



Copyright:
DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMINISTRATION

- 1. PRELIMINARY** :- (a) THE DIRECTIONS CONTAINED IN THIS ZONING PLAN ARE ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF THE POWERS CONFERRED UPON HIM US 4 (1) OF THE CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) ACT 1962.
(b) THE REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE ONES CONTAINED IN THE PUNJAB CAPITAL DEVELOPMENT & REGULATION ACT, AND BUILDING RULES 1962 AND OTHER LOCAL ENACTMENTS.
- 2. AREA OF THE SITE** :- THE SITE FOR INFOSYS TECHNOLOGIES LIMITED WILL BE "ABCD" AS SHOWN ON THIS PLAN. THE TOTAL AREA OF THE SITE SHALL BE: 46812.22 SQ.YDS. (88813.60 MTS).
- 3. SITE COVERAGE** :- (a) BUILDINGS SHALL BE PERMITTED ONLY WITHIN THE PORTION OF THE SITE MARKED AS [Hatched Box] ON THIS PLAN AND NO WHERE ELSE.
(b) THE MAXIMUM AREA THAT MAY BE BUILT AT THE GROUND FLOOR SHALL NOT EXCEED 40% OF THE TOTAL AREA OF THE SITE.
(c) F.A.R. FLOOR AREA RATIO (FAR) SHALL BE: 0.4
- NOTE** :- F.A.R. SHALL MEAN THE RATIO OF THE TOTAL BUILT UP AREA OF THE BUILDING ON ALL FLOORS TO THE AREA OF THE SITE.
- 4. TYPE OF BUILDINGS PERMITTED** :- BUILDINGS IN ACCORDANCE WITH THE INFORMATION SERVICES PARK RULES 2002 AMENDED FROM TIME TO TIME AND AS PER TERMS AND CONDITIONS OF ALLOTMENT OF SITE
- 5. LAND USE** :- THE SITE SHALL BE DEVELOPED AND BUILDINGS CONSTRUCTED THERE ON SHALL BE AS INDICATED IN AND EXPLAINED IN THE TABLE BELOW.

NOTATION	LAND USE ZONE	TYPE OF BUILDING PERMITTED/PERMISSIBLE STRUCTURES
[Blue Box]	OPEN SPACE ZONE	OPEN PARKING LOTS APPROACH ROADS ROADSIDE FURNITURE PARKS AND PLAY GROUNDS LANDSCAPING FEATURES UNDER GROUND SERVICES FUEL TANK FOR D.G.S CAN BE PERMITTED IF APPROVED BY THE CHIEF CONTROLLER OF EMPLOYEES NORTH CIRCLE FARMOAD THE SECURITY CABIN GUARD POST SHALL BE PERMITTED AS APPROVED BY THE CHIEF ARCHITECT.
[Hatched Box]	BUILDING ZONE	BUILDINGS AS PER PERMISSIBLE LAND USE IN CLAUSE 4 ABOVE AND USES PERMISSIBLE IN THE OPEN SPACE ZONE.

- 6. SPECIAL AREA** :- THE SITE SHOWN ON THIS ZONING PLAN IS DECLARED AS A SPECIAL AREA AND THE DESIGN OF THE BUILDINGS 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.
- 7. HEIGHT** :- (a) PLINTH HEIGHT OF THE BUILDING/BUILDINGS SHALL BE AS APPROVED BY THE CHIEF ARCHITECT, DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION.
(b) THE MAXIMUM HEIGHT OF THE BUILDING / BUILDINGS TO BE CONSTRUCTED SHALL BE 74'3" (22.7896) INCLUSIVE OF THE PARAPET AND MAXIMUM NUMBER OF STOREYS SHALL NOT EXCEED FIVE(5)
(c) MACHINE ROOM FOR LIFTS STAIRS, ADD. WATER STORAGE TANKS, COOLING TOWERS FOR AIR CONDITIONING SHALL BE PERMITTED ABOVE THE TERRACE LEVEL UP TO A MAXIMUM HEIGHT OF 7.62m (25') PROVIDED THAT THEY ARE SUITABLY ENCASED/DERESSED FROM ALL SIDES HEIGHT OF THE EXHAUST PIPES SHALL NOT EXCEED 3 Mts. FROM THE HIGHEST LEVEL OF THE BUILDING.
(d) THE FOLLOWING APPURTENANT STRUCTURES i.e. ROOF TANKS AND THEIR SUPPORTS, VENTILATING AIR CONDITIONING LIFT ROOM AND OTHER SERVICE EQUIPMENTS SHALL NOT BE INCLUDED IN THE HEIGHT OF THE BUILDING UNLESS THE AGGREGATE AREA OF SUCH STRUCTURES EXCEEDS 1% OF THE AREA OF THE ROOF OF THE BUILDING UPON WHICH THEY ARE ERRECTED.
- 8. BOUNDARY WALLS** :- (a) THE HEIGHT OF THE BOUNDARY WALL ALONG THE BOUNDARIES OF THE SITE SHALL BE 3'6" WITH 2" X 3" RAILING ON TOP AS PER DESIGN AND SPECIFICATIONS APPROVED BY THE CHIEF ARCHITECT.
Note:- 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.
- 9. ACCESS TO PLOTS/GATE POSTS AND GATES** :- (a) GATE POSTS AND GATES SHALL BE OF TYPE, DESIGN AND SPECIFICATIONS AS APPROVED BY THE CHIEF ARCHITECT
(b) THE LOCATION AND NUMBER OF MAIN / WICKET GATES SHALL BE AS APPROVED BY THE CHIEF ARCHITECT, CHANDIGARH ADMINISTRATION.
- 10. BAR ON SUB DIVISION** :- THE ALLOTTED SITE SHALL NOT BE SUBDIVIDED UNDER ANY CIRCUMSTANCES WHATSOEVER THE BUILDINGS CONSTRUCTED ON THE SITE MAY BE APPORTIONED AS PER THE BUILDING BYLAWS, TERMS AND CONDITIONS OF ALLOTMENT AND APARTMENT RULES.
- 11. PARKING** :- (a) ADEQUATE PARKING FACILITIES OPEN COVERED OR UNDER STILTS SHALL BE PROVIDED WITH IN THE SITE.
(b) PARKING SPACES SHALL NOT BE LESS THAN 1 PCU FOR 50 SQ.M OF THE COVERED AREA ON ALL FLOORS. THE AREA PER CAR SHALL BE AS UNDER:
(i) BASEMENT - 35 SQM
(ii) OPEN - 25 SQM
(iii) STILTS - 30 SQM
AT LEAST 10% OF THE REQUIRED PARKING SHALL BE PROVIDED FOR VISITORS AT STREET LEVEL i.e. OPEN OR STILTS.
- 12. BASEMENT** :- (a) TWIN LEVEL BASEMENT WITHIN THE BUILDING ZONE OF THE SITE SHALL BE PERMITTED PROVIDED THAT IT FLUSHES WITH THE GROUND AND IS PROPERLY LANDSCAPED HOWEVER CONSTRUCTION OF A SINGLE LEVEL BASEMENT WILL BE COMPULSORY FOR PARKING.
(b) THE BASEMENT, IN ADDITION TO PARKING COULD BE UTILIZED FOR STORAGE, GENERATOR ROOM LIFT WELL, FIRE-FIGHTING PUMPS, WATER RESERVOIR, ELECTRIC SUB-STATION AIR CONDITIONING PLANTS MACHINE ROOM AND TOILETS IF THEY SATISFY THE PUBLIC HEALTH REQUIREMENTS AND FOR NO OTHER PURPOSES WHAT SO EVER.
(c) AREA UNDER BASEMENT UTILISED FOR PURPOSES MENTIONED ABOVE AND STILTS (PROPOSED FOR PARKING) SHALL NOT BE COUNTED TOWARDS F.A.R.
(d) THE USE OF THE BASEMENT FOR HABITABLE PURPOSES SHALL BE PROHIBITED.
(e) THE AREA OF THE ROOF SLAB OF THE BASEMENT EXTERNAL TO THE BUILDING SHALL BE DESIGNED/ CONSTRUCTED TO TAKE THE LOAD OF THE FIRE TENDER UP TO 45 TONNES.
- 13. DUST BIN** :- THE DUST BIN SHALL BE OF THE SIZE, SHAPE, SPECIFICATIONS AND DESIGN AS SHOWN ON DRG. NO. S6 AVAILABLE FROM CHIEF ARCHITECT ON APPLICATION.
- 14. WIDTH AND SLOPE OF RAMP** :- (a) THE CLEAR WIDTH OF THE RAMP LEADING TO THE BASEMENT SHALL NOT BE LESS THAN 4.00 M WITH AN ADEQUATE SLOPE NOT STEEPER THAN 1:30.
(b) THE RAMP SHALL BE OF NON SLIPPERY SURFACE.
(c) SEPARATE ENTRY / EXIT OF RAMP IN THE BASEMENT SHALL BE PROVIDED.
(d) ADEQUATE ARRANGEMENT SHALL BE MADE SO THAT SURFACE DRAINAGE DOES NOT ENTER INTO THE BASEMENT.
(e) ACCESS TO THE BASEMENT SHALL BE SEPARATE FROM THE MAIN AND ALTERNATIVE STAIR CASE PROVIDING ACCESS AND EXIT FROM HIGHER FLOORS WHERE THE STAIR CASE 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.
- 15. PROVISION OF LIFTS** :- PROVISIONS OF LIFT SHALL BE MADE FOR BUILDINGS MORE THAN 15.00M IN HEIGHT.
- 16. BUILDING BYE LAWS** :- THE CONSTRUCTION OF BUILDING/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, NATIONAL BUILDING CODE OF INDIA PUBLISHED BY THE BUREAU OF INDIAN STANDARDS SHALL BE APPLICABLE.
- 17. FIRE SAFETY** :- (a) THE OWNER WILL ENSURE THE PROVISION OF PROPER FIRE SAFETY MEASURES IN THE BUILDING MORE THAN 19M IN HEIGHT CONFORMING TO THE PROVISIONS OF N.B.C. (PART IV FIRE PROTECTION) OF THE CHIEF FIRE OFFICER U.T. CHANDIGARH.
(b) TRANSFORMER/GENERATOR ROOM IF PROVIDED SHOULD BE ON SOLID GROUND NEAR DOLT CONTROL PANEL AS PER RULES TO THE SATISFACTION OF THE CHIEF FIRE OFFICER U.T. CHANDIGARH.
- 18. GENERAL** :- (a) NO DOWN PIPES, WASTE PIPES, WATER PIPES, AIR COOLERS, AIR CONDITIONERS ETC. SHALL BE EXPOSED TO PUBLIC VIEW ON ANY FACE OF THE BUILDING BUT SHALL BE SUITABLY ENCASED, NO CHIMNEY SHAFT OR AC DUCTS ETC. SHALL BE EXPOSED ON THE FACE OF THE BUILDING.
(b) ELECTRICAL CONNECTIONS FOR TELEPHONE OR ANY OTHER PURPOSE SHALL BE TAKEN UNDER GROUND THROUGH CONDUITS FROM THE PUBLIC LINE.
(c) NO ADVERTISED DECORATIONS SHALL BE PERMITTED ON THE EXTERNAL FACE OF THE BUILDING EXCEPT AS APPROVED BY THE CHIEF ARCHITECT.
(d) NO FURNACE, OIL, COAL OR ANY OTHER FUME PRODUCING MEDIA SHALL BE PERMITTED FOR HEATING PURPOSES.
(e) PROVISION SHOULD BE MADE FOR BARRIER FREE ENVIRONMENT FOR PHYSICALLY DISABLED.
(f) THE BUILDING DESIGN FOR A MINIMUM OF 50% OF THE PERMISSIBLE COVERED AREA SHALL BE SUBMITTED AS A WHOLE AND NOT IN PARTS.
(g) OPEN COURT YARDS SHALL BE PROVIDED AS PER RULE 20 OF PUNJAB CAPITAL (DEV. & REG.) BUILDING RULES, 1962.
(h) 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 ADMIN.
(i) THE BUILDING SHALL BE DESIGNED FOR APPROPRIATE SEISMIC LOAD, ALL DEAD & LIVE LOADS, WIND PRESSURE ETC. IN ALL CASES, NORMAL STRENGTHENING TO RESIST DISTRESS DURING EARTH QUAKES ETC.
(j) COVERED WALK WAYS HAVING SUPPORT FROM PILLARS/POLES FROM PARKING TO THE BUILDING BLOCKS SHALL NOT BE COUNTED TOWARDS GROUND COVERAGE/FAR.
(k) NO ADVERTISEMENTS/SKYSIGNS SHALL BE PERMITTED ON ANY EXTERNAL FACE OF THE BUILDING EXCEPT AT LOCATIONS AS APPROVED BY THE CHIEF ARCHITECT CHANDIGARH ADMINISTRATION.

NOTE: DATED 28-07-2005

TYPE OF BUILDING PERMITTED:- THE TYPE OF BUILDING PERMISSIBLE SHALL BE AS PER THE INFORMATION SERVICES PARK 2002 AND AS DESCRIBED IN THE ZONING PLAN OF THE SITE. AREA UNDER ANCILLARY SUPPORT AND RECREATIONAL FACILITIES LIKE FOOD COURTS, DINING HALL, HEALTH CLUB, SWIMMING POOLS, GYMNASIUMS, DEPARTMENTAL STORES AND AUDITORIUM ETC. WILL BE PERMITTED AS APPROVED IN THE BUILDING PLANS SUBJECT TO THE RESTRICTED USE AND NO COMMERCIAL ALIENATION. THEIR USE SHOULD BE RESTRICTED TO I.T. COMPANIES AND THEIR EMPLOYEES.

PROVISION OF HOTEL FACILITIES FREE OR ON RENTAL BASIS SHALL BE PERMITTED AND NO FLATS OR RESIDENCES FOR STAFF AS THIS IS LIKELY TO BE USED FOR COMMERCIAL GAINS OR ELSE FLATS/RESIDENCES MAY BE PERMITTED ONLY ON RENTAL BASIS AND SHOULD NOT BE ALIENATED IN ANY MANNER TO ANYONE BY WAY OF HIRE PURCHASE LEASE SALE ETC. THE FACILITIES SHALL BE USED ONLY FOR THE STAFF OR THOSE CONNECTED WITH THE COMPANY. THE TOTAL AREA UNDER ANCILLARY SUPPORT AND RECREATIONAL FACILITIES SHALL NOT TOGETHER EXCEED 20% OF THE PERMISSIBLE F.A.R. THE ABOVE AMENDMENT HAS BEEN APPROVED BY F.S. CUM CHIEF ADMINISTRATOR U.T. CHANDIGARH. VIDE HIS OFFICE MEMO NO. 214225/UT-120045 DATED 21/06/06

DEPARTMENT OF
URBAN PLANNING
CHANDIGARH ADMIN.



NOTE:
THIS DRAWING HAS BEEN APPROVED AND
SIGNED BY THE CHIEF ADMINISTRATOR C.H.O.
VIDE HIS OFFICE MEMO NO. 2111226/UT-10/05
2003 / 4778 DATED 12/08/05

Sd/-
CHIEF ADMINISTRATOR

Sd/-
CHIEF ARCHITECT

Sd/-
SENIOR TOWN PLANNER

Sd/-
DYNL. TOWN PLANNER

Sd/-
ASSTT. TOWN PLANNER

DRAWN BY
HARESH CHANDER

CHECKED BY
RISHU

SCALE: 1" = 1250'

DRG. NO.
270

JOB NO.
15

DATED:
8.8.04

ZONING PLAN OF
INFOSYS TECHNOLOGIES
LIMITED (PLOT NO 1) IN
CHANDIGARH TECHNOLOGY
PARK, KISHANGARH
(REVISED) (CAMPUS SITE)

Sd/-
A.T.P