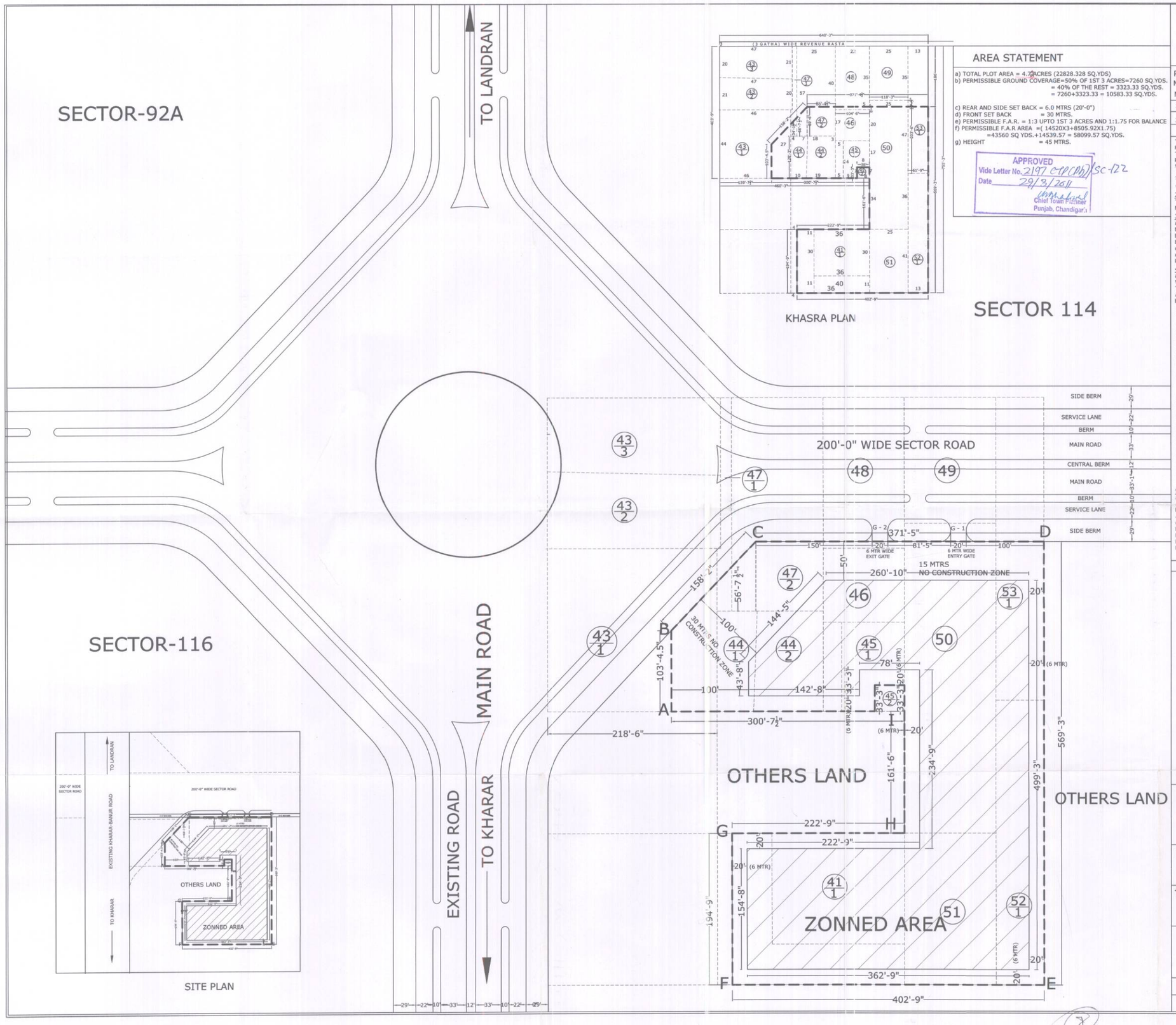

AREA STATEMENT

a) TOTAL PLOT AREA = 4.72 ACRES (22828.328 SQ.YDS)
b) PERMISSIBLE GROUND COVERAGE=50% OF 1ST 3 ACRES=7260 SQ.YDS.
= 40% OF THE REST = 3323.33 SQ.YDS.
= 7260+3323.33 = 10583.33 SQ.YDS.

c) REAR AND SIDE SET BACK = 6.0 MTRS (20'-0")
d) FRONT SET BACK = 30 MTRS.
e) PERMISSIBLE F.A.R. = 1:3 UPTO 1ST 3 ACRES AND 1:1.75 FOR BALANCE
f) PERMISSIBLE F.A.R AREA =(14520X3+8505.92X1.75)
=43560 SQ YDS.+14539.57 = 58099.57 SQ.YDS.
g) HEIGHT = 45 MTRS.

APPROVED
Vide Letter No. 2197 CTP(Ch)/SC-122
Date 29/3/2011
Chief Town Planner
Punjab, Chandigarh

PROPOSED PLAN FOR
MEGA MALL (MULTIPLEX & HOTEL)"
VILL. CHAPPAR CHIRI KHURAD
KHARAR-LANDRAN ROAD
SECTOR-115, MOHALI

PROMOTERS :
M/S AMBREEN PROJECTS & INFRASTRUCTURE PRIVATE LIMITED.
MOHALI.

1.	SCHEME BOUNDARY	— — — — — — — —
2.	TOTAL AREA IN SCHEME = 22828.328 SQ.YDS. = 4.72 ACRES	

ZONING CLAUSES:-

THIS ZONING IS PREPARED UNDER RULE-2 (XXXV) OF PUDA (BUILDINGS) RULES 1996. THE REQUIREMENTS OF THESE ZONING CLAUSES SHALL HAVE TO BE FULFILLED IN ADDITION TO THE REQUIREMENTS OF PUDA (BUILDINGS) RULES 1996 AND PUNJAB CINEMAS (REGULATION) ACT 1952 AND AS PER AGREEMENT WITH GOVT. DATED:-12 MARCH 2008.

1. LOCATION AND SIZE OF THE PLOT:-
THE SITE IS LOCATED AT VILL.CHAPPAR-CHIRI KHURAD ON KHARAR-BANUR ROAD WHICH IS A SCHEDULED ROAD ALSO. THE AREA OF PLOT SHALL BE 4.72ACRES.

2. TYPE/ USE OF THE BUILDING:-
TYPE OF BUILDING PROPOSED ON SITE SHALL BE COMMERCIAL PURPOSE ONLY. MEGA PROJECTS = 4.72ACRES.

3. SITE COVERAGE AND F.A.R:-
a) THE BUILDING SHALL BE CONSTRUCTED WITH IN "ZONING AREA" AS MARKED ON THE PLAN AND NO WHERE ELSE.
b) PERMISIBLE GROUND COVERAGE FOR THE MALL & MULTIPLEX SHALL BE 50% FOR 3 ACRES & 40% FOR REST OF THE AREA.
c) F.A.R. SHALL BE 1:3 FOR 3 ACRES & 1:1.75 FOR REST OF THE AREA.
d) ATRIUM AREA TO BE COUNTED ONCE AT GROUND FLOOR FOR THE PROPOSED F.A.R.

4. HEIGHT:-
a) THE TOTAL HEIGHT OF BUILDING SHALL NOT EXCEED 45 MTRS AND WILL BE MEASURED FROM PLINTH LEVEL TO THE TOP OF THE FINISHED TERRACE LEVEL SUBJECT TO THE AIR SAFETY CLEARANCE FROM AIR FORCE AUTHORITY, TRAFFIC CIRCULATION AND FIRE SAFETY NORMS.
b) THE HEIGHT SHALL BE MEASURED FROM P.L.

5. SET BACKS:-
THE SET BACKS ARE AS SHOWN IN PLAN AROUND THE BUILDING SHALL BE 6.0 MTR(20'-0")OR⅓ THE BUILDING HEIGHT WHICHEVER IS HIGHER.

6. BOUNDARY WALL & GATES/ENTRY:-
a) BOUNDARY WALL ALONG SIDE (B-C,C-D) SHALL BE 9" THK. & 3'-0" HIGH SOLID WALL & 3'-0" HIGH RAILING OVER IT.
b) BOUNDARY WALL ALONG SIDE (A-B,D-E,E-F,F-G,G-H,H-I,I-A)) SHALL BE 9"TH & 6'-0" HIGH SOLID WALL FROM FINISHED GROUND LEVEL (INTERNAL)
c) THE POSITION OF GATES SHALL BE MARKED AS G1 ,G2 ON THE ZONING PLAN & OPEN ON SERVICE LANE.
d) THE ENTRY TO THE MULTIPLEX SHALL BE FROM SERVICE LANE ONLY.

7. PLINTH LEVEL:-
a) UNLESS OTHERWISE SPECIFIED BY THE COMPETENT AUTHORITY G.M.A.D.A PLINTH LEVEL IN CASE OF BUILDING INTENDED FOR HUMAN HABITATION SHALL NOT BE LESS THAN 1'-6" ABOVE THE FINISHED GROUND LEVEL.
b) PLINTH LEVEL SHALL BE OBTAINED FROM COMPETENT AUTHORITY.

8. BASEMENT:-
a) BASEMENT SHALL BE USED FOR PARKING AND SERVICES ONLY AND NOT FOR HABITABLE PURPOSE (AREA USED FOR SERVICES SHALL BE 25% OF BASEMENT AREA)
b) MAXIMUMOF THREE BASEMENTS ARE ALLOWED SUBJECT TO SOIL BEARING CAPACITY.
c)NO TOILET SHALL BE ALLOWED IN THE BASEMENT.
d)CLEAR HEIGHT OF THE BASEMENT SHOULD BE 8'-3".

9. PARKING:-
a) PARKING SHALL BE PROVIDED AT THE BASEMENT LEVEL. GROUND LEVEL AS PER REQUIREMENT OF COMMERCIAL ACTIVITY.
b) AT GROUND LEVEL PARKING SHALL BE RESTRICTED TO 50% OF THE AREA AVAILABLE EXCLUDING BUILT UP AREA.
c) THE PARKING IS TO BE WORKED OUT @ 2 ECS PER 100 SQ.MTRS AS PER PARKING NORMS FOR COMMERCIAL BUILDING ISSUED BY THE DEPTT. HOUSING DEVELOPMENT VIDE MEMO NO. 08-06-07-4HG/4734-38 DT:-26-06-07. THIS HAS TO BE DIVIDED FURTHER FOR OPEN STILTS, AND BASEMENT PARKING.

GENERAL NOTES:-

a) THE PROVOSIONS CONTAINED IN "THE PERSON WITH DISABILITIES ACT 1995" SHALL BE COMPILED.
b) NOC FROM CIVIL AVIATION DEPARTMENT & CHIEF FIRE OFFICER SHALL BE OBTAINED BEFORE STARTING THE CONSTRUCTION.
c) THE BUILDING SHALL BE DESIGNED FOR APPROPRIATE SEISMIC LOAD. ALL DEAD AND LIVE LOAD.
d) LOADS AND WIND PRESSURE ETC. IN ALL CASES NORMAL STRENGTHENING TO STRESS DISTERSS DURING EARTHQUAKE SHALL BE PROVIDED.
e) THE ROOF TOP RAIN HARVESTING SYSTEM SHALL BE PROVIDED AND MADE OPERATIONAL ALL THE TIME AS APPROVED BY THE DIVISIONAL ENGINEER PUBLIC HEALTH WING GAMADA.
f) THE BUILDING SHALL HAVE ATLEAST ONE ENTRANCE ACCESSIBLE TO THE HANDICAPPED THROUGH RAMP.
g) THE BUILDING PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE GAZETTE NOTIFICATION ISSUED BY THE INDUSTRY DEPARTMENT, PUNJAB.
h) THE PROVISION OF LIFE AND RAMP FOR HANDICAP WILL BE AS PER RULE 23 & 25 OF PUDA BUILDING ACT.

NOTE:
1. FIRE SAFETY MEASURES WILL BE PROVIDED AS PER NBC CODE 2005. SHALL BE CARRIED OUT IN A ACCORDANCE WITH PROVISION.
2. THE STRUCTURAL DESIGN OF PROPOSED PLAN OF THE BUILDING SHALL BE OF RELEVANT INDIAN STANDARD CODES PUBLISHED BY BUREAU OF INDIAN STANDARD.
3. THAT THE BUILDING SHALL BE DESIGNED FOR THE APPROPRIATE SEISMIC LOADS, ALL DEAD LOADS AND LIVE LOADS ETC.THE BUILDING SHALL BE DESIGNED FOR EARTHQUAKE ZONE-IV AS PER I.S 1893-2002.
4. WE FURTHER UNDERTAKE THAT WE SHALL ABIDE BY ALL RULE AND REGULATION OF THIS OFFICE OR ANY OTHER GOVT. DEPARTMENT ISSUED FROM TIME TO TIME.

Karanjit Singh
Architect/ Interior Designer
CA/96/19897 11A.A13496
ARCHITECT

For Ambreen Projects & Infrastructure Pvt. Ltd.
Authorised Signatory
CLIENT

PROJECT
MEGA MALL (MULTIPLEX) AT MOHALI.

TITLE
ZONING PLAN

NORTH

ACPL design Ltd
ISO 9001 -2000 COMPANY
ARCHITECTURE I MANAGEMENT I PLANNING
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SUBMISSION DRAWING

DRG. NO.	01	REV. NO:	02/15-11-2010