PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

REVISED LAYOUT PLAN FOR MEGA RESIDENTIAL PROJECT- SECTOR-94, MOHALI

PROMOTERS:-

JANTA LAND PROMOTERS LTD

CORP. OFFICE: S.C.O- 39-42, SECTOR-82, S.A.S NAGAR

AREA DETAIL:
DETAIL OF LAND FOR CLU AREA
AREA OWNED BY THE COMPANY

I)	VILLAGE LANDRAN	= 100.01 ACRES
II)	VILLAGE MANAK MAJRA	= 2.16 ACRES
III)	VILLAGE BEHRAMPUR	= 10.59 ACRES
	TOTAL AREA	**= 112.758 ACRES**

S.NO.	AREA DETAIL	AREA IN SQ.YDS.	ACRES	%	
1	TOTAL SCHEME AREA	545748.72	112.758		---------- 1
2	AREA UNDER MASTER PLAN ROADS	13704.18	2.83		---------- 2
3	AREA UNDER MASTER PLAN GREEN	8324.8	1.72		---------- 3
4	TOTAL RESERVED AREA	47068.17	9.73		---------- 4
5	BALANCED AREA 1- (2+3+4)	476650.57	98.48		---------- 5
6	TOTAL AREA UNDER E.W.S. (5% OF THE GROSS AREA)	27335.29	5.65	5.01	---------- 6
7	NET PLANNED AREA	449315.28	92.83		---------- 7

SERIAL NO	PLOT NOS	NO. OF PLOTS	SIZE OF PLOTS	AREA IN SQ.FTS.	AREA IN SQ.YDS	TOTAL AREA
1	1	1	81'-1.5"X127'-0"	9781	1081.67	1081.67
2	2-8	7	75'-0"X127'-0"	9000	1000.00	7000.00
3	9	1	81'-0"X127'-0"	9710	1080.00	1080.00
4	21-29	9	50'-0"X90'-0"	4500	500	4500
5	30-31	2	40'-0"X90'-0"	3600	400	800
6	32-40	9	50'-0"X90'-0"	4500	500	4500
7	46-47	2	61'-1.5"X99'-0"	5501.25	611.25	1222.5
8	49-52	4	45'-0"X90'-0"	4050	450	1800
9	53-58,62-67	11	50'-0"X90'-0"	4500	500	6600
10	68-71	4	45'-0"X90'-0"	4050	450	1800
11	72-75	4	50'-0"X90'-0"	4500	500	2000
12	76-85	10	30'-0"X75'-0"	2250	250	2500
13	86,112	2	34'-8"X75'-0"	2606.25	289.58	579.17
14	87-95	9	30'-0"X75'-0"	2250	250	2250
15	97-111	15	30'-0"X75'-0"	2250	250	3750
16	113-137	25	30'-0"X75'-0"	2250	250	6250
17	138-141	4	30'-0"X75'-0"	2250	250.00	1000.00
18	142,181	2	34'-8"X75'-0"	2606.25	289.58	579.17
19	143-157,182,183,186-188	17	30'-0"X75'-0"	2250	250.00	4000.00
20	185-185	3	44'-5"X75'-0"	3338.75	370.75	707.5
21	189-191	10	30'-0"X60'-0"	1800	200	2000
22	192,205-206,209	4	45'-5"X75'-0"	3410.75	341.75	1371.00
23	193-204,207-208	24	30'-0"X75'-0"	2250	250	6000
24	210,227-228,235	4	30'-5"X75'-0"	2718.75	302.08	1208.33
25	211-226,229-234	12	30'-0"X75'-0"	2250	250	3000
26	236,240	2	36'-5"X75'-0"	2718.75	302.08	604.17
27	237-241	6	30'-0"X75'-0"	2250	250	1500
28	242,254-255,265	4	39'-0"X75'-0"	2925	291.67	1166.67
29	245-248,249-253,256-263,263-264	14	30'-0"X75'-0"	2250	250	3500
30	266-269,271-274,274-292	21	40'-0"X80'-0"	3200	200	4600
31	293-317	25	30'-0"X75'-0"	2250	250	6250
32	318-341	24	30'-0"X75'-0"	2250	250	6000
33	342-357	16	30'-0"X75'-0"	2250	250	4000
34	358-372	15	30'-0"X75'-0"	2250	250	3750
35	373-374,387-394,396-398	13	30'-0"X60'-0"	1800	200	2600
36	399	1	33'-0" x 80'-0"	2640	293.33	293.33
37	380-386	2	34'-0"X80'-0"	2085	231.67	463.33
38	400-407	7	30'-0"X60'-0"	1800	200	1400
39	408-409	2	36'-0" X80'-0"	2175	241.67	483.33
40	410-416	7	30'-0"X60'-0"	1800	200	1400
41	418-426	9	30'-0"X60'-0"	1800	200.00	1800.00
42	428-442	15	30'-0"X60'-0"	1800	200	3000
43	443	1	38'-0"X60'-0"	1900	144.44	144.44
44	444-463	18	25'-0"X50'-0"	1250	150.00	2700
45	469, 488	2	50'-7"X91'-10.5"	4593.75	510.42	1020.83
46	470, 487	2	50'-7"X91'-10.5"	4593.75	510.42	1020.83
47	489-494	2	50'-7"X91'-10.5"	4593.75	510.42	1020.83
48	479-474, 477-478	4	50'-7"X91'-10.5"	4593.75	510.42	2041.67
49	476	1	45'-9"X75'	4581.27	509.14	509.14
50	472, 485	2	50'-7"X91'-10.5"	4593.75	510.42	1020.83
51	470-469	2	50'-7"X91'-10.5"	4593.75	510.42	1020.83
52	490-495	6	50'-0"X75'-0"	2250	250.00	1500.00
53	496-496	2	50'-0"X75'-0"	2437.5	270.83	541.67
54	497,504	2	50'-0"X75'-0"	2437.5	270.83	541.67
55	499-503	5	50'-0"X75'-0"	2250	250.00	1500.00
56	505-509,510-510	10	50'-0"X72'-0"	2160	240.00	2400.00
57	510-511,514-515	4	50'-0"X72'-0"	2160	240.00	960.00
58	512-513	2	50'-7"X75'-0"	2845.978	260.66	521.32
59	521-535	15	50'-0"X75'-0"	2250	250.00	4000.00
60	538	1	45 FEB SITE	4581.27	509.14	509.14
61	539	1	45 FEB SITE	5028.91	558.99	558.99
62	540	1	45 FEB SITE	5049.84	561.09	561.09
63	541	1	45 FEB SITE	5085.94	565.10	565.10
64	542	1	45 FEB SITE	5135.91	569.48	569.48
65	543	1	45 FEB SITE	5187.97	574.32	574.32
66	544	1	45 FEB SITE	5213.91	579.32	579.32
67	545	1	45 FEB SITE	5258.56	584.06	584.06
68	546	1	45 FEB SITE	5295.94	588.44	588.44
69	547	1	45 FEB SITE	5365.25	596.81	596.81
70	548	1	45 FEB SITE	4598.75	510.42	510.42
71	549,549-549,552	3	50'-7.5"X75'-0"	2971.875	330.21	1020.83
72	550-554,550-554,557-581	25	50'-0"X75'-0"	2250	250.00	6250.00
73	555-558	3	50'-0"X75'-0"	2250	250.00	1250.00
74	583,559-600,616	4	41'-10.5"X75'-0"	3140.63	348.96	1395.83
75	584-599,601-615	30	50'-0"X75'-0"	2250	250.00	7500.00
76	617	1	38'-3"X75'-0"	2868.75	318.75	318.75
77	618-643	26	50'-0"X75'-0"	2250	250.00	6500.00
78	644	1	38'-5"X75'-0"	2956.25	328.48	328.48
79	700-712,716-728	26	30'-0"X60'-0"	1800	200.00	5200.00
80	729	1	35 FEB SITE	1799.84	199.98	199.98
81	730	1	30'-0"X60'-0"	1800	200.00	200.00
82	733-748	11	30'-0"X60'-0"	1800	200.00	2200.00
83	744	1	35 FEB SITE	3278.1	364.23	364.23
	TOTAL	633				175249.98 89.80
						89.31

S.NO.	AFFORDABLE HOUSING	NO. OF PLOTS	SIZE	AREA IN SQ.FTS.	AREA IN SQ.YDS	TOTAL AREA
1	HOUSING SITE	1	AS PER SITE	277675.71	30830.19	30830.19
	TOTAL					30830.19 6.80
						6.27

S.NO.	SCO / SHOPS	UNITS	SIZE	AREA IN SQ.FTS.	AREA IN SQ.YDS	TOTAL AREA
1	1-5,37-47	19	30'-0"X90'-0"	1800	200	3800
2	MILK BOOTH	3	12'-0"X12'-0"	144	16	48
3	SCO	48	18'-6" X 66'	1089	121	5808
4	COMMERCIAL SITE	1	AS PER SITE	27955.76	3106.64	3106.64
5	PETROL PUMP	1	AS PER SITE	24609.06	2733.3	2733.3
	TOTAL					10582.64
						3.39
	SALEABLE AREA (PLOTS AREA + GROUP HOUSING +COMMERICAL AREA)					221582.71 49.33
						45.78

S.NO.	E.W.S.		SIZE	AREA IN SQ.FTS.	AREA IN SQ.YDS	TOTAL AREA	%
1	E.W.S.1		AS PER SITE	82707.13	9909.68	9909.68	
2	E.W.S.2		AS PER SITE	152230.49	18225.61	18225.61	
	TOTAL					27135.29	
						5.65	

Sr.No.	DESCRIPTION	IN SQ. YDS	ACRES	PERCENTAGE	
1	TOTAL SCHEME AREA	545748.72	112.758		1
2	AREA UNDER MASTER PLAN ROADS	13704.18	2.83		2
3	AREA UNDER MASTER PLAN GREEN	8324.8	1.72		3
4	AREA UNDER RESERVED POCKETS	47069.17	9.73		4
5	BALANCE AREA= (1)-(2)-(3)-(4)	476650.57	98.48		5
6	AREA UNDER E.W.S	27335.29	5.65	5.01%	6
7	NET PLANNING AREA= (5)-(6)	449315.28	92.83		7
8	AREA UNDER PLOTS	175249.98	36.21	39.00%	
9	AREA UNDER AFFORDABLE HOUSING	30830.19	6.37	6.86%	
10	AREA UNDER COMMERCIAL	15502.54	3.20	3.45%	
11	AREA UNDER PARKS	30702.9	6.34	6.83%	
12	AREA UNDER PUBLIC BUILDINGS	29700.5	6.14	6.61%	
13	AREA UNDER ROADS, PAVEMENTS, OPEN SPACE, S.T.P, WATER WORKS, PUBLIC TOILETS	167329.17	34.56	37.24%	
	TOTAL			**100.00%**	

LIST OF RESERVED AREAS		
SR. NO.	DETAILS	AREA IN SQ. YDS
1	R.A 1	3656.49
2	R.A 2	637.53
3	R.A 3	827.33
4	R.A 4	408.47
5	R.A 5	613.64
6	RA 6	400
7	R.A 10	497.08
8	R.A 11	91.34
9	R.A 12	682.61
10	R.A 13	682.63
11	R.A 14	346.07
12	R.A 15	1746.47
13	R.A 16	468.77
14	R.A 17	88.47
15	R.A 18	611.34
16	R.A 19	479.68
17	R.A 20	2923.34
18	R.A 21	648.09
19	R.A 22	887.57
20	R.A 23	3095.47
21	R.A 24	12410.11
22	R.A 25	10528.82
23	R.A 26	584.49
24	R.A 27	3418.36
25	TOTAL	47069.17
	ACRES	9.73

PARK AREA DETAIL			
SR. NO.	DETAILS	AREA IN SQ. YDS	%
1	PARK 1	1460.43	
2	PARK 2	13567.69	
3	PARK 3	2660.12	
4	PARK 4	3159.14	
5	PARK 5	1565.17	
6	PARK 6	5454.51	
7	PARK 7	2835.84	
	TOTAL	30702.9	6.83
		6.34	
AREA DETAIL OF PUBLIC BUILDING			
SR. NO.	PUBLIC BUILDING	AREA IN SQ. YDS	
1	NURSERY SCHOOL -1	6084.89	
2	NURSERY SCHOOL -2	3825.25	
3	NURSERY CUM HIGH SCHOOL	11927.62	
4	RELIGIOUS BUILDING	1568.52	
5	DISPENSERY	2424.26	
6	E.G.S	3869.96	
	TOTAL	29700.5	6.61
		6.14	
	AREA UNDER ROADS,OPENSPACES,PAVEMENT,PARKING,WATER WORKS	167329.17	37.24
		34.56	

ANTICIPATED POPULATION

1. POPULATION UNDER PLOTS
   =NO OF PLOTS X 15 PERSONS/PLOT
   =623 X15 = 9345 PERSONS
2. POPULATION UNDER AFFORDABLE HOUSING
   = 750 PERSONS/ACRES
   =750 X 6.37= 4778 PERSONS.
3. POPULATION UNDER COMMERCIAL
   = 100 PERSONS/ACRES
   =100 X 3.20= 320 PERSONS.
4. POPULATION UNDER PUBLIC BUILDINGS
   = 100 PERSONS/ACRES
   =100 X 6.14= 614 PERSONS.

TOTAL POPULATION = 15057 PERSONS
GROSS DENSITY = 163 persons /acres
(Allowed 175 persons per acre as per approved Master plan S.A.S Nagar)

5. E.W.S Population = 5.65 X 400 = 2260 Persons
   GRAND TOTAL = 15057 + 2260 = 17317 Persons

PARKING 1 AREA CALCULATION								
S.NO	S.C.O	F.A.R	NO.S	AREA/UNIT	AREA IN SQ.YDS	BUILT UP AREA	AREA IN SQ.MTS	
1	1-8	2	8	200	1600	3200.00	2676.58	
	CAR SPACE REQUIRED FOR PARKING = 2676.58 X 2/100 =					53.53	OR	54 E.C.S
						SQ.MT		SQ.YDS
	REQUIRED CAR SPACE = 54X 23 =					1242	OR	1484.88
						SQ.MT		SQ.YDS
	TOTAL PARKING AREA PROVIDED =					2210.56	OR	2642.67

PARKING 2 AREA CALCULATION								
S.NO	S.CO	F.A.R	NO.S	AREA/UNIT	TOTAL AREA IN SQ.YDS	TOTAL BUILT UP AREA	TOTAL AREA IN SQ.MTS	
1	37-47	2	11	200	2200	4400.00	3680.30	
	CAR SPACE REQUIRED FOR PARKING = 3680.30 X 2/100 =					73.61	OR	74 E.C.S
						SQ.MT		SQ.YDS
	REQUIRED CAR SPACE = 74X 23 =					1702	OR	2034.84
						SQ.MT		SQ.YDS
	TOTAL PARKING AREA PROVIDED =					2526.09	OR	3020.08

PARKING 3 AREA CALCULATION								
S.NO	S.CO	F.A.R	NOS.	AREA/UNIT	TOTAL AREA IN SQ.YDS	TOTAL BUILT UP AREA	TOTAL AREA IN SQ.MTS	
1	1-48	2	48	121	5808	11616.00	9715.99	
	CAR SPACE REQUIRED FOR PARKING = 9715.99 X 2/100 =					194.32	OR	195 E.C.S
						SQ.MT		SQ.YDS
	REQUIRED CAR SPACE = 195X 23 =					4485	OR	5362.07
						SQ.MT		SQ.YDS
	TOTAL PARKING AREA PROVIDED =					4760.00	OR	5715.76

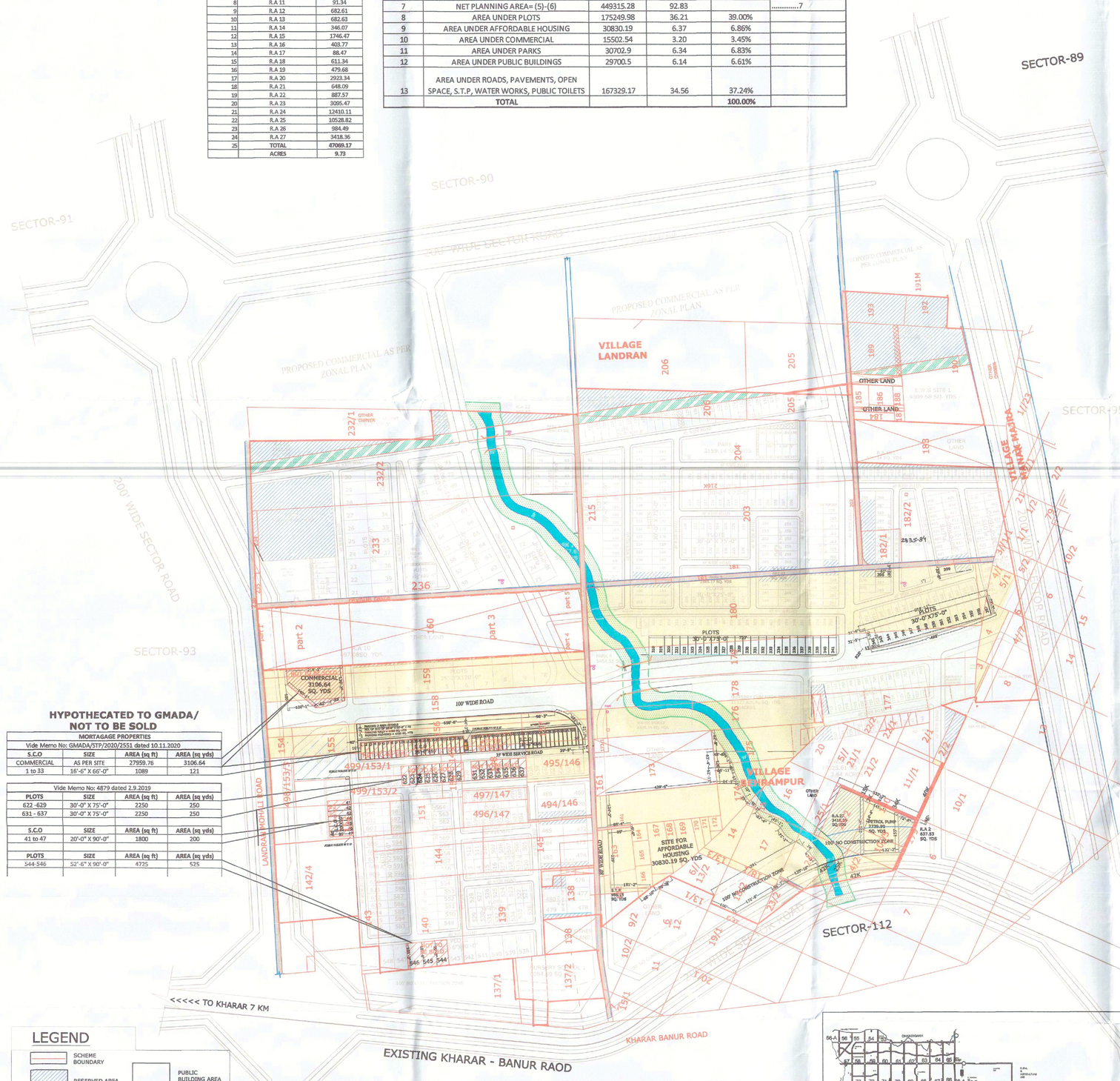
Note:-
1. No Development / Sale shall be done in the areas which falls under Listed/ De-Listed PLPA.
2. Promoters shall be bound to get the Sale deed Registered in his own Name for the area Under Development Agreement as shown on the plan in Orange colour before Selling any plots/ site falling in this area, If Required.

APPROVED
Vide Letter No. 179 STP(PA)/mm-154
Date 13-01-2021
Chief Town Planner
Punjab, Chandigarh

HYPOTHECATED TO GMADA/ NOT TO BE SOLD

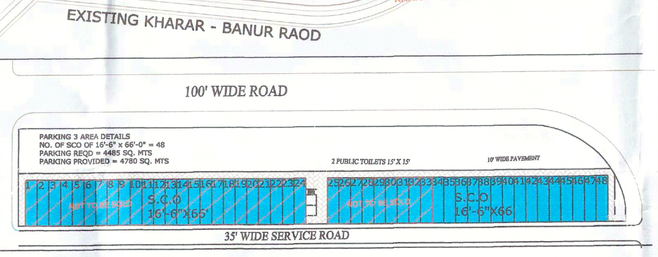
MORTAGAGE PROPERTIES			
Vide Memo No: GMADA/STP/2020/2551 dated 10.11.2020			
S.C.O	SIZE	AREA (sq ft)	AREA (sq yds)
COMMERCIAL	AS PER SITE	27959.76	3106.64
1 to 33	16'-6" X 66'-0"	1089	121

Vide Memo No: 4879 dated 2.9.2019			
PLOTS	SIZE	AREA (sq ft)	AREA (sq yds)
622 -629	30'-0" X 75'-0"	2250	250
631 - 637	30'-0" X 75'-0"	2250	250
S.C.O	SIZE	AREA (sq ft)	AREA (sq yds)
41 to 47	20'-0" X 90'-0"	1800	200
PLOTS	SIZE	AREA (sq ft)	AREA (sq yds)
544-546	52'-6" X 90'-0"	4725	525



LEGEND

- SCHEME BOUNDARY
- RESERVED AREA
- RESIDENTIAL AREA
- COMMERCIAL AREA
- POWER LINE
- NEW ADDED RESIDENTIAL AREA
- MORTGAGED PROPERTIES
- DEVELOPMENTS AGREEMENT
- PUBLIC BUILDING AREA
- PARKS
- RASTA
- PAVEMENT
- MASTER PLAN GREEN BUFFER
- WATER WORKS
- JLPL OWNERSHIP



LOCATION PLAN

NOTE:- THE FOLLOWING PLOTS ARE NOT INCLUDED IN THE LIST:-
10-20,41-45,48,59-61,96,158-159,164-165,247-248,261-262,270, 287-288,375-384,395,400,417-418,427,462-468, 471,475,481-482,486,537,645-699,713-715,731,732

TITLE:- REVISED LAYOUT PLAN

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

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

DATE:- 04.10.2019
SCALE:- N.T.S
DRAWING NO :- DC/JLPL/LP/R-01
DEALT BY:- Ar. SAKSHI SAINI
CHECKED BY:-

DHAM CONSULTANTS
ARCHITECTS & PLANNERS
S.C.O 358-359, SECTOR 34-A,
CHANDIGARH
PHONE NO. 5009617

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT