Village DEHRI

Pocket A

DRAIN (as per Master Plan S.A.S. Nagar)

30M RESERVE GREEN ALONG THE DRAIN

11 KVA HT LINE

RESERVED AREA 6.562 ACRES

11.5m CLEARANCE ZONE UNDER 11Kv HT line

GROUP HOUSING 2.338 ACRES

The group housing site shall be kept Reserved and the promoter shall not sell/convey/lease/allot any area or apartments in the site and the building plans of this site shall not be approved by the competent authority till the ownership of the industrial plots under consent area in Pocket A will be taken over and submitted by the promoter. and till then the title thereof gets transferred to the industrial plots in Pocket-B, released for sale/allotment.

FOR CALCULATION PURPOSE ONLY

Chief Town Planner, Punjab, Chandigarh.

APPROVED
Vide Letter No. NB CTP(PB)/2-132
Dated 31.3.2023
Chief Town Planner Punjab, Chandigarh

land of Village CHAU MAJRA

RAKBA VILLAGE MANAKPUR KALLAR

66 KVA HT LINE

45M RESERVE GREEN ALONG THE ROAD

18M CLEARANCE FROM HT LINE

200' WIDE AIRPORT ROAD (PR9)

TO AIRPORT ROAD >>>

15M RESERVE GREEN ALONG THE ROAD

4K RASTA WIDENED TO 80'-0" ROAD

11K RASTA WIDENED TO 80'-0" ROAD

60'-6" WIDE APPROACH

OPEN SPACE

PARKING 1, PARKING 2, PARKING 3, PARKING 4

80'-0" WIDE ROAD, 60'-0" WIDE ROAD, 30'-0" WIDE SERVICE LANE

I.T. PLOTS

SC.O.'s

HCap Parking

PUBLIC TOILET

S.T.P. 1 985.111sq.yds.

W.Works 367.50 sq.yds.

EGS. 1009.045 sq.yds.

GREEN BUFFER

AREA SUMMARY :

	SQ.YDS	ACRE	%AGE
TOTAL CLU AREA (i)	152762.500	31.5625	
(Approved vide Letter no.: 1625-CTP(Pb)SP-432(M), Dated: 12.04.2022)			
RESERVED AREA (ii)	31761.137	6.5622	
NET PLANNED AREA (CLU Area - Reserved Area) (i) - (ii)	121001.363	25.00	100%

COMPONENT WISE AREA DETAIL:

		Acres	%Age
I	AREA UNDER I.T. INDUSTRY :		
1	POCKET A	10.045	
2	POCKET B	6.001	
3	Area under I.T. Industry (Pocket A+B)	16.046	64.183%
II	COMMERCIAL		
1	POCKET A	5.904	
2	POCKET B	0.712	
3	Area under Commercial (Pocket A+B)	6.616	26.465%
III	RESIDENTIAL		
1	POCKET A : Group Housing Area	2.338	9.353%

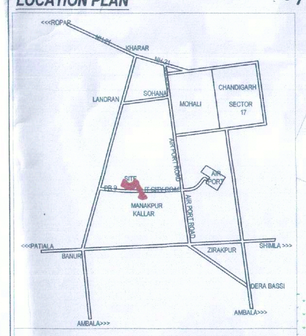
		Acres	%Age
1	Total Net Planned Area	25.000	100%
2	Area Under I.T. Industrial Plots (Pocket A+B)	7.324	29.30%
3	Area Under Commercial S.C.O.'s (Pocket A+B)	2.861	11.44%
4	Area Under Group Housing (Pocket A)	2.338	9.35%
5	Area Under Utilities (SWM+STP+WW+EGS), Roads, Parking, Pavements, Toilet Blocks (Pocket A+B)	12.477	49.91%
6	Total	25.000	100%

	Total Saleable Area (Pocket A+B)		
1	Industry (I.T.)	7.324	Acres
2	Commercial	2.861	Acres
3	Residential G.H.	2.338	Acres
	Total	12.523	Acres
		50.092%	Of Net Planned Area

POPULATION DENSITY CALCULATION

		AREA (Acres)	DENSITY (ppa)	POPULATION
1	DENSITY OF RESIDENTAIL AREA @400PPA	2.338	400	935
2	DENSITY OF COMMERCIAL AREA @100PPA	2.861	100	286
3	DENSITY OF INDUSTRIAL AREA @100PPA	7.324	100	732
	TOTAL POPULATION			1953.880
	TOTAL POPULATION SAY			1954
	TOTAL DENSITY (OVER NET PLANNED AREA)			78.154

LOCATION PLAN



- SCHEME BOUNDARY
- AREA UNDER OWNERSHIP
- AREA UNDER CONSENT
- REVENUE RASTA
- RESERVED GREEN
- PAVEMENT
- HT LINE
- COMMERCIAL AREA
- RESIDENTIAL AREA

PROJECT:
PROPOSED LAYOUT PLAN FOR
IT PARK (INDUSTRIAL PROJECT)
FOR GREYMARBLE INFRA PRIVATE LIMITED
AT VILLAGE MANAKPUR KALLAR (HB NO 277)
AND DEHRI (HB NO 283)
SECTOR 102 ALFA, AIRPORT ROAD (PR9), SAS NAGAR.

PROMOTERS:
M/S GREYMARBLE INFRA PRIVATE LIMITED
PLOT NO 878, JLPL, INDUSTRIAL AREA,
SECTOR 82, MOHALI.

CHANGE OF LAND USE GRANTED BY DTCP, PUNJAB VIDE MEMO NO. 1625 CTP(PB) SP-432(M), DATED 12.04.2022 (AREA 31.5625 ACRES).

TITLE	LAYOUT PLAN
DRG. NO.	MG/GM/ITP/LP-01
SHEET NO.	ITP/LP-01
DRAWN BY	AMIT SINGH
CHECKED BY	MONIKA GARG
DATE	07.11.2022
SCALE	1"=64'-0"

NORTH

NET PLANNED AREA - POCKET 'A'

		SQ.YDS	ACRE
		88510.443	18.287
1	INDUSTRIAL(I.T.) POCKET 'A'	48617.569	10.045
a	AREA UNDER I.T. PLOTS (Saleable)	19295.544	3.988
b	AREA UNDER FACILITIES	3793.906	0.571
c	AREA UNDER ROADS	25896.019	5.486
2	COMMERCIAL POCKET 'A'	28573.576	5.904
a	AREA UNDER (Saleable)	12426.667	2.567
b	AREA UNDER PARKING + PAVEMENT	16146.909	3.337
3	RESIDENTIAL POCKET 'A'	11317.299	2.338
a	AREA UNDER GROUP HOUSING	11317.299	2.338

I.T. (INDUSTRIAL) PLOTS AREA DETAIL

S.NO.	PLOT NO.	NO. OF PLOTS	B	L1	L2	FORMULA	AREA IN SQ.FT.	AREA IN SQ.YDS.	TOTAL AREA (SQ.YDS.)
1	26-27	2	63	140		LxB	8820.0	980.0	1960.0
2	25	1	66	140		LxB	9520.0	1057.778	1057.778
3	28	1	71.5	52		LxB	3718.0	413.1	413.1
4	30-36	7	71.5	43		LxB	3077.5	341.9	2393.3
5	37-38	2	50	90		LxB	4500.0	500.0	1000.0
6	39	1	90	105.583	42.083	1/2(L1+L2)xB	6667.479	740.830	740.830
7	40	1	83	117	138.25	1/2(L1+L2)xB	6976.125	775.125	775.125
8	41	1	82	138.25	117.125	1/2(L1+L2)xB	6327.750	703.083	703.083
9	42	1	82	117.125	106.125	1/2(L1+L2)xB	5859.000	650.722	650.722
10	43	1	52	106.125	69	1/2(L1+L2)xB	3386.250	376.261	698.361
11	44	1	51.25	99	90	1/2(L1+L2)xB	4843.1	538.1	538.1
12	45-48	4	45	90		LxB	4320.0	480.0	1920.0
13	49	1	49.75	93		LxB	4387.5	487.5	487.5
14	50	1	59	86.5	120.375	1/2(L1+L2)xB	8709.313	781.035	781.035
15	51-53	3	55	86.5		LxB	4867.50	540.833	1622.50
16	54	1	90	86.5	86.875	1/2(L1+L2)xB	4827.813	541.979	541.979
17	55	1	55.25	86.875	90	1/2(L1+L2)xB	4941.422	549.047	549.047
18	56-57	2	55	90		LxB	4950.0	550.0	1100.0
19	58	1	90	90.25	78.75	1/2(L1+L2)xB	7695.000	855.000	855.000
20	59	1	90.25	63	82.625	1/2(L1+L2)xB	6571.359	730.148	730.148
	NO. OF PLOTS 34		TOTAL AREA						19294.544 SQ.YDS.
									3.988 ACRES

AREA UNDER FACILITIES

S.NO.	FACILITIES	NO.	B	L1	L2	FORMULA	AREA IN SQ.FT.	AREA IN SQ.YDS.	TOTAL AREA
1	WATER WORKS 1	1	71.5	45		LxB	3217.500	357.500	357.500
2	S.T.P. 1	1	71.5	134		LxB	9586.000	965.111	965.111
3	S.W.M.	1	90.25	132.25	69	1/2(L1+L2)xB	9081.406	1009.045	1009.045
4	PUBLIC TOILET	1	15	40		LxB	600.000	66.667	66.667
5	Hand Pump	1	71.5	34	53	1/2(L1+L2)xB	3150.250	348.583	348.583
	TOTAL AREA UNDER FACILITIES								2763.906 SQ.YDS.
									0.571 ACRES

COMMERCIAL AREA DETAIL

S.NO.	S.C.O. NO.	NO. OF S.C.O.	SIZE OF S.C.O.		F.A.R.	AREA/UNIT (SQ.FT.)	AREA/UNIT (SQ.YDS.)	TOTAL AREA (SQ.YDS.)
1	1-34A	35	20	80	2.25	3600.0	400.0	14000.00
2	35-68	34	20	80	2.475	3960.0	440.0	14960.00
3	69	1	18	80	2.475	3564.0	396.0	396.00
	TOTAL	70						29356.00

		SQ.YDS	ACRES
	NET PLANNED AREA POCKET 'B'	32490.920	6.713
1	INDUSTRIAL (I.T.) POCKET 'B'	29043.594	6.001
a	AREA UNDER I.T. PLOTS (Saleable)	16163.155	3.338
b	AREA UNDER FACILITIES	1207.417	0.249
c	AREA UNDER ROADS	11673.023	2.413
2	COMMERCIAL POCKET 'B'	3447.326	0.712
a	AREA UNDER SCO's (Saleable)	1423.222	0.294
b	AREA UNDER PARKING & PAVEMENT	2025.104	0.418

I.T. (INDUSTRIAL) PLOTS AREA DETAIL

S.NO.	PLOT NO.	NO. OF PLOTS	B	L1	L2	FORMULA	AREA IN SQ.FT.	AREA IN SQ.YDS.	TOTAL AREA
1	1-5	5	89	160		LxB	71040.0	7226.667	8133.333
2	6	1	48	90		LxB	4320.0	480.0	480.0
3	7-19	13	47	90		LxB	4230.0	470.0	6110.0
4	20	1	49.75	90		LxB	4477.5	497.500	785.655
			45.25	90	24.625	1/2(L1+L2)xB	2983.391	288.155	
5	21	1	90	93.5	24.5	1/2(L1+L2)xB	5805.000	655.556	655.556
6	22-24	3	45	100		LxB	4500.0	500.0	1500.0
7	25	1	100	61.75	28	1/2(L1+L2)xB	4487.500	498.611	498.611
	NO. OF PLOTS 25		TOTAL AREA						18163.155 SQ. YDS.
									3.338 ACRES

AREA UNDER FACILITIES

S.NO.	FACILITIES	NO.	B	L1	L2	FORMULA	AREA IN SQ.FT.	AREA IN SQ.YDS.	TOTAL AREA
1	WATER WORKS 2	1	86.5	91		0.5XLxB	3025.750	336.194	336.194
2	S.T.P. 2	1		IRREGULAR SHAPE			5227.001	580.778	580.778
3	S.W.M.	1		IRREGULAR SHAPE			2014.000	223.778	223.778
4	PUBLIC TOILET	1	15	40		LXB	600.000	66.667	66.667
	TOTAL AREA UNDER FACILITIES								1207.417 SQ.YDS
									0.249 ACRES

COMMERCIAL AREA DETAIL

S.NO.	S.C.O. NO.	NO. OF S.C.O.	SIZE OF S.C.O.		F.A.R.	AREA/UNIT (SQ.FT.)	AREA/UNIT (SQ.YDS.)	TOTAL AREA (SQ.YDS.)
1	70-77	8	20	80	2.7	1600.0	177.778	1422.222
								0.294

PARKING REQUIREMENT

S.NO.	S.C.O. NO.	NO. OF S.C.O.	SIZE OF S.C.O.		F.A.R.	F.A.R. AREA/UNIT (SQ.FT.)	TOTAL F.A.R. AREA (SQ.FT.)	ECS REQUIRED @ 2ECS/1000SQM	ADD. LOADING/ UNLOADING SPACE @ 1000SQM	PARKING AREA REQUIRED (Sqm)
1	70-77	8	20	80	2.7	4320.00	34560.00	64.238	3.212	64.238x23 = 1477.474 +3.212x28.25 = 94.315 1561.789

PARKING PROVIDED

	PARKING NO.	B	L1	L2	FORMULA	AREA IN SQ.FT.	AREA IN SQ.M.
1	PARKING 4	160	63.5		1/2(L1+L2)xB	10160.00	
2		58.25	160	55	1/2(L1+L2)xB	6261.9	
3		53.25	23.25		1/2LxB	1064.531	
4	PUBLIC TOILET (DEDUCTION)	15	40		LXB	600.000	
5	RAMP (DEDUCTION)	6	10		LXB	60.000	
	TOTAL PARKING AREA					16845.9	1565.605
						0.387	ACRES

PAVEMENT AREA

		B	L	FORMULA	AREA IN SQ.FT.	AREA IN SQ.YDS.		
1	PARKING 4	160	8.25	LxB	1320.000	146.667	0.030	ACRES
	TOTAL COMMERCIAL AREA (S.C.O.+ PARKING+PAVEMENT)						0.711	ACRES

NOTE :
10% OF TOTAL NUMBER OF UNITS IN THE GROUP HOUSING WOULD BE PROVIDED FOR EWS UNITS

NOTE : ALTHOUGH DUE CARE HAS BEEN TAKEN WHILE APPROVING THE LAYOUT PLAN AS PER TECHNICAL NORMS AND TITLE OF LAND, BUT THIS APPROVAL IS NOT PROVIDING ANY RIGHT TO PROMOTER/OWNER NOR TO VIOLATE ANY RULES/GUIDELINES OF THE DEPARTMENT OR ANY OTHER DEPARTMENT AND ALSO NOT PROVIDING ANY RIGHT FOR ANY ILLEGAL CONSTRUCTION/ UNAUTHORIZED DEVELOPMENT. IN CASE ANY VIOLATION FOUND AT ANY STAGE, PROMOTER SHALL BE LIABLE TO GET THE LAYOUT PLAN REVISED ACCORDINGLY IMMEDIATELY.

2. PLOTS FALLING UNDER CONSENT AREA SHALL NOT BE SOLD/DEVELOPED/ALLOTED/LEASED, UNTIL THE PROMOTER GETS THE LAND OWNERSHIP IN HIS/HER COMPANY AND PROMOTER SHALL BE BOUND TO GET THE APPROVAL FOR THE SAME FROM THE COMPETENT AUTHORITY.

3. THE PROMOTER SHALL HAVE TO FIRST DEVELOP INDUSTRIAL ESTATE AND ATLEAST 50% OF THE ENTIRE INDUSTRIAL PARK PROJECT WILL BE READY FOR POSSESSION BEFORE THE SALE/ALLOTMENT/ RENT/LEASE OF COMMERCIAL AND RESIDENTIAL COMPONENTS.

OWNER -
For Greymarble Infra Private Limited
Auth. Signatory / Director

ARCHITECT -
MONIKA GARG
ARCHITECT & PLANNER
CA/1997/22321

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