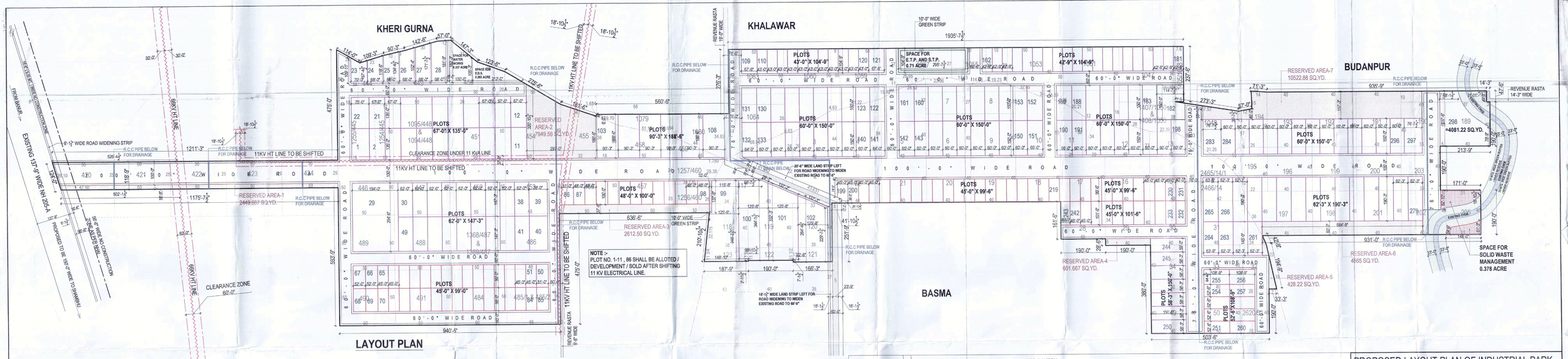
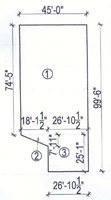
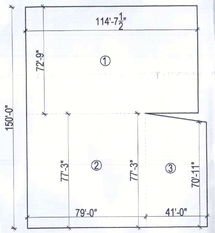


INDUSTRIAL PLOTS AREA DETAIL							
S.NO.	PLOT NO.	NO. OF PLOTS	SIZE OF PLOT (IN FEET / INCHES)		AREA IN SQ.FTS.	AREA IN SQ.YDS.	TOTAL AREA IN SQ.YDS.
1	1	1	75	135	10125.00	1125.00	1125.00
2	2-21	20	67	135	9045.00	1005.00	20100.00
3	22	1	75	135	10125.00	1125.00	1125.00
4	23	1	70'-0" X AS PER SITE		6712.73	745.86	745.86
5	24	1	68'-0" X AS PER SITE		7339.98	815.55	815.55
6	25	1	68'-0" X AS PER SITE		8609.14	956.57	956.57
7	26	1	68'-0" X AS PER SITE		9717.06	1079.67	1079.67
8	27	1	68'-0" X AS PER SITE		11013.46	1223.72	1223.72
9	28	1	68'-0" X AS PER SITE		12131.73	1347.97	1347.97
10	29	1	194	294.5	57133.00	6348.11	6348.11
11	30-38	9	62	147.25	9129.50	1014.39	9129.50
12	39-40	2	78	147.25	11485.50	1276.17	2552.33
13	41-49	9	62	147.25	9129.50	1014.39	9129.50
14	50	1	51	99	5049.00	561.00	561.00
15	51-65	15	45	99	4455.00	495.00	7425.00
16	66-69	4	52	99	5148.00	572.00	2288.00
17	70-84	15	45	99	4455.00	495.00	7425.00
18	85	1	51	99	5049.00	561.00	561.00
19	86	1	51	100	5100.00	566.67	566.67
20	87-98	12	48	100	4800.00	533.33	6400.00
20	99	1	115'-8" X AS PER SITE		44669.06	4963.23	4963.23
21	100	1	AS PER SITE		43199.73	4799.97	4799.97
22	101	1	AS PER SITE		38457.43	4273.05	4273.05
23	102	1	AS PER SITE		32295.95	3588.44	3588.44
24	103-108	6	90.25	188.5	17012.13	1890.24	11341.42
25	109	1	67.5	104.75	7070.63	785.63	785.63
26	110-120	11	43	104.75	4504.25	500.47	5505.19
27	121	1	67.5	104.75	7070.63	785.63	785.63
28	122	1	64	150	9600.00	1066.67	1066.67
29	123-130	8	60	150	9000.00	1000.00	8000.00
30	131	1	64	150	9600.00	1066.67	1066.67
31	132	1	64'-0" X AS PER SITE		9597.84	1066.43	1066.43
32	133-140	8	60	150	9000.00	1000.00	8000.00
33	141	1	64	150	9600.00	1066.67	1066.67
34	142	1	65	150	9750.00	1083.33	1083.33
35	143-150	8	60	150	9000.00	1000.00	8000.00
36	151-152	2	65	150	9750.00	1083.33	2166.67
37	153-160	8	60	150	9000.00	1000.00	8000.00
38	161	1	65	150	9750.00	1083.33	1083.33
39	162-181	20	42.75	104.75	4478.06	497.56	9951.25
40	182	1	AS PER SITE		17479.12	1942.12	1942.12
41	183-188	6	60	150	9000.00	1000.00	6000.00
42	189-190	2	66	150	9900.00	1100.00	2200.00
43	191-198	8	60	150	9000.00	1000.00	8000.00
44	199	1	45'-0" X AS PER SITE		4094.56	454.95	454.95
45	200-230	31	45	99.5	4477.50	497.50	15422.50
46	231	1	40	99.5	3980.00	442.22	442.22
47	232	1	40	101.5	4060.00	451.11	451.11
48	233-242	10	45	101.5	4567.50	507.50	5075.00
49	243	1	40	101.5	4060.00	451.11	451.11
50	244	1	59	150	8850.00	983.33	983.33
51	245-250	6	58.25	150	8737.50	970.83	5825.00
52	251-254	4	52.5	108.75	5709.38	634.38	2537.50
53	255-256	2	64.375	108.75	7000.78	777.86	1555.73
54	257-260	4	52.5	108.75	5709.38	634.38	2537.50
55	261-263	3	62.25	145	9026.25	1002.92	3008.75
56	264	1	63.75	145	9243.75	1027.08	1027.08
57	265	1	63.75	190.25	12128.44	1347.60	1347.60
58	266-279	14	62.25	190.25	11843.06	1315.90	18422.54
59	283	1	76.625	150	11493.75	1277.08	1277.08
60	284-296	13	60	150	9000.00	1000.00	13000.00
61	297	1	76.625	150	11493.75	1277.08	1277.08
62	298	1	AS PER SITE		36730.98	4081.22	4081.22
	TOTAL	295					264818.46
					AREA IN ACRES		54.715



PLOT NO. 199 AREA DETAIL

AREA DETAIL OF PLOT NO. 199	
1. 45'-0" X 74'-5"	= 3348.72 SQ.FT.
2. ½ X 18'-1½" X 7'-11"	= 71.738 SQ.FT.
3. 26'-10½" X 25'-1"	= 674.105 SQ.FT.
TOTAL AREA	= 4094.563 SQ.FT.



PLOT NO. 182 AREA DETAIL

AREA DETAIL OF PLOT NO. 182	
1. 114'-7½" X 72'-9"	= 8338.968 SQ.FT.
2. 79'-0" X 77'-3"	= 6102.75 SQ.FT.
3. ½ X (77'-3" + 70'-11") X 41'-0"	= 3037.403 SQ.FT.
TOTAL AREA	= 17479.121 SQ.FT.

NOTE: ALTHOUGH ONE CARE HAS BEEN TAKEN IN APPRAISING THE LAYOUT PLAN AS PER TECHNICAL NORMS AND TITLE OF LAND BUT THIS APPROVAL IS NOT PROVIDING ANY RIGHT TO PROMOTER TO VIOLATE ANY RULE/GUIDELINES OF THIS DEPARTMENT OR ANY OTHER DEPARTMENT AND ALSO NOT PROVIDE ANY RIGHT FOR ANY ILLEGAL CONSTRUCTION/SALE/DEVELOPMENT IN CASE ANY VIOLATION FOUND AT ANY STAGE YOU SHALL BE LIABLE TO GET THE LAYOUT PLAN REVISED ACCORDINGLY IMMEDIATELY

THIS APPROVAL IS SUBJECT TO DECISION OF ANY COURT CASE PREVAILING IN ANY HON'BLE COURT OF LAW, IF ANY

RESERVED AREA DETAIL		
S.NO.	RESERVED AREA DETAIL	AREA IN SQ.YD.
1	RESERVED AREA - 1	2449.667
2	RESERVED AREA - 2	7949.56
3	RESERVED AREA - 3	2612.5
4	RESERVED AREA - 4	601.667
5	RESERVED AREA - 5	428.22
6	RESERVED AREA - 6	4565
7	RESERVED AREA - 7	10522.89
	TOTAL:	29129.504
	AREA IN ACRES	6.018

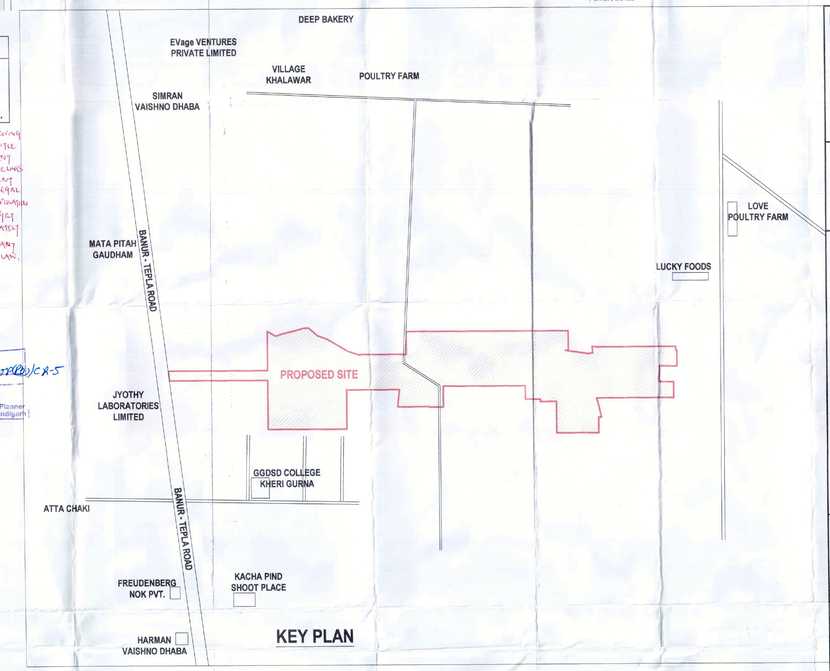
NOTE :-

1. GREEN AND ORANGE CATEGORY SHALL BE PERMISSIBLE ONLY. DISTANCE OF 100 METERS AND 250 METERS SHALL BE MAINTAINED FROM THE NEAREST VILLAGE ABADI ANY FOR GREEN AND ORANGE INDUSTRY RESPECTIVELY.
2. PLOT NO. 1-11 , 86 WHICH ARE FALLING UNDER THE CLEARANCE ZONE OF 11 KV ELECTRICAL LINE , SHALL NOT BE SOLD / ALLOTED / DEVELOPED UNTILL THE 11 KV ELECTRICAL LINE IS NOT SHIFTED FROM THESE PLOTS. NOC FROM PSPCL SHALL BE OBTAINED AFTER SHIFTING THE LINE.

APPROVED
Vide Letter No. 5257 CTP(Pb)/CR-5
Date 24-11-21
Chief Town Planner
Punjab, Chandigarh

NOTE :-

PLOT NO. 280 TO 282 ARE NOT INCLUDED IN THE SCHEME

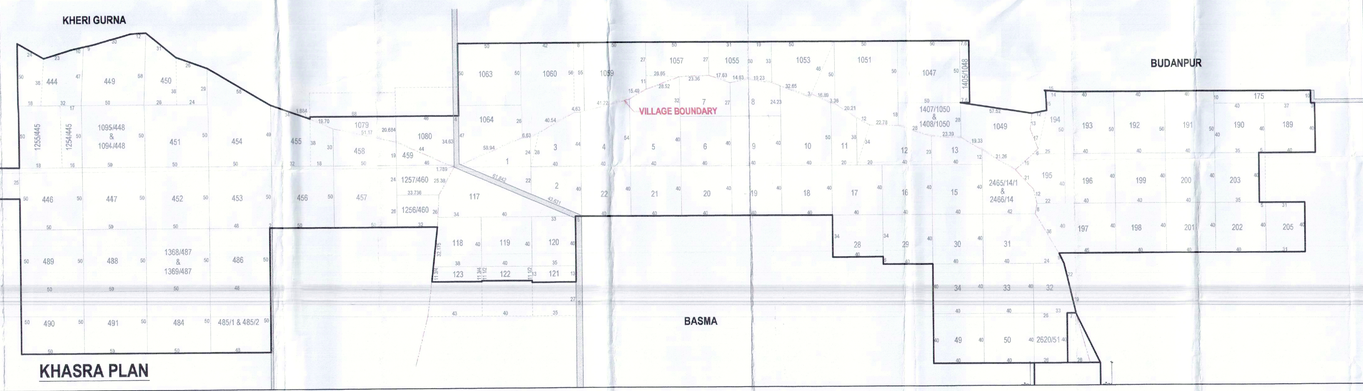


KEY PLAN

FOR CALCULATIONS PURPOSE ONLY

Chief Town Planner, Punjab, Chandigarh
NOC: 4770 CTP (Pb)/CR-5
Date: 20-10-2022

ਖੇਵਟ 432 ਕਿਲਾ 88 ਮਰਲੇ (90.08 ACW) ਤੇ ਨਾਜਾਇਜ਼ ਕਾਲੋਨੀ ਕੱਟ ਕੇ ਪਲਾਟ ਕੱਢਣ ਦੇ ਕੇਸ ਦਾ ਹੈ ਜੀ



KHASRA PLAN

PROPOSED LAYOUT PLAN OF INDUSTRIAL PARK
M/S ROYALE ESTATE GROUP
AT VILLAGE BUDHANPUR (H.B. NO. 228) , KHALAWAR (H.B. NO. 242) , BASMA (H.B.NO. 227) OF DISTT. S.A.S. NAGAR & VILLAGE KHERI GURNA (H.B. NO. 247) OF DISTT. PATIALA , PUNJAB

C.L.U. GRANTED BY CTP PUNJAB VIDE MEMO No.1244 CTP(Pb)SP-432(m) , DATED 22-03-2022. FOR 90.08 ACRES.
FOR INDUSTRIAL PARK

AREA DETAIL:-

TOTAL CLU AREA = 90.08 ACRES

PROPOSED AREA			
TOTAL AREA OF SCHEME			
S.NO	TYPE	ACRES	PERCENTAGE
1	INDUSTRIAL PLOTS	54.715	60.740%
2	RESERVED AREA	6.018	6.681%
3	UTILITIES :- E.G.S	0.263	0.292%
	S.T.P AND E.T.P	0.71	0.788%
	WATER WORKS	0.337	0.374%
	SOLID WASTE MANAGEMENT	0.378	0.420%
4	AREA UNDER ROADS , OPEN SPACE , AREA UNDER CHOE AND GREEN BUFFER	27.659	30.705%
	TOTAL:	90.08	100.00%

TOTAL SALABLE AREA 54.715 ACRES (60.74%)

CLIENT — For Royale Estate Group — Partn. Sign.

NORTH — N W E S

ARCHITECT

SHEET NO.	CHECKED. BY	JOB NO.
01	Ar. C.P. Kaushal	REG/TC/101
DEALT BY	SCALE	DATE
Rakesh Nayak		16-05-2022

TITLE :-
LAYOUT PLAN AND KHASRA PLAN

THE CREATORS
architects,interior designers,planners, industrial designers,landscape architects, urban designers & valuers
F-15 , Centra Mall , Industrial Area , Phase-1
Chandigarh , phone : 0172-4082078 , 4028720