

Calculation for the check of the Parking Provided

- | | | | |
|----|------------------------------------|---|-------------------------------|
| 1. | Total Commercial Plotted area | = | 2293.2 Sqyds. |
| 2. | F.A.R | = | 1:1.6 |
| 3. | Total covd. area on all floors | = | 3669.12 Sqyds=3067.38 Sqmts |
| 4. | ECS Required @1.33 per 100 Sqmts | = | 40379 ECS |
| 5. | Total Parking Required @22Sqmt/ECS | = | 897.38 Sqmts = 1069.58 sqyds. |
| 6. | Total Parking Provided | = | 1103.60 Sqyds. |

PROPOSED PLAN FOR
"B P H COMPLEX "
 COMMERCIAL COMPLEX AT SIRHIND ROAD VILL BARAN DISTT. PATIALA

PROMOTER - PIARA SINGH
 37 ,ANAND NAGAR -A EXTENTION PATIALA , 9814906428

TOTAL AREA IN SCHEME
 = 5733 Sqyds
 = 1.18 ACRES
 = 477 HACTARE

DETAIL OF THE AREAS						
S. NO	PLOT NO.	SIZE OF PLOTS	AREA IN SOYDS	NO OF PLOTS	TOTAL AREA IN SOYDS	%
COMMERCIAL SHOPS						
1	1	11'6" X 42'9"	54.62	1	54.62	
2	2-7	11'0" X 42'9"	52.25	6	313.5	
3	8	11'0" X 35'9"	43.69	1	43.69	
4	9-17	11'0" X 42'9"	52.25	9	470.25	
5	18	19'3" X 35'9"	76.46	1	76.46	
6	19-30	11'0" X 42'9"	52.25	12	627	
7	31	15'9" X 42'9"	74.81	1	74.81	
8	32-42	11'0" X 42'9"	52.25	11	574.75	
8	43	12'3" X 42'9"	58.18	1	58.18	
Total Saleable Area				43	2293.2	40.00%
PARKING						
1	P1	80'1-1/2" X 99'0"	881.38			
2	P2	40' X 16'	71.11			
2	P3	85' X 16'	151.11			
Total			1103.60			
Total Parking Area					1103.60	19.25%
Pavements, Road, Toilets & other open Spaces					2336.14	40.75%
TOTAL AREA					5733	100 %

Deot Singh
COMPETENT AUTHORITY

SCALE : 1" = 40'

NORTH

DRAWING NO : WCA/PS/BPH-04

DATE : 21-02-2005

TITLE : - LAY OUT PLAN

Ahluwalia Prithpal Singh
 AHLUWALIA PRITPAL SINGH ARCHITECT

Piara Singh
 PIARA SINGH PROMOTER

WALIA CREATIVE ARCHITECT
 OPP G DHUKHINIWARAN SAHIB SIRHIND ROAD
 PATIALA R/H.O.:-116/5 OLD BISHAN NAGAR PATIALA
 MOBILE:- 9815136084, 0175-2373484

Scanned with CamScanner

ZONING PLAN IS BASED ON THE LAYOUT PLAN DRG NO WCA/PS//BPH-04 DATED 21/02/2005 APPROVED VIDE
 ZONING PLAN IS BROADLY BASED ON THE PROVISIONS OF PUNJAB URBAN PLANNING & DEVELOPMENT
 AUTHORITY RULES -1996 AS AMENDED FROM TIME TO TIME.

ZONING PLAN

"BPH COMPLEX"

COMMERCIAL COMPLEX AT SIRHIND ROAD VILL BARAN DISTT. PATIALA

PROMOTER - PIARA SINGH

37, ANAND NAGAR -A EXTENSION PATIALA, 9814906428

TOTAL AREA IN SCHEME = 133 Sqyds = 1.18 ACRES = 477 HACTARE

ZONING CLAUSES

USE ZONE:- The site shall be used for commercial purposes as per approved layout plan drawing WCA/PS/BPH/04 dt. 21.02.05 and not for other purposes whatsoever.

B. The change in the use of site shall not be permitted.

MAX GROUND COVERAGE 80% OF SITE AREA

MAX. F.A.R. EXCLUDING BASEMENT 1.60

MAX HEIGHT OF BUILDING 21'-6"

NO. OF STOREYS ALLOWED 2

CLEAR WIDTH OF CORRIDOR 7'-0"

COMMERCIAL SHOPS GROUND COVERAGE

PUBLIC UTILITY AREA

PLINTH LEVEL:- it shall not be less than 1'-6" & shall be reckoned from crown of Adjoining road
 PROJECTION IN THE REAR SITE:- the cantilevered projection in the rear set back shall be allowed upto 1 meter from the outer face of the building.

BOUNDARY WALL:- The hgt. of the rear boundary wall of rear courtyard shall not exceed 5'.

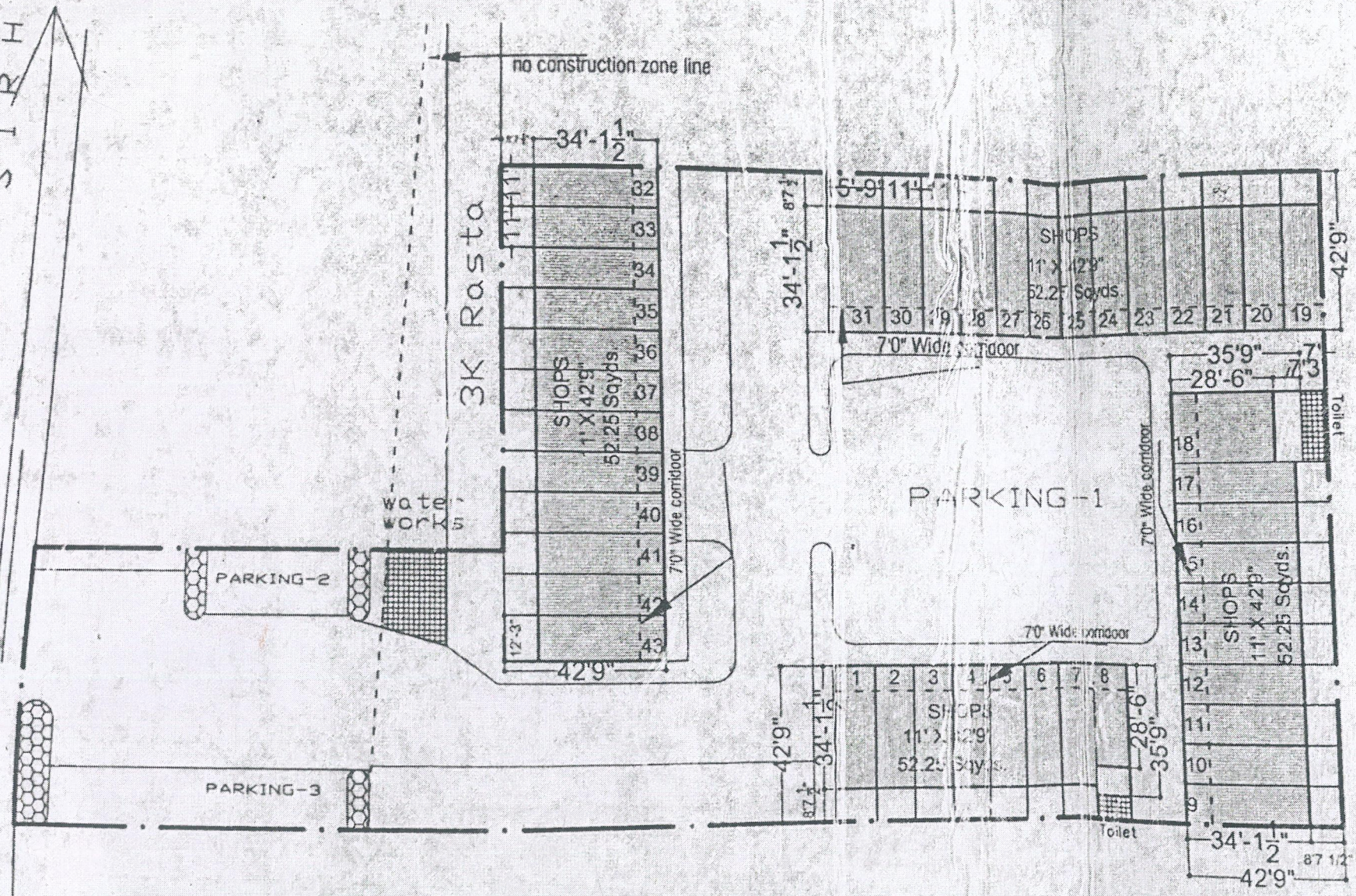
SANCTION OF BUILDING PLANS:- No person shall commence the erection or re-erection of any building or any site without previous sanction of the competent authority.

NOTE :- FOR ANY ITEM NOT COVERED IN THE ZONING PLAN SHALL BE COVERED BY PUDA BUILDING RULES, 1996 AS AMENDED FROM TIME TO TIME OR APPROVED BY THE COMPETENT AUTHORITY.

BASEMENT

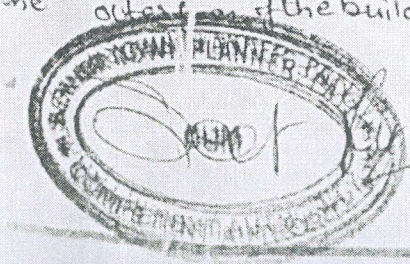
1. Compulsary for the storage only provided technically feasible
2. Basement permitted to the extent of covered area at ground floor except the area under the public corridor.
3. Basement to be accessible from within the shops. no direct access from the public corridor permitted.
4. Provision for air, ventilation to be made @ 10% of the basement area.
5. area of the basement not to be counted towards FAR.
6. Basement shall have a clear height of 7'-6" from floor to soffit of the beam and height of ceiling shall not exceed 8'-3".
7. 10% of the basement area shall be permitted for depression for installation of AC plants. However no generator shall be permitted to be installed in the basement.

TO PATIALA ROAD SIRHIND



Advertisement space

The advertisement panel shall be kept 2'6" in height & should be bounded by 9" thick frame between columns & it shall be 4 1/2" from the outer face of the building



SCALE: 1" = 40'	NORTH SOUTH
TITLE: -ZONING PLAN	DRAWING NO: WCA/PS/BPH-16
DATE: 1-06-2005	
ARCHITECT: AHLUWALIA PRITPAL SINGH	PROMOTER: PIARA SINGH

WALIA CREATIVE ARCHITECT
 OFFICE: DHUKHINIWARAN SAHIB SIRHIND ROAD
 PATIALA (R/O - 11/5 OLD BISHAN NAGAR PATIALA)
 MOBILE: - 9815136084, 0175-2373484

Scanned with CamScanner