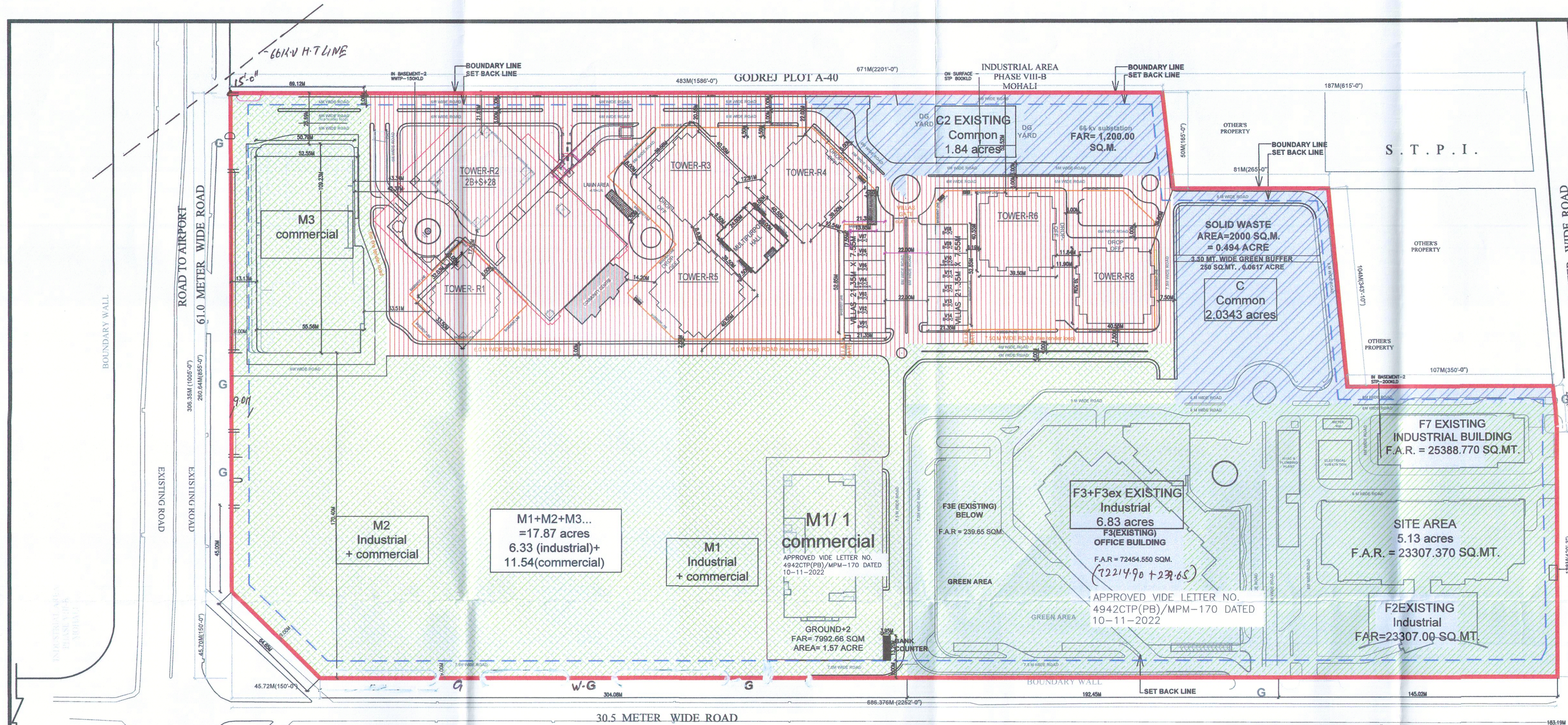
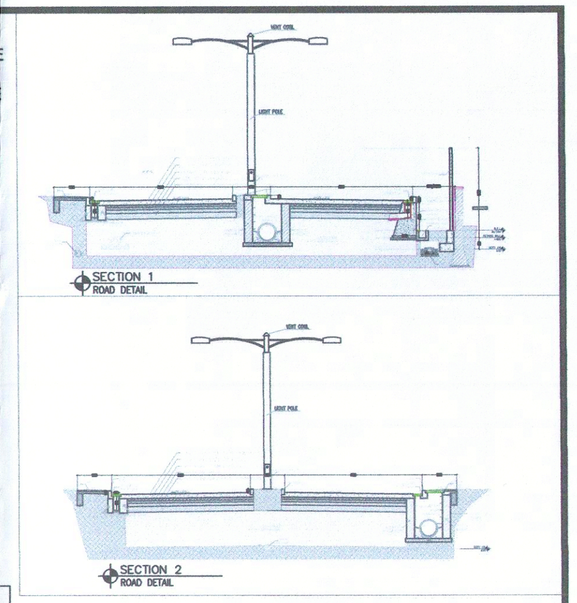


LAYOUT PLAN

NOTE
1. IF REQUIRED IN FUTURE THE COMMON SERVICES LIKE WWTP, STP, AMENITIES, WATER WORKS ETC WILL BE DEVELOPED IN THE DESIGNATED COMMON AREAS

Note:-
"ALTHOUGH DUE CARE HAS BEEN TAKEN IN APPROVING THE BUILDING PLAN AS PER TECHNICAL NORMS. BUT THIS APPROVAL IS NOT PROVIDING ANY RIGHT TO YOU TO VIOLATE ANY RULE/GUIDELINES OF THIS DEPARTMENT OR ANY OTHER DEPARTMENT AND ALSO NOT PROVIDE ANY RIGHT FOR ANY ILLEGAL CONSTRUCTION. IN CASE ANY VOILATION FOUND AT ANY STAGE, YOU SHALL BE LIABLE TO GET THE BUILDING PLAN REVISED ACCORDINGLY IMMEDIATELY.
THE APPROVAL IS SUBJECT TO DECISION OF ANY COURT CASE PREVAILING IN ANY HON'BLE COURT OF LAW , IF ANY."

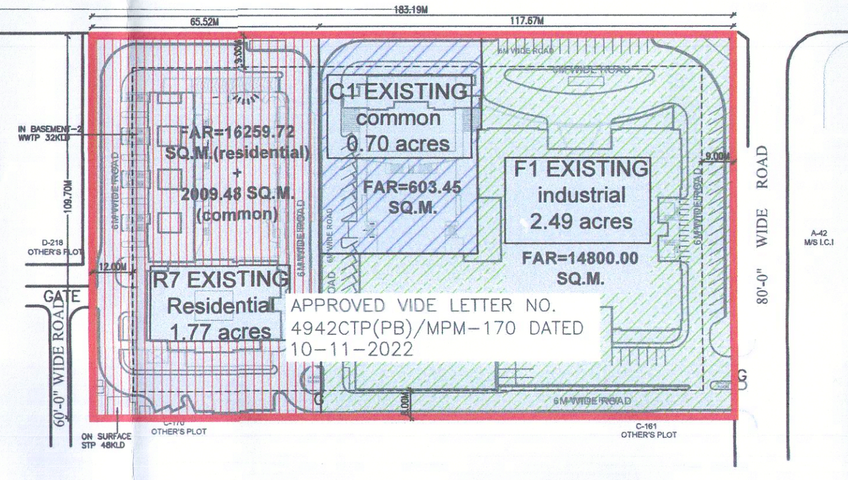


LEGEND
- COMMON FACILITIES
- INDUSTRIAL
- COMMERCIAL
- RESIDENTIAL
- INDUSTRIAL+ COMMERCIAL
- APPROVED

Ar. Manjeet Singh Ahluwalia
CA No: CA/2001/28461
Flat No: 1203, Tower-9, 66A
H.PL Sky Gardens, Mohali

NOTE:-
1. FAR shown/ mentioned in respective buildings/ pockets is tentative
2. The profile of buildings shown in this layout plan is tentative
3. The distribution of FAR viz-a-viz components shall be goverened by the agreement dated 30.06.2017.
4. This Plan is based on earlier approved layout plan , approval wide memo no. 4942 CTP/PB/MOM-170 dated-10-11-2022 approved by Cheif Town Planner, Punjab.

NOTES
1. The outer boundary of Quark City should be considered as single contiguous site, as it falls under a single entity. Therefore, all inner dividing blocks within the site, have tender will have no setback for each individual block. The zoning line and the basement line considered for the external boundary of Quark city.



QC MASTER PLAN PERMISSIBLE LANDUSE DETAIL					
S.NO.	LANDUSE TYPE	SITE AREA %	SITE AREA IN ACRES	BUILT-UP AREA ALLOWED★ IN LACS SQ.FT. (AS PER AGREEMENT)	BUILT-UP AREA ALLOWED★ IN SQ.M.
	TOTAL SITE AREA (A-40A + A-45)=46.34+4.96=	100	51.3	67.02	622630.99
	SITE AREA (IN LACS SQ.FT.)		22.34		
	FAR ALLOWED		3		
1	COMMON	10	5.13	6.7	62263.09
	Net remaining /Allocable area (90%)	90	46.17	60.32	560367.9
	Industrial	60	27.7	36.19	336220.74
	25% industrial may go to Multiplex, shoping mall , Community centre,	25	6.92	9.05	84055.155
2	NET INDUSTRIAL		20.78	27.14	252165.555
	commercial	10	4.62	6.03	56036.789
3	NET COMMERCIAL		11.54	15.08	140091.974
	RESIDENTIAL	30	13.85	18.1	168110.37
	TOTAL		51.3	67.02	622630.99
NOTE : AS PER SCHEDULE I OF REVISED AGREEMENT DATED 30.06.2017 FILE NO. 1/51/2013/JD(P)/D1T-922					

QC MASTER PLAN LAYOUT PROPOSED LANDUSE DETAIL			
S.NO.	BUILDING NAME	SITE AREA (ACRES)	BUILT-UP AREA (SQ.MT)★
	TOTAL SITE AREA (A-40A + A-45)= 46.34+4.96	51.3	622630.99
1	COMMON	5.130	62263.090
A	C1- Used	0.700	603.450
B	COMMON AREA UNDER R7-		2009.480
C	C2 TANKS/SUBSTATION AREA	1.840	1200.000
D	AREA UNDER SOLID WASTE-	0.494	2000.000
E	AREA UNDER GREEN BUFFER-	0.0617	250.000
F	C... (PENDING)	2.034	56200.160
2	INDUSTRIAL	20.780	252165.550
A	F1 & F1A / ATRIUM-	2.490	14800.000
B	F2-	5.130	23307.370
C	F7-		25388.770
D	F3 & F3E-	6.830	72454.550
E	M1+M2+M3 (PENDING)	6.330	116214.860
3	COMMERCIAL	11.540	140091.974
A	AREA TAKEN M1 / M1/1- Used	1.570	7992.650
B	M1+M2+M3 (PENDING)	9.970	132099.324
4	RESIDENTIAL	13.850	168110.370
A	R7-	1.770	16259.720
B	R2-	2.470	31052.572
C	R... (PENDING) R-1, R-3 TO R-6, R-8	9.610	120798.078
	TOTAL (1+2+3+4)		622630.98

★ TERM (BUILT-UP) IS USED AS PER AGREEMENT AND AS PER ALREADY APPROVED LAYOUT PLAN. IF IN FUTURE THERE WILL BE ANY AMENDMENT IN AGREEMENT, SAME WILL BE APPLICABLE ON THIS.

APPROVED
VIDE LETTER NO. 145 STP(S) 55-11(GM)
DATED 22-01-2025
SENIOR TOWN PLANNER
S.A.S. NAGAR

"ALTHOUGH DUE CARE HAS BEEN TAKEN IN APPROVING THE BUILDING PLAN AS PER TECHNICAL NORMS. BUT THIS APPROVAL IS NOT PROVIDING ANY RIGHT TO YOU TO VIOLATE ANY RULE/GUIDELINES OF THIS DEPARTMENT OR ANY OTHER DEPARTMENT AND ALSO NOT PROVIDE ANY RIGHT FOR ANY ILLEGAL CONSTRUCTION. IN CASE ANY VOILATION FOUND AT ANY STAGE, YOU SHALL BE LIABLE TO GET THE BUILDING PLAN REVISED ACCORDINGLY IMMEDIATELY.
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ARCHITECT	SOMDHWAJ CA/2006/38676		
QUARKCITY			
NORTH	STAMP AND SIGNATURE		
BUILDING	REVISED LAYOUT PLAN FOR A-40A & A-45, FOCAL POINT INDUSTRIAL AREA, PHASE VIII B, MOHALI (Pb.)		
DRAWING	DRAWN BY: SOMDHWAJ	CHECKED BY: R.SHARMA	
	DATE: 18.12.2024		
	SCALE: 1:1200		
	TITLE: LAYOUT PLAN (Revised)		
	PLOT No. A40A & A45		
	NUMBER: QC-BPA-SITE PLAN	REV. NO. R0	