REVISED LAYOUT PLAN FOR INDUSTRIAL ESTATE PROJECT

FOR M/S. VIVIDHA INFRASTRUCTURE PVT. LTD
AT VILL: CHAMARU (H.B. NO-79) & MEHTABGARH (H.B. NO-77), TEH: RAJPURA, DISTT: PATIALA, PUNJAB.

1	CLU GRANTED BY PBIP VIDE LETTER NO- PBIP/STP/2016/658 dt. 19.09.2016	255.28 Acres	
2	CLU GRANTED VIDE LETTER NO- CTP (Pb.)/SP/432(I) dt. 28.08.2018	0.05 Acres	
	TOTAL	255.33 Acres	A
3	LAND TRANSFER TO ELC BOARD	0.05 Acres	B
4	AREA UNDER ROAD WIDENING	3.681 Acres	C
5	AREA NOT INCLUDED IN THE SCHEME	1.645 Acres	D
	NET PLANNED AREA (A-B-C-D)	249.954 Acres	

DESCRIPTION	AREA IN SQ.MTS.	AREA IN ACRES
(c) AREA UNDER FUTURE ROAD WIDENING:		
ROAD WIDENING- 1	1059.46	
ROAD WIDENING- 2	1758.52	
ROAD WIDENING- 3	1137.96	
ROAD WIDENING- 4	7259.82	
ROAD WIDENING- 5	1540.58	
ROAD WIDENING- 6	1542.34	
ROAD WIDENING- 7	596.81	
TOTAL AREA UNDER FUTURE ROAD WIDENING	14895.49	3.681

LEGEND :-

- APPROVED BOUNDARY WALL
- BOUNDARY WALL AS PER SITE
- COMMERCIAL BOUNDARY LINE

NOTE:

1. This revised Layout Plan is based on earlier approved revised Layout plan bearing Drawing No: AR02 approved vide Letter No: 376 CTP(PB)/CI-07 Dated: 25.01.2023
2. The Area under road widening of 5 Karam Rasta to 60'-0" wide have been incorporated. The area of **3.681 Acre** has been deducted from the **Net Scheme Area**, however the total Project Scheme Area is as per CLU.
3. Only **" GREEN CATEGORY"** Land use shall be permissible within Industrial & Mixed land use zone as prescribed by PPCB.
4. The Commercial Plots C1 to C11are individual plots. Seperate approval for Zoning Plan for these plots shall be taken from the competent authority as per the prevailing building rules. Parking for these plots shall be provided within the plots as per applicable regulations.

- THERE IS NO INDUSTRIAL PLOT NO- 62 & 63 IN PROJECT LAYOUT.
- AREA OF SITE AND SCHEME BOUNDARY IS KEPT SAME AS PER PREVIOUS APPROVED LAYOUT.
- AREA SHOWN AS HIGHLIGHTED IS BEING APPROVED NOW. AREA SHOWN IN DIM SHADEIS ALREADY APPROVED.
- AREA OF WHICH WE HAVE TAKEN THE PARTIAL COMPLETION ARE MARKED WITH RED POLYLINE

SPECIAL NOTE:-
FOR COMMERCIAL:- 400KLD STP PROPOSED (200KLD REQUIRED AND 200KLD ADDITIONAL)
FOR INDUSTRIAL:- 1MLD STP REQUIRED (400KLD EXISTING AND 600KLD STP PROPOSED)

SPECIAL 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 applicant/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, promoter shall be liable to get the Layout plan revised accordingly immediately.

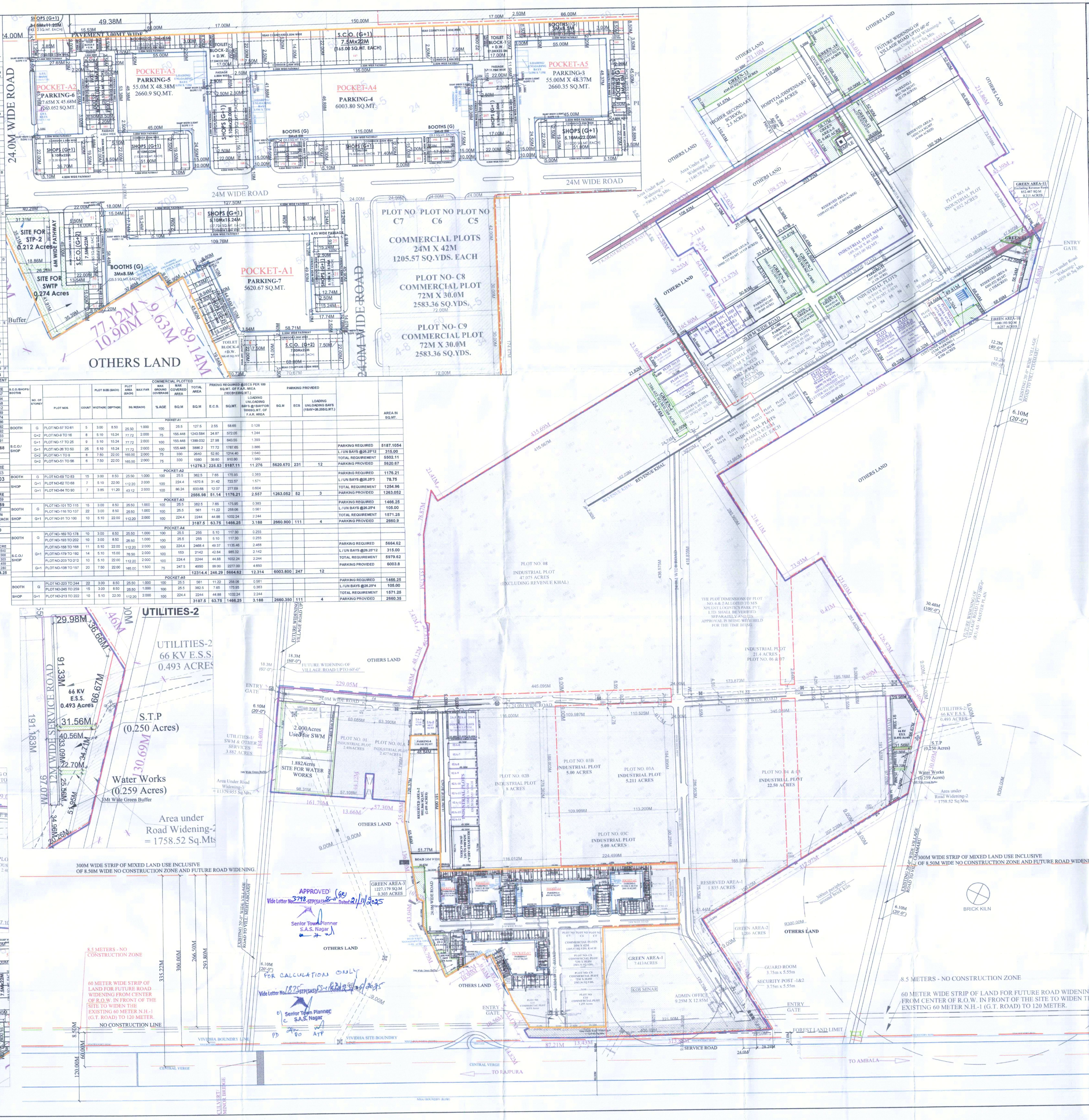
NOTE:-
ACCESS PERMISSION TO THE SITE HAS BEEN OBTAINED FROM PROJECT DIRECTOR, NATIONAL HIGHWAY AUTHORITY OF INDIA, PROJECT IMPLEMENTATION UNIT, AMBALA, VIDE LETTER NO. 11029/NHAIPIU/Amb/393, DATED-02.05.2025. AS PER APPROVED DRAWING FROM PROJECT DIRECTOR NHAI PIU-AMBALA DRG. NO. NIL, 30 MT. DEEP NO CONSTRUCTION ZONE FROM 91.4Mt. WIDE RIGHT OF WAY, SHALL BE LEFT IN THE SITE.

CLIENT
for M/s Vivdha Infrastructure Pvt. Ltd.

ARCHITECT
Ar. Manjeet Singh Ahluwalia
for Adroit Architects & Planners
Plot-130, Level-2, Glass Palace Building, Sector-82, JLPL Industrial Park, S.A.S. Nagar.

DRAWING NO.	CHECKED. BY	JOB NO.
AR-01		TC/VIPL/2022
DEALT BY	SCALE	DATE
NAVEEN		17-01-2025

TITLE :- LAYOUT PLAN



TOTAL PLANNED AREA = 249.954 Acres
AREA UNDER INDUSTRIAL COMPONENTS = 225.704 Acres
AREA UNDER COMMERCIAL COMPONENTS = 24.250 Acres

UTILITIES & COMMON FACILITIES AREAS UNDER INDUSTRIAL COMPONENT

DESCRIPTION	LENGTH M	WIDTH M	AREA SQ.M	AREA ACRE
Higher Secondary School	91.67	110.61	10139.6187	2.506
Hospital/ Dispensary	110.26	110.1	12139.626	3.000
Container Weigh Bridge & Parking-1	49.81	47.76	2378.9256	0.588
PARKING-2	166.7	52.92	8821.764	2.180
PARKING-9	67.74	32.92	2230.001	0.551
PARKING-10	59.36	45.6	2706.816	0.669
PARKING-11	170.77	26.69	4557.851	1.126
UTILITY-1 (SWM & WW)	98.30	AS PER SITE	15709.81	3.882
UTILITY-2 (ESS, STP & WW)	66.67	AS PER SITE	4054.954	1.002
Admin Office	9.25	12.85	118.8625	0.029
Guard Room	3.75	5.55	20.8125	0.005
Security POST-1&2	3.75	5.55	20.8125	0.005
TOTAL PROPOSED UTILITIES & FACILITIES UNDER			62899.954	15.543

GREEN AREA DETAILS

NAME	LENGTH M	WIDTH M	AREA SQ.M	AREA ACRE
GREEN-1	170.79	AS PER SITE	29999.097	7.413
GREEN-2	187.9	AS PER SITE	4880.513	1.206
GREEN-4	124.74	AS PER SITE	2386.652	0.589
GREEN-5	33.16	AS PER SITE	2759.959	0.682
GREEN-6	90.96	33.87	3080.8152	0.761
GREEN-7	114.86	33.87	3890.3082	0.961
GREEN-8	33.87	33.16	1123.1292	0.278
GREEN-9	32.45	26.69	866.0905	0.214
GREEN-10	49.77	20.91	1040.6907	0.257
GREEN-11	52.56	AS PER SITE	852.487	0.211
GREEN-12	28.93	67.13	1942.0709	0.480
GREEN-13	201.89	21.13	4265.9357	1.054
GREEN-14	108.34	AS PER SITE	6123.436	1.513
TOTAL PROPOSED GREEN AREA			63211.184	15.619

RESERVED AREA DETAILS

NAME	LENGTH M	WIDTH M	AREA SQ.M	AREA ACRE
RESERVED AREA-1	75.13	AS PER SITE	7424.706	1.835
RESERVED AREA-3	76.41	AS PER SITE	19905.737	4.919
RESERVED AREA-4	126.44	AS PER SITE	23500.637	5.807
RESERVED AREA-5	71.75	AS PER SITE	16202.914	4.004
RESERVED AREA-6	79.95	AS PER SITE	6303.072	1.558
RESERVED AREA-7	74.37	AS PER SITE	3654.804	0.903
TOTAL PROPOSED RESERVED AREA			76991.87	19.025

AREA IN ROAD AND OPEN SPACES UNDER INDUSTRIAL COMPONENT

DESCRIPTION	AREA IN (SQ.MT.)	AREA IN (ACRES) EACH
ROADS AND PATHWAYS	1,03,530.819	25.583
TOTAL ROADS AND PATHWAYS AREA	103530.819	25.583

INDUSTRIAL AREA DETAILS- COMPONENT WISE

DESCRIPTION	AREA SQ.M	AREA ACRE
INDUSTRIAL SALEABLE AREA	606761.907	149.934
UTILITIES & COMMON FACILITIES AREA	62899.954	15.543
GREEN AREA	63211.184	15.619
RESERVED AREA	76991.87	19.025
AREA UNDER ROADS AND OPEN SPACES	103530.819	25.583
TOTAL AREA UNDER INDUSTRIAL COMPONENTS	913395.734	225.704

TOTAL AREA DETAIL

DESCRIPTION	AREA IN ACRES	% OF AREA SCHEME
INDUSTRIAL SALEABLE AREA	149.934	59.985
COMMERCIAL SALEABLE AREA	9.64	3.857
TOTAL AREA UNDER UTILITIES & COMMON FACILITIES	21.111	8.446
TOTAL GREEN AREA	15.923	6.370
TOTAL RESERVED AREA	21.484	8.595
TOTAL AREA UNDER ROADS AND OPEN SPACES	31.863	12.748
TOTAL	249.954	100.00

AREA UNDER COMMERCIAL PLOTS

PLOT NO	WIDTH(M)	DEPTH(M)	SQ.FT.	SQ.YDS.	SQ.MT.	ACRE	TOTAL NO. OF PLOTS	TOTAL AREA IN ACRES
PLOT NO:C1 TO C4	50.00	20.97	11286.05	1254.01	1048.500	0.259	4	1.036
PLOT NO:C5 TO C7	24.00	42.00	10850.11	1205.57	1008.000	0.249	3	0.747
PLOT NO:C8 & C9	72.00	30.00	23250.24	2583.36	2160.000	0.534	2	1.067
PLOT NO:C10	AS / SITE		54655.50	6072.83	5077.620	1.255	1	1.255
PLOT NO:C11	AS / SITE		41469.12	4607.83	3850.480	0.953	1	0.953
TOTAL (A)							11.000	5.059

TOTAL PROPOSED COMMERCIAL(A+B+C+D+E+F): 39011.730 SQ.M, 9.64 ACRE

UTILITIES & COMMON FACILITIES AREAS UNDER COMMERCIAL COMPONENT

DESCRIPTION	LENGTH M	WIDTH M	AREA SQ.M	AREA ACRE
PARKING-3	55.00	48.37	2660.35	0.657
PARKING-4	135.00	46.88	6003.80	1.484
PARKING-5	55.00	48.38	2660.90	0.658
PARKING-6	27.65	45.68	1263.052	0.312
PARKING-7	109.76	AS PER SITE	5620.67	1.389
PARKING-8	24.92	AS PER SITE	1108.84	0.274
UTILITY-3 (STP & SWTP)	31.31	AS PER SITE	1966.774	0.486
Toilet-Block-1	17.00	22.00	374.00	0.092
Toilet-Block-2	17.00	22.00	374.00	0.092
Toilet-Block-3	15.53	8.5	132.005	0.033
Toilet-Block-4	3.64	AS PER SITE	358.45	0.091
TOTAL PROPOSED UTILITIES / FACILITIES UNDER COMMERCIAL COMPONENT			22532.84	5.568

GREEN AREA DETAILS

NAME	LENGTH M	WIDTH M	AREA SQ.M	AREA ACRE
GREEN-3	113.07	AS PER SITE	1227.179	0.303
TOTAL PROPOSED GREEN AREA			1227.179	0.303

RESERVED AREA DETAILS

NAME	LENGTH M	WIDTH M	AREA SQ.M	AREA ACRE
RESERVED AREA-2	181.06	AS PER SITE	9951.866	2.459
TOTAL PROPOSED RESERVED AREA			9951.866	2.459

AREA IN ROAD AND OPEN SPACES UNDER COMMERCIAL COMPONENT

DESCRIPTION	AREA IN (SQ.MT.)	AREA IN (ACRES) EACH
ROADS AND PATHWAYS	25,414.281	6.280
TOTAL ROADS AND PATHWAYS AREA	25414.281	6.280

COMMERCIAL AREA DETAILS- COMPONENT WISE

DESCRIPTION	AREA SQ.M	AREA ACRE
COMMERCIAL SALEABLE AREA	39011.730	9.640
UTILITIES & COMMON FACILITIES AREA	22532.84	5.568
GREEN AREA	1227.84	0.303
RESERVED AREA	9951.866	2.459
AREA UNDER ROADS AND OPEN SPACES	25414.281	6.280
TOTAL AREA UNDER COMMERCIAL COMPONENT	98138.557	24.25

COMMERCIAL PLOTTED

S.C.O/SHOPS/BOOTHS	NO. OF STOREY	PLOT NOS.	COUNT	WIDTH(M)	DEPTH(M)	PLOT AREA (EACH) SQ.M	MAX FAR	MAX GROUND COVERAGE %AGE	MAX COVERED AREA SQ.M	TOTAL AREA SQ.M	E.C.S.	SQ.MT.	LOADING BAYS	PARKING PROVIDED SQ.M	ECS	LOADING BAYS
POCKET-A1																
BOOTH	G	PLOT NO-57 TO 61	5	3.00	8.50	25.50	1.000	100	25.5	127.5	2.55	58.65	0.128			
S.C.O/SHOP	G+2	PLOT NO-9 TO 16	8	5.10	15.24	77.72	2.000	75	155.448	1243.584	24.87	572.05	1.244			
	G+1	PLOT NO-17 TO 25	9	5.10	15.24	77.72	2.000	100	155.448	1399.032	27.98	643.55	1.399			
	G+1	PLOT NO-26 TO 50	25	5.10	15.24	77.72	2.000	100	155.448	3886.2	77.72	1787.65	3.886			
	G+2	PLOT NO-1 TO 8	8	7.50	22.00	165.00	2.000	75	330	2640	52.80	1214.40	2.640			
	G+2	PLOT NO-51 TO 56	6	7.50	22.00	165.00	2.000	75	330	1980	39.60	910.80	1.980			
										11276.3	225.53	5187.11	11.276	5620.670	231	12
POCKET-A2																
BOOTH	G	PLOT NO-69 TO 83	15	3.00	8.50	25.50	1.000	100	25.5	382.5	7.65	175.95	0.383			
SHOP	G+1	PLOT NO-62 TO 68	7	5.10	22.00	112.20	2.000	100	224.4	1570.8	31.42	722.57	1.571			
	G+1	PLOT NO-84 TO 90	7	3.85	11.20	43.12	2.000	100	86.24	603.68	12.07	277.69	0.604			
										2556.98	51.14	1176.21	2.557	1263.052	52	3
POCKET-A3																
BOOTH	G	PLOT NO-101 TO 115	15	3.00	8.50	25.50	1.000	100	25.5	382.5	7.65	175.95	0.383			
	G	PLOT NO-116 TO 137	22	3.00	8.50	25.50	1.000	100	25.5	561	11.22	258.06	0.561			
SHOP	G+1	PLOT NO-91 TO 100	10	5.10	22.00	112.20	2.000	100	224.4	2244	44.88	1032.24	2.244			
										3187.5	63.75	1466.25	3.188	2660.900	111	4
POCKET-A4																
BOOTH	G	PLOT NO-169 TO 178	10	3.00	8.50	25.50	1.000	100	25.5	255	5.10	117.30	0.255			
	G	PLOT NO-193 TO 202	10	3.00	8.50	25.50	1.000	100	25.5	255	5.10	117.30	0.255			
S.C.O/SHOP	G+1	PLOT NO-158 TO 168	11	5.10	22.00	112.20	2.000	100	224.4	2468.4	49.37	1135.46	2.468			
	G+1	PLOT NO-179 TO 192	14	5.10	15.00	76.50	2.000	100	153	2142	42.84	985.32	2.142			
	G+1	PLOT NO-203 TO 212	10	5.10	22.00	112.20	2.000	100	224.4	2244	44.88	1032.24	2.244			
	G+1	PLOT NO-138 TO 157	20	7.50	22.00	165.00	1.500	75	247.5	4950	99.00	2277.00	4.650			
										12314.4	246.29	5664.62	12.314	6003.800	247	12
POCKET-A5																
BOOTH	G	PLOT NO-223 TO 244	22	3.00	8.50	25.50	1.000	100	25.5	561	11.22	258.06	0.561			
	G	PLOT NO-245 TO 259	15	3.00	8.50	25.50	1.000	100	25.5	382.5	7.65	175.95	0.383			
SHOP	G+1	PLOT NO-213 TO 222	10	5.10	22.00	112.20	2.000	100	224.4	2244	44.88	1032.24	2.244			
										3187.5	63.75	1466.25	3.188	2660.350	111	4

POCKET	PARKING REQUIRED	L / UN BAYS	TOTAL REQUIREMENT	PARKING PROVIDED
A1	5187.1054	315.00 (@26.25*12)	5502.11	5620.67
A2	1176.21	78.75 (@26.25*3)	1254.96	1263.052
A3	1466.25	105.00 (@26.25*4)	1571.25	2660.9
A4	5664.62	315.00 (@26.25*12)	5979.62	6003.8
A5	1466.25	105.00 (@26.25*4)	1571.25	2660.35