REVISED LAYOUT PLAN FOR SUPER MEGA MIXED USE INTEGRATED INDUSTRIAL PARK PROJECT OF JANTA LAND PROMOTERS PVT. LTD AT SECTOR 66A, 82 & 83 SAS NAGAR

LEGEND :-

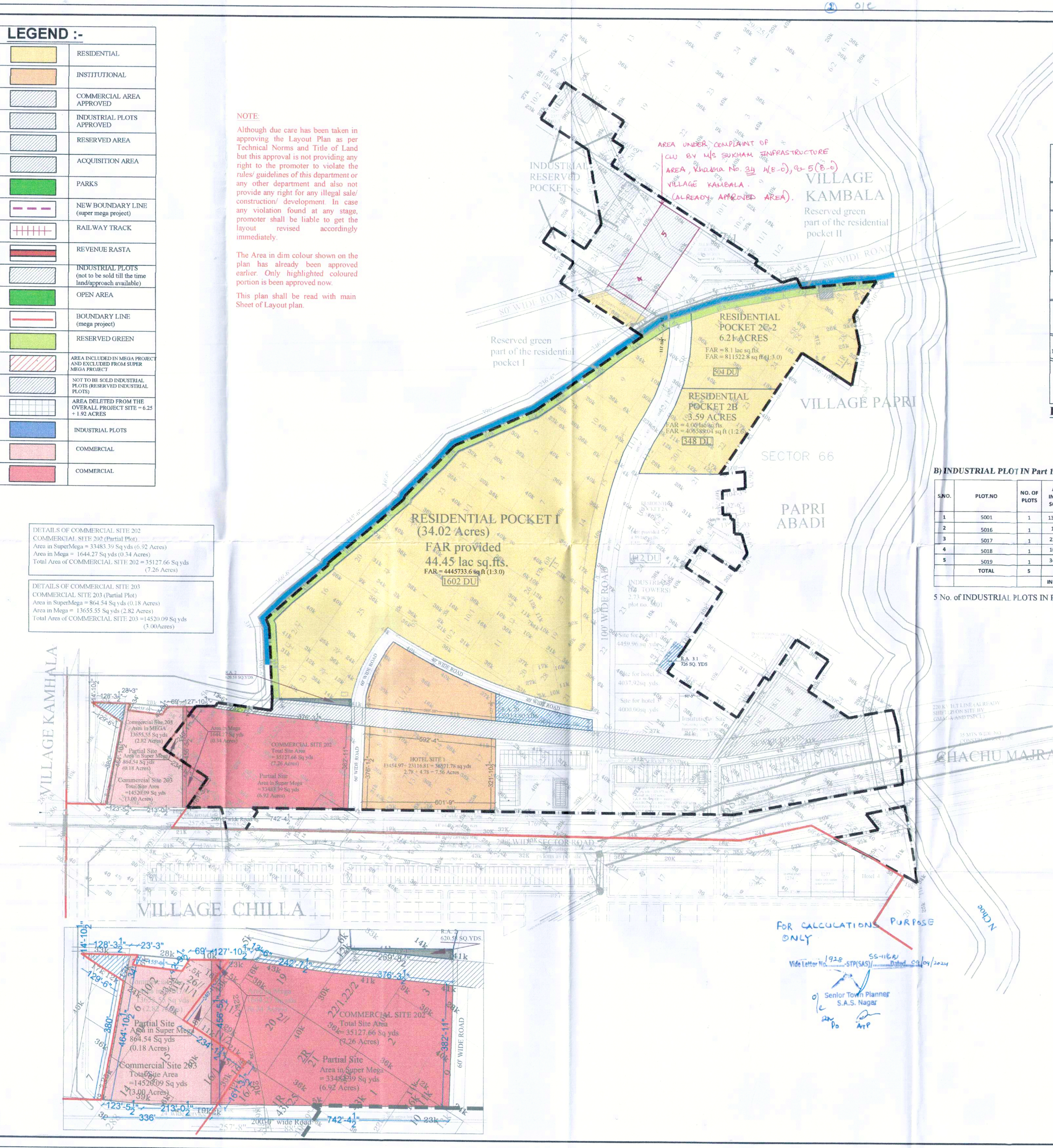
	RESIDENTIAL
	INSTITUTIONAL
	COMMERCIAL AREA APPROVED
	INDUSTRIAL PLOTS APPROVED
	RESERVED AREA
	ACQUISITION AREA
	PARKS
	NEW BOUNDARY LINE (super mega project)
	RAILWAY TRACK
	REVENUE RASTA
	INDUSTRIAL PLOTS (not to be sold till the time land/approach available)
	OPEN AREA
	BOUNDARY LINE (mega project)
	RESERVED GREEN
	AREA INCLUDED IN MEGA PROJECT AND EXCLUDED FROM SUPER MEGA PROJECT
	NOT TO BE SOLD INDUSTRIAL PLOTS (RESERVED INDUSTRIAL PLOTS)
	AREA DELETED FROM THE OVERALL PROJECT SITE = 6.25 + 1.92 ACRES
	INDUSTRIAL PLOTS
	COMMERCIAL
	COMMERCIAL

NOTE:

Although due care has been taken in approving the Layout Plan as per Technical Norms and Title of Land but this approval is not providing any right to the promoter to violate the rules/ guidelines of this department or any other department and also not provide any right for any illegal sale/ construction/ development. In case any violation found at any stage, promoter shall be liable to get the layout revised accordingly immediately.

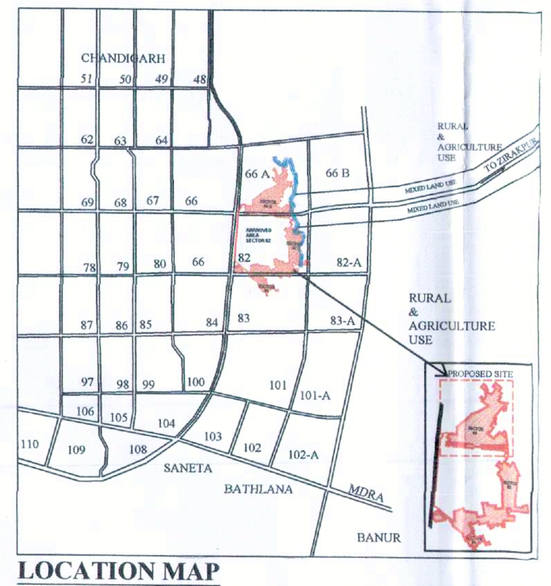
The Area in dim colour shown on the plan has already been approved earlier. Only highlighted coloured portion is been approved now.

This plan shall be read with main Sheet of Layout plan.



DETAILS OF COMMERCIAL SITE 202
COMMERCIAL SITE 202 (Partial Plot)
Area in SuperMega = 33483.39 Sq yds (6.92 Acres)
Area in Mega = 1644.27 Sq yds (0.34 Acres)
Total Area of COMMERCIAL SITE 202 = 35127.66 Sq yds (7.26 Acres)

DETAILS OF COMMERCIAL SITE 203
COMMERCIAL SITE 203 (Partial Plot)
Area in SuperMega = 864.54 Sq yds (0.18 Acres)
Area in Mega = 13655.55 Sq yds (2.82 Acres)
Total Area of COMMERCIAL SITE 203 =14520.09 Sq yds (3.00Acres)



LOCATION MAP

B) INDUSTRIAL PLOT IN Part 1 Sector 66A IS AS PER LIST ATTACHED ALONGSIDE

S.NO.	PLOT.NO	NO. OF PLOTS	AREA IN/UNIT SQ.YDS.	TOTAL AREA IN SQ.YDS.	AREA UNDER SUPER MEGA INDUSTRIAL PROJECT	AREA UNDER MEGA INDUSTRIAL PROJECT	TOTAL PLOT AREA	REMARKS	F.A.R	F.A.R Achieved (in sq ft)
1	5001	1	13213.20	13213.20				CLEAR PLOT	1.708	440950.9104
2	5016	1	1195.1	1195.1				NOT TO BE SOLD	2	21511.8
3	5017	1	2357.56	2357.56				NOT TO BE SOLD	2	42436.08
4	5018	1	1084.01	1084.01				NOT TO BE SOLD	2	19512.18
5	5019	1	3445.78	3445.78				NOT TO BE SOLD	2	62024.04
	TOTAL	5		21295.65						586435.0104
			IN ACRES	4.40						

5 No. of INDUSTRIAL PLOTS IN Part 1 Sector 66A =4.40 acres ---B1

PROMOTERS:-
JANTA LAND PROMOTERS LTD
CORP. OFFICE: S.C.O- 39-42, SECTOR-82, S.A.S NAGAR

A) COMMERCIAL PROVIDED :-

A)	COMMERCIAL PROVIDED		
Sr No	COMMERCIAL SITE NO.	AREA (in Acres)	FAR Provided (in sq ft)
1	Commercial Site 202 (Partial Site)	6.92	918849.9
2	Commercial Site 203 (Partial Site)	0.18	276923.4
3	Commercial Pocket II	1.17	119098.61
4	Commercial Pocket III	0.71	88442
5	Commercial Pocket III A	1.21	158400
6	Commercial Area under Residential pocket I Falcon View	0.18	7600
7	Commercial Area under Residential pocket 2C2 Sky Garden	0.05	2300
8	Commercial Area under Residential pocket 2A Galaxy Height	0.013	550
	Total Commercial in Part 1 Sec 66A	10.433	1572163.91

---A1

C) ADDITIONAL ACTIVITIES ALLOWED AS PER SUPER MEGA POLICY (30% of the industrial area) = 46.51 acres (46.51 Acres)

- Pocket I (Hotel Site I) = 7.56 ACRES
- Hotel 1 = 4459.96 sq. yds (0.92 ACRES)
- Hotel 2 = 4037.92 sq. yds (0.83 ACRES)
- Hotel 3 = 4000.00 sq. yds (0.82 ACRES)
- Institutional Site 1 = 7091.69 sq. yds (1.47 ACRES)
- Institutional Area = 0.52 ACRES
- Religious Building = 0.56 ACRES

TOTAL AREA PROVIDED UNDER INSTITUTIONAL IN Part 1 Sector - 66A = 12.68 ACRES ---C1

G) RESIDENTIAL COMPONENT

G)	RESIDENTIAL COMPONENT		
Sr No	RESIDENTIAL COMPONENT	AREA (in Acres)	FAR Provided (in sq ft)
1	POCKET I	34.02	4445733.6
2	POCKET 2A	4.22	459000
3	POCKET 2B	3.59	406589.04
4	POCKET 2C2	6.21	811522.8
	Total	48.04	6122845.44

TOTAL AREA PROVIDED UNDER RESIDENTIAL IN Part 1 Sector 66A = 48.04 acres ---G1

H) PARKS IN Part 1 Sector 66A = 0.63 Acres ---H1

AREA UNDER PARKS			
S. NO	PARK DETAILS	NO.	AREA IN S.Q. YDS
1	PARK 19	1	1075
2	PARK 20	1	1988.89
	TOTAL	2	3063.89
	IN ACRES		0.63

I) RESERVED AREAS IN Part 1 Sector 66A

LIST OF RESERVED AREAS			
S.NO.	RESERVED AREA	NO.	AREA IN SQ. YDS
1	R.A.1	1	471.15
2	R.A.2	1	620.58
3	R.A.3	1	2217.20
4	R.A.3.1	1	726.00
5	R.A.20	1	3833.40
	TOTAL	5	7868.33
	IN ACRES		1.63

RESERVED AREAS IN Part 1 Sector 66A = 1.63 acres ---I1

J) Area provided under S.T.P in Part 1 Sector 66A = 1277.01 sq. yds = 0.26 acres

Area provided under WATER WORKS in Part 1 Sector 66A = 546.40 sq. yds

TOTAL AREA = 1823.41 sq yds ---J1

TITLE:- REVISED LAYOUT PLAN
Part 1 Sector - 66A

ARCHITECT :-

For JANTA LAND PROMOTERS LTD.
Ar. Kiran Ahluwalia
CA No. 3431

OWNER:-
For JANTA LAND PROMOTERS PVT. LTD.
AUTHORISED SIGNATORY

For JANTA LAND PROMOTERS PVT. LTD.
AUTHORISED SIGNATORY

SCALE:- N.T.S
DATE:- 08.08.2023
ORIENTATION
DRAWING NO :-DC/TP/JLPL/LP/15.1
DEALT BY:- Ar. SAKSHI SAINI

DHAM CONSULTANTS
ARCHITECT & PLANNERS,
PLOT No.- 1253, SECTOR-82,
S.A.S NAGAR (MOHALI)
PHONE NO. 2970917

FOR CALCULATIONS PURPOSE ONLY
Vide Letter No. 1978-STP(SAS) SS-11(GR) Dated 03/09/2024
Senior Town Planner S.A.S. Nagar

APPROVED
Vide Letter No. 2207-STP(SAS) SS-11(GR) Dated 14-10-2024
Senior Town Planner S.A.S. Nagar