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
- INSTITUTIONAL
- COMMERCIAL AREA APPROVED
- INDUSTRIAL PLOTS APPROVED
- RESERVED AREA
- ACQUISITION AREA
- PARKS
- NEW BOUNDARY LINE (super mega project)
- RAILWAY TRACK
- REVENUE RASTA
- INDUSTRIAL PLOTS (not to be sold till the time land/approach available)
- OPEN AREA
- BOUNDARY LINE (mega project)
- RESERVED GREEN
- AREA INCLUDED IN MEGA PROJECT AND EXCLUDED FROM SUPER MEGA PROJECT
- NOT TO BE SOLD INDUSTRIAL PLOTS (RESERVED INDUSTRIAL PLOTS)
- AREA DELETED FROM THE OVERALL PROJECT SITE = 6.25 + 1.92 ACRES
- INDUSTRIAL PLOTS
- COMMERCIAL
- COMMERCIAL
- AREA UNDER CONSENT (NOT TO BE SOLD TILL OWNERSHIP ATTAINED IN THE NAME OF DEVELOPER COMPANY.)

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.

This plan shall be read with Part-1, Part -2 and Part -3.

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)

AREA UNDER COMPLAINT OF CLU BY M/s SUKHAM INFRASTRUCTURE KHASRA No. 34 4(8-0), 5(8-0) OF VILLAGE: KAMBALA (Already Approved area)

RESIDENTIAL POCKET I (34.02 Acres) (ALREADY APPROVED)
FAR provided 44.45 lac sq.fts.
FAR = 4445733.6 sq ft (1:3.0)
1602 DU

RESIDENTIAL POCKET 2C-2 6.21 ACRES (ALREADY APPROVED)
FAR = 8.1 lac sq.fts.
FAR = 811522.8 sq ft (1:3.0)
504 DU

RESIDENTIAL POCKET 2B 3.59 ACRES
FAR = 4.06 lac sq.fts.
FAR = 406589.04 sq ft (1:2.6)
(ALREADY APPROVED)
448 DU

RESIDENTIAL POCKET 2A 4.22 ACRES

INDUSTRIAL (I.T. TOWERS) 2.73 acres plot no. 5001

COMMERCIAL SITE 202 Total Site Area =35127.66 Sq yds (7.26 Acres)
Partial Site Area in Super Mega = 33483.39 Sq yds (6.92 Acres)
COMMERCIAL SITE 203 Total Site Area =14520.09 Sq yds (3.00Acres)
Partial Site Area in Super Mega = 864.54 Sq yds (0.18 Acres)
HOTEL SITE 13454.97- 23.14.81 = 56071.78 sq yds 2.78 - 4.78 = 7.56 Acres

INDUSTRIAL RESERVED POCKETS

Reserved green part of the residential pocket I

Reserved green part of the residential pocket II

VILLAGE KAMBALA
VILLAGE PAPRI
VILLAGE CHILLA
VILLAGE MANAULI
CHACHU MAJRA
PAPRI ABADI
SECTOR 66
SECTOR 82 A
SECTOR- 81
SECTOR-83
SEC- 82A
SEC 83A
RAILWAY LINE
N Choe
Attawa Choe
TO MORINDA
STP
PSIEC
EXCLUDED AREA
60' WIDE ROAD
80' WIDE SECTOR ROAD
50 MTR. (164'-0") WIDE SECTOR ROAD

APPROVED AREA SECTOR-82

EXISTING 3 KARAN (14'-3") WIDE REVENUE RASTA PROPOSED 40'-0" WIDE
EXISTING 11 K.V. HT LINE (11.5m (5.75m+5.75m) Clearance Zone under H.T.
AREA UNDER CONSENT PLOT NOT TO BE SOLD, NOT TO BE SOLD / ALLOTTED / DEVELOPED
11KV HT LINE (11.5m (5.75m+5.75m) Clearance zone
EXISTING 11KV HT LINE 11.5m (5.75+5.75m) CLEARANCE ZONE UNDER THIS LINE
11KV HT LINE
PARK 23 2331.52 SQ. YDS
AREA OF RASTA 123.05 SQ. YARDS (not include in park)
PARK 9 6691.13 SQ. YDS. 1.38 ACRES
PARK 8 583.33 sq. yds 0.33 ACRES
OTHER LAND

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

LOCATION MAP

SR. No.	AREA DETAIL	AREA IN ACRES	%
1	AREA FOR PLANNING	292.924	
2	RESERVED AREA	3.90	
3	GOVT. ACQ.	30.67	
4	NET PLANNED AREA (Excluding Govt. Acquisition & Reserved Area)	258.354	100
5	COMMERCIAL COMPONENT	14.283	
6	INDUSTRIAL COMPONENT	65.28	
7	INSTITUTIONAL COMPONENT	23.85	
8	RESIDENTIAL COMPONENT	52.82	
9	EWS	4.16	
10	PARK	15.56	6.022
11	AREA under UTILITY	0.75	
12	BALANCE AREA UNDER NALA, OPEN SPACES, PAVEMENTS, PARKING, ROADS, etc	81.651	31.60

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 (258.354 x 2 x 43560)		22507800.48	------ (A)
			(65.28*2*43560)	
1	Industrial	60	5687193.6	
	Institutional		1683291.725	
2	Commercial	15	1936963.91	
3	Residential	25	8040043.44	6714845.44
	Total F.A.R Provided for Component	100	17347492.68	------ (B)
	Balance F.A.R (A - B)		5160307.805	

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	= 9.43 ACRES (5.85 + 0.74 + 0.54 + 2.30) ACRES	------- 2
III	- Memo No- 3952 CTP(Pb)/SP 432(M) dated 15.07.2013	= 0.82 ACRES	------- 3
IV	- Memo No- 6617 CTP(Pb)/SP 432(M) dated 13.01.2014	= 1.65 ACRES	------- 4
V	- Memo No- 5183 CTP(Pb)/SP 438(M) dated 09.09.2014	= 0.69 ACRES	------- 5
VI	- Memo No- 888 CTP(Pb)/SP 432(M) dated 18.02.2016	= 3.485 ACRES	------- 6
VII	- Memo No. 3867 CTP(Pb)/SP 432(M) dated 10.08.2015	= 0.0565 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
	AREA UNDER ACQUISITION	= 36.80 ACRES	------- 12
	SCHEME AREA	= 303.13 ACRES	------- 13
	AREA FOR WHICH AGREEMENT CANCELED	= 6.25 ACRES	------- 14
	Area Exchanged for R. RASTA and Deleted from Project	= 1.92 ACRES	------- 15
	NEW SCHEME AREA AFTER DELETION OF AREAS	= 294.96 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 AREA FOR PLANNING = 16-17-18	= 291.06 ACRES	

TOTAL PROJECT AREA till layout approved dt 23.2.2023 = 291.06 ACRES
NEW AREA ADDED IN CLU = 7.994 Acres, OUT OF THIS, 6.13 Acres is already included in Acquisition Area at (12) 1.864 Acres is newly added in project
(291.06 + 1.864) TOTAL PROJECT AREA = 292.924 ACRES ---------19
GOV. ACQUISITION = 36.80 - 6.13 = 30.67 Acres ---------20
RESERVED AREA = 3.90 ACRES ---------21
NET PLANNED AREA = 19-20-21 = 292.924 - 30.67 - 3.90 (Excluding Govt. Acquisition & R.A's) = 258.354 ACRES ---------22

GROSS F.A.R. ALLOWED = 2.00

A) COMMERCIAL COMPONENT ALLOWED (15%) = 38.7531 ACRES
FAR (3.00) = 33,76,170.072 SQ.FTS.
COMMERCIAL PROVIDED :-

A)	COMMERCIAL PROVIDED			
Sr No	COMMERCIAL SITE	AREA (in Acres)	FAR Provided (in sq ft)	
1	Total Commercial in Part 1 Sec 66A	10.433	1572163.91	--- A 1
2	Total Commercial in Part 2 Sec 82	3.85	364800	--- A 2
3	Total Commercial in Part 3 Sec 83	0	0	--- A 3
	Total Commercial	**14.283**	**1936963.91**	

TOTAL F.A.R. PROVIDED = 19,36,963.91 sq.fts.
CORRESPONDING LAND UTILIZED = 14.283 ACRES
BALANCED AREA = 38.7531 - 14.283 ACRES = 24.4701 ACRES

BALANCE F.A.R = 33,76,170.072 - 19,36,963.91 = 14,39,206.162 sq fts

B) INDUSTRIAL AREA ALLOWED (MIN. 55%) (142.0947 ACRES)
INDUSTRIAL AREA TAKEN = 60% = 155.0124 ACRES

- 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
- 6 No. of INDUSTRIAL PLOTS IN Part 3 Sector 83 = 1.42 acres ---B3

TOTAL 551 NO. OF INDUSTRIAL PLOTS = 65.28 ACRES

C) ADDITIONAL ACTIVITIES ALLOWED AS PER SUPER MEGA POLICY (30% of the industrial area) = 46.51 acres

- AREA PROVIDED UNDER INSTITUTIONAL IN Part 1 Sector 66A = 12.68 ACRES ---C1
- AREA PROVIDED UNDER INSTITUTIONAL IN Part 2 Sector 82 = 5.24 ACRES ---C2
- AREA PROVIDED UNDER INSTITUTIONAL IN Part 3 Sector 83 = 5.93 ACRES ---C3

TOTAL AREA PROVIDED UNDER INSTITUTIONAL = 23.85 ACRES

D) BALANCED INDUSTRIAL PLOTS = TOTAL INDUSTRIAL AREA TAKEN - AREA UNDER INSTITUTIONAL USE
= 155.0124 - 23.85
= 131.1624 ACRES

E) PERMISSIBLE Saleable Area Under INDUSTRIAL Plots (131.1624 ACRES) 65% = 85.25 ACRES

F) INDUSTRIAL PLOT PROVIDED AS PER DETAIL = 65.28 ACRES (LIST ATTACHED PART WISE)

G) RESIDENTIAL COMPONENT ALLOWED (BALANCE AREA) = 64.5885 ACRES
F.A.R. Provided = 80,40,043.44 SQ.FTS

1. DETAILS OF RESIDENTIAL COMPONENT

G)	RESIDENTIAL PROVIDED			
Sr No	RESIDENTIAL SITE	AREA (In Acres)	FAR Provided (in sq ft)	
	F.A.R Permitted		8040043.44	
1	Total Residential in Part 1 Sec 66A	48.04	6122845.44	--- G 1
2	Total Residential in Part 2 Sec 82	3.61	238000	--- G 2
3	Total Residential in Part 3 Sec 83	5.33	354000	--- G 3
	Total Residential (Including EWS)	**56.98**	**6714845.44**	

TOTAL = 56.98 acres (*Including EWS*)
FAR provided 67.17 lac sq.fts.
EWS = 4.16 Acres

2. PERMISSIBLE DWELLING UNITS =258.354 X 175/5 = 9042.39 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) PARK Details

PARKS IN Part 1 Sector 66A = 0.63 Acres ---H1
PARKS IN Part 2 Sector 82 = 10.63 Acres ---H2
PARKS IN Part 3 Sector 83 = 4.30 Acres ---H3

TOTAL AREA UNDER PARK PROVIDED = 15.56 ACRES

I) RESERVED AREAS

RESERVED AREAS IN Part 1 Sector 66A = 1.63 acres --- I1
RESERVED AREAS IN Part 2 Sector 82 = 2.08 acres --- I2
RESERVED AREAS IN Part 3 Sector 83 = 0.19 acres --- I3

TOTAL RESERVED AREA = 3.90 ACRES

J) AREA PROVIDED UNDER S.T.P and WATER WORKS (J1 + J2 + J3)
AREA PROVIDED UNDER 2 S.T.P = 1277.01 + 1802.74 sq. yds
WATER WORKS = 546.40 sq. yds
TOTAL AREA under UTILITY = 0.75 acres

K) AREA UNDER CHOE, OPEN SPACES, PAVEMENTS, PARKING, ROADS ETC = 81.661 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	14.283	1428.3
4	INSTITUTIONAL POPULATION @ 100 PERSONS PER ACRES	23.85	2385
	TOTAL POPULATION		21558.3

	UTILITIES REQUIRED 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.
5. SITES THROUGH WHICH SEWER DRAIN IS PASSING SHALL BE DEVELOPED ONLY AFTER CONSULTING ENGINEER WING GMADA W.R.T THIS DRAIN
6. SCO NOS.- 18-20,29-34 & 38-47 OF COMMERCIAL POCKET VII ARE ARE NOT CURRENTLY INCLUDED IN THE LAYOUT PLAN

APPROVED Vide Letter No. 2207-STP(SAS) SS-11(6R) Dated 14-10-2024
Senior Town Planner S.A.S. Nagar

Vide Letter No. 1323-STP(SAS) SC-11(6R) Dated 09/09/2024
Senior Town Planner S.A.S. Nagar

TITLE:- REVISED LAYOUT PLAN
MAIN SHEET

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

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

ORIENTATION N E W S
DATE:- 08.08.2023
DRAWING NO :-DC/TP/JLPL/LP/15
DEALT BY:- Ar. SAKSHI SAINI
SCALE:- 1"- 220'-0"

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