LEGEND :-

	INDUSTRIAL		ALREADY APPROVED SUPER MEGA BOUNDARY
	INSTITUTIONAL		RAILWAY TRACK
	RESERVED AREA		REVENUE RASTA
	ACQUISITION AREA		AREA UNDER CONSENT
	PARK		AREA UNDER DEVELOPMENT AGREEMENT
	NEW SCHEME BOUNDARY		

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 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.

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

FOR CALCULATIONS PURPOSE ONLY

Vide Letter No. 3636-STP(SAS)/ST-II/69 Dated 4/11/2025

Senior Town Planner S.A.S. Nagar

APPROVED (GP)
Vide Letter No. 4672-STP(SAS)/ST-II Dated 12/12/2025
Senior Town Planner S.A.S. Nagar

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) INDUSTRIAL COMPONENT (PROPOSED)

DETAILS OF INDUSTRIAL PLOTS SECTOR -83

SR. NO.	PLOT NO.	NO. OF PLOTS	SIZE OF PLOTS in feet W	SIZE OF PLOTS in feet L	AREA IN SQ FTS.	AREA IN SQ YDS	TOTAL AREA IN SQ YDS.
1	4	1.00	95.00	180.00	17100.00	1900.00	1900.00
2	29-35	7.00	50.00	90.00	4500.00	500.00	3500.00
3	41-48	8.00	50.00	90.00	4500.00	500.00	4000.00
4	51	1.00	AS/SITE	90.00	5493.75	610.42	610.42
5	53	1.00	50.00	90.00	4500.00	500.00	500.00
6	63	1.00	40.00	100.00	4000.00	444.44	444.44
7	77-82	6.00	45.00	100.00	4500.00	500.00	3000.00
8	95-100	6.00	50.00	90.00	4500.00	500.00	3000.00
9	116	1.00	50.00	90.00	4500.00	500.00	500.00
10	150-158	9.00	50.00	90.00	4500.00	500.00	4500.00
11	160	1.00	AS/SITE	90.00	8066.25	896.25	896.25
12	161-167	7.00	50.00	90.00	4500.00	500.00	3500.00
13	169-172	4.00	50.00	90.00	4500.00	500.00	2000.00
14	177	1.00	50.00	90.00	4500.00	500.00	500.00
15	187	1.00	AS/SITE	100.00	5314.58	590.51	590.51
16	188-197	10.00	45.00	100.00	4500.00	500.00	5000.00
17	229	1.00	AS/SITE	190.00	21082.08	2342.45	2342.45
18	230-233	4.00	94'-9"	190.00	18002.50	2000.28	8001.11
19	244-246	3.00	94'-9"	190.00	18002.50	2000.28	6000.83
20	248	1.00	AS/SITE	190.00	20702.08	2300.23	2300.23
21	249	1.00	AS/SITE	150.00	12075.00	1341.67	1341.67
22	250-258	9.00	60.00	150.00	9000.00	1000.00	9000.00
23	265	1.00	AS/SITE	150.00	10518.75	1168.75	1168.75
24	266-269	4.00	60.00	150.00	9000.00	1000.00	4000.00
25	279	1.00	60.00	150.00	9000.00	1000.00	1000.00
26	280	1.00	AS/SITE	150.00	11837.50	1315.28	1315.28
27	281	1.00	AS/SITE	90.00	5889.38	654.38	654.38
28	283-291	10.00	50.00	90.00	4500.00	500.00	5000.00
29	293-297	5.00	50.00	90.00	4500.00	500.00	2500.00
30	305-307	3.00	50.00	90.00	4500.00	500.00	1500.00
31	308	1.00	AS/SITE	90.00	5178.75	575.42	575.42
32	310, 311	2.00	50.00	90.00	4500.00	500.00	1000.00
33	317-324	8.00	50.00	90.00	4500.00	500.00	4000.00
34	330, 331	2.00	50.00	90.00	4500.00	500.00	1000.00
35	333	1.00	52'-9"	100.00	5275.00	586.11	586.11
36	334-339	6.00	45.00	100.00	4500.00	500.00	3000.00
37	340	1.00	AS/SITE	100.00	5000.00	555.56	555.56
38	357	1.00	AS/SITE	100.00	5364.58	596.06	596.06
39	358-363	6.00	45.00	100.00	4500.00	500.00	3000.00
40	364	1.00	52'-9"	100.00	5275.00	586.11	586.11
41	365	1.00	58.00	AS/SITE	10112.54	1123.62	1123.62
42	366	1.00	70'-6"	AS/SITE	11361.85	1262.43	1262.43
43	367	1.00	70'-6"	AS/SITE	10786.50	1198.50	1198.50
44	368, 369, 372	3.00	60.00	150.00	9000.00	1000.00	3000.00
45	370	1.00	AS/SITE	150.00	8887.50	987.50	987.50
46	371	1.00	AS/SITE	150.00	9112.50	1012.50	1012.50
47	374	1.00	AS/SITE		22482.26	2498.03	2498.03
48	375	1.00	AS/SITE	117.00	18030.17	2003.35	2003.35
49	376	1.00	AS/SITE		18060.69	2006.74	2006.74
50	377	1.00	AS/SITE		43912.91	4879.21	4879.21
51	378	1.00	144.00	250.00	36000.00	4000.00	4000.00
52	384	1.00	144.00	250.00	36000.00	4000.00	4000.00
53	384A	1.00	AS/SITE		37380.00	4153.33	4153.33
54	385	1.00	AS/SITE	90.00	4314.38	479.38	479.38
55	386, 405	2.00	50.00	90.00	4500.00	500.00	1000.00
56	406	1.00	AS/SITE	90.00	5028.75	558.75	558.75
57	407	1.00	AS/SITE	90.00	6470.63	718.96	718.96
58	408, 427	2.00	50.00	90.00	4500.00	500.00	1000.00
59	428	1.00	AS/SITE	90.00	7104.37	789.37	789.37
60	431	1.00	50.00	90.00	4500.00	500.00	500.00
61	443-445	3.00	50.00	90.00	4500.00	500.00	1500.00
62	466	1.00	50.00	90.00	4500.00	500.00	500.00
63	469	1.00	AS/SITE	90.00	3991.87	443.54	443.54
64	470-473	4.00	50.00	90.00	4500.00	500.00	2000.00
65	479-481	3.00	50.00	90.00	4500.00	500.00	1500.00
66	483-487	5.00	50.00	90.00	4500.00	500.00	2500.00
67	488	1.00	AS/SITE	90.00	6603.75	733.75	733.75
68	489	1.00	AS/SITE	90.00	6716.25	746.25	746.25
69	490-494	5.00	50.00	90.00	4500.00	500.00	2500.00
70	505-507	3.00	50.00	90.00	4500.00	500.00	1500.00
71	508	1.00	AS/SITE	90.00	4706.24	522.92	522.92
72	509	1.00	AS/SITE	90.00	5651.24	627.92	627.92
73	510-512	3.00	50.00	90.00	4500.00	500.00	1500.00
74	534	1.00	AS/SITE	90.00	6367.50	707.50	707.50
75	535	1.00	AS/SITE	90.00	5040.00	560.00	560.00
76	563	1.00	AS/SITE	90.00	10527.74	1169.75	1169.75
77	564-572	9.00	50.00	90.00	4500.00	500.00	4500.00
78	594-596	3.00	50.00	90.00	4500.00	500.00	1500.00
79	600-602	3.00	50.00	90.00	4500.00	500.00	1500.00
80	608-610	3.00	50.00	90.00	4500.00	500.00	1500.00
81	614-617	4.00	50.00	90.00	4500.00	500.00	2000.00
82	657-659	3.00	50.00	90.00	4500.00	500.00	1500.00
	TOTAL	223					164148.87
						ACRES	33.92
	FAR PROVIDE = 1:2.0						328297.74

LIST OF RESERVED AREAS sector -83

SR. No.	POCKET No.	AREA IN SQ YDS
1	R A 9	914.43
3	R A 35	326.71
4	R A 36	11586.01
5	R A 37	376.62
6	R A 38	381.33
7	R A 39	5006.32
8	R A 40	2300.64
9	R A 40A	215.20
10	R A 41	3484.62
11	R A 42	2167.39
12	R A 43	989.70
13	R A 44	2362.24
14	R A 45	1569.60
15	R A 46	374.73
16	R A 47	1246.42
17	R A 48	7957.00
18	R A 49	735.34
19	R A 50	467.51
20	R A 51	1926.84
21	R A 52	1889.98
22	R A 53	6344.29
23	R A 54	489.29
24	R A 55	2638.77
25	R A 56	379.61
26	R A 57	1034.72
27	R A 58	984.92
28	R A 59	1248.92
29	R A 60	1795.13
30	R A 61	4885.47
31	R A 62	5720.38
32	R A 62 A	211.06
33	R A 63	6551.15
34	R A 64	4425.70
35	R A 65	1314.40
36	R A 66	1820.51
37	R A 67	14031.53
38	R A 68	2921.98
39	R A 69	2291.04
40	R A 70	2806.59
41	R A 71	181.34
42	R A 72	483.26
43	R A 73	3247.31
44	R A 74	560.02
45	R A 75	1487.12
46	R A 76	492.48
47	R A 77	2030.12
48	R A 78	13821.80
49	R A 79	1981.50
50	R A 80	1889.42
51	R A 81	11831.53
52	R A 82	1515.87
53	R A 83	1814.46
54	R A 84	1053.00
55	R A 85	507.40
56	R A 86	6607.19
57	R A 86A	44.74
58	R A 87	4648.97
59	R A 88	966.78
60	R A 89	4497.02
61	R A 90	3911.71
62	R A 91	1487.83
63	R A 92	668.99
64	R A 93	5818.83
65	R A 94	1490.04
66	R A 95	1893.38
67	R A 96	2711.89
68	R A 97	610.91
	TOTAL	186429.00
	Area in acres	38.52

B) INDUSTRIAL COMPONENT (APPROVED)

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	1287	1	510.00	510.00	CLEAR PLOTS	2	9180
2	1288	1	510.00	510.00	CLEAR PLOT	2	9180
3	1289	1	510.00	510.00	CLEAR PLOT	2	9180
4	5011	1	571.05	571.05	NOT TO BE SOLD	2	10278.9
5	5012	1	1753.23	1753.23	NOT TO BE SOLD	2	31558.14
6	5015	1	3025.39	3025.39	NOT TO BE SOLD	2	54457.02
	TOTAL	6		6879.67			123834.06
			IN ACRES	1.42	— B		

TOTAL AREA UNDER INDUSTRIAL (A+B) = 35.34 ACRES

TITLE:- REVISED LAYOUT PLAN (SHEET-3), Sector - 83.

ARCHITECT:-
For JANTA LAND PROMOTERS LTD.
Ar. Kiran Ahluwalia CA No. 54311
For JANTA LAND PROMOTERS LTD.
Kiran Ahluwalia CA No. 54311

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

SCALE:- N.T.S
ORIENTATION
DATE:- 09.05.2025
DRAWING NO :-DC/TP/JLPL/LP/16.3
DEALT BY:- Tanya Kashyap

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

SECTOR-83

SEWERAGE TREATMENT PLANT (GMADA)

Attawa Choe

TO CHANDIGARH

FROM LUDHIANA

50 MTR. (164'-0") WIDE SECTOR ROAD

100'-0" WIDE SECTOR ROAD

SR. SECONDARY SCHOOL 11394.75 SQ. YDS. 2.35 ACRES

RESERVED FOR E.W.S I.A.R = 104544 sq. ft. F.A.R = 1.20

RESIDENTIAL POCKET NO. 2 (60 ACRES) RESERVED FOR E.W.S I.A.R = 104544 sq. ft. F.A.R = 1.20

COMMUNITY CENTRE 2.76 ACRES

VILLAGE MANAULI

LAND UNDER ACQUISITION 0.70 acres (D)

This land is not inst under planning as per the land decision before GMADA and JLPL

THE RESIDENTIAL POCKET SHALL NOT BE SOLD TILL PROPER ROAD IS ACQUIRED

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

AREA UNDER CONSENT

11 KV ELECTRIC LINE

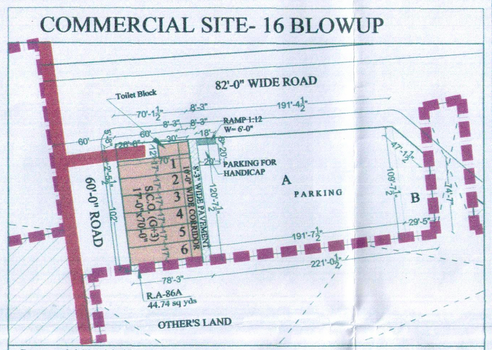
CLEARANCE ZONE

11 KV ELECTRIC LINE

OTHER LAND KH-27/4/23/2

OTHERS LAND

COMMERCIAL SITE- 16 BLOWUP

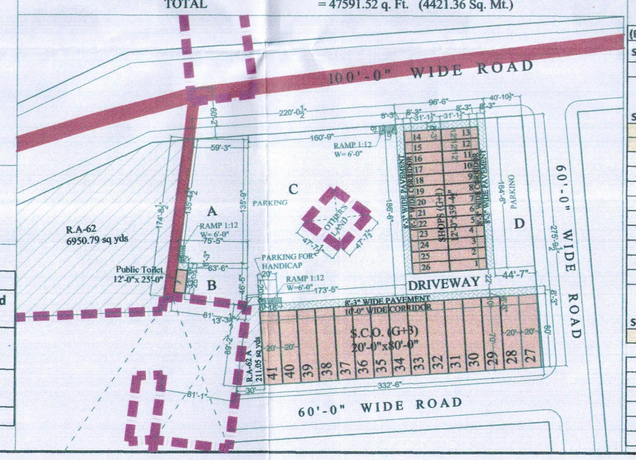


Commercial Site 16 (Parking area detail)
POCKET AREA - 0.77 ACRES

PARKING 16 :-
A=(120'-7½"+109'-7½")/2x191'-7½"= 22060.83 Sq. Ft.
B=(74'-7"+109'-7½")/2x29'-5" = 2709.40 Sq. Ft.
TOTAL = 24770.23 Sq. Ft. (2301.21 Sq. Mt.)

Commercial Site 15 (Parking area detail)
POCKET AREA - 2.19 ACRES

PARKING PROVIDED:-
A= [(59'-3"+75'-5")/2x135'-9"] = 9140.50 Sq. Ft.
B= [(33'-3"+46'-5")/2x63'-6"] = 2529.18 Sq. Ft.
C= [(160'-9"+173'-5")/2x186'-6"]-[47'-7½"x47'-7½"] = 28892.90 Sq. Ft.
D= [(40'-10½" +44'-7")/2x164'-6"] = 7028.94 Sq. Ft.
TOTAL = 47591.52 q. Ft. (4421.36 Sq. Mt.)



D) ADDITIONAL ACTIVITY

• SR. SEC. SCHOOL	= 2.35 ACRES
• NR. CUM PRIMARY SCHOOL III	= 0.82 ACRES
• COMMUNITY CENTRE	= 2.76 ACRES
• DISPENSARY	= 0.50 ACRES
• RELIGIOUS BUILDING	= 0.26 ACRES

TOTAL AREA UNDER ADDITIONAL ACTIVITY = 6.69 ACRES

(E) COMMERCIAL COMPONENT

AREA UNDER SHOPS/SCOs = 0.83+0.16 = 0.99 ACRES
TOTAL FAR PROVIDED = 8971.57+1989.96 = 10961.53 SQ. MTR. (117989.91 SQ. FT.)

(E) DETAIL of COMMERCIAL COMPONENT IN SECTOR 83

S.NO.	BIFURCATION OF COMMERCIAL COMPONENT							
	COMMERCIAL SITE 15							
S.NO.	SHOPS/SCO	F.A.R	NO. OF SHOPS/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.-26	1:2	26	G+1	12'-0"X39'-4.5"	472.5	52.50	1365.00	2282.61
2	27.-41	1:3	15	G+3	20'-0"X80'-0"	1600	177.78	2666.67	6688.96
							TOTAL	4031.67	8971.57
							AREA IN ACRES	0.83	96569.98 SFT.
	PARKING AREA CALCULATION								
	AREA REQUIRED FOR NORMAL PARKING = 8971.57X 2 / 100 = 179.43 ECS (Say 180 ECS) = 4140.00 SQ M --A								
	ADDITIONAL PARKING FOR LOADING/UNLOADING = (9x26.25) = 236.25 SQ M --B								
	TOTAL AREA REQD FOR PARKING =A + B = 4376.25 SQ M								
	TOTAL PARKING AREA PROVIDED = 4421.36 SQ M								
	TOTAL AREA OF POCKET = 2.19 ACRES								
	COMMERCIAL SITE 16								
S.NO.	SCO	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.-6	1:3	6	G+3	17'-0"X70'-0"	1190	132.22	793.33	1989.96
							AREA IN ACRES	0.16	21419.93 SFT.
	PARKING AREA CALCULATION								
	AREA REQUIRED FOR NORMAL PARKING = 1989.96X 2 / 100 = 39.79 ECS (Say 40 ECS) = 920.00 SQ M --A								
	ADDITIONAL PARKING FOR LOADING/UNLOADING = (2x26.25) = 52.5 SQ M --B								
	TOTAL AREA REQD FOR PARKING =A + B = 972.5 SQ M								
	TOTAL PARKING AREA PROVIDED = 2301.21 SQ M								
	TOTAL AREA OF POCKET = 0.77 ACRES								

(H) PARK DETAIL

S. NO	PARK DETAILS	NO.	AREA IN SQ. YDS
	AREA UNDER PARKS		
1	PARK 16	1	260.45
2	PARK 17	1	20561.76
3	PARK 17 A	1	917.4
4	PARK 24	1	736.46
5	PARK 25	1	2151.51
6	PARK 26	1	2290.97
7	PARK 27A	1	9748.21
8	TOTAL	7	36666.3
	IN ACRES		7.58

INDUSTRIAL PLOT NO. 1-3, 5-28, 36-40, 49, 50, 52, 54-62, 64-76, 83-94, 101-115, 117-149, 159, 168, 173-176, 178-186, 198-228, 234-243, 247, 259-264, 270-278, 298-304, 309, 312-316, 325-329, 332, 341-356, 373, 379-383, 387-404, 409-426, 429, 430, 432, 442, 446-465, 467, 468, 473-479, 482, 495-504, 513-533, 536-562, 573-593, 597-599, 603-607, 611-613, 618-556 ARE NOT FALL IN SECTOR 83.

F) AREA UNDER UTILITIES :-

1. AREA UNDER USTP/MRF = 3001.62 sq. yds
2. AREA UNDER WATER WORKS = 1231.18 sq. yds
TOTAL AREA = 4232.80 sq yds (0.87 ACS)

G) RESIDENTIAL COMPONENT :-

G) Sr No	RESIDENTIAL COMPONENT	AREA (in Acres)	FAR Provided (in sq ft)
1	RESIDENTIAL POCKET IV (not to be sold till proper approach is acquired)	3.33	250000
2	RESIDENTIAL POCKET VI (exclusively reserved for E.W.S)	2	104000
	Total	5.33	354000

TOTAL RESIDENTIAL AREA IN Sector 83 = 5.33 acres