

AREA PLAN FOR PLOT NO. 71

AREA DETAIL FOR PLOT NO. 71

=[½ X (49'-0"+64'-1½") X88'-4"] + [½ X 64'-1½"X35'-7½"]

=6998.71 + 1142.226

=8140.94 SQ.FT.



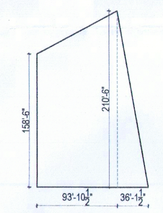
AREA PLAN FOR PLOT NO. 97

AREA DETAIL FOR PLOT NO. 97

=[½ X (88'-11"+172'-10")X150'-0"] + [½ X 22'-1"X39'-10"]

=19578.075 + 439.816

=20,017.89 SQ.FT.



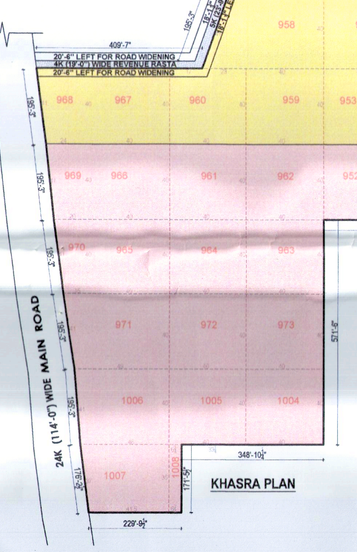
AREA PLAN FOR PLOT NO. 98

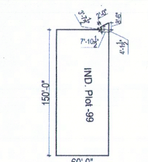
AREA DETAIL FOR PLOT NO. 98

=[½ X (210'-6"+158'-6")X93'-10½"] + [½ X36'-1½"X210'-6"]

=17319.937 + 3802.156

=21,122.09 SQ.FT.





AREA PLAN FOR PLOT NO. 99

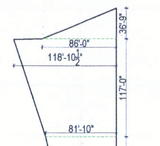
AREA DETAIL FOR PLOT NO. 99

=[½ X (87'-6"+4'-1½")X7-10½"] + [½ X3-½"X2'-0"]

= 1.92'-0"X150'-0"]

=49.71 + 3.825 = 9000

=9053.33 SQ.FT.



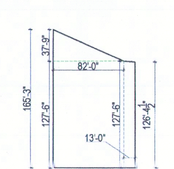
AREA PLAN FOR PLOT NO. 328

AREA DETAIL FOR PLOT NO. 328

=[½ X (68'-3"+81'-10")X82'-3"] + [½ X (81'-10"+118'-10")X117'-0"]

= [½ X86'-0"X36'-9"]

=4671.333 + 11741.418 = 1580.25 =17993.001 SQ.FT.



AREA PLAN FOR PLOT NO. 285

AREA DETAIL FOR PLOT NO. 285

=[½ X (126'-4"+127'-6")X13'-0"] + [82'-0"X127'-6"] + [½ X82'-0"X37'-9"]

=1550.187 + 10455.00 + 1547.75

=13,552.937 SQ.FT.

AREA DETAIL:-

TOTAL SITE AREA = 415 BIGHA , 7 BISWA AND 16 BISWASI
= 86.539 SAY 86.54 ACRE

AREA UNDER ROAD WIDENING = 0.467 ACRES

NET SITE AREA = 86.073 ACRES

COMPONENT WISE DETAIL :-

PERMISSIBLE COMPONENT	PROPOSED COMPONENT
INDUSTRIAL 60% (MINIMUM) = 51.6438 ACRE	= 77.593 ACRE (90.148%)
RESIDENTIAL 30% (MAXIMUM) = 25.8219 ACRE	= NIL
COMMERCIAL 10% (MAXIMUM) = 8.6073 ACRE	= 8.48 ACRE (9.852%)
TOTAL = 86.073 ACRE	= 86.073 ACRE (100%)

PROPOSED AREA

TOTAL AREA OF SCHEME

S.NO	TYPE	ACRES	PERCENTAGE
1	INDUSTRIAL PLOTS	44.748	51.988%
2	UTILITIES :- E.G.S	0.4348	0.505%
	E.T.P / S.T.P	0.4826	0.561%
	WATER WORKS	0.2698	0.313%
	SOLID WASTE MANAGEMENT	0.4225	0.491%
3	RESERVED AREA FOR COMMERCIAL	8.48	9.852%
4	AREA UNDER ROADS , OPEN SPACE , RESERVED AREA AND GREEN AREA	31.235	36.289%
	TOTAL:	86.073	100.00%

INDUSTRIAL PLOTS AREA DETAIL

S.NO.	PLOT NO.	NO. OF PLOTS	SIZE OF PLOT	AREA IN SQ.FTS.	AREA IN SQ.YDS.	TOTAL AREA IN SQ.YDS.
1	1	1	1/2X(54'-6"+40'-10 1/2"X136'-0"	6485.50	720.61	720.61
2	2-12	11	41 136	5576.00	619.56	6815.11
3	13-14	2	110 190	20900.00	2322.22	4644.44
4	15	1	1/2X(153'-10 1/2"+58'-9")X190'-0"	20199.38	2244.38	2244.38
5	16	1	1/2X(34'-3"+42'-10 1/2")X69'-0"	2660.81	295.65	295.65
6	17-22	6	34.25 69	2363.25	262.58	1575.50
7	23	1	1/2X(35'-1 1/2"+59'-3")X69'-0"	3255.94	361.77	361.77
8	24	1	1/2X(187'-4 1/2"+171'-5")X43'-6"	7803.70	867.08	867.08
9	25	1	1/2X(155'-8"+171'-5")X45'-0"	7359.35	817.71	817.71
10	26	1	1/2X(155'-8"+134'-8")X60'-0"	8709.96	967.77	967.77
11	27	1	1/2X(134'-8"+113'-8")X60'-0"	7449.96	827.77	827.77
12	28	1	1/2X(113'-8"+92'-8")X60'-0"	6189.96	687.77	687.77
13	29	1	1/2X(71'-8"+92'-8")X60'-0"	4929.96	547.77	547.77
14	30	1	1/2X(77'-9"+88'-0")X60'-0"	4972.50	552.50	552.50
15	31	1	1/2X(88'-0"+98'-4")X60'-0"	5589.99	621.11	621.11
16	32	1	1/2X(98'-4"+ 108'-7")X60'-0"	6207.48	689.72	689.72
17	33	1	1/2X(118'-10 1/2"+108'-7")X60'-0"	6823.74	758.19	758.19
18	34	1	1/2X(118'-10 1/2"+126'-7")X45'-0"	5522.81	613.65	613.65
19	35	1	1/2X(134'-0"+126'-7")X43'-6"	5667.68	629.74	629.74
20	36	1	80.5 150	12075.00	1341.67	1341.67
21	37-44	8	60 150	9000.00	1000.00	8000.00
22	45	1	1/2X(90'-9"+116'-4 1/2")X150'-0"	15534.38	1726.04	1726.04
23	46	1	1/2X(116'-4 1/2"+142'-1 1/2")X150'-0"	19387.50	2154.17	2154.17
24	47-54	8	60 150	9000.00	1000.00	8000.00
25	55	1	1/2X(105'-6"+80'-6")X150'-0"	13950.00	1550.00	1550.00
26	56	1	1/2X(65'-3"+90'-0")X51'-9" + (90'-0" x 48'-3")	8359.59	928.84	928.84
27	57-70	14	45 100	4500.00	500.00	7000.00
28	71	1	AS PER SITE	6140.94	682.33	682.33
29	72	1	1/2X(100'-0"+24'-0")X137'- 1 1/2" + (42'-10 1/2" x 100'-0")	12789.25	1421.03	1421.03
30	73-84	12	45 100	4500.00	500.00	6000.00
31	85	1	1/2X(71'-0"+23'-1 1/2")X100'-0"	4706.25	522.92	522.92
32	86	1	1/2X(56'-3"+172'-10 1/2")X150'-0"	17184.38	1909.38	1909.38
33	87-96	10	60 150	9000.00	1000.00	10000.00
34	97	1	AS PER SITE	20017.89	2224.21	2224.21
35	98	1	AS PER SITE	21122.09	2346.90	2346.90
36	99	1	AS PER SITE	9053.33	1005.93	1005.93
37	100-111	12	60 150	9000.00	1000.00	12000.00
38	112-113	2	77.5 150	11625.00	1291.67	2583.33
39	114	1	1/2X(69'-10 1/2"+98'-6")X100'-0"	8418.75	935.42	935.42
40	115-137	23	45 100	4500.00	500.00	11500.00
41	138	1	1/2X(50'-3"+67'-4 1/2")X100'-0"	5881.25	653.47	653.47
42	139	1	1/2X(67'-4 1/2"+81'-9")X100'-0"	7456.25	828.47	828.47
43	140-162	23	45 100	4500.00	500.00	11500.00
44	163	1	55 100	5500.00	611.11	611.11
45	164	1	1/2X(72'- 2"+43'-6")X100'-0"	5783.30	642.59	642.59
46	165	1	1/2X(54'-4 1/2"+83'-0")X100'-0"	6868.75	763.19	763.19
47	166-191	26	45 100	4500.00	500.00	13000.00
48	192	1	1/2X(45'- 2"+62'-0")X100'-0"	5358.30	595.37	595.37
49	193	1	1/2X(82'-4 1/2"+62'-0")X100'-0"	7218.75	802.08	802.08
50	194-220	27	45 100	4500.00	500.00	13500.00
51	221	1	1/2X(66'-8"+38'-0")X100'-0"	5233.30	581.48	581.48
52	222	1	65.5 100	6550.00	727.78	727.78
53	223-249	27	45 100	4500.00	500.00	13500.00
54	250	1	1/2X(49'-4"+66'-5")X100'-0"	5787.45	643.05	643.05
55	251	1	1/2X(83'-10"+66'-5")X100'-0"	7512.45	834.72	834.72
56	252-278	27	45 100	4500.00	500.00	13500.00
57	279	1	65.5 100	6550.00	727.78	727.78
58	280	1	1/2X(91'-0"+99'-2")X45'-0"	4278.74	475.42	475.42
59	281	1	1/2X(99'-2"+107'-4")X45'-0"	4646.23	516.25	516.25
60	282	1	1/2X(107'-4"+115'-5")X45'-0"	5011.85	556.87	556.87
61	283	1	1/2X(115'-5"+121'-10")X45'-0"	5338.10	593.12	593.12
62	284	1	1/2X(121'-10"+125'-7")X45'-0"	5566.86	618.54	618.54
63	285	1	AS PER SITE	13652.94	1516.99	1516.99
64	286	1	1/2X(165'-3"+206'-0")X90'-0"	16706.25	1856.25	1856.25
65	287	1	1/2X(206'-0"+243'-0")X90'-0"	20205.00	2245.00	2245.00
66	288	1	60 100	6000.00	666.67	666.67
67	289-301	13	45 100	4500.00	500.00	6500.00
68	302	1	1/2X(65'-6"+85'-0")X100'-0"	7525.00	836.11	836.11
69	303	1	1/2X(106'-1 1/2"+85'-0")X100'-0"	9556.25	1061.81	1061.81
70	304-316	13	45 100	4500.00	500.00	6500.00
71	317	1	60'-0" X 100'-0" - (1/2X15'-0"X15'-0)	5887.50	654.17	654.17
72	318	1	1/2X(70'-3"+96'-0")X90'-0"	7481.25	831.25	831.25
73	319	1	1/2X(96'-0"+108'-9")X45'-0"	4606.88	511.88	511.88
74	320	1	1/2X(108'-9"+119'-4")X45'-0"	5131.87	570.21	570.21
75	321	1	1/2X(119'-4"+130'-0")X45'-0"	5609.99	623.33	623.33
76	322	1	1/2X(130'-0"+140'-7")X45'-0"	6088.12	676.46	676.46
77	323	1	1/2X(140'-7"+151'-2")X45'-0"	6564.35	729.37	729.37
78	324	1	1/2X(151'-2"+161'-9")X45'-0"	7040.61	782.29	782.29
79	325	1	1/2X(161'-9"+172'-4 1/2")X45'-0"	7517.81	835.31	835.31
80	326	1	1/2X(172'-4 1/2"+194'-0")X45'-0"	8243.44	915.94	915.94
81	327	1	1/2X(194'-0"+215'-9")X45'-0"	9219.38	1024.38	1024.38
82	328	1	AS PER SITE	17993.00	1999.22	1999.22
		328				216578.31
				AREA IN ACRES		44.748

ALTHOUGH DUE CARE HAS BEEN TAKEN IN APPROVING THE LAYOUT PLAN AS PER TECHNICAL DETAILS, BUT FINAL APPROVAL IN ANY PROVISO ANY ENGINEERING OF THIS DEPARTMENT OR ANY OTHER DEPARTMENT AND ALSO NOT RESPONSIBLE ANY ACTION ANY ILLEGAL CONSTRUCTION IN CASE ANY VIOLATION FOUND AT ANY STAGE, YOU SHALL BE LIABLE TO GET THE LAYOUT PLAN REVISED ACCORDINGLY IMMEDIATELY.
THE APPROVAL IS SUBJECT TO DECISION OF ANY COURT CASE PREVAILING IN ANY HONBLE COURT OF LAW , IF ANY.
FOR CALCULATION PURPOSE ONLY

APPROVED
Vide Letter No. 3731-STP(SAS)/GC-11 Dated 17-11-2025
Senior Town Planner S.A.S. Nagar

Vide letter No. 3473-STP(SAS)/GC-11 Dated 24/9/2025
Senior Town Planner S.A.S. Nagar
DM JE AO ATP
P.T.C 26/9/25

LEGENDS :-

	OWNERSHIP
	LAND DEVELOPMENT AGREEMENT / CONSENT

PROPOSED INDUSTRIAL LAYOUT PLAN AT VILLAGE :- RAJGARH , TEHSIL :- RAJPURA DISTT. :- PATIALA , PUNJAB

PROMOTERS :-
TRUWAY MOTORS PVT. LTD.
PLOT. NO. 1265-C INDUSTRIAL AREA ,
JLPL , SECTOR-82 , MOHALI

POPULATION CHART

SR.NO.	TYPE	PERSON
1.	INDUSTRIAL AND COMMERCIAL AREA (@ 100 PERSON PER ACRE OF THE TOTAL SITE AREA) 84.261 X 100 = 8426.10	8427

NOTE :-
PLOT NO - 56 , 82-84 , 89-91 , 105-107 , 126-129 , 147-149 , 183-185 , 198-201 , 244 , 245 SHALL ONLY BE SOLD / ALLOTTED AFTER SHIFTING OF 11 K.V ELECTRICAL LINE AT SITE.

NOTE :-

* 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.

S.NO.	REVISION	DATE
3.		
2.		
1.		

For TRUWAY MOTORS PVT. LTD.
For TRUWAY MOTORS PVT. LTD.
CLIENT

N W E S
NORTH

Regd. No. CA/2020/02 Regd. No. CA/2020/02

ARCHITECT

DRAWING NO.	CHECKED BY	JOB NO.
01	Ar. G.P. Kaushal	TWTC/206/25
DEALT BY	SCALE	DATE
Rakesh Nayak		23-04-2025

TITLE :-
LAYOUT 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