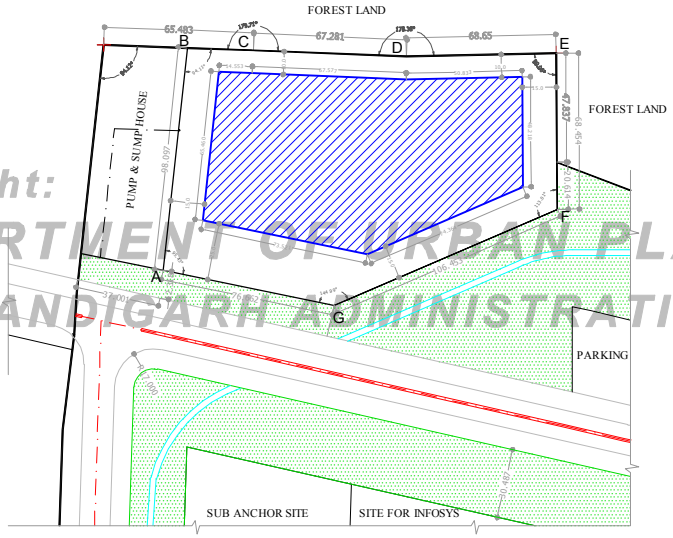

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DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMINISTRATION

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 'ABCDEFG' 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, CAFÉ, 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 SHALL BE PERMITTED WITHIN THE PRESCRIBED HEIGHT AS PER CLAUSE 17B.
(D) THE FOLLOWING APPURTENANT STRUCTURES i.e. ROOF TANKS AND THEIR SUPPORTS, VENTILATING,AIR CONDITIONING,LIFT ROOM AND OTHER SERVICE EQUIPMENT'S SHALL NOT BE INCLUDED IN THE HEIGHT OF THE BUILDING UNLESS THE AGGREGATE AREA OF SUCH STRUCTURES EXCEEDS 1/3rd OF THE AREA OF THE ROOF OF THE BUILDING UPON WHICH THEY ARE ERECTED.

6. BOUNDARY WALLS:-
(A) WALLS ALONG BOUNDARIES OF THE SITE MARKED 'ABCDEFG' ON THIS PLAN SHALL BE OF SPECIFICATIONS AND DESIGN AS APPROVED BY THE CHIEF ARCHITECT.
(B) IN CASE OF SLOPING SITE THE PRESCRIBED HEIGHT OF THE BOUNDARY WALL MAY BE EXCEEDED OVER PORTION OF ITS LENGTH PROVIDED THAT AT NO POINT IT SHALL BE MORE THEN 2'-0" ABOVE THE PRESCRIBED HEIGHT.
NOTE:-
THE HEIGHT AS APPLIED TO BOUNDARY WALL SHALL BE THE VERTICAL MEASUREMENT OF WALL FROM THE CENTRE OF THE FINISHED LEVEL OF THE STREET TO WHICH THE SITE HAS AN ACCESS.

7. GATE POSTS & GATES:-
(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-I 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 IPCU 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 RAMPS IN THE BASEMENT SHALL BE PROVIDED.
(D) ADEQUQTE ARRANGEMENTS SHALL BE MADE SO THAT SURFACE DRAINAGE DOES NOT ENTER INTO THE BASEMENT.
(E) ACCESS TO THE BASEMENT SHALL BE SEPARATE FROM THE MAIN ALTERNATIVE STAIR CASE PROVIDED ACCESSAND EXIT FROM HIGHER FLOORS,WHERE THE STAIR CASE IS CONTINUOS 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 DG/LT 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 THEN 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 WITH IN 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 ADMINISTATION.
(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 ME MADE FOR BARRIER FREE ENVIRONMEENT FOR PHYSICALLY DISABLED.
(L) THE ENERGY EFFICIENT SOLAR LIGHTING / HEATING SYSYTEM 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(I (3) - 2005 / 8973 DTd. 29 / 1' 2 / 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