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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 UNDER 4(1) OF THE CAPITAL OF PUNJAB DEVELOPMENT & REGULATION ACT 1952.
- B. THE REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULL FILLED 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:-**

- A. THE SITE FOR R.T. OUTSOURCING SERVICES LTD. WILL BE "ABC" AS SHOWN ON THIS PLAN. THE TOTAL AREA OF THE SITE SHALL BE 8171.83 SQ.M. (OR AS).
- B. THE MAXIMUM AREA THAT MAY BE BUILT AT THE GROUND FLOOR SHALL NOT EXCEED 45% OF THE TOTAL AREA OF THE SITE 3722.53 SQ.M.
- C. F.A.R. (FLOOR AREA RATIO) SHALL BE 1.28 OR AS PER THE ALLOTMENT LETTER.

**3. SITE COVERAGE :-**

- A. BUILDINGS SHALL BE PERMITTED ONLY WITHIN THE PORTION OF THE SITE MARKED AS BUILT UP AREA AND NOT WHERE ELSE.
- B. THE MAXIMUM AREA THAT MAY BE BUILT AT THE GROUND FLOOR SHALL NOT EXCEED 45% OF THE TOTAL AREA OF THE SITE 3722.53 SQ.M.
- C. F.A.R. (FLOOR AREA RATIO) SHALL BE 1.28 OR AS PER THE ALLOTMENT 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 PERMITTED SHALL BE AS PER THE INFORMATION TECHNOLOGY PARK RULES 2002 (AS DESCRIBED IN THE PUBLICATIONS OF S.P.T.I., NASSCOM OR I.T.I.). THE BUILDINGS SHOULD BE DESIGNED SPECIALLY FOR THE PURPOSES DESCRIBED IN THE ALLOTMENT LETTER AND MAY INCLUDE THE PROVISION OF INFORMATION SERVICES SUCH AS SOFTWARE DEVELOPMENT, IT ENABLED SERVICES AND OTHER RELATED NON-POLLUTING ACTIVITIES. THE PROVISION OF SUPPORT FACILITIES SUCH AS CATERING, SPORTS, ENTERTAINMENT, SECURITY ETC. UP TO 20% OF THE TOTAL BUILT UP 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	OPEN PARKING LOTS, APPROACH ROADS, ROADSIDE FURNITURE, PARKS AND PLAY GROUNDS, LANDSCAPING FEATURES, UNDERGROUND SERVICES, FUEL TANK FOR DIESEL CAN BE PERMITTED IF APPROVED BY THE CHIEF CONTROLLER OF EXPLOSIVES, NORTH CIRCLE PARANAND. 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 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 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" (2279MM) INCLUSIVE OF THE PARAPET AND THE MAXIMUM NUMBER OF STOREYS SHALL NOT EXCEED 5 FIVE (04).
- 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 PLUMB ROOM AND OTHER SERVICE EQUIPMENT'S SHALL NOT BE INCLUDED IN THE HEIGHT OF THE BUILDING UNLESS THE AGGREGATE AREA OF SUCH STRUCTURES EXCEEDS 10% OF THE AREA OF THE ROOF OF THE BUILDING UNLESS THE AGGREGATE AREA OF SUCH STRUCTURES SHALL BE SUITABLY ENCASED FROM ALL SIDES 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' WITH 2'-2" 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 ALLOTTED ALONG THE DRIVEWAY WILL MARKED AS "AB" \*.

**10. BAR ON SUB DIVISION:-**

- A. THE ALLOTTED SITE SHALL NOT BE SUBDIVIDED UNDER ANY CIRCUMSTANCES WHATSOEVER. THE BUILDINGS CONSTRUCTED ON THE SITE MAY BE APARTMENTS, AS PER THE BUILDING BY-LAWS, TERMS AND CONDITIONS OF ALLOTMENT AND APPOINTMENT RULES.

**11. PARKING:-**

- A. ADEQUATE PARKING FACILITIES OPEN COVERED OR UNDER STEETS SHALL BE PROVIDED WITHIN 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. STEETS - 25 SQ.M.
- C. AT LEAST 10% OF THE REQUIRED PARKING SHALL BE PROVIDED FOR VISITORS AT STREET LEVEL & OPEN OR STEETS.

**12. BASEMENT:-**

- A. A 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 WELLS, FIRE FIGHTING PUMP, 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 UTILIZED FOR PURPOSES MENTIONED ABOVE AND STEETS PROVIDED FOR PARKING SHALL NOT BE COUNTED TOWARDS FAR.
- 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 FINE TRAFFIC UP TO 4 TONNES.

**13. DUST BIN:-**

- A. THE DUST BIN SHALL BE OF THE SIZE, SHAPE, SPECIFICATIONS AND DESIGN AS SHOWN ON DRGN 0596 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 4.00M WITH AN ADEQUATE SLOPE NOT STEEPER THAN 1:10.
- 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 STAIRCASE IS CONTAINED IN THE CASE OF BUILDINGS SERVED MORE THAN ONE STAIRCASE, THE SAME SHALL BE OF ENCLOSED TYPE SERVING AS A FIRE SEPARATION FROM THE BASEMENT FLOOR AND HIGHER FLOORS.

**15. PROVISION OF LIFTS:-**

- A. THE PROVISION OF LIFT SHALL BE PROVIDED FOR BUILDINGS MORE THAN 15.00M IN HEIGHT.

**16. BUILDING BYE LAWS:-**

- A. THE CONSTRUCTION OF BUILDING / BUILDINGS SHALL BE GOVERNED BY THE BUILDING RULES PROVIDED IN PART TO PART OF THE PUNJAB CAPITAL DEVELOPMENT & REGULATIONS BUILDING RULES 1952. ON THE PARTS WHERE SUCH RULES ARE NOT SPECIFIED, 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 CONFORMING 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 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 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 FLAME 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 80% 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 THE CHIEF ARCHITECT.
- I. THE BUILDING SHALL BE DESIGNED FOR APPROPRIATE SEISMIC LOAD. ALL DEAD ALIVE 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 SHOULD NOT BE COUNTED TOWARDS GROUND COVERED AREA.
- K. NO ADVERTISING / SIGNAGES 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 PROFILE.
- M. THE ENERGY EFFICIENT SOLAR LIGHTING / HEATING SYSTEM SHALL BE PROVIDED.
- N. TREES MARKED AS "T" ON THIS PLAN SHALL BE DEEMED TO BE PROTECTED TREES UNDER CHANDIGARH TREES PRESERVATION ORDER, 1952.

NOTE:-  
THIS DRAWING HAS BEEN APPROVED AND SIGNED BY THE CHIEF ADMINISTRATOR CHANDIGARH. VIDE HIS OFFICE MEMO NO. 21 / 1 / 225-UT/1(3)/ 2006 / 4976 DATED 08.08.2006

Sd/-  
A.T.P

NOTE:-  
DIMENSIONS OF THE SITE ARE AS PER THE AREA LIST BY S.E.C.C.I VIDE MEMO NO. 1324 DATED 17-05-06

ZONING PLAN OF  
R.T. OUTSOURCING  
SERVICES LTD.  
(PLOT NO. 16) AT RAJIV  
GANDHI CHANDIGARH  
TECHNOLOGY PARK,  
KISHANGARH

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

SCALE: 1 : 500

ANJALI MONICA DRAWN BY	CHECKED BY:
DRG. NO: 293	JOB NO.- M-16
	DATED: 20/7/06

Sd/- CHIEF ADMINISTRATOR	Sd/- SENIOR TOWN PLANNER
Sd/- CHIEF ARCHITECT	Sd/- SENIOR TOWN PLANNER
Sd/- DVNL TOWN PLANNER	Sd/- ASST.TOWN PLANNER