INDUSTRIAL PLOTS (I.T. PLOTS) AREA DETAILS

PLOT NO	LENGTH	X	WIDTH	X	AREA IN SQFT	AREA IN SQYDS	NOS	IN SQYDS
1		AS PER DIAGRAM		X	76997.39	8555.27	1	8555.27
02 to 04	45'-0"	X	100'-0"	X	4500.00	500.00	3	1500.00
5		AS PER DIAGRAM		X	9047.151	1005.24	1	1005.24
06 TO 12	45'-0"	X	100'-0"	X	4500.00	500.00	7	3500.00
1 2 A	55'-9"	X	100	X	5575.00	619.44	1	619.44
14		AS PER DIAGRAM		X	2819.06	313.23	1	313.23
15	50'-0"	X	73'-10.5"	X	3693.75	410.42	1	410.42
16		AS PER DIAGRAM		X	4509.36	501.04	1	501.04
17		AS PER DIAGRAM		X	4890.772	543.42	1	543.42
18 & 19	45'-0"	X	100'-0"	X	4500.00	500.00	2	1000.00
20	54'-6"	X	100'-0"	X	5450.00	605.56	1	605.56
21 TO 24	45'-0"	X	100'-0"	X	4500.00	500.00	4	2000.00
28	45'-0"	X	100'-0"	X	4500.00	500.00	1	500.00
29 & 30	54'-6"	X	100'-0"	X	5450.00	605.56	2	1211.11
31 & 38	45'-0"	X	100'-0"	X	4500.00	500.00	2	1000.00
39	54'-6"	X	100'-0"	X	5450.00	605.56	1	605.56
40 to 45	45'-0"	X	90'-0"	X	4050.00	450.00	6	2700.00
46		AS PER DIAGRAM		X	5731.96	636.88	1	636.88
47		AS PER DIAGRAM		X	5506.13	611.79	1	611.79
48		AS PER DIAGRAM		X	5876.37	652.93	1	652.93
49 to 65	45'-0"	X	100'-0"	X	4500.00	500.00	17	8500.00
76 to 82	45'-0"	X	100'-0"	X	4500.00	500.00	7	3500.00
83		AS PER DIAGRAM		X	5206.35	578.48	1	578.48
84 to 90	45'-0"	X	100'-0"	X	4500.00	500.00	7	3500.00
112 to 117	45'-0"	X	100'-0"	X	4500.00	500.00	6	3000.00
118		AS PER DIAGRAM		X	3444.47	382.72	1	382.72
119 to 126	45'-0"	X	100'-0"	X	4500.00	500.00	8	4000.00
127		AS PER DIAGRAM		X	6447.91	716.43	1	716.43
128 to 132	45'-0"	X	100'-0"	X	4500.00	500.00	5	2500.00
141		AS PER DIAGRAM		X	4494.97	499.44	1	499.44
142 to 147	45'-0"	X	100	X	4500.00	500.00	6	3000.00
148		AS PER DIAGRAM		X	7172.51	796.95	1	796.95
149		AS PER DIAGRAM		X	33834.39	3759.38	1	3759.38
150		AS PER DIAGRAM		X	31940.00	3548.89	1	3548.89
151		AS PER DIAGRAM		X	13800.33	1533.37	1	1533.37
		TOTAL AREA					103	68286.54

COMMERCIAL S.C.O. AREA DETAIL								
1	S.C.O = 01 TO 12, 12A, 14 TO 49	16'-6"	X	66'-0"	1089.000	SQFT	49 =	53361.000 SQFT
2	S.C.O = 71 TO 73	16'-6"	X	66'-0"	1089.000	SQFT	3 =	3267.000 SQFT
	TOTAL GR.COV. AREA						52 =	56628.000 SQFT
								6292.000 SQYDS

NOTE:- S.C.O.-73,01 (G+2) WITHOUT BASEMENT

INFORMATION TECHNOLOGY Plot No. 127,128,129 & 149 falling under Electrical Line will be developed only after the Lines area shifted by the PSPCL.

NOTE:- PLOT NO-13, 25 TO 27, 32 TO 37,66 TO75, 91 TO 111 & 133 TO 140 NOT IN SCHEME

A	INDUSTRIAL POCKET(I.T)		
SR. NO.	DESCRIPTION	AREA in sqyds	AREA Acres
1	Area under I.T. plots	68286.54	14.109
2	Roads & open space	40331.50	8.333
3	Green Area	1152.33	0.238
4	10 m Wide Green Buffer		
	Green Buffer - 01	518.65	
	Green Buffer - 02	342.47	
	Green Buffer - 03	2157.18	
	Green Buffer - 04	765.17	
	Total Green Buffer (01 to 04)	3783.47	0.781
5	Services:-		
	MRF-2016 sqyds+(10'x10') =11.11sqyds service area for under ground STP.	2027.10	
	* W.W.	406.43	
	* E.G.S -01	638.30	
	* E.G.S -02	600.00	
	* E.G.S -04	723.47	
	* E.G.S -05	55.44	
	Total Services area	4450.74	0.920
	TOTAL	118004.57	24.38

B	COMMERCIAL POCKET		
SR. NO.	DESCRIPTION	AREA in sqyds	AREA Acres
1	Area Under SCO's	6292.00	1.300
2	Surface Parking		
	* Commercial - 01	8659.363	1.789
	* Commercial - 02	536.003	0.111
3	Entry/Exit (32'-10"x60'-6")	220.710	0.046
4	Pavments	778.58	0.161
5	Services		
	-Toilet -01 (Block)	68.99	
	-Toilet -02 (Block)	35.93	
	Total Services Area	104.92	0.022
	TOTAL	16591.579	3.428

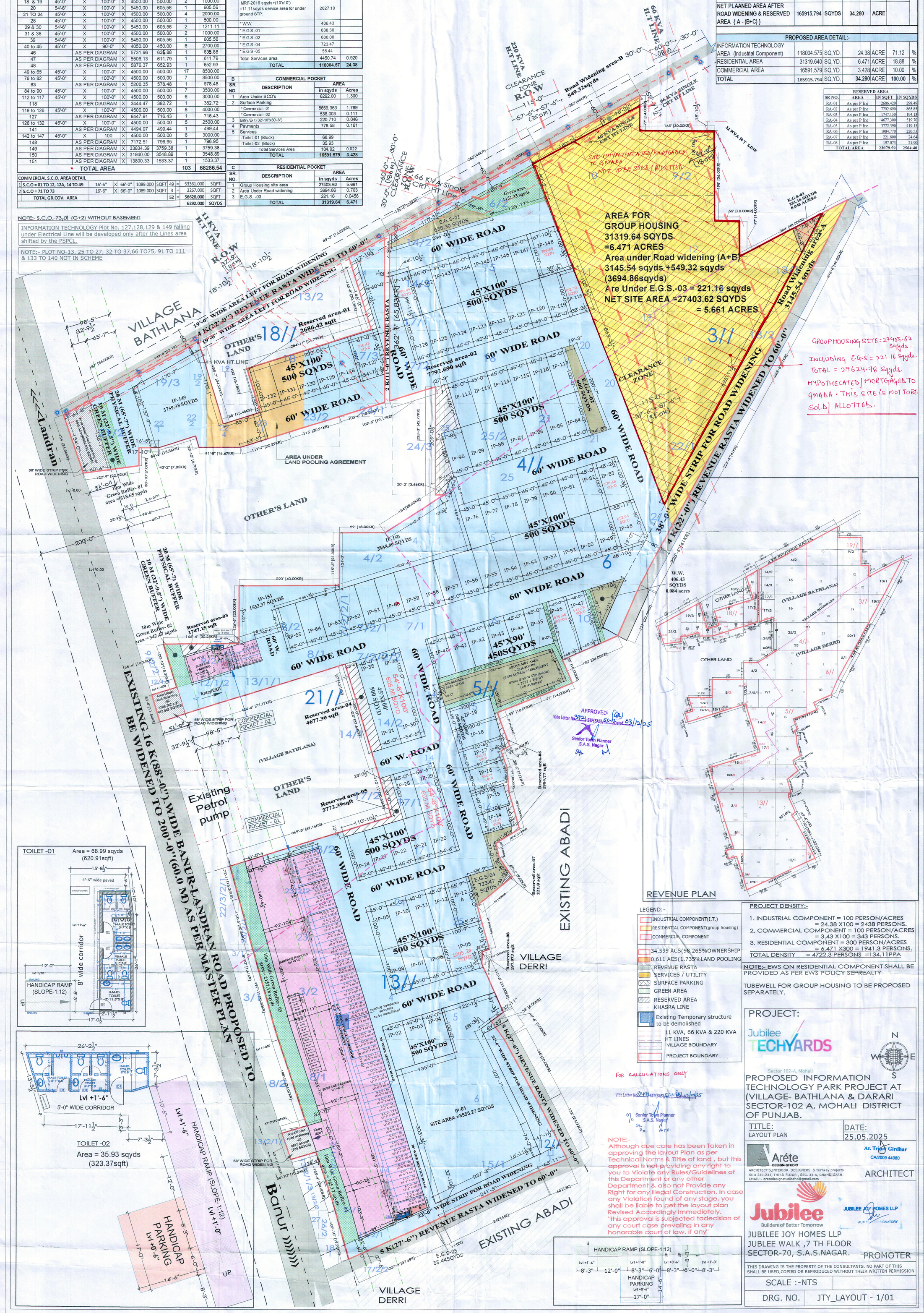
C	RESIDENTIAL POCKET		
SR. NO.	DESCRIPTION	AREA in sqyds	AREA Acres
1	Group Housing site area	27403.62	5.661
2	Area Under Road widening	3694.86	0.763
3	E.G.S. -03	221.16	0.0456
	TOTAL	31319.64	6.471

SR. NO.	DESCRIPTION	AS PER INDUSTRIAL PARK POLICY DATED:-19.06.2019 AND AMENDMENT in sqyds	in acres	PERCENTAGE		PROPOSED AREA in sqyds	in acres	PERCENTAGE	
1	INDUSTRIAL COMPONENT(I.T.)	99549.476	20.568	60.0	%(Minimum)	118004.57	24.38	71.12	%
2	RESIDENTIAL COMPONENT (GROUP HOUSING AREA)	49774.738	10.284	30.0	%(Maximum)	31319.64	6.471	18.88	%
3	COMMERCIAL COMPONENT	16591.579	3.428	10.0	%(Maximum)	16591.579	3.428	10.00	%
	TOTAL	165915.794	34.280	100.0	%	165915.79	34.280	100.0	%

TOTAL SITE AREA AS PER CLU	170420.09	SQ.YD.	35.2107625	ACRE	....A
AREA UNDER 60.0 M ROAD FOR ROAD WIDENING (NH)					
POCKET-01 = 8935.50 SQFT	992.833	SQYDS			
POCKET-02 = 3708.562 SQFT	412.062	SQYDS			
POCKET-03 = 4815.00SQFT	535.000	SQYDS			
=17459.062 SQFT	1939.896	SQYDS	0.400	ACRE	....B
RESRVED AREA FOR FUTURE PLANNING	2564.399	SQYDS	0.529	ACRE	C
= 23079.59 SQFT					
NET PLAANED AREA AFTER ROAD WIDENING & RESERVED AREA { A - (B+C) }	165915.794	SQYDS	34.280	ACRE	

PROPOSED AREA DETAIL:-						
INFORMATION TECHNOLOGY AREA (Industrial Component)	118004.575	SQ.YD.	24.38	ACRE	71.12	%
RESIDENTIAL AREA	31319.640	SQ.YD.	6.471	ACRE	18.88	%
COMMERCIAL AREA	16591.579	SQ.YD.	3.428	ACRE	10.00	%
TOTAL	165915.794	SQ.YD.	34.280	ACRE	100.00	%

RESERVED AREA			
SR NO.	AREA	IN SQFT	IN SQYDS
RA-01	As per P line	2686.420	298.49
RA-02	As per P line	7792.690	865.85
RA-03	As per P line	1747.150	194.13
RA-04	As per P line	4677.300	519.70
RA-05	As per P line	3772.390	419.15
RA-06	As per P line	1984.770	220.53
RA-07	As per P line	221.800	24.64
RA-08	As per P line	197.073	21.90
TOTAL AREA		23079.59	2564.40



LEGEND:-

- INDUSTRIAL COMPONENT(I.T.)
- RESIDENTIAL COMPONENT(group housing)
- COMMERCIAL COMPONENT
- 34.599 ACS(98.265%OWNERSHIP
- 0.611 ACS(1.735%LAND POOLING
- REVENUE RASTA
- SERVICES / UTILITY
- SURFACE PARKING
- GREEN AREA
- RESERVED AREA
- KHASRA LINE
- Existing Temporary structure to be demolished
- 11 KVA, 66 KVA & 220 KVA HT LINES
- VILLAGE BOUNDARY
- PROJECT BOUNDARY

PROJECT DENSITY:-

1. INDUSTRIAL COMPONENT = 100 PERSON/ACRES = 24.38 X100 = 2438 PERSONS.
2. COMMERCIAL COMPONENT = 100 PERSON/ACRES = 3.43 X100 = 343 PERSONS.
3. RESIDENTIAL COMPONENT = 300 PERSON/ACRES = 6.471 X300 = 1941.3 PERSONS.

TOTAL DENSITY = 4722.3 PERSONS =134.11PPA

NOTE:- EWS ON RESIDENTIAL COMPONENT SHALL BE PROVIDED AS PER EWS POLICY SEPREALTY

TUBEWELL FOR GROUP HOUSING TO BE PROPOSED SEPARATELY.

APPROVED/ Vide Letter No. 3921-STP(SAS)/SS-II Dated 03/12/25 (GR)
Senior Town Planner S.A.S. Nagar

FOR CALCULATIONS ONLY

Vide Letter No. 2492-STP(SAS)/SS-II/60 Dated 10/12/2025
O/C Senior Town Planner S.A.S. Nagar

NOTE:-
Although due care has been Taken in approving the layout Plan as per Technical Norms & Title of land , but this approval is not providing any right to you to Violate any Rules/Guidelines of this Department or any other Department & also not Provide any Right for any illegal Construction. In case any Violation found of any stage, you shall be liable to get the layout plan Revised Accordingly Immediately. "this approval is subjected todecision of any court case prevailing in any honorable court of law, if any"

REVENUE PLAN

PROJECT:

Jubilee TECHYARDS
Sector 102-A, Mohali

PROPOSED INFORMATION TECHNOLOGY PARK PROJECT AT (VILLAGE- BATHLANA & DARARI SECTOR-102 A, MOHALI DISTRICT OF PUNJAB.

TITLE:	DATE:
LAYOUT PLAN	25.05.2025

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JUBLEE WALK ,7 TH FLOOR
SECTOR-70, S.A.S.NAGAR.
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SCALE :-NTS

DRG. NO. JTY_LAYOUT - 1/01