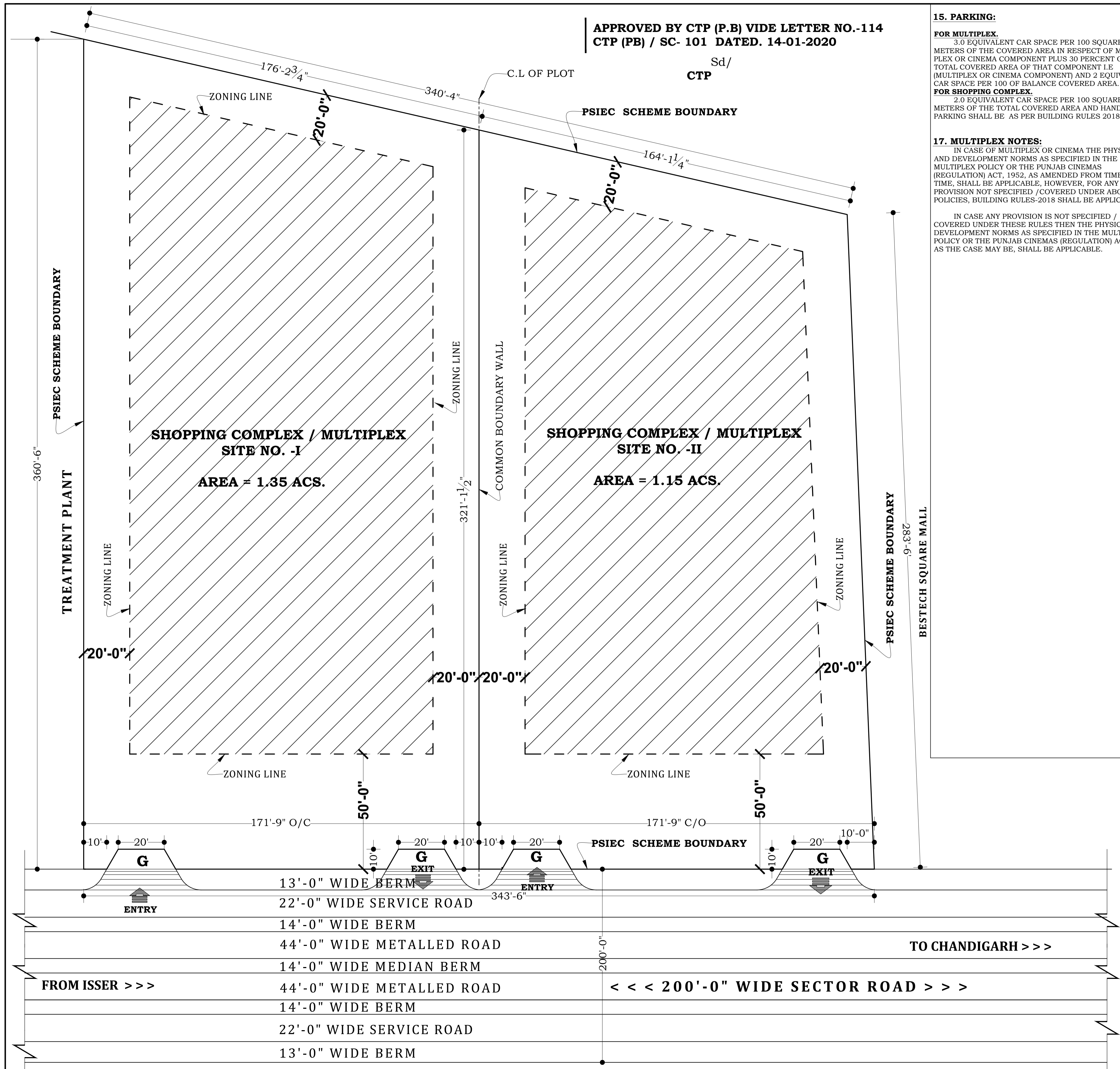


APPROVED BY CTP (P.B) VIDE LETTER NO.-114
CTP (PB) / SC- 101 DATED. 14-01-2020

Sd/
CTP



15. PARKING:

FOR MULTIPLEX.
3.0 EQUIVALENT CAR SPACE PER 100 SQUARE METERS OF THE COVERED AREA IN RESPECT OF MULTIPLEX OR CINEMA COMPONENT PLUS 30 PERCENT OF THE TOTAL COVERED AREA OF THAT COMPONENT I.E (MULTIPLEX OR CINEMA COMPONENT) AND 2 EQUIVALENT CAR SPACE PER 100 OF BALANCE COVERED AREA.
FOR SHOPPING COMPLEX.
2.0 EQUIVALENT CAR SPACE PER 100 SQUARE METERS OF THE TOTAL COVERED AREA AND HANDICAPPED PARKING SHALL BE AS PER BUILDING RULES 2018

17. MULTIPLEX NOTES:

IN CASE OF MULTIPLEX OR CINEMA THE PHYSICAL AND DEVELOPMENT NORMS AS SPECIFIED IN THE MULTIPLEX POLICY OR THE PUNJAB CINEMAS (REGULATION) ACT, 1952, AS AMENDED FROM TIME TO TIME, SHALL BE APPLICABLE, HOWEVER, FOR ANY PROVISION NOT SPECIFIED /COVERED UNDER ABOVE POLICIES, BUILDING RULES-2018 SHALL BE APPLICABLE.
IN CASE ANY PROVISION IS NOT SPECIFIED / COVERED UNDER THESE RULES THEN THE PHYSICAL AND DEVELOPMENT NORMS AS SPECIFIED IN THE MULTIPLEX POLICY OR THE PUNJAB CINEMAS (REGULATION) ACT, 1952 AS THE CASE MAY BE, SHALL BE APPLICABLE.

9. BOUNDARY WALL & GATE :-

AS SHOWN IN ZONING PLAN MARKED AS "G" AND WIDTH OF GATE SHALL NOT BE MORE THAN 20'-0"
THE MAXIMUM HEIGHT OF SOLID BOUNDARY WALL ALONG THE ROAD OR OPEN SPACE OR PARK SHALL BE 0.9 M FROM THE CENTRE LINE OF THE ADJOINING ROAD.
HOWEVER, ABOVE THE BOUNDARY WALL, THE PERFORATED WALL SUCH AS STONE JALI/ IRON GRILLS / VEGETATION OF MAXIMUM UP TO 0.9 M HIGH MAY BE CONSTRUCTED.
THE MAXIMUM HEIGHT OF THE SOLID BOUNDARY WALL (I.E. SIDE WALL AND BACK WALL) SHALL BE 1.83 M FROM GROUND LEVEL
GATE POST SHALL BE RECESSED 10'-0" FROM ABUTTING ROAD. AS SHOWN IN PLAN MARKED AS "G"
GATE POST SHALL BE AS PER SUB RULE (10) OF RULE NO. 30 PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018.
OTHER CONDITIONS SHALL BE AS PER PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018.

10. BASEMENT :-

REFER TO SUB-RULE 6 OF RULE 30 OF PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES, 2018.

11. PLINTH HEIGHT:-

THE PLINTH LEVEL OF BUILDING SHALL NOT BE LESS THEN 18" PLINTH LEVEL SHALL BE OBTAINED FROM COMPETENT AUTHORITY

12. STAIR CASE, LIFT, CORRIDORS & RAMPS:-

THE PROVISION OF STAIR CASE, LIFT, CORRIDOR & RAMP IN THE BUILDING SHALL BE AS PER PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018

13. BUILDING COURTYARD / OPEN SPACE:-

INNER COURTYARD. - THE MINIMUM AREA OF EVERY CLOSED OR PARTIALLY CLOSED COURTYARD OF ANY BUILDING UPON WHICH HABITABLE ROOMS ABUT SHALL NOT BE LESS THAN 9.00 SQ.MT. (NINE SQUARE METERS) AND THE MINIMUM WIDTH OF EVERY SUCH COURTYARD IN ANY DIRECTION SHALL NOT BE LESS THAN 2.5 METERS.
NOTWITHSTANDING THE PROVISIONS OF SUB RULE (I), OF RULE (26) THE CLEAR WIDTH OF THE COURTYARD SHALL NOT BE LESS THAN ONE-FIFTH OF THE MEAN HEIGHT OF THE ADJUTING BUILDING

14. SET BACK OF PROJECTED PORTION OF ROOF LVL

THE PROJECTED PORTION OF PARAPET, FLUES, DUCTS, WATER STORAGE TANKS, MUMTIES, MINARETS, DOMES, WATER COOLING TANKS, LIFT ROOMS EXCEEDING 2.75 METERS IN HEIGHT SHALL BE RECEDED FROM THE FACADE BY A MINIMUM DISTANCE EQUAL TO THEIR HEIGHT ABOVE ROOF LEVEL, FAILING WHICH THESE SHALL BE COUNTED IN CALCULATING THE HEIGHT OF THE BUILDING AS WELL AS COVERED AREA.

15. GENERAL NOTES:-

- I) THE BUILDING SHALL BE DESIGNED FOR APPROPRIATE SEISMIC LOAD, ALL DEAD AND LIVE LOADS AND WIND PRESSURE ETC. IN ALL CASES NORMAL STRENGTHEN TO RESIST DISTRESS DURING EARTHQUAKE SHALL BE PROVIDED.
- II) THE ROOF TOP RAIN HARVESTING SYSTEM SHALL BE PROVIDED AND MADE OPERATIONAL ALL THE TIMES AS APPROVED BY THE PUBLIC HEALTH DEPARTMENT.
- III) NO TREE SHALL BE CUT OUT WITHOUT PRIOR APPROVAL OF MANAGING DIRECTOR, PSIEC.
- IV) THE BUILDING SHALL HAVE AT LEAST ONE ENTRANCE ACCESSIBLE TO THE RAMP FOR PHYSICALLY HANDICAPPED PERSON SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISION OF THE PERSONS WITH DISABILITY (EQUAL OPPORTUNITIES, PROTECTION OF RIGHTS AND FULL PARTICIPATION) ACT, 1995
- V) CONCEPT PLAN OF BUILDING SHALL BE GOT APPROVED FROM AUTHORITY CONCERNED.
- VI) PROVISIONS FOR TREE PLANTATION, SOLAR WATER HEATING SYSTEM, ECBC, EXTRACTION OF GROUND WATER RESOURCES, RAINWATER HARVESTING SYSTEM AS PER PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES, 2018
- VII) THE BUILDING PLAN SHALL BE PREPARED IN ACCORDANCE WITH PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES, 2018 AND SHALL BE GOT APPROVED FROM COMPETENT AUTHORITY BEFORE COMMENCEMENT OF CONSTRUCTION
- VIII) THE SUCCESSFUL BIDDER OF SHOPPING COMPLEX / MULTIPLEX (ADJOINING BESTECH SQUARE MALL) I.F.P PHASE -IX, MOHALI SHALL OBTAIN ALL NECESSARY PERMISSIONS FROM THE COMPETENT AUTHORITY CONCERNED WHICH INCLUDES PERMISSION UNDER THE PUNJAB CINEMAS (REGULATION) ACT, 1952.
- IX) COMMERCIAL COMPONENT SUCH AS RETAIL, SHOPPING, RESTAURANT, FOOD COURT etc. ARE PERMISSIBLE IN MULTIPLEX.
- X) ALLOTTEE SHALL FOLLOW BY TERMS & CONDITIONS MENTIONED IN THE ALLOTMENT LETTER
- XI) PRIOR NOC W.R.T RULE 19 & 20 OF THE PUNJAB CINEMAS (REGULATIONS) RULES 1952 IN MANDATORY FOR THE LICENSING AUTHORITY I.E DEPUTY COMMISSIONER S.A.S NAGAR MOHALI
- XII) THIS DRAWING SUPERCEDE PREVIOUS ZONING PLAN DRAWING NO. PSIEC/G.M/PLG/CP/18/ 2019 DATED 10-07-2019 APPROVED VIDE LETTER NO. 4220 CTP (Pb)/ SC-101 DATED 26-07-2019

PSIEC MOHALI

REVISED ZONING PLAN OF SITE NO.-I & II SHOPPING COMPLEX / MULTIPLEX (ADJOINING BESTECH SQUARE MALL), PHASE -IX, EXPANSION INDUSTRIAL FOCAL POINT SAS NAGAR, (MOHALI) PB

ZONING RESTRICTIONS:-

THIS ZONING IS PREPARED UNDER THE PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES, 2018.

- 1. LOCATION AND SIZE OF PLOT :-
THE SITE OF PROPOSED SHOPPING COMPLEX / MULTIPLEX PHASE - IX, MOHALI THE AREA OF PLOT SHALL BE SITE - I = 1.35 ACRES
SITE - II = 1.15 ACRES
- 2. TYPE OF BUILDING PROPOSED:-
TYPE OF BUILDING PROPOSED AT SITE SHALL BE SHOPPING COMPLEX / MULTIPLEX .
- 3. SITE COVERAGE AND FLOOR AREA RATIO :-
a) BUILDING CAN BE CONSTRUCTED ONLY WITH IN THE PORTION OF THE SITE MARKED ON THE PLAN AND NOWHERE ELSE, THAT IS WITHIN ZONED AREA.
b) THE MAX. AREA THAT IS PROPOSED TO BUILT ON GROUND FLOOR LEVEL IS 40% OF THE SITE.
c) FLOOR AREA RATIO (F.A.R) SHALL BE UNLIMITED

NOTE :-
(a) UNLIMITED F.A.R SHALL BE SUBJECT TO FULFILMENT OF BUILDING CONTROLS SUCH AS GROUND COVERAGE, SETBACK AROUND BUILDING, PARKING NORMS, LIGHT AND VENTILATION, HEIGHT, FIRE AND STRUCTURAL SAFETY.
(b) F.A.R ABOVE 1:1.75 WILL BE CHARGEABLE ON PRO-RATA BASIS.

4. HEIGHT :-
NO RESTRICTION SUBJECT TO CLEARANCE FROM AIRPORT AUTHORITY AND FULFILMENT OF NORMS SUCH AS SETBACKS AROUND BUILDING, GROUND COVERAGE, F.A.R. STRUCTURAL SAFETY AND FIRE SAFETY NORMS.

5. PROJECTION AND BALCONY :-
REFER TO TABLE 32, SUB-RULE (4) OF RULE 26 OF PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018 AND AMENDMENTS FROM TIME TO TIME

6. WIDTH AND SLOPE OF RAMP :-
REFER TO SUB-RULE (17) OF RULE 30 OF PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018

7. SET BACK:-
AROUND BUILDING REFER TO SUB-RULE (1) OF RULE 26 OF PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES 2018 OR AS SHOWN ON THE PLAN WHICHEVER IS MORE

8. BUILDING SAFETY- FIRE SAFETY AND STRUCTURAL SAFETY-
STRUCTURAL SAFETY AND FIRE SAFETY DESIGN AS PER SECTION 31 & 32 RESPECTIVELY, OF NATIONAL BUILDING CODE OF INDIA 2016 AS AMENDED FROM TIME TO TIME AS APPLICABLE.

OFFICE OF THE PUNJAB SMALL INDUSTRIES & EXPORT CORPORATION, UDYOG BHAWAN, SECTOR -17, CHANDIGARH

SCALE :- 20'-0" TO AN INCH
JOB/ DRG NO. PSIEC/G.M/PLG/CP/19/2019
DATED:- 24-12-2019

(VINOD DHIMAN)
DRAWN BY :-
(TEJ VIR SINGH)
ASSISTANT TOWN PLANNER -II
(ASHIMA AGGARWAL)
ASSISTANT TOWN PLANNER -I
(ER. JS BHATIA)
GENERAL MANAGER PLANNING