

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਵੱਲ

M/s Gillco Developers & Builders Pvt. Ltd.

SCO 53-54, Sector 127,

Gillco Valley, Kharar, Mohali

ਮੀਮੇ ਨੰ: ਗਮਾਡਾ/ਡੀਟੀਪੀ/2025/ 1553 ਮਿਤੀ: 18/6/25

ਵਿਸ਼ਾ-

Regarding Approval of Revised Architectural Façade Controls of M/s Gillco Developers & Builders Pvt. Ltd. for Project namely "Gillco Business Centre" at Village Ballomajra, Hadbast No. 32, S.A.S. Nagar.

ਹਵਾਲਾ:-

ਆਪ ਦੀ ਪ੍ਰਤੀਬੇਨਤੀ ਮਿਤੀ 08.01.2025 ਦੇ ਸਬੰਧ ਵਿੱਚ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤੇ ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਦੇ ਸਬੰਧ ਵਿੱਚ ਆਪ ਵੱਲੋਂ ਪਿੰਡ ਬੱਲੋਮਾਜਰਾ, ਜਿਲ੍ਹਾ ਐਸ.ਏ.ਐਸ. ਨਗਰ ਵਿਖੇ ਵਿਕਸਿਤ ਕੀਤੇ ਜਾ ਰਹੇ Gillco Business Centre ਵਿੱਚ ਪੈਦੇ SCO's ਦੇ ਸਟੈਂਡਰਡ ਆਰਕੀਟੈਕਚਰਲ ਕੰਟਰੋਲ ਦੀ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਵੱਲੋਂ ਪ੍ਰਵਾਨਿਤ ਡਰਾਈਂਗਾਂ ਦਾ ਇੱਕ ਸੈੱਟ ਆਪ ਨੂੰ ਭੇਜਕੇ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਵਿਸ਼ੇ ਅਧੀਨ SCO's ਦੇ ਅਲਾਟੀ ਉਸਾਰੀ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਇਹਨਾਂ SCO's ਦੀਆਂ ਸਟੈਂਡਰਡ ਆਰਕੀਟੈਕਚਰਲ ਕੰਟਰੋਲ ਸ਼ੀਟਾਂ ਇਸ ਦਫਤਰ ਤੋਂ ਜਾਰੀ ਕਰਵਾਉਣਗੇ। ਵਿਸ਼ੇ ਅਧੀਨ SCO's ਦੀਆਂ ਪ੍ਰਵਾਨਿਤ ਸਟੈਂਡਰਡ ਆਰਕੀਟੈਕਚਰਲ ਕੰਟਰੋਲ ਡਰਾਈਂਗਾਂ ਦਾ ਵੇਰਵਾ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

Sr. No.	Item	Size	SCO/Bay Shops/ Booth No.	Ground Coverage	F.A.R. Achieved	Height	No. of Storey	Drg. No Dt./ Sheet No.
1.	SCOs'	16'-6"x 70'-0"	32-39, 78.	100%	3	40'-6"	G+2 with basement	Sheet No. 1.2 Dated: 18.06.2024

ਨੱਥੀ/ ਉਕਤ ਅਨੁਸਾਰ

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ/ਡੀਟੀਪੀ/2025/

ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਵਾ: ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ।
ਮਿਤੀ:

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਸਹਾਇਕ ਸਿਸਟਮ ਮੈਨੇਜਰ, ਆਈ.ਟੀ. ਸ਼ਾਖਾ, ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਨੂੰ ਆਰਕੀਟੈਕਚਰਲ ਕੰਟਰੋਲਜ਼ Sheet No. 1.2 Dated: 18.06.2024 ਦੀ ਕਾਪੀ office@puda.gov.in ਤੇ ਈਮੇਲ ਰਾਹੀਂ ਭੇਜਦੇ ਹੋਏ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਇਸ ਨੂੰ ਗਮਾਡਾ ਦੀ ਵੈੱਬਸਾਈਟ ਤੇ ਅਪਲੋਡ ਕਰਨ ਉਪਰੰਤ ਇਸ ਦਫਤਰ ਨੂੰ ਸੂਚਿਤ ਕੀਤਾ ਜਾਵੇ।

ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਵਾ: ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ।

REVISED

ARCHITECTURAL CONTROLS OF
COMMERCIAL "GILLCO BUSINESS CENTRE"
VILLAGE BALLOMAJRA, HADBAST NO. 32
TEHSIL KHARAR, DIST. SAS NAGAR,
PUNJAB

PROMOTERS:
M/S GILLCO DEVELOPERS &
BUILDERS PVT. LTD.
HOUSE NO-2169
SECTOR 61, S.A.S. NAGAR, MOHALI

NOTES:

- THIS ARCHITECTURAL CONTROL HAS BEEN PREPARED ON THE BASIS OF REVISED LAYOUT PLAN Drg No. GDBCLP/01/201 Dated 20.11.2023 APPROVED UNDER LETTER NO.14787P(SAS/SS-11GR) DATED 08/12/23 BUILDING RULES 2021.
- THIS DRAWING IS PREPARED UNDER RULE 4 (A) OF PUPD BUILDING RULES 2021.
- THE REQUIREMENT OF THESE CLAUSES SHALL HAVE TO BE FULLFILLED IN ADDITION TO THE REQUIREMENTS OF THE PUPD BUILDING RULES 2021 AS AMENDED FROM TIME TO TIME.
- THIS DESIGN OF THE S.C.O./SHOP/BOOTH IS THE PROPERTY OF GMADA. THE CHANGE OF DESIGN IN FULL OR IN PART IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF COMPETENT AUTHORITY.
- NO VARIATION IS ALLOWED IN THE FRONT & REAR FACADE. DOOR WINDOW SIZES SHALL BE AS SPECIFIED IN THE DRAWING.
- NO WINDOW IS PERMITTED ON THE SIDE WALL OF CORNER PLOT.
- THE BUILDING WILL BE CONSTRUCTED CONTINUOUSLY AND THE BASEMENT IS COMPULSORY. BASEMENT WITHIN THE BUILDING LINE EXCEPT IN THE CORRIDOR OR AS DEPICTED IN THIS DRAWING IS COMPULSORY WHICH CAN ONLY BE USED FOR STORAGE.
- THE FRONT CORRIDOR IS FOR PUBLIC PASSAGE AND ITS UNAUTHORIZED USAGE IS RESTRICTED AND CONSTRUCTION OF ANY KIND IS STRICTLY PROHIBITED.
- THE DISPLAY OF ADVERTISEMENT IS RESTRICTED TO THE PRESCRIBED PLACE / LOCATION AND PROHIBITED AT ANY OTHER LOCATION.
- THE BUILDING HEIGHT SHALL BE AS PER ARCHITECTURAL CONTROL.
- PROVISION OF FIREPROOFING & SAFETY SHALL BE MADE AS PER RULES AND IS MANDATORY.
- THE PLINTH LEVEL SHALL BE TAKEN LVL ±0 PER PUPD 2021 OR MAY BE TAKEN FROM THE S.E PUBLIC COMPETENT AUTHORITY.
- THE ONLY REGISTERED ARCHITECT WILL BE ELIGIBLE TO SUBMIT BUILDING PLANS.
- THE OWNER / PRIVATE ARCHITECT WOULD BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING.
- TOILET MAY BE PROVIDED ON ANY / ALL FLOORS EXCEPT BASEMENT.
- ALL SANITARY AND RAINWATER PIPES SHALL BE EMBEDDED IN THE WALL.
- PLACING OF ANY PIPE ON THE ELEVATION OR ON THE COMMON WALL IS PROHIBITED.
- ELECTRICAL AND TELEPHONE CONNECTION FROM THE MAIN LINE SHALL BE PROVIDED BY UNDERGROUND WIRING.
- EXCEPT WATER STORAGE TANK AND PH DUCT NO STRUCTURE SUCH AS AIR CONDITIONERS, MACHINE ROOM FOR LIFTS ETC SHOULD BE ALLOWED TO CONSTRUCT ABOVE PARAPET.
- POSITION OF STAIRCASE AND TOILET(SHAFT) IS VARIABLE SUBJECT TO THE CONDITION OF NO CHANGE IN FACADE.
- BASEMENT PERMITTED TO THE EXTENT OF COVERED AREA AT GROUND FLOOR EXCEPT THE AREA UNDER THE PUBLIC CORRIDOR.
- TERRACE SHALL ONLY BE USED FOR SERVICES, UNAUTHORIZED USE OF TERRACES IS STRICTLY PROHIBITED.
- 100% GROUND COVERAGE SHALL BE MANDATORY IN COMPLETE ROW OF SHOP-CUM-OFFICES.
- ANY SERVICE OR EQUIPMENT OF THE BUILDING I.E. AIR CONDITIONER OR GAS CYLINDER OR DIESEL GENERATOR SET SHALL NOT BE INSTALLED ON THE ROAD OR PLAZA AT THE REAR SIDE OF THE SHOP-CUM-OFFICES. AN UNDERTAKING IN THIS REGARD SHALL BE OBTAINED FROM THE APPLICANT TO ENSURE THE INSTALLATION OF THESE SERVICES OBTAINMENT ON THE ROOF.
- IT IS MANDATORY TO PROVIDE THE WINDOW AT THE REAR SIDE OF THE SHOP-CUM-OFFICES TO ENSURE THE PROVISION OF LIGHT AND VENTILATION AND THE SILL LEVEL OF THIS WINDOW SHALL BE MINIMUM 2.5 FEET AND THIS WINDOW SHALL NOT BE USED FOR ANY SERVICE.

BASEMENT

- BASEMENT PERMITTED FOR STORAGE PURPOSE ONLY.
- IN CASE OF SINGLE LINEAR LINE OF SCO/SHOP/BOOTH THE REAR WALL OF UNIT SHALL NOT BE TREATED AS COMMON WALL I.E. IT SHALL BE MINIMUM 9" THICK WALL.
- AREA OF THE BASEMENT NOT TO BE COUNTED TOWARDS F.A.R.

JOINERY SCHEDULE

S.NO	DOOR & WINDOWS	SIZE	SILL LVL.	LINTEL LVL.
1	D	4'-6"x9'-0"	—	9'-0"
2	D1	3'-3"x9'-0"	—	9'-0"
3	D2	2'-6"x9'-0"	—	9'-0"
4	D3	3'-3"x6'-9"	—	6'-9"
5	W	6'-4"x7'-0"	2'-0"	9'-0"
6	W1	11'-0"x7'-0"	2'-0"	9'-0"
7	W2	6'-9"x6'-6"	2'-6"	9'-0"
8	W3	11'-4"x6'-6"	2'-6"	9'-0"
9	W4	5'-7"x6'-6"	2'-6"	9'-0"
10	W5	4'-0"x6'-6"	2'-6"	9'-0"
11	W6	5'-9"x6'-6"	2'-6"	9'-0"
12	W7	4'-0"x6'-6"	2'-6"	9'-0"
13	W8	4'-6"x6'-6"	2'-6"	9'-0"
14	V	6'-4"x1'-6"	3"	1'-9"
15	V1	11'-0"x1'-6"	3"	1'-9"
16	V2	6'-9"x1'-6"	3"	1'-9"
17	V3	11'-4"x1'-6"	3"	1'-9"
18	V4	4'-6"x2'-0"	7'-0"	9'-0"

CHIEF ADMINISTRATOR (GMADA)

ADDITIONAL CHIEF
ADMINISTRATOR (GMADA)

DTP (GMADA)

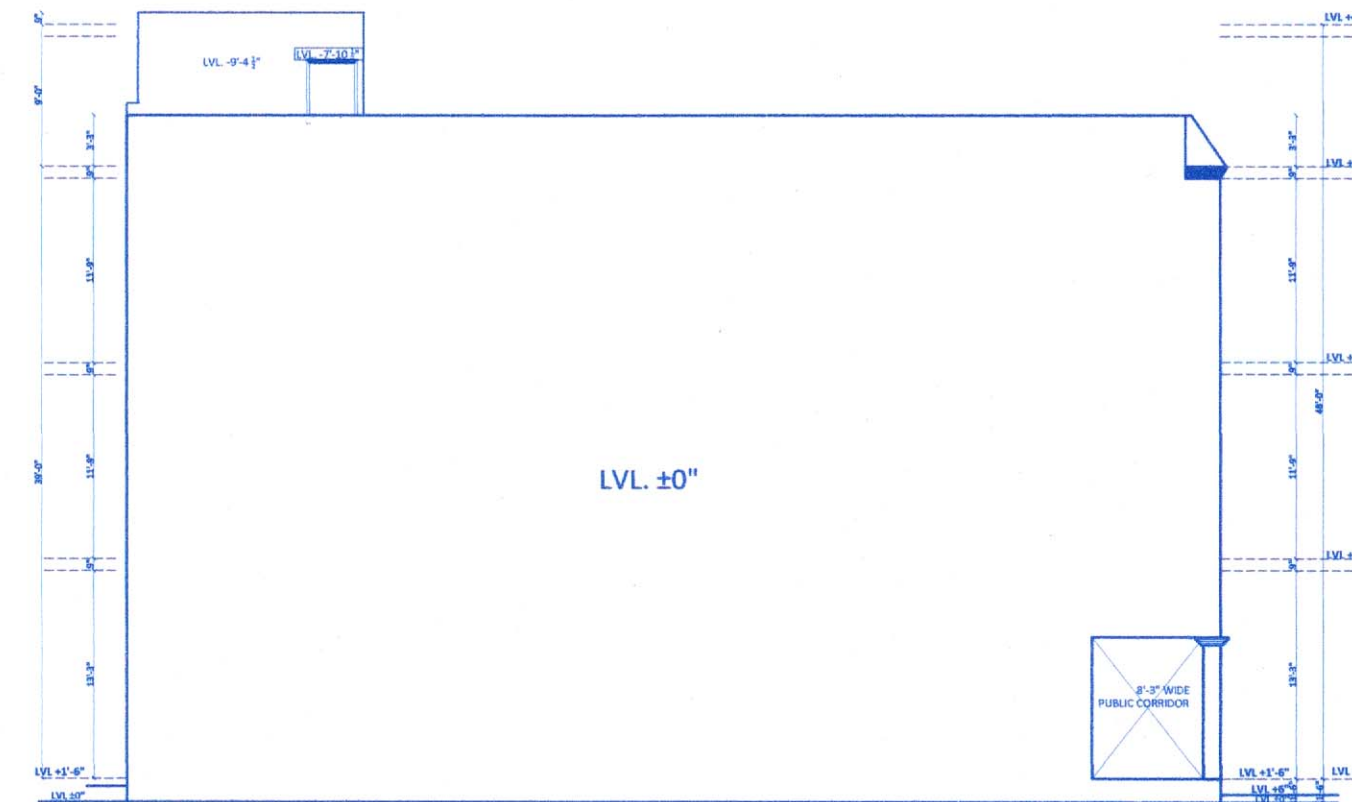
ARCHITECTURAL CONTROL OF
SCO'S 32-39 AND 78 (16'-6"x70'-0")

PLAN, ELEVATION, SECTION &
DETAILS

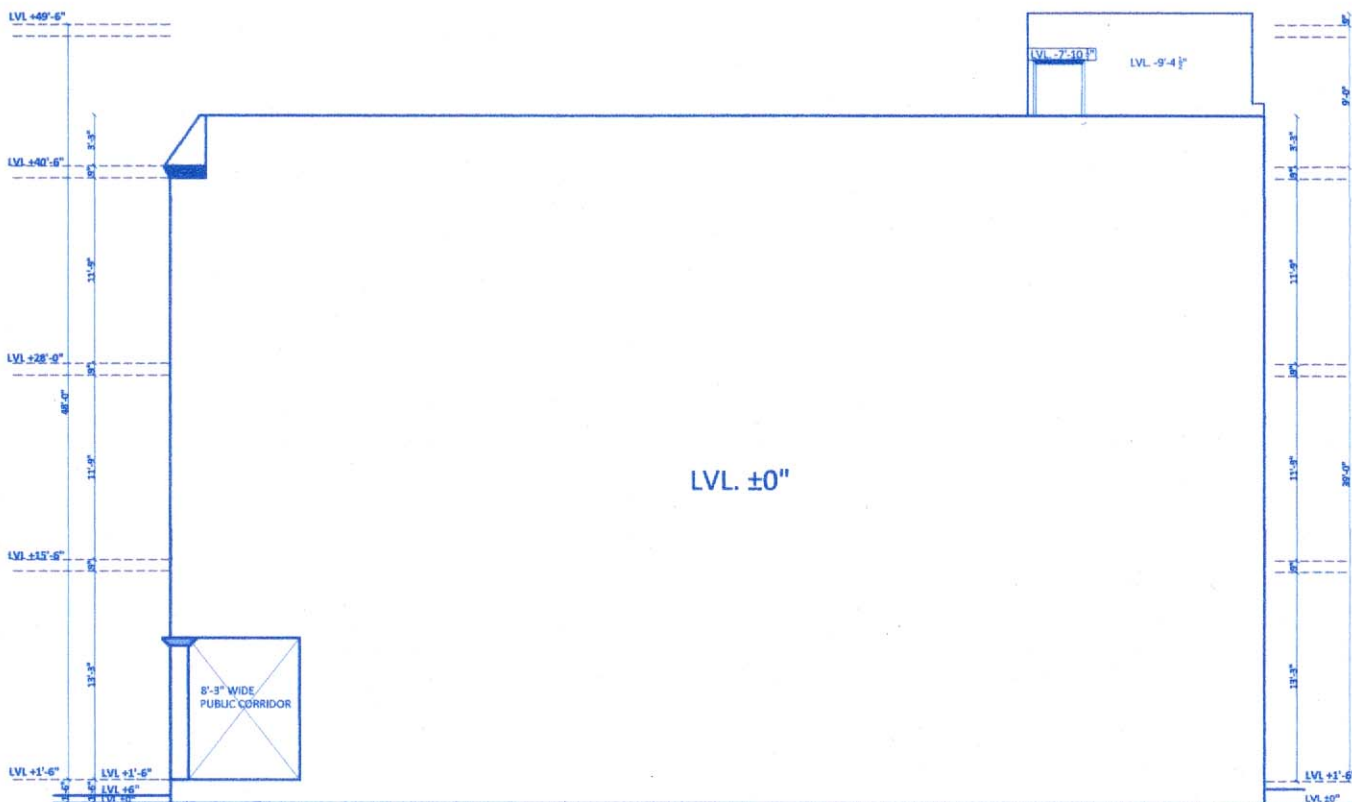
DATE: ---

SHEET NO.

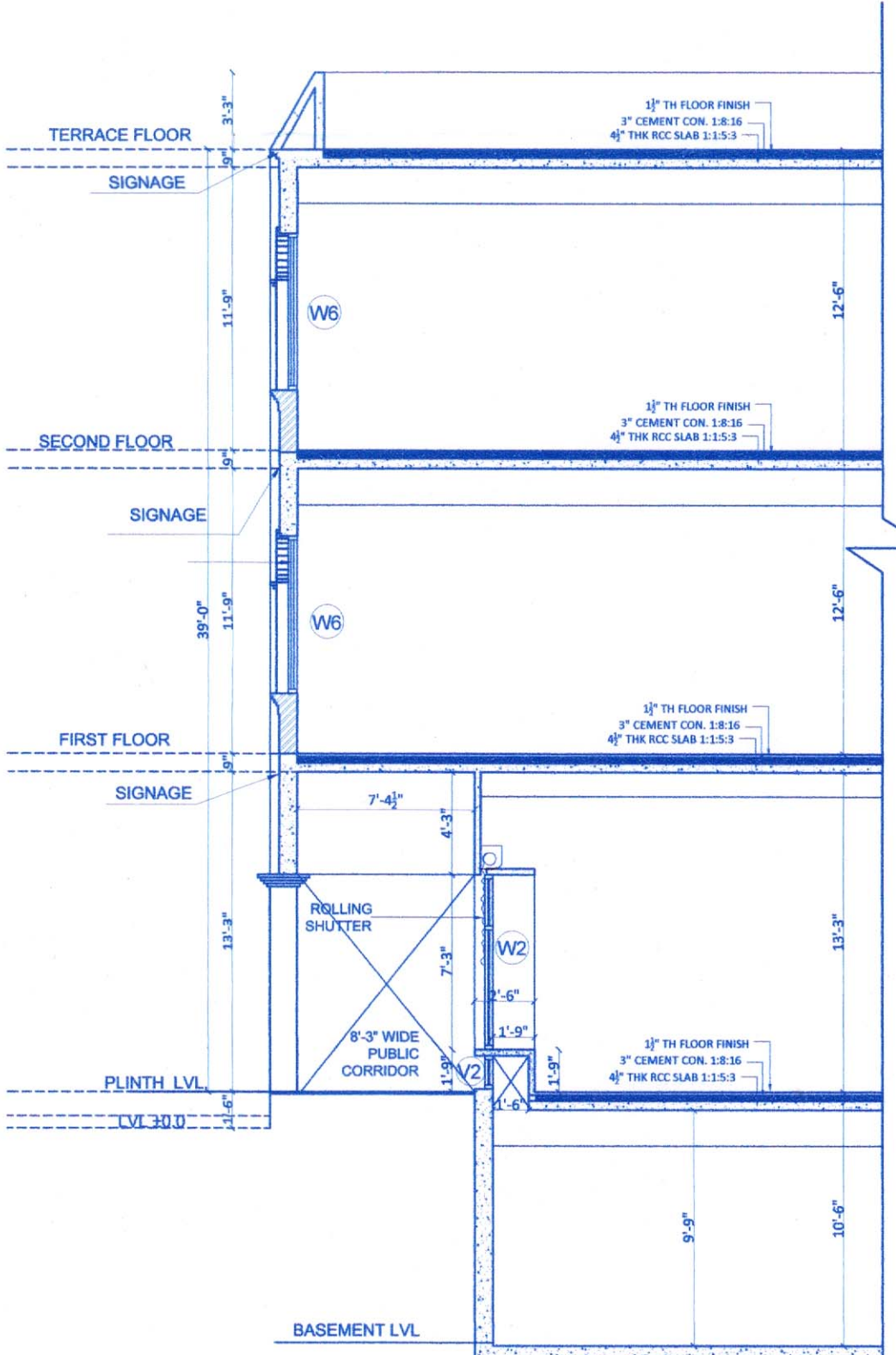
1



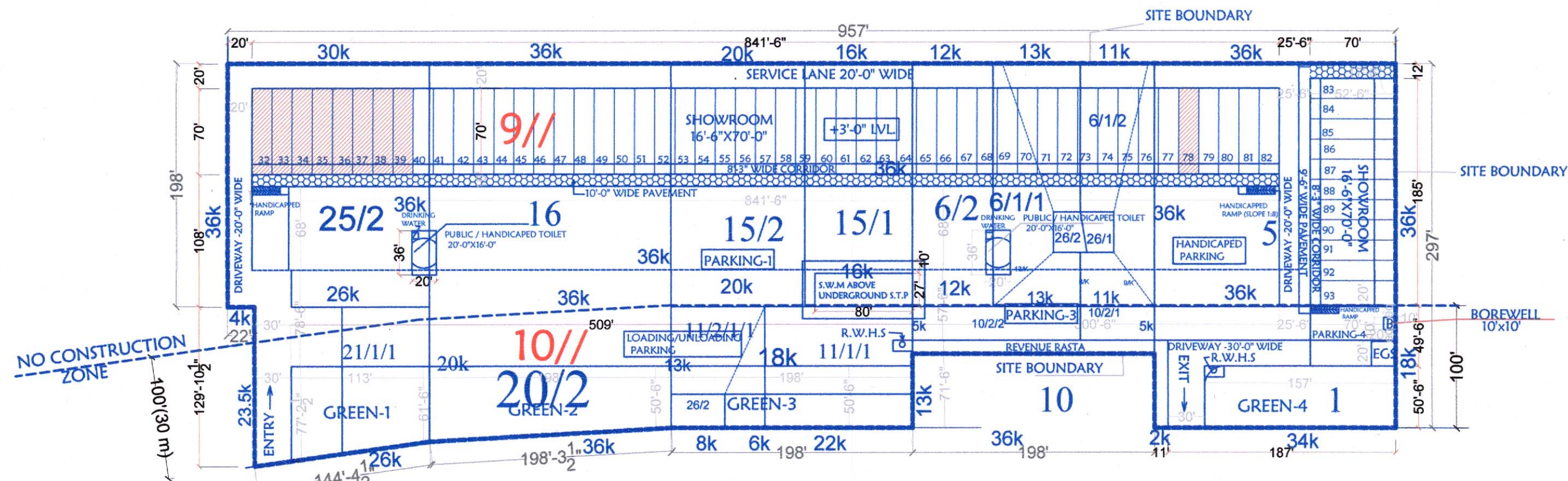
LEFT SIDE ELEVATION



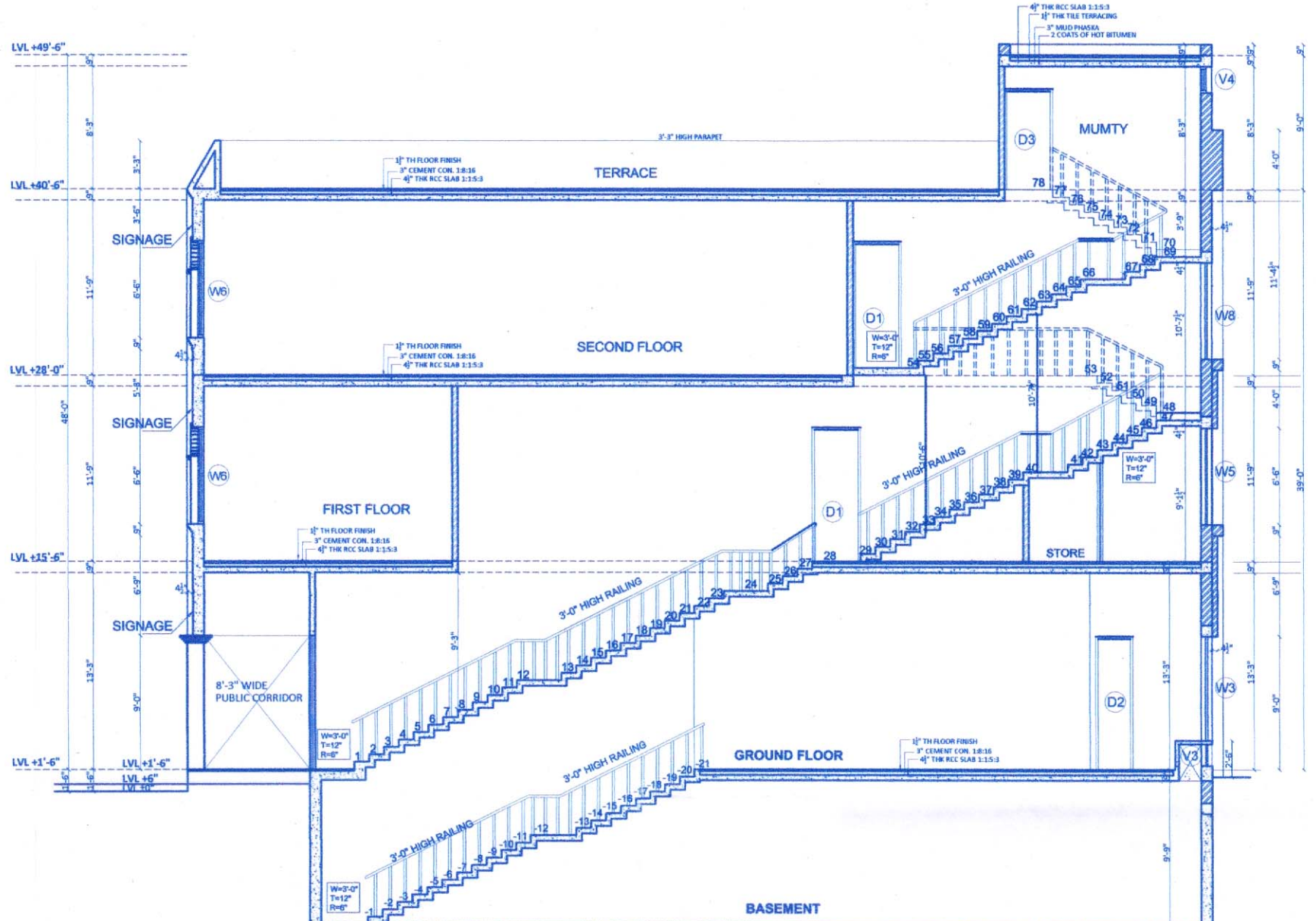
RIGHT SIDE ELEVATION



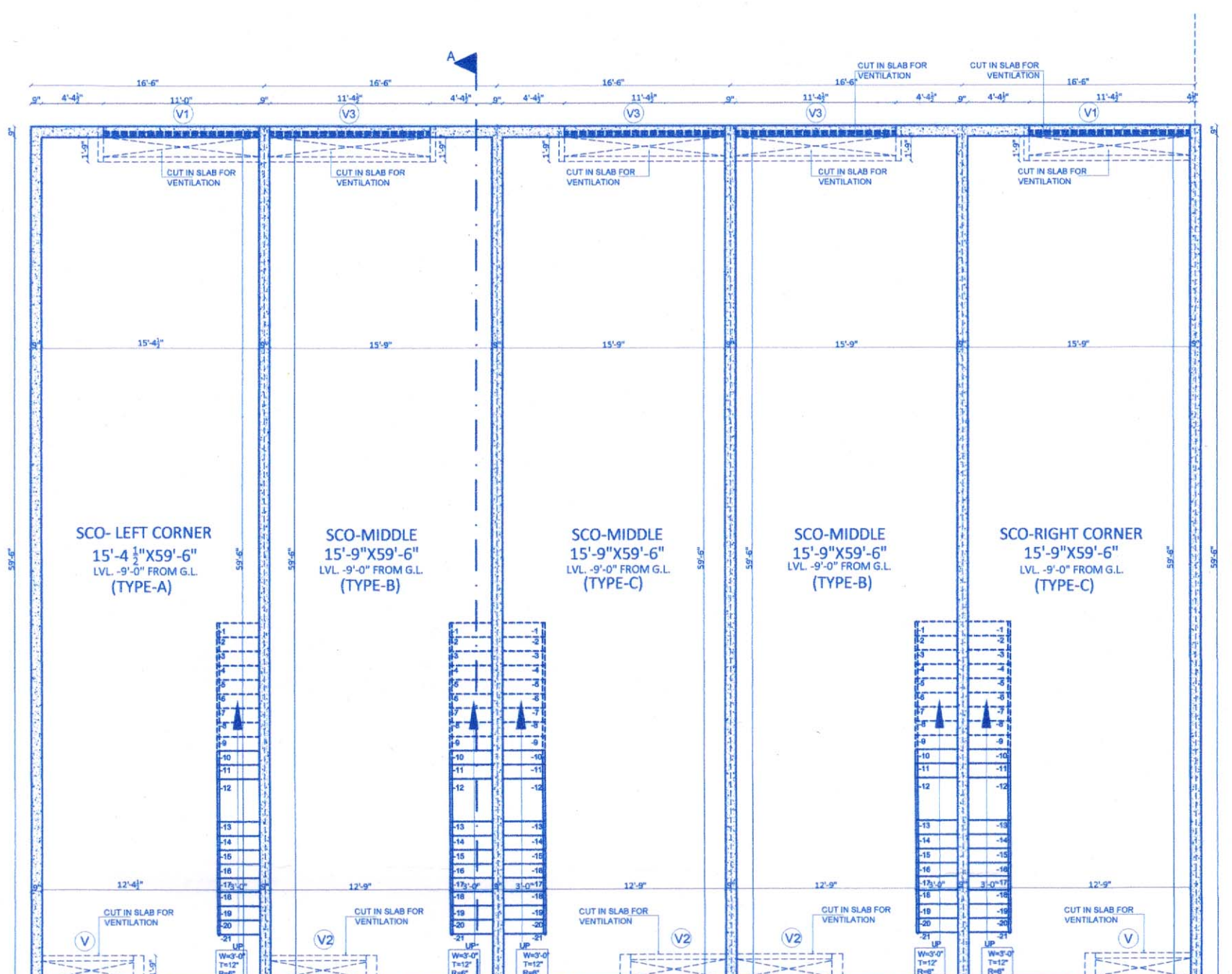
PART DETAIL OF SECTION - B-B'



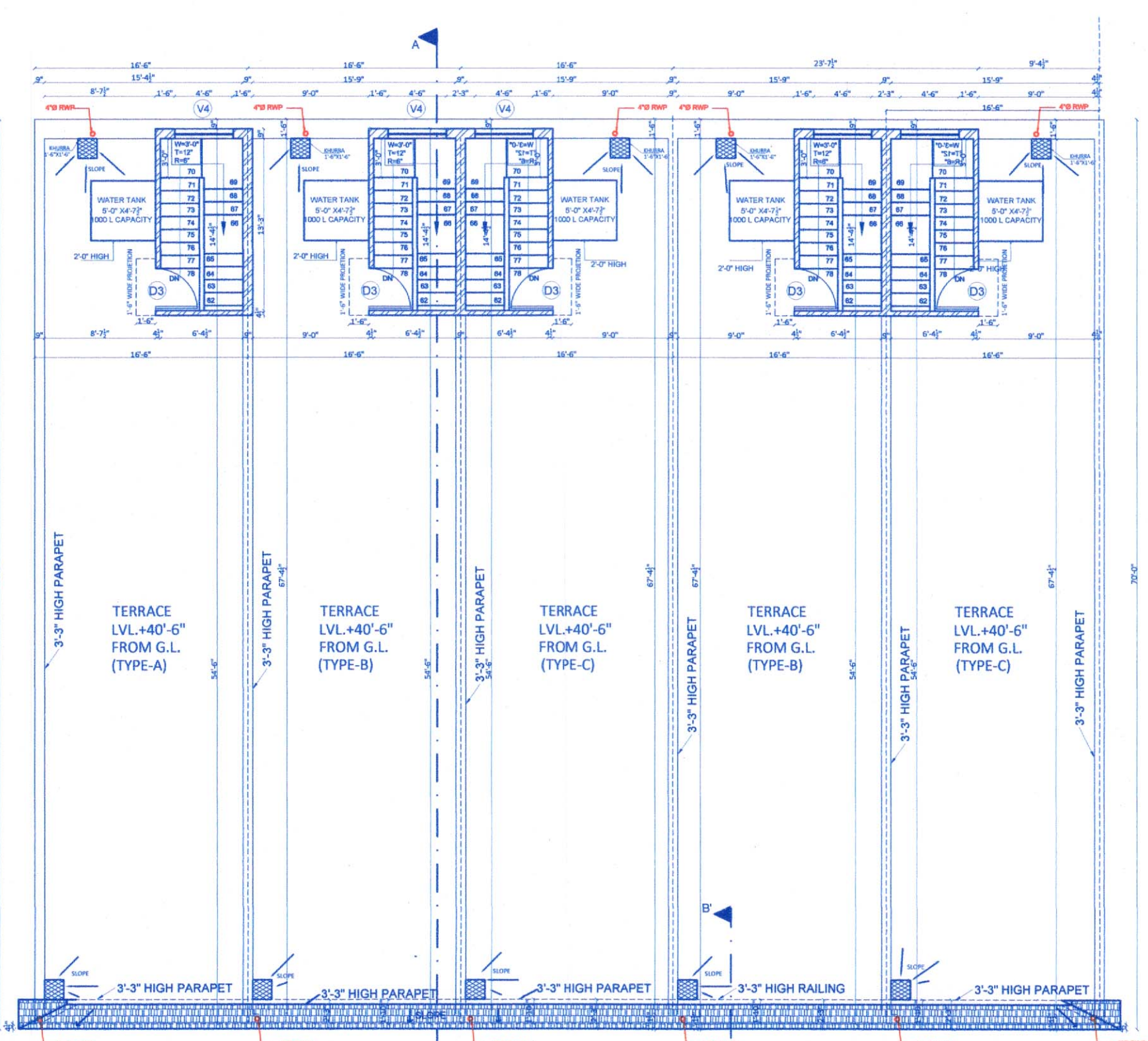
BASEMENT PLAN



SECTION A-A'



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

ARCHITECT
A. MEENAKSHI
AIA-2175, CA/2017/89719
Mohi -9888603540
Email-H: a.meenakshi@gmail.com

AR. STUDIO
PLANNING, INTERIOR, CONSTRUCTION
S.C.O. No-1518, SECOND FLOOR, SECTOR 61,
WAVE ESTATE, S.A.S. NAGAR, MOHALI,
PUNJAB, INDIA. Email: ar.studio@gmail.com

OWNER
For Gillco Developers & Builders Pvt. Ltd.

Authorised Signatory

REVISED

ARCHITECTURAL CONTROLS OF
COMMERCIAL "GILLCO BUSINESS CENTRE"
VILLAGE BALLOMAJRA, HADBAST NO. 32
TEHSIL KHARAR, DIST. SAS NAGAR,
PUNJAB

PROMOTERS:
M/S GILLCO DEVELOPERS &
BUILDERS PVT. LTD.
HOUSE NO-2169
SECTOR 61, S.A.S. NAGAR, MOHALI

NOTES:

- THIS ARCHITECTURAL CONTROL HAS BEEN PREPARED ON THE BASIS OF REVISED LAYOUT PLAN Dtg No. - GDBCLP-01201 Dated: 20.11.2023 APPROVED VIDE LETTER NO. 14751/PS/SASVS-11(GR) DATED 08/12/23 BUILDING RULES 2021.
- THE REQUIREMENT OF THESE CLAUSES SHALL HAVE TO BE FULFILLED IN ADDITION TO THE REQUIREMENTS OF THE PUPD BUILDING RULES 2021 AS AMENDED FROM TIME TO TIME.
- THIS DESIGN OF THE S.C.O./SHOP/BOOTH IS THE PROPERTY OF GMDA. THE CHANGE OF DESIGN IN FULL OR IN PART IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF COMPETENT AUTHORITY.
- NO VARIATION IS ALLOWED IN THE FRONT & REAR FACADE. DOOR WINDOW SIZES SHALL BE AS SPECIFIED IN THE DRAWING.
- NO WINDOW IS PERMITTED ON THE SIDE WALL OF CORNER PLOT.
- THE BUILDING WILL BE CONSTRUCTED CONTINUOUSLY AND THE BASEMENT IS COMPULSORY. BASEMENT WITHIN THE BUILDING LINE EXCEPT IN THE CORRIDOR OR AS DEPICTED IN THIS DRAWING IS COMPULSORY WHICH CAN ONLY BE USED FOR STORAGE.
- THE FRONT CORRIDOR IS FOR PUBLIC PASSAGE AND ITS UNAUTHORIZED USAGE IS RESTRICTED AND CONSTRUCTION OF ANY KIND IS STRICTLY PROHIBITED.
- THE DISPLAY OF ADVERTISEMENT IS RESTRICTED TO THE PRESCRIBED PLACE / LOCATION AND PROHIBITED AT ANY OTHER LOCATION.
- THE BUILDING HEIGHT SHALL BE AS PER ARCHITECTURAL CONTROL.
- PROVISION OF FIRE FIGHTING & SAFETY SHALL BE MADE AS PER RULES AND IS MANDATORY.
- THE PLINTH LEVEL SHALL BE TAKEN 1'-6" AS PER PUPD 2021 OR MAY BE TAKEN FROM THE S.E. PUBLIC COMPETENT AUTHORITY.
- THE ONLY REGISTERED ARCHITECT WILL BE ELIGIBLE TO SUBMIT BUILDING PLANS.
- THE OWNER / PRIVATE ARCHITECT WOULD BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING.
- TOILET MAY BE PROVIDED ON ANY / ALL FLOORS EXCEPT BASEMENT.
- ALL SANITARY AND RAINWATER PIPES SHALL BE EMBEDDED IN THE WALL.
- PLACING OF ANY PIPE ON THE ELEVATION OR ON THE COMMON WALL IS PROHIBITED.
- ELECTRICAL AND TELEPHONE CONNECTION FROM THE MAIN LINE SHALL BE PROVIDED BY UNDERGROUND WIRING.
- EXCEPT WATER STORAGE TANK AND PH DUCT NO STRUCTURE SUCH AS AIR CONDITIONERS, MACHINE ROOM FOR LIFTS ETC SHOULD BE ALLOWED TO CONSTRUCT ABOVE PARAPET.
- POSITION OF STAIRCASE AND TOILET (SHAFT) IS VARIABLE SUBJECT TO THE CONDITION OF NO CHANGE IN FACADE.
- BASEMENT PERMITTED TO THE EXTENT OF COVERED AREA AT GROUND FLOOR EXCEPT THE AREA UNDER THE PUBLIC CORRIDOR.
- TERRACE SHALL ONLY BE USED FOR SERVICES, UNAUTHORIZED USE OF TERRACES IS STRICTLY PROHIBITED.
- 100% GROUND COVERAGE SHALL BE MANDATORY IN COMPLETE ROW OF SHOP-CUM-OFFICES.
- ANY SERVICE OR EQUIPMENT OF THE BUILDING (A/C, AIR CONDITIONER OR GAS CYLINDER OR DIESEL GENERATOR SET) SHALL NOT BE INSTALLED ON THE ROAD OR PLAZA AT THE REAR SIDE OF THE SHOP-CUM-OFFICES. AN UNDERTAKING IN THIS REGARD SHALL BE OBTAINED FROM THE APPLICANT TO ENSURE THE INSTALLATION OF THESE SERVICES OREGUMENT ON THE ROOF.
- IT IS MANDATORY TO PROVIDE THE WINDOW AT THE REAR SIDE OF THE SHOP-CUM-OFFICES TO ENSURE THE PROVISION OF LIGHT AND VENTILATION AND THE SILL LEVEL OF THIS WINDOW SHALL BE MINIMUM 3.5 FEET AND THIS WINDOW SHALL NOT BE USED FOR ANY SERVICE.

BASEMENT

- BASEMENT PERMITTED FOR STORAGE PURPOSE ONLY
- IN CASE OF SINGLE LINEAR LINE OF SCO'S/SHOPS/BOOTHS THE REAR WALL OF UNIT SHALL NOT BE TREATED AS COMMON WALL i.e. IT SHALL BE MINIMUM 6" THICK WALL.
- AREA OF THE BASEMENT NOT TO BE COUNTED TOWARDS F.A.R.

JOINERY SCHEDULE

S.NO.	DOOR & WINDOWS	SIZE	SILL LVL.	UNTEL	LVL.
1	D	4'-6"x9'-0"	---	---	9'-0"
2	D1	3'-3"x9'-0"	---	---	9'-0"
3	D2	2'-6"x9'-0"	---	---	9'-0"
4	D3	3'-3"x6'-9"	---	---	6'-9"
5	W	6'-4"x7'-0"	2'-0"	---	9'-0"
6	W1	11'-0"x7'-0"	2'-0"	---	9'-0"
7	W2	6'-9"x6'-6"	2'-6"	---	9'-0"
8	W3	11'-4"x6'-6"	2'-6"	---	9'-0"
9	W4	5'-7"x6'-6"	2'-6"	---	9'-0"
10	W5	4'-0"x6'-6"	2'-6"	---	9'-0"
11	W6	5'-9"x6'-6"	2'-6"	---	9'-0"
12	W7	4'-0"x6'-6"	2'-6"	---	9'-0"
13	W8	4'-6"x6'-6"	2'-6"	---	9'-0"
14	V	6'-4"x1'-6"	3"	1'-9"	---
15	V1	11'-0"x1'-6"	3"	1'-9"	---
16	V2	6'-9"x1'-6"	3"	1'-9"	---
17	V3	11'-4"x1'-6"	3"	1'-9"	---
18	V4	4'-6"x2'-0"	7'-0"	9'-0"	---

C.S. CHIEF ADMINISTRATOR (GMDA)

ADDITIONAL CHIEF ADMINISTRATOR (GMDA)

DTP (GMDA)

ARCHITECTURAL CONTROL OF
SCO'S 32-39 AND 78 (16'-6"x70'-0")

PLAN, ELEVATION, SECTION &
DETAILS

DATE: ---

SHEET NO.
2

AREA STATEMENT 32-39 & 78

PLOT SIZE = 16'-6"x70'-0"

= 1155 sq. ft.

= 107.342 sq. m.

= 128.333 sq. yds.

Permissible Ground Coverage = 1155 sqft.

(100%)

Permissible F.A.R.=1:3.0

F.A.R AREA DETAIL:

A. Covered area on ground floor = 16'-6"x70'-0"

= 1155 sq. ft.

B. Covered area on First floor = 16'-6"x70'-0"

= 1155 sq. ft.

C. Covered area on Second floor = 16'-6"x70'-0"

= 1155 sq. ft.

Total Covered Area = 1155 + 1155 + 1155

= 3465.00 sq. ft.

Achieved F.A.R.=1:3

NON F.A.R. AREA DETAIL:

Covered area on basement = 16'-6"x61'-9"

= 1018.875 sq. ft.

Covered area of Mumty = 7'-1"x24'-6"

= 174.56 sq. ft.

TOTAL COVERED AREA:

F.A.R. + NON F.A.R. AREA

= 3465.00 + 1018.875 + 174.56

= 4658.43 sq. ft.

REAR ELEVATION

FRONT ELEVATION

PART SECTION C-C'

FIRST FLOOR PLAN

GROUND FLOOR PLAN

ARCHITECT
AR. MEENAKSHI
AIA-21755, CA/2017/89719
Mobile-988603540
Email-arpstudio@gmail.com

AR. STUDIO
PLANNING, INTERIOR, CONSTRUCTION
3.C.O. No.-15 B, SECOND FLOOR, SECTOR-88,
WAVE ESTATE, S.A.S. NAGAR, MOHALI,
14060306, Email-D-2-studio@gmail.com

OWNER
For Gillco Developers & Builders Pvt. Ltd.
Authorized Signatory