



Legend:-

Plot Boundary	---
Zoning Line	---
Zoned Area	▨



Access from this entry comes in to use after the development of MDR-B road

APPROVED
 With Letter No. 2689 CTP(Pb)/Sc/122
 Date: 13-4-2011
 W. M. Sharma
 Chief Town Planner
 Punjab, Chandigarh

Temporary access from existing Chd-Siswan road approved vide ACA Gramda letter no 9/11 dated 23-04-10

ZONING CLAUSES
 The requirements of this zoning plan shall have to be fulfilled in addition to the building requirements contained in the Punjab Regional and Town Planning and Development Act 1995/ building rules 1996 and subsequent notification.

- LOCATION AND SIZE OF PLOT**
 Commercial Complex at village Bharonjia, Tehsil Kharar, Distt SAS Nagar (Pb). The area of Plot shall be 5.0052 Acres. CLU approved vide CTP (Pb) letter no 1889 CTP(Pb) SP-432 M dated 17/03/11
 - TYPE / USE OF THE BUILDING**
 Buildings used for commercial purpose only and not for any other use what so ever.
 - SITE COVERAGE & F.A.R.**
 a) The building shall be constructed within Zoned Area as marked on the plan & no where else.
 b) Permissible ground coverage for the commercial shall be 40%.
 c) F.A.R. shall be 1 : 1.75
 - HEIGHT.**
 a) No restriction in height, subjected to the clearance from air force authority and fulfilment of other rules such as setback, distance between the buildings etc.
 b) The height shall be measured from plinth level.
 - SET BACKS**
 The setbacks SHALL NOT BE less than 1/3rd of the bldg. height or as shown on the plan which ever is more.
 - BOUNDARY WALLS & ENTRY GATE**
 a) Boundary wall along roadside should be 9" thick, with & 3'-0" high brick work with 3'-0" high railing over it.
 b) Entry to the plot shall be as per zoning plan.
 - PLINTH LEVEL**
 a) Plinth level shall not be less than 1'-6" above the finished ground level
 b) Plinth level shall be obtained from competent authority.
 - BASEMENT**
 a) Multi level basement will be allowed with in zoned area for the purpose of parking only, (75% parking and 25% services).
 b) Basement shall not be used for habitable purposes.
 c) Toilets and water tap, which required disposal of water shall not be permitted in the basement.
 d) Basement area shall not be counted toward FAR calculations.
 - 10% of the site area shall be maintained as green landscaped area.
 - PARKING**
 a) Parking shall be 2 ECS per 100 Sqm. of covered area on all the floors.
- GENERAL NOTES**
- The provision for disable persons shall be as per the govt. notification.
 - NOC from Civil Aviation department & Fire Officer shall be obtained.
 - That the building shall be designed for the appropriate seismic loads, all dead loads and live loads etc. The building shall be designed for earthquake zone-iv as per IS-1893-2002.
 - Loads and wind pressure etc. in all cases normal strengthening to stress distress during earthquake shall be provided.
 - The roof top rainwater harvesting system shall be provided and made operational all the time as approved by the Public Health Dept.
 - Solar water heating system should be provided as per Govt. notification.
 - The building plan shall be approved by competent authority.
 - The provision of lifts and ramps will be as per Rule 23 & 25 of PUDA building rules 1996.
 - No tree shall be cut without prior approval from competent authority.

NOTES

- Fire safety measures will be provided as per NBC code 2005 shall be carried out in accordance with provisions
- The structural design of the proposed plan of the building shall be based on relevant Indian standard codes published by Bureau of Indian standards.

Project:-
 Commercial and Office Complex,
 named India Trade Tower

Developer:-
 M/s Bhanu Infrabuild Pvt. Ltd.
 corporate office:- 7 LSC, Kalkaji
 New Delhi

Drawing Title:- Zoning Plan

Drawing No :- MNL -02 **Date:-** 07-03-2011
SCALE:- 1" = 26.666'

Key Plan
 (Showing access from existing Chandigarh-Siswan Road)

Sajra plan

S. No.	Sl. No.	Area	Area	Area
1	264/2	1.12	0.40	0.72
2	276/1	2.11	0.75	1.36
3	265/2	1.94	0.70	1.24
4	266	1.90	0.70	1.20
5	271	1.80	0.65	1.15
6	270	1.14	0.40	0.74
7	267	1.80	0.65	1.15
8	269/1	2.17	0.78	1.39
9	268/1	2.43	0.88	1.55
Total area		5.0052		

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