOT BE RESTRICTED TO ANY PARTICULAR SECT OR COMMUNITY.

3. LAND USE :-

THE SITE SHALL BE USED FOR THE CONSTRUCTION OF RELIGIOUS BUILDINGS ONLY BY THE ALLOTTEES AND CHANGE IN THE USE OF LAND FOR PURPOSES OTHER THAN THAT FOR WHICH THE SITE IS ALLOTTED SHALL NOT BE PERMITTED IN ANY CASE.

4. SPECIAL AREA:-

THE SITE FOR " SH. SANATAN DHARAM SABHA" IS DECLARED AS A 'SPECIAL AREA' AND THE DESIGN OF THE BUILDINGS TO BE ERECTED THEIR UPON SHALL BE PREPARED BY A DULY QUALIFIED ARCHITECT IN CONSULTATION WITH THE CHIEF ARCHITECT U.T. CHANDIGARH AND THE WORK SHALL BE EXECUTED UNDER THE SUPERVISION OF THE SAME ARCHITECT OR ANY OTHER DULY QUALIFIED ARCHITECT.

5. SITE COVERAGE & FLOOR AREA RATIO:-

(a) THE BUILDING SHALL BE PERMITTED WITHIN THE PORTION OF THE SITE MARKED AS ▨ ON THIS PLAN AND NO WHERE ELSE.

(b) THE MAXIMUM AREA THAT MAY BE BUILT AT THE GROUND FLOOR LEVEL SHALL NOT EXCEED 3600.00 SQ.FT. (400.00 SQ.YDS) i.e. 40% OF THE AREA OF THE SITE.

(c) F.A.R (FLOOR AREA RATIO) SHALL NOT EXCEED 1.00.

NOTE:-THE TERM " FLOOR AREA RATIO" SHALL MEAN THE RATIO OF THE TOTAL BUILT UP AREA OF THE BUILDING ON ALL FLOORS TO AREA OF THE SITE.

6. HEIGHT:-

(A) PLINTH HEIGHT OF THE BUILDING SHALL BE A MINIMUM OF 0.30MTS.(1'0") ABOVE THE CENTRE OF THE FINISHED LEVEL OF THE STREET ABUTTING THE BOUNDARY WALL MARKED '

(B)THE MAXIMUM PERMISSIBLE HEIGHT OF BUILDINGS CONSTRUCTED IN THE PERMISSIBLE BUILDING ZONE MARKED AS ▨ ON THIS PLAN SHALL BE 10.97MTS. (36'0") INCLUSIVE OF THE PARAPET AND THE MAXIMUM NUMBER OF STOREYS THAT MAY BE BUILT WITHIN THE HEIGHT OF 10.97MTS.(36'0")SHALL NOT EXCEED THREE.

(C) ANY HEIGHT IN EXCESS OF 10.97MTS.(36'0") REQUIRED FOR PURPOSES OF BELFRY, DOME, MINARET, SPIRE, SHIKHARA, KALASA OR ANY OTHER ARCHITECTURAL FEATURES SHALL BE SUBJECT TO WAIVER BY THE CHIEF ADMINISTRATOR.

7. BOUNDARY WALLS:-

(A) BOUNDARY WALLS ALONG BOUNDARIES OF THE SITE MARKED AS ' ABCD' ON THIS PLAN SHALL BE OF THE SPECIFICATIONS AND TYPE DESIGN 'B' AS SHOWN ON DRG. NO. S/5 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

(B) THE HEIGHT AS APPLIED TO BOUNDARY WALL SHALL MEAN THE VERTICAL MEASURMENT OF THE WALL FROM THE CENTRE OF THE FINISHED LEVEL OF THE STREET TO WHICH THE SITE HAS AN ACCESS.

(C) IN CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF A WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT AT NO POINT A HEIGHT OF MORE THAN 0.60MTS.(2'0") ABOVE THE PRESCRIBED HEIGHT SHALL BE PERMITTED.

(D) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF THE SITE SHALL BE IN ACCORDANCE WITH THE RADII INDICATED ON THIS PLAN AND ILLUSTRATED ON DRG. NO. S/5 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

8. GATE POSTS WITH GATES:-

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

(B) ONLY ONE GATE WITH GATE POSTS SHALL BE ERECTED ALONG THE PORTION OF BOUNDARY MARKED " C'D' " ON THIS PLAN.

(C) ONE WICKET GATE OF DESIGN G-1 SHOWN ON DRG. NO. S/5 AVAILABLE FROM THE CHIEF ARCHITECT MAY HOWEVER BE PERMITTED ALONG THE BOUNDARY MARKED " B'D " ON THIS PLAN.

9. BAR ON SUB-DIVISION OF SITE:-

THE SITE FOR " SH. SANATAN DHARAM SABHA " AS SHOWN ON THIS PLAN SHALL NOT BE SUB-DIVIDED UNDER ANY CIRCUMSTANCES WHAT-SO-EVER.

10. PARKING:-

ADEQUATE PARKING SPACE SHALL BE PROVIDED WITHIN THE SITE OF " SH. SANATAN DHARAM SABHA ". THE TOTAL AREA OF SUCH PARKING LOTS SHALL NOT BE LESS THAN 20% OF THE AREA OF THE SITE.

11. DUST BIN:-

THE DUST BIN SHALL BE OF SIZE, SPECIFICATION AND DESIGN AS SHOWN IN DRG. NO. S/6 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

12. BASEMENT:-

(A) BASEMENT STOREY IS OPTIONAL AND IT SHALL NOT BE INCLUDED IN THE F.A.R.

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

(C) THE BASEMENT IF CONSTRUCTED, SHALL BE USED FOR STORAGE, PARKING, AIR-CONDITIONING PLANT AND OTHER NON-HABITABLE PURPOSES ONLY. ITS CLEAR HEIGHT FROM THE FINISHED FLOOR LEVEL TO BOTTOM OF THE BASEMENT JOISTS SHALL BE 2.29MTS. (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 OF 1CM.= 25CMS. AND SHALL ACCOMPANY THE BUILDING APPLICATION.

(B) WATER STORAGE TANKS AND OTHER PLUMBINGS ETC. SHALL NOT BE EXPOSED TO PUBLIC VIEW ON ANY FACE OF THE BUILDINGS BUT SHALL BE SUITABLY ENCASED.

(C) NO APPLIED DECORATIONS LIKE INSCRIPTIONS, CROSSES, NAME OF PERSONS OR BUILDINGS ARE PERMITTED ON ANY EXTERNAL FACE OF THE BUILDING.

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

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

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

(G) THE BUILDING SHALL BE DESIGNED FOR APPROPRIATE SEISMIC LOAD, ALLDEAD & LIVE LOADS. WIND PRESSURE ETC. IN ALL CASES,NORMAL STRENGTHENING TO RESIST DISTRESS DURING EARTH QUAKES ETC.

DEPARTMENT OF URBAN PLANNING CHANDIGARH ADMN.

THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO.35 JOB NO. 103 DATED 15.4.04 AND PREPARED ON 15.4.04

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

NOTE:
THIS DRAWING HAS BEEN DULY APPROVED AND SIGNED BY THE CHIEF ADMISNISTRATOR VIDE HIS OFFICE MEMO NO. 21/1/272 -UTFI (3)-2004/2652 DATED 5.05.2004

S.ANAND
A.T.P

Sd/-
CHIEF ADMINISTRATOR

Sd/- CHIEF ARCHITECT	Sd/- SENIOR TOWN PLANNER
Sd/- DIVISIONAL TOWN PLANNER	Sd/- ASSTT. TOWN PLANNER

DRAWN BY: HARISH	CHECKED BY: ROMA

SCALE= 24'-0" TO AN INCH

DRG. NO.: 35	JOB NO.: 103	DATE: 15.4.2004

ZONING PLAN OF SHRI SANATAN DHARAM SABHA SECTOR 45-C

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