



AMENDMENT NOTE:
THE FOLLOWING AMENDMENTS ARE SUBSTITUTES I.E. CLAUSE NO.4 & 18 WHICH ARE APPROVED BY F.S. CHD. CHIEF ADMINISTRATOR VIDE HIS MEMO NO. 211 / 263 - UPTF - 2006/ 9008 DATED 30-12-2005

4. SITE COVERAGE:
F.A.R (FLOOR AREA RATIO) SHALL NOT EXCEED 1.75

5. HEIGHT:
(a) PLINTH LEVEL SHALL BE FIXED BY THE CHIEF ARCHITECT DEPARTMENT OF URAB PLANNING CHD. ADMINISTRATION THAT WILL BE MINIMUM 12' FROM THE FINISHED LEVEL OF ABUTTING STREET.
(b) THE MAXIMUM PERMISSIBLE HEIGHT OF THE BUILDING CONSTRUCTED IN THE PERMISSIBLE BUILDING SHALL BE 74'-3" (22.61 MTS) AND MAXIMUM NO. OF STOREYS THAT MAY BE BUILT WITHIN THE HEIGHT OF 74'-3" (22.62MTS) SHALL NOT EXCEED SIX.

18. GENERAL:
(a) THE MACHINE ROOM FOR LIFT, STAIRHEAD, WATER STORAGE TANK, COOLING TOWERS FOR AIR CONDITIONING SHALL BE PERMITTED AS ON THE TERRACE LEVEL UP TO THE MAXIMUM HEIGHT OF 10'-6" (3.20 MTS) SUBJECT TO THE CONDITION THAT THE MACHINE ROOM FOR LIFTS, STAIR HEAD, WATER STORAGE ATNK, COOLING TOWERS FOR AIR CONDITIONING SHALL OT BE VISIBLE FROM ANY EXTERNAL FACE OF THE BUILDING AND RECESSED BY AT LEAST 6.0 MTS FROM ALL FACES.
(b) THE ROOF TOP HARVESTING SYSTEM SHALL BE PROVIDED.

NARESH KUMAR
PLANNING OFFICER
DALJIT SINGH
A.T.P

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DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMINISTRATION

DIRECTIONS ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF POWERS CONFERRED UPON HIM UNDER SECTION 4 OF THE CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) ACT 1952) THE REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE ONES CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT & REGULATION) BUILDING RULES 1952 AND OTHER LOCAL ENACTMENTS

1. SIZE OF THE SITE:-

THE SITE OF THE HOTEL SHALL BE 'ABCDE' AS SHOWN ON THIS PLAN. THE AREA OF THE SITE SHALL BE 12684.422 sq.mts.

2. TYPE OF BUILDINGS PERMITTED:-

THE TYPE OF BUILDINGS TO BE ERRECTED ON THE SITE SHALL BE FOR HOTEL ONLY AND THEIR USE FOR ANY OTHER PURPOSE IS PROHIBITED. THE HOTEL BUILDING SHALL MEAN A BUILDING OR BUILDINGS DESIGNED AND INTENDED TO BE USED FOR A HOTEL, FOR THE STAY OF VISITORS & IT SHALL INCLUDE SUITS FOR VISITORS, RESTAURANTS, CAFE, BARS, DINING HALL, LOUNGE, MEETING HALL, CONCERT HALL, CONFERENCE HALL, CLUB, SWIMMING POOL, INTERNAL SHOPPING ARCADE AT MULTIPLE LEVELS, OFFICES, BUSINESS CENTRES, EXHIBITION HALL AND SUCH OTHER ANCILLARY & COMPONENT BUILDINGS AS ARE CONNECTED WITH THE FUNCTIONING OF A HOTEL. THE COVERED AREA UNDER THE SHOPPING ARCADE WITHIN THE HOTEL BUILDING SHALL NOT EXCEED 10% OF PERMISSIBLE GROUND COVERAGE AND THE NUMBER OF SHOPS OPENING INSIDE THE HOTEL BUILDING SHALL NOT EXCEED 20.

3. SPECIAL AREA:-

THE SITE FOR HOTEL AS SHOWN ON THE PLAN IS DECLARED AS SPECIAL AREA AND THE DESIGN OF THE BUILDINGS TO BE ERRECTED THERE UPON SHALL BE PREPARED BY A DULY QUALIFIED ARCHITECT IN CONSULTATION WITH THE CHIEF ARCHITECT, CHANDIGARH ADMINISTRATION AND THE WORK SHALL BE EXECUTED UNDER THE SUPERVISION OF THE SAME ARCHITECT OR BY ANY OTHER DULY QUALIFIED ARCHITECT.

4. SITE COVERAGE :-

(a) THE MAXIMUM AREA WHICH CAN BE COVERED ON THE GROUND FLOOR SHALL NOT EXCEED 35% OF THE TOTAL AREA OF THE SITE.

(b) F.A.R. (FLOOR AREA RATIO) SHALL NOT EXCEED 1.50

NOTE:-

F.A.R. SHALL MEAN THE RATIO OF THE TOTAL BUILT UP AREA OF THE BUILDING ON ALL FLOORS (EXCLUDING BASEMENT) TO THE AREA OF THE SITE.

5. HEIGHT:-

(A) PLINTH LEVEL SHALL BE FIXED BY THE CHIEF ARCHITECT, DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION.
(B) THE CONSTRUCTION UNDERTAKEN AT SITE SHALL NOT EXCEED 18.52 M (60'-9") MEASURED ABOVE THE PLINTH LEVEL GIVEN BY THE DEPARTMENT OF URBAN PLANNING(INCLUSIVE OF PARAPET) THIS HEIGHT HAS TO BE ACHIEVED IN ONE OPERATION.
(C) ALL OPEN-COURT YARD OR COURT YARDS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF CLAUSE-20 PART-III OF PUNJAB CAPITAL (DEVELOPMENT AND REGULATIONS) BUILDING RULES,1952.

6. BOUNDARY WALLS:-

(A) WALLS ALONG BOUNDARIES OF THE SITE MARKED 'ABCDE' ON THIS PLAN SHALL BE OF SPECIFICATIONS AND DESIGN AS APPROVED BY THE CHIEF ARCHITECT.

(B) IN CASE OF SLOPING SITE THE PRESCRIBED HEIGHT OF THE BOUNDARY WALL MAY BE EXCEEDED OVER PORTION OF ITS LENGTH PROVIDED THAT AT NO POINT IT SHALL BE MORE THEN 2'-0" ABOVE THE PRESCRIBED HEIGHT.

NOTE:-

THE HEIGHT AS APPLIED TO BOUNDARY WALL SHALL BE THE VERTICAL MEASUREMENT OF WALL FROM THE CENTRE OF THE FINISHED LEVEL OF THE STREET TO WHICH THE SITE HAS AN ACCESS.

7. GATE POSTS & GATES:-

THE GATE POSTS WITH GATES SHALL BE OF TYPE DESIGN & SPECIFICATIONS AS SHOWN ON DRG.NO. S/5 READ WITH S/6 AVAILABLE FROM THE CHIEF ARCHITECT ON APPLICATION OR AS APPROVED BY THE CHIEF ARCHITECT, CHANDIGARH ADMINISTRATION.

ONLY TWO MAIN GATES WITH GATE POSTS SHALL BE ERRECTED ALONG BOUNDARY MARKED 'AB' ON THIS PLAN. ONLY ONE SERVICE GATE OF DESIGN, SPECIFICATION AND LOCATION AS APPROVED BY THE CHIEF ARCHITECT SHALL BE PROVIDED ALONG BOUNDARY MARKED 'CD' ON THIS PLAN

8. BAR ON SUB-DIVISION OF SITE:-

THE SITE FOR THE HOTEL AS SHOWN ON THIS PLAN SHALL NOT BE SUB-DIVIDED UNDER ANY CIRCUM STANCES WHAT-SO-EVER.

9. PARKING:-

(a) ADEQUATE PARKING FACILITIES SHALL BE PROVIDED WITHIN THE SITE.

(b) PARKING SPACES SHALL NOT BE LESS THAN 1PCU FOR 50 SQM. 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.

(c) NOT LESS THAN 20% OF THE AREA OF THE SITE SHALL BE SET APART AND DEVELOPED FOR PROVIDING OPEN AIR PARKING FACILITIES.

10. BASEMENT:-

(a) TWIN LEVEL BASEMENT IS PERMITTED, HOWEVER CONSTRUCTION OF A SINGLE LEVEL BASEMENT IS COMPULSARY.

(b) BASEMENT SHALL BE PERMITTED BELOW THE ZONED AREA OF THE SITE.

(c) BASEMENT STOREYS SHALL BE USED FOR PARKING, STORAGE, LIFT WELL, AIR CONDITIONING PLANT, MACHINE ROOMS ETC. THEIR USE FOR HABITABLE PURPOSES IS PROHIBITED.

(d) ONE BASEMENT FLOOR SHALL EXCLUSIVELY BE USED FOR PARKING OF VEHICLES.

(e) AREA OF THE BASEMENT STOREYS SHALL NOT BE INCLUDED IN THE F.A.R.

11. DUST BIN:-

DUST BIN OF ADEQUATE SIZE, SHAPE, SPECIFICATIONS AND DESIGN AS SHOWN IN DRG. NO. S/5 AVAILABLE FROM THE CHIEF ARCHITECT SHALL BE PROVIDED.

12. 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) THE RAMP SHALL BE OF NON SLIPPERY SURFACE.

(c) SEPARATE ENTRANCE OF RAMPS IN THE BASEMENT SHALL BE PROVIDED.

(d) ADEQUATE ARRANGEMENTS SHALL BE MADE SO THAT SURFACE DRAINAGE DOES NOT ENTER INTO THE BASEMENT.

(e) ACCESS TO THE BASEMENT SHALL BE SEPARATE FROM THE MAIN ALTERNATIVE STAIR CASE PROVIDED ACCESSAND 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.

13. PROVISION OF LIFTS:-

PROVISIONS OF LIFT SHALL BE MADE FOR BUILDING MORE THAN 15.00M. IN HEIGHT.

14. 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 POINT WHERE SUCH RULES ARE SILENT AND STIPULATE NO CONDITION OR NORMS NATIONAL BUILDING CODE OF INDIA PUBLISHED BY THE BUREAU OF INDIAN STANDARDS, NEW DELHI SHALL BE APPLICABLE.

15. FIRE SAFETY:-

(a) THE OWNER WILL ENSURE THE PROVISION OF PROPER FIRE SAFETY MEASURES IN THE BUILDING MORE THAN 15.00M. IN HEIGHT TO THE SATISFACTION OF THE CHIEF FIRE OFFICER, U.T. CHANDIGARH

(b) TRANSFORMER/ GENERATOR ROOM IF PROVIDED SHOULD BE ON SOLID GROUND NEAR DGLT CONTROL PANEL AS PER RULES TO THE SATISFACTION OF THE CHIEF FIRE OFFICER U.T. CHANDIGARH

16. STYLE OF ARCHITECTURE:-

THE STYLE OF ARCHITECTURE SHALL BE IN CONFIRMITY WITH THE OVER ALL ARCHITECTURE CONCEPT OF NEIGHBORING AREAS.

17. BUILDING MATERIAL CONTROL:-

THE FOLLOWING BUILDING MATERIALS SHALL BE ALLOWED ON THE FACADE OF THE BUILDING.

(a) ALL EXTERNAL COLUMNS, WALLS, FACIAS SHALL BE IN CEMENT CONCRETE WITH STEEL SHUTTERSING PATTERN FINISH.

(b) FAIR FACE BRICK WORK WITH DEEP STURK POINTING WITH LIME AND SURKHI MIXTURE WITH OUT GIVING ANY COLOUR TO THE BRICKS.

(c) ANY OTHER BUILDING MATERIAL AND ITS METHOD OF USE TO BE PROVIDED IN CONSULTATION WITH THE CHIEF ARCHITECT, CHANDIGARH ADMINISTRATION.

17. PROTECTED TREES:-

TREES MARKED AS (T) ON THE PLAN SHALL BE DEEMED TO BE PROTECTED TREES UNDER THE CHANDIGARH TREES PRESERVATION ORDER 1952.

18. GENERAL:-

(a) NO DOWN PIPES, WASTE PIPES, WATER PIPES, AIR COOLERS, AIR CONDITIONERS ETC. SHALL BE EXPOSED TO PUBLIC VIEW ON FACE OF THE BUILDING AND SHALL BE SUITABLY ENCASED IN CHIMNEY SHAFT ETC. SHALL BE EXPOSED ON THE FACE OF THE BUILDING AND SHALL NOT PROJECT ABOVE PARAPET HEIGHT

(b) MACHINE ROOM FOR LIFT, STAIRHEAD, WATER STORAGE TANK, COOLING TOWERS FOR AIR CONDITIONING SHALL BE PERMITTED UP TO THE MAXIMUM HEIGHT OF 3.2M (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.

(c) THE SMOKE CHIMNEY/FULUE, IF PROVIDED, SHALL NOT BE LESS THEN 3'-0" AWAY FROM THE EXTERNAL FACE OF THE BUILDING.

(d) THE BUILDING PLANS FOR THE BUILDING TO BE ERRECTED ON THE SITE SHALL BE PREPARED TO A SCALE OF 4'-0" TO AN INCH AND SHALL BE SHOWN IN DETAIL WITH FULL ELEVATION AND TYPICAL SECTIONS.

(e) ELECTRICAL CONNECTIONS FOR TELEPHONE OR ANY OTHER PURPOSE SHALL BE TAKEN UNDER GROUND THROUGH CONDUITS FROM THE PUBLIC LINE.

(f) NO APPLIED DECORATIONS SHALL BE PERMITTED ON THE EXTERNAL FACE OF THE BUILDING.

(g) NO FURNACE, OIL, COAL OR ANY OTHER FUME PRODUCING MEDIA SHALL BE PERMITTED FOR HEATING PURPOSE.

(h) PROVISION OF 11K.V. INDOOR SUB STATION SHALL BE MADE WITH IN THE HOTEL SITE.

(i) 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.

(j) 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

(k) PROVISION SHOULD ME MADE FOR BARRIER FREE ENVIRONMENT FOR PHYSICALLY DISABLED.

(l) PROVISION OF SOLAR WATER HEATING SYSTEM IN HOTEL BUILDING SHALL BE MADE AS PER NOTIFICATION DTD 12-12-2001.

THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO.63 JOB NO. 58 DATED 20.2.04 AND PREPARED ON 20.2.04

JORAWAR ROMA SANAND
PREPARED BY CHECKED BY A.T.P

NOTE:
THIS DRAWING HAS BEEN DULY APPROVED AND SIGNED BY THE CHIEF ADMINISTRATOR VIDE HIS OFFICE MEMO NO. 211 / 263 (UPTF) 2004/111 DATED 22-2-2004

ROMA SANAND
PLANNING OFFICER A.T.P

S/5 CHIEF ADMINISTRATOR

S/6 CHIEF ARCHITECT S/6 SENIOR TOWN PLANNER

S/6 SENIOR TOWN PLANNER S/6 ASST. TOWN PLANNER

DRAWN BY: JORAWAR SINGH CHECKED BY: ROMA

SCALE: 1" = 60'-0"

DRG. NO: 63 JOB NO: 58 DATE: 20.2.04

ZONING PLAN OF HOTEL
SITE IN SECTOR 34 CHD.

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