



1. THE SIZE OF THE SITE:

THE SITE OF KENDRIA VIDALAYA SANGATHAN IN SECTOR 33C SHALL BE " ABCDE" AS SHOWN ON THIS PLAN. THE AREA OF THE SITE SHALL BE 42207.867 SQ FT.(4693.763 SQ.YDS.)

2. TYPE OF BUILDINGS PERMITTED:

(A) THE TYPE OF BUILDINGS PERMITTED ON THE SITE SHALL BE FOR TEACHERS TRAINING CENTRE FOR KENDRIA VIDYALAYA ONLY AND THEIR USE FOR ANY OTHER PURPOSE SHALL NOT BE PERMITTED.
(B) TEACHER TRAINING CENTRE SHALL MEAN A BUILDING OR BUILDINGS DESIGNED AND INTENDED TO BE USED FOR IMPARTING TRAINING TO IN SERVICE TEACHERS IN ADVANCEMENT OF KNOWLEDGE. IT SHALL INCLUDE LECTURE HALLS, AUDITORIUM, EXHIBITION HALL, LIBRARY, OFFICE BUILDING, CANTEN ETC. IT CAN ALSO INCLUDE A HOSTEL, RESIDENCE FOR CHOWKIDAR AND CARETAKER OR ANY SUCH ANCILLARY OR APPURTENMENT BUILDINGS CONNECTED WITH THE FUNCTIONS OF THE TEACHER TRAINING CENTRE OR ANY OTHER COMPONENT BUILDING OR STRUCTURES AS MAY BE APPROVED BY THE CHIEF ARCHITECT WHICH SHALL NOT EXCEED 40% OF THE PERMISSIBLE COVERED AREA OF THE SITE.
(C) THE BUILDING CONSTRUCTED ON THE SITE SHALL BE DEDICATED TO KENDRIA VIDYALAYA SANGATHAN AND IT SHALL NOT REMAIN THE SOLE PROPERTY OF THE DONORS TO BE CONVERTED BY THEM LATER ON TO ANY PERSONEL USE. THE BUILDINGS CONSTRUCTED ON THE SITE SHALL BE OPEN TO ALL AND THEIR USE WOULD NOT BE RESTRICTED TO ANY PARTICULAR SECTOR COMMUNITY.

3. LAND USE:

THE SITE SHALL BE USED FOR THE CONSTRUCTION OF "KENDRIA VIDALAYA SANGATHAN" ONLY AND CHANGE IN THE USE OF LAND FOR PURPOSES OTHER THAN FOR WHICH THE SITE IS ALLOTTED SHALL NOT BE PERMITTED IN ANY CASE.

4. SPECIAL AREA:

THE SITE FOR "KENDRIA VIDALAYA SANGATHAN" IS DECLARED AS A "SPECIAL AREA" AND THE DESIGN OF THE BUILDINGS TO BE ERCTED THERE UPON SHALL BE PREPARED BY A 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 QUALIFIED ARCHITECT.

5. SITE COVERAGE AND FLOOR AREA RATIO:

(A) THE BUILDINGS SHALL BE PERMITTED WITH IN THE PORTION OF THE SITE MARKED AS XXXXXX ON THIS PLAN AND NO WHERE ELSE.
(B) THE MAXIMUM AREA THAT MAY BE BUILT AT GROUND FLOOR LEVEL SHALL NOT EXCEED 1875.90 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 BUILDINGS ON ALL FLOORS TO THE AREA OF THE SITE.

6. HEIGHT:

(A) PLINTH HEIGHT OF THE BUILDINGS SHALL BE A MINIMUM OF 3.0 METRES (10'-0") ABOVE THE CENTRE OF THE FINISHED LEVEL OF THE STREET ABUTTING THE BOUNDARY MARKED AS "CE,AE" ON THIS PLAN. XXXXXX
(B) THE MAXIMUM PERMISSIBLE HEIGHT OF THE BUILDINGS CONSTRUCTED IN THE PERMISSIBLE BUILDING ZONE MARKED AS ON THIS PLAN SHALL BE 35'-0"(10.67M) INCLUSIVE OF THE PARAPET AND THE MAXIMUM NUMBER OF STOREYS THAT MAY BE BUILT WITHIN THE HEIGHT OF SHALL NOT EXCEED THREE.

7. BOUNDARY WALLS:

(A) BOUNDARY WALLS ALONG BOUNDARIES OF THE SITE MARKED AS " ABCDE " ON THIS PLAN SHALL BE OF THE SPECIFICATIONS AND DESIGN "B" AS SHOWN ON DRG NO.8/6 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION
(B) 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 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 SHALL A HEIGHT OF MORE THAN 0.6 METRES (2'-0") ABOVE THE PRESCRIBED HEIGHT SHALL BE PERMITTED.
(D) THE CURVATURE OF THE BOUNDARY WALL ALONG CORNERS OF THE SITE SHALL BE IN ACCORDANCE WITH RADI INDICATED ON THIS PLAN AND ILLUSTRATED ON DRG NO.8/6 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

8. GATE POSTS AND GATES:

(A) GATE POSTS AND GATES SHALL BE OF ONE OF THE TYPE, DESIGN AND SPECIFICATIONS SHOWN ON DRAWING NO.8/6 READ WITH 8/6 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.
(B) ONLY ONE GATES WITH GATEPOSTS SHALL BE ERCTED ALONG THE BOUNDARY WALL MARKED AS "DE" ON THIS PLAN.
(C) ONE WICKET GATE "OF DESIGN G-1" AS SHOWN ON DRG. NO.8/6 AVAILABLE FROM THE CHIEF ARCHITECT, MAY HOWEVER BE PERMITTED ALONG BOUNDARY MARKED AS "AE" ON THIS PLAN.

9. BAR ON SUB-DIVISION OF SITE:

THE SITE FOR "KENDRIA VIDALAYA SANGATHAN" AS SHOWN ON THIS PLAN SHALL NOT BE SUB-DIVIDED UNDER ANY CIRCUMSTANCES, WHAT SO EVER.

10. PARKING:

ADEQUATE PARKING FACILITIES SHALL BE PROVIDED WITHIN THE SITE OF "KENDRIA VIDYALAYA SANGATHAN". 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 THE SIZE, SHAPE, SPECIFICATIONS AND DESIGN AS SHOWN ON DRAWING NO.8/6 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 BASEMENT STOREY SHALL NOT EXCEED THE AREA OF THE SITE COVERAGE OF THE BUILDING OF WHICH IT FORMS A PART AND IT SHALL BE ALLOWED ONLY BELOW THE GROUND FLOOR OF THE BUILDING.
(C) BASEMENT IF CONSTRUCTED, SHALL BE USED FOR STORAGE, PARKING, AIR CONDITIONING PLANT, LIFT WELL AND OTHER SUCH NON HABITABLE PURPOSES ONLY. ITS CLEAR HEIGHT FROM THE FINISHED FLOOR LEVEL TO BOTTOM OF THE BASEMENT JOISTS SHALL BE 7'-0" MINIMUM ONLY.

13. PROTECTED TREES:

TREES MARKED AS X ON THIS PLAN SHALL BE DEEMED TO BE PROTECTED TREES UNDER THE 'CHANDIGARH TREES PRESERVATION ORDER, 1962.

14. WIDTH AND SLOPE OF RAMP:

(A) THE CLEAR WIDTH OF THE RAMP LEADING TO THE BASEMENT SHALL BE 4.00M WITH AN ADEQUATE SLOPE NOT STEEPER THAN 1:10.
(B) SEPARATE ENTRY / EXIT OF RAMPS IN THE BASEMENT SHOULD BE PROVIDED.
(C) ADEQUATE ARRANGEMENT SHALL BE MADE SO THAT SURFACE DRAINAGE DOES NOT ENTER THE BASEMENT.
(D) ACCESS TO THE BASEMENT SHALL BE SEPARATE FROM THE MAIN AND ALTERNATIVE STAIR CASE PROVIDING ACCESS AND EXIT FROM HIGHER FLOORS. WHERE THE STAIRCASE IS CONTINUOUS IN THE CASE OF BUILDINGS SERVED BY MORE THAN ONE STAIR CASE, THE SAME SHALL BE OF ENCLOSED TYPE SERVING AS A FIRE SEPARATION FROM THE BASEMENT FLOOR AND HIGHER FLOORS.
(E) THE RAMP SHALL BE OF NON SLIPPERY SURFACE.

15. BUILDING BYE LAWS:

THE CONSTRUCTION OF BUILDINGS/BUILDINGS SHALL BE GOVERNED BY THE BUILDING RULES PROVIDED IN PART 4 TO PART V OF THE PUNJAB CAPITAL DEVELOPMENT & REGULATIONS BUILDING RULES, 1962 ON THE POINTS WHERE SUCH RULES ARE SILENT AND STIPULATE NO CONDITION OR NORMS, BUILDING BYLAWS ISSUED BY N.B.C.(NATIONAL BUILDING CODE OF INDIA) SHALL BE FOLLOWED.

16. 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 1/8"=1'-0" AND SHALL ACCOMPANY THE BUILDING APPLICATION.
(B) WATER STORAGE TANKS AND OTHER PLUMBING ETC. SHALL NOT BE EXPOSED TO VIEW ON ANY FACE OF THE BUILDING BUT SHALL BE SUITABLY ENCASED.
(C) THE BUILDING DESIGNS FOR MINIMUM OF 90% OF THE PERMISSIBLE COVERED AREA SHALL BE SUBMITTED AS A WHOLE AND NOT IN PARTS.
(D) NO APPLIED DECORATIONS LIKE INSCRIPTIONS, CROSSES, NAME OF PERSONS OR BUILDINGS ARE PERMITTED ON ANY EXTERNAL FACE OF THE BUILDING.
(E) PROVISIONS SHOULD BE MADE FOR BARRIER FREE ENVIRONMENT FOR PHYSICALLY DISABLED.
(F) THE BUILDING SHALL BE DESIGNED FOR APPROPRIATE SEISMIC LOAD, ALL DEAD AND LIVE LOAD, WIND PRESSURE ETC. IN ALL CASES, NORMAL STRENGTHENING TO RESIST DISTRESS DURING EARTH QUAKES SHALL BE PROVIDED.
(G) THE ROOF TOP RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AND SHALL BE MADE OPERATIONAL ALL THE TIMES AS APPROVED BY S.E.PUBLIC HEALTH CHANDIGARH ADMN.

NOTE:
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRG NO. 35, JOB NO. 61 DATED 3-5-04

JORAWAR SINGH ROMA DALJIT SINGH
PREPARED BY CHECKED BY A.T.P

NOTE:
THIS DRAWING HAS BEEN APPROVED AND SIGNED BY THE CHIEF ADMINISTRATOR VIDE HIS MEMO NO. 21 / 1 / 220 - UTF(3) - 2004 / 2665 DT 30-04-04

DALJIT SINGH
A.T.P

Sd/- CHIEF ADMINISTRATOR

Sd/- CHIEF ARCHITECT

Sd/- SENIOR TOWN PLANNER

Sd/- MUNICIPAL TOWN PLANNER

Sd/- ASSTT. TOWN PLANNER

DRAWN BY: JORAWAR SINGH

CHECKED BY: ROMA

SCALE = 24'-0" TO AN INCH.

DRG. NO. 35

JOB NO. 61

DATE: 3.3.04

ZONING PLAN OF
KENDRIA VIDYALAYA
SANGATHAN IN
SECTOR- 33C
CHANDIGARH.

INDICATING THE DIRECTIONS OF THE CHIEF ADMINISTRATOR ISSUED UNDER THE CAPTOL OF PUNJAB (DEVELOPMENT & REGULATION) ACT, 1962.