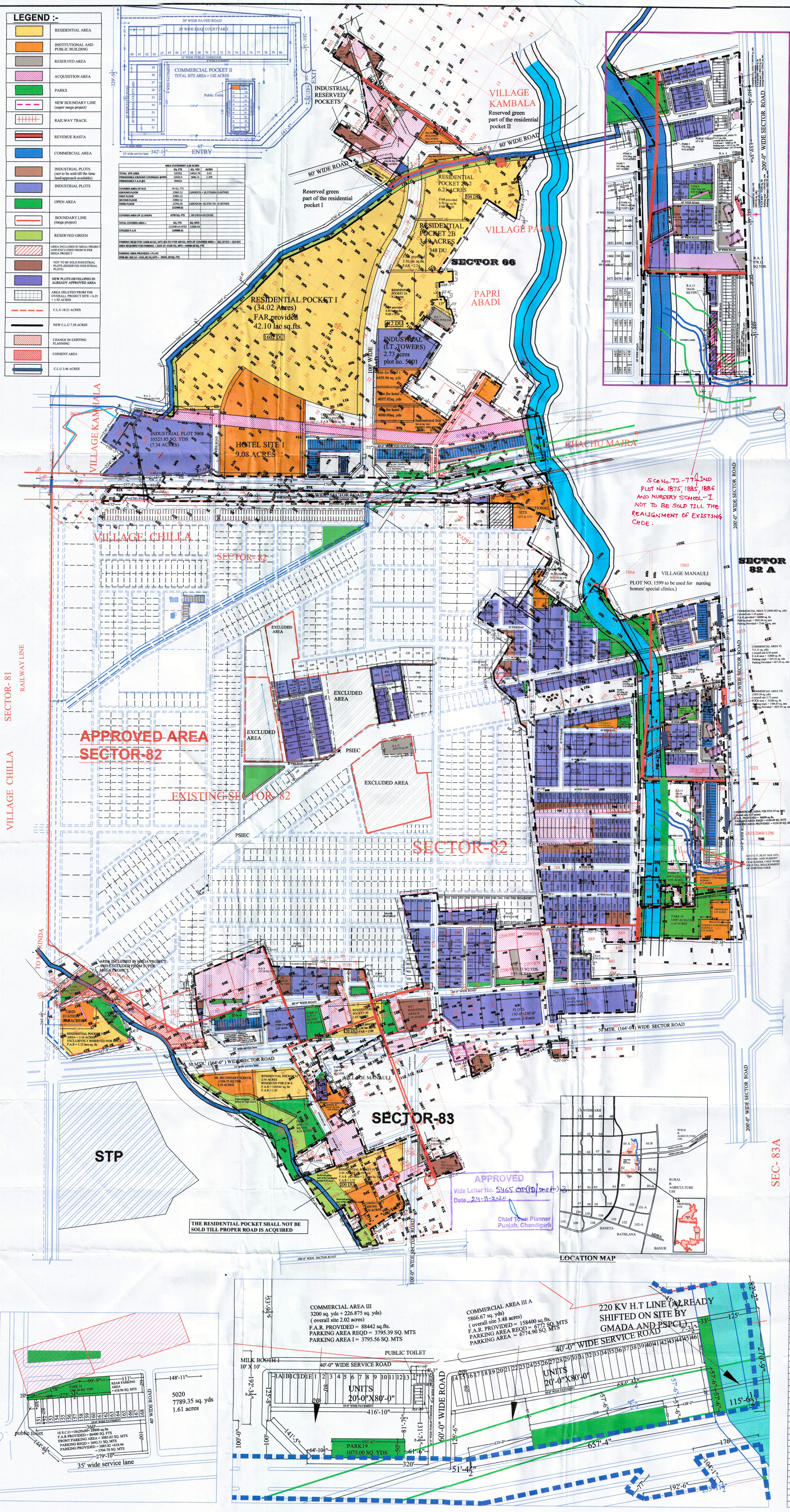
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



AREA STATEMENT-3.02 ACRES

	SQ. FTS	SQ. YDS	ACRES
TOTAL SITE AREA	131551	14616.78	3.02
PERMISSIBLE GROUND COVERAGE @40%	52620.4	5846.71	1.208
PERMISSIBLE F.A.R @3	394653		
COVERED AREA OF SCO	IN SQ. FTS		
GROUND FLOOR	32882.52	(18X60X28 + 18.375X60+25.667X60)	
FIRST FLOOR	32882.52		
SECOND FLOOR	32882.52		
THIRD FLOOR	13701.05	(18X25X28+ 18.375X 25+ 25.667X60)	
	112348.61		
COVERED AREA OF 21 SHOPS	6750 SQ. FTS	(18X10X30+3X15X30)	
TOTAL COVERED AREA =	SQ. FTS	SQ. MTS	
	112348.61+6750	11068.64	
UTILIZED F.A.R	119098.61		
PARKING REQD FOR 11068.64 SQ. MTS @2 ECS FOR 100 SQ. MTS OF COVERED AREA = 221.37 ECS = 222 ECS			
AREA REQUIRED FOR PARKING = 222X 23 =5106 SQ. MTS = 54940.56 SQ. FTS			
PARKING AREA PROVIDED = P1+P2			
4598.68+ 563.14 = 5161.82 SQ.MTS = 55541.18 SQ. FTS			

S.NO.	PLOT.NO	NO. OF PLOTS	AREA IN/UNIT SQ.YDS.	TOTAL AREA IN SQ.YDS.	AREA UNDER SUPER MEGA INDUSTRIAL PROJECT	AREA UNDER MEGA INDUSTRIAL PROJECT	TOTAL PLOT AREA	REMARKS
1	756	1	3.68	3.68	3.68	496.32	500	CLEAR PLOT
2	815	1	82.35	82.35	82.35	417.65	500	CLEAR PLOTS
3	816-820,820A,820B	7	500.00	3500.00				CLEAR PLOTS
4	820C	1	351.16	351.16	351.16	148.84	500	CLEAR PLOTS
5	852	1	31.67	31.67	31.67	185.09		NOT TO BE SOLD
6	853	1	281.76	281.76	281.76	218.24		NOT TO BE SOLD
7	854	1	226.04	226.04	226.04	273.96	500	CLEAR PLOT
8	854A	1	169.45	169.45	169.45	330.55	500	CLEAR PLOT
9	854B	1	31.82	31.82	31.82	398.75		CLEAR PLOT
10	916	1	71.63	71.63	71.63	428.37	500	NOT TO BE SOLD
11	917	1	470.28	470.28	470.28	29.72	500	NOT TO BE SOLD
12	918	1	582.35	582.35	582.35	10.15	592.5	CLEAR PLOTS
13	919	1	111.54	111.54	111.54	476.67	588.21	NOT TO BE SOLD
14	922	1	21.94	21.94	21.94	528.06	550	CLEAR PLOT
15	923	1	105.04	105.04	105.04	444.96	550	CLEAR PLOTS
16	924	1	192.26	192.26	192.26	357.74	550	CLEAR PLOTS
17	925	1	281.93	281.93	281.93	268.07	550	CLEAR PLOTS
18	926	1	559.18	559.18	559.18	233.32	792.5	CLEAR PLOTS
19	927	1	792.50	792.50				CLEAR PLOTS
20	927A,927B,927C	3	550.00	1650.00	550			CLEAR PLOTS
21	928	1	546.89	546.89	546.89	3.11	550	CLEAR PLOT
22	929	1	485.07	485.07	485.07	64.93	550	CLEAR PLOTS
23	930	1	397.98	397.98	397.98	152.02	550	CLEAR PLOTS
24	931	1	375.37	375.37	375.37	143.92	519.29	NOT TO BE SOLD
25	1075A	1	138.00	138.00	138	977	1115	CLEAR PLOT
26	1081	1	426.83	426.83	426.83	210.9	637.73	CLEAR PLOTS
27	1082	1	573.36	573.36	573.36	64.37	637.73	CLEAR PLOT
28	1083	1	562.42	562.42	562.42	75.31	637.73	CLEAR PLOTS
29	1084	1	548.47	548.47	548.47	89.26	637.73	CLEAR PLOT
30	1085	1	534.61	534.61	534.61	103.12	637.73	CLEAR PLOT
31	1086	1	520.67	520.67	520.67	117.06	637.73	CLEAR PLOT
32	1087	1	506.73	506.73	506.73	131	637.73	CLEAR PLOTS
33	1088	1	491.86	491.86	491.86	145.87	637.73	CLEAR PLOT
34	1089	1	494.97	494.97	494.97	142.76	637.73	CLEAR PLOT
35	1218	1	284.53	284.53	284.53	215.47	500	CLEAR PLOTS
36	1219	1	469.53	469.53	469.53	30.47	500	CLEAR PLOTS
37	1220	1	500.00	500.00				CLEAR PLOTS
38	1221	1	500.00	500.00				CLEAR PLOTS
39	1222	1	431.97	431.97	431.97	68.03	500	CLEAR PLOTS
40	1223	1	500.00	82.15	82.15	417.85	500	CLEAR PLOTS
41	1226	1	95.20	95.20	95.2	404.8	500	CLEAR PLOT
42	1227	1	455.66	455.66	455.66	44.34	500	CLEAR PLOT
43	1228	1	500.00	500.00				CLEAR PLOTS
44	1229, 1254	2	550.00	1100.00	550	0	1100	CLEAR PLOTS
45	1255	1	500.00	500.00	500	0	500	CLEAR PLOTS
46	1256	1	432.50	432.50	432.5	67.5	500	CLEAR PLOT
47	1257	1	234.77	234.77	234.77	265.23	500	CLEAR PLOTS
48	1258	1	54.33	54.33	54.33	445.67	500	CLEAR PLOT
49	1274	1	668.99	668.99	668.99	3053.93	3722.92	CLEAR PLOT
50	1275	1	187.71	187.71	187.71	3812.89	4000.6	CLEAR PLOTS
51	1276	1	2028.75	2028.75				CLEAR PLOT
52	1277	1	3403.95	3403.95				CLEAR PLOT
53	1278	1	3299.68	3299.68				CLEAR PLOT
54	1279	1	3195.41	3195.41				CLEAR PLOT
55	1280	1	2988.14	2988.14				CLEAR PLOT
56	1281	1	4166.67	4166.67				CLEAR PLOT
57	1282	1	4166.67	4166.67				CLEAR PLOT
58	1283	1	4170.83	4170.83				CLEAR PLOT
59	1284	1	4170.83	4170.83				CLEAR PLOT
60	1285	1	3616.30	3616.30				CLEAR PLOT
61	1287	1	510.00	510.00				CLEAR PLOTS
62	1288	1	510.00	510.00				CLEAR PLOT
63	1289	1	510.00	510.00				CLEAR PLOT
64	1316	1	597.91	597.91	597.91	996.53	1594.44	CLEAR PLOTS
65	1317	1	595.85	595.85	595.85	998.59	1594.44	CLEAR PLOTS
66	1318	1	594.46	594.46	594.46	999.98	1594.44	CLEAR PLOTS
67	1319	1	593.07	593.07	593.07	1001.37	1594.44	CLEAR PLOTS
68	1320	1	579.86	579.86	579.86	1014.58	1594.44	CLEAR PLOTS
69	1321	1	1135.00	1135.00				NOT TO BE SOLD
70	1322-1324	3	1594.44	4783.32				CLEAR PLOT
71	1325	1	1308.30	1308.30				NOT TO BE SOLD
72	1333 ,1350	2	407.50	815.00			815	CLEAR PLOT
73	1334-1336, 1337-1340,1347-1349,1353-1356,1359-1364	20	500.00	10000.00				CLEAR PLOT
74	1342-1345	4	500.00	2000.00				CLEAR PLOT
75	1341, 1346	2	500.00	1000.00				CLEAR PLOT
76	1351	1	500	500				CLEAR PLOT
77	1352	1	500	500				CLEAR PLOT
78	1357	1	500	500				CLEAR PLOT
79	1358	1	500	500				CLEAR PLOT
80	1365	1	500	500				CLEAR PLOT
81	1366	1	500	500				CLEAR PLOT
82	1393-1414,1430-1438,1442-1447,1476-1480,1508-1522	57	250.00	14250.00				CLEAR PLOTS
83	1415	1	250.00	250.00				CLEAR PLOTS
84	1416	1	176.12	176.12				NOT TO BE SOLD
85	1417	1	184.34	184.34				NOT TO BE SOLD
86	1418	1	192.79	192.79				NOT TO BE SOLD
87	1419	1	202.85	202.85				NOT TO BE SOLD
88	1420	1	213.22	213.22				NOT TO BE SOLD
89	1421	1	223.58	223.58				NOT TO BE SOLD
90	1422	1	233.96	233.96				NOT TO BE SOLD
91	1423	1	244.36	244.36				NOT TO BE SOLD
92	1424-1429	6	250.00	1500.00				NOT TO BE SOLD
93	1439-1440	2	250.00	500.00				CLEAR PLOTS
94	1441	1	250.00	250.00				CLEAR PLOTS
95	1448	1	172.93	172.93				NOT TO BE SOLD
96	1475	1	200.57	200.57				NOT TO BE SOLD
97	1485	1	46.00	46.00				NOT TO BE SOLD
98	1486	1	45.10	45.10				NOT TO BE SOLD
99	1487	1	45.09	45.09				NOT TO BE SOLD
100	1488	1	45.08	45.08				NOT TO BE SOLD
101	1489	1	45.06	45.06				NOT TO BE SOLD
102	1490	1	45.05	45.05				NOT TO BE SOLD
103	1491	1	45.04	45.04				NOT TO BE SOLD
104	1492	1	43.53	43.53				NOT TO BE SOLD
105	1493	1	49.88	49.88				NOT TO BE SOLD
106	1494	1	56.22	56.22				NOT TO BE SOLD
107	1495	1	63.97	63.97				NOT TO BE SOLD
108	1496	1	73.2	73.2				NOT TO BE SOLD
109	1497	1	82.4	82.4				NOT TO BE SOLD
110	1498	1	91.61	91.61				NOT TO BE SOLD
111	1499	1	100.81	100.81				NOT TO BE SOLD
112	1500	1	110.01	110.01				NOT TO BE SOLD
113	1501	1	119.22	119.22				NOT TO BE SOLD
114	1502	1	128.42	128.42				NOT TO BE SOLD
115	1503	1	137.62	137.62				NOT TO BE SOLD
116	1504	1	146.83	146.83				NOT TO BE SOLD
117	1505	1	156.03	156.03				NOT TO BE SOLD
118	1506	1	165.23	165.23				NOT TO BE SOLD
119	1507	1	174.44	174.44				NOT TO BE SOLD
120	1507A	1	252.55	252.55				NOT TO BE SOLD
121	1507B	1	340.63	340.63				CLEAR PLOTS
122	1533F-1542	16	500.00	8000.00				CLEAR PLOTS
123	1533G	1	500.00	500.00				CLEAR PLOTS
124	1545,1546	2	500.00	1000.00				CLEAR PLOTS
125	1547	1	419.60	419.60	419.6	80.4	500	CLEAR PLOTS
126	1548	1	173.59	173.59	173.59	326.41	500	CLEAR PLOTS
127	1552	1	37.55	37.55	37.55	412.91	450.46	NOT TO BE SOLD
128	1553	1	316.06	316.06	316.06	21.72	337.78	NOT TO BE SOLD
129	1554	1	617.85	617.85				NOT TO BE SOLD
130	1555	1	666.98	666.98				CLEAR PLOTS
131	1555A	1	510.55	510.55				CLEAR PLOTS
132	1556,1557,1570,1571	4	530.56	2122.24				CLEAR PLOTS
133	1558	1	476.23	476.23	476.23	54.33	530.56	CLEAR PLOT
134	1559	1	66.47	66.47	66.47	464.09	530.56	CLEAR PLOT
135	1567	1	15.99	15.99	15.99	514.57	530.56	CLEAR PLOTS
136	1568	1	157.73	157.73	157.73	372.83	530.56	CLEAR PLOT
137	1569	1	360.31	360.31	360.31	170.25	530.56	CLEAR PLOT
138	1600	1	1000.00	1000.00				CLEAR PLOT
139	1601	1	1000.00	1000.00				CLEAR PLOT
140	1602-1604,1607	4	1000.00	4000.00				CLEAR PLOTS
141	1605	1	1229.56	1229.56		0		CLEAR PLOTS
142	1606	1	918.35	918.35		0		CLEAR PLOTS
143	1608-1610	3	1000.00	3000.00				CLEAR PLOTS
144	1611	1	1333.34	1333.34				CLEAR PLOTS
145	1614	1	500.00	500.00				CLEAR PLOTS
146	1615-1618,1621-1623	7	500.00	3500.00				CLEAR PLOTS
147	1619	1	762.59	762.59				CLEAR PLOTS
148	1620	1	587.53	587.53				CLEAR PLOTS
149	1624	1	500.00	500.00				CLEAR PLOT
150	1625-1626	2	450.00	450.00				CLEAR PLOTS
151	1627	1	462.50	462.50				CLEAR PLOTS
152	1631-1637,1639-1643,1655-1662,1675-1678	24	500.00	12000.00				CLEAR PLOTS
153	1631A	1	500	500				CLEAR PLOTS
154	1631B	1	500	500				CLEAR PLOT
155	1638	1	612.53	612.53				CLEAR PLOTS
156	1679-1696	18	500.00	9000.00				CLEAR PLOTS
157	1687A	1	686.00	686.00				CLEAR PLOTS
158	1687B	1	519.05	519.05				CLEAR PLOTS
159	1700	1	400.88	400.88				CLEAR PLOTS
160	1701-1721	21	500.25	10505.25				CLEAR PLOTS
161	1722	1	704.02	704.02				CLEAR PLOTS
162	1723	1	709.75	709.75				CLEAR PLOTS
163	1724-1736	13	510.00	6630.00				CLEAR PLOTS
164	1737-1740	4	500.00	2000.00				NOT TO BE SOLD
165	1741-1745	5	500.00	2500.00				CLEAR PLOT
166	1746-1749	4	500.00	2000.00				CLEAR PLOTS
167	1750	1	695.83	695.83				CLEAR PLOT
168	1751	1	520.00	520.00				CLEAR PLOT
169	1752	1	797.52	797.52				CLEAR PLOT
170	1753	1	730.31	730.31				CLEAR PLOT
171	1754	1	701.85	701.85				CLEAR PLOT
172	1755	1	681.41	681.41				CLEAR PLOT
173	1756	1	729.67	729.67				CLEAR PLOT
174	1757	1	916.21	916.21				CLEAR PLOT
175	1758	1	432.83	432.83				CLEAR PLOT
176	1759	1	413.85	413.85				CLEAR PLOT
177	1760	1	387.78	387.78				CLEAR PLOT
178	1761	1	383.33	383.33				CLEAR PLOT
179	1762	1	391.67	391.67				CLEAR PLOT
180	1763	1	391.67	391.67				CLEAR PLOT
181	1764	1	518.83	518.83				CLEAR PLOT
182	5001	1	13213.20	13213.20				CLEAR PLOTS
183	5008	1	35525.85	35525.85				CLEAR PLOT
184	5011	1	571.05	571.05				NOT TO BE SOLD
185	5012	1	1753.23	1753.23				NOT TO BE SOLD
186	5013	1	5746.66	5746.66				NOT TO BE SOLD
187	5015	1	3025.39	3025.39				NOT TO BE SOLD
188	5016	1	1195.1	1195.1				NOT TO BE SOLD
189	5017	1	2357.56	2357.56				NOT TO BE SOLD
190	5018	1	1084.01	1084.01				NOT TO BE SOLD
191	5019	1	3445.78	3445.78				NOT TO BE SOLD
192	5020	1	7789.35	7789.35				CLEAR PLOT
193	1802	1	500	500				CLEAR PLOT
194	1803-1805	3	500	1500				CLEAR PLOTS
195	1806	1	437.5	437.5				NOT TO BE SOLD
196	1807	1	354.82	354.82				NOT TO BE SOLD
197	1808-1810, 1813-1815	6	500	3000				CLEAR PLOTS
198	1811-1812	2	566.67	1133.34				CLEAR PLOTS
199	1816	1	500	500				CLEAR PLOT
200	1817	1	500	500				CLEAR PLOT
201	1818	1	500	500				CLEAR PLOTS
202	1819	1	500	500				CLEAR PLOT
203	1820	1	587	587				CLEAR PLOT
204	1821	1	338.61	338.61				CLEAR PLOT
205	1822	1	368.75	368.75				CLEAR PLOT
206	1823	1	416.32	416.32				CLEAR PLOT
207	1824	1	462.85	462.85				CLEAR PLOT
208	1825	1	509.72	509.72				CLEAR PLOT
209	1830	1	511.65	511.65				CLEAR PLOT
210	1831	1	500	500				CLEAR PLOT
211	1835-1838	4	500	2000				CLEAR PLOTS
212	1839	1	436.22	436.22				NOT TO BE SOLD
213	1846	1	305.89	305.89				NOT TO BE SOLD
214	1847-1850	4	500	2000				CLEAR PLOTS
215	1851-1856	6	307.22	1843.32				CLEAR PLOTS
216	1857	1	250.16	250.16				CLEAR PLOTS
217	1865	1	500	500				CLEAR PLOTS
218	1866, 1875	2	400	1200				CLEAR PLOTS
219	1885- 1886	2	377.78	755.56				CLEAR PLOTS
220	1644-1647,1650-1654	9	500	4500				CLEAR PLOTS
221	1648-1649, 1668-1669	4	607.08	2428.32				CLEAR PLOTS
222	1663-1667	5	500	2500				CLEAR PLOTS
223	1670-1674	5	500	2500				CLEAR PLOTS
224	1523-1530	8	250	2000				CLEAR PLOTS
225	1481-1484	4	250	1000				CLEAR PLOTS
226	1901	1	1015.33	1015.33				CLEAR PLOTS
227	1902	1	1005	1005				CLEAR PLOTS
228	1903	1	1006.11	1006.11				CLEAR PLOTS
229	1904	1	1006.33	1006.33				CLEAR PLOTS
230	1905-1911, 1914-1920	14	500	7000				CLEAR PLOTS
231	1912-1913	2	687.92	1375.84				CLEAR PLOTS
232	1931	1	1055.55	1055.55				CLEAR PLOTS
233	1932-1933	2	1000	2000				CLEAR PLOTS
234	1935-1938	4	500	2000				CLEAR PLOTS
235	1951-1955	5	500	2500				CLEAR PLOTS
236	1976-1983	8	505	4040				CLEAR PLOTS
237	1984	1	662.11	662.11				CLEAR PLOTS
	TOTAL	526		337619.63				
			IN ACRES	69.76				

EXPANSION 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)

TOTAL CLU AREA:-

AREA UNDER C.L.U I ——— = 215.20 ACRES ——— 1
AREA UNDER C.L.U II ——— = 9.43 (5.85 + 0.74 + 0.54 + 2.30) ACRES ——— 2
AREA UNDER C.L.U III ——— = 0.82 ACRES ——— 3
AREA UNDER C.L.U IV ——— = 1.65 ACRES ——— 4
AREA UNDER C.L.U V ——— = 0.69 ACRES ——— 5
AREA UNDER C.L.U VI ——— = 3.485 ACRES ——— 6
AREA UNDER C.L.U VII ——— = 0.0565 ACRES ——— 7 (new area)
AREA UNDER C.L.U VIII ——— = 18.21 ACRES ——— 8
AREA UNDER C.L.U IX ——— = 7.58 ACRES ——— 9
AREA UNDER C.L.U X ——— = 3.46 ACRES ——— 10
AREA UNDER ACQUISITION ——— = 36.80 ACRES ——— 11
SCHEME AREA = 297.38 ACRES ——— 12
AREA FOR WHICH AGREEMENT CANCELED = 6.25 ACRES ——— 13
AREA EXCHANGED FOR R. RASTA AND DELETED FROM PROJECT = 1.92 ACRES ——— 14
NEW SCHEME AREA AFTER DELETION OF AREAS = 289.21 ACRES ——— 15
AREA EXCLUDED FROM SUPER MEGA & INCLUDED IN THE PREVIOUS APPROVED MEGA PROJECT = 2.75 + 0.51 = 3.26 ACRES ——— 16

AREA INCLUDED TWO TIMES IN THE C.L.U = 0.64 ACRES ——— 17
BALANCE AREA FOR PLANNING = 15-16-17= 285.31 ACRES ——— 18
RESERVED AREA = 2.71 ACRES ——— 19
PLANNED AREA = 18-19
= 282.60 ACRES ——— 20
NET PLANNED AREA EXCLUDING GOVT. ACQUISITION = 282.60-36.80 = 245.80 ACRES ——— 21

GROSS F.A.R. ALLOWED = 2.00

A) COMMERCIAL COMPONENT ALLOWED (15%) = 36.87 ACRES
PERMITTED FAR (2.00) = 32,12,114.40 SQ.FTS.
COMMERCIAL PROVIDED :-
- COMMERCIAL POCKET I = 1.21 acres = F.A.R provided 106000 sq.fts.
- COMMERCIAL POCKET II = 1.17 Acres = F.A.R provided 119098.61 sq.fts.
- COMMERCIAL POCKET III = 0.71 Acres = F.A.R provided 88442 sq.fts.
- COMMERCIAL POCKET III A = 1.21 Acres = F.A.R provided 158400 sq.fts.
- COMMERCIAL POCKET IV = 0.66 Acres = F.A.R provided 86400 sq.fts.
- COMMERCIAL POCKET V = 0.55 Acres = F.A.R provided 48000 sq.fts.
- COMMERCIAL POCKET VI = 0.15 Acres = F.A.R provided 12800 sq.fts.
- COMMERCIAL POCKET VII = 0.40 Acres = F.A.R provided 35200 sq.fts.
- COMMERCIAL POCKET VIII = 1.10 Acres = F.A.R provided 96000 sq.fts.
- COMMERCIAL AREA UNDER RESIDENTIAL POCKET 1 FALCON VIEW = 0.18 Acres = F.A.R provided 7600 sq.fts.
- COMMERCIAL AREA UNDER RESIDENTIAL POCKET 2C2 SKY GARDEN = 0.05 Acres = F.A.R provided 2300 sq.fts.
- COMMERCIAL AREA UNDER RESIDENTIAL POCKET 2A GALAXY HEIGHT = 0.013 Acres= F.A.R provided 550 sq.fts.

TOTAL F.A.R. PROVIDED = 760790.61 sq.fts. say 7.61 lacs sq. fts
CORRESPONDING LAND UTILIZED = 7.403 ACRES
BALANCED AREA = 36.87 - 7.403 ACRES
= 29.467 ACRES
BALANCE FAR = 24,51323.793 SQ.FTS.

B) INDUSTRIAL AREA ALLOWED (MIN. 55%)
INDUSTRIAL AREA TAKEN = 60% = 147.48 ACRES

C) ADDITIONAL ACTIVITIES ALLOWED AS PER SUPER MEGA POLICY
(30% of the industrial area) = 44.244 acres

POCKET I (HOTEL SITE I) = 9.08 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)
INSTITUTIONAL SITE 1 = 7091.69 sq. yds (1.47 ACRES)
INSTITUTIONAL AREA = 0.52 ACRES
RELIGIOUS BUILDING = 0.56 ACRES
PLOT NO 5004 = 1612.16 sq.yds (0.26 ACRES in supermega and rest 0.07 acres in mega project)
PLOT NO. 1599 = 1000 sq. yds (0.21 ACRES)
SR. SEC. SCHOOL = 11394.75 sq. yds (2.35 ACRES)
NURSERY SCHOOL I = 0.75 ACRES
COMMUNITY CENTRE = 2.76 ACRES
GRID STATION = 0.93 ACRES
NR. CUM PRIMARY SCHOOL II = 0.75 ACRES
DISPENSARY = 0.50 ACRES
NR. CUM PRIMARY SCHOOL III = 0.82 ACRES
PLOT NO.- 1271 & 1272 (Hospital) = 1.43 ACRES (AREA UNDER SUPERMEGA & 0.63 ACRES UNDER MEGA PROJECT)

TOTAL AREA PROVIDED UNDER INSTITUTIONAL = 24.96 ACRES

D)BALANCED INDUSTRIAL PLOTS = TOTAL INDUSTRIAL AREA TAKEN - AREA UNDER INSTITUTIONAL USE
= 147.48-24.96
= 122.52 ACRES
E) PERMISSIBLE SALEABLE AREA UNDER INDUSTRIAL PLOTS 65% = 79.638 ACRES
F) INDUSTRIAL PLOT PROVIDED AS PER DETAIL = 69.76 ACRES (56.94%) (LIST ATTACHED ALONGSIDE)

G) RESIDENTIAL COMPONENT ALLOWED (BALANCE AREA) = 90.917 ACRES

F.A.R. ALLOWED AT 90.917 ACRES = 79,20,689.04 SQ.FTS
DETAILS OF RESIDENTIAL COMPONENT

- POCKET I = 34.02 acres F.A.R = 42.10 lac sq.fts.
- POCKET 2A = 4.22 acres F.A.R = 4.59 lac sq. fts
- POCKET 2B = 3.59 acres F.A.R = 3.50 lac sq. fts
- POCKET 2C2 = 6.21 acres F.A.R = 6.76 lac sq. fts

- RESIDENTIAL POCKET III = 1.45 acres F.A.R = 1.26 lac sq.fts.
- RESIDENTIAL POCKET VI = 2.00 acres F.A.R = 1.04 lac sq.fts.
(exclusively reserved for E.W.S)
- RESIDENTIAL POCKET VII = 2.16 acres FAR = 1.12 lac sq.fts.
(exclusively reserved for E.W.S)
- RESIDENTIAL POCKET IV = 3.33 acres FAR = 2.50 lac sq.fts.
(NOT TO BE SOLD TILL PROPER APPROACH IS ACQUIRED)
TOTAL = 56.98 acres = FAR provided 62.87 lac sq.fts.

2. PERMISSIBLE DWELLING UNITS =245.80X 175/5=8603 UNITS
DWELLING UNITS TO BE TAKEN FOR CONSTRUCTION AS PER APPROVED BUILDING PLANS (TILL DATE & PROPOSED FOR SITE NO. III & IV) = 3216
3. AREA REQUIRED FOR E.W.S = 10 % OF THE UNITS = TAKEN FOR CONSTRUCTION = 321.60 = 322 UNITS
AREA REQUIRED FOR 322 UNITS @ 80 UNITS PER ACRES = 4.025 ACRES
AREA ALREADY TRANSFERRED TO GMADA = 4.16 ACRES

H) OPEN SPACE REQUIRED 6% = 14.748 ACRES
OPEN SPACE PROVIDED = 14.75 ACRES = 6.00%

AREA UNDER PARKS

S. NO	PARK DETAILS	NO.	AREA IN SQ. YDS
1	PARK 1	1	2339.26
2	PARK 2	1	3451.97
3	PARK 3	1	3750.69
4	PARK 4	1	980.55
5	PARK 5	1	772.51
6	PARK 6	1	674.39
7	PARK 7	1	321.46
8	PARK 8	1	1466.76
9	PARK 9	1	4473.63
10	PARK 10	1	14987.6
11	PARK 11	1	790.51
12	PARK 12	1	3334.05
13	PARK 13	1	2858.63
14	PARK 14	1	3673.71
15	PARK 15	1	2214.87
16	PARK 16	1	260.49
17	PARK 17	1	20561.76
18	PARK 18	1	1394.24
19	PARK 19	1	1075
20	PARK 20	1	1988.89
	TOTAL	20	71370.97
	IN ACRES		14.75

LIST OF RESERVED AREAS

S.NO.	RESERVED AREA	NO.	AREA IN SQ. YDS
1	R.A.1	1	471.15
2	R.A.2	1	435.48
3	R.A.3	1	2217.20
4	R.A.4	1	2122.37
5	R.A.5	1	578.12
6	R.A.6	1	184.05
7	R.A.7	1	2975.23
8	R.A.8	1	237.28
9	R.A.9	1	914.43
12	R.A.12	1	2633.75
13	R.A.13	1	344.6
	TOTAL	11	13113.66
	IN ACRES		2.71

I) AREA PROVIDED UNDER 2 S.T.P= 1277.01 + 1802.74 sq. yds
WATER WORKS = 546.40 sq. yds
TOTAL AREA = 0.75 acres

POPULATION CALCULATION

		UNITS	POPULATION @ 5 PERSONS PER UNIT
1	TOTAL NO. OF UNITS TAKEN FOR CONSTRUCTION =	3216	16080
2	E.W.S UNITS @ 80 UNITS PER ACRE FOR 4.16 ACRES =	333	1665
3	COMMERCIAL POPULATION @ 100 PERSONS PER ACRES	7.403 ACRES	740.3
4	INSTITUTIONAL POPULATION @ 100 PERSONS PER ACRES	24.96 ACRES	2496
	TOTAL POPULATION		20981.3

UTILITIES REQD FOR THIS POPULATION

		NO. OF UNITS REQD	PROVIDED
1	HIGH SCHOOL	1	1
2	NURSERY CUM PRIMARY SCHOOL	4	4
3	RELIGIOUS BUILDING	1	1
4	DISPENSARY	1	1
5	COMMUNITY CENTRE	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 TO VIII , COMMERCIAL POCKETS I TO VIII, INSTITUTIONAL AREAS AND INDUSTRIAL (I.T. TOWER) AND OTHER SUCH AREAS ETC.
4. SITES THROUGH WHICH SEWER DRAIN IS PASSING SHALL BE DEVELOPED ONLY AFTER CONSULTING ENGINEER WING GMADA W.R.T THIS DRAIN
5. THE SEWERAGE NETWORK OF SUPERMEGA PROJECT HAS ALREADY BEEN CONNECTED WITH GMADA S.T.P LOCATED AT SECTOR- 83 VIDE LETTER NO. GMADA / DIV ENGINEER (PH-1)2014/1110 DATED 21.3.2014 AND HENCE HAS BEEN REMOVED FROM THE SUPERMEGA PROJECT.
6.THIS LAYOUT DRAWING SUPERCEDES THE PREVIOUS APPROVED LAYOUT BEARING DRAWING NO.- DC/TP/JLPL/LP/10 DATED 22.03.2019 APPROVED VIDE MEMO NO.- 2306 CTP(PB)/SMP(M)-3 DATED 04.04.2019.
7. SCO NOS.- 18-20,27-34 & 38-47 FACING SECTOR-82A ARE NOT CURRENTLY INCLUDED IN THE LAYOUT PLAN

TITLE:- EXPANSION LAYOUT PLAN

ARCHITECT:-	OWNER:-
For JANTA LAND PROMOTERS LTD. (signature) Ar. Kiran Ahluwalia CA No. 34311	For JANTA LAND PROMOTERS PVT. LTD. (signature) MANAGING DIRECTOR
ORIENTATION N E W S	DATE:- 15.10.2020
	DRAWING NO :-DC/TP/JLPL/LP/12
	DEALT BY:- Ar. SAKSHI SAINI
SCALE:- 1"- 220'-0"	CHKD. BY:-

DHAM CONSULTANTS
ARCHITECT & PLANNERS,
PLOT No.- 1253, SECTOR-82,
MOHALI
PHONE NO. 2970917

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT