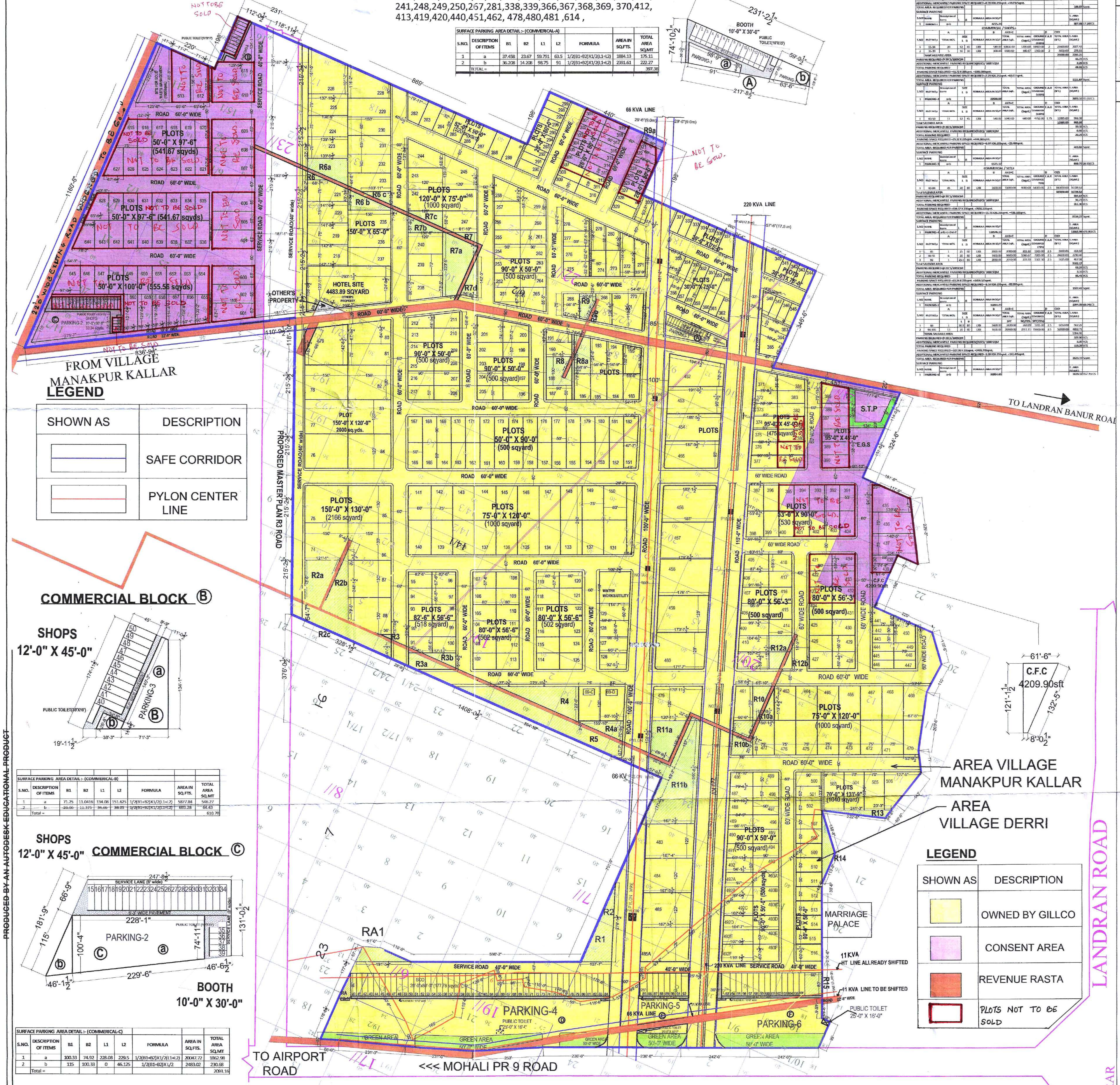
REVISED LAYOUT PLAN FOR INDUSTRIAL PARK PROJECT NAMELY "GILLCO INDUSTRIAL PARK" VILLAGE MANAKPUR KALLAR & DERRI TEH.-MOHALI, DISTT.- S.A.S NAGAR,(PB.)

CHANGE OF LAND USE GRANTED BY PBIP VIDE MEMO NO-PBIP-/CAPA(HUD)2019/424, DATED:-29.11.2019 (AREA:-101.55 ACRE)

CHANGE OF LAND USE GRANTED BY PBIP VIDE MEMO NO-PBIP-/CAPA(HUD)2021/274, DATED:-13.07.2021 (AREA:-26.0125 ACRE)

TOTAL PROJECT AREA= 127.5625 ACRE (617402.5 SQYDS) (5556622.5 SQFT)

NOTE:-
THE FOLLOWING NOS. ARE NOT INCLUDED IN THE SCHEME :-
1-69, 69-A, 70 - 73,89, 90,101, 130,188,189, 192,222,227,234, 241,248,249,250,267,281,338,339,366,367,368,369, 370,412, 413,419,420,440,451,462, 478,480,481 ,614 ,



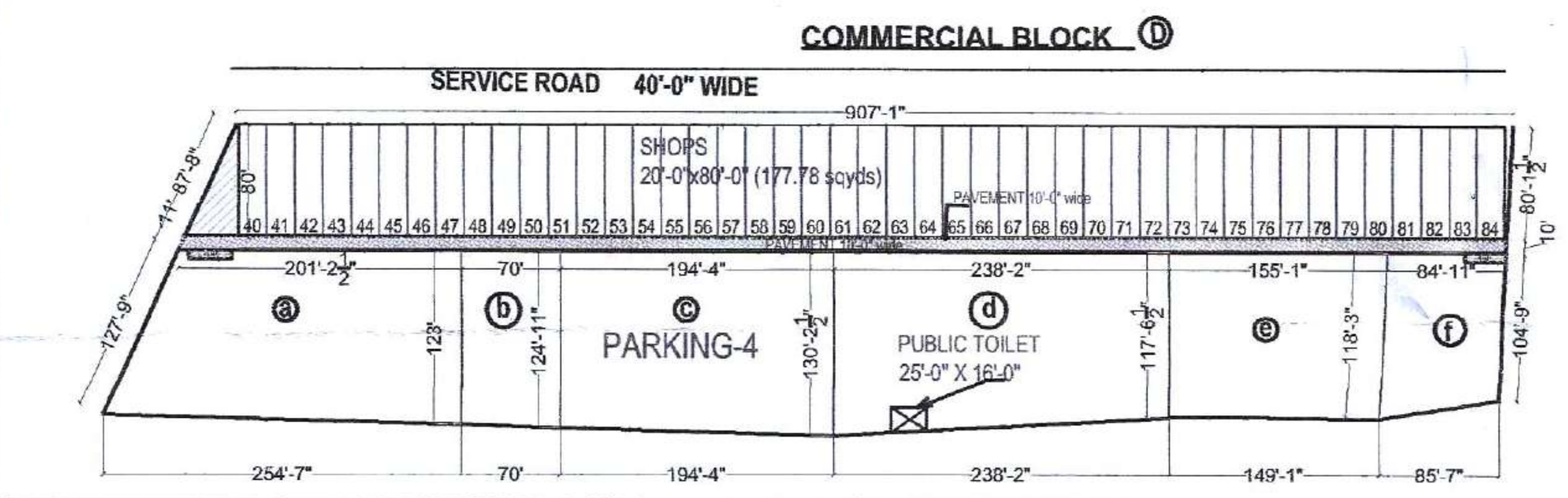
COMMERCIAL BLOCK

SURFACE PARKING AREA DETAIL :- (COMMERICAL-A)								
S.NO.	DESCRIPTION OF ITEMS	B1	B2	L1	L2	FORMULA	AREA IN SQ.FTS.	TOTAL AREA SQ.MT
1	a	37.458	23.67	59.791	63.5	1/2(B1+B2)X1/2(L1+L2)	1884.13	175.11
2	b	36.208	14.208	98.75	91	1/2(B1+B2)X1/2(L1+L2)	2391.61	222.27
	TOTAL =							397.38

SURFACE PARKING AREA DETAIL :- (COMMERICAL-B)								
S.NO.	DESCRIPTION OF ITEMS	B1	B2	L1	L2	FORMULA	AREA IN SQ.FTS.	TOTAL AREA SQ.MT
1	a	71.25	11.0416	134.08	151.625	1/2(B1+B2)X1/2(L1+L2)	5877.84	546.27
2	b	26.66	11.375	34.66	38.25	1/2(B1+B2)X1/2(L1+L2)	693.28	64.43
	Total =							610.70

SURFACE PARKING AREA DETAIL :- (COMMERICAL-C)								
S.NO.	DESCRIPTION OF ITEMS	B1	B2	L1	L2	FORMULA	AREA IN SQ.FTS.	TOTAL AREA SQ.MT
1	a	100.33	74.92	228.08	229.5	1/2(B1+B2)X1/2(L1+L2)	20047.72	1862.98
2	b	115	100.33	0	46.125	1/2(B1+B2)X L/2	2483.02	230.68
	Total =							2093.16

COMMERCIAL BLOCK Ⓓ



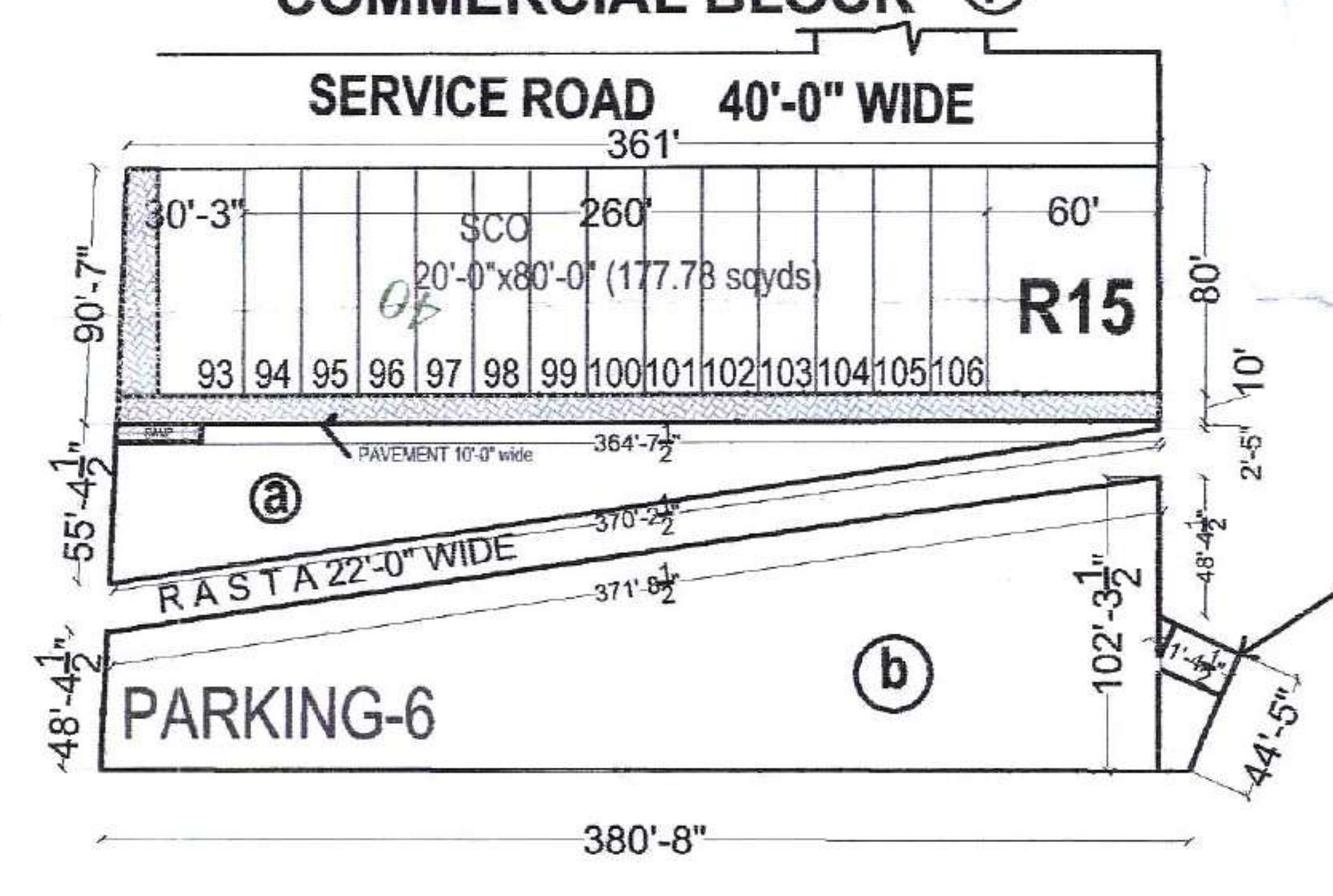
SURFACE PARKING AREA DETAIL :- (COMMERICAL-D)								
S.NO.	DESCRIPTION OF ITEMS	B1	B2	L1	L2	FORMULA	AREA IN SQ.FTS.	TOTAL AREA SQ.MT
1	a	127.75	123	201.21	254.58	1/2(B1+B2)X1/2(L1+L2)	28572.33	2654.44
2	b	123	124.92	0	70	1/2(B1+B2)X L	8677.20	806.13
3	c	124.92	130.208	0	194.33	1/2(B1+B2)X L	24789.51	2303.01
4	d.	130.208	117.541	0	238.16	1/2(B1+B2)X L	29501.95	2740.79
5	e	117.541	118.25	155.08	149.083	1/2(B1+B2)X1/2(L1+L2)	17929.72	1665.71
6	f	118.25	104.75	84.92	85.58	1/2(B1+B2)X1/2(L1+L2)	9505.38	883.40
	Less Toilet Area					(-)	-400	-37.17
	Total =						11856.09	11015.99

COMMERCIAL BLOCK Ⓔ

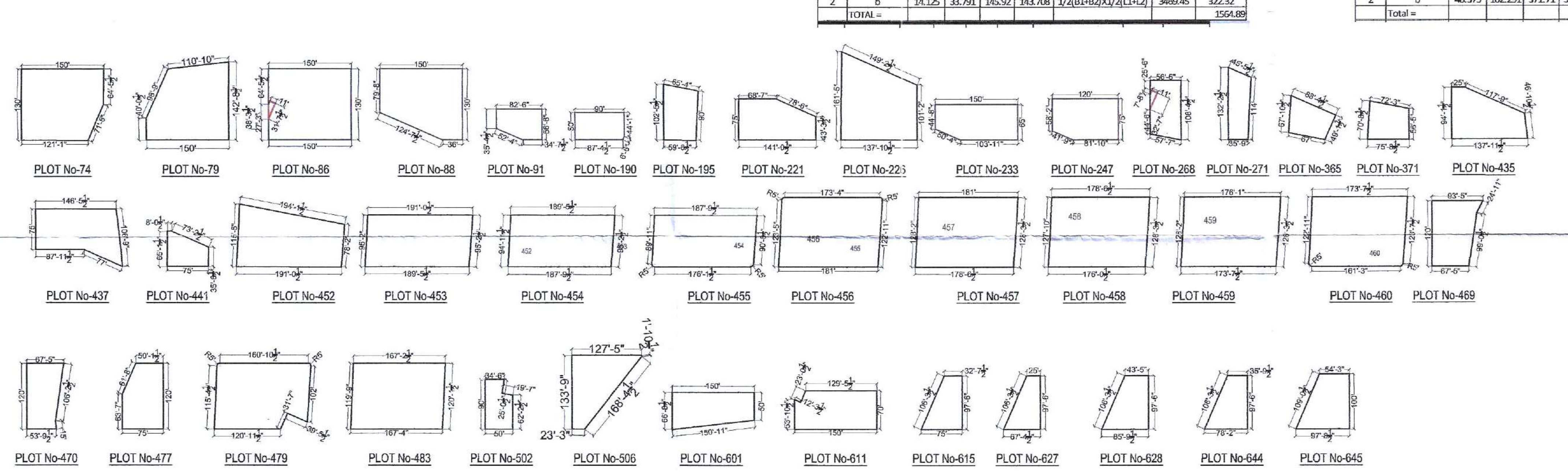


SURFACE PARKING AREA DETAIL :- (COMMERICAL-E)								
S.NO.	DESCRIPTION OF ITEMS	B1	B2	L1	L2	FORMULA	AREA IN SQ.FTS.	TOTAL AREA SQ.MT
1	a	89.16	63.083	174.33	177.083	1/2(B1+B2)X1/2(L1+L2)	13375.04	1242.57
2	b	14.125	33.791	145.92	143.708	1/2(B1+B2)X1/2(L1+L2)	3469.45	322.32
	TOTAL =							1564.89

COMMERCIAL BLOCK Ⓕ



SURFACE PARKING AREA DETAIL :- (COMMERICAL-F)								
S.NO.	DESCRIPTION OF ITEMS	B1	B2	L1	L2	FORMULA	AREA IN SQ.FTS.	TOTAL AREA SQ.MT
1	a	55.375	2.41	364.63	370.2	1/2(B1+B2)X1/2(L1+L2)	10615.54	986.21
2	b	48.375	102.291	371.71	380.7	1/2(B1+B2)X1/2(L1+L2)	28340.65	2632.91
	Total =						38956.19	3619.12



COMMERCIAL / BOOTHs

S.NO	PLOT NO.s	TOTAL NOS.	SIZE L	SIZE B	FORMULA	AREA IN SQFT	TOTAL AREA Sqft.	TOTAL AREA (Sqyd.)	GROUND COVERAGE (100%)	F.A.R	TOTAL AREA (SFT.)	T. AREA (SQ.MT.)
1	1-14	14	10	30	LXB	300.00	4200.00	466.67	4200.00	1	4200.00	390.33
PARKING REQUIRED @ 2ECS/100SQM												7.81 ECS
ADDITIONAL MERCANTILE PARKING REQUIRED@1ECS/1000SQM												0.39 ECS
TOTAL PARKING REQUIRED												8.20 ECS
PARKING SPACE REQUIRED=7.81X23Sqmt. =179.63Sqmt.												
ADDITIONAL MERCANTILE PARKING SPACE REQUIRED=0.39X26.25Sqmt. =10.237Sqmt.												
TOTAL AREA REQUIRED FOR PARKING												189.87 Sqmt.
SURFACE PARKING												
1	PARKING-1	a+b				4275.34						397.38 / 17.28ECS

COMMERCIAL / SHOPs

S.NO	PLOT NO.s	TOTAL NOS.	SIZE L	SIZE B	FORMULA	AREA IN SQFT	TOTAL AREA Sqft.	TOTAL AREA (Sqyd.)	GROUND COVERAGE (100%)	F.A.R	TOTAL AREA (SFT.)	T. AREA (SQ.MT.)
1	15-34	20	12	45	LXB	540.00	10800.00	1200.00	10800.00	2	21600.00	2007.43
2	35-39	5	10	30	LXB	300.00	1500.00	166.67	1500.00	2	3000.00	278.81
Total SALEABLE AREA											24600.00	2286.25
PARKING REQUIRED @ 2ECS/100SQM												45.72 ECS
ADDITIONAL MERCANTILE PARKING REQUIRED@1ECS/1000SQM												2.29 ECS
TOTAL PARKING REQUIRED												48.01 ECS
PARKING SPACE REQUIRED=45.72X23Sqmt. =1051.56Sqmt.												
ADDITIONAL MERCANTILE PARKING SPACE REQUIRED=2.29X26.25Sqmt. =60.11Sqmt.												
TOTAL AREA REQUIRED FOR PARKING												1111.67 Sqmt.
SURFACE PARKING												
1	PARKING-2	a+b				22530.83						2093.16 / 91.01ECS
1	40-50	11	12	45	LXB	540.00	5940.00	660.00	4752.00	1.75	10395.00	966.08
Total SALEABLE AREA											10395.00	966.08
PARKING REQUIRED @ 2ECS/100SQM												19.32 ECS
ADDITIONAL MERCANTILE PARKING REQUIRED@1ECS/1000SQM												0.97 ECS
TOTAL PARKING REQUIRED												20.29 ECS
PARKING SPACE REQUIRED=19.32X23Sqmt. =444.36Sqmt.												
ADDITIONAL MERCANTILE PARKING SPACE REQUIRED=0.97X26.25Sqmt. =25.46Sqmt.												
TOTAL AREA REQUIRED FOR PARKING												469.82 Sqmt.
SURFACE PARKING												
1	PARKING-3	a+b				6571.32						610.70 / 26.55ECS

COMMERCIAL / SCO.s

S.NO	PLOT NO.s	TOTAL NOS.	SIZE L	SIZE B	FORMULA	AREA IN SQFT	TOTAL AREA Sqft.	TOTAL AREA (Sqyd.)	GROUND COVERAGE (75%)	F.A.R	TOTAL AREA (SFT.)	T. AREA (SQ.MT.)
1	40-84	45	20	80	LXB	1600.00	72000.00	8000.00	54000.00	2.5	180000.00	16728.62
Total SALEABLE AREA											180000.00	16728.62
PARKING REQUIRED @ 2ECS/100SQM												334.57 ECS
ADDITIONAL MERCANTILE PARKING REQUIRED@1ECS/1000SQM												16.73 ECS
TOTAL PARKING REQUIRED												351.30 ECS
PARKING SPACE REQUIRED=334.57X23Sqmt. =7695.11Sqmt.												
ADDITIONAL MERCANTILE PARKING SPACE REQUIRED=16.73X26.25Sqmt. =439.16Sqmt.												
TOTAL AREA REQUIRED FOR PARKING												8134.27 Sqmt.
SURFACE PARKING												
1	PARKING-4	a+b+c+d+e+f				118576.15						11015.99 / 478.95ECS
1	85	1	25	80	LXB	2000.00	2000.00	222.22	1500.00	2.5	5000.00	464.68
2	86-91	6	20	80	LXB	1600.00	9600.00	1066.67	7200.00	2.5	24000.00	2230.48
3	92	1	25.1	80	LXB	2010.00	2010.00	223.33	1507.50	2.5	5025.00	467.01
Total SALEABLE AREA												3162.17
PARKING REQUIRED @ 2ECS/100SQM												63.24 ECS
ADDITIONAL MERCANTILE PARKING REQUIRED@1ECS/1000SQM												3.16 ECS
TOTAL PARKING REQUIRED												66.41 ECS
PARKING SPACE REQUIRED=63.24X23Sqmt. =1454.52Sqmt.												
ADDITIONAL MERCANTILE PARKING SPACE REQUIRED=3.16X26.25Sqmt. =82.95Sqmt.												
TOTAL AREA REQUIRED FOR PARKING												1537.47 Sqmt.
SURFACE PARKING												
1	PARKING-5	a+b				16844.49						1564.89 / 68.01ECS
1	93	1	30.3	80	LXB	2420.00	2420.00	268.89	1815.00	2.5	6050.00	562.27
2	94-105	13	20	80	LXB	1600.00	20800.00	2311.11	15600.00	2.5	52000.00	4832.71
TOTAL SALEABLE AREA												5394.98
PARKING REQUIRED @ 2ECS/100SQM												107.90 ECS
ADDITIONAL MERCANTILE PARKING REQUIRED@1ECS/1000SQM												5.39 ECS
TOTAL PARKING REQUIRED												113.29 ECS
PARKING SPACE REQUIRED=107.90X23Sqmt. =2481.70Sqmt.												
ADDITIONAL MERCANTILE PARKING SPACE REQUIRED=5.39X26.25Sqmt. =141.49Sqmt.												
TOTAL AREA REQUIRED FOR PARKING												2623.19 Sqmt.
SURFACE PARKING												
1	PARKING-6	a+b				38956.65						3619.12 / 157.35ECS

AREA DETAIL

TOTAL SITE AREA					SFT	SQYARD	ACRE	
					5556622.50	617402.50	127.56	(i)

RESEVERD AREA LIST

S.NO.	RESEVERD	L	B	FORMULA	AREA IN SQ.FTS.	AREA IN SQ.YDS.	AREA IN ACRE
1	RA			PLINE	1673.32	185.92	0.04
	RA1			PLINE	6155.14	683.90	0.14
2	R1			PLINE	9748.94	1083.22	0.22
3	R2			PLINE	2546.66	282.96	0.06
	R2a			PLINE	13446.2076	1493.91	0.31
	R2b			PLINE	11358.370	1262.04	0.26
	R2c			PLINE	16248.45	1805.38	0.37
4	R3	36	15.875	1/2xLXB	285.750	31.75	0.01
	R3a			PLINE	4726.1	525.12	0.11
	R3b	117.125	51.708	1/2xLXB	3028.150	336.46	0.07
5	R4	279.875	123.5	1/2xLXB	17282.281	1920.25	0.40
	R4a	155.833	70.791	1/2xLXB	5515.787	612.87	0.13
6	R5			PLINE	27709.43	3078.83	0.64
7	R6	30.17	68.58	1/2xLXB	1034.529	114.95	0.02
	R6a			PLINE	8925.782	991.75	0.20
	R6b			PLINE	6031.09	670.12	0.14
	R6c	45.875	103.92	1/2xLXB	2383.665	264.85	0.05
8	R7	81.83	36.125	1/2xLXB	1478.054	164.23	0.03
	R7a			PLINE	17987.17	1998.57	0.41
	R7b	130.5	57.792	1/2xLXB	3770.928	418.99	0.09
	R7d	142.25	56.708	1/2xLXB	4033.357	448.15	0.09
9	R8			PLINE	8223.54	913.73	0.19
	R8a			PLINE	6675.33	741.70	0.15
10	R9			PLINE	4135.19	459.47	0.09
	R9a			PLINE	1488.7	165.41	0.03
	R9b	18.42	44.5	1/2xLXB	409.845	45.54	0.01
11	R10			PLINE	8186.37	909.60	0.19
	R10a	113.542	50.125	1/2xLXB	2845.646	316.18	0.07
	R10b			PLINE	4221.88	469.10	0.10
12	R11a			PLINE	12319.58	1368.84	0.28
	R11b			PLINE	44018.7	4890.97	1.01
13	R12a			PLINE	6988.56	776.51	0.16
	R12b	32.67	74	1/2xLXB	1208.790	134.31	0.03
14	R13			PLINE	3393.91	377.10	0.08
15	R14			PLINE	5867.1116	651.90	0.13
16	R15	60	80	1/2xLXB	2400.000	266.67	0.06
	TOTAL RESERVED AREA				277751.31	30861.26	6.38 (ii)
	NET PLANNED AREA(i-ii)				5278871.19	586541.24	121.19

INDUSTRIAL PLOTS AREA DETAIL :-

S.NO.	PLOT.NO	NO. OF PLOTS	B	L1	L2	FORMULA	AREA IN SQ.FTS.	AREA IN SQ.YDS.	TOTAL AREA SQ.YDS.
1	69 C	1	75	120		LXB	9000	1000.00	1000.00
2	69 D	1	120	87	80.875	1/2(L1+L2)XB	10072.50	1119.17	1119.17
3	74	1				PLINE	18552.06	2061.34	2061.34
4	75	1	150	130		LXB	19500	2166.67	2166.67
5	76-78	3	150	120		LXB	18000	2000.00	6000.00
6	79	1				PLINE	18440.32	2048.92	2048.92
7	80	1	150	84.792	67.708	1/2(L1+L2)XB	11437.50	1270.83	1270.83
8	81	1	75	150		LXB	11250	1250.00	1250.00
9	82-84	3	150	120		LXB	18000	2000.00	6000.00
10	85,87	2	150	130		LXB	19500	2166.67	4333.33
11	86	1				PLINE	19289.26	2143.25	2143.25
12	88	1				PLINE	16650.39	1851.15	1851.15
13	91	1				PLINE	4155.53	461.73	461.73
14	92-94,97-100	7	56.5	82.5		LXB	4661.25	517.92	3625.42
15	95,96	2	57.5	82.5		LXB	4743.75	527.08	1054.17
16	102-106,109-113	10	56.5	80		LXB	4520	502.22	5022.22
17	107,108	2	57.5	80		LXB	4600	511.11	1022.22
18	114-118,121-125	10	56.5	80		LXB	4520	502.22	5022.22
19	119,120	2	57.5	80		LXB	4600	511.11	1022.22
20	126	1	56.5	92.458	95.583	1/2(L1+L2)XB	5312.15825	590.24	590.24
21	127	1	56.5	95.583	98.458	1/2(L1+L2)XB	5481.65825	609.07	609.07
22	128	1	56.5	98.458	101.375	1/2(L1+L2)XB	5645.28225	627.25	627.25
23	129	1	60.5	101.375	114.583	1/2(L1+L2)XB	6532.7295	725.86	725.86
24	131,140,141,150	4	80	120		LXB	9600	1066.67	4266.67
25	132-139,142-149	16	75	120		LXB	9000	1000.00	16000.00
26	151	1	90	43	47.58	1/2(L1+L2)XB	4076.1	452.90	452.90
27	152-181	30	50	90		LXB	4500	500.00	15000.00
28	182	1	90	47.58	52.17	1/2(L1+L2)XB	4488.75	498.75	498.75
29	183	1	90	54.92	59.5	1/2(L1+L2)XB	5148.9	572.10	572.10
30	184-186	3	90	56.75		LXB	5107.5	567.50	1702.50
31	187	1	90	50		LXB	4500	500.00	500.00
32	190	1	50	87.375	90	1/2(L1+L2)XB	4434.38	492.71	492.71
33	191	1	90	45.375	27.67	1/2(L1+L2)XB	3287.03	365.23	365.23
34	193	1	56.75	124.67	113.542	1/2(L1+L2)XB	6759.27	751.03	751.03
35	194	1	56.75	113.542	102.42	1/2(L1+L2)XB	6127.92	680.88	680.88
36	195	1				PLINE	5959.04	662.12	662.12
37	196-199,202-210	13	90	50		LXB	4500	500.00	6500.00
38	200	1	90	57.25	74.958	1/2(L1+L2)XB	5949.36	661.04	661.04
39	201	1	90	74.958	92.708	1/2(L1+L2)XB	7544.97	838.33	838.33
40	211	1	90	56.67	46.458	1/2(L1+L2)XB	4640.76	515.64	515.64
41	212	1	90	36.29	46.458	1/2(L1+L2)XB	3723.66	413.74	413.74
42	213-217	5	90	50		LXB	4500	500.00	2500.00
43	218	1	75	142.958	142.50	1/2(L1+L2)XB	10704.68	1189.41	1189.41
44	219	1	75	142.5	141.708	1/2(L1+L2)XB	10657.80	1184.20	1184.20
45	220	1	75	141.708	141.041	1/2(L1+L2)XB	10603.09	1178.12	1178.12
46	221	1				PLINE	9436.71	1048.52	1048.52
47	223	1	75	139.792	139.125	1/2(L1+L2)XB	10459.39	1162.15	1162.15
48	224	1	75	139.125	138.500	1/2(L1+L2)XB	10410.94	1156.77	1156.77
49	225	1	75	138.50	137.875	1/2(L1+L2)XB	10364.06	1151.56	1151.56
50	226	1				PLINE	18029.42	2003.27	2003.27
51	228	1	150	50	116.17	1/2(L1+L2)XB	12462.75	1384.75	1384.75
52	229-232	4	150	65		LXB	9750.00	1083.33	4333.33
53	233	1				PLINE	9281.53	1031.28	1031.28
54	235-237,	3	150	65		LXB	9750.00	1083.33	3250.00
55	238	1	120	86.958	73.42	1/2(L1+L2)XB	9622.68	1069.19	1069.19
56	239-240	2	75	120		LXB	9000.00	1000.00	2000.00
57	242-243	2	75	120		LXB	9000.00	1000.00	2000.00
58	244	1	120	101.708	48.75	1/2(L1+L2)XB	9027.48	1003.05	1003.05
59	245	1	120	70.792	123.75	1/2(L1+L2)XB	11672.52	1296.95	1296.95
60	246	1	75	120		LXB	9000.00	1000.00	1000.00
61	247	1				PLINE	8487.45	943.05	943.05
62	251	1	90	50	67.708	1/2(L1+L2)XB	5296.86	588.54	588.54
63	252-257	6	90	50		LXB	4500.00	500.00	3000.00
64	258	1	90	85.375	45.625	1/2(L1+L2)XB	5895.00	655.00	655.00
65	259	1	90	95.625	56	1/2(L1+L2)XB	6823.13	758.13	758.13
66	260-264	5	90	50		LXB	4500.00	500.00	2500.00
67	265	1	90	85.42	67.708	1/2(L1+L2)XB	6890.76	765.64	765.64
68	266	1	56.5	75	84.83	1/2(L1+L2)XB	4515.20	501.69	501.69
69	268	1				PLINE	5586.71	620.75	620.75
70	269	1	56.5	108.375	119.458	1/2(L1+L2)XB	6436.28	715.14	715.14
71	270	1	54.67	119.458	129.125	1/2(L1+L2)XB	6795.02	755.00	755.00
72	271	1				PLINE	4782.29	531.37	531.37
73	272	1	50	154.292	132.208	1/2(L1+L2)XB	7162.50	795.83	795.83
74	273-274	2	50	90		LXB	4500.00	500.00	1000.00
75	275-277	3	52.5	90		LXB	4725.00	525.00	1575.00
76	278	1	90	84.17	44.458	1/2(L1+L2)XB	5788.26	643.14	643.14
77	279	1	50	108.42	86.33	1/2(L1+L2)XB	4868.75	540.97	540.97
78	280	1	50	86.33	64.29	1/2(L1+L2)XB	3765.50	418.39	418.39
79	282	1	90	79.917	40.208	1/2(L1+L2)XB	5405.63	600.63	600.63
80	283-289	7	52	90		LXB	4680.00	520.00	3640.00
81	290,309,310,329	4	36	80		LXB	2880.00	320.00	1280.00
82	291-308,311-319,323-328	33	28	80		LXB	2240.00	248.89	8213.33
83	321	1	28	56.83	68	1/2(L1+L2)XB	1747.62	194.18	194.18
84	322	1	28	68	78.75	1/2(L1+L2)XB	2054.50	228.28	228.28
84	330	1	90.25	37.708		LXB	3403.15	378.13	378.13
85	331-336	6	30.00	75		LXB	2250.00	250.00	1500.00
86	337	1	75.00	34.33	61.33	1/2(L1+L2)XB	3587.25	398.58	398.58
87	340	1	75.00	68.42	41.42	1/2(L1+L2)XB	4119.00	457.67	457.67
88	341-347	7	75.00	30		LXB	2250.00	250.00	1750.00
89	348	1	75	49.83	22.83	1/2(L1+L2)XB	2724.75	302.75	302.75
90	349	1	75	23	50	1/2(L1+L2)XB	2737.50	304.17	304.17
91	350-354,357-361	10	30.00	75		LXB	2250.00	250.00	2500.00
92	355	1	75	63.63	34.458	1/2(L1+L2)XB	3678.11	408.68	408.68
93	356	1	75.00	35.67	64.458	1/2(L1+L2)XB	3754.69	417.19	417.19
94	362	1	75.00	47.00	20	1/2(L1+L2)XB	2512.50	279.17	279.17
95	363	1	30.00	110.00	99.17	1/2(L1+L2)XB	3137.55	348.62	348.62
96	364	1	30.00	99.17	88.42	1/2(L1+L2)XB	2813.85	312.65	312.65
97	365	1				PLINE	4433.01	492.56	492.56
98	371	1				PLINE	4669.00	518.78	518.78
99	372	1	45.00	78.83	75.75	1/2(L1+L2)XB	3478.05	386.45	386.45
100	373	1	45.00	78.830	82	1/2(L1+L2)XB	3618.68	402.08	402.08
101	374	1	45.00	82.000	85	1/2(L1+L2)XB	3757.50	417.50	417.50
102	375	1	45.000	85.000	88.125	1/2(L1+L2)XB	3895.31	432.81	432.81
103	376	1	45	88.125	90.875	1/2(L1+L2)XB	4027.50	447.50	447.50
104	377	1	45	90.88	94.625	1/2(L1+L2)XB	4173.75	463.75	463.75
105	378-383	6	45	95.00		LXB	4275.00	475.00	2850.00
106	384	1	95	37.50	56.42	1/2(L1+L2)XB	4461.20	495.69	495.69
107	385	1	95	70.88	52	1/2(L1+L2)XB	5836.56	648.51	648.51
108	386-390	5	45	95.00		LXB	4275.00	475.00	2375.00
109	391-396,399-404	12	53.00	90.00		LXB	4770.00	530.00	6360.00
110	397	1	90.00	49.54	55.708	1/2(L1+L2)XB	4736.25	526.25	526.25
111	398	1	90.00	55.708	61.875	1/2(L1+L2)XB	5291.24	587.92	587.92
112	405	1	59.42	83.96	87.375	1/2(L1+L2)XB	5090.30	565.59	565.59
113	406	1	56.25	87.38	91.875	1/2(L1+L2)XB	5041.41	560.16	560.16
114	407	1	56.25	91.88	95.75	1/2(L1+L2)XB	5276.95	586.33	586.33
115	408	1	56.25	95.75	99.625	1/2(L1+L2)XB	5494.92	610.55	610.55
116	409	1	56.25	99.63	104.542	1/2(L1+L2)XB	5742.20	638.02	638.02
117	410	1	56.25	104.54	107.33	1/2(L1+L2)XB	5958.90	662.10	662.10
118	411	1	59.38	107.330	111.42	1/2(L1+L2)XB	6494.14	721.57	721.57
119	414-417	4	56.25	80.00		LXB	4500.00	500.00	2000.00
120	418	1	59.38	80.00		LXB	4750.00	527.78	527.78
121	421,427,428,434	4	59.38	80.00		LXB	4750.00	527.78	2111.11
122	422-426,429-433	10	56.25	80.00		LXB	4500.00	500.00	5000.00
123	435	1				PLINE	10068.24	1118.69	1118.69
124	436	1	75.00	139.67	146.458	1/2(L1+L2)XB	10729.80	1192.20	1192.20
125	437	1				PLINE	12340.58	1371.18	1371.18
126	438	1	30.00	88.00	74.75	1/2(L1+L2)XB	2441.25	271.25	271.25
127	439	1	30.00	74.75	61.5	1/2(L1+L2)XB	2043.75	227.08	227.08
128	441	1				PLINE	3893.07	432.56	432.56
129	442-449	8	30.00	75.00		LXB	2250.00	250.00	2000.00
130	450	1	75.00	62.46	95.542	1/2(L1+L2)XB	5925.08	658.34	658.34
131	452	1				PLINE	18535.22	2059.47	2059.47
132	453	1				PLINE	18078.67	2008.74	2008.74
133	454	1				PLINE	17906.08	1989.56	1989.56
134	455	1				PLINE	17765.35	1973.93	1973.93
135	456	1				PLINE	23321.47	2591.27	2591.27
136	457	1				PLINE	23008.52	2556.50	2556.50
137	458	1				PLINE	22693.25	2521.47	2521.47
138	459	1				PLINE	22380.65	2486.74	2486.74
139	460	1				PLINE	22066.39	2451.82	2451.82
140	461	1	120.00	58.54	66.75	1/2(L1+L2)XB	7517.52	835.28	835.28
141	463-468,471-476	12	75.00	120.00		LXB	9000.00	1000.00	12000.00
142	469	1				PLINE	9232.80	1025.87	1025.87
143	470	1				PLINE	7069.91	785.55	785.55
144	477	1				PLINE	8297.92	921.99	921.99
145	479	1				PLINE	19466.91	2162.99	2162.99
146		0				PLINE	0.00	0.00	0.00
147	483	1				PLINE	20041.62	2226.85	2226.85
148	484	1	167.33	120.060	120.16	1/2(L1+L2)XB	20098.01	2233.11	2233.11
149	485	1	167.33	120.125	120.25	1/2(L1+L2)XB	20110.97	2234.55	2234.55
150		0	0.00	0.000	0	1/2X(L1+L2)XB	0.00	0.00	0.00
151	486	1	50.00	76.830	80.542	1/2(L1+L2)XB	3934.30	437.14	437.14
152	487	1	50.00	80.542	83.125	1/2(L1+L2)XB	4091.68	454.63	454.63
153	488	1	50.00	83.125	85.375	1/2(L1+L2)XB	4212.50	468.06	468.06
154	489	1	50.00	85.375	86.92	1/2(L1+L2)XB	4307.38	478.60	478.60
155	490	1	50.00	87.000	90.083	1/2(L1+L2)XB	4427.08	491.90	491.90
156	491	1	50.00	90.083	91.958	1/2(L1+L2)XB	4551.03	505.67	505.67
157	492	1	50.00	91.958	94.125	1/2(L1+L2)XB	4652.08	516.90	516.90
158	492A	1	50.00	94.125	97	1/2X(L1+L2)XB	4778.13	530.90	530.90
159	492B	1	50.00	97.000	99.542	1/2X(L1+L2)XB	4913.55	545.95	545.95
160	492C	1	50.00	99.542	102.05	1/2X(L1+L2)XB	5039.80	559.98	559.98
161	492D	1	50.00	102.050	104.58	1/2X(L1+L2)XB	5165.75	573.97	573.97
162	492E	1	50.00	104.580	107.05	1/2X(L1+L2)XB	5290.75	587.86	587.86
163	492F	1	60.05	107.050	110.125	1/2X(L1+L2)XB	6520.68	724.52	724.52
164	493,493A-493E	6	50.00	90.000		LXB	4500.00	500.00	3000.00
165	493F,516	2	60.05	90.000		LXB	5404.50	600.50	1201.00
166	495-501	7	50.00	90.000		LXB	4500.00	500.00	3500.00
167	502	1	50.00	90.000		LXB	4500.00	500.00	500.00
168	503-505	3	70.00	105.000		LXB	7350.00	816.67	2450.00
169	506	1				PLINE	9177.65	1019.74	1019.74
170	507-515	9	50.00	90.000		LXB	4500.00	500.00	4500.00
171	601	1				PLINE	8753.55	972.62	972.62
172	602-607,609	7	65.00	150.000		LXB	9750.00	1083.33	7583.33
173	608	1				PLINE	9723.30	1080.37	1080.37
174	610	1	70.00	150.000		LXB	10500.00	1166.67	1166.67
175	611	1				PLINE	10192.99	1132.55	1132.55
176	612	1	65.50	127.420	156.33	1/2X(L1+L2)XB	9292.81	1032.53	1032.53
177	613	1	65.50	156.330	185.25	1/2X(L1+L2)XB	11186.75	1242.97	1242.97
178	615	1				PLINE	5245.35	582.82	582.82
179	616-626	11	50.00	97.500		LXB	4875.00	541.67	5958.33
180	627	1				PLINE	4501.61	500.18	500.18
181	628	1				PLINE	6300.18	700.02	700.02
182	629-643	15	50.00	97.500		LXB	4875.00	541.67	8125.00
183	644	1				PLINE	5556.43	617.38	617.38
184	645	1				PLINE	7597.92	844.21	844.21
185	646-654	9	50.00	100.000		LXB	5000.00	555.56	5000.00
186	655	1	50.00	97.625	103.16	1/2X(L1+L2)XB	5019.63	557.74	557.74
187	656	1	50.00	103.160	108.75	1/2X(L1+L2)XB	5297.75	588.64	588.64
188	657	1	50.00	108.750	114.333	1/2X(L1+L2)XB	5577.08	619.68	619.68
189	658	1	50.00	114.333	119.875	1/2X(L1+L2)XB	5855.20	650.58	650.58
190	659	1	50.00	119.875	125.458	1/2X(L1+L2)XB	6133.33	681.48	681.48
191	660	1	50.00	125.458	131.05	1/2X(L1+L2)XB	6412.70	712.52	712.52
192	Hotel Site	1				PLINE	40355.09	4483.90	4483.90
	Total	481						162944.2445	325270.4389 (i) 55.46%

COMMERCIAL AREA

S.NO	PARTICULARS	NOS. (A)	SIZE L	SIZE B	FORMULA	AREA IN SQ.FT (B)	TOTAL AREA SFT (AXB=C)	TOTAL AREA SQ.YDS.	GROUND COVERAGE SFT	F.A.R (D)	TOTAL BUILTUP AREA (SFT.) (CXD)	TOTAL BUILTUP AREA (SQ.MT.)
	BOOTH								SQ.FT. (100%)			
1	1--14	14	10	30	LXB	300.00	4200.00	466.67		1	4200.00	390.33
	Total	14				300.00	4200.00	466.67			4200.00	390.33
	SHOPS								SQ.FT. (100%)			
1	15-34	20	12	45	LXB	540.00	10800.00	1200.00	8640.00	2	21600.00	2007.43
2	35-39	5	10	30	LXB	300.00	1500.00	166.67	1200.00	2	3000.00	278.81
	Total	25				840.00	12300.00	1366.67	9840.00		24600.00	2286.25
3	40-50	11	12	45	LXB	540.00	5940.00	660.00	4752.00	1.75	10395.00	966.08
	Total	11				540.00	5940.00	660.00	4752.00		10395.00	966.08
	S.C.O								SQ.FT. (75%)			
1	40-84	45	20	80	LXB	1600.00	72000.00	8000.00	54000.00	2.5	180000.00	16728.62
2	85	1	25	80	LXB	2000.00	2000.00	222.22	1500.00	2.5	5000.00	464.68
3	86-91	6	20	80	LXB	1600.00	9600.00	1066.67	7200.00	2.5	24000.00	2230.48
4	92	1	25.125	80	LXB	2010.00	2010.00	223.33	1507.50	2.5	5025.00	467.01
5	93	1	30.25	80	LXB	2420.00	2420.00	268.89	1815.00	2.5	6050.00	562.27
6	94-106	13	20	80	LXB	1600.00	20800.00	2311.11	15600.00	2.5	52000.00	4832.71
	Total	67				11230.00	108830.00	12092.22	81622.50		272075.00	25285.78
	TOTAL SALEABLE AREA (COMMERCIAL)					12910.00	131270.00	14585.56		(ii)	311270.00	28928.44
							2.49%					
	Total SALEABLE AREA(i+ii)								339855.99	57.94%		

AREA UNDER FACILITIES

S.NO.	FACILITIES	NO.	B	L1	L2	FORMULA	AREA/UNIT SQ.FTS.	AREA/UNIT SQ.YDS.	TOTAL AREA sqYd.	
1	WATER WORKS	1	110	109.625	114.58	1/2(L1+L2)XB	12331.28	1370.14	1370.14	
2	S.T.P	1				PLINE	18028.10	2003.12	2003.12	
3	ELECTRICAL SUB STATION	1	138.75	60.83	134	1/2(L1+L2)XB	13516.33	1501.81	1501.81	
4	PUBLIC TOILET	2	15	10		LXB	150.00	16.67	33.33	
5	PUBLIC TOILET	2	30	10		LXB	300.00	33.33	66.67	
6	PUBLIC TOILET	2	25	16		LXB	400.00	44.44	88.89	
7	C.F.C	1				PLINE	4209.90	467.77	467.77	
8	Solid Waste Management	1				PLINE	16166.84	1796.32	1796.32	
	TOTAL						48935.61	5437.29	7328.05	1.25%
	Road Area/PAVEMENT& PARKING								232667.59	39.67%
	Green Area								6689.61	1.14%

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 PROMOTER/ ENTREPRENEUR TO VIOLATE ANY RULE/ GUIDELINES OF THIS DEPARTMENT OR ANY OTHER DEPARTMENT AND ALSO NOT PROVIDE ANY RIGHT FOR ANY ILLEGAL SALE.

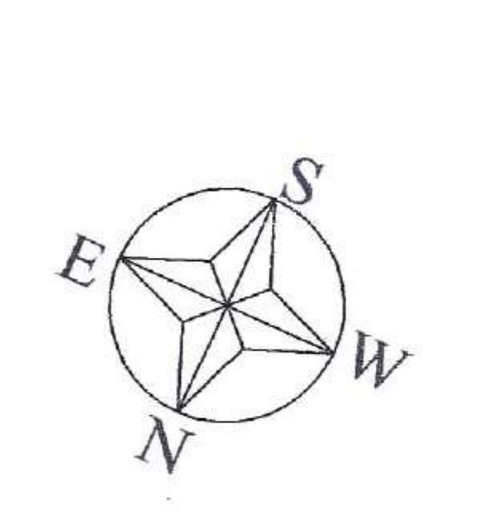
APPROVED
Vide Letter No. 451 CTP(PB)/CT-6
Date 08-2-2022
Chief Town Planner Punjab, Chandigarh

PROJECT:- REVISED LAYOUT PLAN FOR INDUSTRIAL PROJECT "GILLCO INDUSTRIAL PARK" VILLAGE MANAKPUR KALLAR & DERRI TEH. MOHALI, DISTT. S.A.S NAGAR,(PB.)

PROMOTER:- M/S GILLCO DEVELOPERS & BUILDERS PVT. LTD. SCF NO-23-24, MORINDA ROAD, OPP. SAS ACADEMY, ROPAR(PUNJAB)

DRAWING TITLE:- REVISED LAYOUT PLAN

NORTH:-



OWNER:- For Gillco Developers & Builders Pvt. Ltd. Authorised Signatory

ARCHITECT:- Krishan Dham CA-94/17123 Head Office:- Plot No. 1253, Sector-82, Mohali.

DRG NO:- DC/LP/GIP-03

SCALE:-1"=140'-0"

DATE:- 10.08.21

DHAM CONSULTANTS
ARCHITECTS & PLANNERS
OFFICE-1253, SECTOR- 82, MOHALI

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
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