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 AREA APPROVED
	INSTITUTIONAL AND PUBLIC BUILDING APPROVED
	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
	NEW ADDED and CHANGES INDUSTRIAL PLOTS
	COMMERCIAL AREA
	COMMERCIAL AREA ADDED

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

SR. No.	AREA DETAIL	AREA IN ACRES	%
1	**AREA FOR PLANNING**	**291.06**	
2	RESERVED AREA	3.11	
3	PLANNED AREA	287.95	
4	GOVT. ACQ.	36.8	
5	**NET PLANNED AREA EXCLUDING GOVT. ACQUISITION**	**251.15**	100
6	COMMERCIAL COMPONENT	14.733	
7	INDUSTRIAL COMPONENT	62.54	
8	INSTITUTIONAL COMPONENT	25.37	
9	RESIDENTIAL COMPONENT	52.82	
10	EWS	4.16	
11	PARK	15.22	6.06
12	AREA under UTILITY	0.75	
13	BALANCE AREA UNDER NALA,OPEN SPACES, PAVEMENTS, PARKING, ROADS, etc	75.56	30.08

F.A.R					
Sr No	Component	% age	F.A.R Provided (in sq ft) for Component	F.A.R Achieved (in sq ft)	
	FSI Permitted (251.15 x 2 x 43560)		**21880188**		
1	Industrial	60	5448484.8		
	Institutional		2210234.4		
2	Commercial	15	1834026.709		
3	Residential	25	8040043.44	6295000	
	Total F.A.R Provided for Component	**100**	**17532789.35**		
	Balance F.A.R		4347398.651		

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	------- 2
		(5.85 + 0.74 + 0.54 + 2.30) ACRES	
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	-------19
	RESERVED AREA	= 3.11 ACRES	-------20
	PLANNED AREA = 19-20	= 287.95 ACRES	-------21
	NET PLANNED AREA EXCLUDING GOVT. ACQUISITION	**= 287.95-36.80 = 251.15 ACRES**	**------- 22**

GROSS F.A.R. ALLOWED = 2.00

A) COMMERCIAL COMPONENT ALLOWED (15%) = 37.6725 ACRES
PERMITTED FAR (2.00) = 32,82,028.2 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	11.103	1488426.709	--- A 1
2	Total Commercial in Part 2 Sec 82	3.63	345600	--- A 2
3	Total Commercial in Part 3 Sec 83	0	0	--- A 3
	Total Commercial	**14.733**	**1834026.709**	

TOTAL F.A.R. PROVIDED = 18,34,026.709 sq.fts. say 18.34 lacs sq. fts
CORRESPONDING LAND UTILIZED = 14.733 ACRES
BALANCED AREA = 37.6725 - 14.733 ACRES = 22.9395 ACRES

BALANCE F.A.R = 32,82,028.2 - 18,34,026.709 = 14,48,001.491 sq fts

B) INDUSTRIAL AREA ALLOWED (MIN. 55%) (138.1325 ACRES)
INDUSTRIAL AREA TAKEN = 60% = 150.69 ACRES

- 5 No. of INDUSTRIAL PLOTS IN Part 1 Sector 66A =4.40 acres ---B1
- 512 No. of INDUSTRIAL PLOTS IN Part 2 Sector 82 = 56.72 acres ---B2
- 6 No. of INDUSTRIAL PLOTS IN Part 3 Sector 83 =1.42 acres ---B3

TOTAL 523 NO. OF INDUSTRIAL PLOTS = 62.54 ACRES

C) ADDITIONAL ACTIVITIES ALLOWED AS PER SUPER MEGA POLICY
(30% of the industrial area) = 45.207 acres

- AREA PROVIDED UNDER INSTITUTIONAL IN Part 1 Sector 66A = 14.2 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 = 25.37 ACRES

D)BALANCED INDUSTRIAL PLOTS = TOTAL INDUSTRIAL AREA TAKEN - AREA UNDER INSTITUTIONAL USE
= 150.69 - 25.37
= 125.32 ACRES

E) PERMISSIBLE SALEABLE AREA UNDER INDUSTRIAL PLOTS 65% = 81.458 ACRES

F) INDUSTRIAL PLOT PROVIDED AS PER DETAIL = 62.54 ACRES (49.90%)
(LIST ATTACHED PART WISE)

G) RESIDENTIAL COMPONENT ALLOWED (BALANCE AREA) = 62.788 ACRES
F.A.R. Provided AT 62.788 ACRES = 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	**62.788**	**8040043.44**	
1	Total Residential in Part 1 Sec 66A	48.04	5695000	--- 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**	6287000	

TOTAL = 56.98 acres (Including EWS)
FAR provided 62.87 lac sq.fts.
EWS = 4.16 Acres

2. PERMISSIBLE DWELLING UNITS =251.15 X 175/5=8790.25 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 REQUIRED 6% = 15.069 ACRES
PARK PROVIDED = 15.22 ACRES = 6.06 % of the Net Planned Area
PARKS IN Part 1 Sector 66A = 0.63 Acres ---H1
PARKS IN Part 2 Sector 82 = 10.29 Acres ---H2
PARKS IN Part 3 Sector 83 = 4.30 Acres ---H3

TOTAL AREA UNDER PARK = 15.22 ACRES

I) RESERVED AREAS

RESERVED AREAS IN Part 1 Sector 66A = 0.64 acres --- I1
RESERVED AREAS IN Part 2 Sector 82 = 0.82 acres --- I2
RESERVED AREAS IN Part 3 Sector 83 = 1.65 acres --- I3

TOTAL RESERVED AREA = 3.11 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 = 75.56 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	14.733 ACRES	1473.3
4	INSTITUTIONAL POPULATION @ 100 PERSONS PER ACRES	25.37 ACRES	2537
	TOTAL POPULATION		21755.3
	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. 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.-
7. SCO NOS.- 18-20,29-34 & 38-47 OF COMMERCIAL POCKET VII ARE ARE NOT CURRENTLY INCLUDED IN THE LAYOUT PLAN

APPROVED AREA
SECTOR-82

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

FOR CALCULATIONS PURPOSE ONLY.

Chief Town Planner Punjab, Chandigarh.
PO ATP DTP STP
NO-602CTP(Pb)/SP432(M)
Date-15-02-23

APPROVED
Vide Letter No. 936 CTP(Pb)/SP432(M)
Date 22-03-23
Chief Town Planner Punjab, Chandigarh

LOCATION MAP

TITLE:- REVISED LAYOUT PLAN
MAIN SHEET

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

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

ORIENTATION

DATE:- 14-02-2023
DRAWING NO :-DC/TP/JLPL/LP/14
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