

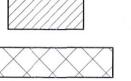
PROPOSED PLAN FOR

"SARA SHOPPING MALL, (COMMERCIAL COMPLEX) AT . VILLAGE BARAN ON PATIALA-SIRHIND ROAD.

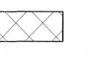
PROMOTERS SARA TOWNSHIP AND DEVELOPERS(P.) L.T.D. RAJPURA BYE-PASS, SIRHIND ROAD, PATIALA.

THE ZONNING REGULATION FOR THE CONTROLS OF SARA SHOPPING MALL ON PATIALA-SIRHIND ROAD PATIALA. AS UNDER(FOR GROUND COVERAGE HEIGHT F.A.R BASEMENT ETC.) BASED ON THE NORMS FOR FRAMING ARCHITECTURAL CONTROLS OF COMMERCIAL BUILDING/ SITE ISSUED BY PUDA UNDER PAPRA 1995.

ZONNING AREA FOR EACH STOREY AS UNDER:-



SINGLE STOREY



DOUBLE STOREY



FOUR STOREY

ZONING REGULATION:-

SR.NO	CATEGORY	SINGLE STOREYED BOOTHS	DOUBLE STOREYED BOOTHS	
1	2.	3.BLOCK-D,E PLOT NO:-56-107	4.BLOCK-C PLOT NO:-26-55	5.BLOCK-A,B PLOT NO:-1-25
	WIDTH OF SITE	UP TO 10 FEET	ABOVE 10'-0" AND BELOW 16'-6"	16'-6" AND ABOVE
2.	MAXIMUM GROUND COVERAGE	100% OF THE SITE AREA	80% OF THE SITE AREA	75% OF THE SITE AREA
3.	MAXIMUM FLOOR AREA RATIO FAR EXCLUDING BASEMENT AREA	1.00	1.60	2.50
4.	MAXIMUM HEIGHT OF BUILDING	12'-0"	24'-6"	48'-6"
5.	NO OF STOREYS ALLOWED	1	2	4
6.	CLEAR WIDTH OF CORRIDOR	7'-0"	7'-0"	8'-3"
7.	BASEMENT			
Vide	Chief Town Planner Punjab, Chandigarh	1) PERMITTED FOR STORAGE ONLY PROVIDED TECHNICALLY. FEASIBLE.	1) PERMITTED FOR STORAGE ONLY PROVIDED TECHNICALLY FEASIBLE.	1) PERMITTED FOR STORAGE ONLY PROVIDED TECHNICALLY FEASIBLE.
		2)BASEMENT PERMITTED TO THE EXTENT OF COVERED AREA AT GROUND FLOOR EXCEPT THE AREA UNDER THE PUBLIC CORRIDOR.	2)BASEMENT PERMITTED TO THE EXTENT OF COVERED AREA AT GROUND FLOOR EXCEPT THE AREA UNDER THE PUBLIC CORRIDOR.	2)BASEMENT PERMITTED TO THE EXTENT OF COVERED AREA AT GROUND FLOOR EXCEPT THE AREA UNDER THE PUBLIC CORRIDOR.
		3)BASEMENT TO BE ACCESIBLE FROM WITHIN THE SHOPS NO DIRECT ACCESS FROM THE PUBLIC CORRIDOR PERMITTED.	3)BASEMENT TO BE ACCESIBLE FROM WITHIN THE SHOPS NO DIRECT ACCESS FROM THE PUBLIC CORRIDOR PERMITTED.	3)BASEMENT TO BE ACCESIBLE FROM WITHIN THE SHOPS NO DIRECT ACCESS FROM THE PUBLIC CORRIDOR PERMITTED.
		4)PROVISION OF AIR LIGHT AND VENTILATION TO BE MADE @5% OF THE BASEMENT AREA.	4)PROVISION OF AIR LIGHT AND VENTILATION TO BE MADE @10% OF THE BASEMENT AREA.	4)PROVISION OF AIR LIGHT AND VENTILATION TO BE MADE @10% OF THE BASEMENT AREA.
CA, PD	Admn., PDA, Pattala.	5)AREA OF THE BASEMENT NOT TO BE COUNTED TOWARDS F.A.R	5)AREA OF THE BASEMENT NOT TO BE COUNTED TOWARDS F.A.R	5)AREA OF THE BASEMENT NOT TO BE COUNTED TOWARDS F.A.R
	20/7	6)BASEMENT SHALL HAVE A CLEAR HEIGHT OF 7'-6" FROM FLOOR TO SOFIT OF THE BEAM AND HEIGHT OF CEILNIG SHALL NOT EXCEED 8'-3".	6)BASEMENT SHALL HAVE A CLEAR HEIGHT OF 7'-6" FROM FLOOR TO SOFIT OF THE BEAM AND HEIGHT OF CEILNIG SHALL NOT EXCEED 8'-3".	6)BASEMENT SHALL HAVE A CLEAR HEIGHT OF 7'-6" FROM FLOOR TO SOFIT OF THE BEAM AND HEIGHT OF CEILNIG SHALL NOT EXCEED 8'-3".
		7)10% OF THE BASEMENT AREA SHALL BE PERMITTED FOR DEPRETION FOR INSTALLATION OF A.C PLANTS HOWEVER NO GENERATOR SHALL BE PERMITTED TO BE INSTALLED IN THE BASEMENT.	7)10% OF THE BASEMENT AREA SHALL BE PERMITTED FOR DEPRETION FOR INSTALLATION OF A.C PLANTS HOWEVER NO GENERATOR SHALL BE PERMITTED TO BE INSTALLED IN THE BASEMENT.	7)10% OF THE BASEMENT AREA SHALL BE PERMITTED FOR DEPRETION FOR INSTALLATION OF A.C PLANTS HOWEVER NO GENERATOR SHALL BE PERMITTED TO BE INSTALLED IN THE BASEMENT.
HEIGHTS OF BUILDINGS :-				
1. SINGLE STOREY = 12'-0" 3. FOUR STOREY = 48				8'-6"
2. DOUBLE STOREY =24'-6"				
TIT	LE:- ZONNING PLAN	OF REVISION PLAN	DRAWING NO:- WCA/S	SM/01/13-09-2012



Fellow Member Institution of Valuer F-8403

Walia Creative Architects, Passy Road, Patiala

DATE:-13/09/2012

WALIA CREATIVE ARCHITECT

ARCHITECT

SCALE:- 1/36"=1'0"

For Sara Township & Developers (P) Ltd.

PROMOTER

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