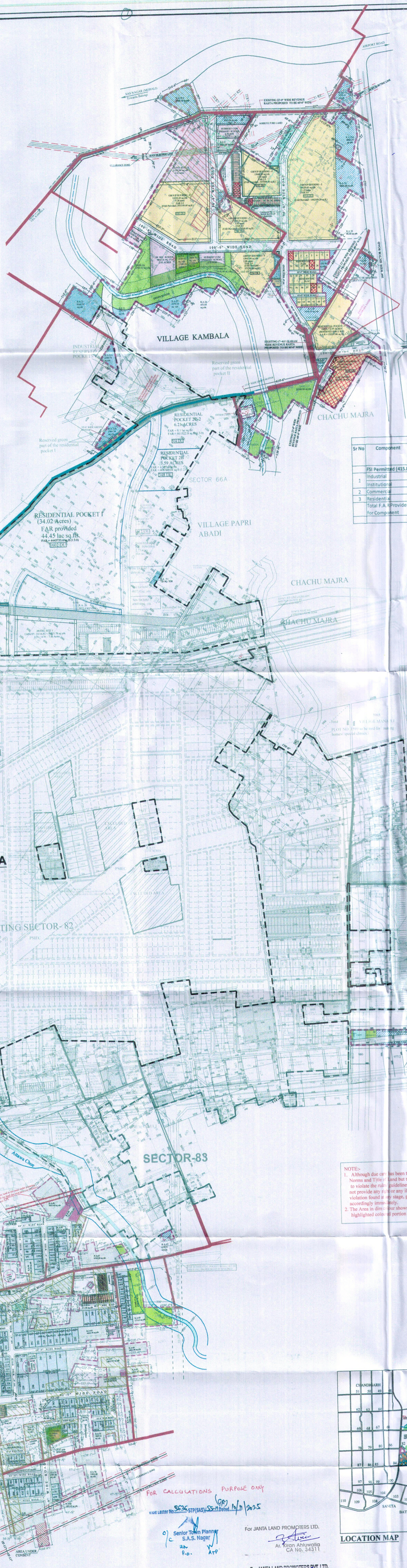
REVISED LAYOUT PLAN FOR SUPER MEGA MIXED USE INTEGRATED INDUSTRIAL PARK PROJECT OF JANTA LAND PROMOTERS PVT. LTD AT SECTOR 66A, 82 & 83 SAS NAGAR

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

LEGEND :-

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- PARK
- RESERVED AREA
- ACQUISITION AREA
- NEW SCHEME BOUNDARY
- ALREADY APPROVED SUPER MEGA BOUNDARY
- RAILWAY TRACK
- REVENUE RASTA
- ALREADY APPROVED MEGA PROJECT BOUNDARY
- AREA UNDER CONSENT
- AREA UNDER LAND POOLING AGREEMENT
- AREA UNDER DEVELOPMENT AGREEMENT



APPROVED (GP)
Vide Letter No. 4072-STP(SAS)/SS-I Dated 17/12/2025
Senior Town Planner
S.A.S. Nagar

OLD ACQUISITION	= 30.67 ACRES
NEW ACQUISITION	= 0.98 ACRES
TOTAL AREA TAKEN UNDER ACQUISITION	= 31.65 ACRES

SECTOR 66-A (A) = 0.13 ACRES
SECTOR 83 (B) = 0.76 ACRES
SECTOR 83 (C) = 0.09 ACRES
TOTAL = 0.98 ACRES

NOTES-
S.C.O's No. 15 TO 23, 24, 25 RESIDENTIAL PLOT No. 1, 27, 56 GROUP HOUSING SITE-3 (13310.00 Sq.M.) IN SECTOR-66A & INDUSTRIAL PLOT No. 377, IN SECTOR-83 ARE MORTGAGED/ HYPOTHECATED TO GMADA - THESE S.C.O'S, RESIDENTIAL PLOTS, GROUP HOUSING SITE-3 & INDUSTRIAL PLOT SHALL NOT BE SOLD/ ALLOTED/ DEVELOPED/ LEASED/ RENTED. WHICH IS SHOWN THUS ⊠ ON LAYOUT PLAN

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 (5.85 + 0.74 + 0.54 + 2.30)	= 9.43 ACRES	------ 2
III	- Memo No- 3952 CTP(Pb)/SP 432(M) dated 15.07.2013	= 0.82 ACRES	------ 3
IV	- Memo No- 5183 CTP(Pb)/SP 432(M) dated 09.09.2014	= 0.69 ACRES	------ 4
V	- Memo No- 6647 CTP(Pb)/SP 432(M) dated 13.11.2014	= 1.65 ACRES	------ 5
VI	- Memo No. 3867 CTP(Pb)/SP 432(M) dated 10.08.2015	= 0.0565 ACRES	------ 6
VII	- Memo No- 888 CTP(Pb)/SP 432(M) dated 18.02.2016	= 3.485 ACRES	------ 7
VIII	- Memo No. 6412 CTP(Pb)/SP 432(M) dated 22.12.2016	= 18.21 ACRES	------ 8
IX	- Memo No. 1 CTP(Pb)/SP 432(M) dated 02.01.2019	= 7.58 ACRES	------ 9
X	- Memo No. 2780 CTP(Pb)/SP 432 (M) dated 02.05.2019	= 3.46 ACRES	------ 10
XI	- Memo No- 5128 CTP(Pb)/SP 432(M) dated 06.09.2021	= 5.75 ACRES	------ 11
XII	- Memo No- 2207 STP(SAS)/ SS-I (GR) dated 14.10.2024	= 7.994 ACRES	------ 12.
	TOTAL CLU AREA	= 274.3255 ACRES	
	NEW AREA ADDED IN CLU	= 210.275 ACRES	
	AREA UNDER ACQUISITION(30.67+0.98)	= 31.65 ACRES	------ 13
	TOTAL SCHEME AREA	= 516.2505 ACRES	------ 14
	AREA FOR WHICH AGREEMENT CANCELED	= 6.25 ACRES	------ 15
	Area Exchanged for R. RASTA and Deleted from Project	= 1.92 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 C.L.U	= 0.64 ACRES	------ 18
	BALANCE SCHEME AREA FOR PLANNING {14-(15+16+17+18)}	= 504.1805 ACRES	------ 19
	AREA UNDER ACQUISITION	= 31.65 Acres	------20
	RESERVED AREA	= 56.72 ACRES	------21
	NET PLANNED AREA {19-(20+21)}	= 504.1805 - (31.65+56.72) = 415.8105 ACRES	------ 23
	GROSS F.A.R. ALLOWED	= 2.50	------24

A)	COMMERCIAL PROVIDED			
Sr No	COMMERCIAL SITE	AREA (In Acres)	FAR Provided (in sq ft)	
1	Total Commercial in Part 1 Sec 66A	11.753	1737054.94	--- A 1
2	Total Commercial in Part 2 Sec 82	3.85	364800	--- A 2
3	Total Commercial in Part 3 Sec 83	0.99	117989.91	--- A 3
	Total Commercial	16.593	2219844.85	

A) COMMERCIAL COMPONENT ALLOWED (20% MAX.) = 83.1621 ACRES
COMMERCIAL AREA TAKEN = (12%) = 49.897 ACRES
PERMISSIBLE Saleable Area = 19.96 ACRES (40%)
FAR ALLOWED (1:2.50) = 54,33,783.30 SQ FT.

COMMERCIAL PROVIDED :-

TOTAL F.A.R. PROVIDED = 22,19,844.85 sq. fts.
CORRESPONDING LAND UTILIZED = 16.593 ACRES (3.99%)

BALANCE F.A.R =54,33,783.30 - 22,19,844.85 = 32,13,938.45 sq fts

	F.A.R			
Sr No	Component	Total % age	F.A.R Provided (in sq ft) for Component	F.A.R Achieved (in sq ft)
	FSI Permitted (415.8105 x 2.5 x 43560)		45281763.45	
1	Industrial	46	20829303.00	8642304.00
	Institutional			2480000.00
2	Commercial	12	5433783.30	2219844.85
3	Residential	42	19018677.15	11110026.09
	Total F.A.R Provided for Component	100	45281763.45	24452174.94
	Balance F.A.R			20829588.51

B) INDUSTRIAL AREA ALLOWED (MIN. 45%) = 187.115 ACRES
INDUSTRIAL AREA TAKEN (46%) = 191.27 ACRES
FAR ALLOWED (1:2.50) = 2,08,29,303.00 SQ. FT.

- 5 No. OF INDUSTRIAL PLOTS IN Part 1 Sector 66A = 4.40 acres ---B1
- 540 No. OF INDUSTRIAL PLOTS IN Part 2 Sector 82 = 59.46 acres ---B2
- 229 No. OF INDUSTRIAL PLOTS IN Part 3 Sector 83 = 35.34 acres ---B3

TOTAL AREA UNDER INDUSTRIAL PLOTS = 99.20 ACRES (23.86%)
TOTAL PLOTS (5+540+229)=774

C) ADDITIONAL ACTIVITIES ALLOWED AS PER SUPER MEGA POLICY
(30% of the industrial area) = 57.38 acres

- AREA PROVIDED UNDER INSTITUTIONAL IN Part 1 Sector 66A = 21.28 ACRES ---C1
- AREA PROVIDED UNDER INSTITUTIONAL IN Part 2 Sector 82 = 4.31 ACRES ---C2
- AREA PROVIDED UNDER INSTITUTIONAL IN Part 3 Sector 83 = 6.69 ACRES ---C3

TOTAL AREA PROVIDED UNDER INSTITUTIONAL = 32.28 ACRES (7.76 %)

D) BALANCE INDUSTRIAL AREA = TOTAL INDUSTRIAL AREA TAKEN - AREA UNDER INSTITUTIONAL USE
= 191.27 - 32.28
= 158.99 ACRES

E) PERMISSIBLE Saleable Area Under INDUSTRIAL Plots = 103.34 ACRES (65%)

F) INDUSTRIAL PLOT PROVIDED AS PER DETAIL = 99.20 ACRES (62.39%)
(LIST ATTACHED PART WISE)

G) RESIDENTIAL COMPONENT ALLOWED (BALANCE AREA) = 174.6435 ACRES
F.A.R. Allowed (1:2.5) = 1,90,18,677.15 SQ.FTS
PERMISSIBLE Saleable Area = 104.7861 ACRES (60%)

1. DETAILS OF RESIDENTIAL COMPONENT

G)	RESIDENTIAL PROVIDED			
Sr No	RESIDENTIAL SITE	AREA (In Acres)	FAR Provided (in sq ft)	
	F.A.R Permitted		19092511.35	
1	Total Residential in Part 1 Sec 66A	84.78	10504026.09	--- G 1
2	Total Residential in Part 2 Sec 82	3.86	252000	--- G 2
3	Total Residential in Part 3 Sec 83	5.33	354000	--- G 3
	Total Residential (Including EWS)	93.97	11110026.09	

TOTAL = 93.97 acres (Including EWS) (22.60%)
FAR provided 111.10 lac sq.fts.
EWS = 7.38 Acres (2.0+2.41+2.97)

2. PERMISSIBLE DWELLING UNITS =415.8105 X 175/5 = 14553 UNITS
ALREADY APPROVED DU = 3216
NOW PROPOSED DWELLING UNIT = 2450
TOTAL DWELLING UNITS TO BE TAKEN FOR GROUP HOUSING SITES = 5666

4. AREA REQUIRED FOR E.W.S = 10 % OF THE UNITS = Taken for Construction 567 UNITS
AREA REQUIRED FOR 567 UNITS @ 80 UNITS PER ACRES = 7.09 ACRES - A
AREA UNDER RESIDENTIAL PLOTTED POCKET @5% = 3.90 ACRES
AREA REQUIRED FOR EWS = 0.20 ACRES - B
TOTAL AREA REQUIRED FOR EWS (A+B) = 7.29 ACRES
AREA ALREADY TRANSFERRED TO GMADA = 4.16 ACRES
(2.16 ACRES IN PART-2 + 2.00 ACRES IN PART-3)

AREA UNDER GROUP HOUSING SITES - 83.34 ACRES
AREA UNDER PLOTTED DEVELOPMENT - 3.25 ACRES
AREA UNDER EWS - 7.38 ACRES

AREA UNDER EWS = 7.38 Acres
1) PART-1 = 2.97 ACRES
2) PART-2 = 2.41 ACRES
3) PART-3 = 2.00 ACRES

H) PARK Details

PARKS IN Part 1 Sector 66A = 6.13 Acres ---H1
PARKS IN Part 2 Sector 82 = 11.30 Acres ---H2
PARKS IN Part 3 Sector 83 = 7.58 Acres ---H3

TOTAL AREA UNDER PARK PROVIDED = 25.01 ACRES (6.02%)

I) RESERVED AREAS

RESERVED AREAS IN Part 1 Sector 66A = 15.33 acres --- I1
RESERVED AREAS IN Part 2 Sector 82 = 2.87 acres --- I2
RESERVED AREAS IN Part 3 Sector 83 = 38.52 acres --- I3

TOTAL RESERVED AREA = 56.72 ACRES

I) AREA UNDER UTILITIES

UTILITIES AREAS IN Part 1 Sector 66A = 2.42 ACRES --- I1
UTILITIES AREAS IN Part 2 Sector 82 = 1.30 ACRES. --- I2
UTILITIES AREAS IN Part 3 Sector 83 = 0.87 ACRES --- I3

TOTAL AREA UNDER UTILITIES = 4.59 ACRES (1.10%)

K) AREA UNDER CHOE, OPEN SPACES, PAVEMENTS, PARKING, ROADS ETC = 144.1675 Acres (34.67%)

	POPULATION CALCULATION	UNITS	POPULATION
1	3216 DU TAKEN FOR 5 PERSON PER DU CONSTRUCTION ON G.H =	3216	16080
2	2450 DU TAKEN FOR 4.5 PERSON PER DU CONSTRUCTION ON G.H =	2450	11025
3	15 PERSON PER RESIDENTIAL PLOTS =	31	465
4	E.W.S UNITS @ 80 UNITS PER ACRE FOR 7.38 ACRES =	591	2955
5	COMMERCIAL POPULATION @ 100 PERSONS PER ACRES	16.593	1659.3
6	INSTITUTIONAL POPULATION @ 100 PERSONS PER ACRES	32.28	3228
	TOTAL POPULATION		35412.3
	UTILITIES REQUIRED/PROVIDED FOR THIS POPULATION		
		UNITS REQD	PROVIDED
1	HIGH SCHOOL (INCLUDING NURSARY CUM PRIMARY SCHOOL)	2	2
2	NURSERY CUM PRIMARY SCHOOL	7	5+2 IN HIGH SCHOOL
3	RELIGIOUS BUILDING	2	2
4	DISPENSARY	2	2
5	COMMUNITY CENTRE	1	1
6	MILK BOOTH	7	7
7	POLICE POST	1	1
8	CRECHE	1	1
9	SUB POST OFFICE	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 POCKETS I, III TO X , COMMERCIAL POCKETS I TO X, INSTITUTIONAL AREAS AND INDUSTRIAL (I.T. TOWER) AND OTHER SUCH AREAS ETC.
5. SITES THROUGH WHICH SEWER DRAIN IS PASSING SHALL BE DEVELOPED ONLY AFTER CONSULTING ENGINEER WING GMADA W.R.T THIS DRAIN

SR. No.	AREA DETAIL	AREA IN ACRES
1	AREA FOR PLANNING	504.1805
2	RESERVED AREA	56.72
3	GOVT. ACQ. (Previous appro.+new area)	31.65
4	NET PLANNED AREA (Excluding Govt. Acquisition & Reserved Area)	415.8105
5	INDUSTRIAL COMPONENT	99.20
6	INSTITUTIONAL COMPONENT	32.28
7	COMMERCIAL COMPONENT	16.593
8	RESIDENTIAL COMPONENT	86.590
9	AREA UNDER EWS SITES	7.38
10	AREA UNDER PARKS	25.01
11	AREA under UTILITY	4.590
12	BALANCE AREA UNDER NALA,OPEN SPACES, PAVEMENTS, PARKING, ROADS, etc	144.1675

NOTE:-
1. 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.
2. The Area in dimension colour shown on the plan has already been approved earlier. Only highlighted coloured portion is been approved now.

PLOT No. 377 MORTGAGED/ HYPOTHECATED TO GMADA - THIS PLOT SHALL NOT TO BE SOLD/ ALLOTED/ DEVELOPED/ LEASED/ RENTED

FOR CALCULATIONS PURPOSE ONLY
Vide Letter No. 8636-STP(SAS)/SS-I (GP) Dated 16/12/2025
O/C Senior Town Planner S.A.S. Nagar
a2 W P.O. ATP

For JANTA LAND PROMOTERS LTD.
Ar. Kiran Ahluwalia CA No. 34311
For JANTA LAND PROMOTERS PVT. LTD.
AUTHORISED SIGNATORY



LOCATION MAP

TITLE:- REVISED LAYOUT PLAN (MAIN SHEET)

ARCHITECT:-
For JANTA LAND PROMOTERS LTD.
Ar. Kiran Ahluwalia CA No. 34311

OWNER:-
For JANTA LAND PROMOTERS PVT. LTD.
AUTHORISED SIGNATORY

ORIENTATION N E W S

DATE:- 09.05.2025
DRAWING NO :-DC/TP/JLPL/LP/1
DEALT BY:- Tanya kashyap

SCALE:- N.T.S

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