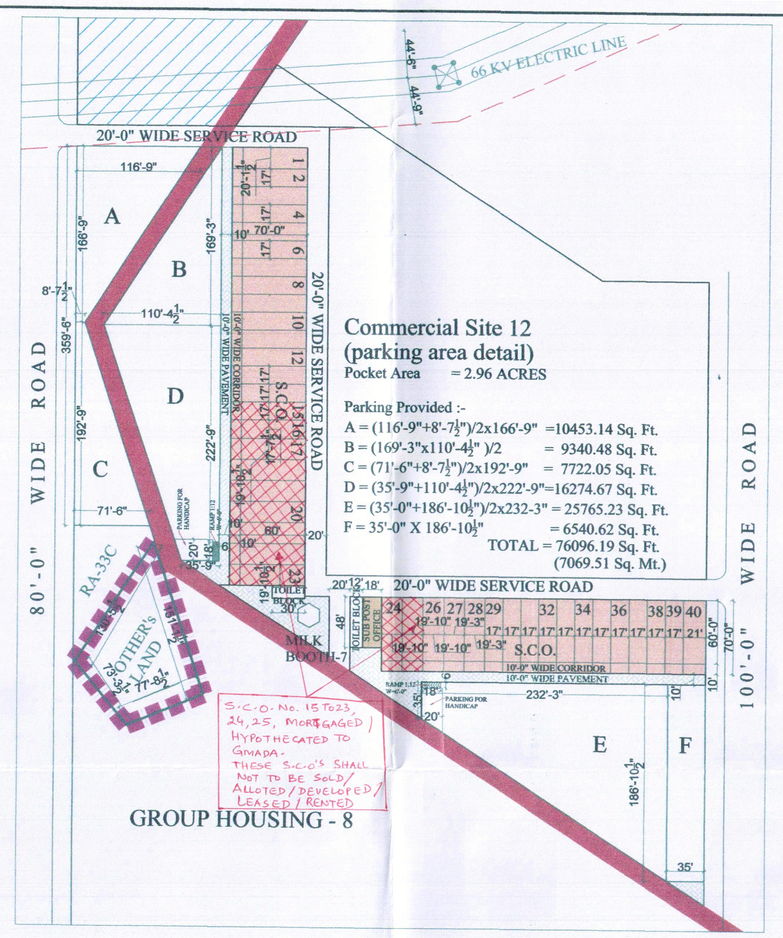
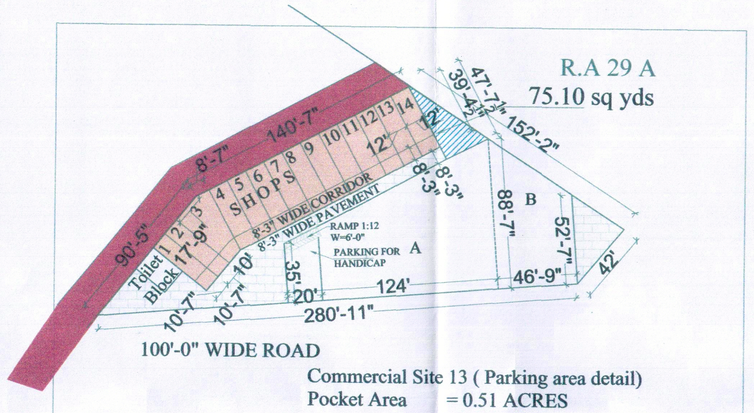






LEGEND :-

	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

DETAILS OF COMMERCIAL SITE 202
COMMERCIAL SITE 202 (Partial Plot)
Area in SuperMega = 33483.39 Sq yds (6.92 Acres)
Area in Mega = 1644.27 Sq yds (0.34 Acres)
Total Area of COMMERCIAL SITE 202 = 35127.66 Sq yds (7.26 Acres)

DETAILS OF COMMERCIAL SITE 203
COMMERCIAL SITE 203 (Partial Plot)
Area in SuperMega = 864.54 Sq yds (0.18 Acres)
Area in Mega = 13655.55 Sq yds (2.82 Acres)
Total Area of COMMERCIAL SITE 203 =14520.09 Sq yds (3.00Acres)

B) INDUSTRIAL PLOT IN Sector 66A

S.NO.	PLOT.NO	NO. OF PLOTS	AREA IN/UNIT SQ.YDS.	TOTAL AREA IN SQ.YDS.	REMARKS	F.A.R	F.A.R Achieved (in sq ft)
1	5001	1	13213.20	13213.20	CLEAR PLOT	3.708	440950.9104
2	5016	1	1195.1	1195.1	NOT TO BE SOLD	2	21511.8
3	5017	1	2357.56	2357.56	NOT TO BE SOLD	2	42436.08
4	5018	1	1084.01	1084.01	NOT TO BE SOLD	2	19512.18
5	5019	1	3445.78	3445.78	NOT TO BE SOLD	2	62024.04
	TOTAL	5		21295.65			586435.0104
			IN ACRES	4.40			

DETAIL of COMMERCIAL COMPONENT IN SECTOR 66A

S.NO.	BIFURCATION OF COMMERCIAL COMPONENT	AREA IN SQ FTS.	TOTAL AREA IN SQ YDS	TOTAL FAR AREA IN SQ MTS
	COMMERCIAL SITE 12			

S.NO.	SCO NO.	F.A.R	NO. OF SCO	NO. OF STORIES	SIZE	AREA IN SQ FTS.	AREA IN SQ YDS	TOTAL AREA IN SQ YDS	TOTAL FAR AREA IN SQ MTS
1	1	1:3.0	1	G+3	20'-1 1/2" X 70'-0"	1408.75	156.53	156.53	392.63
2	2-15	1:3.0	14	G+3	17'-0"x 70'-0"	1190	132.22	1851.11	4643.30
3	16	1:3.0	1	G+3	17'-7 1/2" X 70'-0"	1233.75	137.08	137.08	343.86
4	17-23	1:3.0	7	G+3	19'-10 1/2" X 70'-0"	1391.25	154.58	1082.08	2714.28
5	24-26	1:3.0	3	G+3	19'-10.5 70'-0"	1388.31	154.26	462.77	1160.81
6	27, 28	1:3.0	2	G+3	19'-3" X 70'-0"	1347.5	149.72	299.44	751.12
7	29-39	1:3.0	11	G+3	17'-0"x 70'-0"	1190	132.22	1454.44	3648.31
8	40	1:3.0	1	G+3	21'-0" X 70'-0"	1470	163.33	163.33	409.70
	Total		67					5606.80	14064.00
					AREA IN ACRES		1.16	1513844.90 SFT.	

PARKING AREA CALCULATION
AREA REQUIRED FOR PARKING = 14064# 2 / 100 = 281.28 ECS (Say 282 ecs) = 6486.00 SQ M —A
ADDITIONAL PARKING FOR LOADING/UNLOADING = ((1x26.25) + 393.75 SQ M —B
PARKING AREA REQD FOR SUB POST OFFICE (1 ECS) = 23 SQ MTR. —C
TOTAL AREA REQD FOR PARKING (A + B +C)= 6902.75 SQ M
TOTAL PARKING AREA PROVIDED = 7069.51 SQ M)
TOTAL AREA OF POCKET = 2.96 ACRES

COMMERCIAL SITE 13

S.NO.	SHOPS NO.	F.A.R	NO. OF SHOPS	NO. OF STORIES	SIZE	AREA IN SQ FTS.	AREA IN SQ YDS	TOTAL AREA IN SQ YDS	TOTAL FAR AREA IN SQ MTS
1	1, 2	1:2.0	2	G+1	10'-7"X 39'-4.5"	416.72	46.30	92.60	154.86
2	3	1:2.0	1	G+1	10'-0" X as per site	722.05	80.23	80.23	134.16
3	4-14	1:2.0	11	G+1	12'-0" X 39'-4.5"	472.5	52.50	577.50	965.73
	Total		14					750.33	1254.75
					AREA IN ACRES		0.16	13506.129 SFT.	

PARKING AREA CALCULATION
AREA REQUIRED FOR PARKING = 1254.75 X 2 / 100 = 25.095 ECS (Say 26 ECS) = 598.00 SQ M —A
ADDITIONAL PARKING FOR LOADING/UNLOADING = (2x26.25) 52.50 SQ M —B
TOTAL PARKING AREA REQD FOR COMMERCIAL =A + B = 650.50 SQ M
TOTAL PARKING AREA PROVIDED = 1018.33 SQ M
TOTAL POCKET AREA = 0.51 ACRES

LIST OF RESERVED AREAS SECTOR 66 A

SR. No.	AREA DETAIL	AREA IN SQ YDS
1	R A 1	471.15
2	R A 2	620.58
3	R A 3	2217.20
4	R A 3.1	726.00
5	R A 20	3833.40
6	R A 21	8164.74
7	R A 21 A	2450.74
8	R A 21 B	2960.34
9	R A 22	1371.09
10	R A 23	4273.64
11	R A 24	451.05
12	R A 25	1327.79
13	R A 25 A	284.15
14	R A 26	4918.59
15	R A 27	5001.11
16	R A 29	746.33
17	R A 29 A	75.10
18	R A 30	1126.90
19	R A 31	1872.00
20	R A 32	45.33
21	R A 33	9802.68
22	R A 33A	8061.47
23	R A 33B	3313.51
24	R A 33C	607.28
25	R A 33D	3022.55
26	R A 33E	6468.16
	TOTAL	74212.88
	AREA IN ACRES	15.33

LIST OF PARK AREA SECTOR 66 A

SR. No.	DETAIL	AREA IN SQ YDS.
1	PARK 19	1075.00
2	PARK 20	1988.89
3	PARK 24	9793.52
4	PARK 25	6656.48
5	PARK 27	10164.00
	TOTAL	29677.89
	TOTAL in ACRES	6.13

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 LTD
CORP. OFFICE: S.C.O- 39-42, SECTOR-82, S.A.S NAGAR

LAYOUT DETAILS

A) RESIDENTIAL COMPONENT

DETAIL OF RESIDENTIAL POCKETS IN SECTOR 66 A

SR. NO.	RESIDENTIAL POCKET No.	AREA IN ACRES	FAR PROVIDED SQ. FT.
1	POCKET 1	34.02	4445733.60
2	POCKET 2A	4.22	459000.00
3	POCKET 2B	3.59	406589.04
4	POCKET 2C2	6.21	811522.80
5	POCKET 3	2.75	359370.00
6	POCKET 4	2.86	373744.80
7	POCKET 5	11.19	1462309.20
8	POCKET 6	2.82	307098.00
10	POCKET 7	3.62	474368.40
11	POCKET 8	7.28	951350.40
12	Residential pocket 9 (Reserved for EWS)	2.97	155247.84
	TOTAL	81.53	10206334.08

DETAILOF RESIDENTIAL PLOTS SECTOR -66 A

SR. NO.	PLOT NO.	NO. OF PLOTS	SIZE OF PLOTS IN feet W	L	AREA IN SQ FTS.	AREA IN SQ YDS	TOTAL AREA IN SQ YDS.
1	1-8	8	50	90	4500	500.00	4000.00
2	26-31	6	50	90	4500	500.00	3000.00
3	32, 60	2	50	90	4500	500.00	1000.00
4	33, 34	2	51'-3"	90	4612.5	512.50	1025.00
5	35, 57	2	57'-6"	90	5175	575.00	1150.00
6	36, 56	2	60'-11"	90	5482.8	609.20	1218.40
7	55, 58, 59	3	51'-3"	90	4612.5	512.50	1537.50
8	62	1	50	90	4500	500.00	500.00
9	63	1	41	90	3690	410.00	410.00
10	64	1	47	90	4230	470.00	470.00
11	65, 66	2	50	90	4500	500.00	1000.00
12	67	1	44	90	3960	440.00	440.00
	TOTAL	31					15750.90
						IN ACRES	3.25
	FAR PROVIDED = 1: 2.1					FAR	297692.01 SQ.FT.

Total Area under Residential in Sector - 66A (81.53+3.25) = 84.78 ACRES

C) ADDITIONAL ACTIVITY

- Institutional Site 1 (7091.69 sq. yds) = 1.47 ACRES
- Institutional Area = 0.52 ACRES
- Religious Building-1 = 0.56 ACRES
- Pocket 1 (Hotel Site 1) = 7.56 ACRES
- Hotel 1 (4459.96 sq. yds) = 0.92 ACRES
- Hotel 2 (4037.92 sq. yds) = 0.83 ACRES
- Hotel 3 (4000.00 sq. yds) = 0.82 ACRES
- Sr. Secondary School = 2.03 ACRES
- Nursery cum Primary School = 0.75 ACRES
- Police Post = 0.50 ACRES
- CRECHE (608.00 Sq. Yds.) = 0.13 ACRES
- Sub Post Office (80.00 Sq. Mtr.) = 0.02 ACRES
- Hotel site-5 = 4.42 ACRES
- Nursery cum Primary School = 0.75 ACRES

Total area under Additional Activity in sector-66A=21.28 ACRES

D) COMMERCIAL PROVIDED :-

COMMERCIAL PROVIDED SECTOR - 66A

Sr No	COMMERCIAL SITE NO.	AREA (in Acres)	FAR Provided (in sq ft)
1	Commercial Site 202 (Partial Site)	6.92	918849.90
2	Commercial Site 203 (Partial Site)	0.18	276923.40
3	Commercial Pocket II	1.17	113098.61
4	Commercial Pocket III	0.71	88442.00
5	Commercial Pocket III A	1.21	158400.00
6	Commercial Area under Residential pocket 1 Falcon View	0.18	7600.00
7	Commercial Area under Residential pocket 2C2 Sky Garden	0.05	2300.00
8	Commercial Area under Residential pocket 2A Galaxy Height	0.013	550.00
9	Commercial Pocket 12	1.16	151384.90
10	Commercial Pocket 13	0.16	13506.129
	Total Commercial in Sec 66A	11.753	1737054.94

Total Area Provided under COMMERCIAL in Sector - 66A = 11.753 ACRES

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 or 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 dim colour shown on the plan has already been approved earlier. Only highlighted coloured portion is been approved now.

APPROVED (GR)
Vide Letter No. 7072-STP(SAS)SS-R dated 17/11/2025
Senior Town Planner S.A.S. Nagar

FAR CALCULATIONS PURPOSE ONLY
Vide Letter No. 3636-STP(SAS)SS-R dated 14/11/2025
Senior Town Planner S.A.S. Nagar

G) AREA UNDER UTILITIES :-

Area under STP	= 1277.01 sq yds.
S.T.P-1	= 2320.41 sq. yds
SWM	= 1859.79 sq. yds.
Area under WATER WORKS	= 546.40 sq. yds.
WATER WORKS 1	=2736.33 sq. yds
Area under EGS	= 3001.03 sq. yds.
TOTAL AREA	=11740.97 sq yds (2.42 acres)

H) RESIDENTIAL PLOT NO. 9-25, 37-54, 61 ARE NOT IN SCHEME

TITLE:- LAYOUT PLAN (SHEET-1)
(Sector - 66 A)

ARCHITECT:- For JANTA LAND PROMOTERS LTD. Ar. Ketan Ahluwalia
OWNER:- For JANTA LAND PROMOTERS PVT. LTD. AUTHORISED SIGNATORY
For JANTA LAND PROMOTERS LTD. Ar. Ketan Ahluwalia

SCALE:- N.T.S
DATE:- 09.05.2025
ORIENTATION
DRAWING NO :-DC/TP/JLPL/LP/16.1
DEALT BY:- Tanya Kashyap

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