

# PSIEC MOHALI

## ZONING PLAN OF SITE NO. CP-3 FOR SHOPPING COMPLEX / MULTIPLEX AT INDUSTRIAL FOCAL POINT PHASE VIII-A MOHALI.

### ZONING RESTRICTIONS:-

THIS ZONING IS PREPARED UNDER THE PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES, 2018 AND AS AMENDED FROM TIME TO TIME.

#### 1. LOCATION AND SIZE OF PLOT :-

LOCATION OF SITE CP-3 IS AT INDUSTRIAL FOCAL POINT PHASE - VIII-A, MOHALI. THE AREA OF PLOT SHALL BE 1.98 ACRES (APPROX.)

#### 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 1:2.50

#### NOTE :-

(a) 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 FULFILLMENT 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

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

SCALE :- 40'-0" TO AN INCH

40 20 0 20 40 80

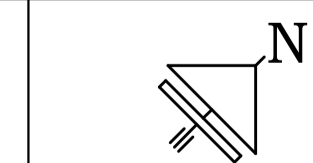
DRG. NO.

PSIEC/G.M/PLG/CP-22/2020

DATED :- 06-11-2020

(VINOD DHIMAN)  
DRAWN / PLANNING BY :-

(ASHIMA AGGARWAL)  
ASSISTANT TOWN PLANNER



(E. J.S BHATIA)  
GENERAL MANAGER PLANNING

IV) THE BUILDING SHALL HAVE AT LEAST ONE ENTRANCE ACCESSIBLE TO THE RAMP FOR PHYSICALLY HANDICAPPED PERSON SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS 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 RULE 39, 40, 41 RAIN WATER HARVESTING SYSTEM, ROOF TOP SOLAR PHOTO VOLTAIC INSTALLATION AS PER PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES, 2018 AS AMENDED FROM TIME TO TIME

VII) THE BUILDING PLAN SHALL BE PREPARED IN ACCORDANCE WITH PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES, 2018.

VIII) THE SUCCESSFUL BIDDER 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

#### NOTE :-

SITE CAN BE DEVELOPED AS STAND ALONE OR CAN ALSO BE DEVELOPED AS PER THE PROVISIONS OF PAPRA, 1995 AFTER OBTAINING THE REQUISITE APPROVAL AS PER APPLICABLE ACT/RULES/GUIDELINES

#### 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.

#### 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 AS AMENDED FROM TIME TO TIME.

#### 11. PLINTH HEIGHT:-

THE PLINTH LEVEL OF BUILDING SHALL NOT BE LESS THAN 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 SUB RULE 14, 15, 16, 17 OF RULE 30 OF 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 (1), OF RULE (26) THE CLEAR WIDTH OF THE COURTYARD SHALL NOT BE LESS THAN ONE-FIFTH OF THE MEAN HEIGHT OF THE ABUTTING 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 RECESSED FROM THE FACADE BY A MINIMUM DISTANCE EQUAL TO THEIR HEIGHT ABOVE ROOF LEVEL FALLING WHICH THESE SHALL BE COUNTED IN CALCULATING THE HEIGHT OF THE BUILDING AS WELL AS COVERED AREA.

#### 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 AS PER BUILDING RULES 2018

#### 16. 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.

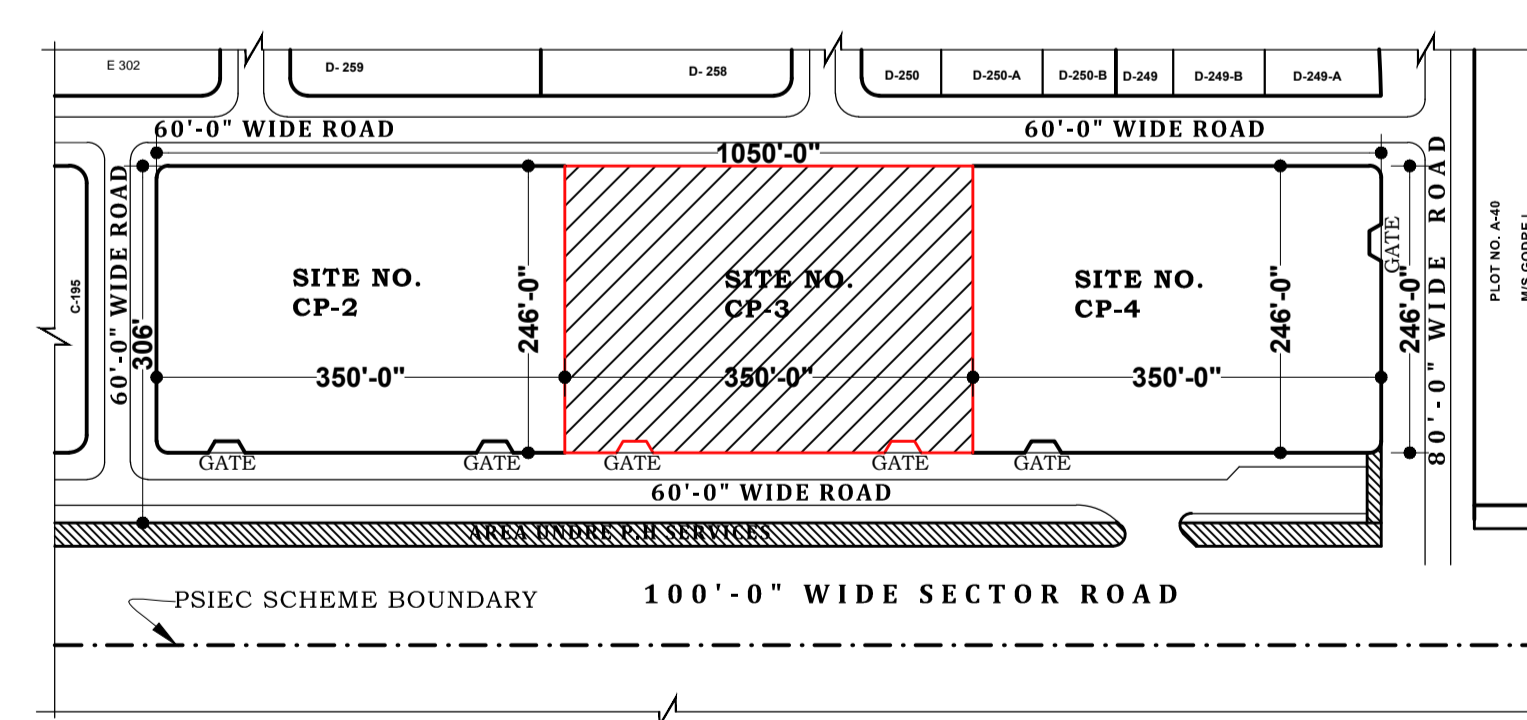
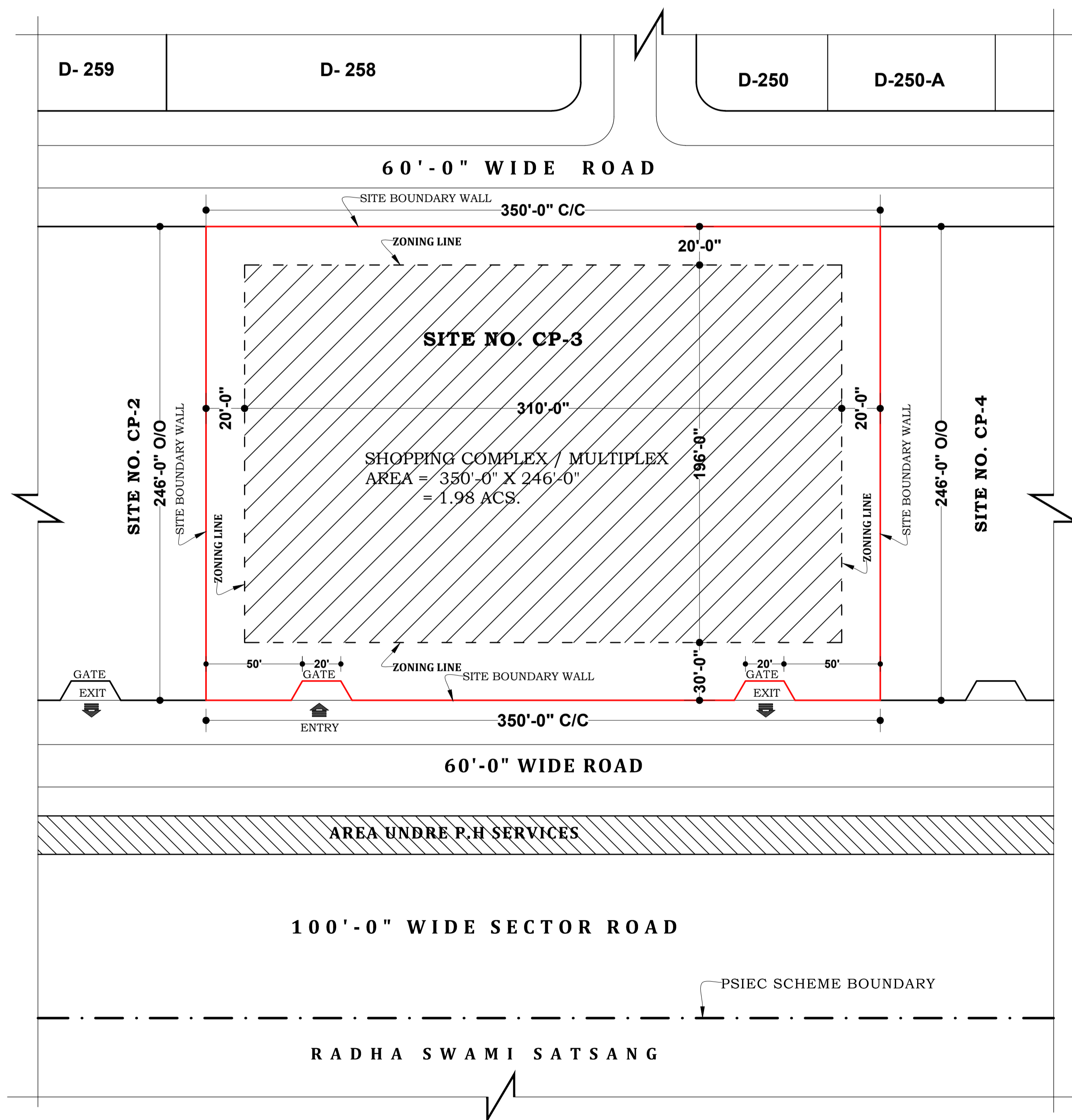
PRIOR NOC W.R.T RULE 19 & 20 OF THE PUNJAB CINEMAS (REGULATIONS) RULES 1952 IS MANDATORY FROM THE LICENSING AUTHORITY I.E DEPUTY COMMISSIONER S.A.S NAGAR MOHALI

#### 17. GENERAL:-

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.



**KEY PLAN (NO. TO SCALE)**

APPROVED BY CTP (P.B)

VIDE LETTER NO.-5222 CTP (PB) / SP- 112 DATED. 12-11-2020

Sd/  
CTP