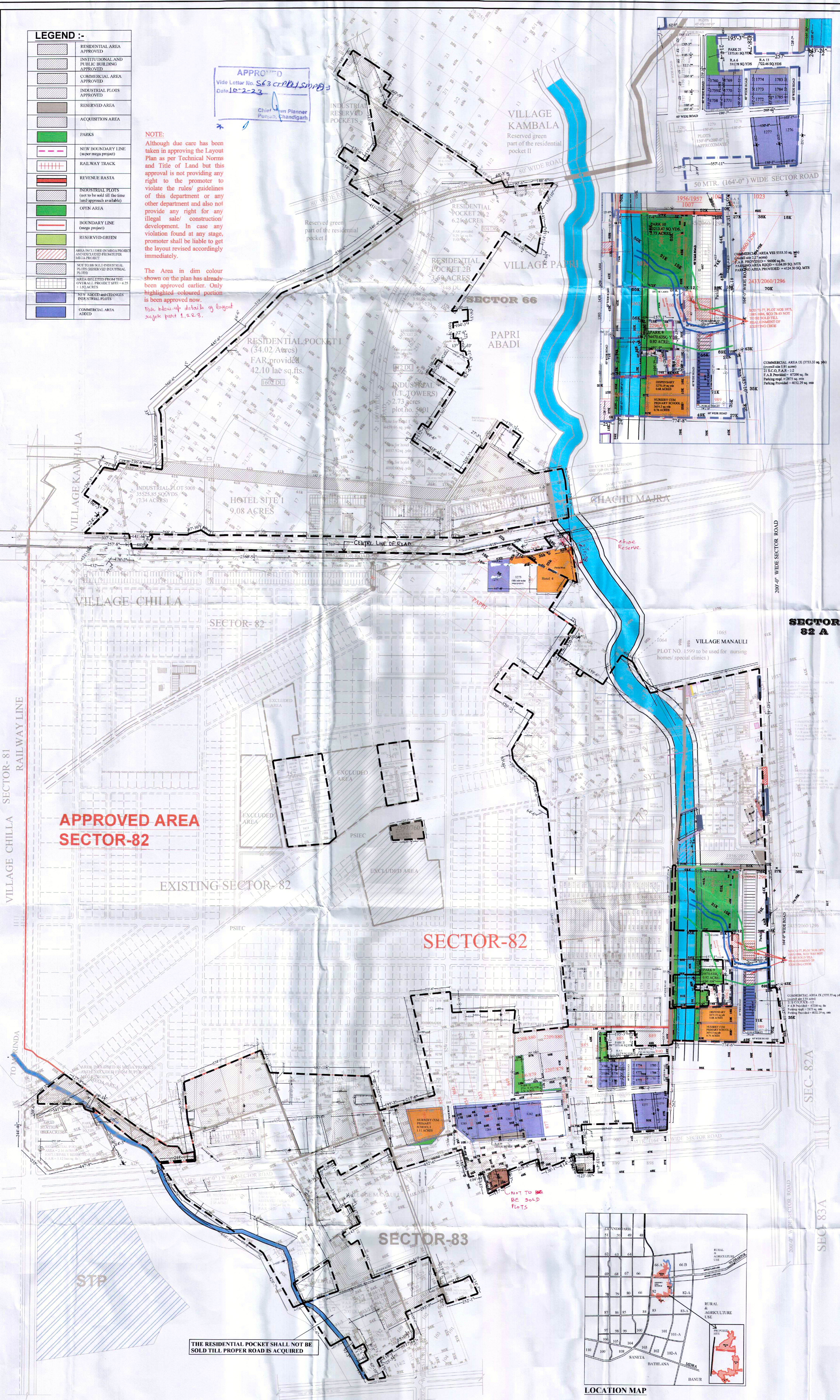


LEGEND :-	
	RESIDENTIAL AREA APPROVED
	INSTITUTIONAL AND PUBLIC BUILDING APPROVED
	COMMERCIAL AREA APPROVED
	INDUSTRIAL PLOTS APPROVED
	RESERVED AREA
	ACQUISITION AREA
	PARKS
	NEW BOUNDARY LINE (super mega project)
	RAILWAY TRACK
	REVENUE RASTA
	INDUSTRIAL PLOTS (not to be sold till the time land approach availability)
	OPEN AREA
	BOUNDARY LINE (super mega project)
	RESERVED GREEN
	AREA NOT USED IN MEGA PROJECT AND RESERVED FOR FUTURE
	NOT TO BE SOLD IN INDUSTRIAL PLOTS (RESERVED INDUSTRIAL PLOTS)
	AREA ACQUIRED FROM THE VILLAGE CHILLA PLOT NO. 111 & 112
	NEW BOUNDARY LINES FOR INDUSTRIAL PLOTS
	COMMERCIAL AREA ADDED

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 being approved now. For know up details of layout see part 1, 2 & 3.

APPROVED
Vide Letter No. S63 C/P/L/SP/18/3
Date 18-2-23
Chief Town Planner
Punjab Chandigarh



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 PVT. LTD.
CORPORATE OFFICE : SCO 39-42, SECTOR-82, SAS NAGAR (MOHALI)

TOTAL CLU AREA APPROVED IS AS UNDER:-

I - Memo No-6369 CTP(Pb)/SP 432(M) dated 12.09.2011	= 215.20 ACRES	 1
II - Memo No-1597 CTP(Pb)/SP 432(M) dated 23.04.2012	= 9.43 ACRES	 2
III - Memo No-3952 CTP(Pb)/SP 432(M) dated 15.07.2013	= 5.85 + 0.74 + 0.54 + 2.30 ACRES	 3
IV - Memo No-5183 CTP(Pb)/SP 432(M) dated 13.01.2014	= 0.82 ACRES	 4
V - Memo No-5183 CTP(Pb)/SP 432(M) dated 09.09.2014	= 3.485 ACRES	 5
VI - Memo No-888 CTP(Pb)/SP 432(M) dated 18.02.2016	= 0.0565 ACRES	 6
VII - Memo No-3867 CTP(Pb)/SP 432(M) dated 10.08.2015	= 18.21 ACRES	 7
VIII - Memo No-6412 CTP(Pb)/SP 432(M) dated 22.12.2016	= 7.58 ACRES	 8
IX - Memo No-1 CTP(Pb)/SP 432(M) dated 02.01.2019	= 3.46 ACRES	 9
X - Memo No-2790 CTP(Pb)/SP 432(M) dated 02.05.2019	= 5.75 ACRES	 10
XI - Memo No-5128 CTP(Pb)/SP 432(M) dated 06.09.2021	= 36.80 ACRES	 11
AREA UNDER ACQUISITION	= 303.13 ACRES	 12
SCHEME AREA	= 6.25 ACRES	 13
AREA FOR WHICH AGREEMENT CANCELED	= 1.92 ACRES	 14
Area Exchanged for R. RASTA and Deleted from Project	= 1.92 ACRES	 15
NEW SCHEME AREA AFTER DELETION OF AREAS	= 294.96 ACRES	 16
Area excluded from super mega & included in the previous approved mega project = 2.75 + 0.51	= 3.26 ACRES	 17
AREA INCLUDED TWO TIMES IN THE CLU	= 0.64 ACRES	 18
BALANCE AREA FOR PLANNING = 16-17.18	= 291.06 ACRES	 19
RESERVED AREA	= 3.11 ACRES	 20
PLANNED AREA = 16-20	= 287.95 ACRES	 21
NET PLANNED AREA EXCLUDING GOVT. ACQUISITION	= 287.95-36.80	 22
	= 251.15 ACRES	

GROSS F.A.R. ALLOWED = 2.00

A) COMMERCIAL COMPONENT ALLOWED (15%) = 37.6725 ACRES PERMITTED F.A.R. (2.00) = 32.82,028.2 SQ.FTS. COMMERCIAL PROVIDED :-

• TOTAL COMMERCIAL IN Part 1 Sector 66A	= 4.543 acres	---A1
• TOTAL COMMERCIAL IN Part 2 Sector 82	= 3.63 acres	---A2
• TOTAL COMMERCIAL IN Part 3 Sector 83	= 0	---A3

TOTAL F.A.R. PROVIDED = 712031.76 sq.fts. say 7.12 lacs sq.fts.
CORRESPONDING LAND UTILIZED = 8.173 ACRES
BALANCE AREA = 37.6725 - 8.173 ACRES = 29.4995 ACRES
BALANCE F.A.R. = 25.69,996.44 SQ.FTS.

B) INDUSTRIAL AREA ALLOWED (MIN. 55%) (138.1325 ACRES) INDUSTRIAL AREA TAKEN = 60% = 150.69 ACRES

• 6 No. of INDUSTRIAL PLOTS IN Part 1 Sector 66A	= 11.74 acres	---B1
• 51 No. of INDUSTRIAL PLOTS IN Part 2 Sector 82	= 56.79 acres	---B2
• 6 No. of INDUSTRIAL PLOTS IN Part 3 Sector 83	= 1.42 acres	---B3
TOTAL 52 NO. OF INDUSTRIAL PLOTS	= 69.95 ACRES	

C) ADDITIONAL ACTIVITIES ALLOWED AS PER SUPER MEGA POLICY (30% of the industrial area) = 45.207 acres

• AREA PROVIDED UNDER INSTITUTIONAL IN Part 1 Sector 66A	= 14.2 ACRES	---C1
• AREA PROVIDED UNDER INSTITUTIONAL IN Part 2 Sector 82	= 5.24 ACRES	---C2
• AREA PROVIDED UNDER INSTITUTIONAL IN Part 3 Sector 83	= 5.93 ACRES	---C3

TOTAL AREA PROVIDED UNDER INSTITUTIONAL = 25.37 ACRES

D) BALANCED INDUSTRIAL PLOTS = TOTAL INDUSTRIAL AREA TAKEN - AREA UNDER INSTITUTIONAL USE
= 150.69 - 25.37
= 125.32 ACRES

E) PERMISSIBLE SALEABLE AREA UNDER INDUSTRIAL PLOTS 65% = 81.458 ACRES

F) INDUSTRIAL PLOT PROVIDED AS PER DETAIL = 64.98 ACRES (55.71%) (LIST ATTACHED PART WISE)

G) RESIDENTIAL COMPONENT ALLOWED (BALANCE AREA) = 92.287 ACRES F.A.R. ALLOWED AT 92.287 ACRES = 80,40,843.44 SQ.FTS

1. DETAILS OF RESIDENTIAL COMPONENT

• Area provided under RESIDENTIAL IN Part 1 Sector 66A	= 48.04 acres	---G1
• Area provided under RESIDENTIAL IN Part 2 Sector 82	= 3.61 acres	---G2
• Area provided under RESIDENTIAL IN Part 3 Sector 83	= 5.53 acres	---G3
TOTAL	= 56.98 acres	
F.A.R. PROVIDED 62.87 lac sq.fts.		

2. PERMISSIBLE DWELLING UNITS = 245,800 1755-8600 UNITS DWELLING UNITS TO BE TAKEN FOR CONSTRUCTION AS PER APPROVED BUILDING PLANS (TILL DATE & PROPOSED FOR SITE NO. III & IV) = 3216

3. AREA REQUIRED FOR E.W.S = 10 % OF THE UNITS = Taken for Construction 321.60 = 322 UNITS AREA REQUIRED FOR 322 UNITS @ 80 UNITS PER ACRES = 4.025 ACRES AREA ALREADY TRANSFERRED TO GMADA = 4.16 ACRES

H) PARK REQUIRED 6%	= 15.069 ACRES	= 6.06 % of the Net Planned Area
PARK PROVIDED	= 15.22 ACRES	---H1
PARKS IN Part 1 Sector 66A	= 0.63 ACRES	---H1
PARKS IN Part 2 Sector 82	= 10.29 ACRES	---H2
PARKS IN Part 3 Sector 83	= 4.30 ACRES	---H3
TOTAL AREA UNDER PARK	= 15.22 ACRES	

I) RESERVED AREAS

RESERVED AREAS IN Part 1 Sector 66A	= 0.64 acres	---I1
RESERVED AREAS IN Part 2 Sector 82	= 0.82 acres	---I2
RESERVED AREAS IN Part 3 Sector 83	= 1.65 acres	---I3

TOTAL RESERVED AREA = 3.11 ACRES

J) UTILITIES **AREA PROVIDED UNDER S.T.P AND WATER WORKS (J1 + J2 + J3)** **AREA PROVIDED UNDER 2 S.T.P = 1277.81 + 1802.74 sq. yds** **WATER WORKS = 546.40 sq. yds** **TOTAL AREA = 0.75 acres**

K) AREA UNDER STREETS, OPEN SPACES, DRIVEWAYS, PARKING, ROADS ETC. = 74,739 ACRES

POPULATION CALCULATION		UNITS	POPULATION @ 5 PERSONS PER UNIT
1	TOTAL NO. OF UNITS TAKEN FOR CONSTRUCTION =	3216	16080
2	E.W.S UNITS @ 80 UNITS PER ACRE FOR 4.16 ACRES =	333	1665
3	COMMERCIAL POPULATION @ 20 PERSONS PER ACRES =	8.173 ACRES	163.46
4	INSTITUTIONAL POPULATION @ 100 PERSONS PER ACRES =	25.37 ACRES	2537
	TOTAL POPULATION		21099.3
UTILITIES REQUIRED FOR THIS POPULATION		NO. OF UNITS REQD	PROVIDED
1	HIGH SCHOOL	1	1
2	NURSERY CLIM/ PRIMARY SCHOOL	1	1
3	RELIGIOUS BUILDING	1	1
4	DISPENSARY	1	1
5	COMMUNITY CENTRE	1	1

NOTE:-

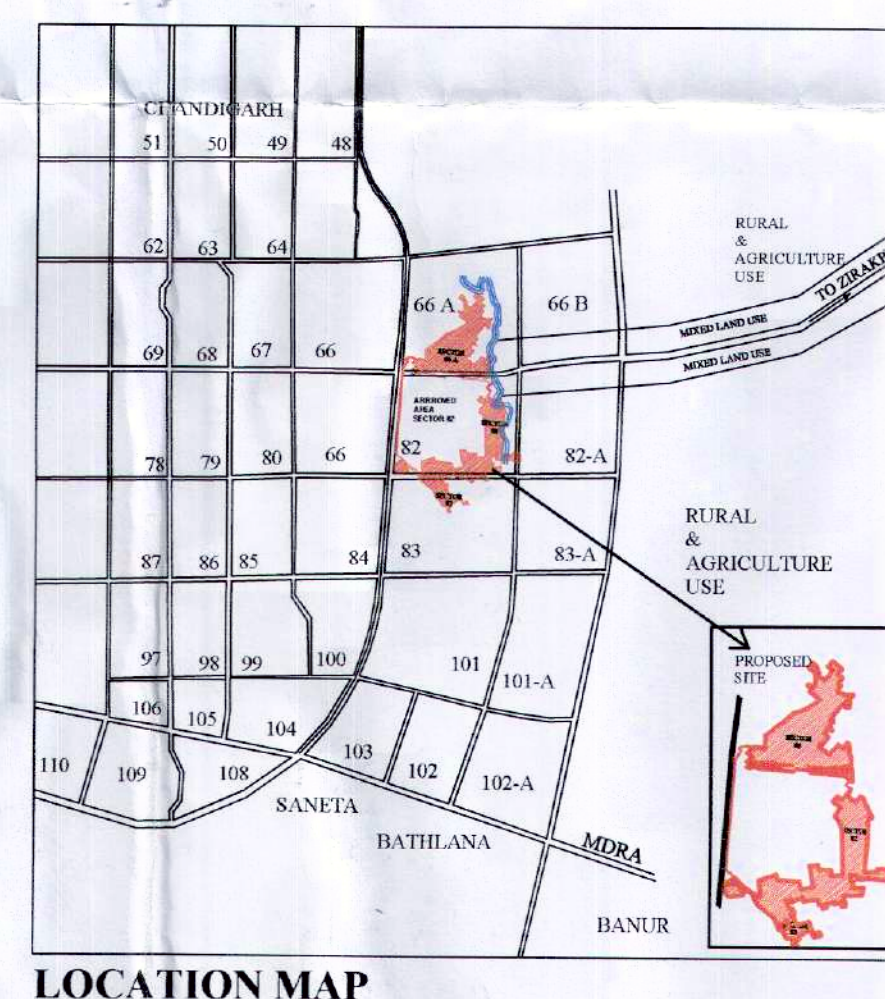
1. PLOTS WHICH PARTIALLY FALLS IN INDUSTRIAL MEGA PROJECT AND PARTIALLY IN INDUSTRIAL SUPER MEGA PROJECT SHALL BE ALLOWED FINANCIAL OR PHYSICAL PARAMETERS LIKE COVERAGE, F.A.R. ETC. CONCESSIONS AS PER INDUSTRIAL MEGA PROJECT POLICY ONLY.
2. ALL PUBLIC BUILDINGS REQUIRED FOR RESIDENTIAL POPULATION SHALL BE PROVIDED WITH IN RESIDENTIAL POCKET OUT OF AREA EARMARKED FOR INSTITUTIONAL AREA.
3. PLOTS/AREAS SHOWN UNDER GOVT. ACQUISITION SHALL NOT BE DEVELOPED AND SOLD UNTIL OWNERSHIP IS TRANSFERRED IN THE NAME OF THE FIRM.
4. F.A.R. CALCULATION FOR AREA UNDER ACQUISITION SHALL FINALLY BE DETERMINED AND ALLOWED AT THE TIME OF DETAILED APPROVAL FOR RESIDENTIAL POKETS I TO VII, COMMERCIAL POKETS I TO VII, INSTITUTIONAL AREAS AND INDUSTRIAL (I.T. TOWER) AND OTHER SUCH AREAS ETC.
5. STREETS THROUGH WHICH SEWER DRAIN IS PASSING SHALL BE DEVELOPED ONLY AFTER CONSULTING ENGINEER WING GMADA W.R.T THIS DRAIN.
6. THE SEWERAGE NETWORK OF SUPER MEGA PROJECT HAS ALREADY BEEN CONNECTED WITH GMADA S.T.P. LOCATED AT SECTOR- 83 VIDE LETTER NO. GMADA / DIV ENGINEER (PH) 1201/4/110 DATED 21.3.2014 AND HENCE HAS BEEN REMOVED FROM THE SUPER MEGA PROJECT.
6. THIS LAYOUT DRAWING SUPERCEDES THE PREVIOUS APPROVED LAYOUT BEARING DRAWING NO.- DC/TP/LP/LP/12 DATED 15.10.2020 APPROVED VIDE MEMO NO.- 5465 CTP/SP/SP/12 DATED 24.11.2020.
7. SCO NOS. 18-20,29-34 & 38-47 OF COMMERCIAL POKET VII ARE NOT CURRENTLY INCLUDED IN THE LAYOUT PLAN

TITLE:- REVISED LAYOUT PLAN MAIN SHEET

ARCHITECT:-	OWNER:-
For JANTA LAND PROMOTERS PVT. LTD. As. Kishan Ahluwalia CA No. 34311	For JANTA LAND PROMOTERS PVT. LTD. As. Kishan Ahluwalia CA No. 34311
ORIENTATION	DATE:- 13.09.2021 DRAWING NO:- DC/TP/LP/LP/13 DEALT BY:- AR. SAKSHI SAINI
SCALE:- 1"= 220'-0"	

DHAM CONSULTANTS

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



LOCATION MAP