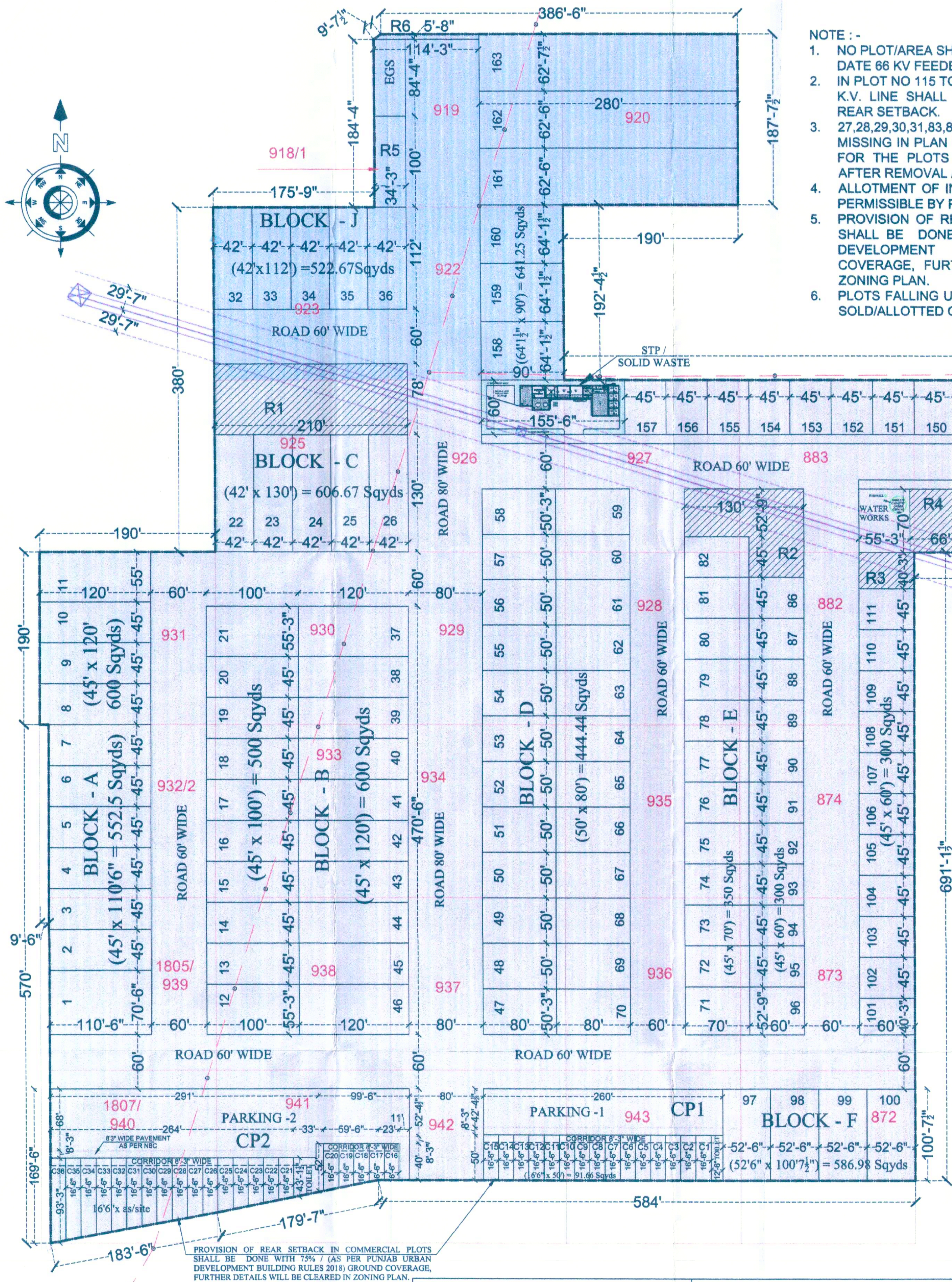
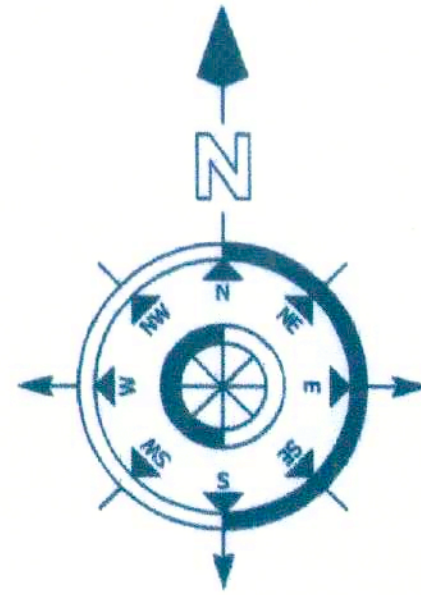
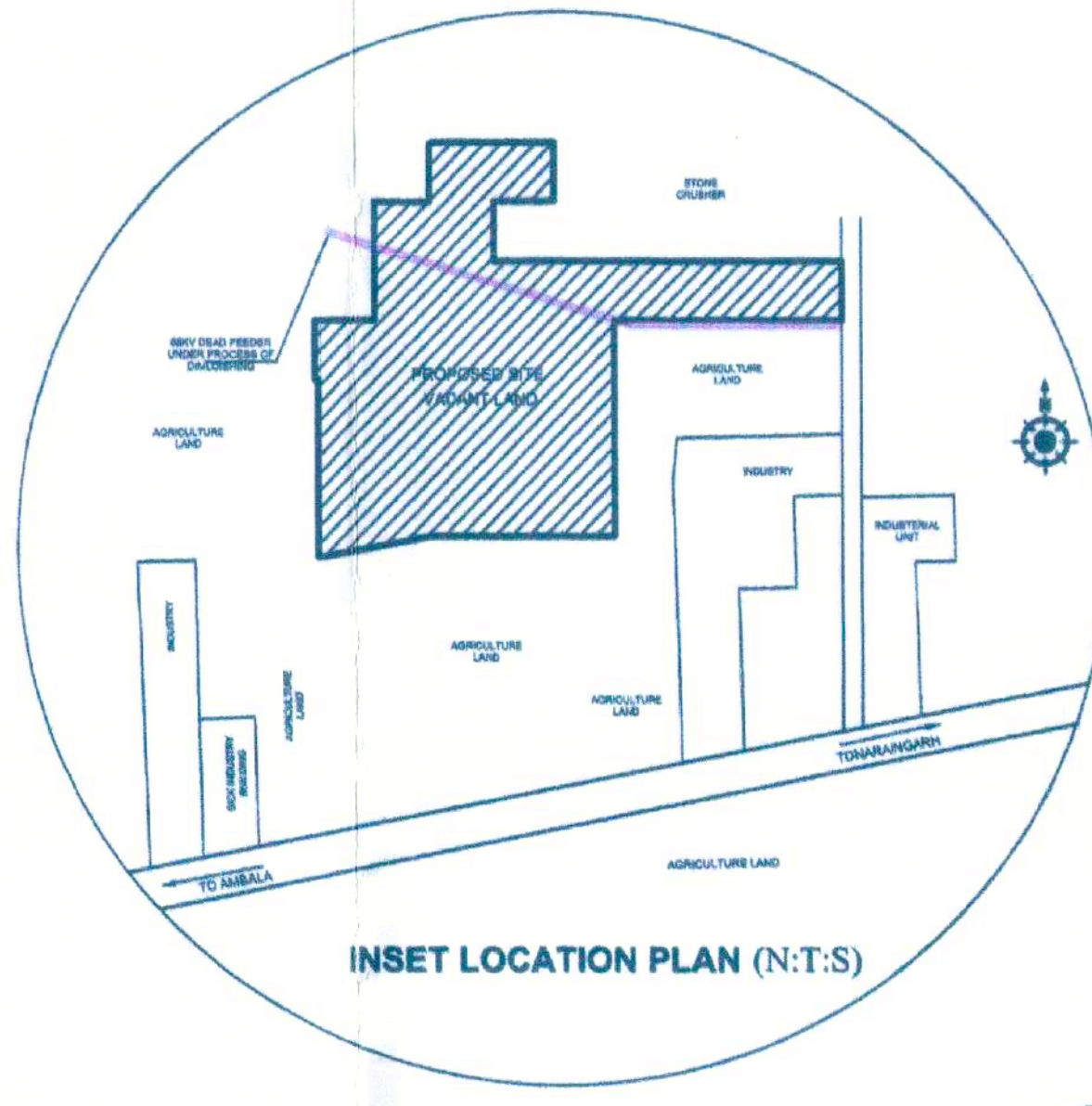




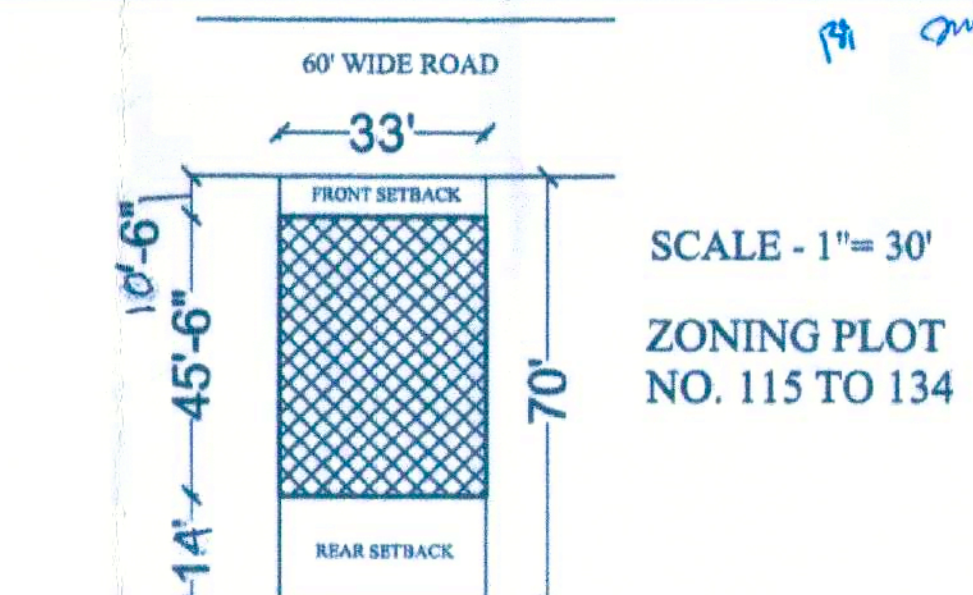
NOTE :-

1. NO PLOT/AREA SHOWN IN [shaded area] SHALL BE SOLD TILL DATE 66 KV FEEDER LINE IS REMOVED.
2. IN PLOT NO 115 TO 134 AREA UNDER SAFETY ZONE OF 66 K.V. LINE SHALL BE MAINTAINED IN ZONING PLAN AS REAR SETBACK.
3. 27,28,29,30,31,83,84,85,112,113,114 PLOT NUMBER ARE MISSING IN PLAN BECAUSE IT HAS BEEN KEPT RESERVE FOR THE PLOTS TO BE PLANNED IN RESERVE AREA AFTER REMOVAL / DEMOLITION OF H.T. LINE.
4. ALLOTMENT OF INDUSTRIAL PLOTS SHALL BE DONE AS PERMISSIBLE BY P.P.C.B. PUNJAB.
5. PROVISION OF REAR SETBACK IN COMMERCIAL PLOTS SHALL BE DONE WITH 75% (AS PER PUNJAB URBAN DEVELOPMENT BUILDING RULES 2018) GROUND COVERAGE, FURTHER DETAILS WILL BE CLEARED IN ZONING PLAN.
6. PLOTS FALLING UNDER 11 K.V. ELECTRIC LINES WILL BE SOLD/ALLOTTED ONLY AFTER SHIFTING OF THESE LINES.



66KV DEAD FEEDER UNDER PROCESS OF DIMOLISHING
18M WIDE NO CONSTRUCTION SAFETY ZONE TO BE MAINTAINED TILL LINE IS DIMOLISHED

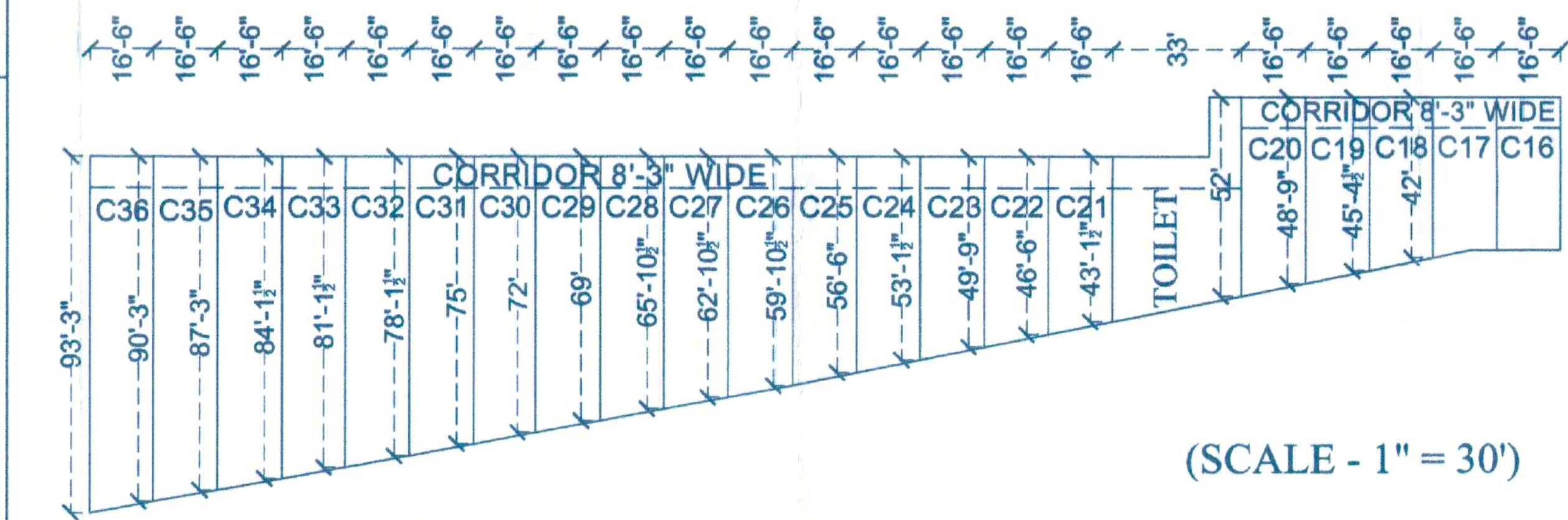
APPROVED
Vide Letter No. 1130/CT/2021/CT-63
Date: 22-07-2021
Chief Town Planner
Punjab, Chandigarh



Plot Size = 33' x 70' = 2310 Sqft
Permissible Ground Coverage = 1501.5 Sqft (65%)
Zoned Area = 1501.5 Sqft (65%)
Front Setback = 10'6"
Rear Setback = 14'0"
Note:- As per Table no. 18 of (Amended upto date) Punjab Urban Development Building Rules 2018

AREA IN OWNERSHIP AND POSSESSION OF M/S ORBIT APARTMENT CONSTRUCTION PVT. LTD. AS 100 % SHARE
AREA IN OWNERSHIP / SHARE OF M/S ORBIT APARTMENT CONSTRUCTION PVT. LTD. AS POSSESSION OF OWN SHARE IN THE MUSTERKA KHATA
KHASRA LINE

TABLE - A (Area Detail Commercial Plots (C16-C36))									
Plot No.	Width (Ft)	Length 1 (Ft)	Length 2 (Ft)	Area Of Each Plot (SqYds)	Width (Ft)	Length 1 (Ft)	Length 2 (Ft)	Area Of Each Plot (SqYds)	Width (Ft)
C16	16	6	40	0	40	0	73.33		
C17	16	6	40	0	42	0	75.17		
C18	16	6	42	0	45	4.5	80.09		
C19	16	6	45	4.5	48	9	86.28		
C20	16	6	48	9	52	0	92.35		
C21	16	6	43	1.5	46	6	82.16		
C22	16	6	46	6	49	9	88.23		
C23	16	6	49	9	53	1.5	94.30		
C24	16	6	53	1.5	56	6	100.49		
C25	16	6	56	6	59	10.5	106.68		
C26	16	6	59	10.5	62	10.5	112.52		
C27	16	6	62	10.5	65	10.5	118.02		
C28	16	6	65	10.5	69	0	123.64		
C29	16	6	69	0	72	0	129.25		
C30	16	6	72	0	75	0	134.75		
C31	16	6	75	0	78	1.5	140.36		
C32	16	6	78	1.5	81	1.5	145.98		
C33	16	6	81	1.5	84	1.5	151.48		
C34	16	6	84	1.5	87	3	157.09		
C35	16	6	87	3	90	3	162.71		
C36	16	6	90	3	93	3	168.21		
Total Area (in SqYds)				2423.09					



(SCALE - 1" = 30')

DETAILED ZOOM PLAN FOR COMMERCIAL PLOTS (C16-C36)

SHEET TITLE :-
KHASRA PLAN SUPER-IMPOSE LAYOUT PLAN

DRAWING NO :
WCA /P/0R-4/R2

ORBIT INDUSTRIAL PARK
PROPOSED PLAN OF INDUSTRIAL PARK OF M/S ORBIT APARTMENT CONSTRUCTION PVT. LTD. AT AMBALA NARAINGARH HIGHWAY, VILL - HAMAYUPUR, TEH. - DERABASSI, S.A.S NAGAR

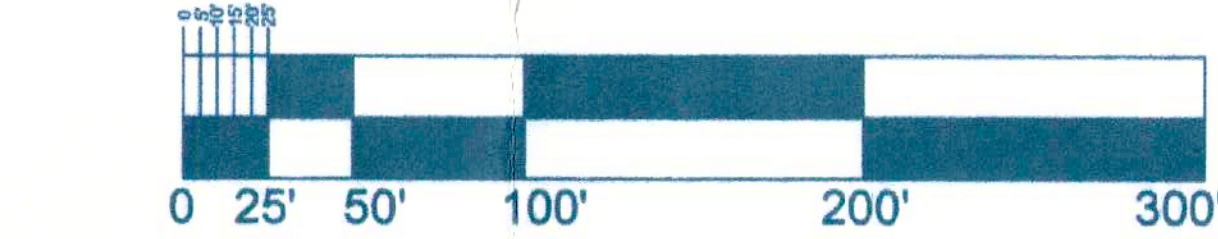
TOTAL LAND AREA 121B - 8 Bi or 1,22,411.6 SqYds or 25,291.66 Acres

AREA DETAIL				
Total Land Area	A	122411.60	SqYds	100%
Total area of commercial pocket	B	3798.09	SqYds	3.103%
Total Area of Industrial Pocket C = (A - B)		118613.51	SqYds	96.90%

SCHEDULE OF PLOTS AND AREA ANALYSIS						
Plot Number	No. of Plots	Width (Ft)	Length (Ft)	Area Of Each Plot (SqYds)	Total Area (SqYds)	
Industrial Plots						
1	1	70	8	865.58	865.58	
2	7	45	0	552.50	3867.50	
8	10	3	45	600.00	6000.00	
11	1	55	0	733.33	733.33	
12	1	55	3	613.89	613.89	
13	20	8	45	500.00	10000.00	
21	1	55	3	613.89	613.89	
22	26	5	42	608.67	15821.42	
32	36	5	42	522.67	18816.12	
37	1	55	3	736.67	736.67	
38	45	8	45	600.00	27000.00	
46	1	55	3	736.67	736.67	
47	1	50	3	446.67	446.67	
48	57	10	50	444.44	25222.22	
58	1	50	3	446.67	446.67	
59	1	50	3	446.67	446.67	
60	69	10	50	444.44	30666.66	
70	1	50	3	446.67	446.67	
71	1	52	9	410.28	410.28	
72	82	11	45	350.00	28700.00	
86	95	10	45	300.00	28500.00	
96	1	52	9	351.67	351.67	
97	100	4	52	586.98	58698.00	
101	1	40	3	268.33	268.33	
102	111	10	45	300.00	33300.00	
115	133	19	33	256.67	34030.11	
134	1	32	3	250.83	250.83	
135	157	23	45	300.00	47100.00	
158	160	3	64	641.25	102600.00	
161	162	2	62	1944.44	311111.11	
163	1	62	7.5	1948.33	1948.33	
Total of Industrial Plots	152				67553.92	

OF PROJECT AREA									
Commercial Plots	55.19	%	OF PROJECT AREA	56.95	%	OF INDUSTRIAL POCKET			
C1 TO C15	15	16	6	50	0	91.67	1375.00		
C16 TO C36	21					2423.09			
Total of Commercial Plots							3798.09		
Total of Plotted / saleable area							71352.01	56.29%	
Reserved Area / Plots									
R1	1	210	0	78	0	1820.00	1820.00		
R2	1	130	0	52	9	761.94	761.94		
R3	1	45	0	60	0	300.00	300.00		
R4	1	40	3	60	0	268.33	268.33		
R5	1	66	0	70	0	513.33	513.33		
R6	1	34	3	100	0	380.56	380.56		
Total of Reserved Area / Plots							4113.87	3.36%	
Sewer Treatment Plant / Solid Waste									
E G S	155	6	60	0		1036.67	0.85%		
Water works	34	3	84	4		320.94	0.26%		
Area of Roads , Parking and other open spaces	55	3	70	0		429.72	0.35%		
							45158.40	36.89%	
							122411.60	100.00%	

SCALE :



SCALE : 1"=55'

DATE: 25/12/2020

APPLICANT

ARCHITECT



WALIA CREATIVE ARCHITECT
Urban designer , Int. designer , Valuer , Project Consultant
NEAR MADHU NURSING HOME PASSY ROAD PATIALA
780 SECTOR 91 MOHALI , CHANDIGARH
MOBILE:- 9815136084, 0175-5120512
E MAIL : WALIAARCHITECTS@GMAIL.COM