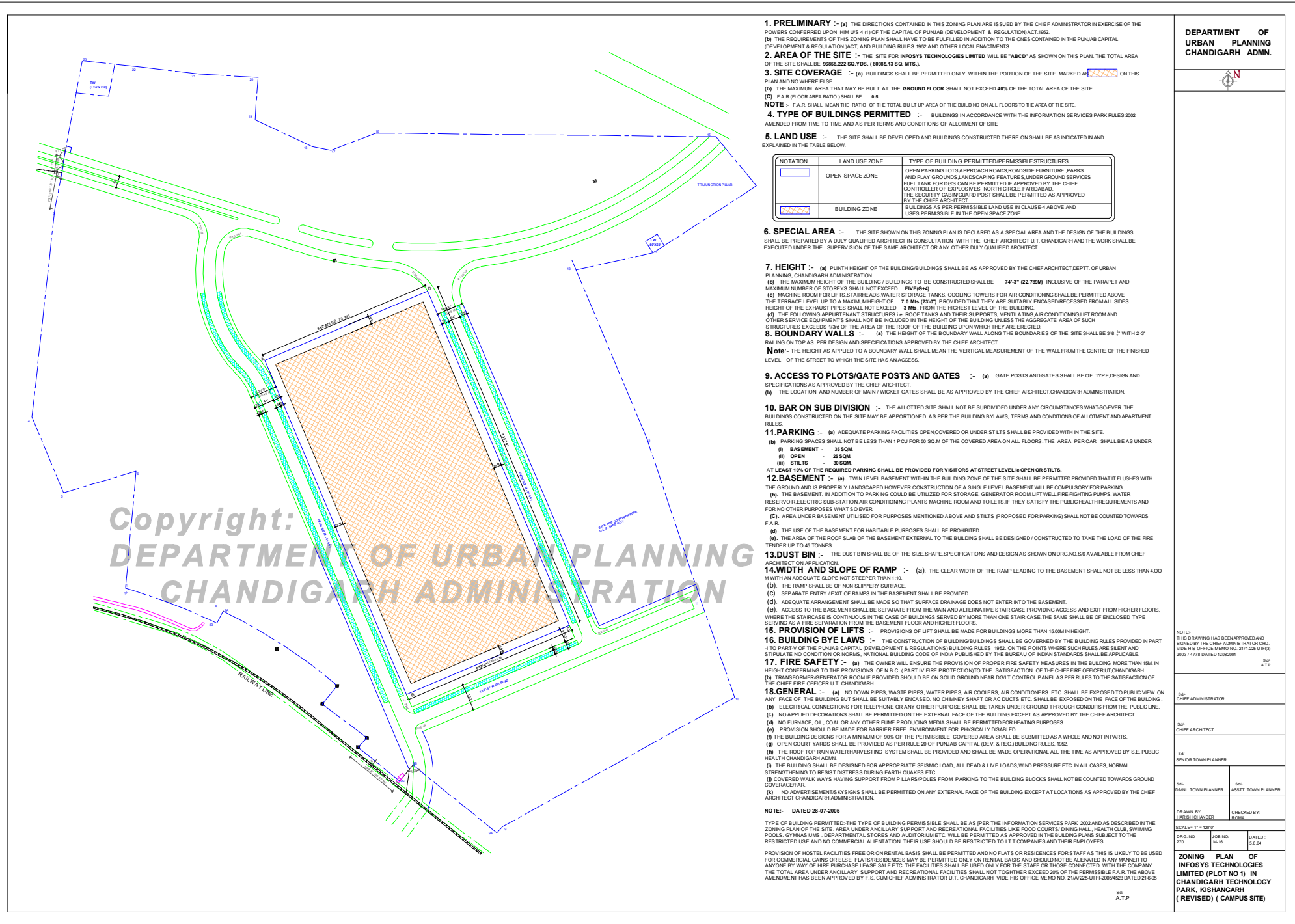




ENT OF URBAN
GARH ADMINISTRATION

30.48 M WIDE ROAD

22.476

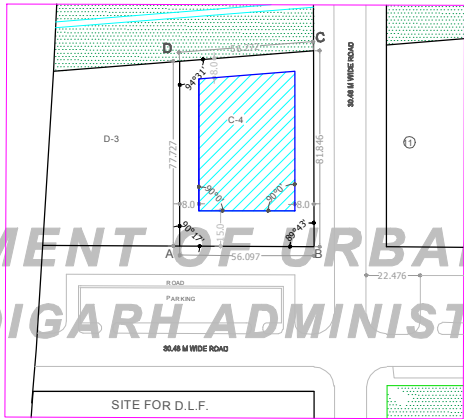
PARKING

30.48 M WIDE ROAD

SITE FOR D.L.F.



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 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 M/S KMG INFOTECH (P) LTD. WILL BE "ABCD" AS SHOWN ON THIS PLAN. THE TOTAL AREA OF THE SITE SHALL BE 5336.2599 SQ. YDS.

3. SITE COVERAGE :-

(a) BUILDINGS SHALL BE PERMITTED ONLY WITHIN THE PORTION OF THE SITE MARKED  ON THIS PLAN AND NOWHERE 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) 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.

5. LAND USE :- THE SITE SHALL BE DEVELOPED AND BUILDINGS CONSTRUCTED THERE ON SHALL BE AS INDICATED IN AND EXPLAINED IN THE TABLE BELOW.

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 CANTEN, SPORTS, ENTERTAINMENT, SECURITY ETC. UP TO 20% OF THE TOTAL BUILTUP AREA CAN ALSO BE PROVIDED.

NOTATION	LAND USE ZONE	TYPE OF BUILDING PERMITTED/PERMISSIBLE STRUCTURES
	OPEN SPACE ZONE	1.OPEN PARKING LOTS, LANDSCAPING FEATURES, UNDER GROUND SERVICES 2.FUEL TANK FOR DCS CAN BE PERMITTED IF APPROVED BY THE CHIEF CONTROLLER OF EXPLOSIVES NORTH CIRCLE FIRE BRIG. 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" (22.7996) INCLUSIVE OF THE PARAPET AND MAXIMUM NUMBER OF STOREYS SHALL NOT EXCEED FIVE(5+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 1/30th 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'-6" 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 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:
(i) BASEMENT - 35 SQ.M.
(ii) OPEN - 25 SQ.M.
(iii) STILTS - 30 SQ.M.
AT LEAST 10% OF THE REQUIRED PARKING SHALL BE PROVIDED FOR VISITORS AT STREET LEVEL IN 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 PLANT'S MACHINE ROOM AND TOILETS, IF THEY SATISFY THE PUBLIC HEALTH REQUIREMENTS AND FOR NO OTHER PURPOSES WHATSOEVER.
(c) ARE A UNDER BASEMENT UTILISED FOR PURPOSES MENTIONED ABOVE AND STILTS (PROPOSED FOR PARKING) SHALL NOT BE COUNTED TOWARDS P.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 BEHAVING AS A FIRE SEPARATION FROM THE BASEMENT FLOOR AND HIGHER FLOORS.

15. PROVISION OF LIFTS :-

PROVISION 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 -1 TO PART-V OF THE PUNJAB CAPITAL DEVELOPMENT & REGULATION BUILDING RULES 1952. ON THE PORTS WHERE SUCH RULES ARE SILENT AND STRILATE 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 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 DGST 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 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 EARTHQUAKES ETC.
(j) NO ADVERTISING SIGNAGE 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.



NOTE:-
THIS DRAWING HAS BEEN APPROVED AND SIGNED
BY THE CHIEF ADMINISTRATOR CHD. VIDE HIS
OFFICE MEMO NO. 21 / 1 / 225-UTF(3)-2005/3545
DATED 22.06.2006

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

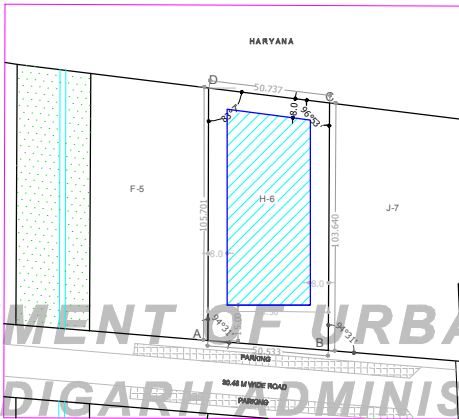
SCALE: 1CM. = 9.6MT.

DRAWN BY:- HARSH & ANJALI CHECKED BY:- ROMA

DRG. NO.288 JOB NO. M-16 3.5.06 DATED

ZONING PLAN OF
BUILD-TO-SUIT SITE
FOR M/S KMG INFOTECH
PVT. LTD. (C-4)
AT RAJIV GANDHI
CHANDIGARH TECHNOLOGY
PARK

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 UNDER 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 1952 AND OTHER LOCAL ENACTMENTS.

2. AREA OF THE SITE :-

THE SITE FOR M/S VIRSA SYSTEMS PVT. LTD. WILL BE "ABCD" AS SHOWN ON THIS PLAN. THE TOTAL AREA OF THE SITE SHALL BE 5285.86 SQ.MT. (6321.888 SQ.YDS / 1.306175 ACS).

3. SITE COVERAGE :-

(a) BUILDINGS SHALL BE PERMITTED ONLY WITHIN THE PORTION OF THE SITE MARKED 'S' ON THIS PLAN AND NOW 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. 2114.344 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 CANTINE, 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	1. OPEN PARKING LOTS, LANDSCAPING FEATURES UNDER GROUND SERVICES 2. FUEL TANK FOR DGS 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 (5+4)
(c) MACHINE ROOM FOR LIFTS, STAIRHEADS, WATER STORAGE TANKS, COOLING TOWERS FOR 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 1/5th 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'-6" 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 WIDE 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 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:
(i) BASEMENT - 35 SQ.M.
(ii) OPEN - 25 SQ.M.
(iii) STILTS - 30 SQ.M.
AT LEAST 10% OF THE REQUIRED PARKING SHALL BE PROVIDED FOR VISITORS AT STREET LEVEL, 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/S 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 & REGULATION) 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 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 PROVIDED SHOULD BE ON SOLID GROUND NEAR DGLT 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 80% 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 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 EARTHQUAKES ETC.
(j) NO ADVERTISEMENTS / SKY SIGNS 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.



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

Sd/-

A.T.P.

CHIEF ADMINISTRATOR

CHIEF ARCHITECT

SENIOR TOWN PLANNER

DIVNL TOWN PLANNER

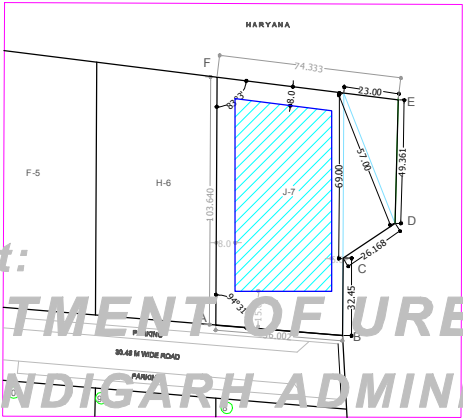
ASST. TOWN PLANNER

OFFICE OF
THE SENIOR TOWN PLANNER,
U.T. CHANDIGARH
SCALE: 1CM. = 9.6MT.

DRAWN BY:- HARISH & ANJALI
CHECKED BY:- ROMA
ORG. NO. 277
JOB NO. M-16
10.01.06
DATED

ZONING PLAN OF
BUILD-TO-SUIT SITE
FOR M/S VIRSA SYSTEMS
PVT. LTD. (H-6)
AT RAJIV GANDHI
CHANDIGARH TECHNOLOGY
PARK

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 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 FCS SOFTWARE SOLUTIONS LTD WILL BE " ABCDEF " AS SHOWN ON THIS PLAN. THE TOTAL AREA OF THE SITE SHALL BE 6714.691 SQ.MT. (8930.862 SQ.YDS. / 1.659327 AC).

3. SITE COVERAGE :-

- (a) BUILDINGS SHALL BE PERMITTED ONLY WITHIN THE PORTION OF THE SITE MARKED AS " ABCDEF " 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. 2685.84 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 CANTEN, 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	1. OPEN PARKING LOTS, LANDSCAPING FEATURES, UNDER GROUND SERVICES 2. FUEL TANK FOR ODS CAN BE PERMITTED IF APPROVED BY THE CHIEF CONTROLLER OF EXPLOSIVES NORTH CIRCLE, FEROZIDABAD. 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 (5+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 1/10th 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'-6" 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 BY LAWS, TERMS AND CONDITIONS OF ALLOTMENT AND APARTMENT RULES.

11. PARKING :-

- (a) ADEQUATE PARKING FACILITIES OPEN, COVERED OR UNDER STILTS SHALL BE PROVIDED WITHIN THE SITE.
- (b) PARKING SPACES SHALL NOT BE LESS THAN 100 SQ.FT. FOR 50 SQ.M OF THE COVERED AREA ON ALL FLOORS. THE AREA PER CAR SHALL BE AS UNDER:
- (i) BASEMENT - 35 SQ.M.
- (ii) OPEN - 25 SQ.M.
- (iii) STILTS - 30 SQ.M.
- AT LEAST 10% OF THE REQUIRED PARKING SHALL BE PROVIDED FOR VISITORS AT STREET LEVEL OR 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 IV 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 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 AIR 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 80% 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 ADMIN.
- (i) THE BUILDING SHALL BE DESIGNED FOR APPROPRIATE SEISMIC LOAD. ALL DEAD & LIVE LOADS, WIND PRESSURE ETC. IN ALL CASES, NORMAL STRENGTHENING WIND TO RESIST DISTRESS DURING EARTHQUAKES ETC.
- (j) NO ADVERTISEMENTS / SIGNAGES 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.



NOTE:-
THIS DRAWING HAS BEEN APPROVED AND SIGNED
BY THE CHIEF ADMINISTRATOR CHANDIGARH
OFFICE MEMO NO. 21 / 1 / 225-UTF(3)-2005/296
DATED 17.01.2008

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:- HARSH & ANJALI

CHECKED BY:- ROMA

DRG. NO. 278

JOB NO. M-16

10.01.06

DATED

ZONING PLAN OF
BUILD-TO-SUIT SITE
FOR M/S FCS SOFTWARE
SOLUTIONS LTD.(J-7)
AT RAJIV GANDHI
CHANDIGARH TECHNOLOGY
PARK



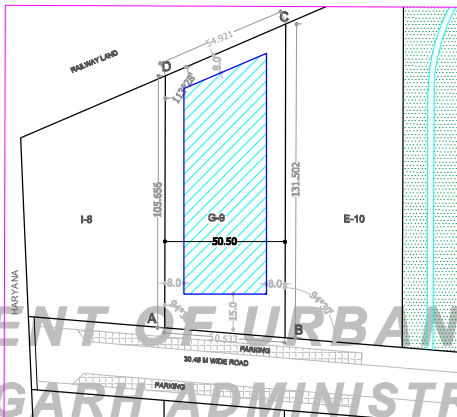
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www.acrestoyards.com



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 UNDER 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 SECOND FOUNDATION INC. WILL BE "ABC" AS SHOWN ON THIS PLAN. THE TOTAL AREA OF THE SITE SHALL BE 5968.239 SQ. MT. (7161.933 SQ. YDS. / 1.478758 AC).

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. 2385.259sqms.
- (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 POLLUTORY ACTIVITIES, THE PROVISION OF SUPPORT FACILITIES SUCH AS CANTEN, SPORTS, ENTERTAINMENT, SECURITY ETC. UP TO 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, LANDSCAPING FEATURES, UNDER GROUND SERVICES 2.FUEL TANK FOR DIESEL CAN BE PERMITTED IF APPROVED BY THE CHIEF CONTROLLER OF EXPLOSIVES NORTH CIRCLE, FARDABAD. 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" (22.7986) INCLUSIVE OF THE PARAPET AND MAXIMUM NUMBER OF STOREYS SHALL NOT EXCEED FIVE (5-4).
- (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 1/30th 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'-4" 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 ERRECTED ALONG THE BOUNDARY MARKED AS 'AB' ON THIS PLAN
- c. TWO WCKET GATES WITH GATE POST SHALL BE ERRECTED ALONG THE BOUNDARY MARKED AS 'AB' ON THIS PLAN

10. BAR ON SUB DIVISION :-

THE ALLOTED 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 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 BE AS UNDER
- (i) BASEMENT - 30 SQ.M.
- (ii) OPEN - 25 SQ.M.
- (iii) STILTS - 30 SQ.M.
- AT LEAST 10% OF THE REQUIRED PARKING SHALL BE PROVIDED FOR VISITORS AT STREET LEVEL IN 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 TONS.

13. DUST BIN :-

THE DUST BIN SHALL BE OF THE SIZE, SHAPE, SPECIFICATIONS AND DESIGN AS SHOWN ON DRG. NO. S/S 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 IV OF THE PUNJAB CAPITAL (DEVELOPMENT & REGULATION) 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 15M IN 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 A/C 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 80% 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 EARTHQUAKES ETC.
- (j) NO ADVERTISEMENTS/ SIGNAGES 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.



NOTE:-
THIS DRAWING HAS BEEN APPROVED AND SIGNED
BY THE CHIEF ADMINISTRATOR CHD. VIDE HIS
OFFICE MEMO NO. 21/1 /255-UTP(3)-2005/286 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:- ROMA

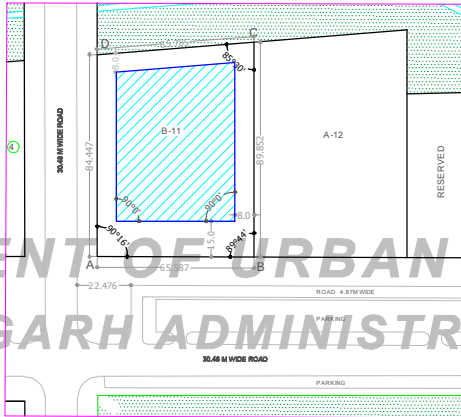
DRG. NO.: 280

JOB NO. M-16

10.1.06
DATED

ZONING PLAN OF
BUILD-TO-SUIT SITE
FOR M/S SECOND
FOUNDATION INC.(G-9)
AT RAJIV GANDHI
CHANDIGARH TECHNOLOGY
PARK

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 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 1962 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. (5836.185 SQ.YDS. / 1.4124349 ACRES).

3. SITE COVERAGE :-

(a) BUILDINGS SHALL BE PERMITTED ONLY WITHIN THE PORTION OF THE SITE MARKED (S) 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 CANTEN, SPORTS, ENTERTAINMENT, SECURITY ETC. UP TO 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 EMPLOSIVES NORTH CIRCLE, FARIDABAD. 3. THE SECURITY GUARDPOST 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" (22.7986) INCLUSIVE OF THE PARAPET AND MAXIMUM NUMBER OF STOREYS SHALL NOT EXCEED FIVE(5+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 1/30th 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 7'-6" 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 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 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:
(i) BASEMENT - 35 SQ.M.
(ii) OPEN - 25 SQ.M.
(iii) STILTS - 25 SQ.M.
AT LEAST 10% OF THE REQUIRED PARKING SHALL BE PROVIDED FOR VISITORS AT STREET LEVEL OR 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 UTILIZED 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 15.00 M IN HEIGHT.

16. BUILDING BYE LAWS :-

THE CONSTRUCTION OF BUILDING/BUILDINGS SHALL BE GOVERNED BY THE BUILDING RULES PROVIDED IN PART I TO PART IV OF THE PUNJAB CAPITAL, (DEVELOPMENT & REGULATION) 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 15M IN 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 DGST 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, 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 EARTHQUAKES ETC.
(j) NO ADVERTISEMENT / SIGNS 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.



NOTE:-
THIS DRAWING HAS BEEN APPROVED AND SIGNED
BY THE CHIEF ADMINISTRATOR CHD. VIDE HIS
OFFICE MEMO NO. 21 / 1.225-UT/1(3)-2005/296
DATED 17.01.2008

Sd/-

A. T. P.

CHIEF ADMINISTRATOR

CHIEF ARCHITECT

SENIOR TOWN PLANNER

DIVN/ TOWN PLANNER

ASST. TOWN PLANNER

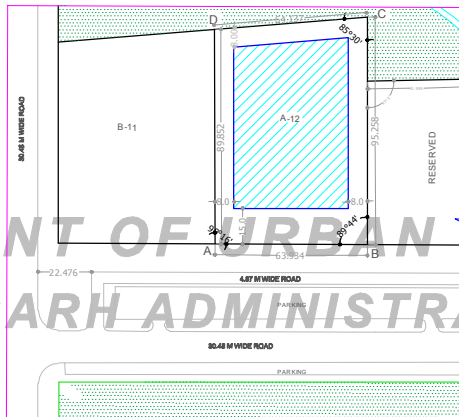
OFFICE OF
THE SENIOR TOWN PLANNER,
U.T. CHANDIGARH

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

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 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 M/S MICROTECH INTERNATIONAL (P) LTD. WILL BE * ABCD * AS SHOWN ON THIS PLAN. THE TOTAL AREA OF THE SITE SHALL BE 5917.411 SQ.MT. (7077.223 SQ.YDS / 1.462236 ACS).

3. SITE COVERAGE :-

- (a) BUILDINGS SHALL BE PERMITTED ONLY WITHIN THE PORTION OF THE SITE MARKED  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. 2366.844 sq.m.
(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 POLLUTRY ACTIVITIES. THE PROVISION OF SUPPORT FACILITIES SUCH AS CANTEN, 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	1.OPEN PARKING LOTS, LANDSCAPING FEATURES, UNDER GROUND SERVICES 2.FUEL TANK FOR DG'S CAN BE PERMITTED IF APPROVED BY THE CHIEF CONTROLLER OF EXPLOSIVES, NORTH CIRCLE, CHANDIGARH. 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 (5).
(c) MACHINE ROOM FOR LIFT, 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 1/30th 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'-6" 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 WIDE T 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 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 WITHIN THE SITE.
(b) PARKING SPACES SHALL NOT BE LESS THAN 1'00" FOR 80 SQ.M OF THE COVERED AREA ON ALL FLOORS. THE AREA PER CAR SHALL BE AS UNDER:
(i) BASEMENT - 35 SQ.M.
(ii) OPEN - 25 SQ.M.
(iii) STILTS - 35 SQ.M.
AT LEAST 10% OF THE REQUIRED PARKING SHALL BE PROVIDED FOR VISITORS AT STREET LEVEL IN 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. 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 RAMP'S 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 & REGULATION) BUILDING RULES, 1952 ON THE PORTS WHERE SUCH RULES ARE SILENT AND SUPPLEMENT 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 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 DGLT 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 80% 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 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 EARTHQUAKES ETC.
(j) NO ADVERTISING SIGNAGE 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.



NOTE:-
THIS DRAWING HAS BEEN APPROVED AND SIGNED
BY THE CHIEF ADMINISTRATOR CHD. VIDE HIS
OFFICE MEMO NO. Z1/1 /225-UTF(3)-2005/296 DATED
17.01.2008

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 KANAUJI CHECKED BY:- RUDRA
DRG. NO.: 282 JOB NO. M-16 10.1.2008 DATED

ZONING PLAN OF
BUILD-TO-SUIT SITE
FOR M/S MICROTECH
INTERNATIONAL PVT. LTD (A-12)
AT RAJIV GANDHI
CHANDIGARH TECHNOLOGY
PARK

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-UTP/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 RECEIVED FROM S.E. C.C.I VIDE MEMO NO. 1354 DTD. 17.05.06.
THIS DRAWING WILL SUPERSEDES THE EARLIER ZONING PLAN
BEARING DNG.NO.235, 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.: 287	JOB NO.- M-16
DATED: 14.11.06	

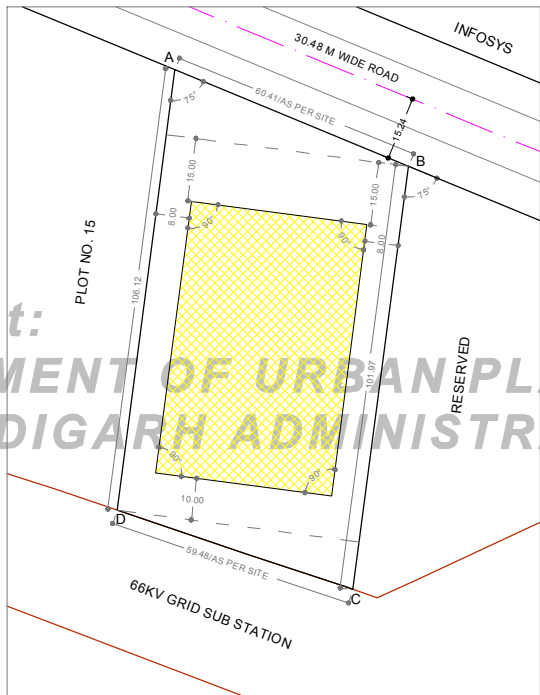
Sd/-
CHIEF ADMINISTRATOR

Sd/-
CHIEF ARCHITECT

Sd/-
ASST.TOWN PLANNER

Sd/-
SENIOR TOWN PLANNER

Sd/-
DIVNL TOWN PLANNER



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 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. / 7281.49 SQ.YDS. (1.90 ACS)**.

3. SITE COVERAGE :-

- A. BUILDINGS SHALL BE PERMITTED ONLY WITHIN THE PORTION OF THE SITE MARKED AS  IN THIS PLAN AND NOWHERE 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. **2428.992 SQ.M.**
C. F.A.R (FLOOR AREA RATIO) SHALL BE **1.25** 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 PERMISSIBLE SHALL BE AS PER THE CHANDIGARH INFORMATION SERVICES PARK RULES, AS AMENDED FROM TIME TO TIME AND USED AS DESCRIBED IN THE ALLOTMENT 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 PERMITTED / 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 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. PLUMB 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" (22.799M)** INCLUSIVE OF THE PARAPET AND THE MAXIMUM NUMBER OF STOREYS SHALL NOT EXCEED **FIVE (05)**.
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 10% 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'-6" (2')** WITH **2'-0" (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 THE 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 24.04.2004.

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 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. **STILTS** - **30 SQ.M**
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 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 WHATSOEVER.
C. AREA UNDER BASEMENT UTILIZED 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.5/6 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-SUPPLY 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 10M 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 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 SHUNT 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 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 29 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 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 EARTHQUAKES, ETC.
J. COVERED WALKWAYS HAVING SUPPORT FROM PILLARS / POLES FROM PARKING TO THE BUILDING BLOCKS SHALL NOT BE COUNTED TOWARDS GROUND COVERAGE / F.A.R.
K. NO ADVERTISEMENT / SKY SIGNS 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 1982.

Sd/-
A.T.P

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

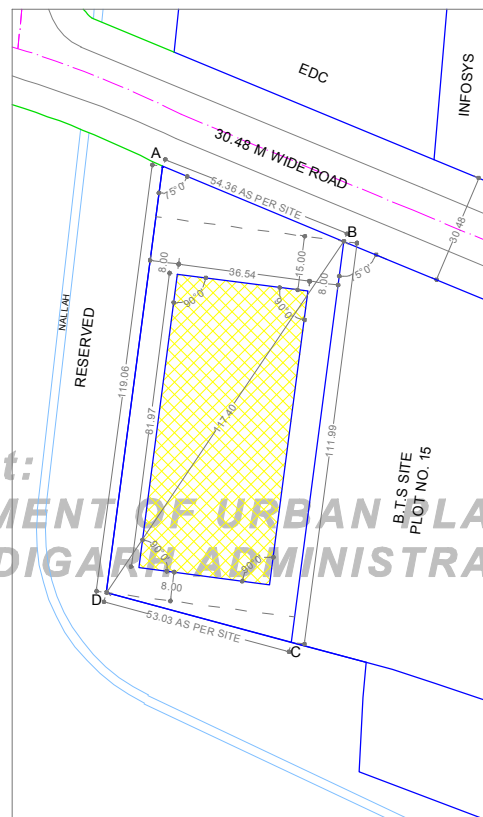
SCALE:- **1 : 500**

DRG. NO.:293	JOB NO.- M-16	DATED: 20.7.06
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[illegible]

Sd/-
DIV/NI TOWN PLANNER



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.

4. THE 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. 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 PURPOSE WHATSOEVER.

5. AREA UNDER BASEMENT UTILISED FOR PURPOSES MENTIONED ABOVE AND STILTS PROPOSED FOR PARKING SHALL NOT BE COUNTED TOWARDS FAR.

6. THE USE OF THE BASEMENT FOR HABITABLE PURPOSES SHALL BE PROHIBITED.

7. THE FIRE TRIGGER LINE SHALL BE THE FIRE TRIGGER LINE OF THE ADJACENT BUILDING.

8. THE AREA OF THE ROOF SLAB OF THE BASEMENT EXTERNAL TO THE BUILDING SHALL BE DESIGNED/CONSTRUCTED TO TAKE THE LOAD OF THE ROOF.

PROVISION SHALL BE MADE FOR BARRIER FREE ENVIRONMENT FOR PHYSICALLY HANDICAPPED.

THE BUILDING DESIGN FOR A MINIMUM OF 60% OF THE PERMISSIBLE COVERED AREA SHALL BE SUBMITTED AS A JOINT AND NOT IN PARTS.

OPEN COURTYARDS SHALL BE PROVIDED AS PER RULE 20 OF PUNJAB ARCHITECTURAL ACT, BUILDING REGULATIONS, 1962.

THE BUILDING SHALL BE DESIGNED TO BE ACCESSIBLE TO ALL PERSONS AND SHALL BE MADE ACCESSIBLE TO ALL PERSONS AS APPROVED BY P.E. PUBLIC HEALTH CHARGED AS FOLLOWS:

THE BUILDING SHALL BE DESIGNED FOR APPROPRIATE SEISMIC LOAD. ALL DEAD/ LIVE LOADS, WIND PRESSURES ETC. IN ACC. TO IS 8001. STRENGTHENING TO RESIST DISTRESS DURING EARTHQUAKE.

COVERED WALKWAYS HAVING SUPPORT FROM PILLARS/ POLES FROM PAINTING TO THE BUILDING SHALL NOT BE COUNTED.

THE BUILDING SHALL BE DESIGNED TO BE ACCESSIBLE TO ALL PERSONS AND SHALL BE MADE ACCESSIBLE TO ALL PERSONS AS APPROVED BY P.E. PUBLIC HEALTH CHARGED AS FOLLOWS:

NO ADVERTISEMENT / SIGNAGES SHALL BE PERMITTED ON ANY EXTERNAL FACE OF THE BUILDING EXCEPT AT LOCATIONS AS APPROVED BY PUNJAB ARCHITECTURAL ACT, BUILDING REGULATIONS, 1962.

THE FRONT BUILDING LINE OF THE PLOT AND SIDE BUILDING WALLS ARE *AS* SHALL BE MAINTAINED UNLESS THE UNFINISHED STREET LINE.

THE ENERGY EFFICIENT SOLAR LIGHTING / HEATING SYSTEM SHALL BE PROVIDED.

TREES MARKED AS *S* IN THIS PLAN SHALL BE DEEMED TO BE PROTECTED TREES UNDER CHANDIGARH TREES PRESERVATION ACT, 1997.



DEPARTMENT OF
URBAN PLANNING
CHANDIGARH ADMN.



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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 SECTION 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 TECH MAHINDRA LTD. WILL BE "ABCD" AS SHOWN ON THIS PLAN. THE TOTAL AREA OF THE SITE SHALL BE 44475.285 SQ.M. (10.64 AC).

3. SITE COVERAGE :-

A. BUILDINGS SHALL BE PERMITTED ONLY WITHIN THE PORTION OF THE SITE MARKED AS  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. 17791.304 SQ.M.
C. F.A.R. (FLOOR AREA RATIO) SHALL BE 0.50 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 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 SPECIALLY 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 CANTEN, 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 D.D.S CAN BE PERMITTED IF APPROVED BY THE CHIEF CONTROLLER OF EXPLOSIVES, NORTH CIRCLE, CHANDIGARH, THE SECURITY CANNING 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. PLURISTORY 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 (5).
C. MACHINE ROOM FOR LIFTS, STAIRHEADS, WATER STORAGE TANKS, COOLING TOWERS FOR AIR CONDITIONING SHALL BE PERMITTED WITHIN THE PRESCRIBED HEIGHT.
D. THE FOLLOWING APPURTENANCE 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 15% OF THE AREA OF THE ROOF OF THE BUILDING UPON WHICH THEY ARE ERRECTED. THE SAID STRUCTURES SHALL BE 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'-8" 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 WOKET GATES SHALL BE ALLOWED EITHER ALONG THE BOUNDARY WALL MARKED AS 'AB' OR 'CD'.

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 WITHIN THE SITE.
B. PARKING SPACES SHALL NOT BE LESS THAN 1 PQD 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 IS 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 UTILIZED 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/S 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 CONTIGUOUS 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 & REGULATION) 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 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 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 FUELS 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, 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 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 IF 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. PERMISSION FROM THE COMPETENT AUTHORITY SHOULD BE TAKEN FOR THE CUTTING OF TREES BEFORE THE CONSTRUCTION OF THE BUILDING.

NOTE:-
THIS DRAWING HAS BEEN APPROVED AND SIGNED BY THE CHIEF ADMINISTRATOR CHD. VIDE HIS OFFICE MEMO NO. 211 / 225-UTP(3)-2005 / 296 DATED 17.01.2006

Sd/-
A.T.P.

NOTE:-
ALL DIMENSIONS ARE IN METERS.

ZONING PLAN OF
TECH MAHINDRA LTD. (PLOT NO.23)
AT RAJIV GANDHI CHANDIGARH
TECHNOLOGY PARK, KISHANGARH

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

SCALE:- 1 : 1000

APPROVED BY	CHECKED BY: ROMA
DRG. NO: 291	JOB NO.- M-16
	DATED: 4.07.06

Sd/-
CHIEF ADMINISTRATOR

Sd/-
CHIEF ARCHITECT

Sd/-
SENIOR TOWN PLANNER

Sd/-
DIVNL. TOWN PLANNER

Sd/-
ASSTT. TOWN PLANNER

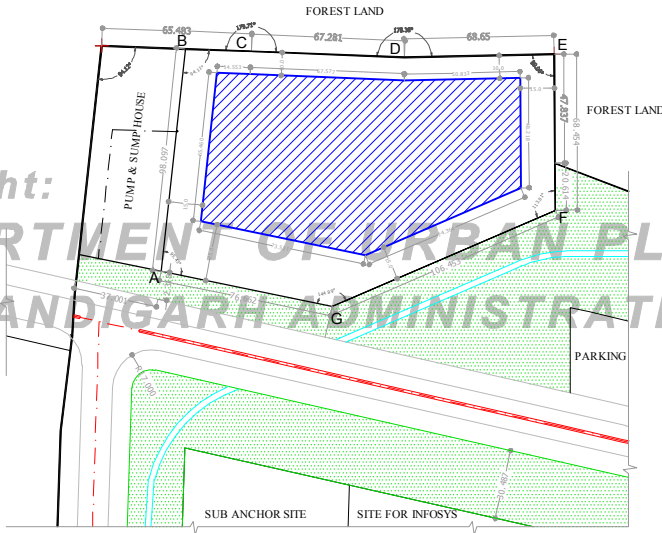
 90528-33333

sales@acrestoyards.com

www.acrestoyards.com



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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 CUM CONVENTION CENTRE SHALL BE 'ABCDEF' AS SHOWN ON THIS PLAN. THE AREA OF THE SITE SHALL BE 16540.111 Sqmts.(19781.975 Sq.Yds.)

2. TYPE OF BUILDINGS PERMITTED:-

THE TYPE OF BUILDINGS TO BE ERECTED ON THE SITE SHALL BE FOR HOTEL CUM CONVENTION CENTRE ONLY AND THEIR USE FOR ANY OTHER PURPOSE IS PROHIBITED. THE HOTEL CUM CONVENTION CENTRE BUILDING SHALL MEAN A BUILDING OR BUILDINGS DESIGNED AND INTENDED TO BE USED FOR A HOTEL CUM CONVENTION CENTRE, FOR THE STAY OF VISITORS & IT SHALL INCLUDE SUITES FOR VISITORS, RESTAURANTS, CAFE, BARS, DINING HALL, LOUNGE, MEETING HALL, CONCERT HALL, CONFERENCE HALL, MEDIA CENTRE, 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 CUM CONVENTION CENTRE. A CONVENTION HALL OF 1200 PERSONS CAPACITY ALONG WITH A SMALL CONVENTION HALL OF 100-150 PERSONS SEATING CAPACITY COULD BE PROVIDED. THE COVERED AREA UNDER THE SHOPPING ARCADE WITHIN THE HOTEL CUM CONVENTION CENTRE BUILDING SHALL NOT EXCEED 5% OF THE PERMISSIBLE COVERED AREA.

3. SPECIAL AREA:-

THE SITE FOR HOTEL CUM CONVENTION CENTRE AS SHOWN ON THE PLAN IS DECLARED AS SPECIAL AREA AND THE DESIGN OF THE BUILDINGS TO BE ERECTED 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) BUILDINGS SHALL BE PERMITTED ONLY WITHIN THE PORTION OF THE SITE MARKED AS  ON THIS PLAN AND NOWHERE ELSE.
(B) THE MAXIMUM AREA WHICH CAN BE COVERED ON THE GROUND FLOOR SHALL NOT EXCEED 40% OF THE TOTAL AREA OF THE SITE.
(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 (EXCLUDING BASEMENT) TO THE AREA OF THE SITE.

5. HEIGHT:-

(A) PLINTH LEVEL 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, 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.

6. BOUNDARY WALLS:-

(A) WALLS ALONG BOUNDARIES OF THE SITE MARKED 'ABCDEF' 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 THAN 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:-

(A) 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.
(B) ONLY TWO MAIN GATES WITH GATE POSTS SHALL BE ERECTED ALONG BOUNDARY MARKED 'AG' ON THIS PLAN.
(C) ONLY ONE WICKET GATE OF DESIGN G-1 AS SHOWN ON DRG. NO. S/5 SHALL ALSO BE PERMITTED ALONG BOUNDARY MARKED 'AG' ON THIS PLAN.

8. BAR ON SUB-DIVISION OF SITE:-

THE SITE FOR THE HOTEL CUM CONVENTION CENTRE 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 1/PCU 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 ENTRY/EXIT OF RAMP 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 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.

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. PROTECTED TREES:-

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

17. GENERAL:-

(A) NO DOWN PIPES, WASTE PIPES ETC. SHALL BE EXPOSED TO PUBLIC VIEW ON FACE OF THE BUILDING AND SHALL BE SUITABLY ENCASED AND RECESSED.
(B) MACHINE ROOM FOR LIFT, STAIRHEAD, WATER STORAGE TANK, COOLING TOWERS FOR AIR CONDITIONING SHALL BE PERMITTED UPTO 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 / AS APPROVED BY THE CHIEF ARCHITECT RECESSED.
(C) THE SMOKE CHIMNEY/FLUE, IF PROVIDED, SHALL NOT BE LESS THAN 3'-0" AWAY FROM THE EXTERNAL FACE OF THE BUILDING.
(D) THE BUILDING PLANS FOR THE BUILDING TO BE ERECTED 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 WITHIN THE HOTEL CUM CONVENTION CENTRE 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 ETC.
(K) PROVISION SHOULD BE MADE FOR BARRIER FREE ENVIRONMENT FOR PHYSICALLY DISABLED.
(L) THE ENERGY EFFICIENT SOLAR LIGHTING / HEATING SYSTEM SHALL BE PROVIDED.

DEPARTMENT OF
URBAN PLANNING,
CHANDIGARH ADMN.



NOTE:
THIS DRAWING HAS BEEN APPROVED AND
SIGNED BY THE F.S. CUM CHIEF ADMINISTRATOR
VIDE MEMO NO. 21/1/225 - UTF(3) - 2005/8873
DTG. 29/11/2005

Sd/-
A.T.P

Sd/-
CHIEF ADMINISTRATOR

Sd/-
CHIEF ARCHITECT

Sd/-
SENIOR TOWN PLANNER

Sd/-
DIVNL. TOWN PLANNER

Sd/-
ASST. TOWN PLANNER

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

DRAWN BY:- ANJALI MONGA (P.O.) CHECKED BY:- NARESH KUMAR

SCALE: 1 : 1000

DRG. NO.: 275 JOB NO.: M-16 DATED : 24-11-05

ZONING PLAN OF
HOTEL CUM CONVENTION
CENTRE AT
RAJIV GANDHI CHANDIGARH
TECHNOLOGY PARK