“THE MARQ”

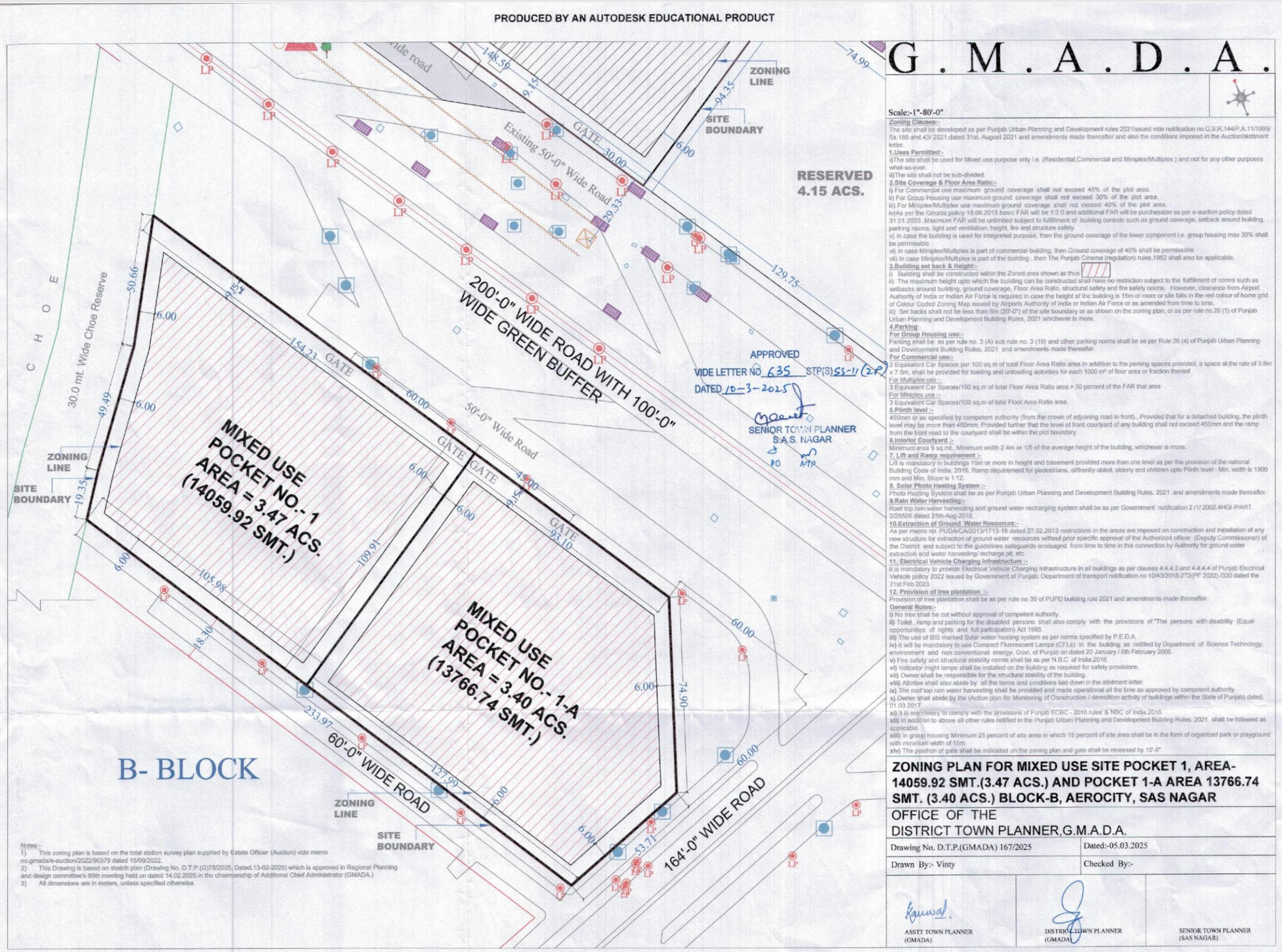
BY ATLANTIS

AEROCITY, SAS NAGAR

01

PROJECT BRIEF

SITE BRIEF



Zoning Clauses:-

The site shall be developed as per Punjab Urban Planning and Development rules 2021issued vide notification no.G.S.R.144/P.A.11/1995/ Ss.180 and 43/ 2021,dated 31st. August 2021 and amendments made thereafter and also the conditions imposed in the Auction/alotment letter.

1.Uses Permitted:-

i)The site shall be used for Mixed use purpose only i.e. (Residential,Commercial and Miniplex/Mulliplex) 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, light 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,1952 shall also be applicable.

3.Building set back & Height:-

i) Building shall be constructed within the Zoned area shown as thus ////

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:-

2 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.mt., 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, diffrently-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/ 2002.4HGI /PART. 2/28505 dated 25th-Aug-2010.

10.Extraction of Ground Water Resources:-

As per memo no. PUDA/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 1995.

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 /night 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 also 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".

Notes:-

1) This zoning plan is based on the total station survey plan supplied by Estate Officer (Auction) vide memo no.gmada/e-auction/2022/90379 dated 15/09/2022.

2) This Drawing is based on sketch plan (Drawing No. D.T.P.(G)78/2025, Dated.13-02-2025) which is approved in Regional Planning and design committee's 85th meeting held on dated 14.02.2025.in the chairmanship of Additional Chief Administrator (GMADA.)

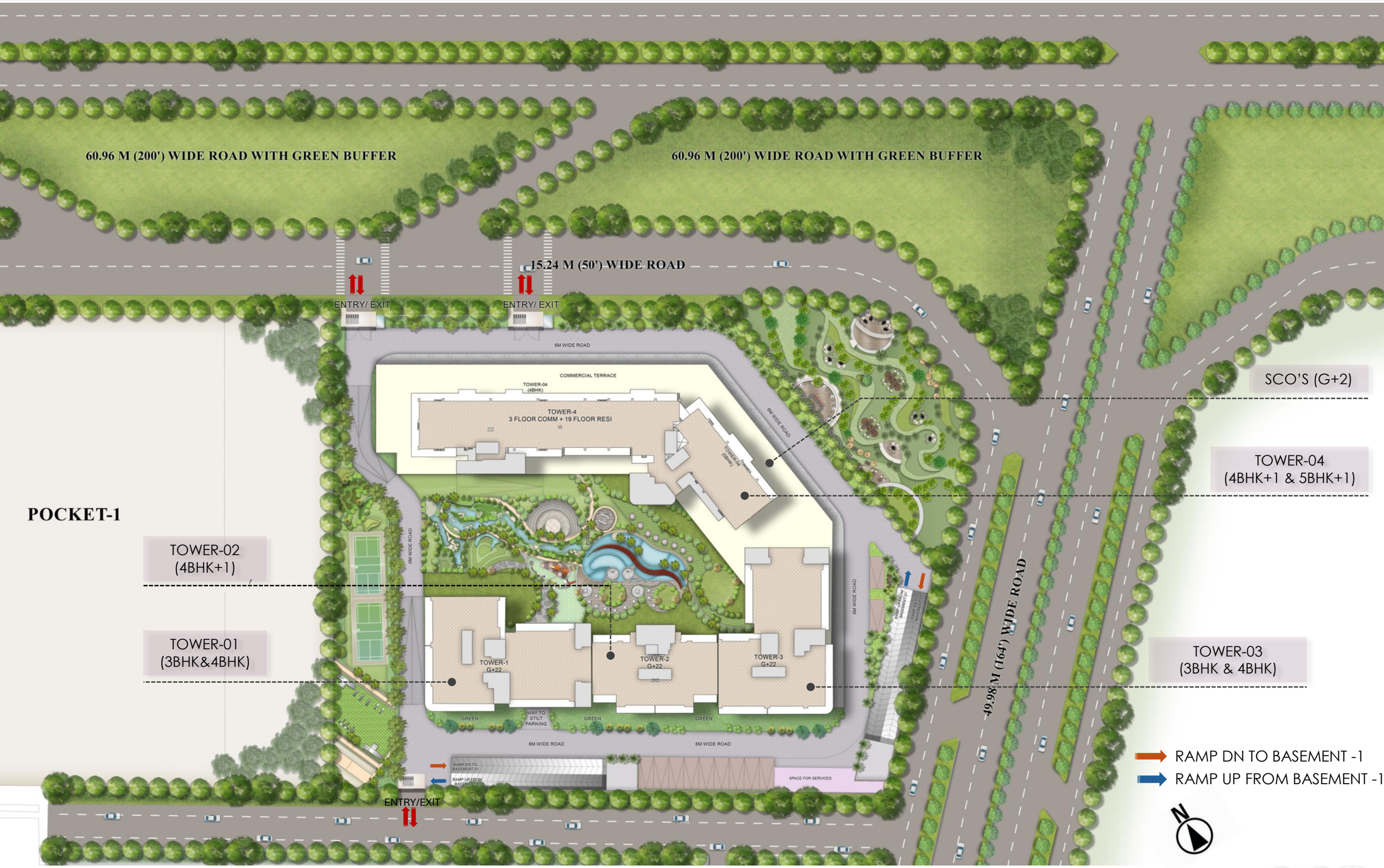
3) All dimensions are in meters, unless specified otherwise.

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02

SITE PLAN

SITE PLAN

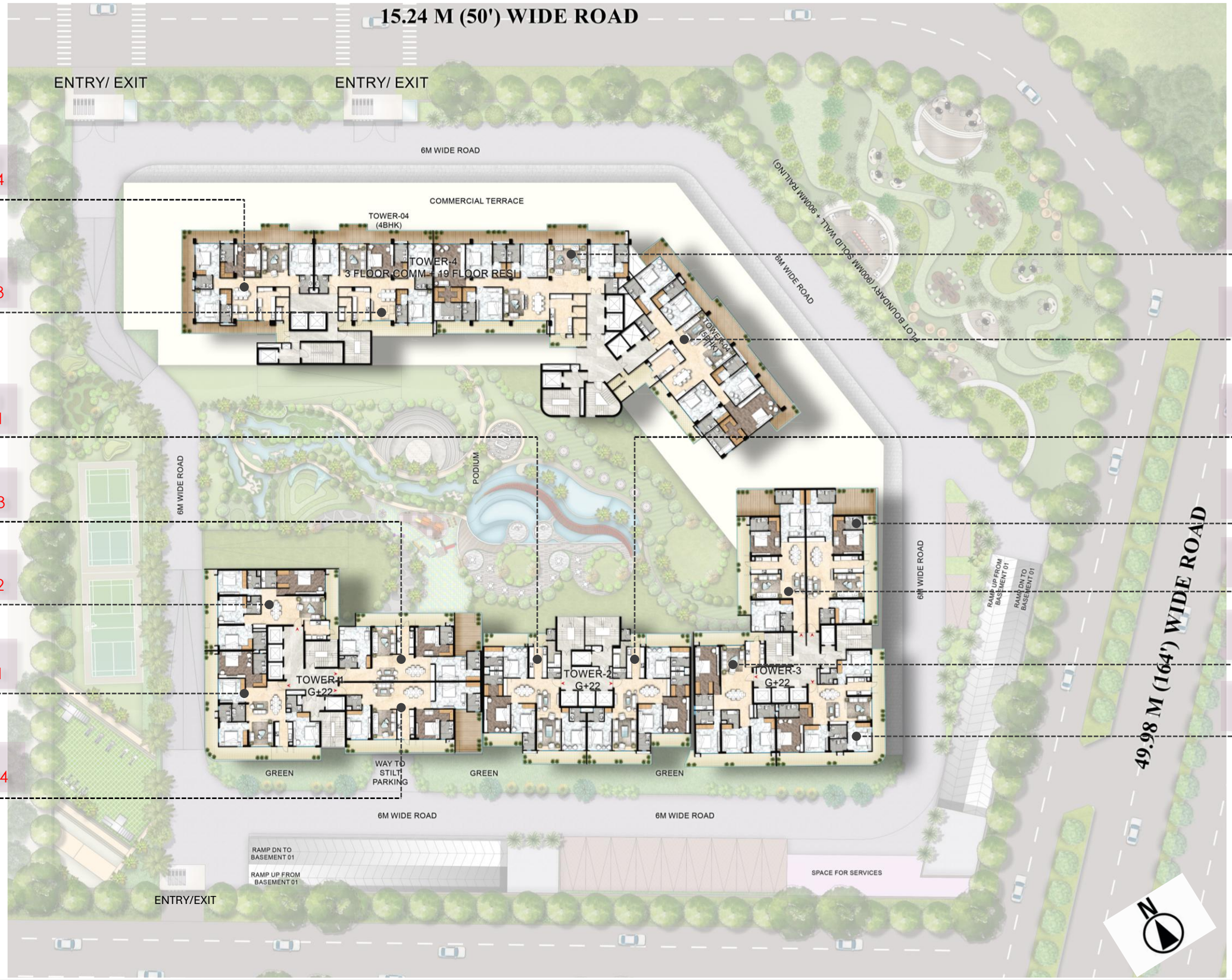


ARCHITECTS & PLANNERS

STILT/GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



4BHK +1 (TYPE-4) (19 FLOORS) - 104

4BHK +1 (TYPE-5) (19 FLOORS) - 103

4BHK +1 (TYPE-1) (21 FLOORS) - 101

3BHK (TYPE-2) (22 FLOORS) – 103

4BHK (TYPE-2) (22 FLOORS) - 102

4BHK (TYPE-3) (22 FLOROS) - 101

3BHK (TYPE-1) (22 FLOORS) - 104

5BHK +1 (TYPE-1) (19 FLOORS) - 102

5BHK +1 (TYPE-2) (19 FLOORS) - 101

4BHK +1 (TYPE-1) (21 FLOORS) – 102

3BHK (TYPE-1) (19 FLOORS) -104

3BHK (TYPE-2) (19 FLOORS) - 103

4BHK (TYPE-2) (21 FLOORS) - 102

4BHK (TYPE-3) (19 FLOORS) - 101

ARCHITECTS & PLANNERS

COMMERCIAL

GROUND FLOOR



COMMERCIAL

BASEMENT-01

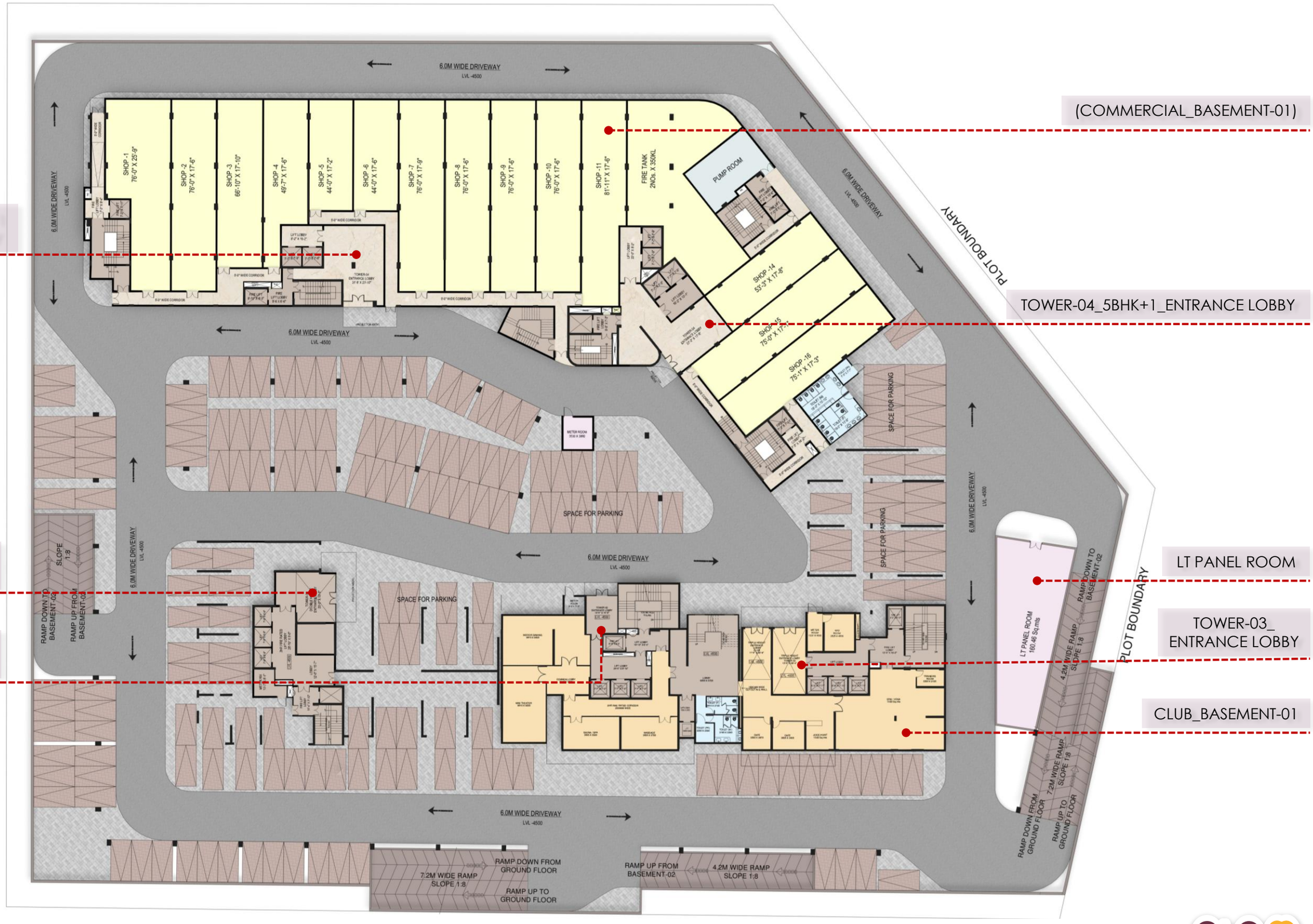


COMMERCIAL

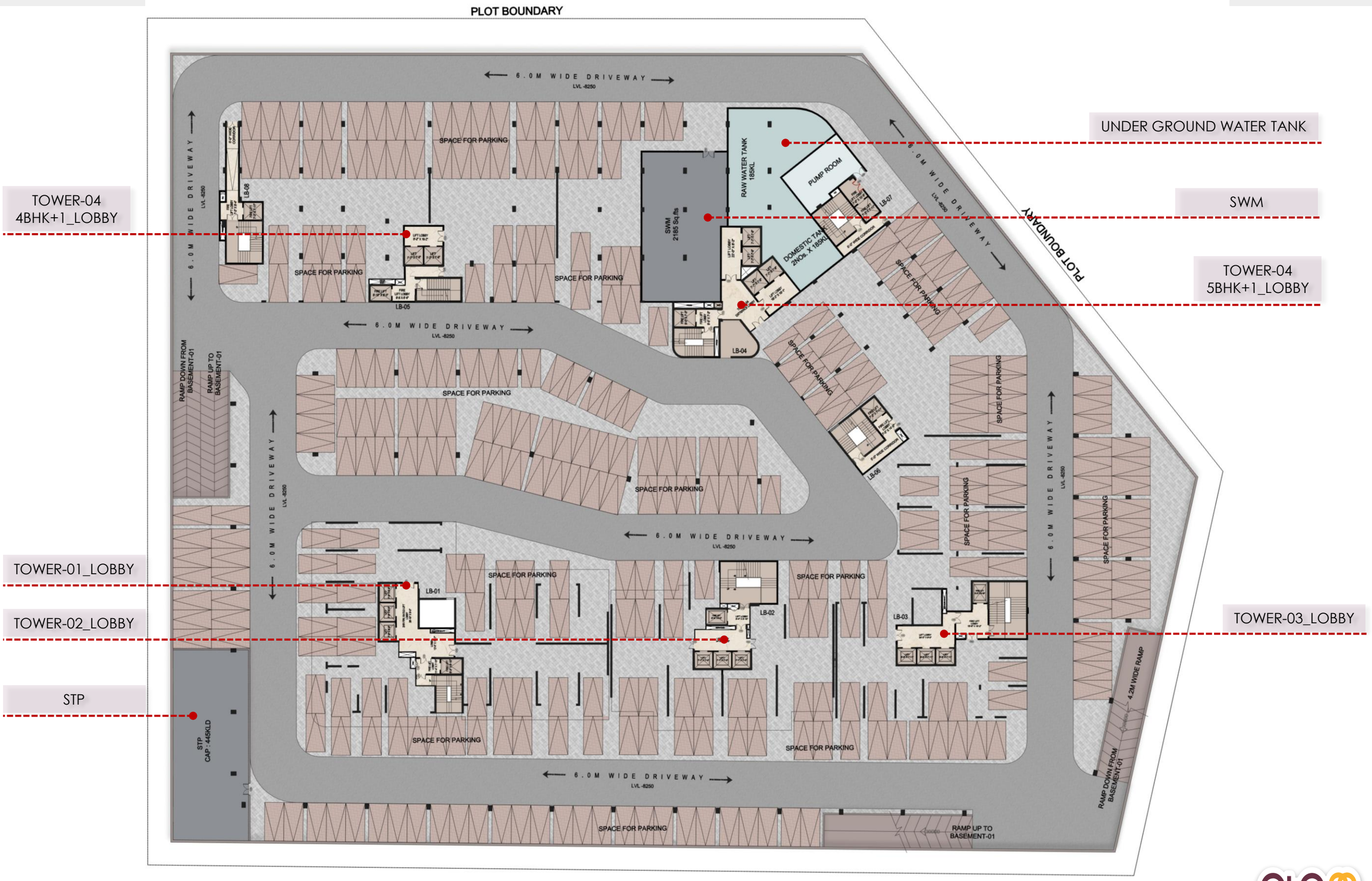
TYPICAL



BASEMENT-01


6.0M WIDE DRIVEWAY
LVL -4500
SHOP-1
76'-0" X 25'-9"
SHOP -2
76'-0" X 17'-6"
SHOP -3
66'-10" X 17'-10"
SHOP -4
49'-7" X 17'-6"
SHOP -5
44'-0" X 17'-2"
SHOP -6
44'-0" X 17'-6"
SHOP -7
76'-0" X 17'-9"
SHOP -8
76'-0" X 17'-6"
SHOP -9
76'-0" X 17'-6"
SHOP -10
76'-0" X 17'-6"
SHOP -11
81'-11" X 17'-6"
FIRE TANK
2NOs. X 350KL
PUMP ROOM
SHOP -14
53'-3" X 17'-9"
SHOP-15
75'-0" X 17'-
SHOP -16
75'-1" X 17'-3"
SPACE FOR PARKING
METER ROOM
PLOT BOUNDARY
LT PANEL ROOM
160.46 Sq-mts
SLOPE 1:8
RAMP DOWN TO BASEMENT-02
RAMP UP FROM BASEMENT-02
4.2M WIDE RAMP
7.2M WIDE RAMP
RAMP DOWN FROM GROUND FLOOR
RAMP UP TO GROUND FLOOR
(COMMERCIAL_BASEMENT-01)
TOWER-04_4BHK+1 ENTRANCE LOBBY
TOWER-04_5BHK+1_ENTRANCE LOBBY
TOWER-01_ ENTRANCE LOBBY
TOWER-02_ ENTRANCE LOBBY
LT PANEL ROOM
TOWER-03_ ENTRANCE LOBBY
CLUB_BASEMENT-01

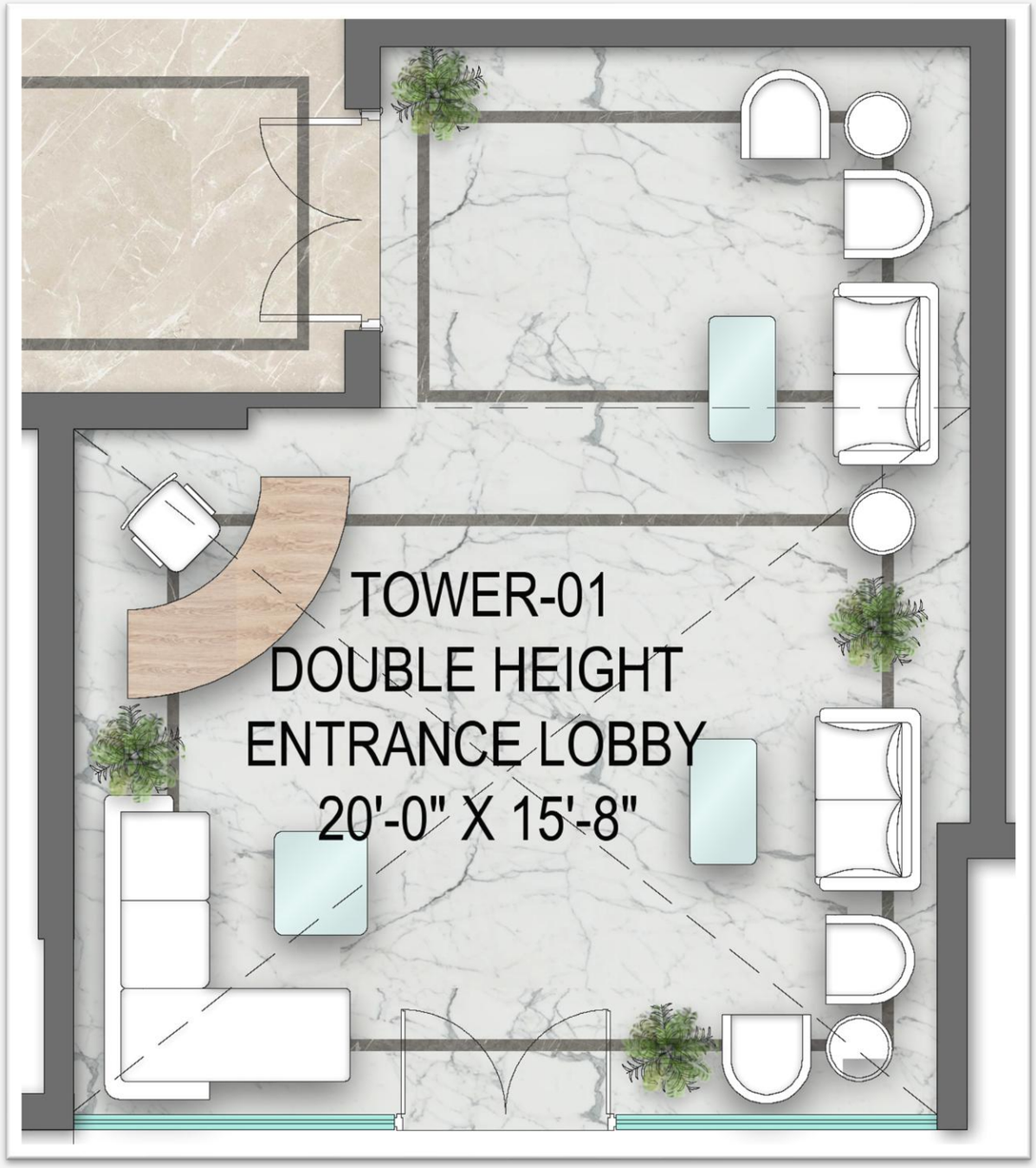
BASEMENT-02



gpm ARCHITECTS & PLANNERS

BASEMENT-01_DOUBLE/TRIPLE HEIGHT ENTRANCE LOBBY





03

TOWERS-

UNIT PLANS

ARCHITECTS & PLANNERS

CLUSTER PLAN_TOWE-01

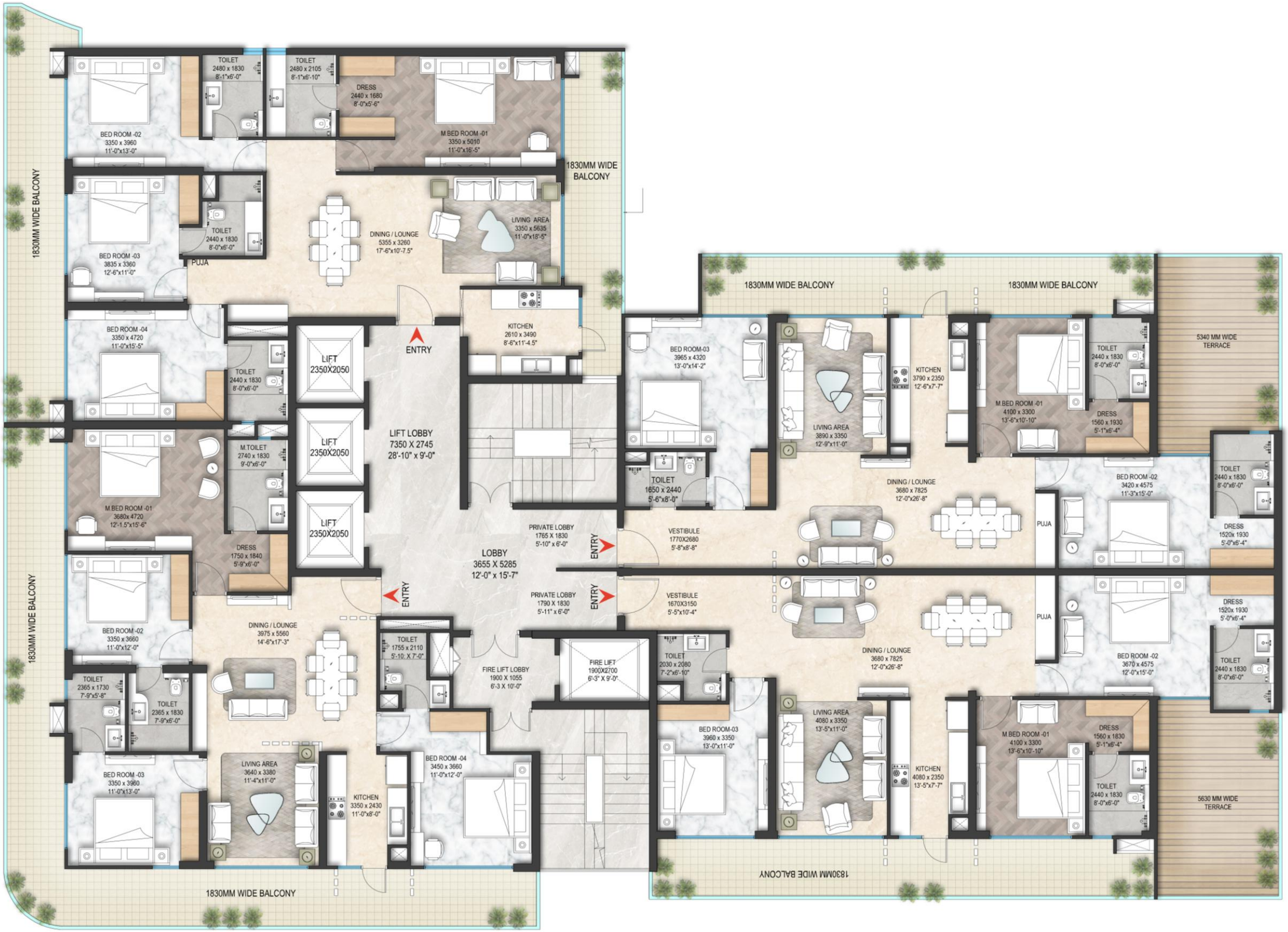
4 BHK & 3 BHK (4 TO A CORE)

4 BHK
(TYPE-2)

4 BHK
(TYPE-3)

3 BHK
(TYPE-2)

3 BHK
(TYPE-1)

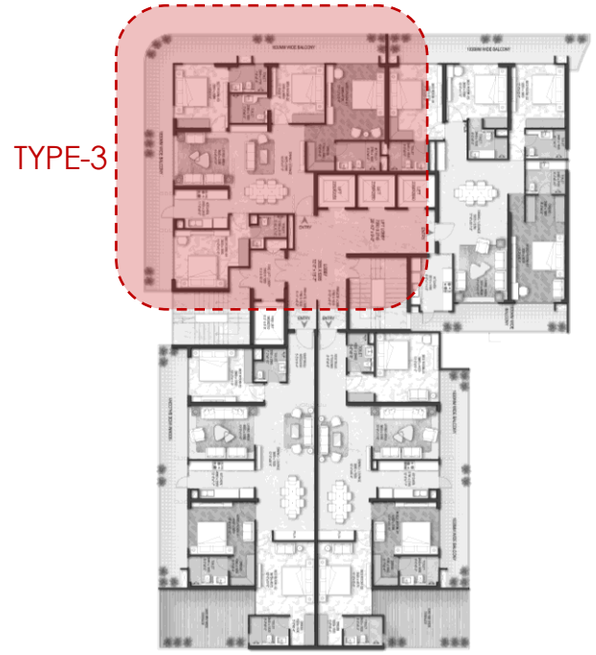


gjom ARCHITECTS & PLANNERS

UNIT PLAN

4 BHK (TYPE-3)

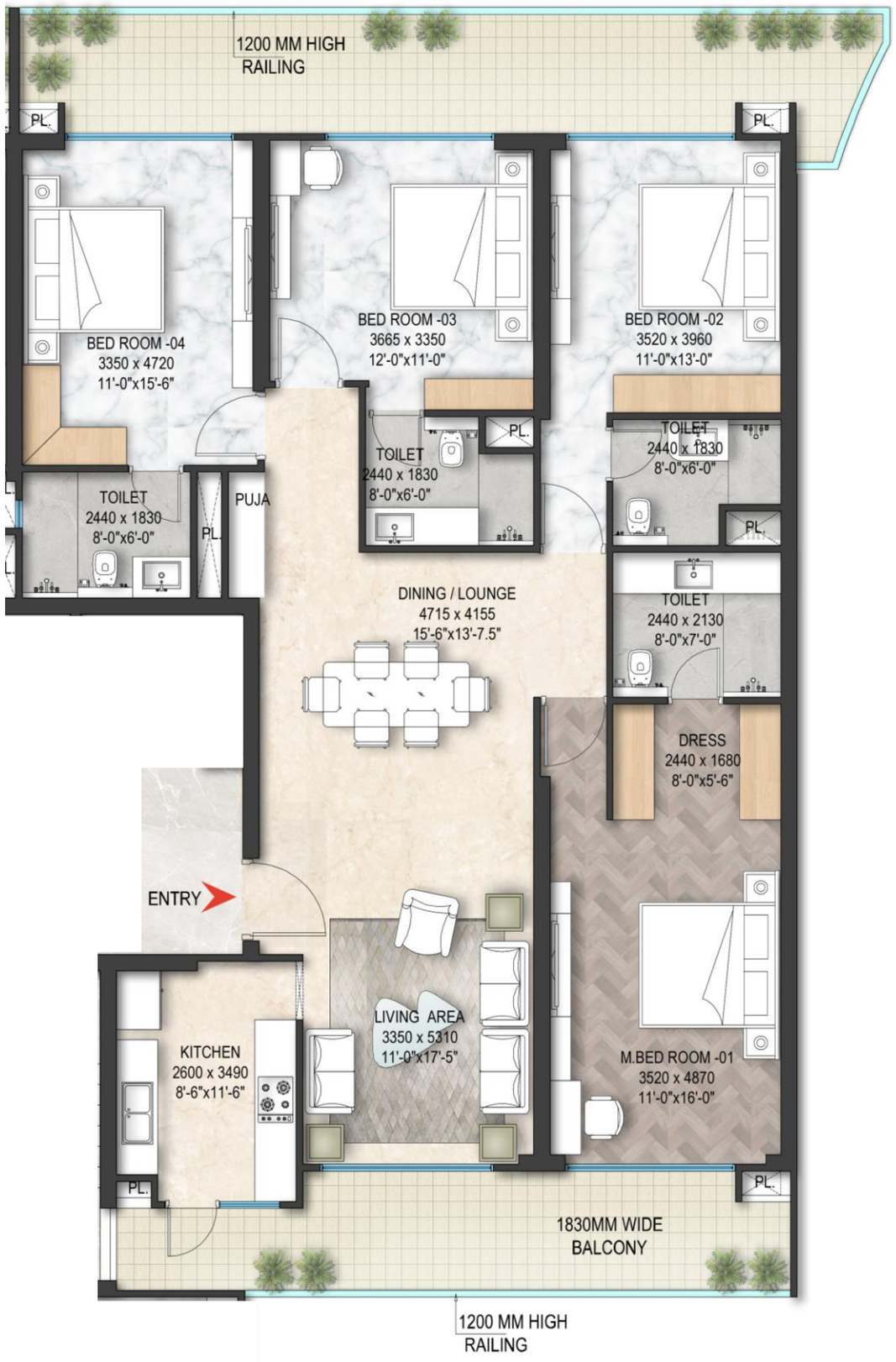


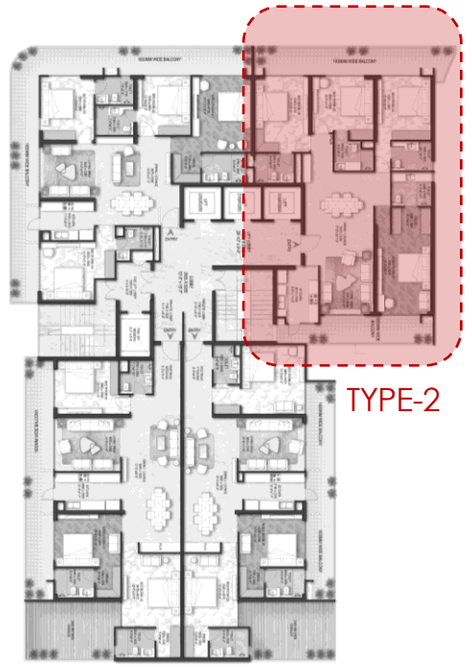


THE MARQ by Atlantis	
4BHK_TYPE-03	2850 Sq.fts

UNIT PLAN

4 BHK (TYPE-2)



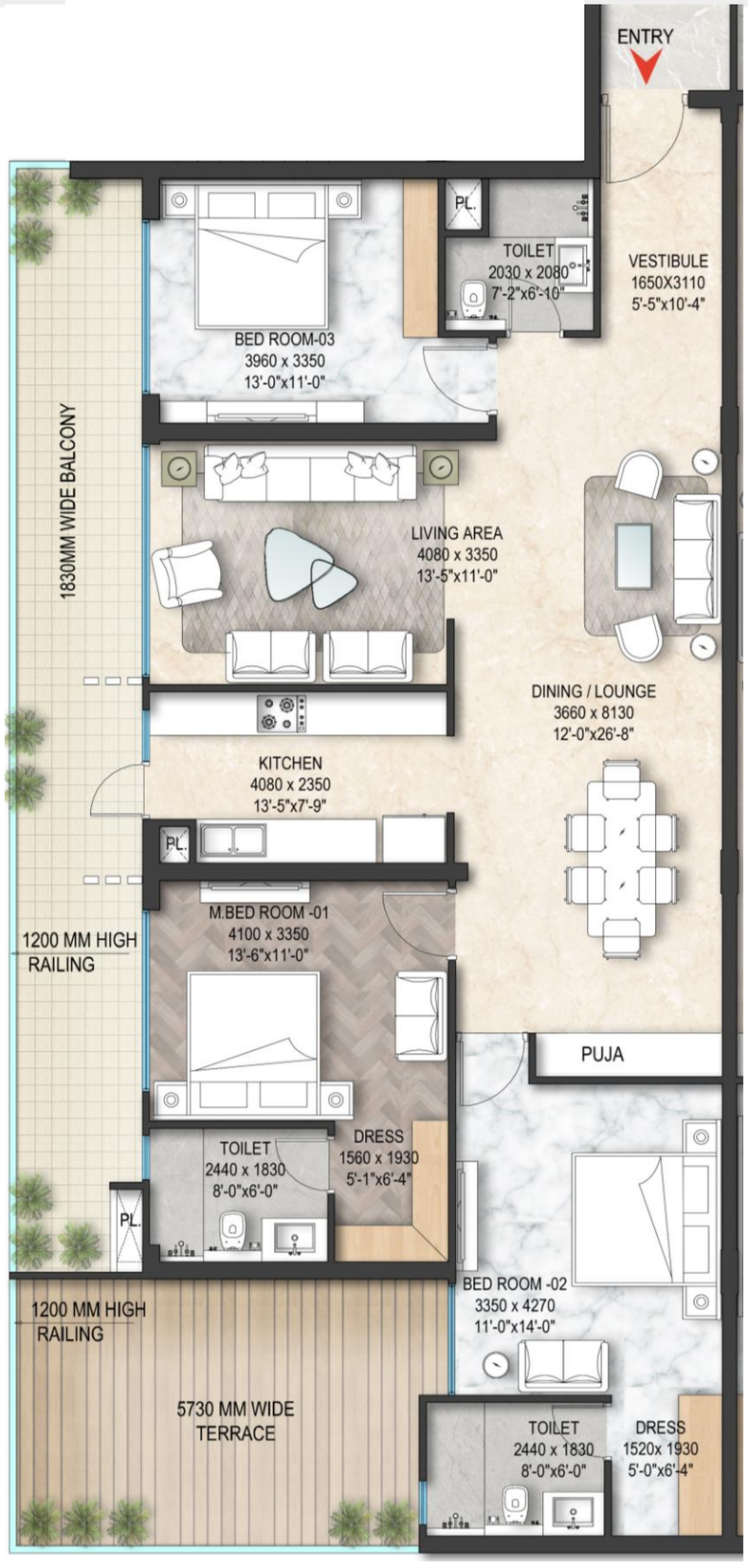


THE MARQ by Atlantis	
4BHK_TYPE-02	2850 Sq.fts

ARCHITECTS & PLANNERS

UNIT PLAN

3 BHK (TYPE-1)



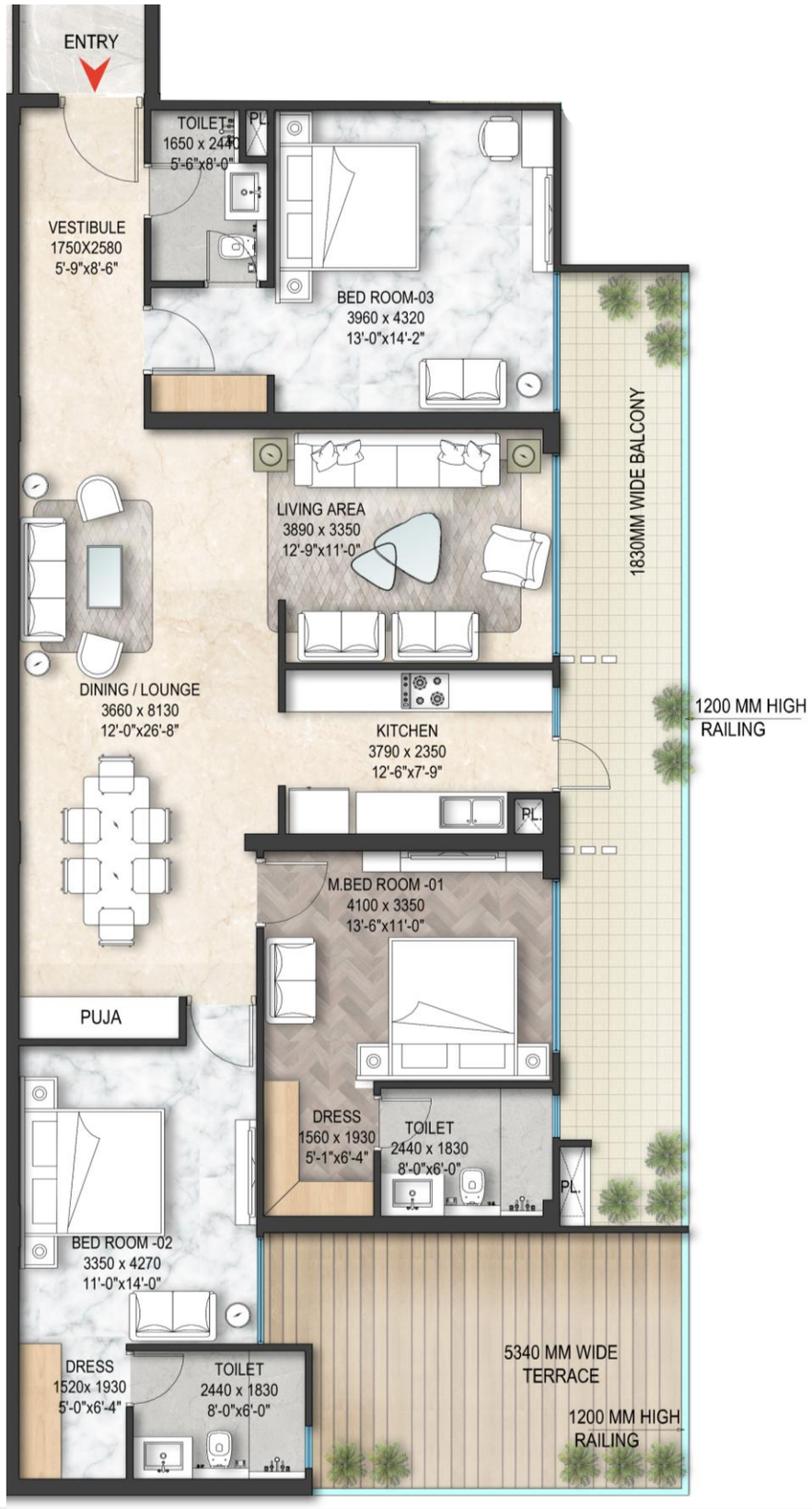


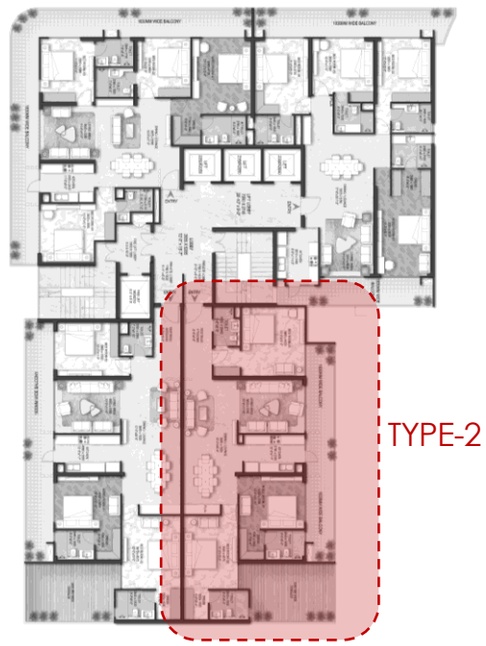
TYPE-1

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

UNIT PLAN

3 BHK (TYPE-2)



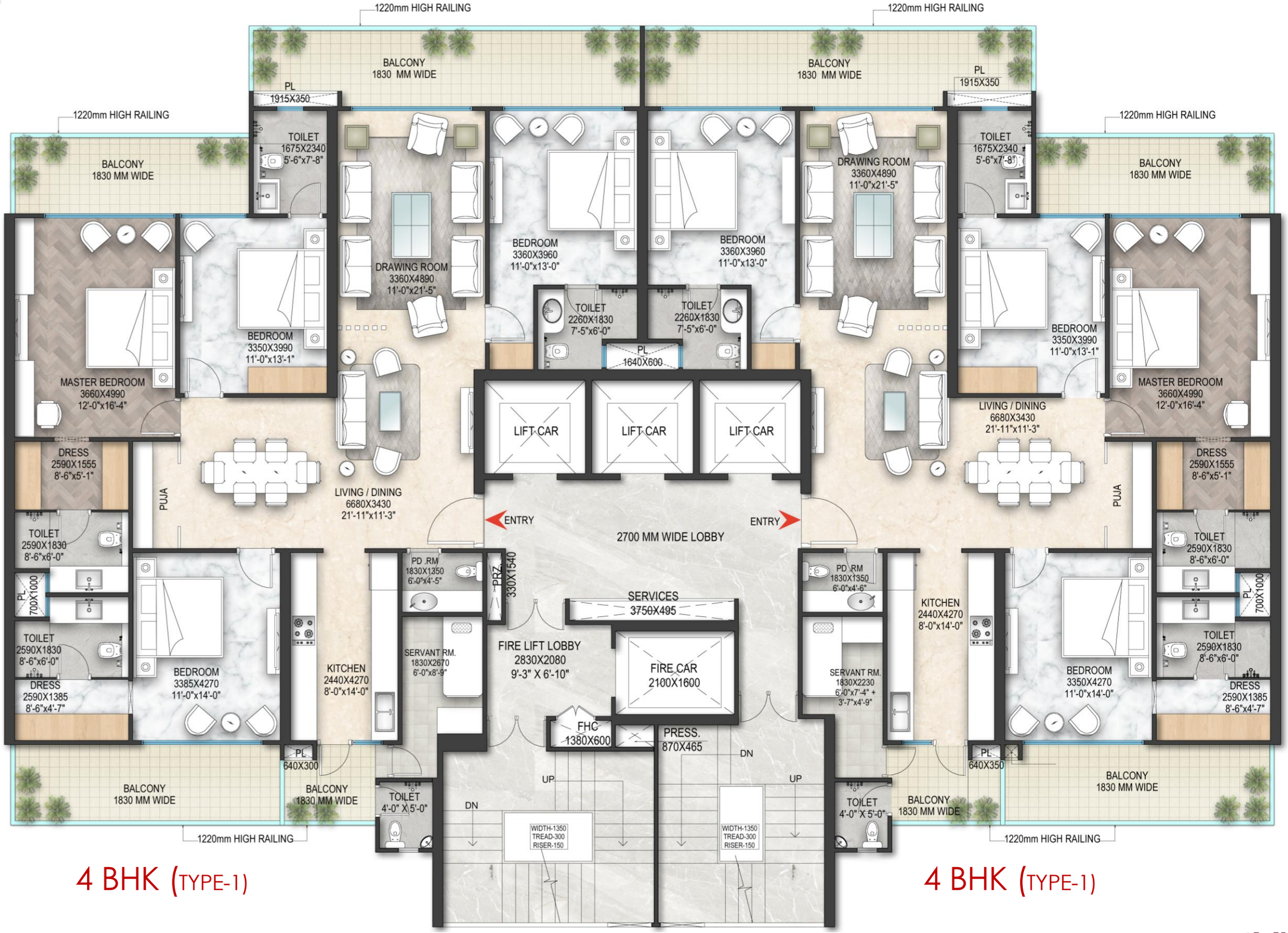


THE MARQ by Atlantis	
3BHK_TYPE-02	2525 Sq.fts

ARCHITECTS & PLANNERS

CLUSTER PLAN_TOWER-02

4 BHK+1 (2 TO A CORE)

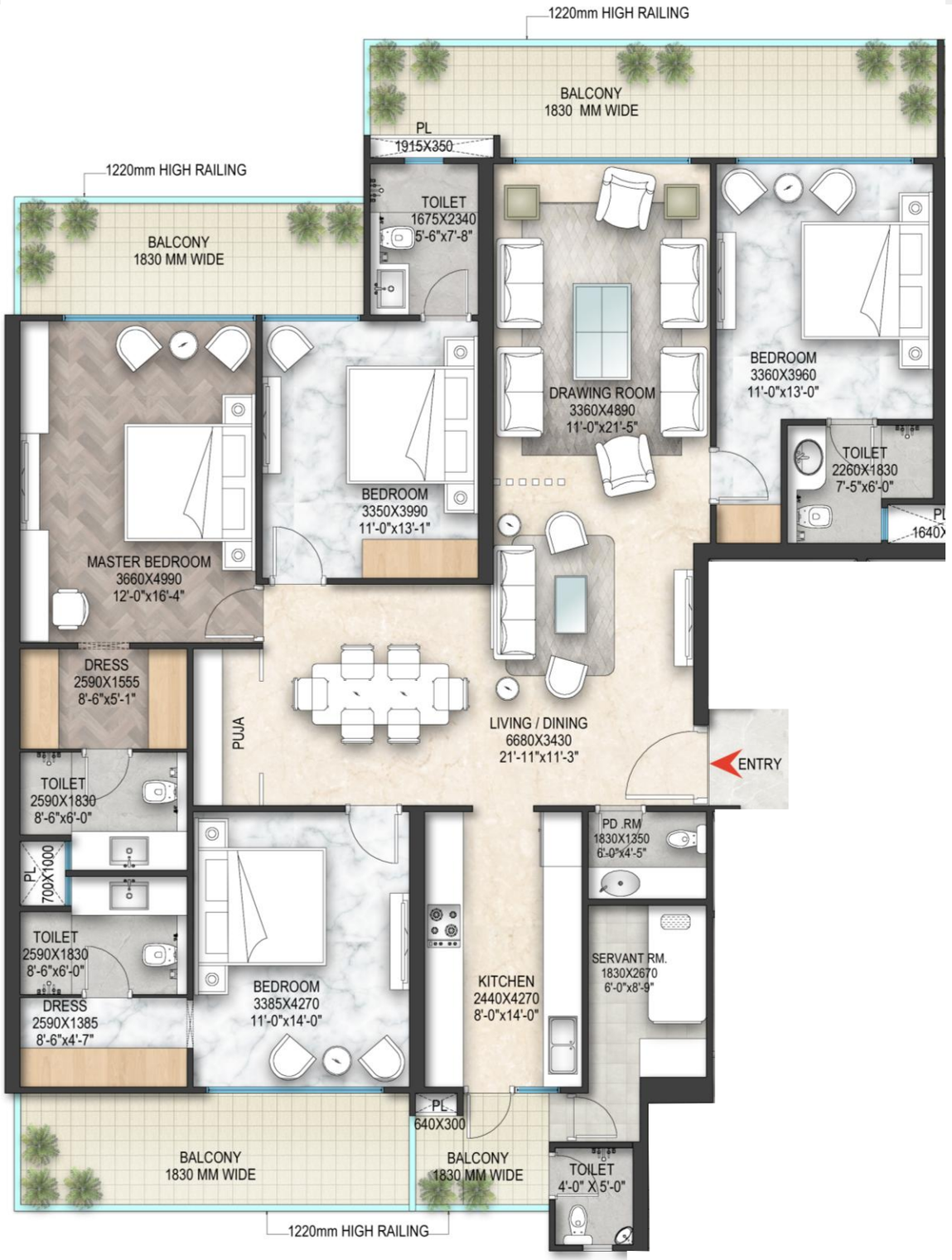


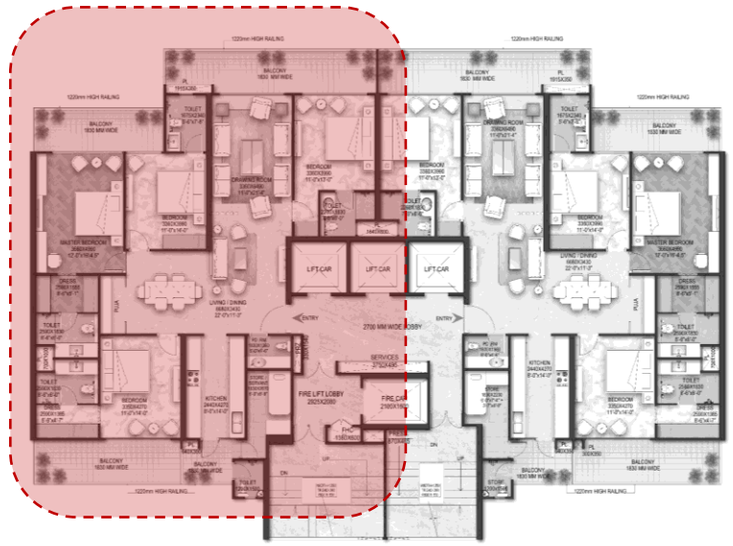
4 BHK (TYPE-1)

4 BHK (TYPE-1)

UNIT PLAN

4 BHK+1 (TYPE-1)





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

CLUSTER PLAN_TOWE-03

4 BHK & 3 BHK (4 TO A CORE)

4 BHK
(TYPE-2)

4 BHK
(TYPE-3)



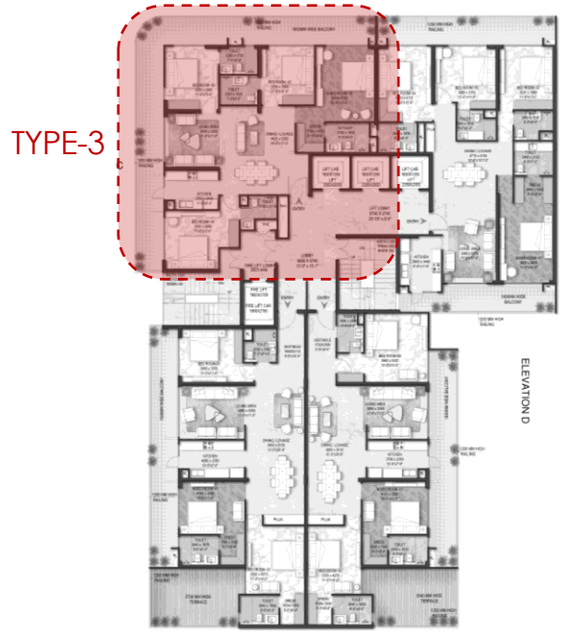
3 BHK
(TYPE-2)

3 BHK
(TYPE-1)

UNIT PLAN

4 BHK (TYPE-3)

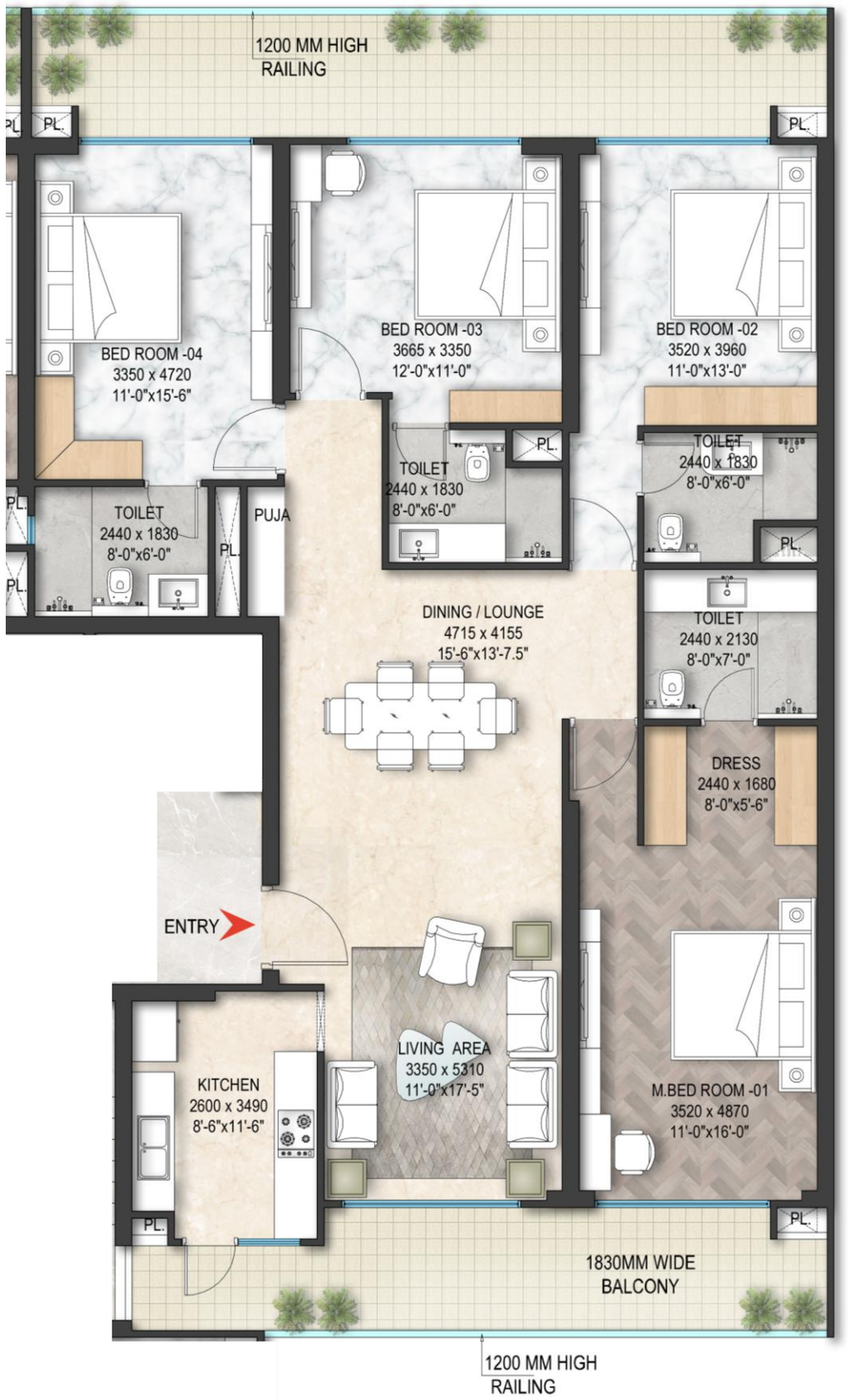


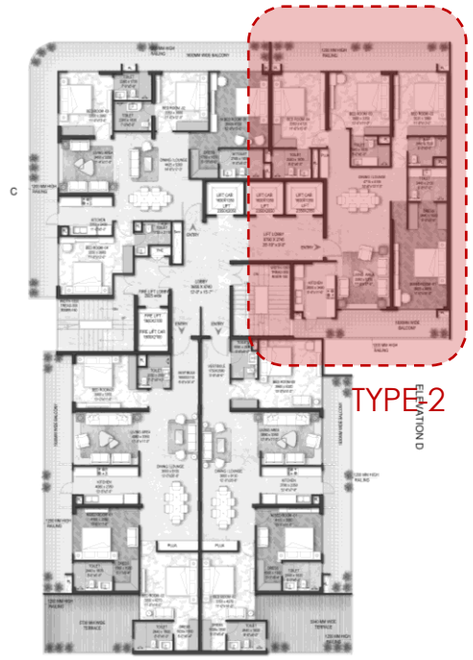


THE MARQ by Atlantis	
4BHK_TYPE-03	2850 Sq.fts

UNIT PLAN

4 BHK (TYPE-2)



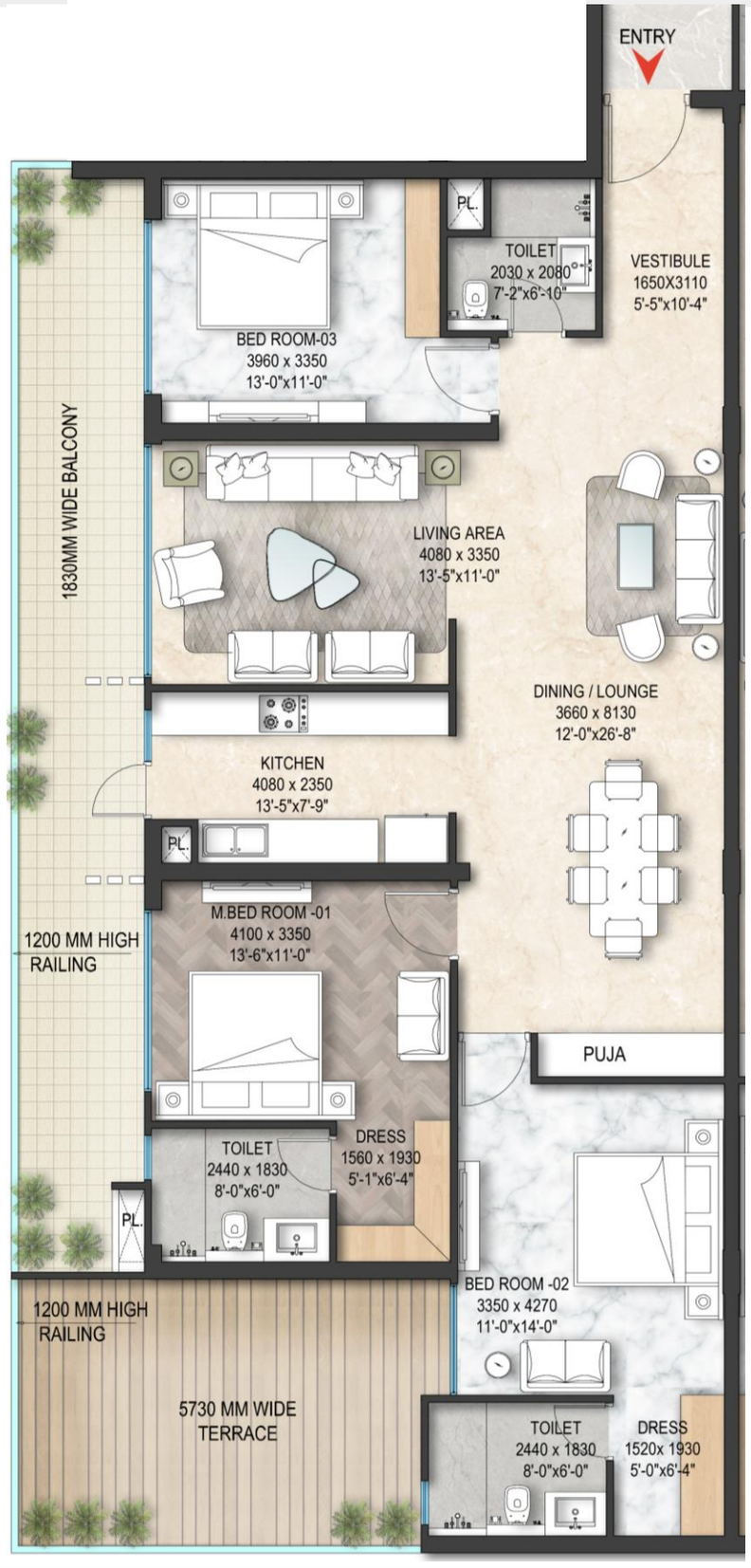


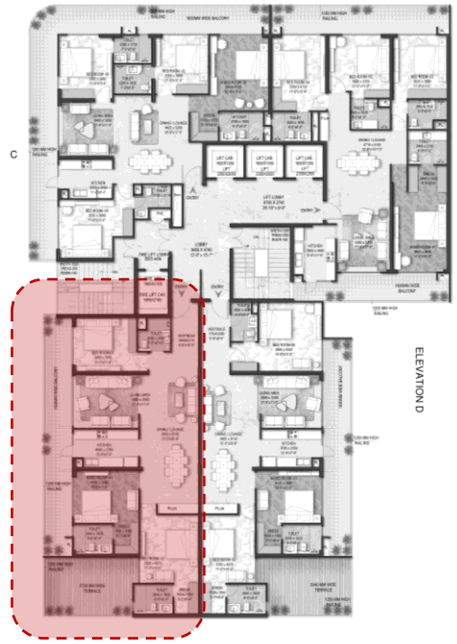
THE MARQ by Atlantis	
4BHK_TYPE-02	2850 Sq.fts

ARCHITECTS & PLANNERS

UNIT PLAN

3 BHK (TYPE-1)



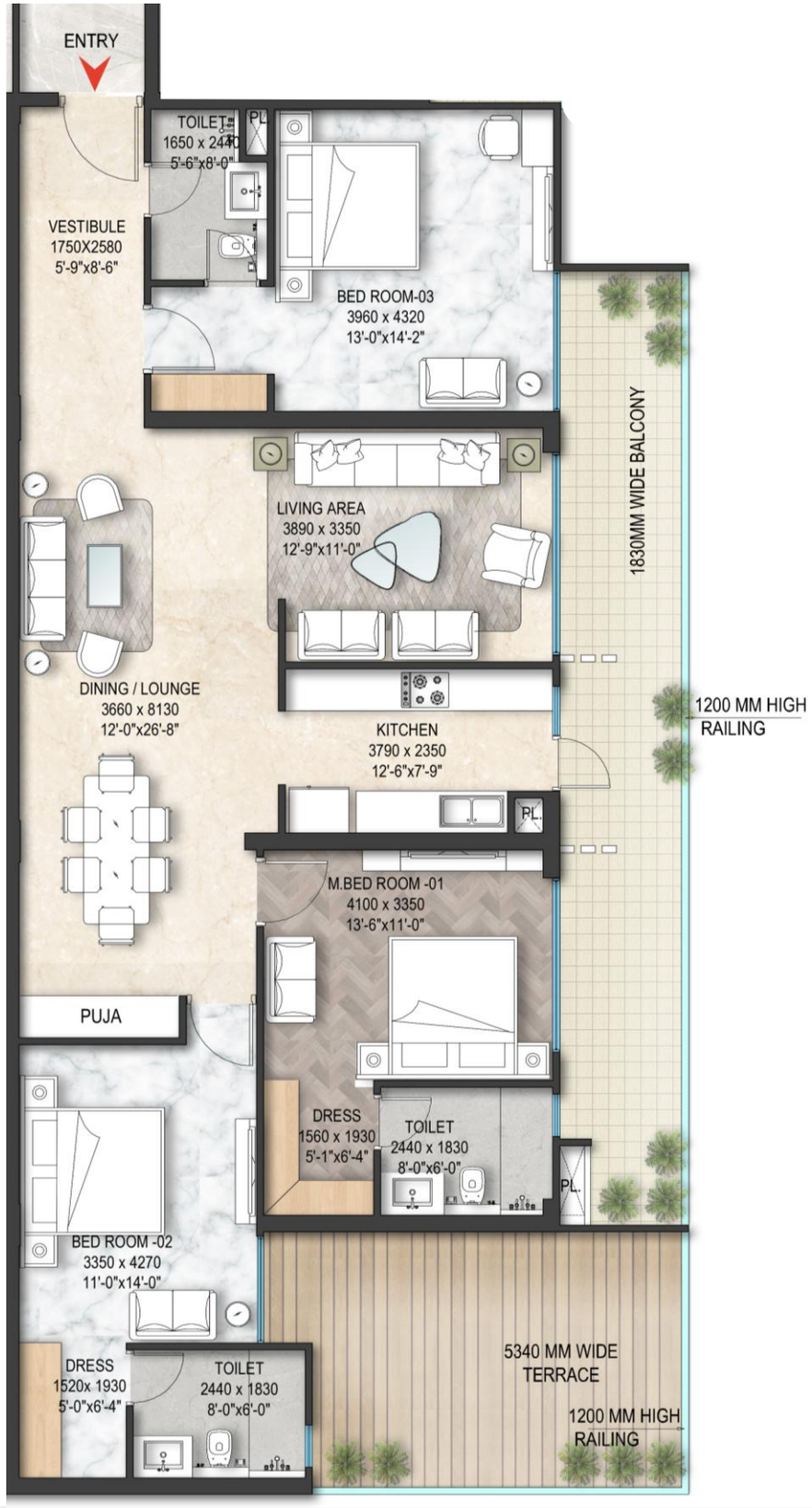


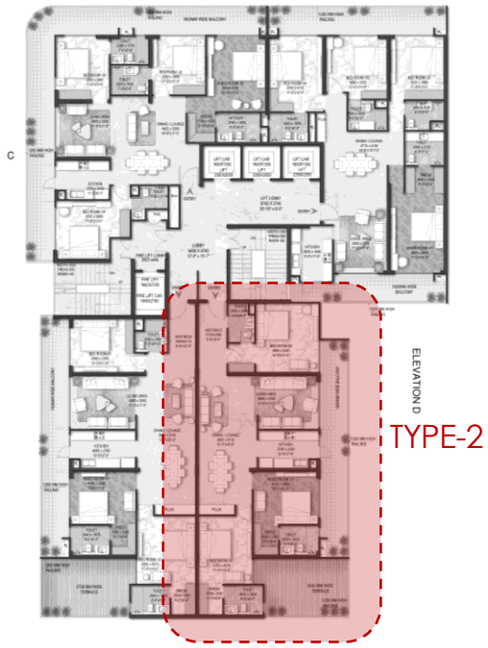
TYPE-1

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

UNIT PLAN

3 BHK (TYPE-2)



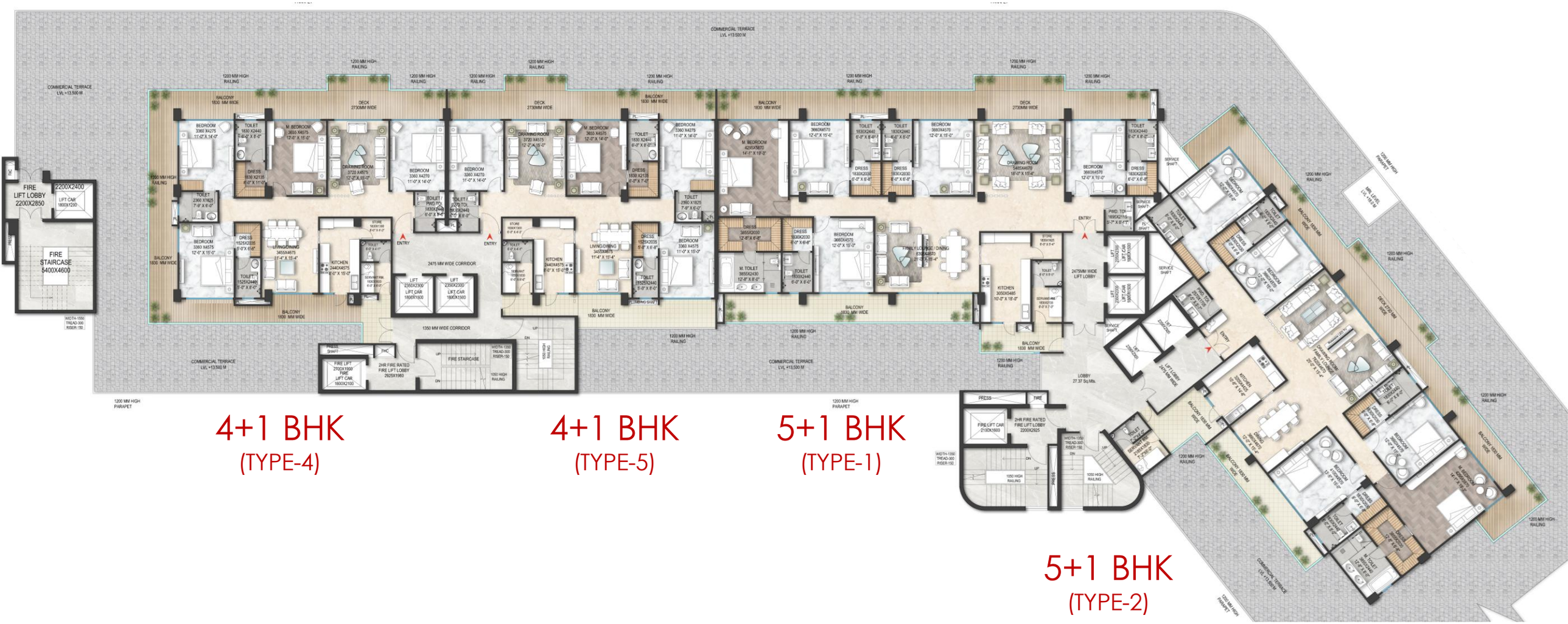


THE MARQ by Atlantis	
3BHK_TYPE-02	2525 Sq.fts

ARCHITECTS & PLANNERS

CLUSTER PLAN_TOWER-04

4+1 BHK AND 5+1 BHK


COMMERCIAL TERRACE LVL +13.500 M
1200 MM HIGH RAILING
BALCONY 1830 MM WIDE
DECK 2730MM WIDE
BEDROOM 3360 X4275
TOILET 1830 X2440
M. BEDROOM 3655 X4575
DRESS 1830 X2135
DRAWING ROOM 3720 X4575
BEDROOM 3360 X4270
TOILET 2360 X1825
BEDROOM 3360 X4575
LIVING/DINING 3455X4575
KITCHEN 2440X4575
STORE
SERVANT RM
ENTRY
2475 MM WIDE CORRIDOR
LIFT 2350X2300
LIFT CAR 1800X1500
1350 MM WIDE CORRIDOR
FIRE STAIRCASE
FIRE LIFT 2700X1900
FIRE LIFT CAR 1800X2100
2HR FIRE RATED FIRE LIFT LOBBY 2925X1980
1050 HIGH RAILING
FIRE LIFT CAR 2200X2400
FIRE LIFT LOBBY 2200X2850
FIRE STAIRCASE 5400X4600
PRESS
1200 MM HIGH PARAPET
M. BEDROOM 4295X5870
FAMILY LOUNGE / DINING 6350X4570
M. TOILET 3650X2430
DRESS 3650X2030
DRESS 1830X2030
TOILET 1830X2440
BEDROOM 3660X4570
DRAWING ROOM 5465X4570
SERVICE SHAFT
PWD. TOILET 1695X2115
KITCHEN 3050X5485
2475MM WIDE LIFT LOBBY
LIFT 2300X2300
LIFT CAR 1800X1500
LOBBY 27.37 Sq.Mts.
KITCHEN 3050X4265
BEDROOM 3660X4570
BEDROOM 3660X4270
DRESS 1830X2135
TOILET 2360 X1625
TOILET 1830X2440

UNIT PLAN

4+1 BHK (TYPE-4)

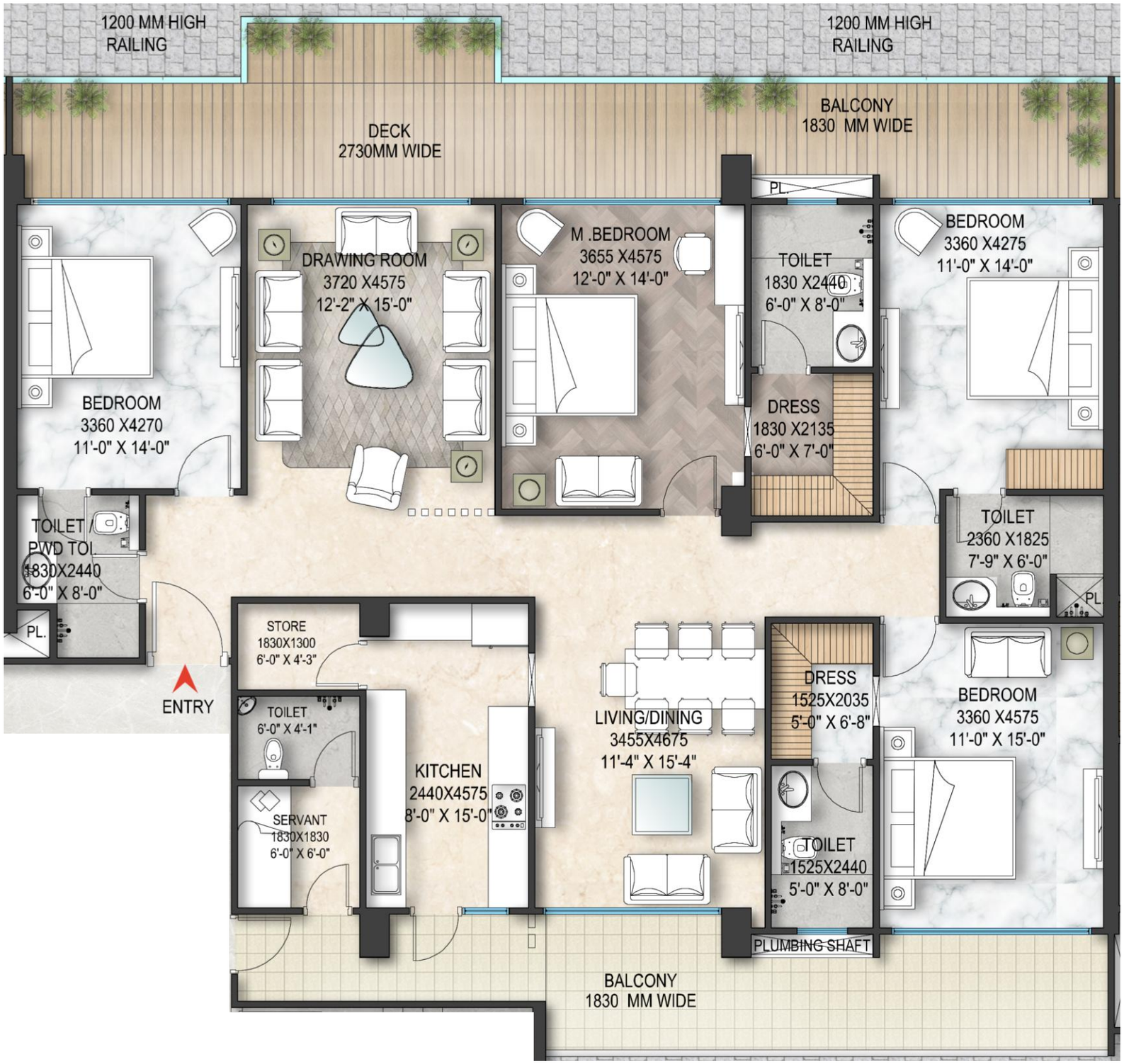


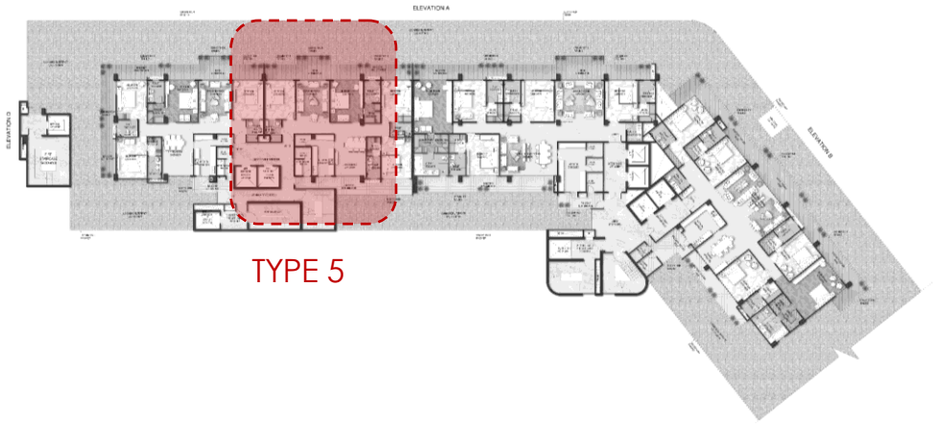


THE MARQ by Atlantis	
4BHK+1_TYPE-04	3150 Sq.fts

UNIT PLAN

4 BHK+1 (TYPE-5)

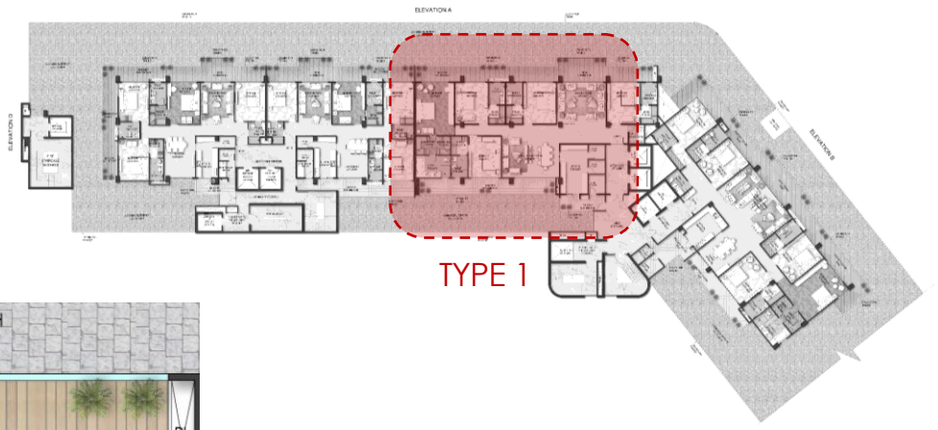




THE MARQ by Atlantis	
4BHK+1_TYPE-05	3150 Sq.fts

UNIT PLAN

5+1 BHK (TYPE-1)



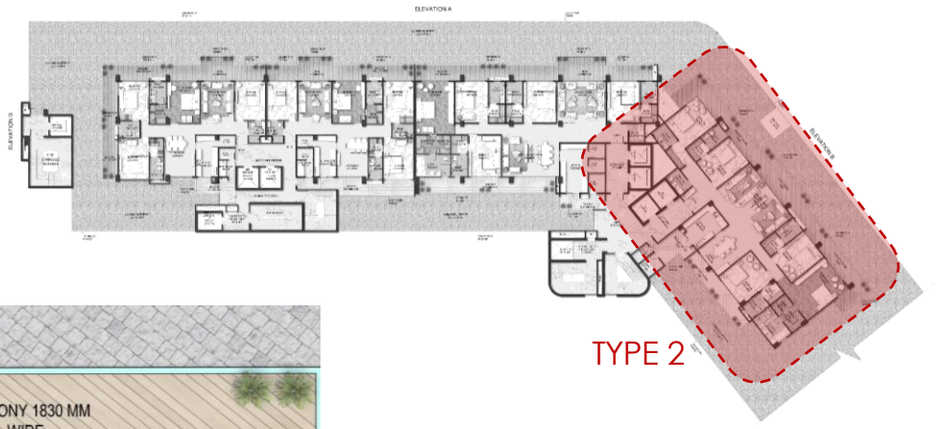


THE MARQ by Atlantis	
5BHK+1_TYPE-01	5050 Sq.fts

gjpm ARCHITECTS & PLANNERS

UNIT PLAN

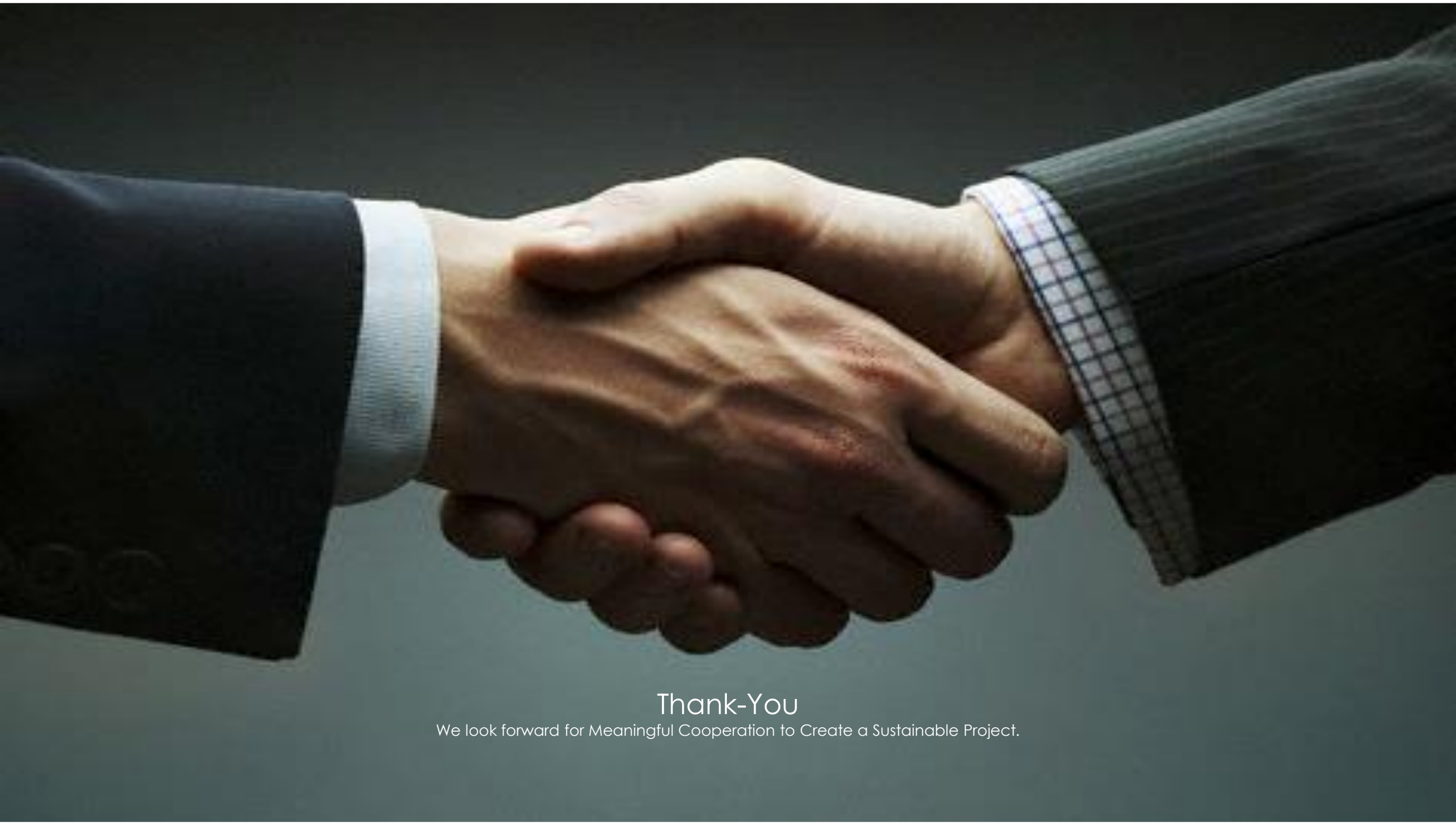
5+1 BHK (TYPE-2)





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

gjpm ARCHITECTS & PLANNERS



Thank-You

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

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