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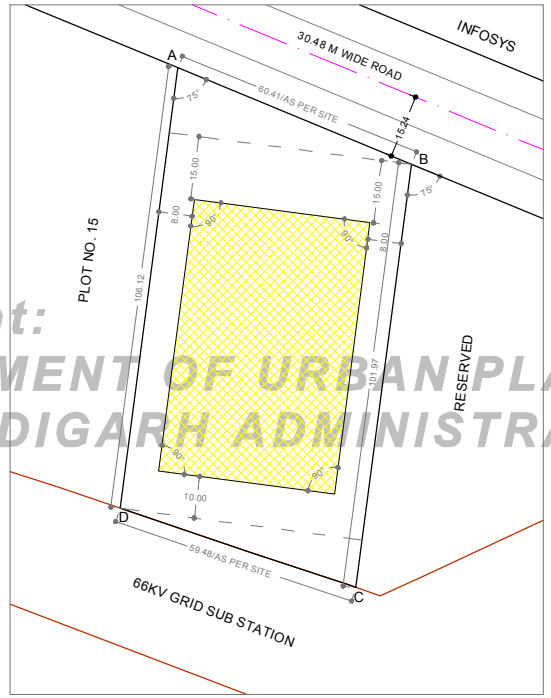
DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMINISTRATION



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 BUILD-TO-SUIT SITE FOR **KARIN INFORMATICS SERVICES PVT. LTD.** WILL BE **"ABCD"** AS SHOWN ON THIS PLAN. THE TOTAL AREA OF THE SITE SHALL BE **6071.48 SQ.M. / 7261.49 SQ.YDS. (1.50 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. 2428.592 SQ.M.
C. F.A.R (FLOOR AREA RATIO) SHALL BE **1.25** OR AS PER THE ALLOTTMENT LETTER.

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 CHANDIGARH INFORMATION SERVICES PARK RULES, AS AMENDED FROM TIME TO TIME AND USED AS DESCRIBED IN THE ALLOTTMENT LETTER.

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 PEMITTED / PERMISSIBLE STRUCTURES
▭	OPEN SPACE ZONE	i. OPEN PARKING LOTS, LANDSCAPING FEATURES, UNDERGROUND SERVICES. ii. FUEL TANK FOR DG'S CAN BE PERMITTED IF APPROVED BY THE CHIEF CONTROLLER OF EXPLOSIVES, NORTH CIRCLE, FARIDABAD. iii. THE SECURITY CABIN / GUARD POST SHALL BE PERMITTED AS APPROVED BY THE CHIEF ARCHITECT WITHIN F.A.R.
▨	BUILDING ZONE	BUILDINGS AS PER PARMISSIBLE 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 THE 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 EQUIPMENTS 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. THE SAID STRUCTURES SHALL BE SUITABLY ENCASED FROM ALL FACES OF THE BUILDING SO THAT THEY ARE NOT EXPOSED TO PUBLIC VIEW.

8. BOUNDARY WALLS :-

A. THE HEIGHT OF THE BOUNDARY WALL ALONG THE BOUNDARIES OF THE SITE SHALL BE 3'-8 ½" 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. TWO MAIN GATES WITH GATE POSTS AND TWO WICKET GATES SHALL BE ALLOWED ALONG THE BOUNDARY WALL MARKED AS **'AB'**.
C. FOR SECURITY CABIN/ GUARD POST REF. DRG.NO.268,JOB M-16, DATED 2.4.2004.

10. BAR ON SUB DIVISION :-

THE ALLOTTED SITE SHALL NOT BE SUBDIVIDED UNDER ANY CIRCUMSTANCES WHAT-SO-EVER. 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:
   a. **BASEMENT** - **35 SQ.M.**
   b. **OPEN** - **25 SQ.M.**
   c. **STILTS** - **30 SQ.M.**

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 75% OF THE AREA OF TWIN - 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.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 BUILDINGS OF MORE THAN 15M HEIGHT CONFERMING TO THE PROVISIONS OF N.B.C. (PART-IV; FIRE PROTECTION) TO THE SATISFACTION OF THE CHIEF FIRE OFFICER, U.T., 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 COURTYARDS 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 EARTHQUAKES, ETC.
J. COVERED WALK WAYS HAVING SUPPORT FROM PILLARS / POLES FROM PARKING TO THE BUILDING BLOCKS SHALL NOT BE COUNTED TOWARDS GROUND COVERAGE / F.A.R.
K. NO ADVERTISEMENT / SKYSIGNS SHALL BE PERMITTED ON ANY EXTERNAL FACE OF THE BUILDING EXCEPT AT LOCATIONS AS APPROVED BY THE CHIEF ARCHITECT, CHANDIGARH ADMINISTRATION.
L. THE FRONT BUILDING LINE OF THE PLOT ALONG BOUNDARY WALL MARKED AS **'AB'** SHOULD BE MAINTAINED IN VIEW OF THE UNIFORM STREET PICTURE.
M. THE ENERGY EFFICIENT SOLAR LIGHTING / HEATING SYSTEM SHALL BE PROVIDED.
N. TREES MARKED AS ◯◯◯ IN THIS PLAN SHALL BE DEEMED TO BE 'PROTECTED TREES' UNDER CHANDIGARH TREES PRESERVATION ORDER, 1952.

DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMN.

NOTE:-
THIS DRAWING HAS BEEN APPROVED AND SIGNED BY THE F.S. CUM CHIEF ADMINISTRATOR CHD. VIDE HIS OFFICE MEMO NO. 21 / 1 /225-UTFI(3)-2006/29 DATED 3.01.2007

Sd/-
A.T.P

NOTE:
THIS DRAWING HAS BEEN PREPARED ON THE BASIS OF AREALIST N.E.C RECIEVED FROM S.E. CC-I VIDE MEMO NO. 1324, DTD. 17-05-06.

THIS DRAWING WILL SUPERCEDES THE EARLIER ZONING PLAN BEARING DNG.NO.295, JOB NO. M-16, DATED 12.09.06

ZONING PLAN OF
BUILD-TO-SUIT SITE FOR
KARIN INFORMATICS
SERVICES PVT. LTD.
(PLOT NO. 14) AT
RAJIV GANDHI C.T.P,
KISHANGARH (*REVISED*)

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

SCALE:- **1 : 500**

ANJALI MONGA DRAWN BY		CHECKED BY: ROMA
DRG. NO.: 297	JOB NO.- M-16	DATED: 14.11.06

Sd/-
CHIEF ADMINISTRATOR

Sd/- CHIEF ARCHITECT	Sd/- SENIOR TOWN PLANNER
Sd/- ASSTT.TOWN PLANNER	Sd/- DIVNL.TOWN PLANNER