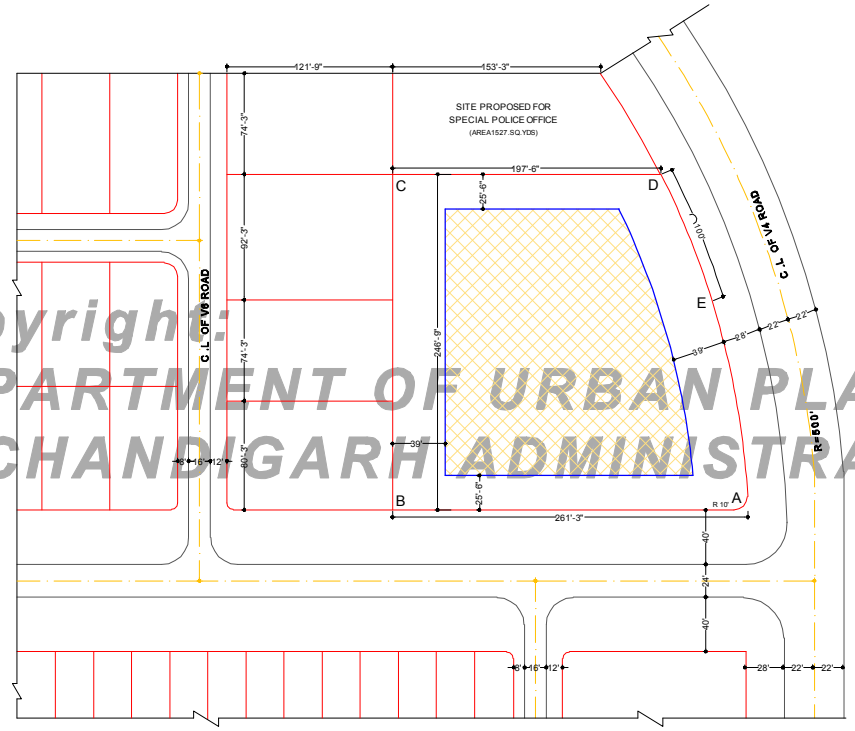

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DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMINISTRATION

1. THE SITE :-
THE SITE FOR "BABA MAKHAN SHAH LABANA FOUNDATION" SHALL BE "ABCDE " AS SHOWN ON THIS PLAN. THE TOTAL AREA OF THE SITE SHALL BE 6548.25 SQ. YDS.

2. TYPE OF BUILDING PERMITTED :-
A. THE TYPE OF BUILDINGS PERMITTED ON THE SITE SHALL BE CULTURAL ONLY AND THEIR USE FOR ANY OTHER PURPOSE SHALL BE PROHIBITED.
B. THE "CULTURAL BUILDING" SHALL MEAN A BUILDING OR BUILDINGS DESIGNED AND INTENDED TO BE USED WHOLLY OR PARTLY FOR CONGREGATION FOR THE RECREATION AND SOCIAL PURPOSE AND IT SHALL INCLUDE, AUDITORIUM, PUBLIC LECTURE ROOM, CONFERENCE ROOM, LIBRARY AND A RESIDENCE FOR CHOWKIDAR AND CARETAKER OR ANY SUCH ANCILLARY AND APPURTENANT BUILDINGS CONNECTED WITH THE FUNCTIONS OF CULTURAL BUILDING OR ANY SUCH COMPONENT BUILDINGS OR STRUCTURES AS APPROVED BY THE CHIEF ADMINISTRATOR SHALL ALSO BE ALLOWED.
C. THE BUILDING CONSTRUCTED FOR "BABA MAKHAN SHAH LABANA FOUNDATION" SHALL BE DEDICATED TO "BABA MAKHAN SHAH LABANA FOUNDATION" AND SHALL NOT REMAIN THE SOLE PROPERTY OF THE DONORS TO BE CONVERTED BY THEM LATER FOR ANY PERSONAL USE. THE BUILDINGS CONSTRUCTED ON THE SITE SHALL BE OPEN TO ALL AND THEIR USE WOULD NOT BE RESTRICTED TO ANY PARTICULAR SECTION OR COMMUNITY.

3. LAND USE :-
THE SITE SHALL BE USED FOR "CULTURAL PURPOSES" ONLY BY THE ALLOTTEES AND CHANGE IN THE USE OF LAND OTHER THAN THAT FOR WHICH THE SITE IS ALLOTTED SHALL NOT BE PERMITTED IN ANY CASE.

4. SPECIAL AREA:-
THE SITE FOR "BABA MAKHAN SHAH LABANA FOUNDATION" AS SHOWN ON THIS PLAN IS DECLARED AS A "SPECIAL AREA" AND THE DESIGN OF THE BUILDINGS TO BE ERECTED THERE UPON SHALL BE PREPARED BY A DULY QUALIFIED ARCHITECT IN CONSULTATION WITH THE CHIEF ARCHITECT AND THE WORK SHALL ALSO BE EXECUTED UNDER THE SUPERVISION OF THE SAME ARCHITECT OR ANOTHER DULY QUALIFIED ARCHITECT.

5. SITE COVERAGE AND FLOOR SPACE INDEX :-
A. THE BUILDINGS SHALL BE PERMITTED ONLY WITHIN THE PORTION OF THE SITE MARKED AS ON THIS PLAN AND NOWHERE ELSE.
B. THE MAXIMUM AREA THAT MAY BE BUILT AT THE GROUND FLOOR LEVEL SHALL NOT EXCEED 2357.70 SQ.FT. i.e. 40% OF THE AREA OF THE SITE.
C. F.A.R. (FLOOR AREA RATIO) MAY BE INCREASED FROM 0.4 TO 1.25 SUBJECT TO THE PAYMENT OF ADDITIONAL CHANRGE OF RS. 300/- PER SQ. YDS. HOWEVER, THE USE OF LAND MUST REMAIN IN CONFORMITY WITH THE ALLOTTMENT LETTER.

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 1'-0" (0.30 M) ABOVE THE CENTRE OF THE FINISHED LEVEL OF THE STREET ABUTTING THE BOUNDARY WALL MARKED "DEA" ON THIS PLAN.
B. THE MAXIMUM PERMISSIBLE HEIGHT OF THE BUILDINGS CONSTRUCTED IN THE PERMISSIBLE BUILDING ZONE MARKED AS ON THIS PLAN SHALL BE 48'-9" (14.85 M) INCLUSIVE OF PARAPET.

7. BOUNDARY WALLS :-
A. BOUNDARY WALLS ALONG BOUNDARIES OF THE SITE MARKED " ABCD " ON THIS PLAN SHALL BE OF THE SPECIFICATIONS AND TYPE DESIGN "B" AS SHOWN ON DRAWING NO. S/5 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 PORTION OF ITS LENGTH PROVIDED THAT AT NO POINT A HEIGHT OF MORE THAN 2'-0" (0.60M) ABOVE THE PRESCRIBED HEIGHT SHALL BE PERMITTED.
D. THE CURVATURE OF BOUNDARY ALONG CORNERS OF THE STE SHALL BE IN ACCORDANCE WITH RADII INDICATED ON THIS PLAN AND ILLUSTRATED ON DRAWING NO. S/5 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

8. GATE POSTS AND GATES :-
A. GATE POSTS AND GATE SHALL BE OF THE TYPE DESIGN 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 BOUNDARY WALL MARKED "DE" ON THIS PLAN.
C. ONE WICKET GATE OF DESIGN "G1" SHOWN ON DRG. NO. S/5 AVAILABLE FROM THE CHIEF ARCHITECT, MAY HOWEVER BE PERMITTED ALONG THE BOUNDARY MARKED "AB" ON THIS PLAN.

9. BAR ON SUB-DIVISION OF SITE :-
NO FRAGMENTATION OF THE SITE OR AMALGAMATION OF SITE SHALL BE PERMITTED.

10. DUST BIN :-
THE DUST BIN SHALL BE OF THE SIZE, SHAPE, SPECIFICATIONS, AND DESIGN AS SHOWN ON DRG. NO. S/6 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION.

11. PARKING :-
ADEQUATE PARKING SPACE SHALL BE PROVIDED WITHIN THE SITE OF "BABA MAKHAN SHAH LABANA FOUNDATION" THE TOTAL AREA OF SUCH PARKING LOTS SHALL NOT BE LESS THAN 20% OF THE AREA OF THE SITE.

12. 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 = 25 CM AND SHALL ACCOMPANY THE BUILDING APPLICATION.
B. WATER STORAGE TANKS AND OTHER PLUMBINGS ETC. SHALL NOT BE EXPOSED TO VIEW ON ANY FACE OF THE BUILDINGS BUT SHALL BE SUITABLY ENCASED.
C. STAIR HEADS, WATER STORAGE TANKS, COOLING TOWERS FOR AIR CONDITIONING ETC. AS PER BUILDING BYE LAWS SHALL BE PERMITTED UP TO THE MAXIMUM HEIGHT OF 3.2MTRS.(10'-6") OVER AND ABOVE THE PRESCRIBED HEIGHT OF THE BUILDING. A DETAILED SCHEME FOR THESE PROVISIONS SHALL BE EVOLVED IN CONSULTATION WITH THE CHIEF ARCHITECT, CHANDIGARH ADMINISTRATION. THE SAID STRUCTURES SHALL NOT BE VISIBLE FROM ANY EXTERNAL FACE OF THE BUILDING AND SHALL BE SUITABLY ENCASED / RECESSED AS APPROVED BY THE CHIEF ARCHITECT.
D. THE SMOKE CHIMNEY / FLUE, IF PROVIDED SHALL NOT BE LESS THAN 3'-0" AWAY FROM THE EXTERNAL FACE OF THE BUILDING.
E. ELECTRICAL CONNECTIONS FOR TELEPHONE OR ANY OTHER PURPOSE SHALL BE TAKEN UNDER GROUND THROUGH CONDUITS FROM THE PUBLIC LINES.
F. NO APPLIED DECORATIONS LIKE INSCRIPTIONS, CROSSES, NAME OF PERSONS, OR BUILDINGS ARE PERMITTED ON ANY EXTERNAL FACE OF THE BUILDING.G.
G. NO FURNACE, OIL, COAL OR ANY OTHER FUME PRODUCING MEDIA SHALL BE PERMITTED FOR HEATING PURPOSES.
H. 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 ADMINISTRATION.
I. THE BUILDING SHALL BE DESIGNED FOR APPROPRIATE SEISMIC LOAD, ALL DEAD AND LIVE LOADS, WIND PRESSURE ETC. IN ALL CASES, NORMAL STRENGHTENING TO RESIST DISTRESS DURING EARTH QUAKES ETC.
J. PROVISIONS SHOULD BE MADE FOR BARRIER FREE ENVIRONMENT FOR PHYSICALLY DISABLED.

DEPARTMENT OF URBAN PLANNING, CHANDIGARH ADMN.

NOTE:-
THE CLAUSE W.R.T SITE COVERAGE AND F.S.I HAS BEEN AMENDED AS PER THE APPROVAL OF F.S. CUM CHIEF ADMIMISTRATOR VIDE HIS OFFICE MEMO NO. 21/1/322-UTFI (3)-2006/1548 DTD. 17-3-06.

A.T.P

NOTE:-
THIS DRAWING HAS BEEN APPROVED AND DULY SIGNED BY THE CHIEF ADMINISTRATOR VIDE HIS MEMO NO. 21 / 1/ 322 - UTFI (3) - 2006 / 7803 DT 22-12-06

ROMA
PLANNING OFFICER

DALJIT SINGH
A.T.P

NOTE:-
THIS DRG. SUPERCEDES THE PREVIOUS DRG. NO. 42, JOB NO. 46, DTD 15-5-78

A.T.P

Sd/- CHIEF ADMINISTRATOR	
Sd/- CHIEF ARCHITECT	Sd/- SENIOR TOWN PLANNER
Sd/- ASSTT. TOWN PLANNER	Sd/- DIVNL. TOWN PLANNER
SCALE:- 40 FEET TO AN INCH	
DRAWN BY: ANJALI MONGA	CHECKED BY: ROMA
DRG. NO .67 / JOB NO : 46	DATED : 10.8.06

REVISED ZONING PLAN OF
BABA MAKHAN SHAH LABANA
FOUNDATION, SECTOR 30-A