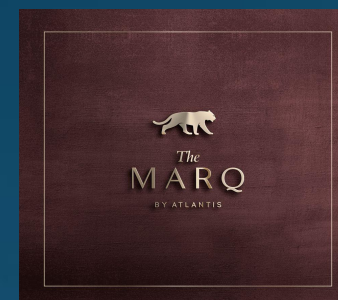




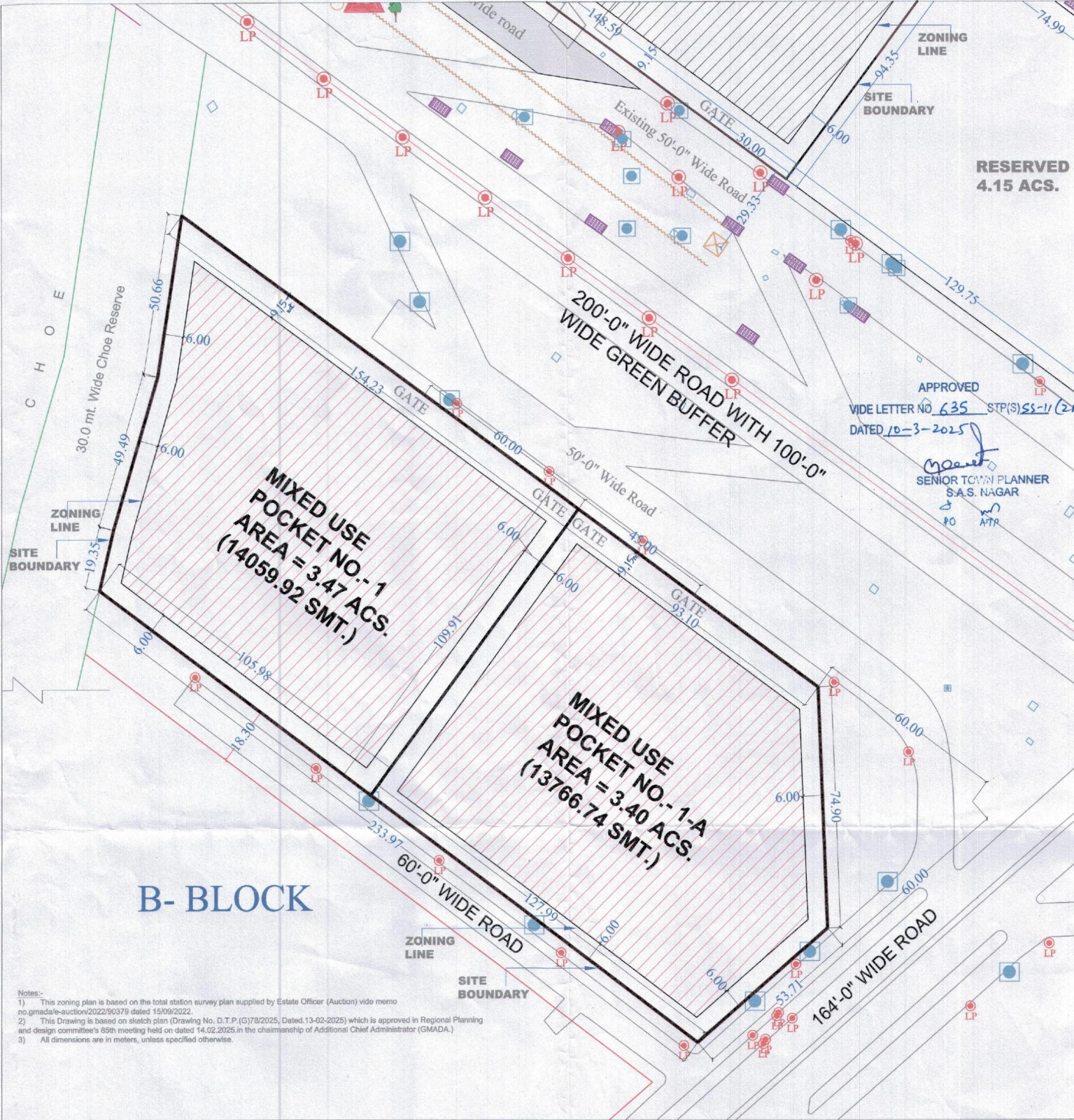
"THE MARQ"

BY ATLANTIS

AEROCITY, SAS NAGAR

PROJECT BRIEF

01



G.M.A.D.A.

Scale:-1"-80'-0"

Zoning Clauses:-
This site shall be developed as per Punjab Urban Planning and Development rules 2021 issued vide notification no.G.S.R.144/P.A.11/1995/ Ss.160 and 43/2021, dated 31st. August 2021 and amendments made thereafter and also the conditions imposed in the Auction/allotment letter.

1.Uses Permitted:-
i)The site shall be used for Mixed use purpose only i.e. (Residential,Commercial and Miniplex/Multiplex) and not for any other purposes what-so-ever.
ii)The site shall not be sub-divided.

2.Site Coverage & Floor Area Ratio:-
i) For Commercial use maximum ground coverage shall not exceed 45% of the plot area.
ii) For Group Housing use maximum ground coverage shall not exceed 30% of the plot area.
iii) For Miniplex/Multiplex use maximum ground coverage shall not exceed 40% of the plot area.
iv)As per the Gmada policy 18.06.2015 basic FAR will be 1:2.0 and additional FAR will be purchasable as per e-auction policy dated 31.01.2023. Maximum FAR will be unlimited subject to fulfillment of building controls such as ground coverage, setback around building, parking norms, height and ventilation, height, fire and structure safety.
v) In case the building is used for integrated purpose, then the ground coverage of the lower component i.e. group housing max 30% shall be permissible.
vi) In case Miniplex/Multiplex is part of commercial building, then Ground coverage of 40% shall be permissible.
vii) In case Miniplex/Multiplex is part of the building , then The Punjab Cinema (regulation) rules,1992 shall also be applicable.

3.Building set back & Height:-
i) Building shall be constructed within the Zoned area shown as thus 777
ii) The maximum height upto which the building can be constructed shall have no restriction subject to the fulfillment of norms such as setbacks around building, ground coverage, Floor Area Ratio, structural safety and fire safety norms. However, clearance from Airport Authority of India or Indian Air Force is required in case the height of the building is 15m or more or site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force or as amended from time to time.
iii) Set backs shall not be less than 6m (20'-0") of the site boundary or as shown on the zoning plan, or as per rule no.26 (1) of Punjab Urban Planning and Development Building Rules, 2021 whichever is more.

4.Parking
For Group Housing use:-
Parking shall be as per rule no. 3 (A) sub rule no. 3 (19) and other parking norms shall be as per Rule 26 (4) of Punjab Urban Planning and Development Building Rules, 2021 and amendments made thereafter.
For Commercial use:-
i) Equivalent Car Spaces per 100 sq.m of total Floor Area Ratio area. In addition to the parking spaces provided, a space at the rate of 3.5m x 7.5m, shall be provided for loading and unloading activities for each 1000 m² of floor area or fraction thereof.
For Multiplex use :-
3 Equivalent Car Spaces/100 sq.m of total Floor Area Ratio area.+ 30 percent of the FAR that area
For Miniplex use :-
3 Equivalent Car Spaces/100 sq.m of total Floor Area Ratio area.

5.Plinth level:-
450mm or as specified by competent authority (from the crown of adjoining road in front),. Provided that for a detached building, the plinth level may be more than 450mm, Provided further that the level of front courtyard of any building shall not exceed 450mm and the ramp from the front road to the courtyard shall be within the plot boundary.

6.Interior Courtyard :-
Minimum area 9 sq.m, Minimum width 2.4m or 1/5 of the average height of the building, whichever is more.

7. Lift and Ramp requirement :-
Lift is mandatory in buildings 15m or more in height and basement provided more than one level as per the provision of the national Building Code of India, 2016, Ramp requirement for pedestrians, differently-abled, elderly and children upto Plinth level-. Min. width is 1800 mm and Min. Slope is 1:12.

8. Solar Photo Heating System :-
Photo Heating System shall be as per Punjab Urban Planning and Development Building Rules, 2021 and amendments made thereafter.

9.Rain Water Harvesting:-
Roof top rain water harvesting and ground water recharging system shall be as per Government notification 2/1/2002,4HG1/PART, 2/28505 dated 25th-Aug-2010.

10.Extraction of Ground Water Resources:-
As per memo no. PU/DA/CA/2013/1713-16 dated 27.02.2013 restrictions in the areas are imposed on construction and installation of any new structure for extraction of ground water resources without prior specific approval of the Authorized officer. (Deputy Commissioner) of the District and subject to the guidelines safeguards envisaged from time to time in this connection by Authority for ground water extraction and water harvesting/ recharge pit, etc.

11. Electrical Vehicle Charging Infrastructure :-
It is mandatory to provide Electrical Vehicle Charging Infrastructure in all buildings as per clauses 4.4.4.3 and 4.4.4.4 of Punjab Electrical Vehicle policy 2022 issued by Government of Punjab, Department of transport notification no 10/43/2018-2T2(PF 2022)/330 dated the 21st Feb 2023.

12. Provision of tree plantation :-
Provision of tree plantation shall be as per rule no 39 of PUPD building rule 2021 and amendments made thereafter.

General Notes:-
i) No tree shall be cut without approval of competent authority.
ii) Toilet , ramp and parking for the disabled persons shall also comply with the provisions of "The persons with disability (Equal opportunities of rights and full participation) Act 1985.
iii) The use of BIS marked Solar water heating system as per norms specified by P.E.D.A.
iv) It will be mandatory to use Compact Fluorescent Lamps (CFLs) in the building as notified by Department of Science Technology, environment and non conventional energy, Govt. of Punjab on dated 20 January / 6th February 2006.
v) Fire safety and structural stability norms shall be as per N.B.C. of India,2016.
vi) Indicator might lamps shall be installed on the building as required for safety provisions.
vii) Owner shall be responsible for the structural stability of the building.
viii) Allottee shall abide by all the terms and conditions laid down in the allotment letter.
ix) The roof top rain water harvesting shall be provided and made operational all the time as approved by competent authority.
x) Owner shall abide by the (Action plan for Monitoring of Construction / demolition activity of buildings within the State of Punjab) dated, 01.03.2017.
xi) It is mandatory to comply with the provisions of Punjab ECBC - 2016 rules & NBC of India,2016.
xii) In addition to above all other rules notified in the Punjab Urban Planning and Development Building Rules, 2021 shall be followed as applicable.
xiii) In group housing Minimum 25 percent of site area in which 15 percent of site area shall be in the form of organized park or playground with minimum width of 15m.
xiv) The position of gate shall be indicated on the zoning plan and gate shall be recessed by 10'-0".

ZONING PLAN FOR MIXED USE SITE POCKET 1, AREA- 14059.92 SMT.(3.47 ACS.) AND POCKET 1-A AREA 13766.74 SMT. (3.40 ACS.) BLOCK-B, AEROCITY, SAS NAGAR

OFFICE OF THE DISTRICT TOWN PLANNER,G.M.A.D.A.

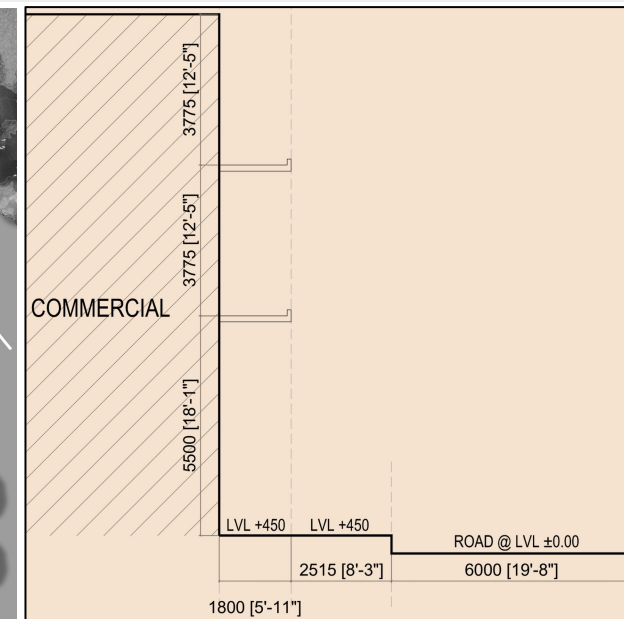
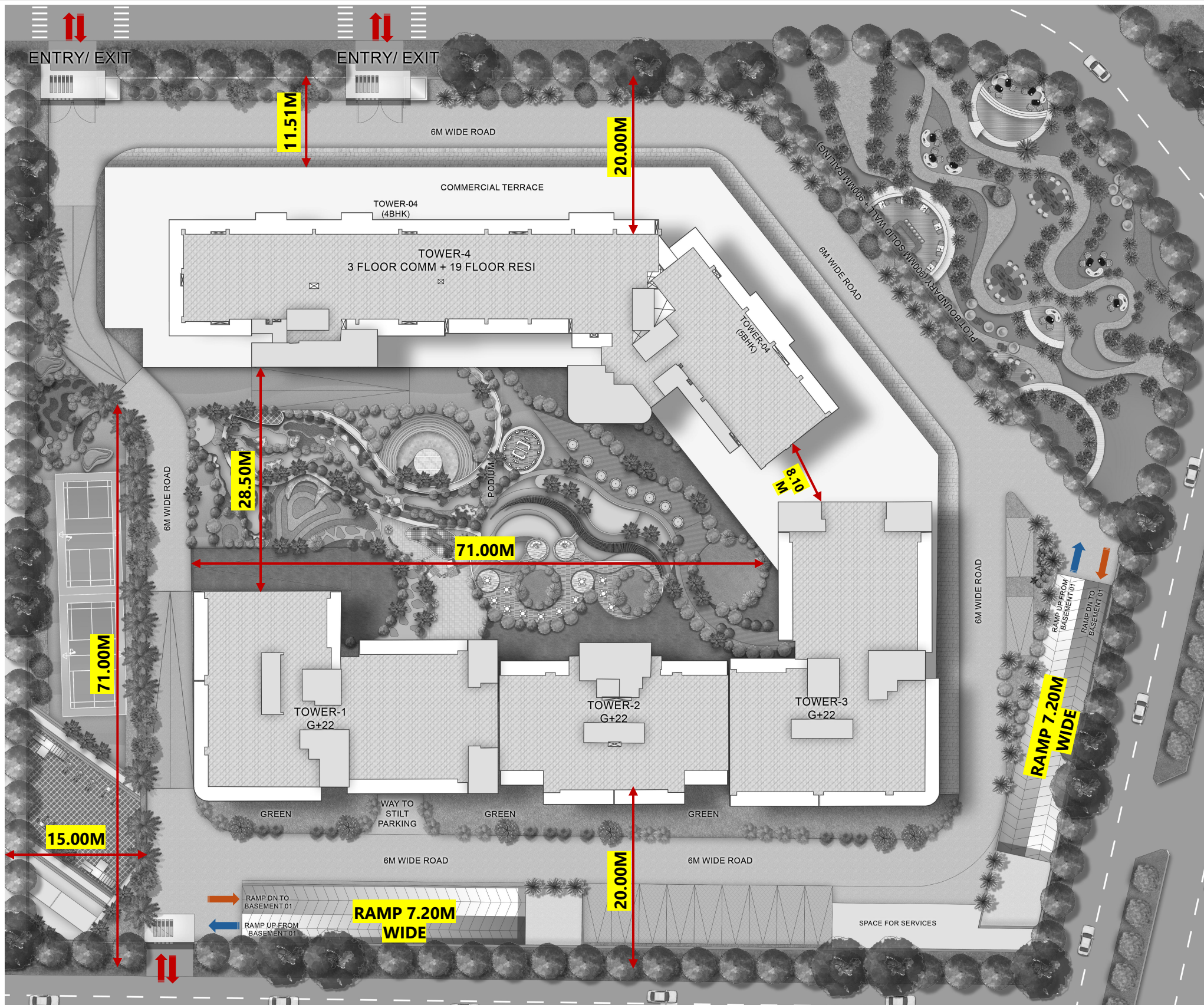
Drawing No. D.T.P.(GMADA) 167/2025	Dated:-05.03.2025
Drawn By:- Vinty	Checked By:-
 ASSTT TOWN PLANNER (GMADA)	 DISTRICT TOWN PLANNER (GMADA)
	 SENIOR TOWN PLANNER (SAS NAGAR)

SITE PLAN

02

[illegible]

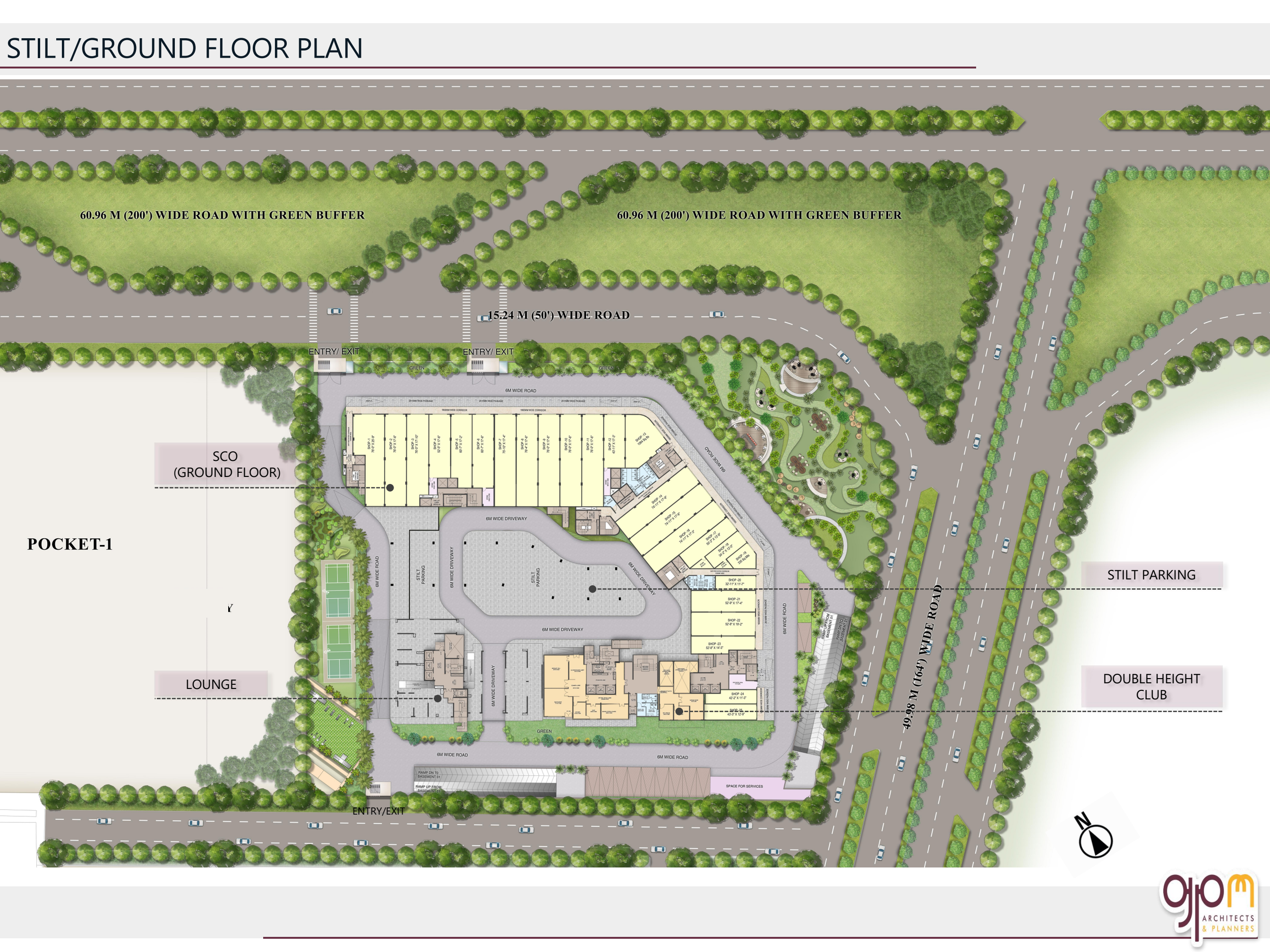
SITE PLAN



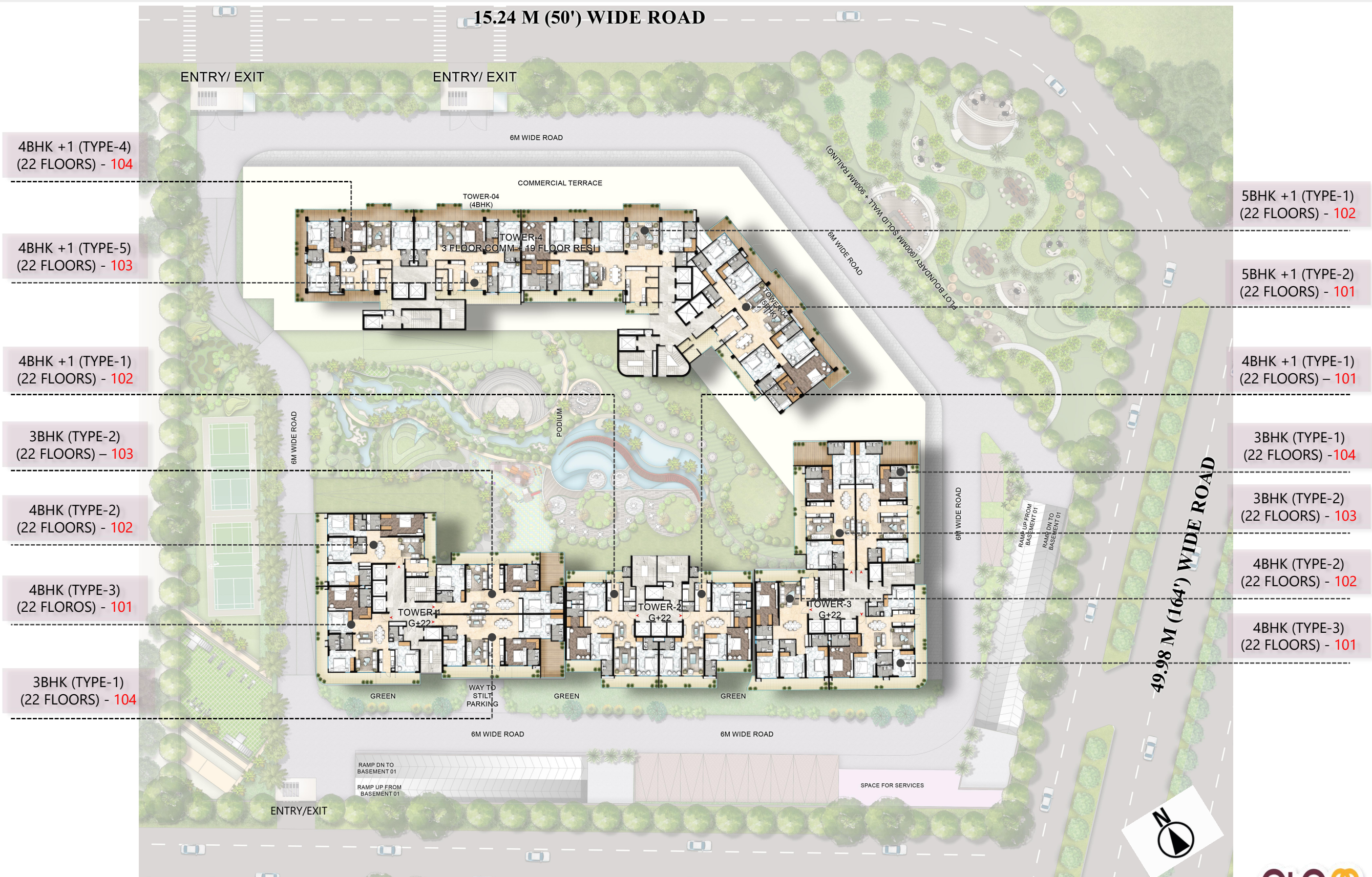
SECTION IN FRONT OF SHOPS

- ENTRY / EXIT
- RAMP DN TO BASEMENT -1
- RAMP UP FROM BASEMENT -1



[illegible]

TYPICAL FLOOR PLAN









BASEMENT-01

TOWER-04_4BHK+1
ENTRANCE LOBBY

(COMMERCIAL_BASEMENT-01)

TOWER-04_5BHK+1_ENTRANCE LOBBY

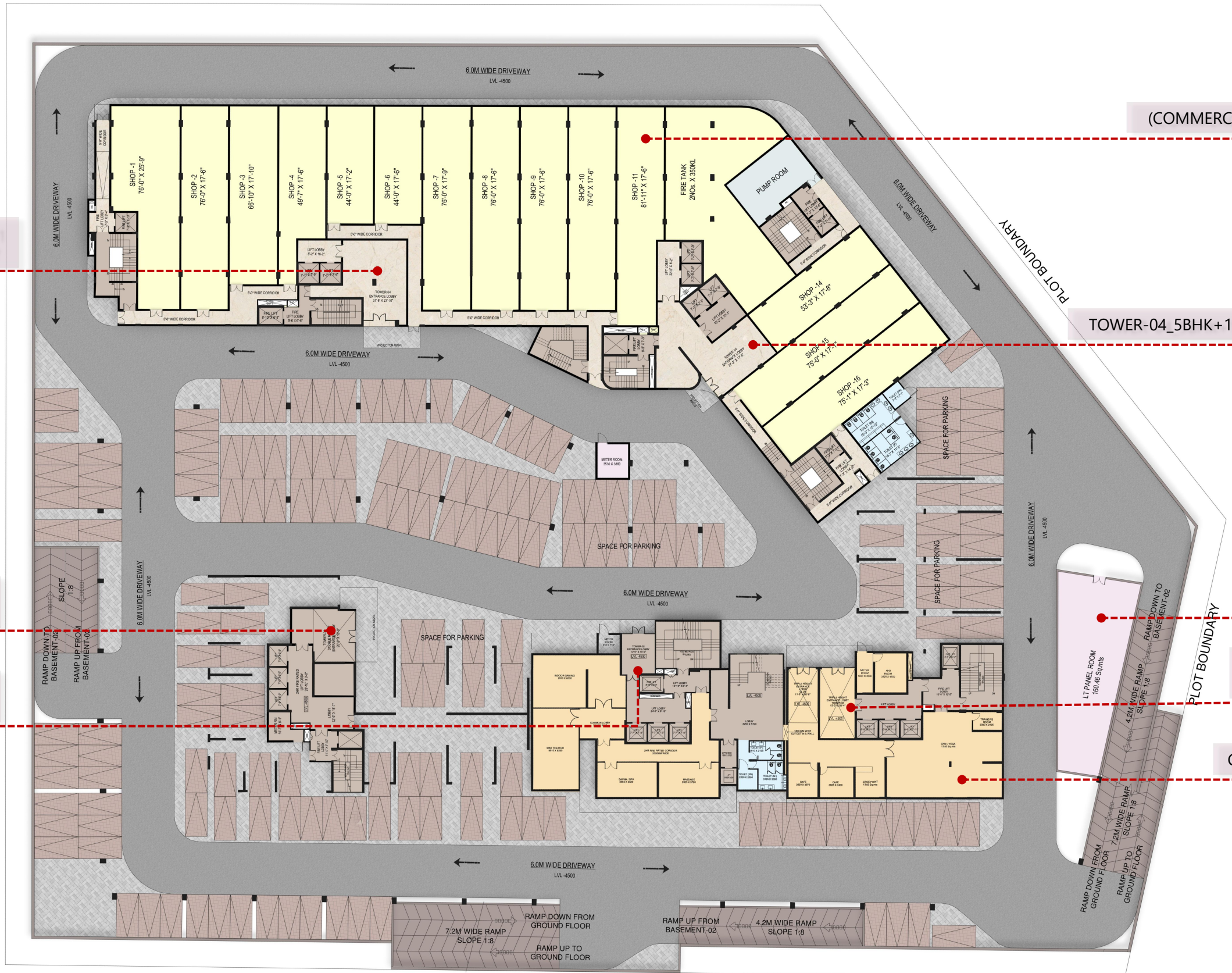
TOWER-01_
ENTRANCE LOBBY

TOWER-02_
ENTRANCE LOBBY

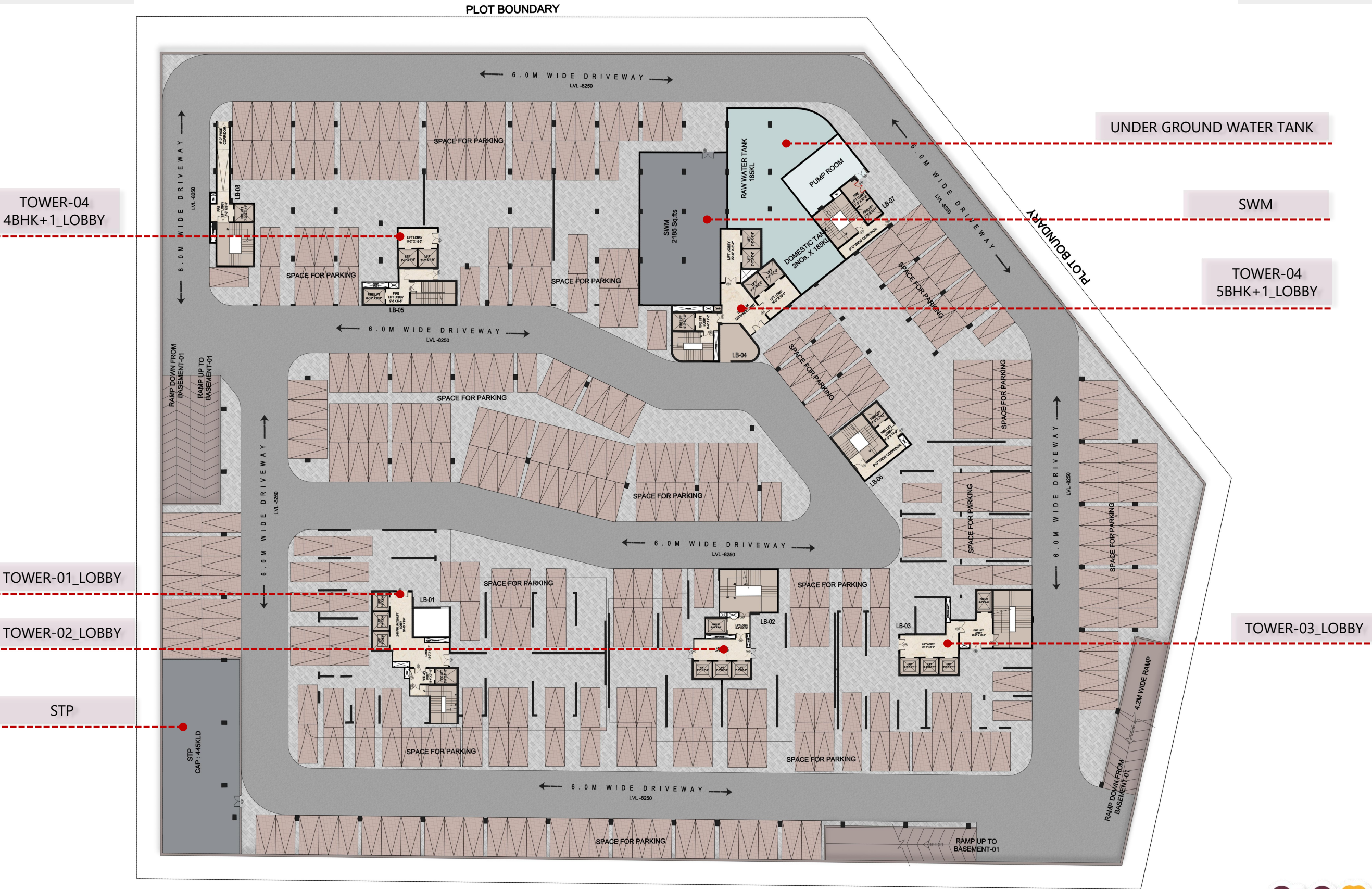
LT PANEL ROOM

TOWER-03_
ENTRANCE LOBBY

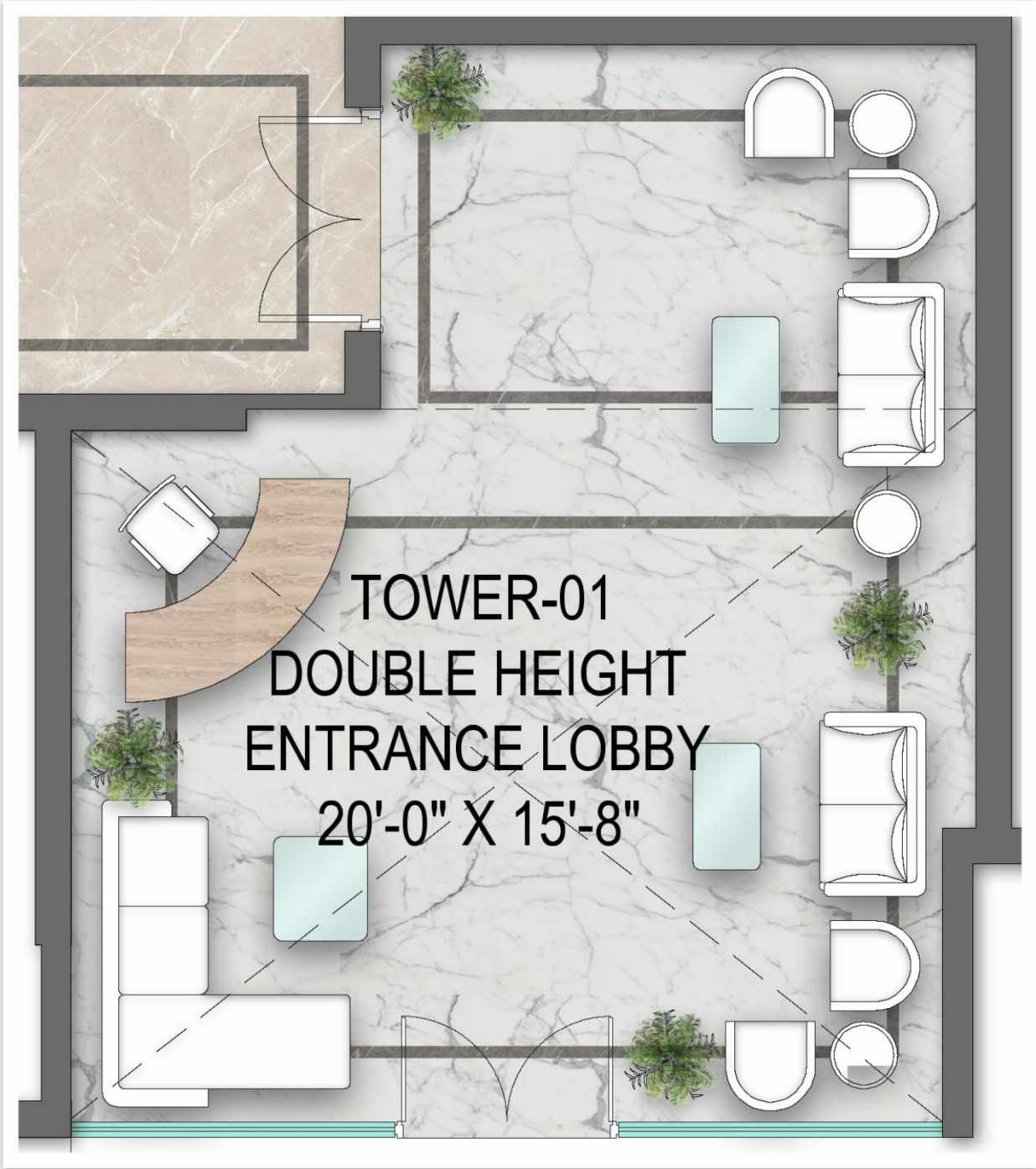
CLUB_BASEMENT-01



BASEMENT-02



BASEMENT-01_DOUBLE/TRIPLE HEIGHT ENTRANCE LOBBY



TOWERS- UNIT PLANS

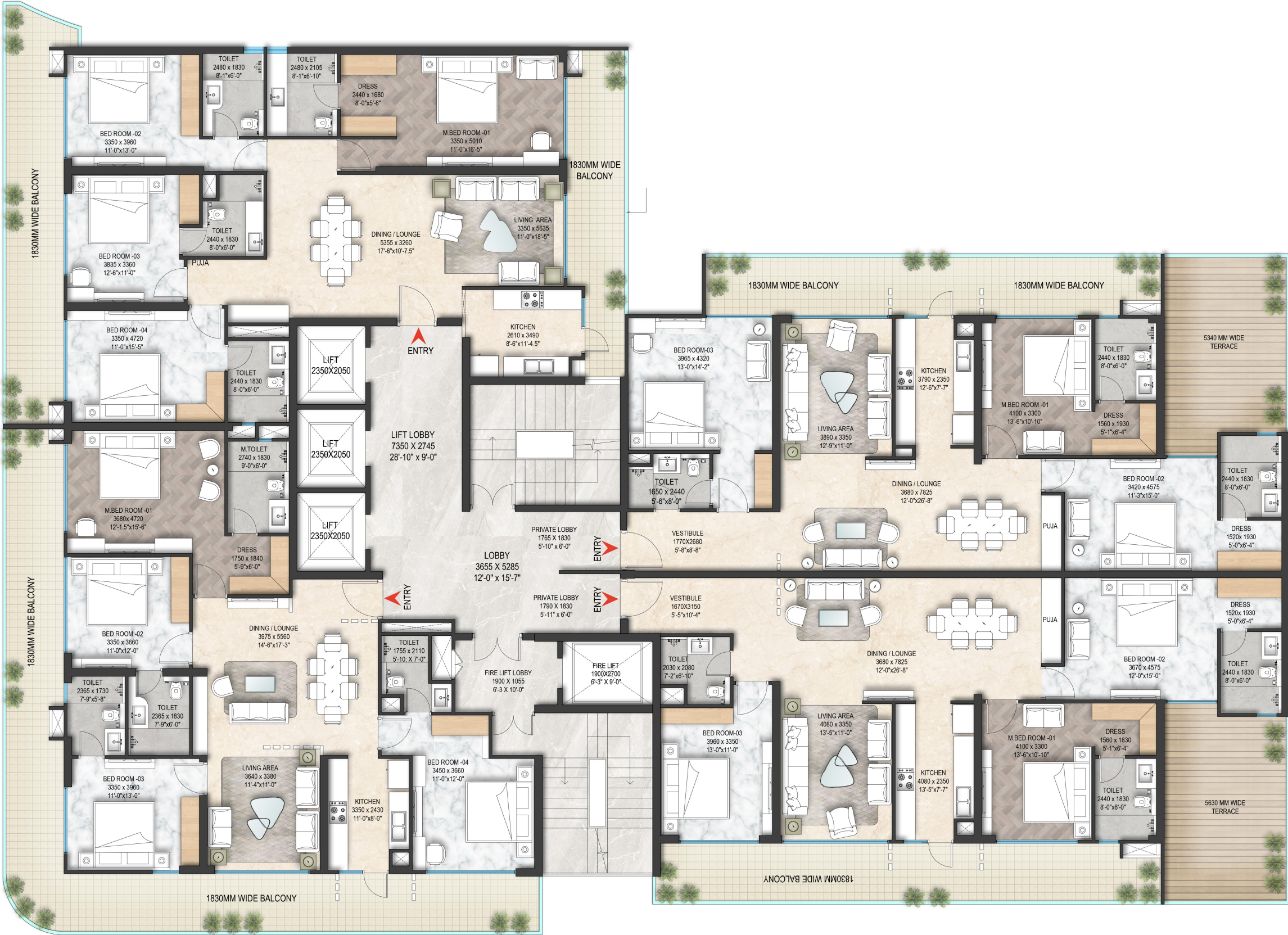
03

4 BHK
(TYPE-2)

4 BHK
(TYPE-3)

3
BHK
(TYPE-2)

3 BHK
(TYPE-1)

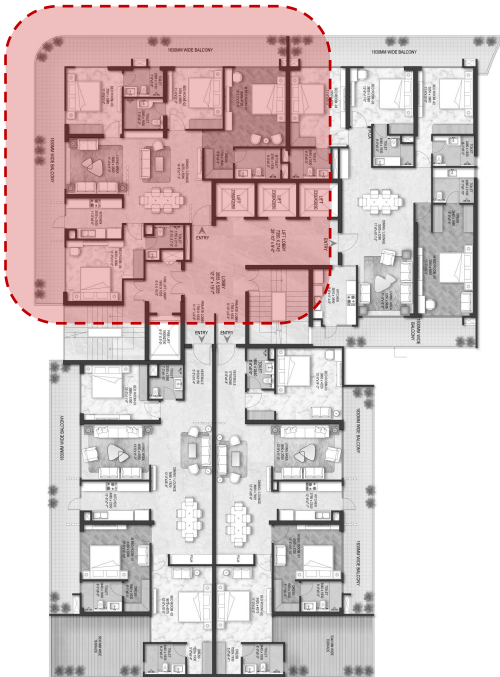


UNIT PLAN

4 BHK (TYPE-3)



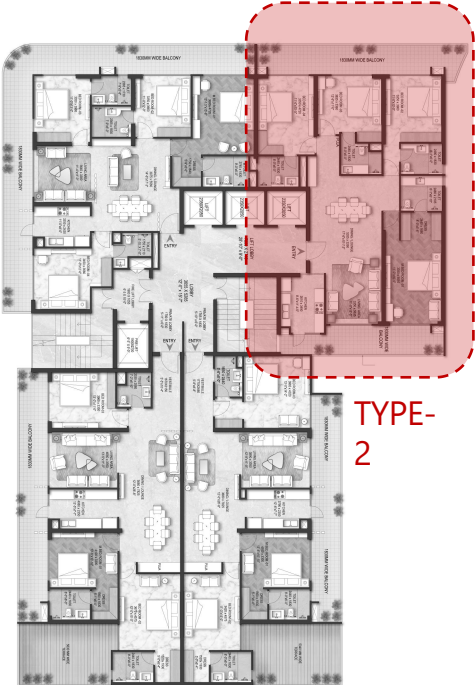
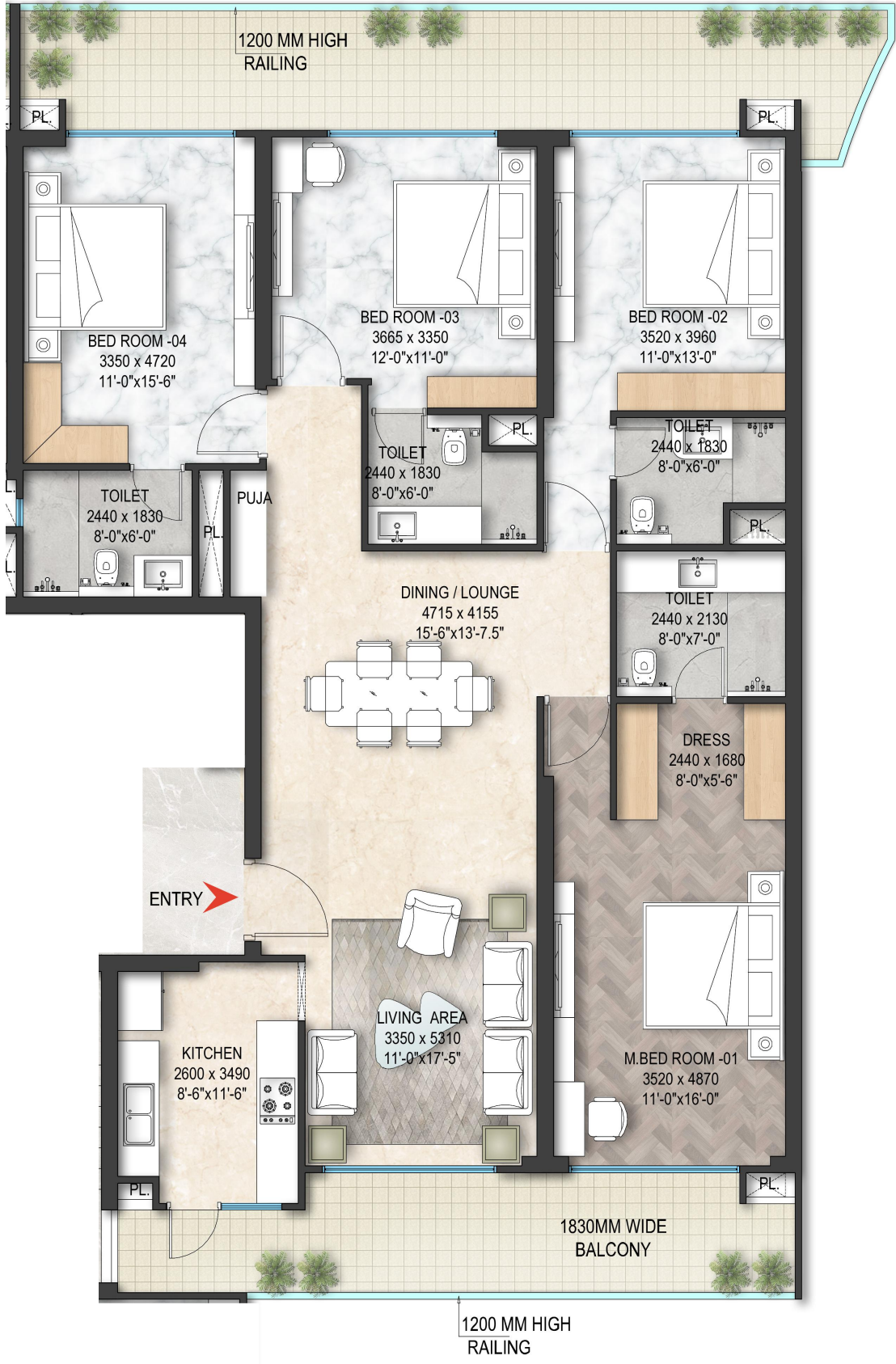
TYPE-3



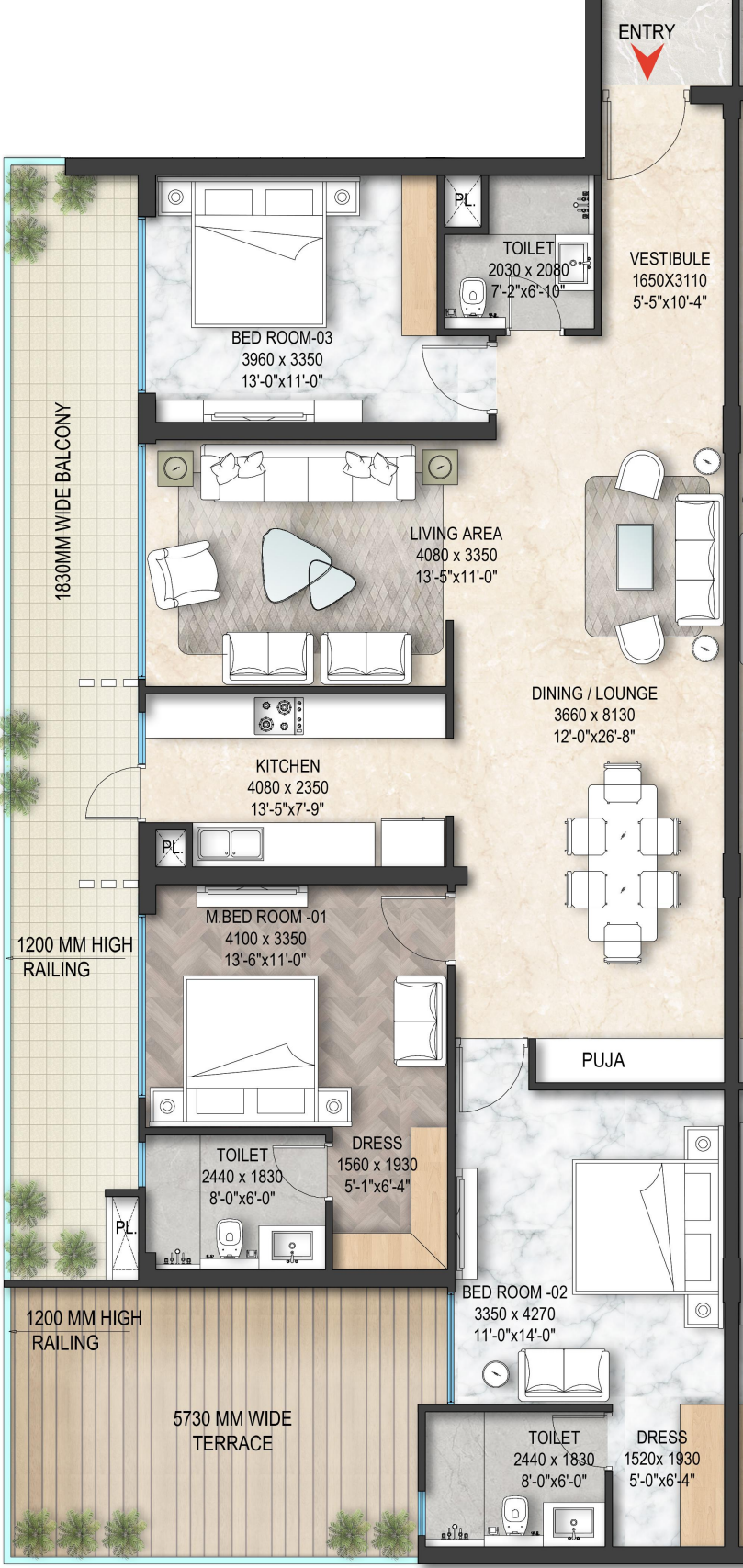
THE MARQ by Atlantis	
4BHK_TYPE-03	2850 Sq.fts

UNIT PLAN

4 BHK (TYPE-2)



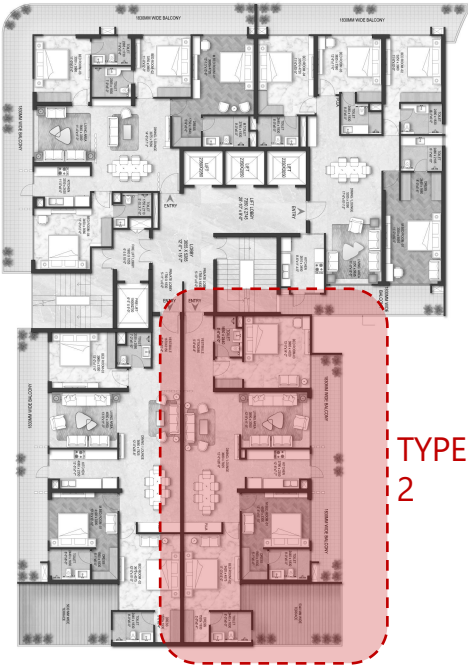
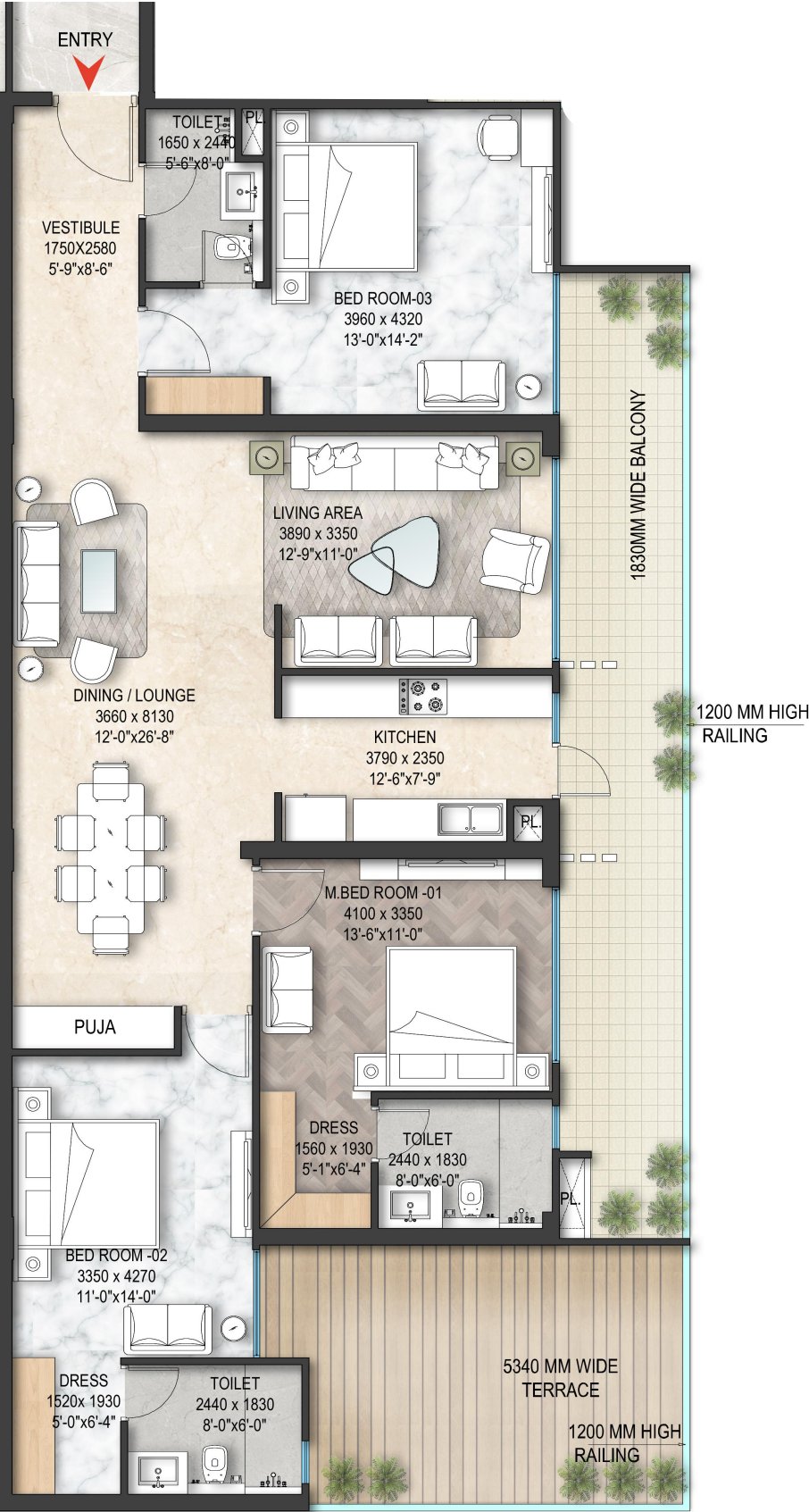
THE MARQ by Atlantis		
4BHK_TYPE-02		2850 Sq.fts



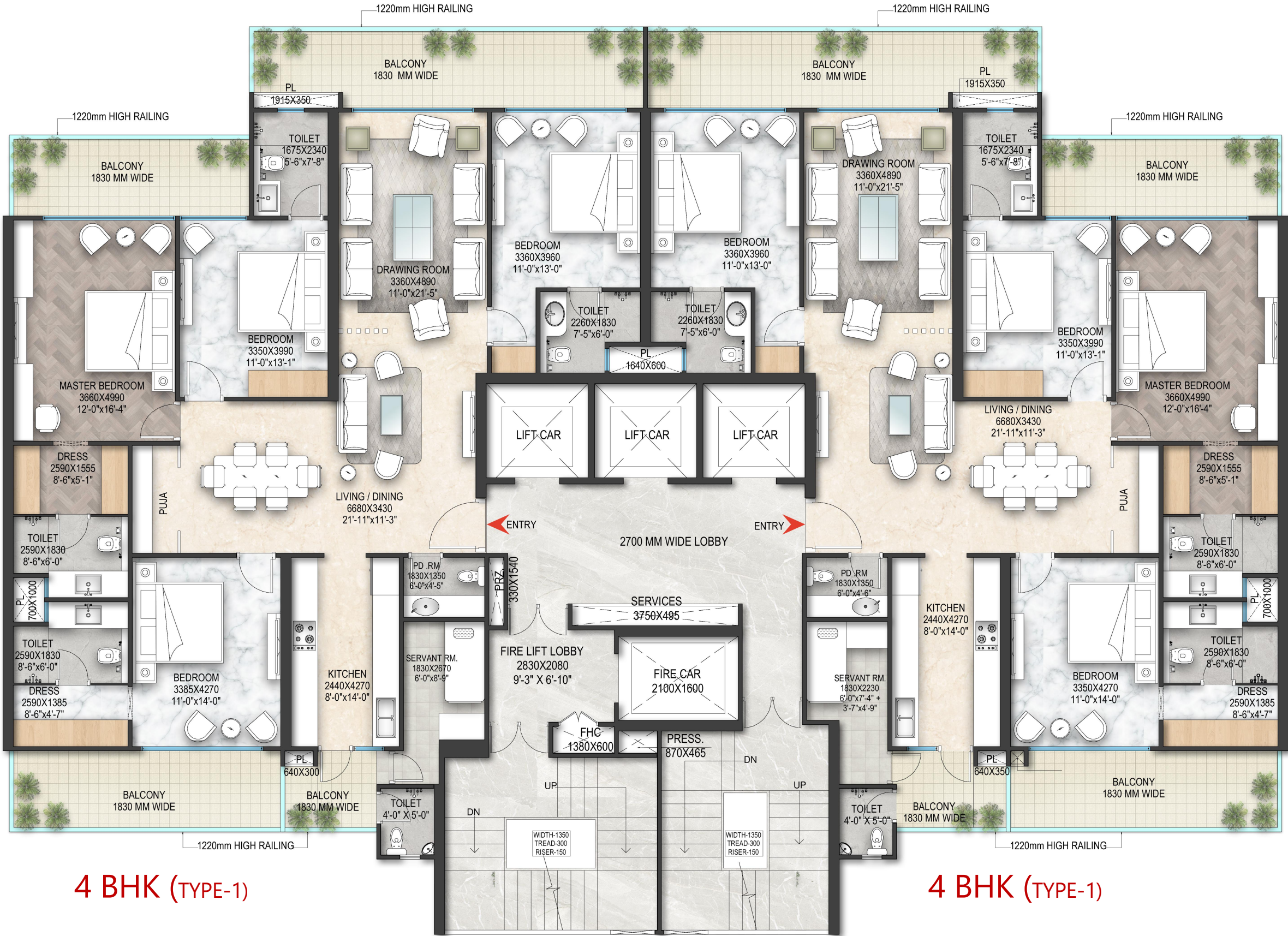
TYPE-1



THE MARQ by Atlantis		
3BHK_TYPE-01		2525 Sq.fts



THE MARQ by Atlantis		
3BHK_TYPE-02		2525 Sq.fts

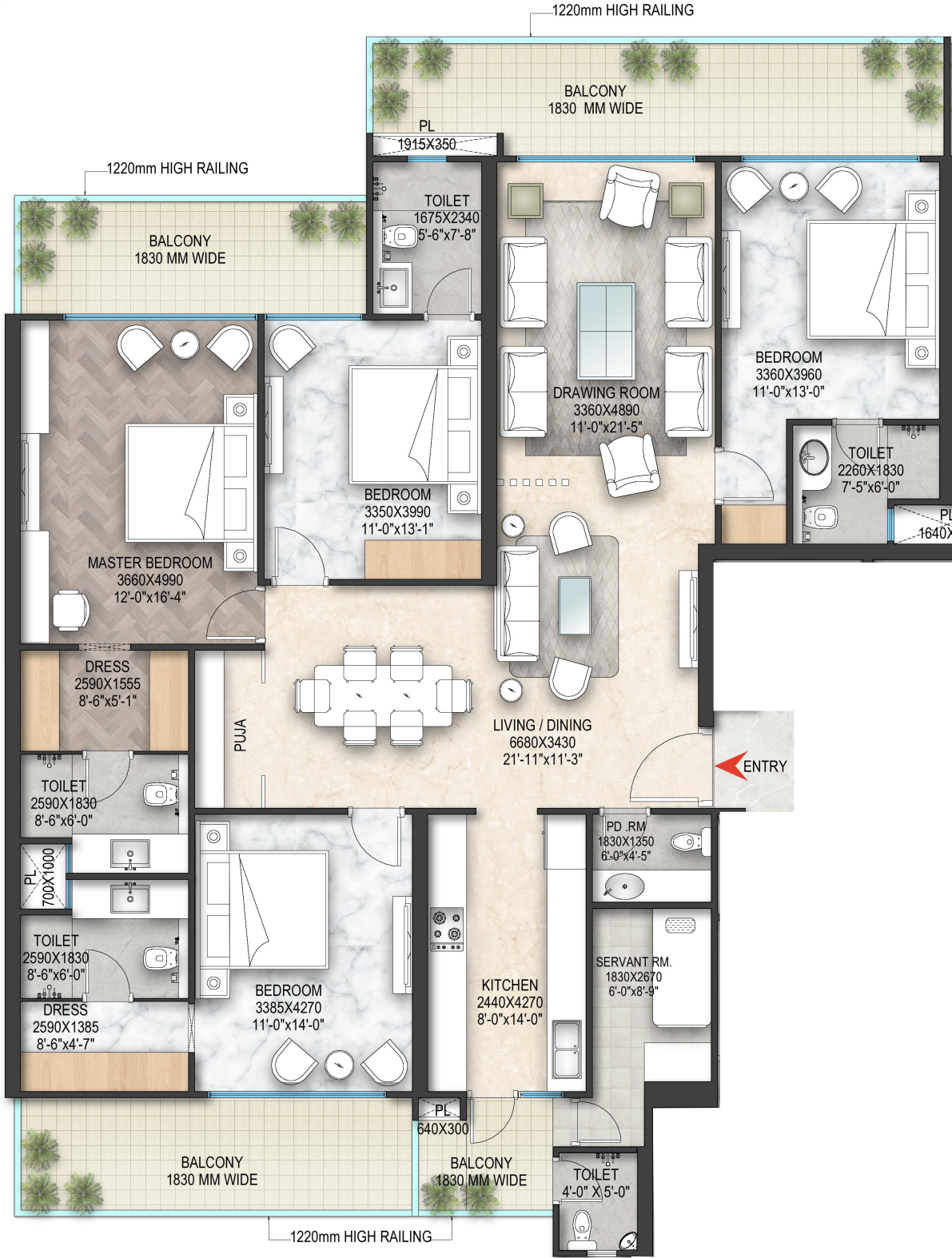


4 BHK (TYPE-1)

4 BHK (TYPE-1)

UNIT PLAN

4 BHK+1 (TYPE-1)



THE MARQ by Atlantis	
4BHK+1_TYPE-01	3150 Sq.fts

4 BHK
(TYPE-2)

4 BHK
(TYPE-3)

3
BHK
(TYPE-2)

3 BHK
(TYPE-1)

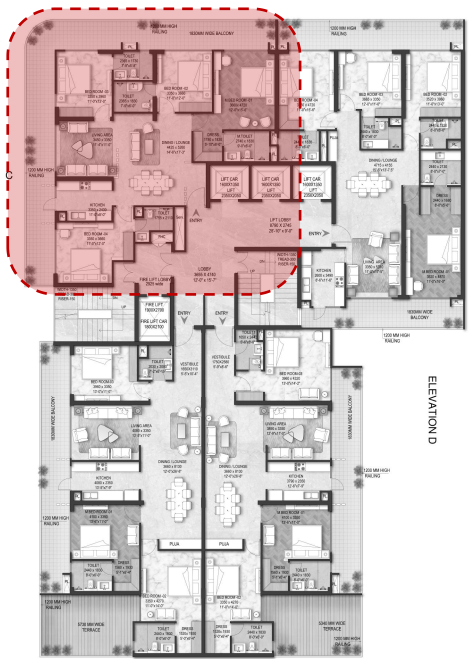


UNIT PLAN

4 BHK (TYPE-3)



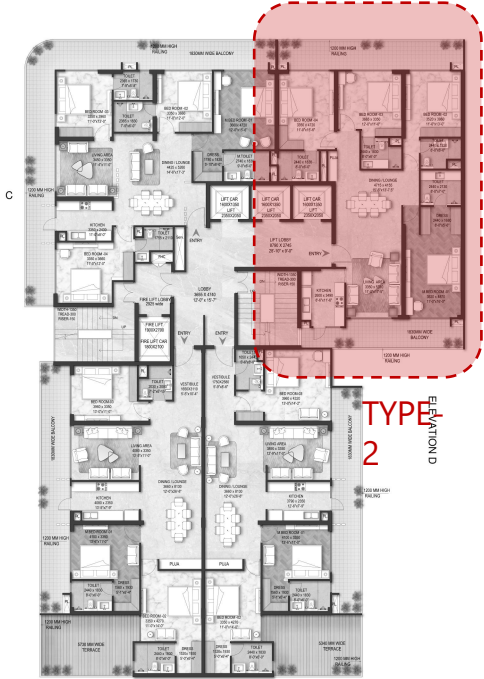
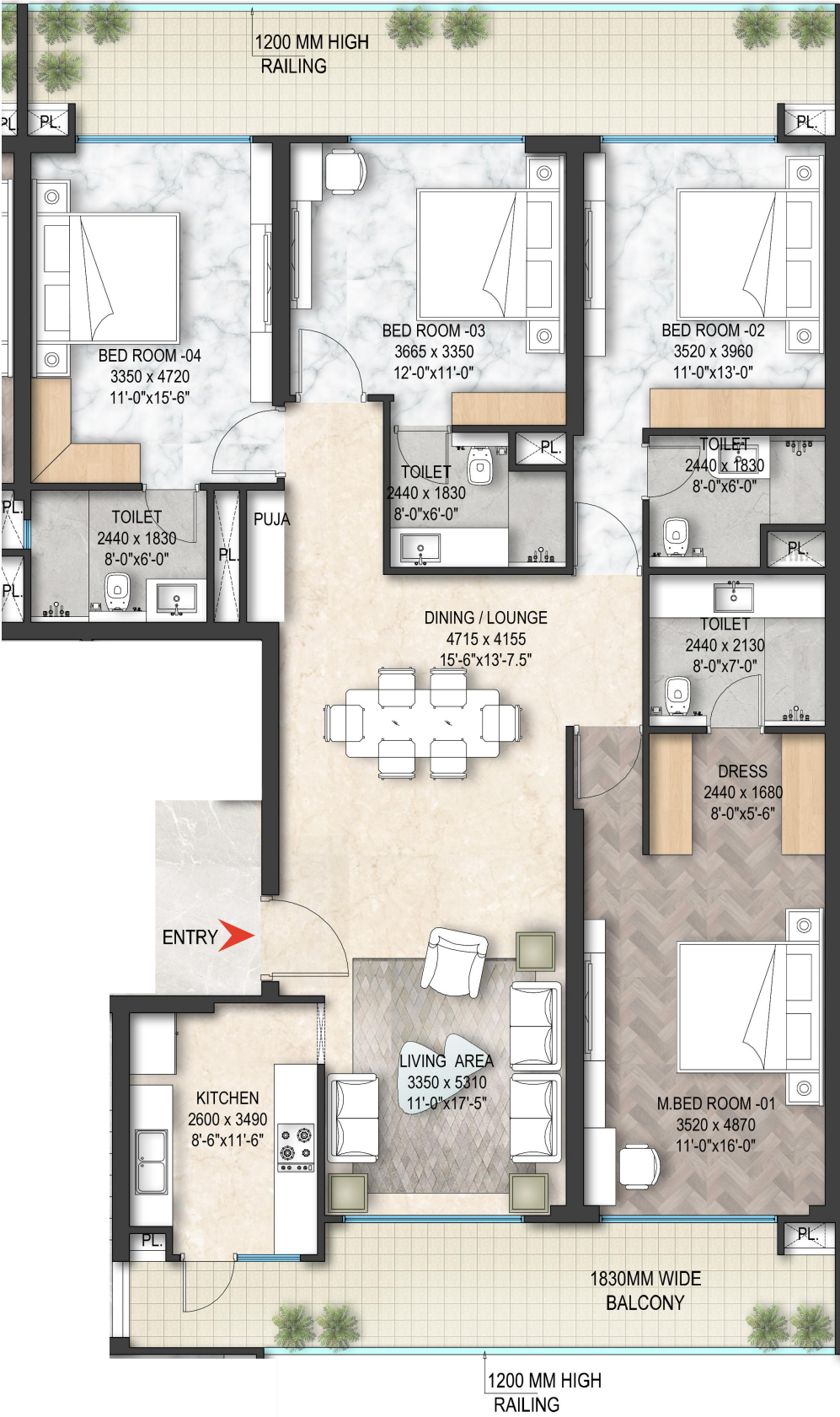
TYPE-3



THE MARQ by Atlantis	
4BHK_TYPE-03	2850 Sq.fts

UNIT PLAN

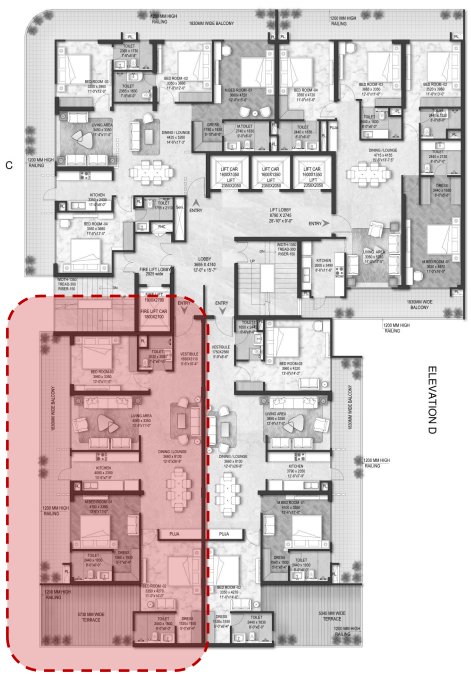
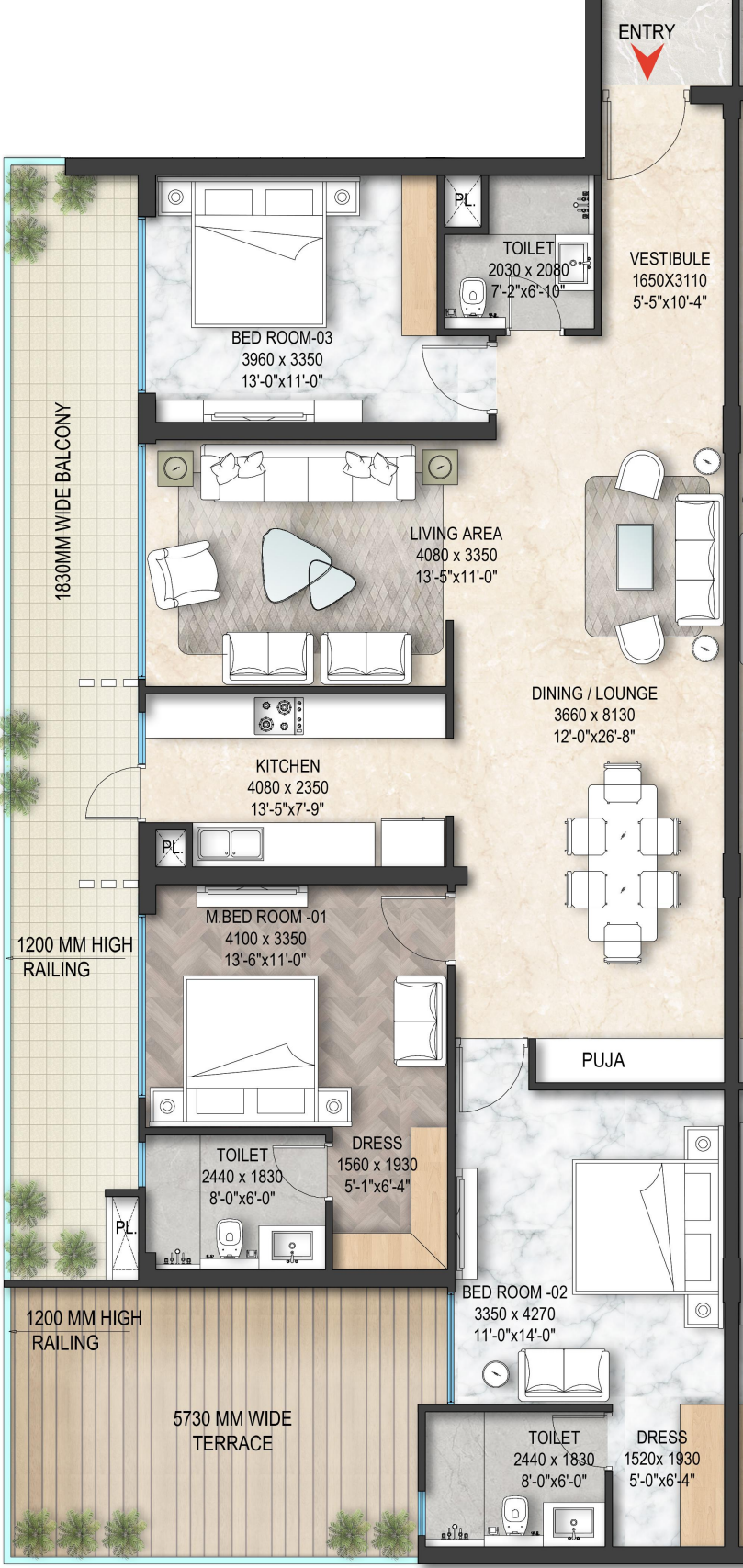
4 BHK (TYPE-2)



THE MARQ by Atlantis	
4BHK_TYPE-02	2850 Sq.fts

UNIT PLAN

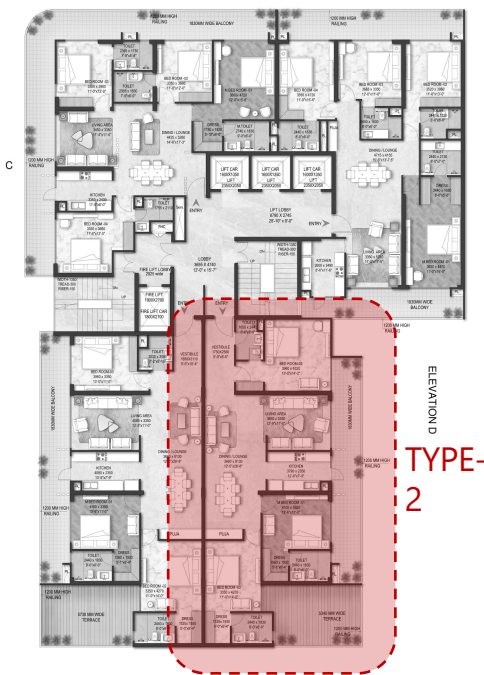
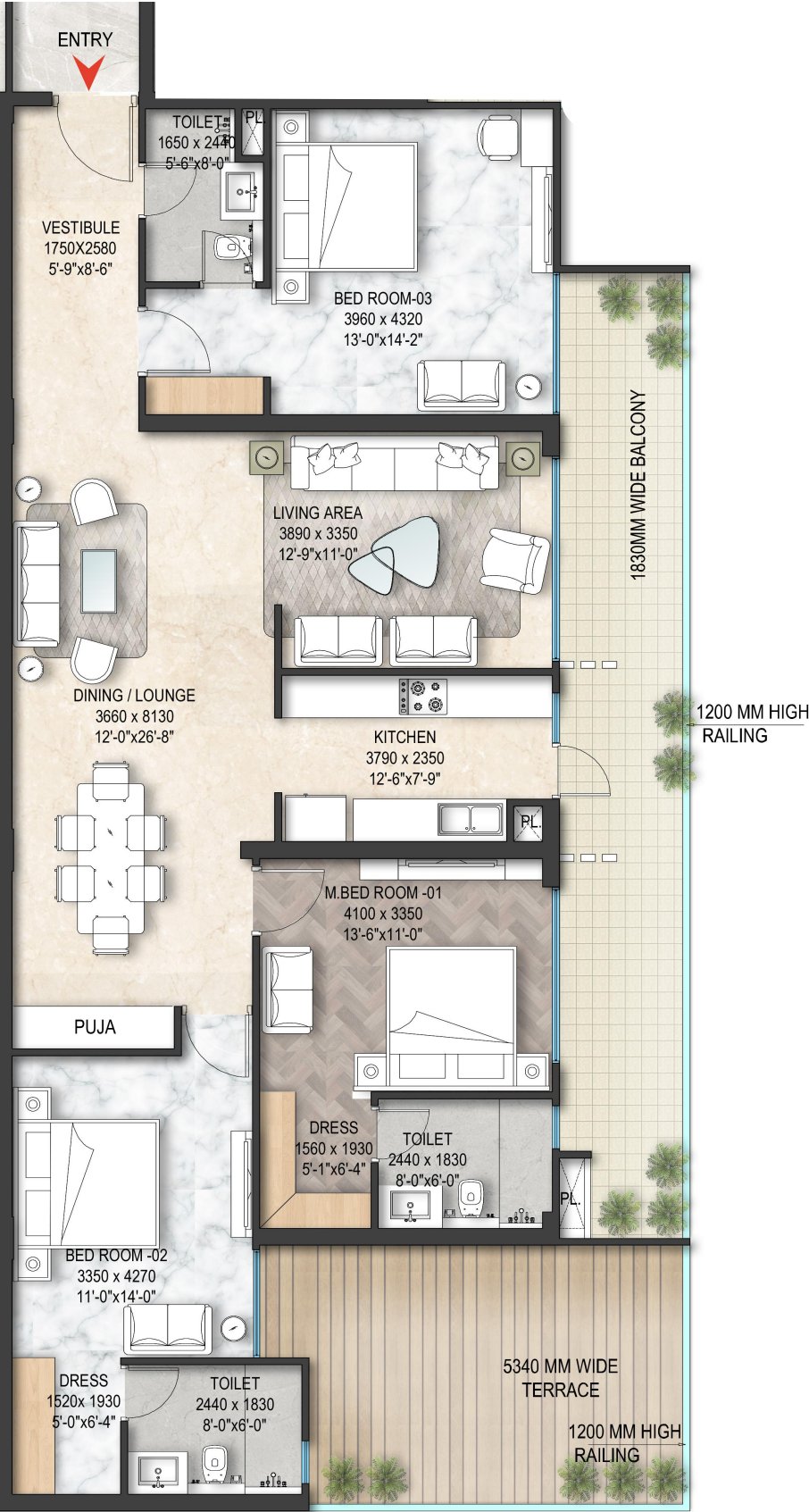
3 BHK (TYPE-1)



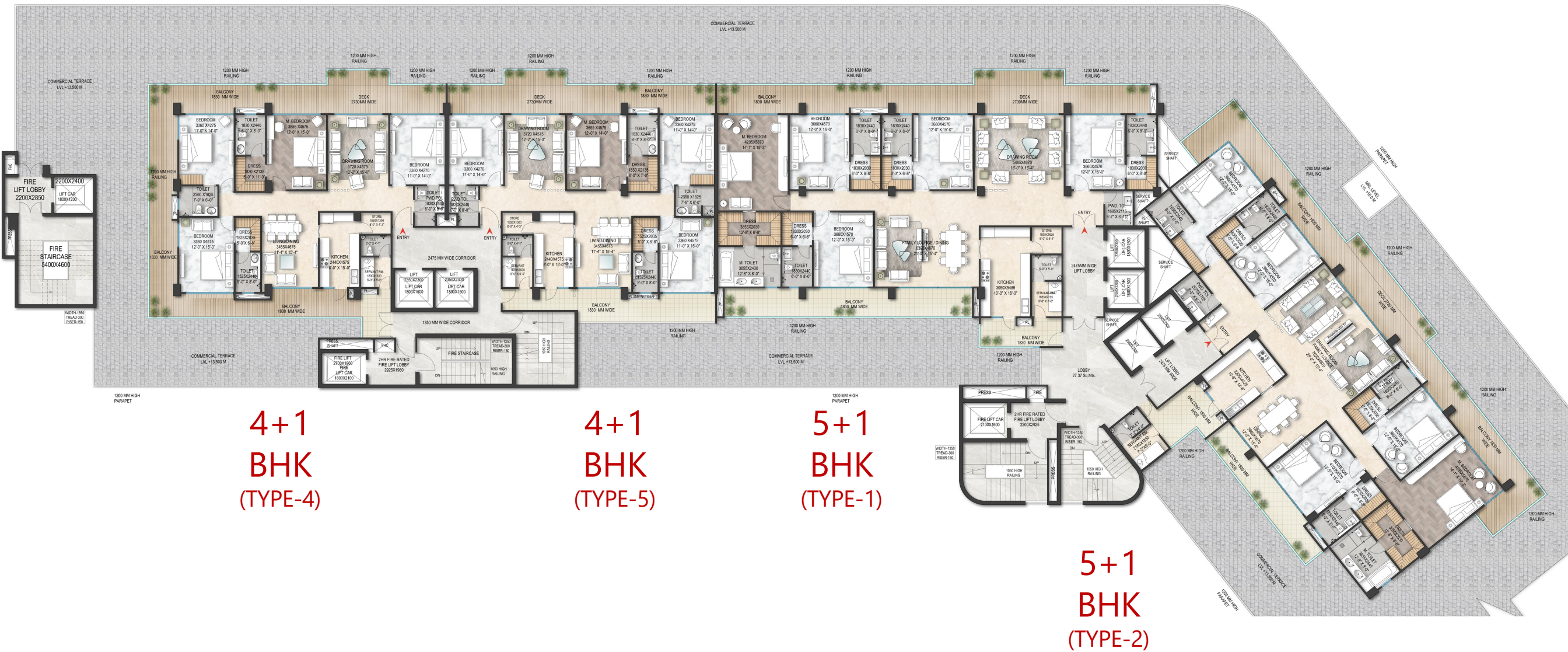
THE MARQ by Atlantis	
3BHK_TYPE-01	2525 Sq.fts

UNIT PLAN

3 BHK (TYPE-2)



THE MARQ by Atlantis		
3BHK_TYPE-02		2525 Sq.fts



UNIT PLAN

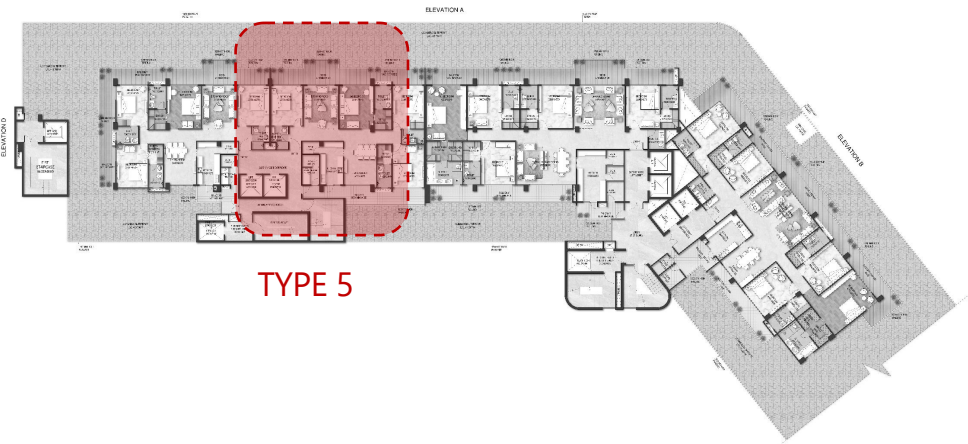
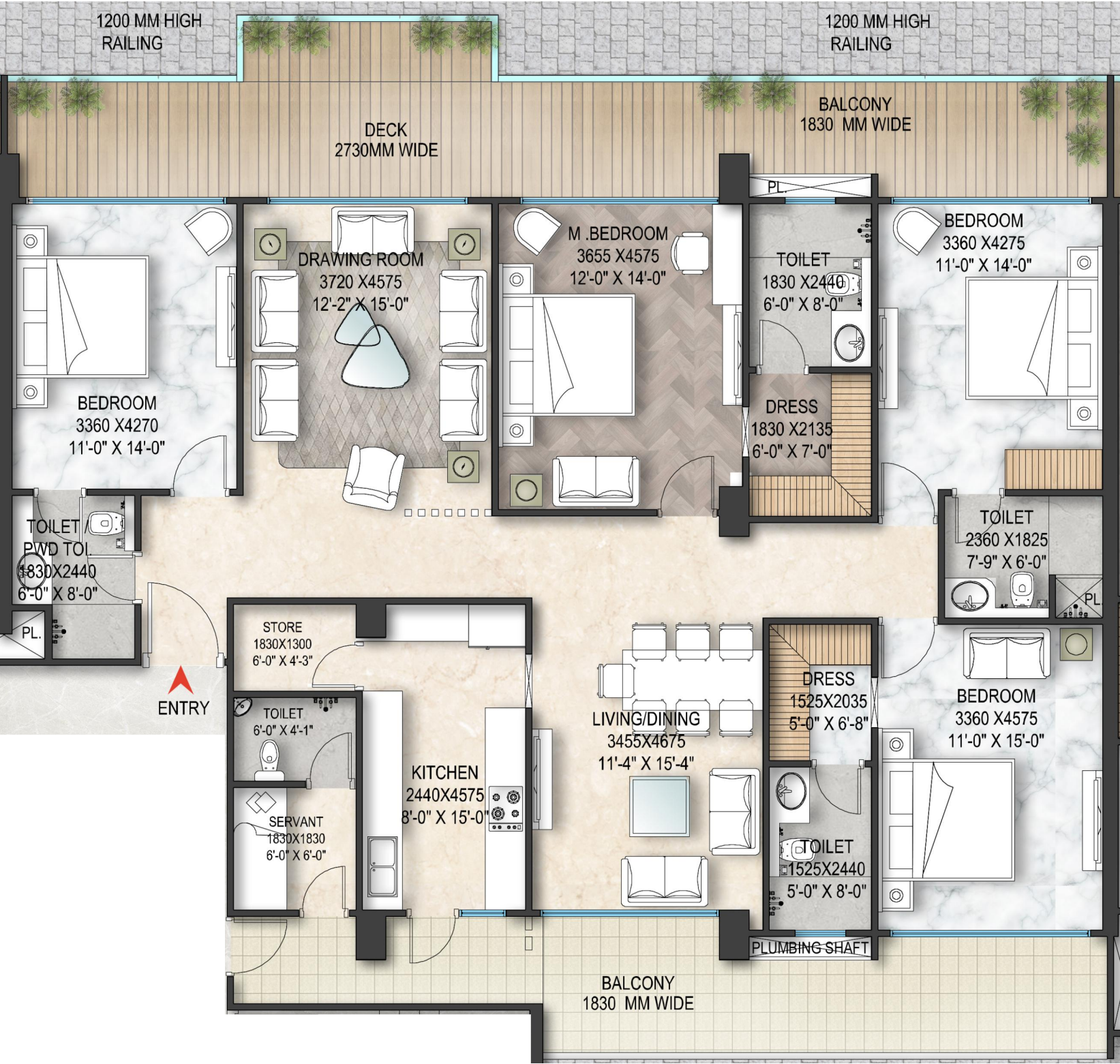
4+1 BHK (TYPE-4)



THE MARQ by Atlantis	
4BHK+1_TYPE-04	3150 Sq.fts

UNIT PLAN

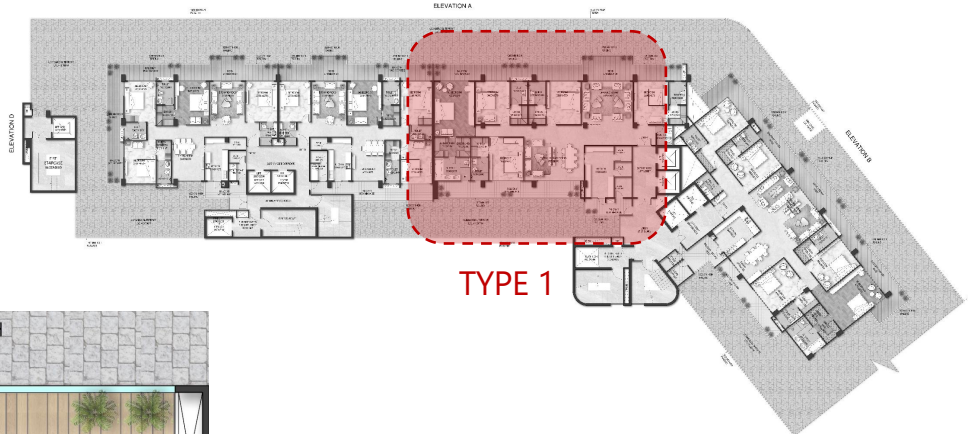
4 BHK+ 1 (TYPE-5)



THE MARQ by Atlantis	
4BHK+1_TYPE-05	3150 Sq.fts

UNIT PLAN

5+1 BHK (TYPE-1)



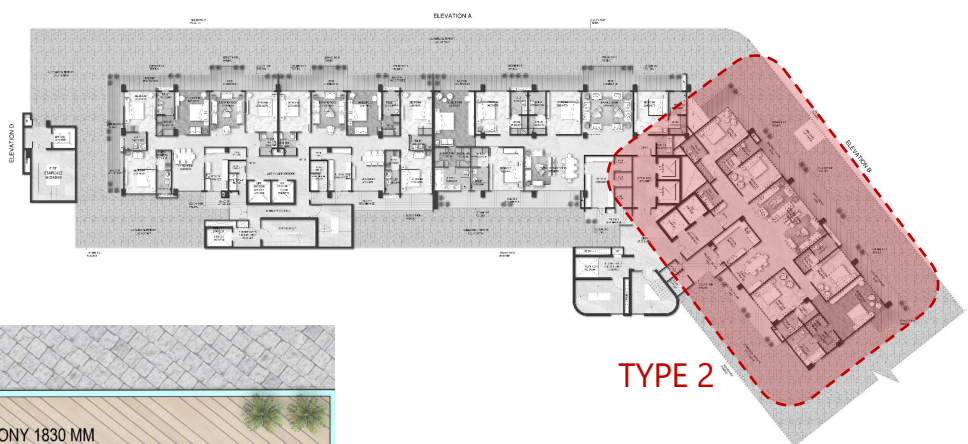
TYPE 1



THE MARQ by Atlantis	
5BHK+1_TYPE-01	5050 Sq.fts

UNIT PLAN

5+1 BHK (TYPE-2)



THE MARQ by Atlantis	
5BHK+1_TYPE-02	5050 Sq.fts



Thank-You

We look forward for Meaningful Cooperation to Create a Sustainable Project.



Contact Us

GPM Architects & Planners

C-28, East of Kailash, New Delhi, India,
110065

P: +91 11 46599599

F: +91 11 46599512

Website: www.gpmindia.com

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