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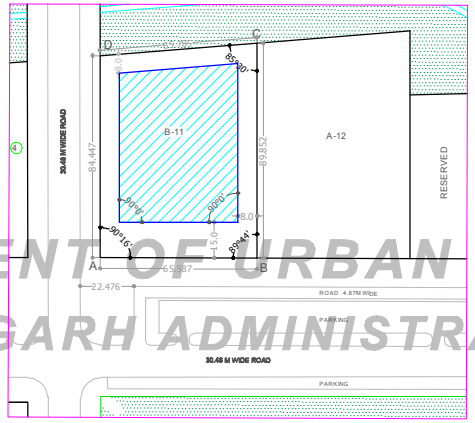
DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMINISTRATION



1. PRELIMINARY :-

(a) THE DIRECTIONS CONTAINED IN THIS ZONING PLAN ARE ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF THE POWERS CONFERRED UPON HIM U/S 4 (1) OF THE CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) ACT,1952.
(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 1952 AND OTHER LOCAL ENACTMENTS.

2. AREA OF THE SITE :-

THE SITE FOR **AMADEUS** WILL BE **"ABCD"** AS SHOWN ON THIS PLAN. THE TOTAL AREA OF THE SITE SHALL BE **5715.874 SQ.MT. (6836.185 SQ.YDS. / 1.4124349 ACS).**

3. SITE COVERAGE :-

(a) BUILDINGS SHALL BE PERMITTED ONLY 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** SHALL NOT EXCEED **40%** OF THE TOTAL AREA OF THE SITE I.E. 2286.34 Sqmts.
(C) F.A.R (FLOOR AREA RATIO) SHALL NOT EXCEED **1.25.**

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 :-

THE TYPE OF BUILDINGS PERMISSIBLE SHALL BE AS PER THE INFORMATION TECHNOLOGY PARK RULES, 2002 OR AS DESCRIBED IN THE PUBLICATIONS OF S.T.P.I.,NASSCOM OR G.O.I. THE BUILDINGS SHOULD BE USED SPECIFICALLY FOR THE PURPOSES DESCRIBED IN THE ALLOTMENT LETTER AND MAY INCLUDE THE PROVISION OF INFORMATION SERVICES SUCH AS - SOFTWARE DEVELOPMENT, I.T. ENABLED SERVICES AND OTHER RELATED NON POLLUTING ACTIVITIES, THE PROVISION OF SUPPORT FACILITIES SUCH AS CANTEEN, SPORTS, ENTERTAINMENT, SECURITY ETC. UPTO 20% OF THE TOTAL BUILTUP AREA CAN ALSO BE PROVIDED.

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
☐	OPEN SPACE ZONE	1.OPEN PARKING LOTS, 2.FUEL TANK FOR DG'S CAN BE PERMITTED IF APPROVED BY THE CHIEF CONTROLLER OF EXPLOSIVES NORTH CIRCLE,FARIDABAD. 3.THE SECURITY CABIN/GUARD POST SHALL BE PERMITTED AS APPROVED BY THE CHIEF ARCHITECT.
▩	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" (22.789M)** INCLUSIVE OF THE PARAPET AND MAXIMUM NUMBER OF STOREYS SHALL NOT EXCEED **FIVE(G+4)**
(c) MACHINE ROOM FOR LIFTS,STAIRHEADS,WATER STORAGE TANKS, COOLING TOWERS FOR AIR CONDITIONING SHALL BE PERMITTED WITHIN THE PRESCRIBED HEIGHT.
(d) THE FOLLOWING APPURTENANT STRUCTURES i.e. ROOF TANKS AND THEIR SUPPORTS, VENTILATING,AIR CONDITIONING,LIFT ROOM AND OTHER SERVICE EQUIPMENT'S SHALL NOT BE INCLUDED IN THE HEIGHT OF THE BUILDING UNLESS THE AGGREGATE AREA OF SUCH STRUCTURES EXCEEDS 1/3rd OF THE AREA OF THE ROOF OF THE BUILDING UPON WHICH THEY ARE ERECTED.

8. BOUNDARY WALLS :-

(a) THE HEIGHT OF THE BOUNDARY WALL ALONG THE BOUNDARIES OF THE SITE SHALL BE 3'-8½" WITH 2'-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. ONLY TWO MAIN GATES WITH GATE POST SHALL BE ERECTED ALONG THE BOUNDARY MARKED AS 'AB' ON THIS PLAN
c. TWO WICKET GATES WITH GATE POST SHALL BE ERECTED ALONG THE BOUNDARY MARKED AS 'AB' ON THIS PLAN

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 ie 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 WHATSOEVER.
(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.S/6 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 1:10.
(b). THE RAMP SHALL BE OF NON SLIPPERY SURFACE.
(c). SEPARATE ENTRY / EXIT OF RAMPS 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 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.

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 -I TO PART-V OF THE PUNJAB CAPITAL (DEVELOPMENT & REGULATIONS) BUILDING RULES 1952. 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 15M IN HEIGHT CONFERMING TO THE PROVISIONS OF N.B.C. (PART IV FIRE PROTECTION)TO THE SATISFACTION OF THE CHIEF FIRE OFFICER,UT,CHANDIGARH.
(b) TRANSFORMER/GENERATOR ROOM IF PROVIDED SHOULD BE ON SOLID GROUND NEAR DG/LT 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 APPLIED 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 DESIGNS FOR A MINIMUM OF 90% 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, 1952.
(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 ADMN.
(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) NO ADVERTISEMENTS/SKYSIGNS SHALL BE PERMITTED ON ANY EXTERNAL FACE OF THE BUILDING EXCEPT AT LOCATIONS AS APPROVED BY THE CHIEF ARCHITECT CHANDIGARH ADMINISTRATION.

DEPARTMENT OF URBAN PLANNING, CHANDIGARH ADMN.

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NOTE:-
THIS DRAWING HAS BEEN APPROVED AND SIGNED BY THE CHIEF ADMINISTRATOR CHD. VIDE HIS OFFICE MEMO NO. 21 / 1 /225-UTFI(3)- 2005 / 296 DATED 17.01.2006

Sd/-
A.T.P

CHIEF ADMINISTRATOR

CHIEF ARCHITECT	SENIOR TOWN PLANNER
DIVNL TOWN PLANNER	ASST. TOWN PLANNER

OFFICE OF
THE SENIOR TOWN PLANNER,
U.T. CHANDIGARH

SCALE: 1CM. = 9.6MT.

DRAWN BY:- HARISH & ANJALI | CHECKED BY:-

DRG. NO.:281 | JOB NO. M-16 | 10.1.06 DATED

ZONING PLAN OF BUILD-TO-SUIT SITE FOR M/S AMADEUS INDIA PVT. LTD. (B -11) AT RAJIV GANDHI CHANDIGARH TECHNOLOGY PARK