AREA DETAIL:-

TOTAL SITE AREA (177 BIGHA , 6 BISWA) = 36.9375 ACRE

LESS AREA UNDER ROAD WIDENING = 0.0957 ACRE
BALANCE SITE AREA = 36.8418 ACRE --- (A)
RESERVED AREA = 17.9884 ACRE --- (B)
NET PLANNED AREA (A - B) = 18.8534 ACRE

COMPONENT WISE DETAIL :-

PERMISSIBLE COMPONENT		PROPOSED COMPONENT
INDUSTRIAL	60% (MINIMUM)	= 100%
RESIDENTIAL	30% (MAXIMUM)	= NIL
COMMERCIAL	10% (MAXIMUM)	= NIL

RESERVED AREA DETAIL

S.NO.	RESERVED AREA DETAIL	AREA IN ACRE
1	RESERVED AREA - 1	5.396
2	RESERVED AREA - 2	6.43
3	RESERVED AREA - 3	1.5124
4	RESERVED AREA - 4	4.65
	TOTAL:	17.9884

PROPOSED AREA

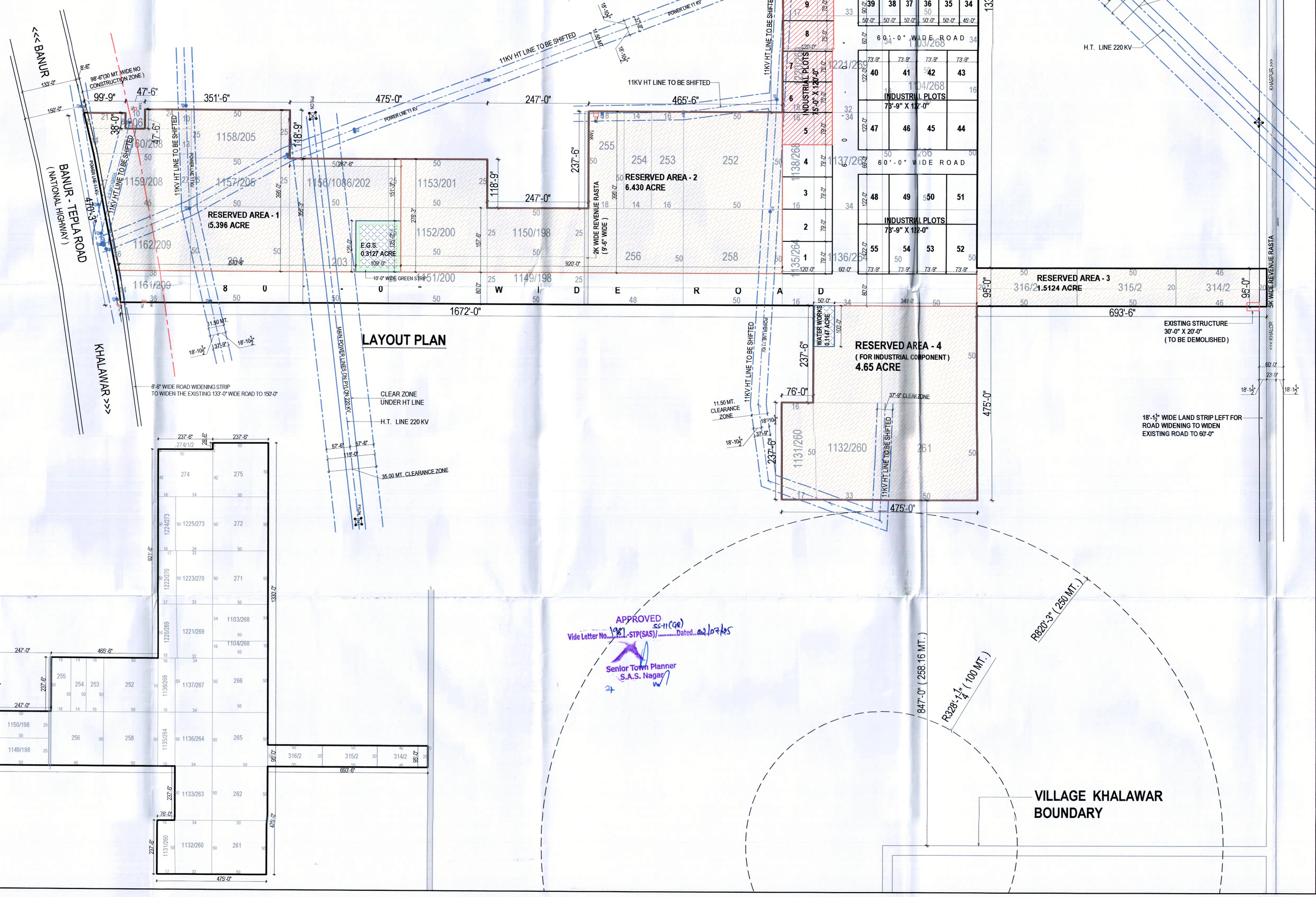
NET PLANNED AREA = 18.8534

S.NO	TYPE	ACRE	PERCENTAGE
1	INDUSTRIAL PLOTS	9.307	49.365%
2	UTILITIES :- E.G.S	0.3127	1.659%
	S.T.P AND E.T.P	0.2489	1.320%
	WATER WORKS	0.1147	0.608%
	SOLID WASTE MANAGEMENT	0.3299	1.750%
3	AREA UNDER ROADS , OPEN SPACE AND GREEN AREA	8.5402	45.298%
	TOTAL:	18.8534	100.00%

INDUSTRIAL PLOTS AREA DETAIL

S.NO.	PLOT NO.	NO. OF PLOTS	SIZE OF PLOT		AREA IN SQ.FTS.	AREA IN SQ.YDS.	TOTAL AREA IN SQ.YDS.
1	1-5	5	79	120	9480.000	1053.333	5266.667
2	6-16	11	75	120	9000.000	1000.000	11000.000
3	17	1	(96'-6" X 120'-0") - (1/2X8'-0"X8'-0")		11548.000	1283.111	1283.111
4	18-20	3	50	90	4500.000	500.000	1500.000
5	21	1	(71'-0" X 90'-0") + [1/2X(90'-0"+17'-4 1/2")X74'-0"]		10362.875	1151.431	1151.431
6	22	1	45	90	4050.000	450.000	450.000
7	23-32	10	50	90	4500.000	500.000	5000.000
8	33-34	2	45	90	4050.000	450.000	900.000
9	35-39	5	50	90	4500.000	500.000	2500.000
10	40-55	16	73.75	122	8997.500	999.722	15995.556
		55					45046.764
						AREA IN ACRES	9.307

Note:-
ALTHOUGH DUE CARE HAS BEEN TAKEN IN APPROVING THE LAYOUT PLAN AS PER TECHNICAL NORMS, BUT THIS APPROVAL IS NOT PROVIDING ANY RIGHT TO YOU TO VIOLATE ANY RULE/GUIDELINES OF THIS DEPARTMENT OR ANY OTHER DEPARTMENT AND ALSO NOT PROVIDE ANY RIGHT FOR ANY ILLEGAL CONSTRUCTION. IN CASE ANY VOILATION FOUND AT ANY STAGE, YOU SHALL BE LIABLE TO GET THE LAYOUT PLAN REVISED ACCORDINGLY IMMEDIATELY.
THE APPROVAL IS SUBJECT TO DECISION OF ANY COURT CASE PREVAILING IN ANY HON'BLE COURT OF LAW IF ANY.



LAYOUT PLAN

KHASRA PLAN
(1K = 57.157")

APPROVED
Vide Letter No. 1981 STP(SAS) dated 20/7/25
Senior Town Planner
S.A.S. Nagar

PROPOSED LAYOUT PLAN OF INDUSTRIAL PARK
M/S ACASA DEVELOPERS LLP
AT VILLAGE :- KHALAWAR (H.B. NO. 242) ,
TEHSIL :- BANUR , DISTT. S.A.S. NAGAR

NOTE :-
PLOTS FALLING UNDER CLEARANCE ZONE OF 11 K.V HT LINE SHALL NOT BE DEVELOPED , ALLOTTED / SOLD UNTILL THE LINES ARE SHIFTED.

LEGEND

RESERVED PLOTS TILL 11 KVA H.T. LINES GETS SHITED

NOTE :-
PLOT NO - 5 TO 11 , 18 , 19 AND 21 TO 27 SHALL BE SOLD / ALLOTTED AFTER SHIFTING ELECTRICAL LINE ONLY AT SITE.

POPULATION CHART

SR.NO.	TYPE	PERSON
1.	INDUSTRIAL AREA (@ 100 PERSON PER ACRE OF THE TOTAL SITE AREA) 18.8534 X 100 = 1885.34	1886

NOTE :-
ONLY GREEN & ORANGE CATEGORY INDUSTRY SHALL BE PERMISSIBLE.

CLIENT

NORTH

THE CREATORS Regd. No. CA/7302/02 Chandigarh

ARCHITECT

SHEET NO.	CHECKED. BY	JOB NO.
01	Ar. C.P. Kaushal	AD/TC/101
DEALT BY	SCALE	DATE
Rakesh Nayak		12-12-2024

TITLE :-
LAYOUT PLAN AND KHASRA PLAN

THE CREATORS
architects,interior designers,planners, industrial designers,landscape architects, urban designers & valuers
F-15 , Centra Mall , Industrial Area , Phase-1
Chandigarh , phone : 0172-4082078 , 4028720