REVISED PLAN
METRO PARK

SECTOR - 103, VILLAGE - SANETA,
S.A.S. NAGAR (MOHALI), PUNJAB.
(14.10708 ACRE SCHEME OF I.T. PARK.)
(BASED ON I.T. POLICY DATED 04.12.2013 & INDUSTRIAL AND BUSINESS DEVELOPMENT POLICY - DATED 12.06.2018.)

PROMOTERS :-
A-TECH INFRASTRUCTURE PVT. LTD.
CORP. OFFICE : METRO PARK
ABUTTING KHARAR BANUR ROAD,
(NEAR RAILWAY UNDER PASS.)
SECTOR-103, S.A.S. NAGAR (MOHALI).
e-mail : atect.buildcon@yahoo.co.in
web site : www.

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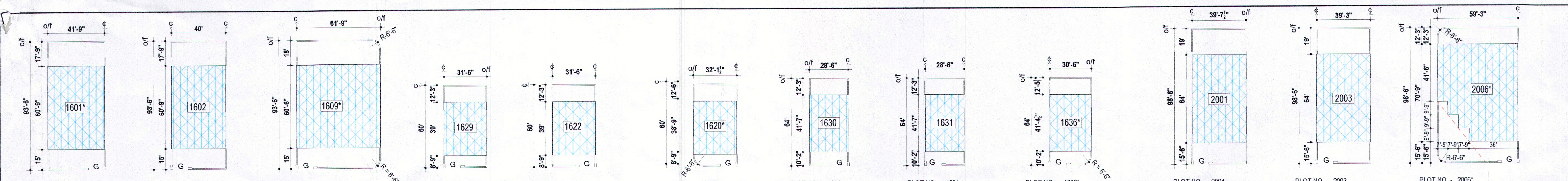


PLOT NO. - 1601*
41'-9" x 93'-6"
01 No. 433.74 sqyds
PLOT NO. - 1601*
PERM. GR. Coverage :- 281.93 sqyds
Actual Area Bound :- 281.81 sqyds
in the zoning lines (64.97%)

PLOT NO. - 1602
40'-0" x 93'-6"
07 Nos. 415.56 sqyds
PLOT NO. - 1602 to 1608
PERM. GR. Coverage :- 270.11 sqyds
Actual Area Bound :- 270.00 sqyds
in the zoning lines (64.97%)

PLOT NO. - 1609*
61'-9" x 93'-6" = 641.51 sqyds
Less corner radius = (-) 2.00 sqyds
NET PLOT AREA = 639.51 sqyds
01 No. PLOT NO. - 1609*
PERM. GR. Coverage :- 415.68 sqyds
Actual Area Bound :- 415.10 sqyds
in the zoning lines (64.91%)

PLOT NO. - 1629
31'-6" x 60'-0"
2 Nos. 210.00 sqyds
PLOT NO. - 1610 & 1629
PERM. GR. Coverage :- 136.50 sqyds
Actual Area Bound :- 136.50 sqyds
in the zoning lines (65.00%)
[Max. ht. not to exceed 35' (8'-9" x 4) as per 21 (A) (v)]

PLOT NO. - 1622
31'-6" x 60'-0"
16 Nos. 210.00 sqyds
PLOT NO. - 1611 to 1618 & 1621 to 1628
PERM. GR. Coverage :- 136.50 sqyds
Actual Area Bound :- 136.50 sqyds
in the zoning lines (65.00%)
[Max. ht. not to exceed 35' (8'-9" x 4) as per 21 (A) (v)]

PLOT NO. - 1620*
32'-1½" x 60' = 214.17 sqyds
Less corner radius = (-) 1.00 sqyds
NET PLOT AREA = 213.17 sqyds
02 Nos. PLOT NO. - 1619* & 1620*
PERM. GR. Coverage :- 138.56 sqyds
Actual Area Bound :- 138.32 sqyds
in the zoning lines (64.89%)
[Max. ht. not to exceed 35' (8'-9" x 4) as per 21 (A) (v)]

PLOT NO. - 1630
28'-6" x 64'-0"
01 No. 202.67 sqyds
PLOT NO. - 1630
PERM. GR. Coverage :- 131.73 sqyds
Actual Area Bound :- 131.68 sqyds
in the zoning lines (64.97%)
[Max. ht. not to exceed 40'-8" (10'-2" x 4) as per 21 (A) (v)]

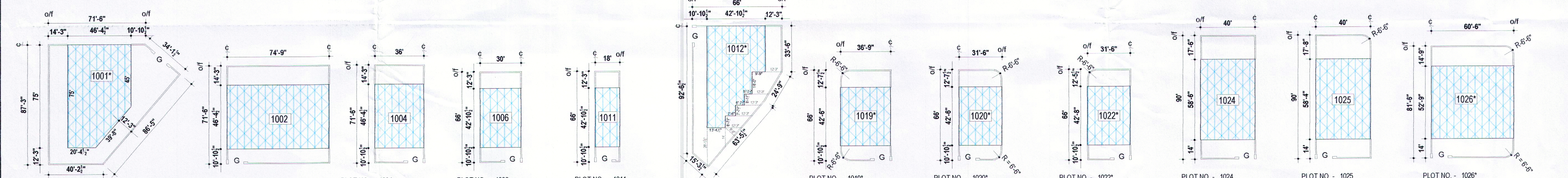
PLOT NO. - 1631
28'-6" x 64'-0"
05 Nos. 202.67 sqyds
PLOT NO. - 1631 to 1635
PERM. GR. Coverage :- 131.73 sqyds
Actual Area Bound :- 131.68 sqyds
in the zoning lines (64.97%)
[Max. ht. not to exceed 40'-8" (10'-2" x 4) as per 21 (A) (v)]

PLOT NO. - 1636*
30'-6" x 64' = 216.89 sqyds
Less corner radius = (-) 1.00 sqyds
NET PLOT AREA = 215.89 sqyds
01 No. PLOT NO. - 1636*
PERM. GR. Coverage :- 140.33 sqyds
Actual Area Bound :- 140.22 sqyds
in the zoning lines (64.95%)
[Max. ht. not to exceed 40'-8" as per (10'-2" x 4) 21 (A) (v)]

PLOT NO. - 2001
39'-7½" x 98'-6"
01 No. 433.67 sqyds
PLOT NO. - 2001
PERM. GR. Coverage :- 281.89 sqyds
Actual Area Bound :- 281.78 sqyds
in the zoning lines (64.98%)

PLOT NO. - 2003
39'-3" x 98'-6"
04 Nos. 429.57 sqyds
PLOT NO. - 2002 to 2005
PERM. GR. Coverage :- 279.22 sqyds
Actual Area Bound :- 279.11 sqyds
in the zoning lines (64.97%)

PLOT NO. - 2006*
59'-3" x 98'-6" = 648.46 sqyds
Less corner radius = (-) 2.00 sqyds
NET PLOT AREA = 646.46 sqyds
01 No. PLOT NO. - 2006*
PERM. GR. Coverage :- 420.20 sqyds
Actual Area Bound :- 415.40 sqyds
in the zoning lines (64.26%)



PLOT NO. - 1001*
01 No. 702.53 sqyds
PLOT NO. - 1001*
PERM. GR. Coverage :- 456.64 sqyds
Actual Area Bound :- 343.13 sqyds
in the zoning lines (48.84%)

PLOT NO. - 1002
74'-9" x 71'-6"
01 No. 593.85 sqyds
PLOT NO. - 1002
PERM. GR. Coverage :- 386.00 sqyds
Actual Area Bound :- 385.17 sqyds
in the zoning lines (64.86%)
[Max. ht. not to exceed 43'-6" as per (10'-10½" x 4) 21 (A) (v)]

PLOT NO. - 1004
36'-0" x 71'-6"
01 No. 286.00 sqyds
PLOT NO. - 1004
PERM. GR. Coverage :- 185.90 sqyds
Actual Area Bound :- 185.50 sqyds
in the zoning lines (64.86%)
[Max. ht. not to exceed 43'-6" as per (10'-10½" x 4) 21 (A) (v)]

PLOT NO. - 1006
30'-0" x 66'-0"
13 Nos. 220.00 sqyds
PLOT NO. - 1005 to 1010, 1013 to 1018, & 1021
PERM. GR. Coverage :- 143.00 sqyds
Actual Area Bound :- 142.92 sqyds
in the zoning lines (64.96%)
[Max. ht. not to exceed 43'-6" as per (10'- 10½" x 4) 21 (A) (v)]

PLOT NO. - 1011
18'-0" x 66'-0"
01 No. 132.00 sqyds
PLOT NO. - 1011
PERM. GR. Coverage :- 85.80 sqyds
Actual Area Bound :- 85.75 sqyds
in the zoning lines (64.96%)
[Max. ht. not to exceed 43'-6" as per (10'-10½" x 4) 21 (A) (v)]

PLOT NO. - 1012*
01 No. 551.53 sqyds
PLOT NO. - 1012*
PERM. GR. Coverage :- 358.49 sqyds
Actual Area Bound :- 273.81 sqyds
in the zoning lines (49.65%)
[Max. ht. not to exceed 37' (9'-3" x 4) if the set back is not increased in the building plans by the owner.]

PLOT NO. - 1019*
36'-9" x 66' = 269.50 sqyds
Less corner radius = (-) 2.00 sqyds
NET PLOT AREA = 267.50 sqyds
01 No. PLOT NO. - 1019*
PERM. GR. Coverage :- 173.88 sqyds
Actual Area Bound :- 173.54 sqyds
in the zoning lines (64.87%)
[Max. ht. not to exceed 43'-6" as per (10'-10½" x 4) 21 (A) (v)]

PLOT NO. - 1020*
31'-6" x 66' = 231 sqyds
Less corner radius = (-) 2.00 sqyds
NET PLOT AREA = 229.00 sqyds
01 No. PLOT NO. - 1020*
PERM. GR. Coverage :- 148.85 sqyds
Actual Area Bound :- 148.75 sqyds
in the zoning lines (64.96%)
[Max. ht. not to exceed 43'-6" as per (10'-10½" x 4) 21 (A) (v)]

PLOT NO. - 1022*
31'-6" x 66' = 231 sqyds
Less corner radius = (-) 1.00 sqyds
NET PLOT AREA = 230.00 sqyds
01 No. PLOT NO. - 1022*
PERM. GR. Coverage :- 149.50 sqyds
Actual Area Bound :- 149.33 sqyds
in the zoning lines (64.93%)
[Max. ht. not to exceed 43'-6" as per (10'-10½" x 4) 21 (A) (v)]

PLOT NO. - 1024
40'-0" x 90'-0"
01 No. 400.00 sqyds
PLOT NO. - 1024
PERM. GR. Coverage :- 260.00 sqyds
Actual Area Bound :- 260.00 sqyds
in the zoning lines (65.00%)

PLOT NO. - 1025
40' x 90' = 400 sqyds
Less corner radius = (-) 1.00 sqyds
NET PLOT AREA = 399.00 sqyds
01 No. PLOT NO. - 1025
PERM. GR. Coverage :- 259.35 sqyds
Actual Area Bound :- 259.26 sqyds
in the zoning lines (64.98%)

PLOT NO. - 1026*
60'-6" x 81'-6" = 547.86 sqyds
Less corner radius = (-) 2.00 sqyds
NET PLOT AREA = 545.86 sqyds
01 No. PLOT NO. - 1026*
PERM. GR. Coverage :- 354.81 sqyds
Actual Area Bound :- 354.60 sqyds
in the zoning lines (64.96%)

NOTE :-
1) The maximum height of any building on any industrial plot (under plotted development head) shall be below 15 mt. (49'-3") except those with front set back less than 12'-3¾" depth (3.75 mt.) .
2) For set backs lesser than 12'-3¾" (3.75 mt.) refer maximum permissible height duly described below respective plots.

THE REQUIREMENT OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE BUILDING REQUIRMENTS CONTAINED IN **THE PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES- 2018 (as amended at various stages with supplementary notifications)** AND THE PROVISIONS OF THE **NOTIFICATION NO. G.S.R.43/P.A. 11 / 1995 / Ss.43 and 180 / 2018 DATED 12 JUNE, 2018 READ IN CONJUNCTION WITH I.T. POLICY NO. 5/13/2013 - 4hg1 / 132289/1 dated 4.12.2013. and INDUSTRIAL POLICY dated 17.10.2017.**

ZONING CLAUSES

1. USE ZONES

The use of land and the type of building to be constructed thereon shall be governed with the table below and in no manner what so ever.

Notation	Permissible use of land	Types of uses /building permissible
🟨	Roads	Roads / street furniture and amenities sub servient to traffic and transportation.
🟪	Industrial	All non polluting IT , ITES & ESDM — industries only ~~XXXXXXXXX~~ permitted under I.T. POLICY 2013 , duly notified by the department of Housing and Urban Development.
□	public buildings	community center
🟩	parks	parks & green strips

A - I.T. , ITES & ESDM — Industries as permissible under I.T. POLICY,dated :- 04.12.2013

2. SITE COVERAGE

2.1 Plotted development = 65% of site area
Flatted development = 40% of site area (permissible only on the sites exceeding 2000 sqmt. area)
(5% (defined at 77 - 1393) additional ground coverage shall be permitted in case of retail service industry over and above the standard permissible limit ie 65% ground coverage)

2.2 FLOOR AREA RATIO Industry (IT / ITES / ESDM)

2.2.1 Plotted Development - Unlimited but subject to maximum permissible height of 14.999 mt. (49'-2½") of the building.

2.2.2 Flatted Development - Unlimited with no restriction of height subject to permission of DGCA / MOD / Airport Authority and fulfillment of buildings controls wrt. ground coverage, set backs, parking norms, light and ventilation norms and fire safety rules.

2.3 Upto 15% (fifteen percent) of the total covered area shall be permissible for the residential use of staff and workers, in all categories of industrial buildings.

2.4 IN CASE OF INDUSTRIAL BUILDINGS

2.4.1 For IT, ITES & ESDM industries with specified uses / processes

Note:- An additional 5 percent floor area free of charges shall be permissible to the Eco- friendly buildings. The owner shall provide certificate from Bureau of Energy Efficiency or from GRIHA (Green rating integrated habitat assessment) of Ministry of Non Renewable Energy Source and Energy . Government of India . However in case the owner fails to submit maintenance certificate after a period of every five years from the competent authority , the defaulter can be penalized at the rate of 200 percent of additional floor area ratio permitted

2.4.2 Canopy / porch maximum upto 100 sqft., watch and ward cabins (upto 100 sq ft.) along each entry gates, atrium / atria, escalator/ travellator well, covered sky bridges in high rise buildings jogging tracks, swimming pools (open to sky), architectural features / elements such as, coffers louvers, end wall projected upto 900 mm . pergolas, other sunshades elements, any landscape elements. fire staircase fire towers ramp, podium(s)/multistory podium stilt separate parking block, basement if used for parking and services like sewerage treatment plant, water treatment plant, garbage collection, electrical sub station, service ducts, service area block having services such as diesel generator (DG) room, air conditioning (ac) plant room etc> No> habitable rooms are allowed to be made in any of the items above. If they are then they will bw part of the Ground Coverage.ed from floor area ratio in commercial projects. (26-(6)-(i)-1452)

2.4.3 The width of corridors provided in addition to their minimum required width as per National Building Code of India 2016 shall be exempted from floor area ratio. (26-(6)-(ii)-1453)

2.4.4 The area of lift wells, escalators / travellator well, service shaft shall be taken on one floor only.

2.4.5 In multi-storey buildings, service floor shall be allowed after minimum four floors. Maximum of three service floors shall be allowed in a building. The area of service floor shall not be counted towards floor area ratio and maximum height of such floors shall be 2.40 m from floor to bottom of the beam. (26-(6)-(ii)-1453)

3. SUBDIVISION & CLUBBING / AMALGAMATION OF PLOTS

3.1 No plot shall be subdivided, however two or more plots under one ownership may be amalgamated to form a single plot for which a seperate sanction of zoning plan shall be mandatory.

3.2 The area of amalgamated plot shall be cobsidered for the norms pertaining to site coverage, FAR and mandatory parking.

4. PLINTH LEVEL

Unless otherwise specified by the competent authority ,plinth height in case of building intended for human habitation shall not be less than 1'-6"/ 45 cms. from the crown of the adjoining road.

5. PROJECTIONS

5.1 In the plotted development upto 250 sqmt. area where there is an uncovered balcony or cantilever from wall it shall not project more than 1.22 mts.(4') beyond the building line when measured at the right angle to the outer face of the wall.

5.2 For plotted development exceeding 250 sqmt. area and flatted development, the maximum depth of projection / balcony shall not exceed 1.83 mt. (6') subject to the condition that it (the depth) is not less than ⅓ of the gross width / depth of set back / courtyard i.e. 18' deep courtyard can have 6' wide projection / balcony.

5.3 The area of projection shall not be counted towards the covered area or FAR or FSI of the site

6. BOUNDARY WALL AND GATES

6.1 The boundary wall of end plots shall be rounded at corners by a radius of 6'-6".

6.2 The height of boundary walls along road side front shall be 3' high foritified with 3' high M.S fencing. and on other sides, the height of boundary wall shall not exceed 6' high.

6.3 Position of the gates shall be as defined and specified in the zoning plan . The width of gate shall not exceed 12' (3.66 mt.) unless specified otherwise.

6.4 The area of gate post if provided shall not exceed 9.29 sqmts. (100 sqft.) and height shall be restricted to 2.74 mts. (9 ft.) .

7. TREES

No existing trees shall be cut without prior approval of the competent authority unless they interfere in the building.

8. BASEMENT FLOOR

8.1 INFORMATION TECHNOLOGY UNITS, KNOWLEDGE BASED INDUSTRIES & ESDM only ~~XXXXXXXXXXXXXX~~

8.1.1 Basement is permissible in all plots with in the zoned area.

8.1.2 The basement shall provide for opening of not less than $\frac{1}{10}$ th of the basement floor area opening directly to the exterior for admission of natural light and air and shall be water proof and damp proof.

8.1.3 The minimum height of basement shall be 2.50 (8'-3") metres measured from the finished level of the floor to the under surface of the beam and shall not be used for habitable purposes. Basement area shall not exceed the area bound by the zoning lines of the plot and further it shall satisfy public health and structural requirements.

8.1.4 Provision of toilets, water taps etc. which require the disposal of water etc. shall not be permitted in the basement

8.1.5 The gross covered area of basement floor shall not be counted in the FAR calculations.

8.1.6 The area of first level basement may be put to the following uses and shall not be counted towards floor area ratio
a) Storage of household or other goods of non- combustible material
b) Strong rooms, bank cellars
c) Air-conditioning equipment and other machines used for services and utilities of the building
d) Parking

9. SETBACKS RELATED WITH HEIGHT OF THE BUILDING.

9.1 Building shall be constructed within zoned area shown as ▨

9.2 Ancilliary zone duly defined vide 9 of building rules 2018 shall be permitted in the set backs as per the provisions of rule 26-(6)-(iv).

9.3 Setbacks shall comply with the provisions notified in table no. - 30 (Rule - 26) and the relevant notes (a to f).

10. PARKING NORMS:

10.1 PLOTTED DEVELOPMENT : @ 1 ECS / 100 sqmt. of covered area for plots upto 2 acre area.
@ 2 ECS / 100 sqmt. of covered area for plots above 2 acre area.

10.2 FLATTED DEVELOPMENT : @ 1 ECS / 100 sqmt. of covered area for plots upto 2 acre area for IT / ITES / ESDM..
@ 2 ECS / 100 sqmt. of covered area for plots exceeding 2 acre area for IT / ITES / ESDM..
@ 2 ECS / 100 sqmt. of covered area for plots of all sizes for general industry.

11. MAXIMUM PERMISSIBLE HEIGHT OF THE BUILDING

11.1 FOR PLOTTED DEVELOPMENT - upto 14.999 mt. excluding mumty, parapet, lift room and architectural features.

11.2 FOR FLATTED DEVELOPMENT - No restriction, subject to fulfilment of building controls wrt. ground coverage, set backs, parking norms, light, ventilation and fire safety and formal approval of height duly granted by competent authority (DGCA / MOD / AAA).
" height " in relation to a building means the vertical measurement of the building measured from the plinth level upto the highest level of the building roof excluding parapet, flues, ducts, water storage tank and mumties, domes, water cooling tanks, lift towers, lift rooms, architectural features not exceeding 2.25 meters in height, and in relation to a room means the vertical measurement from finished surface of the floor to the under surface of the ceiling of the room and in the case of sloping ceiling, the height shall be the minimum height of any room.

12. PUBLIC BUILDINGS - COMMUNITY CENTRE, SITE AREA = 2000 SQMT. (2391.11 sqyds.) or more.

12.1 Max. permissible ground coverage = 40 % of plot area.
12.2 Max. F.A.R. = 1: 1.0
12.3 Max. height = No restriction subject to approval of the competent authority.
12.4 Parking Area @ 3.0 ECS per 100 sqmt of the covered area of the building.
12.5 Comm. Commercial Area upto 1 % (one percent) of total covered area of community centre shall be permissible for commercial activity.

- Remaining norms pertaining to basement floor , projections, boundary wall, gates etc. as per standard Byelaws applicable to public building and as per rules duly notified by the Competent Authority. (ref. sub rule (1) of rule 26 for details).

13. GREEN BUILDING & SUSTAINABILITY PROVISIONS :-

13.1 All buildings in this I.T. Park governed by the this zoning plan shall comply with the rules 37 , 38 , 39 , 40 , 41 , 42 , 44.

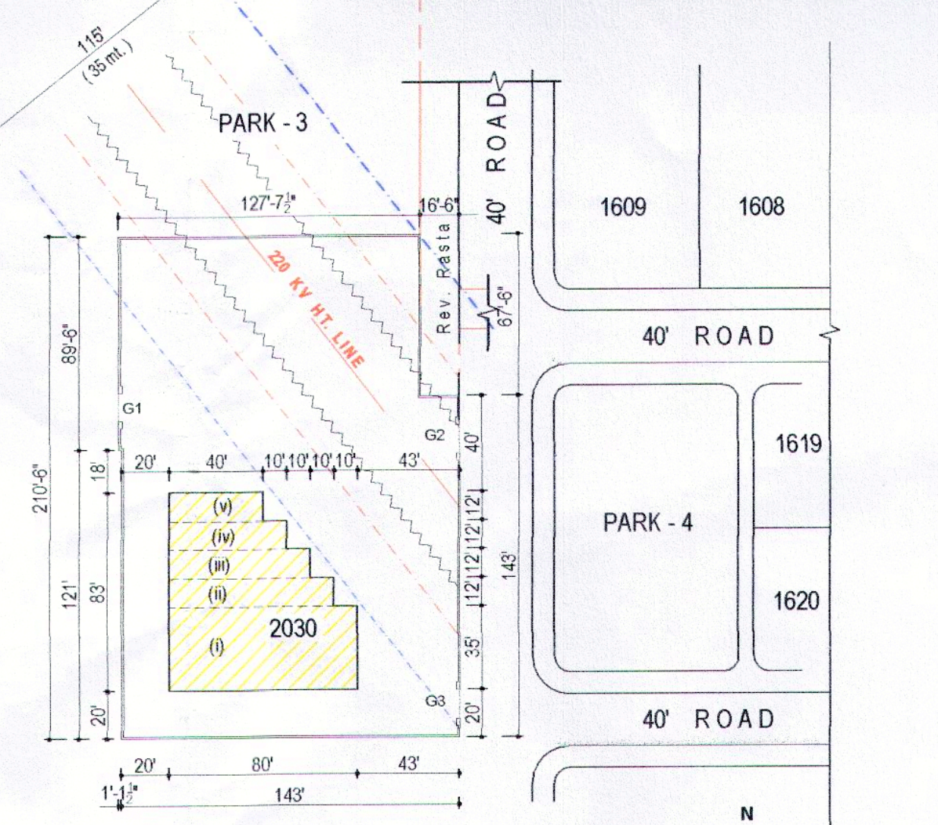
14. COMPLIANCE OF THE NOTIFICATIONS OF G.O.I. WRT. DIFFERENTLY ABLED PERSONS (DIVYANG) :-

14.1 All buildings controlled by this zoning plan shall comply in letter and spirit to the requisite notifications applicable for the formal approval of the building plans by the competent authority.

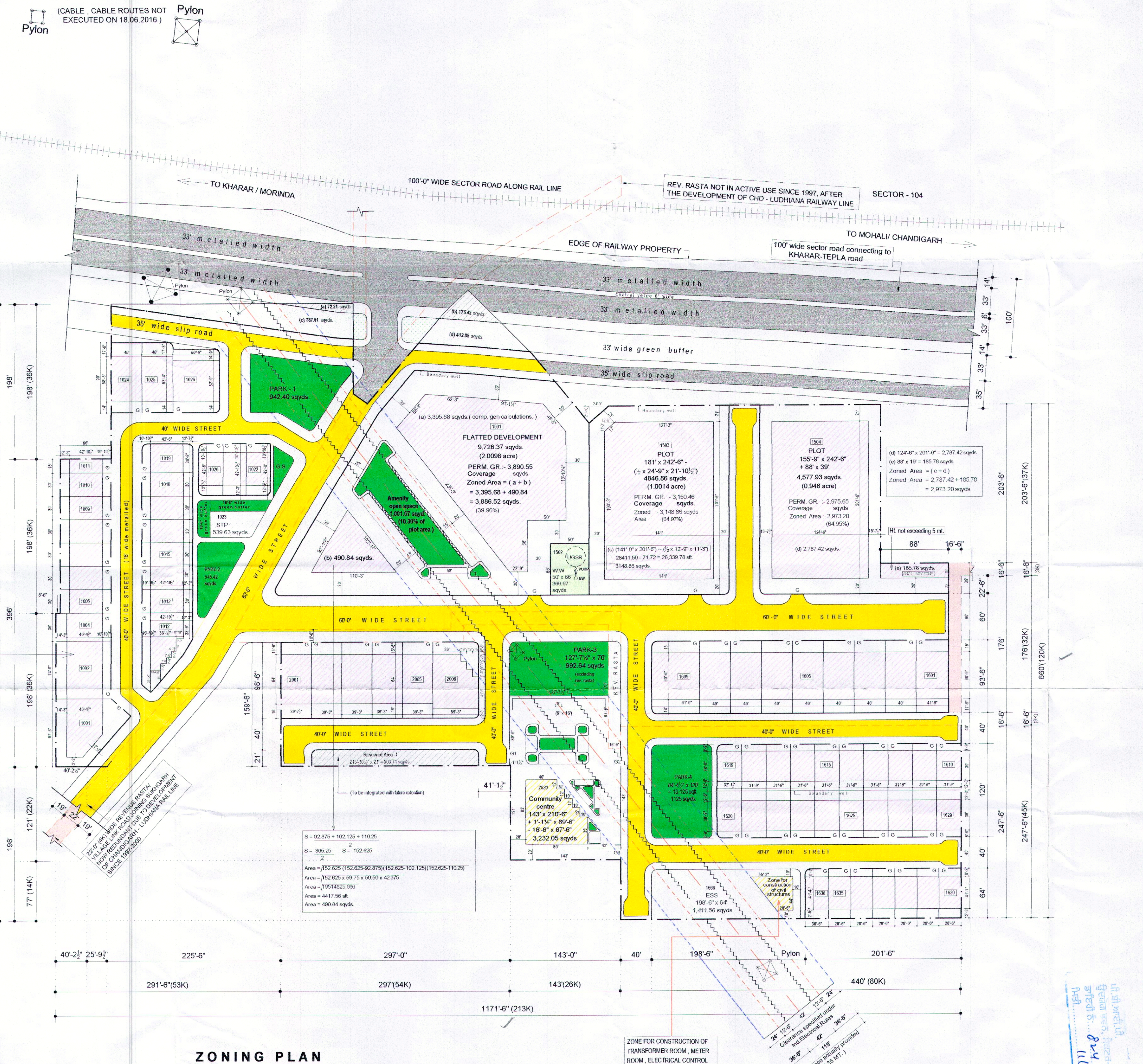
IMPORTANT NOTES:
- The promoter shall ensure compliance of all the provisions of Punjab Regional and Town Planning & Development act 1995 applicable to the scheme area under the proposed industrial park.
- The revenue rastas passing through the site shall be kept unobstructed

IMPORTANT NOTE:-
STORM WATER DISPOSAL, SEWAGE DISPOSAL, WATER SUPPLY, STREET LIGHTING, POWER DISTRIBUTION SYSTEM, RAIN WATER HARVESTING, ROADS, BOUNDARY WALLS, PAVEMENTS AND PARKS SHALL BE DEVELOPED AS PER NORMS NOTIFIED BY THE CONCERNED DEPARTMENTS / COMPETENT AUTHORITY.

DETAIL AT "A"		
Community Centre		
i) -	80' x 35' =	2800
ii) -	70' x 12' =	840
iii) -	60' x 12' =	720
iv) -	50' x 12' =	600
v) -	40' x 12' =	480
	TOTAL =	**5,440 sqft.**



Community centre
PLOT NO. - 2030
(143' x 210'-6" + 1'-1½" x 89'-6")
- 16'-6" x 67'-6" = 3,232.05 sqyds
PERM. GR. Coverage :- 1,292.82 sqyds (40%) (11,635.38 sqft.)
Actual Area Bound :- 604.44 sqyds (5,440 sqft.) (Ref. detail at "A"
in the zoning lines (18.70%)
GATE (G1, G2 & G3) = 12' wide
Max. perm. FAR :- 1 : 1.0
Max. perm. HT. :- No restriction subject to clearance by DGCA / MOD (IAF).


(CABLE , CABLE ROUTES NOT EXECUTED ON 18.06.2016)
Pylon
Pylon
TO KHARAR / MORINDA
100'-0" WIDE SECTOR ROAD ALONG RAIL LINE
REV. RASTA NOT IN ACTIVE USE SINCE 1997, AFTER THE DEVELOPMENT OF CHD - LUDHIANA RAILWAY LINE
SECTOR - 104
TO MOHALI / CHANDIGARH
EDGE OF RAILWAY PROPERTY
100' wide sector road connecting to KHARAR-TEPLA road
33' metalled width
35' wide slip road
33' wide green buffer
PARK-1 842.40 sqyds.
40'-0" WIDE STREET
60'-0" WIDE STREET
FLATTED DEVELOPMENT 9,726.37 sqyds (2.0096 acres)
Amenity open space
(b) 490.84 sqyds.
PLOT 181' x 242'-6" 4846.86 sqyds (1.0014 acre)
PLOT 155'-9" x 242'-6" + 88' x 39' 4,577.93 sqyds (0.946 acre)
PARK-3
PARK-4
Community centre 143' x 210'-6" + 1'-1½" x 89'-6" - 16'-6" x 67'-6" 3,232.05 sqyds
Pylon
198'(36K)
396'
121'(22K)
77'(14K)
176'(32K)
247'-6"(45K)
203'-6"(37K)
660'(120K)
100'
225'-6"
297'-0"
143'-0"
40'
198'-6"
201'-6"
291'-6"(53K)
297'(54K)
143'(26K)
440'(80K)
1171'-6" (213K)

ZONE FOR CONSTRUCTION OF TRANSFORMER ROOM , METER ROOM , ELECTRICAL CONTROL PANEL ROOM IF REQUIRED, HT. NOT EXCEEDING 15' or 4.57mt.
ZONED AREA = $\frac{55'\text{-}3" + 20'\text{-}6"}{2}$ x 44'
= 37'-10½" x 44'
= 185.17 sqyd.

ZONING PLAN

(BASED ON REVISED LAYOUT SCHEME DEPICTED IN DRG NO. cd - 03 (R-5), ka - 0923, dated 14. 09. 2017 DULY APPROVED BY THE COMPETENT AUTHORITY VIDE LETTER NO. PBIP / CAPA (HUD) 2018 / 1037 dated :- 01.03.2018)
AND THE PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES , 2018 duly notified vide No. G.S.R. 43/P.A.11 / 1995 /Ss. 43 and 180 / 2018 dated 12.06.2018.(page no. 1385 to 1551) duly published as the LEGISLATIVE SUPPLEMENT dated 29.06.2018 in the GAZETTE of GOVT OF PUNJAB.

GENERAL NOTES :-

IMPORTANT NOTES:-

1. Concept design of any public building, prepared by a qualified architect, shall be got approved from the competent authority before submission of application for the approval of building plans.
2. The structure of the building shall be designed & supervised by a qualified structural engineer & a certificate to this effect shall be furnished at the time of seeking completion certificate of the building.
3. The owner shall provide fire fighting system conforming to the norms / standards notified by NBC of India - 2016 before occupying the building. A certificate of compliance from the fire deptartment shall be submitted at the time of seeking completion of building.
4. All building plans of plots upto 1000 sqyd. (836.43 sqmt.)shall qualify for approval under SELF CERTIFICATION as per the procedure defined in Building Rules 2018 vide rule 5(5) ii , (2) (i to iv & a to d).
5. All industrial buildings on sites exceeding 1000 sqyd. area shall be friendly for Physically handicapped persons and conform to all relevant codes specified under " THE PERSON WITH DISABILITY ACT - 1995".
6. EXTRACTION OF GROUND WATER RESOURCES.
   Water extracted from ground shall not be used for any construction activity to save environment in compliance of memo no. Puda / CA / 2013 , 1713 - 16 dated :- 27.02.2013.

NOTE:-
1. COMPETENT AUTHORITY SANCTIONING BUILDING PLANS OF UNIT PLOTS SHALL ENSURE THAT PARKING FOR CAR IS ACHIEVED PRACTICALLY IN THE SITE PLAN AND A CLEAR SPACE (UNHINDERED) OF 9' x 16'-6" SIZE (2.74 x 5 mt.) IS PROVIDED FOR CAR PARK IN EACH PLOT IRRESPECTIVE OF ITS SIZE.
2. ANY PLOT WHICH TOUCHES THE BOUNDARY OF OTHERS' LAND SHALL NOT PROVIDE ANY OPENING ON THE ADJOINING SITE OR ON OTHERS' LAND.
3. ADVERTISEMENT BOARDS /GLOW SIGN BOARDS/FRONT LIT ADVERTISEMENTS PANELS ETC SHALL CONFORM TO THE RELEVANT ARCHITECTURAL CONTROL SHEETS

GENERAL NOTES :-
1. Building plans shall be got approved from competent authority before starting any development work at site.
2. *Toilet and ramp shall be provided for physical disabled persons.*
3. Parking for disabled persons shall also apply with the provisions of the persons with disability (equal opportunities protection of rights and full participation) Act 1995.
4. The use of BIS marked solar water heating system as per norms specified by P.E.D.A.
5. It will be mandatory to use LED lamps in the building to conserve energy and achieve envoirnment friendly development.
6. Fire safety and structural stability norms shall be as per NBC 2016.
7. Indicators / night lamps shall be installed on the building as required for air safety provisions.
8. No vehicle shall be parked outside the premises in no parking zones of roads.
9. In addition to above, all other rules notified vide PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018 shall be followed.
10. owner shall abide by the action plan for monitoring and construction/demolition activity of buildings within the state of Punjab. dated. 01.03.2017.

NOTE :-
THIS DRAWING
SUPERSEDES DRG. NO. cd - 10 (R-1), ka - 0923 , Dated :- 31.12.2016

REVISIONS

S.No.	Date	Particulars
1.	12.01.2019	Changes desired by T.P. Deptt. vide observations marked in the zoning plan delivered on 08.01.2019 incorporated.

PROMOTERS	ARCHITECT	COMP. AUTHORITY
9/2/19	CA-77-4032 08022019 (surya kant)	APPROVED Vide Letter No: PBIP/CAPA(HUD)/2019/54 Dated: 27-2-2019 Competent Authority, Project Approval Department of Housing and Urban Development Punjab Bureau of Investment Promotion, Chandigarh

kant and associates
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consulting architects, interior designers, urban designers, landscape architects, environment designers and planners

CORPORATION DRAWING

ZONING PLAN (BASED ON REVISED LAYOUT SCHEME DRG NO. cd - 03 (R-5) , ka - 0923, dated 14.09.2017)

SCALE	Project	Drawing no.	
1" = 80'-0"	ka 0923 I.T. PARK	cd ATECH MOHALI	10 (R-2)

Concept	Design	Dealt	Drawn	Checked	Date
s. kant	s. kant	ravi	renu	s. kant	27.07.2018