



EXPLANATORY NOTE

This is to inform you that our Company M/s Cee Dee Developers Pvt. Ltd., and having its Registered Office at SCO 159-160, 1st Floor. TDI, Sector 117, Airport Road, Mohali, Punjab - 160059, is developing Commercial Site on an area of 2.5 acres falling in Site no 1 & 2, Shopping Complex, Phase IX, Expansion Industrial, Focal Point, SAS Nagar.

The Site is accessible from PR-7 Airport Road. Public Health and Electrical utilities such as Water works, Sewerage Treatment plant and Electrical Grid station sites have been proposed in the Layout Plan of the project.

The Layout Plan is prepared as per the Punjab Urban Planning and Development Building Plans 2021. Required open spaces have been earmarked as per the policy. Treated water generated from Sewerage Treatment plant is proposed to be recycled for irrigation of open spaces and parks, in addition to use for dual plumbing by the occupants to harness the use of Surface water, Rain Water Harvesting system have been proposed at specified locations within the commercial site.

The Water supply system shall be run by the water connection issued by Municipal Corporation which will be used for drinking and other requirements and the Treated water shall be used for Horticulture and cisterns through dual plumbing.

Required parking spaces within the Commercial site have also been proposed as per the applicable norms. All the provisions of competent authority have been compiled with, while preparing the Building Plans. The said Building Plans have been approved vide letter no. 3794 dated 18.03.2025.

The Energy Conservation Building Code (ECBC) compliance has been granted vide letter No. 6057-58 dated 13.12.2024 from PEDDA. The Fire NOC has been obtained from Directorate of Punjab Fire and Emergency Services, Punjab Government vide letter No. 81313 dated 21.01.2025. The height clearance for the said Complex has been obtained from Air Headquarters vide letter no. Air HQ/S 17726/01/OPS ATS (PC-MMMDCXIII) dated 24.02.2025.

Date: 24-03-2025

Place: Mohali

For Cee Dee Developers Pvt. Ltd.

