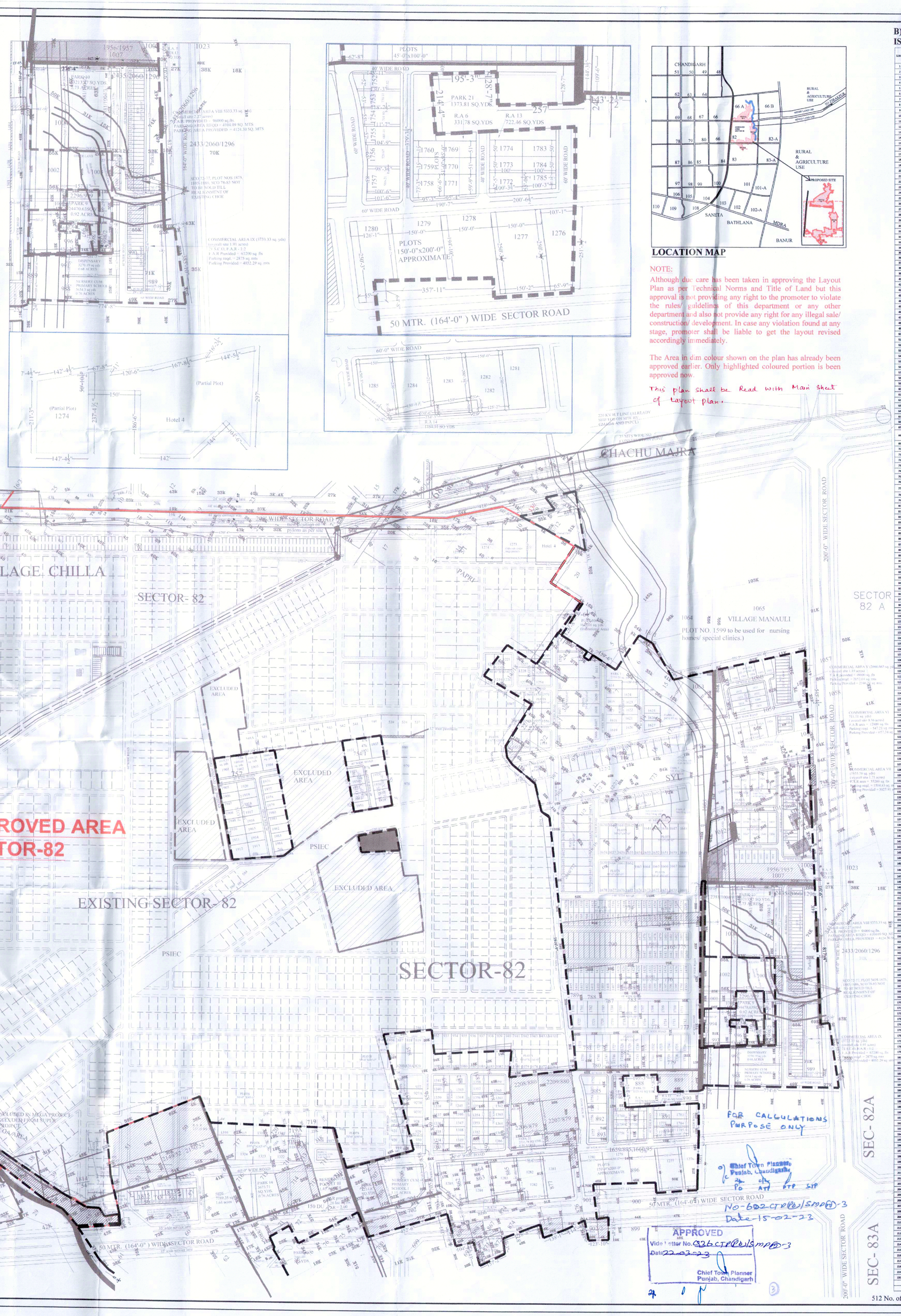
REVISED LAYOUT PLAN FOR SUPER MEGA MIXED USE INTEGRATED INDUSTRIAL PARK PROJECT OF JANTA LAND PROMOTERS PVT. LTD AT SECTOR 66A, 82 & 83 SAS NAGAR

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

LEGEND :-

	RESIDENTIAL AREA APPROVED
	INSTITUTIONAL AND PUBLIC BUILDING APPROVED
	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
	NEW ADDED and CHANGES INDUSTRIAL PLOTS
	COMMERCIAL AREA ADDED



LOCATION MAP

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.

B) INDUSTRIAL PLOT IN Part 2 Sector 82 IS AS PER LIST ATTACHED ALONGSIDE

S.NO.	PLOT NO	NO. OF PLOTS	AREA IN SQ.YDS	TOTAL AREA IN SQ.YDS.	AREA UNDER SUPER MEGA INDUSTRIAL PROJECT	AREA UNDER MEGA INDUSTRIAL PROJECT	TOTAL PLOT AREA	REMARKS
1	756	1	540	540	540	498.52	500	CLEAR PLOT
2	853	1	82.00	82.00	82.00	427.05	500	CLEAR PLOTS
3	856-857,858A,859B	7	500.00	3500.00				CLEAR PLOTS
4	859C	1	351.14	351.14	351.14	148.84	500	CLEAR PLOTS
5	862	1	31.67	31.67	31.67	585.55		NOT TO BE SOLD
6	862	1	281.76	281.76	281.76	218.24		NOT TO BE SOLD
7	864	1	230.04	230.04	230.04	275.96	500	CLEAR PLOTS
8	864A	1	569.45	569.45	569.45	330.55	900	CLEAR PLOTS
9	864G	1	31.92	31.92	31.92	598.75		CLEAR PLOT
10	918	1	71.63	71.63	71.63	428.37	500	NOT TO BE SOLD
11	917	1	475.39	475.39	475.39	24.72	500	NOT TO BE SOLD
12	918	1	582.35	582.35	582.35	82.65	665.0	CLEAR PLOTS
13	919	1	111.54	111.54	111.54	476.47	588.01	NOT TO BE SOLD
14	922	1	21.94	21.94	21.94	528.56	550	CLEAR PLOT
15	923	1	105.54	105.54	105.54	444.46	550	CLEAR PLOT
16	924	1	182.28	182.28	182.28	357.74	540	CLEAR PLOTS
17	925	1	281.93	281.93	281.93	268.07	550	CLEAR PLOTS
18	926	1	550.18	550.18	550.18	155.92	706.1	CLEAR PLOTS
19	927	1	792.50	792.50				CLEAR PLOTS
20	927A,927B,927C	3	550.00	1650.00	550			CLEAR PLOTS
21	928	1	546.00	546.00	546.00	3.22	550	CLEAR PLOT
22	929	1	485.07	485.07	485.07	64.93	550	CLEAR PLOT
23	930	1	367.48	367.48	367.48	182.52	550	CLEAR PLOT
24	931	1	375.37	375.37	375.37	143.92	518.29	NOT TO BE SOLD
25	937A4	1	138.00	138.00	138	377	515	CLEAR PLOT
26	1081	1	426.93	426.93	426.93	212.9	639.83	CLEAR PLOT
27	1082	1	573.36	573.36	573.36	66.17	639.53	CLEAR PLOT
28	1083	1	562.42	562.42	562.42	76.31	638.73	CLEAR PLOT
29	1084	1	566.47	566.47	566.47	39.26	637.73	CLEAR PLOT
30	1085	1	594.41	594.41	594.41	103.52	637.73	CLEAR PLOT
31	1086	1	520.67	520.67	520.67	117.06	637.73	CLEAR PLOT
32	1087	1	506.73	506.73	506.73	131	637.73	CLEAR PLOT
33	1088	1	491.86	491.86	491.86	145.87	637.73	CLEAR PLOT
34	1089	1	444.37	444.37	444.37	193.36	637.73	CLEAR PLOT
35	1210	1	284.53	284.53	284.53	215.47	500	CLEAR PLOTS
36	1219	1	469.53	469.53	469.53	30.47	500	CLEAR PLOTS
37	1220	1	500.00	500.00				CLEAR PLOTS
38	1223	1	500.00	500.00				CLEAR PLOTS
39	1223	1	431.87	431.87	431.87	68.03	500	CLEAR PLOTS
40	1223	1	500.00	82.15	82.15	417.85	500	CLEAR PLOTS
41	1230	1	95.35	95.35	95.1	404.9	500	CLEAR PLOT
42	1237	1	455.44	455.44	455.44	44.56	500	CLEAR PLOT
43	1238	1	500.00	500.00				CLEAR PLOTS
44	1239, 1240	2	500.00	1000.00	562	0	1100	CLEAR PLOTS
45	1241	1	500.00	500.00	500	0	500	CLEAR PLOT
46	1246	1	432.30	432.30	432.3	67.5	500	CLEAR PLOT
47	1251	1	294.77	294.77	294.77	245.23	500	CLEAR PLOTS
48	1254	1	54.23	54.23	54.23	445.67	500	CLEAR PLOTS
49	1276	1	2945.14	2945.14				CLEAR PLOT
50	1277	1	4171.28	4171.28				CLEAR PLOT
51	1278	1	3299.60	3299.60				CLEAR PLOT
52	1279	1	3145.41	3145.41				CLEAR PLOT
53	1280	1	2988.14	2988.14				CLEAR PLOT
54	1281	1	4144.47	4144.47				CLEAR PLOT
55	1282	1	4090.41	4090.41				CLEAR PLOT
56	1283	1	3401.42	3401.42				CLEAR PLOT
57	1284	1	3753.83	3753.83				CLEAR PLOT
58	1285	1	3574.27	3574.27				CLEAR PLOT
59	1287	1	887.61	887.61	887.61	396.53	1284.14	CLEAR PLOTS
60	1317	1	595.85	595.85	595.85	398.59	1194.44	CLEAR PLOTS
61	1318	1	594.44	594.44	594.44	599.98	1194.42	CLEAR PLOTS
62	1319	1	594.87	594.87	594.87	599.57	1194.44	CLEAR PLOTS
63	1320	1	575.86	575.86	575.86	1054.58	1194.44	CLEAR PLOTS
64	1321	1	1106.05					NOT TO BE SOLD
65	1322-1324	3	1744.44	4783.32				CLEAR PLOT
66	1325	1	1408.30	1408.30				NOT TO BE SOLD
67	1326,1327	2	407.00	814.00			812	CLEAR PLOT
68	1328-1336, 1337-1340, 1341-1349, 1351-1355, 1356, 1358-1364, 1366-1369-1394	39	500.00	19500.00				CLEAR PLOT
69	1365-1365	1	500.00	500.00				CLEAR PLOT
70	1365, 1366	2	500.00	1000.00				CLEAR PLOT
71	1371	1	500	500				CLEAR PLOT
72	1372	1	500	500				CLEAR PLOT
73	1387	1	500	500				CLEAR PLOT
74	1388	1	500	500				CLEAR PLOT
75	1389	1	500	500				CLEAR PLOT
76	1390	1	500	500				CLEAR PLOT
77	1393-1394,1435-1438, 1441-1442,1473-1480,1508-1511	57	250.00	14250.00				CLEAR PLOTS
78	1413	1	250.00	250.00				CLEAR PLOTS
79	1416	1	176.12	176.12				NOT TO BE SOLD
80	1417	1	184.34	184.34				NOT TO BE SOLD
81	1418	1	192.76	192.76				NOT TO BE SOLD
82	1419	1	202.80	202.80				NOT TO BE SOLD
83	1420	1	213.22	213.22				NOT TO BE SOLD
84	1421	1	223.64	223.64				NOT TO BE SOLD
85	1422	1	233.96	233.96				NOT TO BE SOLD
86	1423	1	244.38	244.38				NOT TO BE SOLD
87	1424-1425	2	250.00	500.00				NOT TO BE SOLD
88	1426-1440	2	250.00	500.00				CLEAR PLOTS
89	1441	1	250.00	250.00				CLEAR PLOTS
90	1442	1	172.00	172.00				NOT TO BE SOLD
91	1475	1	260.57	260.57				NOT TO BE SOLD
92	1485	1	46.30	46.30				NOT TO BE SOLD
93	1486	1	65.51	65.51				NOT TO BE SOLD
94	1487	1	45.05	45.05				NOT TO BE SOLD
95	1488	1	45.08	45.08				NOT TO BE SOLD
96	1489	1	45.06	45.06				NOT TO BE SOLD
97	1490	1	45.05	45.05				NOT TO BE SOLD
98	1491	1	45.04	45.04				NOT TO BE SOLD
99	1492	1	43.53	43.53				NOT TO BE SOLD
100	1493	1	44.88	44.88				NOT TO BE SOLD
101	1494	1	56.12	56.12				NOT TO BE SOLD
102	1495	1	63.97	63.97				NOT TO BE SOLD
103	1496	1	75.2	75.2				NOT TO BE SOLD
104	1497	1	81.4	81.4				NOT TO BE SOLD
105	1498	1	91.61	91.61				NOT TO BE SOLD
106	1499	1	100.41	100.41				NOT TO BE SOLD
107	1500	1	112.01	112.01				NOT TO BE SOLD
108	1501	1	119.22	119.22				NOT TO BE SOLD
109	1502	1	128.42	128.42				NOT TO BE SOLD
110	1504	1	141.83	141.83				NOT TO BE SOLD
111	1505	1	154.69	154.69				NOT TO BE SOLD
112	1506	1	165.25	165.25				NOT TO BE SOLD
113	1507	1	176.44	176.44				NOT TO BE SOLD
114	1507A	1	252.72	252.72				NOT TO BE SOLD
115	1507B	1	340.53	340.53				CLEAR PLOTS
116	1508H-1542	35	500.00	4900.00				CLEAR PLOTS
117	1543-1545	3	500.00	500.00				CLEAR PLOTS
118	1546,1548	2	500.00	1000.00				CLEAR PLOTS
119	1547	1	419.40	419.40	419.4	80.4	500	CLEAR PLOTS
120	1548	1	179.59	179.59	179.59	320.41	500	CLEAR PLOTS
121	1549	1	37.55	37.55	37.55	462.91	490.46	NOT TO BE SOLD
122	1550	1	316.06	316.06	316.06	23.72	337.78	NOT TO BE SOLD
123	1554	1	617.85	617.85				NOT TO BE SOLD
124	1555	1	666.98	666.98				CLEAR PLOTS
125	1555A	1	513.95	513.95				CLEAR PLOTS
126	1556, 1557, 1571, 1572	4	530.94	2122.18				CLEAR PLOTS
127	1558	1	476.23	476.23	476.23	54.10	530.34	CLEAR PLOT
128	1559	1	56.47	56.47	56.47	464.09	520.56	CLEAR PLOT
129	1567	1	15.99	15.99	15.99	504.57	520.56	CLEAR PLOT
130	1568	1	157.78	157.78	157.78	372.81	530.59	CLEAR PLOT
131	1569	1	860.31	860.31	860.31	175.25	530.56	CLEAR PLOT
132	1570	1	1000.00	1000.00				CLEAR PLOT
133	1601	1	1000.00	1000.00				CLEAR PLOT
134	1602-1604,1617	4	1000.00	4000.00				CLEAR PLOTS
135	1604	1	1229.56	1229.56				CLEAR PLOTS
136	1606	1	918.35	918.35				CLEAR PLOTS
137	1608-1610	3	1000.00	3000.00				CLEAR PLOTS
138	1611	1	1133.36	1133.36				CLEAR PLOTS
139	1614	1	500.00	500.00				CLEAR PLOTS
140	1615-1616,1621-1622	2	500.00	1000.00				CLEAR PLOTS
141	1619	1	762.38	762.38				CLEAR PLOTS
142	1620	1	587.18	587.18				CLEAR PLOTS
143	1624	1	500.00	500.00				CLEAR PLOTS
144	1625-1626	2	450.00	450.00				CLEAR PLOTS
145	1627	1	462.50	462.50				CLEAR PLOTS
146	1631-1637, 1639-1642, 1655-1665, 1671-1675-1678	19	500.00	2,600.00				CLEAR PLOTS
147	1651A	1	500	500				CLEAR PLOTS
148	1651B	1	500	500				CLEAR PLOT
149	1668	1	612.50	612.50				CLEAR PLOTS
150	1679-1696	18	500.00	9000.00				CLEAR PLOTS
151	1697A	1	446.00	446.00				CLEAR PLOTS
152	1697B	1	519.05	519.05				CLEAR PLOTS
153	1700	1	400.88	400.88				CLEAR PLOTS
154	1701-1721	21	500.00	10500.00				CLEAR PLOTS
155	1722	1	504.02	504.02				CLEAR PLOTS
156	1723	1	769.76	769.76				CLEAR PLOTS
157	1724-1736	13	510.00	6630.00				CLEAR PLOTS
158	1737-1746	6	500.00	3000.00				NOT TO BE SOLD
159	1747-1748	2	500.00	1000.00				CLEAR PLOT
160	1749-1758	6	500.00	3000.00				CLEAR PLOTS
161	1759	1	495.93	495.93				CLEAR PLOT
162	1760	1	767.51	767.51				CLEAR PLOT
163	1761	1	730.31	730.31				CLEAR PLOT
164	1762	1	701.49	701.49				CLEAR PLOT
165	1763	1	695.41	695.41				CLEAR PLOT
166	1764	1	729.67	729.67				CLEAR PLOT
167	1765	1	718.21	718.21				CLEAR PLOT
168	1766	1	737.57	737.57				CLEAR PLOT
169	1768-1769	1	538.33	1076.66				CLEAR PLOT
170	1769-1770	1	538.33	1076.66				CLEAR PLOT
171	1771	1	880.32	880.32				CLEAR PLOT
172	1772	1	852.50	852.50				CLEAR PLOT
173	1773-1774	2	855.95	1711.1				CLEAR PLOT
174	1780-1786	7	551.93	3115.1				CLEAR PLOT
175	1787	1	571.54	571.54				CLEAR PLOT
176	1812	1	5746.60	5746.60				NOT TO BE SOLD
177	1820	1	7789.70	7789.70				CLEAR PLOT
178	1821	1	500	500				CLEAR PLOT
179	1821-1825	5	500	2500				CLEAR PLOTS
180	1826	1	417.5	417.5				NOT TO BE SOLD
181	1827	1	354.82	354.82				NOT TO BE SOLD
182	1828-1831, 1852-1853	6	500	3000				CLEAR PLOTS
183	1832-1851	20	504.67	10133.34				CLEAR PLOTS
184	1854	1	500	500				CLEAR PLOT
185	1857	1	500	500				CLEAR PLOT
186	1858	1	500	500				CLEAR PLOTS
187	1860	1	500	500				CLEAR PLOT
188	1861	1	547	547				CLEAR PLOT
189	1862	1	558.61	558.61				CLEAR PLOT
190	1863	1	568.75	568.75				CLEAR PLOT
191	1864	1	578.92	578.92				CLEAR PLOT
192	1865	1	589.75	589.75				CLEAR PLOT
193	1866	1	511.65	511.65				CLEAR PLOT
194	1867	1	500	500				CLEAR PLOT
195	1868	1	500	500				CLEAR PLOTS
196	1869-1888	20	500	10000				CLEAR PLOTS
197	1889	1	638.22	638.22				NOT TO BE SOLD
198	1890	1	565.89	565.89				NOT TO BE SOLD
199	1891-1892	2	500	2000				CLEAR PLOTS
200	1893-1894	2	507.22	1014.32				CLEAR PLOTS
201	1895	1	250.18	250.18				CLEAR PLOTS
202	1895-1898	2	377.78	755.56				CLEAR PLOTS
203	1899-1901,1922-1924	6	500	4500				CLEAR PLOTS
204	1902-1905,1908-1909	6	607.08	3638.52				CLEAR PLOTS
205	1906-1907	1	500	2500				CLEAR PLOTS
206	1925-1929	5	500	2500				CLEAR PLOTS
207	1930-1934	5	250	2000				CLEAR PLOTS
208	1935-1939	4	250	1000				CLEAR PLOTS
209	1940	1	1019.13	1019.13				CLEAR PLOTS
210	1941	1	1205	1205				CLEAR PLOTS
211	1942	1	1306.13	1306.13				CLEAR PLOTS
212	1943	1	1306.13	1306.13				CLEAR PLOTS
213	1945-1951, 1953-1955	10	700	7000				CLEAR PLOTS
214	1952-1953	2	647.82	1295.64				CLEAR PLOTS
215	1956	1	1355.55	1355.55				CLEAR PLOTS
216	1957-1963	7	500	3500				CLEAR PLOTS
217	1964-1968	5	500	2500				CLEAR PLOTS
218	1969-1973	5	500	2500				CLEAR PLOTS
219	1974-1983	9	505	4500				CLEAR PLOTS
220	1984	1	602.11	602.11				CLEAR PLOTS
	TOTAL	513		234122.22				
	IN ACRES			56.72				

512 No. of INDUSTRIAL PLOTS IN Part 2 Sector 82 = 56.72 acres ---B2

A) COMMERCIAL PROVIDED :-

A)	COMMERCIAL PROVIDED		
Sr No	COMMERCIAL SITE NO.	AREA (In Acres)	FAR Provided (In sq ft)
1	COMMERCIAL POCKET IV	0.66	86400
2	COMMERCIAL POCKET V	0.55	48000
3	COMMERCIAL POCKET VI	0.15	12800
4	COMMERCIAL POCKET VII	0.4	35200
5	COMMERCIAL POCKET VIII	1.1	96000
6	COMMERCIAL POCKET IX	0.77	67200
	Total Commercial in Part 2 Sec 82	3.63	345600

---A2

C) ADDITIONAL ACTIVITIES ALLOWED AS PER SUPER MEGA POLICY (30% of the industrial area) = 45.306 acres

- Hotel 4 = 1.29 acres (Supermega)
  2.03 ACRES (Total Plot Area)
  (Area under Supermega 1.29 acres & under Mega project 0.74 acres)
- Institutional Plot No 5004= 0.26 acres (Supermega)
  1612.16 sq yds (0.33 ACRES) (Total Plot Area)
  (0.26 Acres in Supermega and rest 0.07 Acres in Mega)
- Institutional Plot No 1599 to be used for nursing homes/ special clinics
  = 1000 sq. yds (0.21 Acres)
- Nursery cum Primary School I = 1.11 Acres
- Nursery cum Primary School II = 0.76 Acres
- Dispensary = 0.68 Acres
- Grid Station = 0.93 Acres

TOTAL AREA PROVIDED UNDER INSTITUTIONAL IN Part 2 Sector 82
= 5.24 ACRES ---C2

G) RESIDENTIAL COMPONENT

G)	RESIDENTIAL COMPONENT		
Sr No	RESIDENTIAL COMPONENT	AREA (in Acres)	FAR Provided (in sq ft)
1	RESIDENTIAL POCKET III	1.45	126000
2	RESIDENTIAL POCKET VII (exclusively reserved for E.W.S)	2.16	112000
	Total	3.61	238000

TOTAL AREA PROVIDED UNDER RESIDENTIAL IN Part 2 Sector 82
= 3.61 acres ---G2

H) PARKS IN Part 2 Sector 82 = 10.29 Acres --H2

AREA UNDER PARKS			
S. NO	PARK DETAILS	NO.	AREA IN SQ. YDS
1	PARK 1	1	2339.26
2	PARK 2	1	3451.97
3	PARK 3	1	3750.69
4	PARK 4	1	980.55
5	PARK 5	1	772.51
6	PARK 6	1	674.39
7	PARK 7	1	321.46
8	PARK 8	1	1466.76
9	PARK 9	1	4470.63
10	PARK 10	1	13213.47
11	PARK 11	1	790.51
12	PARK 12	1	3334.05
13	PARK 13	1	2858.63
14	PARK 14	1	3673.71
15	PARK 15	1	2214.87
16	PARK 18	1	1394.24
17	PARK 21	1	1373.81
18	PARK 22	1	2731.78
	TOTAL	18	49813.29
	IN ACRES		10.29

I) RESERVED AREAS IN Part 2 Sector 66A

LIST OF RESERVED AREAS			
S.NO.	RESERVED AREA	NO.	AREA IN SQ. YDS
1	R.A.4	1	2122.37
2	R.A.5	1	578.12
3	R.A.6	1	331.78
4	R.A.8	1	237.28
5	R.A.13	1	722.46
6	R.A.14	1	1354.31
7	R.A.15	1	2633.75
	TOTAL	7	7980.07
	IN ACRES		1.65

RESERVED AREAS IN Part 2 Sector 82 = 1.65 acres ---I2

J) Area provided under SITE FOR S.T.P in Part 1 Sector 82 = 1802.74 sq. yds

TOTAL AREA = 1802.74 sq yds ---J2

NOTE:-

SCO NOS.- 18-20,29-34 & 38-47 OF COMMERCIAL POCKET VII ARE ARE NOT CURRENTLY INCLUDED IN THE LAYOUT PLAN

TITLE:- REVISED LAYOUT PLAN
Part 2 Sector - 82

ARCHITECT:-
For JANTA LAND PROMOTERS LTD.
Ar. Kirdn Ahluwalia
CA No. 34311

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

SCALE:- N.T.S
DATE:- 14-02-2023
ORIENTATION
DRAWING NO :- DC/TP/JLPL/LP/14.2
DEALT BY:- Ar. SAKSHI SAINI

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