REVISED SCHEME OF M K INDUSTRIAL PARK AT RAJPURA, PUNJAB

(UNDER INDUSTRIAL POLICY DATED - 19.06.2019 DULY NOTIFIED BY HUD / DO. PUNJAB , REVISED ON - 04.07.2023.)
(VILLAGE - MEHMADPUR)
(47.4676 ACRE SCHEME)

PROMOTERS :-

M/S MAHAKALI ELEVATIONS ESTATES PVT. LTD

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AREA STATEMENT :-

GROSS SCHEME AREA OF LAND (227-00 bigha - 17 biswa) (Deduction made as per revised layout plan vide Memo 2107/Pun/31-03/2021, dated - 03.06.2023)		2,29,743.43 syd. 47.4676 ACRE 19.2176 HECTARE
NET SCHEME AREA (PLANNED) 2,29,743.43 - (2,319.11) = 2,27,424.32 syd. (227-17-00) gross scheme area (00-39-08) area contributed for road widening (226-18-12) net scheme area		2,27,424.32 syd. 46.9885 ACRE 19.0237 HECTARE
GROSS SALEABLE AREA	:	1,50,201.83 syd. 31.0336 ACRE (66.045%)
INDUSTRIAL ZONE :	1,46,564.14 syd. (64.445%)	Acres 30.2818
Ind. Plots	: 1,24,000.85 syd. (54.534%)	25.6200
Resd. Area	: 22,563.29 syd. (09.921%)	4.6618
RESD. AREA FOR COMM. DEVELOPMENT (1.600%)	3,637.69 syd.	0.7516
PHASE - 2 Resd. Area for commercial development	3,637.69 syd. (1.600%) (50% of parking = 9,094.22 sqrt)	0.7516
AREA UNDER ROADS, PARKS AND PUBLIC AMENITIES	: 77,222.49 syd. 15.9551 ACRE (33.955%)	

	sqyds	acres	Nos
Green strips	2,093.82 (0.916%)	0.4305	05
Site resd. for (solid waste management) (1001)	861.07 (0.379%)	0.1779	01
ESS (1002)	1,007.73 (0.442%)	0.2082	01
Site resd. for STP (1003)	1,355.64 (0.596%)	0.2802	01
Site resd. for ETP (1001)	2,529.25 (1.112%)	0.5226	01
Water Works (1004)	529.17 (0.232%)	0.1093	01
Roads & open spaces	68,855.81 (30.278%)	14.2264	

- TOTAL NO. OF PLOTS : 142
  INDUSTRIAL : 142
  Ind. Plots
- TOTAL POPULATION (Max.) : 3,564
  i) Residential zone : Nil
  ii) Industrial zone : 3,564
  1,46,564.14 x 3.25 x 1.5 % (no. comp. permissible)= 10,553.85 syd. (max. 7%)
  65,553.85 syd. equates with 20.02 persons per 230 sqyd.
  hence 3564 x 10.1 = 3,600
- DENSITY OF POPULATION / ACRE : 75.85 (= 303 max. persons/ac)
  (3,564 ÷ 46.9885)

NOTE : "X" REMOVED - 100% SCHEME LAND OWNED BY PROMOTERS.

SALE RESTRICTION NOTE WITHDRAWN SINCE CONSENT LETTER CONVERTED INTO REGISTERED SALE DEEDS OF 12 BIGHA LAND.

NOTE
THIS DRAWING SUPERSEDES DRG. NO. 02R-1 dated - 17/05/2023

REVISIONS

S.No.	Date	Particulars
1	26.06.2024	Green strip 5 mt. wide along ESS / Solid waste management site highlighted , gate positions of plots deleted , dividers of 60' wide roads withdrawn as pointed out by TP Deptt.

PROMOTERS | ARCHITECT | COMP AUTHORITY

(kunya kant)

kant and associates
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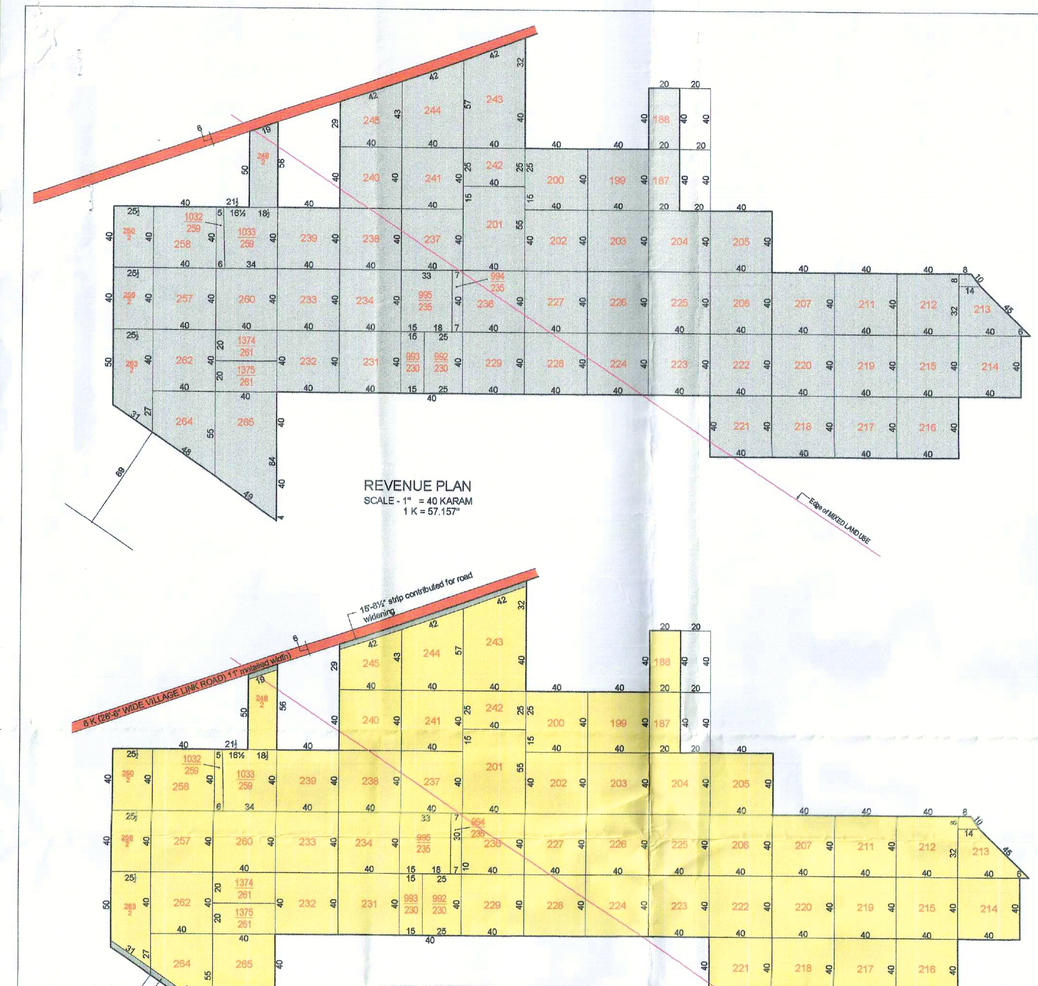
consulting architects, interior designers, urban designers, landscape architects, environment designers and planners

CORPORATION DRAWING

LAYOUT PLAN

Scale	Project	Drawing no.
1" =50'-0"	ka cd (OMG / MEEPL)	02 R-1
	IND. PARK RAJPURA	

Concept	Design	Dwgt	Drawn	Checked	Date
s.kant	s.kant	anurodha	anurodha	s.kant	01/08/2024



REVENUE PLAN
DETAILS OF OWNERSHIP OF PROMOTERS & ACQUISITION BY VIRTUE OF CONSENT LETTERS.

LEGEND	B - B	%
GROSS SCHEME AREA	227 - 17 - 00	
AREA OWNED BY THE PROMOTERS	227 - 17 - 00	100%
AREA ACQUIRED BY VIRTUE OF CONSENT LETTERS	00 - 00 - 00	Nil
TOTAL	227 - 17 - 00 (46.87 Bigha)	100%
AREA CONTRIBUTED FOR ROAD WIDENING	00 - 39 - 08	
NET SCHEME AREA (Excluding area contributed for road widening) (227 - 17 - 00) - (00 - 39 - 08)	226 - 18 - 12 (46.6885 Bigha) (46.6885 Acre) (19.0237 Hect.)	

a) 10'-0" wide strip on main approach road as front side to achieve gross ROW of 110' i.e. approx correct width of 100' i.e. 9 + 6 on either sides.
500'-7" x 100.0" = 50,0 x 1 = 1 = 50,0

9 - 0 - 0
9.0(9.75) + 9/1.05 = 10.0(9.52) = 1.1 (0.2) = 1 - 02 - 1.36

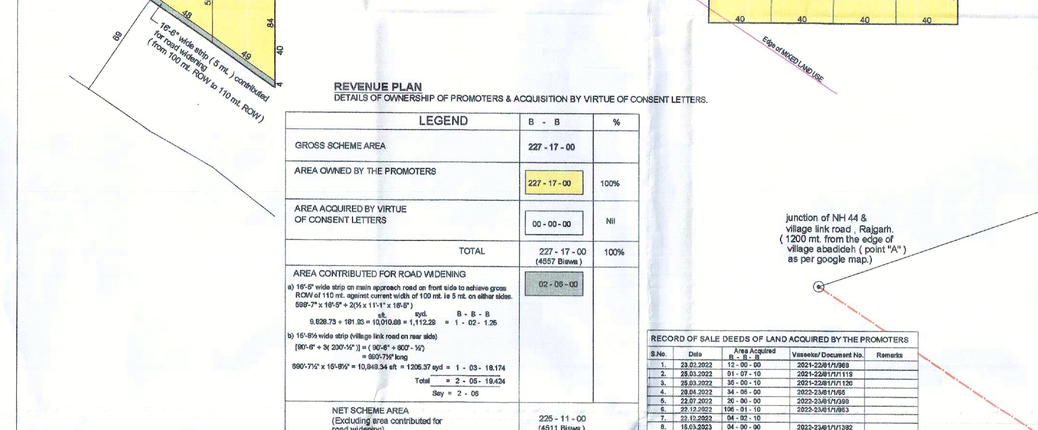
b) 10'-0" wide strip on other side as front side to achieve gross ROW of 110' i.e. approx correct width of 100' i.e. 9 + 6 on other sides.
500'-7" x 100.0" = 50,0 x 1 = 1 = 50,0

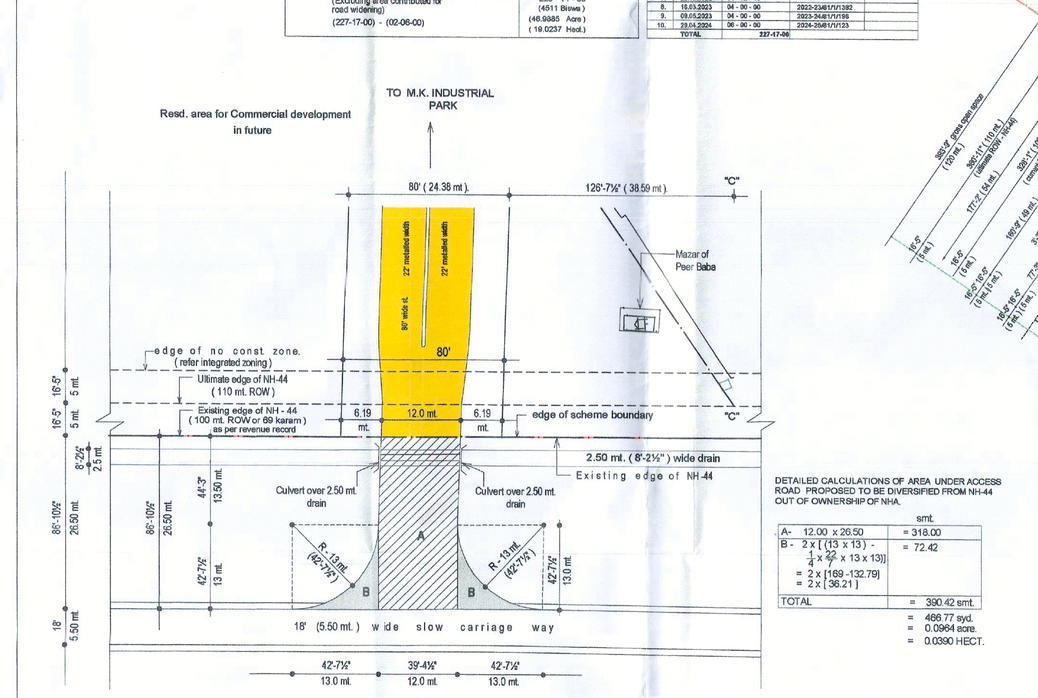
9 - 0 - 0
9.0(9.75) + 9/1.05 = 10.0(9.52) = 1.1 (0.2) = 1 - 02 - 1.36

(50'-0" x 1x 200'-0") + (50'-0" x 50,0') - 50,0'(Deduction)
500'-7" x 100.0" = 50,0x50,0x.45 = 1036.07 sqf = 1 - 03 - 18.17
Say = 2 - 00 - 18.04
Say = 2 - 00

NET SCHEME AREA (Excluding area contributed for road widening) (227 - 17 - 00) - (00 - 39 - 08) = 226 - 11 - 00 (46.6711 Bigha) (46.6885 Acre) (19.0237 Hect.)

RECORD OF SALE DEEDS OF LAND ACQUIRED BY THE PROMOTERS				
S.No.	Date	Area Acquired (in Bigha)	Vasseena/Document No.	Remarks
1.	22.01.2022	12 - 00 - 00	2021-22001/2022	
2.	28.01.2022	01 - 07 - 13	2021-22007/2022	
3.	28.01.2022	01 - 07 - 13	2021-22008/2022	
4.	28.01.2022	01 - 07 - 13	2021-22009/2022	
5.	28.01.2022	00 - 00 - 00	2021-22010/2022	
6.	28.01.2022	00 - 00 - 00	2021-22011/2022	
7.	28.01.2022	00 - 00 - 00	2021-22012/2022	
8.	28.01.2022	00 - 00 - 00	2021-22013/2022	
9.	10.03.2023	00 - 00 - 00	2023-23004/2023	
10.	10.03.2023	00 - 00 - 00	2023-23005/2023	
11.	20.03.2023	00 - 00 - 00	2023-23006/2023	
12.	20.03.2023	00 - 00 - 00	2023-23007/2023	
	TOTAL	12 - 00 - 00		



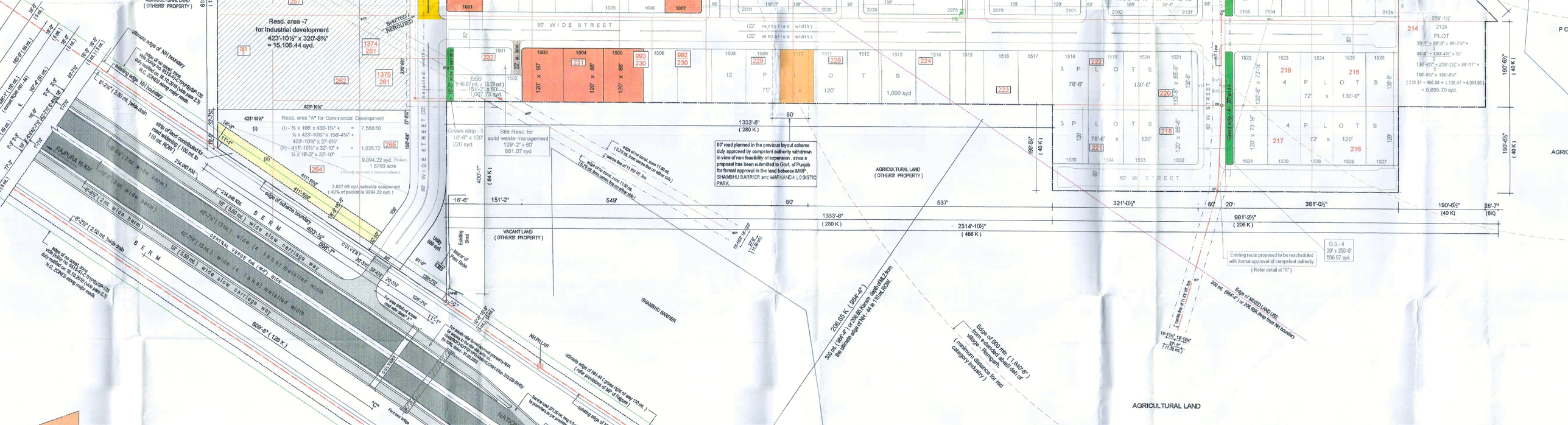


DETAIL AT " X "

AREA UNDER ACCESS ROAD FROM THE EDGE OF SLOW CARRIAGE WAY

DETAILED CALCULATIONS OF AREA UNDER ACCESS ROAD PROPOSED TO BE DIVERSIFIED FROM NH-44 OUT OF OWNERSHIP OF NHAI.

		unit
A -	12.00 x 26.50	= 318.00
B -	2 x [(33 x 13) - (1/2 x 6 x 13 x 13)]	= 72.42
	= 2 x [429 - 132.79]	
	= 2 x [36.21]	
TOTAL		= 390.42 sqmt.
		= 466.77 syd.
		= 0.0964 acre.
		= 0.0390 HECT.


REVISED LAYOUT PLAN SUPERIMPOSED WITH REVENUE PLAN
GATI FACTORY
CULVERT
Village Ishar road (width 18 mt.)
Edge of NH-44 (100' ROW) as per revenue record
Edge of NH-44 (110' ROW) as per integrated zoning
15'-0" wide strip contributed by the promoter for road widening to 50'.
To Village Rajgarh
Junction of NH 44 & village link road - Rajgarh (1200 mt. from the edge of village abadidah (point "A") as per google map)
VILLAGE RAJGARH
POND
AGRICULTURAL LAND
Resd. area -7 for Industrial development 423'-10½" x 320'-6½" = 15,105.44 syd.
Resd. area "X" for Commercial Development
Site Resd. for solid waste management 1001 2/- 861.07 syd.
Site Resd. for ESS 1002 2/- 1,007.73 syd.
Site Resd. for STP 1003 2/- 1,355.64 syd.
Site Resd. for ETP 1001 2/- 2,529.25 syd.
Water Works 1004 2/- 529.17 syd.
Site Resd. for ESS 2,329.25 syd.
Site Resd. for STP 1,355.64 syd.
Site Resd. for ETP 861.07 syd.
Site Resd. for Water Works 529.17 syd.
Resd. Area - 1 9'-9" x 30'-6" = 300' x 27'-3" 360.04 syd.
Resd. Area - 2 216' x 3'-7" 654 syd.
Resd. Area - 3 425'-10" x 221'-3" = 209' x 1'-10" 1,206.03 syd.
Resd. Area - 4 67'-10" x 190'-6" = 190'-6" x 42'-0½" 2,398.10 syd.
Resd. Area - 5 154'-6½" x 47' = 200'-7" x 89'-7½" 2,403.03 syd.
Resd. Area - 6 11'-6" x 60'-2" x 60'-6" 466.15 syd.
Resd. Area - 7 3,637.69 syd.
Resd. Area - 8 1,206.03 syd.
Resd. Area - 9 1,206.03 syd.
Resd. Area - 10 2,403.03 syd.
Resd. Area - 11 2,403.03 syd.
Resd. Area - 12 2,398.10 syd.
Resd. Area - 13 2,398.10 syd.
Resd. Area - 14 2,403.03 syd.
Resd. Area - 15 2,403.03 syd.
Resd. Area - 16 2,398.10 syd.
Resd. Area - 17 2,398.10 syd.
Resd. Area - 18 2,403.03 syd.
Resd. Area - 19 2,403.03 syd.
Resd. Area - 20 2,398.10 syd.
Resd. Area - 21 2,398.10 syd.
Resd. Area -