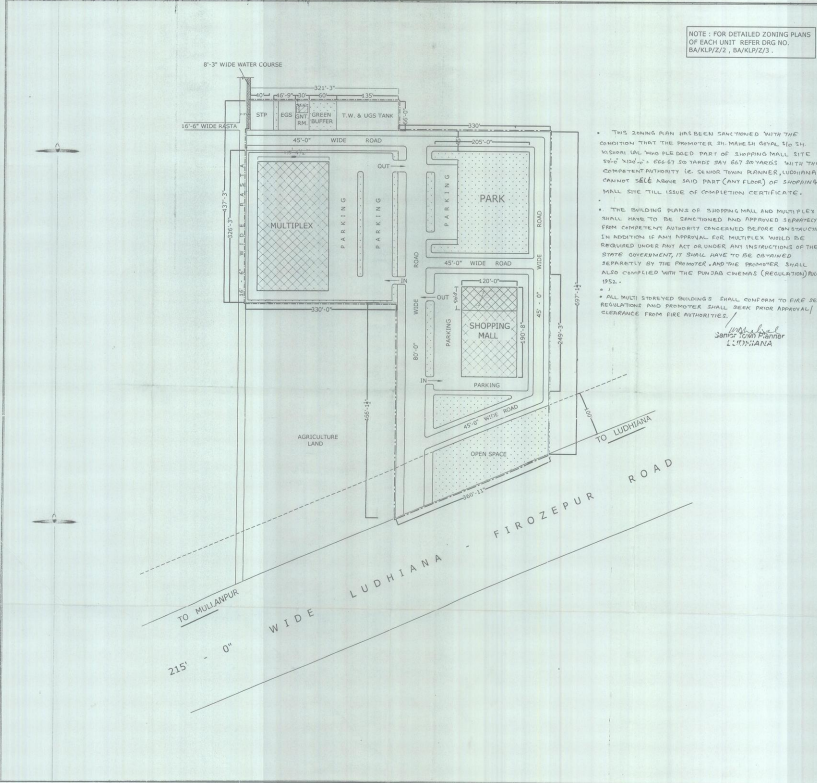


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NOTE: FOR DETAILED ZONING PLANS OF EACH UNIT REFER DRG NO. BAK/PL/ZZZ/ 20/05/2022.

* THIS ZONING PLAN HAS BEEN SUBMITTED WITH THE CONDITION THAT THE PROMOTER SHALL MAKE AN OVAL 1/4" IN DIAMETER AND 1/4" IN HEIGHT AT THE CORNER OF SHOPPING MALL, SITE NO. 10/1, 10/2 & 10/3 TO BE MADE BY 01/01/2023. NOTE THE COMPARTMENT PATENT NO. IS 10/101, 10/102, 10/103. PROMOTER SHALL MAKE AND POST (ON FLOOR) OF SHOPPING MALL SITE TILL ISSUE OF COMPLETION CERTIFICATE.

* THE BUILDING PLANS OF SHOPPING MALL AND MULTIPLEX SHALL HAVE TO BE SUBMITTED AND APPROVED SEPARATELY FROM COMPETENT AUTHORITY CONCERNED BEFORE PRODUCTION. IN ADDITION IF ANY APPROVAL FOR MULTIPLEX WOULD BE REQUIRED UNDER THIS ACT OR UNDER ANY INSTRUMENTS OF THE STATE GOVERNMENT, IT SHALL HAVE TO BE OBTAINED SEPARATELY BY THE PROMOTER AND THE PROMOTER SHALL ALSO COMPLY WITH THE PUNJAB CHEMICAL REGULATIONS 1951.

* ALL WORK SHOWN HEREIN IS FINAL AND FROM TO FIELD ONLY REGULATIONS AND PROVISIONS SHALL BEEN FROM APPROVAL/ CLEARANCE FROM FIRE AUTHORITY.

Signature: Jai Singh
Signature: Jai Singh
 ARCHITECT

K. LALL PLAZA,
 VILL. BHANDHAR ON LUDHIANA - FIROZEPUR ROAD,
 LUDHIANA.

PROMOTOR:
 MAHESH GOYAL, S/O KISHOR LALL,
 24/20A, DR. SHAM SINGH ROAD, CIVIL LINES,
 LUDHIANA.

PROJECT: COMMERCIAL COMPLEX

LEGEND:
 [Symbol] ZONED AREA

DESCRIPTION OF SITES:

1) SITE A : SHOPPING MALL
 AREA OF THE SITE 51045.00 SFT.
 ZONED AREA 45% OF THE TOTAL PLOT AREA = 22970.25 SFT
 PERMISSIBLE COVERED AREA AT G.FLOOR = 17865.73 SFT
 F.A.R. = 1.05
 PARKING AREA REQUIRED AT GROUND FLOOR = 50 % OF OPEN AREA = 16600.6 SFT
 PARKING AREA PROVIDED AT GROUND FLOOR = 22150.65 SFT

2) SITE B : MULTIPLEX
 AREA OF THE SITE 107662.50 SFT.
 ZONED AREA PROVIDED = 45 % = 48448.12 SFT.
 PERMISSIBLE COVERED AREA AT G.FLOOR = 37673.59 SFT.
 FAR = 1.05
 PARKING
 REQUIRED AT GROUND FLOOR: 50 % OF THE OPEN AREA = 4994.45 SFT.
 PARKING AREA PROVIDED AT GROUND FLOOR = 4288.52 SFT

3) SITE C : OPEN SPACE
 AREA OF THE SITE 107662.50 SFT.
 ZONED AREA PROVIDED = 45 % = 48448.12 SFT.
 PERMISSIBLE COVERED AREA AT G.FLOOR = 37673.59 SFT.
 FAR = 1.05
 PARKING
 REQUIRED AT GROUND FLOOR: 50 % OF THE OPEN AREA = 4994.45 SFT.
 PARKING AREA PROVIDED AT GROUND FLOOR = 4288.52 SFT

SCHEDULE OF AREA:
 TOTAL AREA OF THE COMPLEX 4 0.15 ACRES
 OF 48037.25 SQD.
 OF 39603.78 SFT.

AREA UNDER EACH UNIT

DESCRIPTION OF SITES:

1) SITE A : SHOPPING MALL
 AREA OF THE SITE 51045.00 SFT.
 OF 5671.66 SQD.
 OR 1.17 ACRES.

2) SITE B : MULTIPLEX
 AREA OF THE SITE 107662.50 SFT.
 OF 11633.33 SQD.
 OR 2.67 ACRES.

3) SITE C : OPEN SPACE
 AREA OF THE SITE 107662.50 SFT.
 OF 11633.33 SQD.
 OR 2.67 ACRES.

TOTAL = A + B = 1.17 + 2.47 = 3.64 ACRES
 AREA UNDER ROADS, LANDSCAPED PARKS & AMENITIES = 5.47 ACRES

TITLE: COMPOSITE LAYOUT CLM ZONING PLAN
 DRG. NO. BAK/PL/VZ/3 DATED 29.11.2026
 SCALE: 1" = 40' - 0"

BRAR ASSOCIATES,
 ARCHITECTS & PLANNERS,
 32, H.S.C. GHUMBAR HANDE, LUDHIANA,
 PH. 0161 - 240290

PROMOTOR: *Signature*
 ARCHITECT: *Signature*

TO MULLANPUR
 215' - 0" WIDE
 LUDHIANA - FIROZEPUR ROAD
 TO LUDHIANA