REVISED LAYOUT PLAN FOR MEGA RESIDENTIAL PROJECT- SECTOR-94, MOHALI

PROMOTERS:-

JANTA LAND PROMOTERS PVT.LTD

CORP. OFFICE: S.C.O- 39-42, SECTOR-82, S.A.S NAGAR

AREA DETAIL:
DETAIL OF LAND FOR CLU AREA
AREA OWNED BY THE COMPANY
i) VILLAGE LANDRAN = 100.01 ACRES
ii) VILLAGE MANAK MAJRA = 2.16 ACRES
iii) VILLAGE BEHRAMPUR = 10.59 ACRES
TOTAL AREA = 112.758 ACRES

S.NO.	AREA DETAIL	AREA IN SQ.YDS.	ACRES	%	
1	TOTAL SCHEME AREA	545748.72	112.758		---------- 1
2	AREA UNDER MASTER PLAN ROADS	13704.18	2.83		---------- 2
3	AREA UNDER MASTER PLAN GREEN	8324.8	1.72		---------- 3
4	TOTAL RESERVED AREA	36706.635	7.58		---------- 4
5	BALANCED AREA 1- (2+3+4)	487013.105	100.62		---------- 5
6	TOTAL AREA UNDER E.W.S. (5% OF THE GROSS AREA)	27335.29	5.65	5.01	---------- 6
7	NET PLANNED AREA	459677.815	94.97		---------- 7

LIST OF PLOTS

SERIAL NO	PLOT NOS	NO. OF PLOTS	SIZE OF PLOTS	AREA IN SQ.FTS.	AREA IN SQ YDS	TOTAL AREA
1	1	1	81'-1.5"X120'-0"	9728	1081.07	1081.07
2	2-8	7	75'-0"X120'-0"	9000	1000.00	7000.00
3	9	1	81'-0"X120'-0"	9720	1080.00	1080.00
4	21-29	9	50'-0"X90'-0"	4500	500	4500
5	30-31	2	40'-0"X90'-0"	3600	400	800
6	32-40	9	50'-0"X90'-0"	4500	500	4500
7	46-47	2	61'-1.5"X90'-0"	5501.25	611.25	1222.5
8	48-51	4	45'-0"X90'-0"	4050	450	1800
9	53-58,62-67	12	50'-0"X90'-0"	4500	500	6000
10	68-71	4	45'-0"X90'-0"	4050	450	1800
11	72-75	4	50'-0"X90'-0"	4500	500	2000
12	76-85	10	30'-0"X75'-0"	2250	250	2500
13	86-112	2	30'-9"X75'-0"	2606.25	289.58	579.17
14	87-95	9	30'-0"X75'-0"	2250	250	2250
15	97-111	15	30'-0"X75'-0"	2250	250	3750
16	113-137	25	30'-0"X75'-0"	2250	250	6250
17	138-141	4	30'-0"X75'-0"	2250	250.00	1000.00
18	142,181	2	34'-9"X75'-0"	2606.25	289.58	579.17
19	143-157,168-180,166-180	32	30'-0"X75'-0"	2250	250.00	8000.00
20	161-167	2	44'-3"X75'-0"	3318.75	368.75	737.5
21	182-191	10	30'-0"X90'-0"	1800	200	2000
22	192,205-206,219	4	41'-3"X75'-0"	3093.75	343.75	1375.00
23	193-204,207-218	24	30'-0"X75'-0"	2250	250	6000
24	220,227-228,235	4	36'-3"X75'-0"	2718.75	302.08	1208.33
25	221-226,229-234	12	30'-0"X75'-0"	2250	250	3000
26	236,243	2	36'-3"X75'-0"	2718.75	302.08	604.17
27	237-242	6	30'-0"X75'-0"	2250	250	1500
28	244,254,261,266	4	35'-0"X75'-0"	2625	291.67	1166.67
29	245-246,249-253,256-260,263-264	14	30'-0"X75'-0"	2250	250	3500
30	266-269,271,280,289-292	23	30'-0"X60'-0"	1800	200	4600
31	288-337	25	30'-0"X75'-0"	2250	250	6250
32	338-361	24	30'-0"X75'-0"	2250	250	6000
33	362-387	16	30'-0"X75'-0"	2250	250	4000
34	388-397	15	30'-0"X75'-0"	2250	250	3750
35	373-374,387-394,396-398	13	30'-0"X60'-0"	1800	200	2600
36	399	1	33'-0"X60'-0"	2010	223.33	223.33
37	385-386	2	34'-5"X60'-0"	2085	231.67	463.33
38	401-407	7	30'-0"X60'-0"	1800	200	1400
39	408-409	2	30'-3"X60'-0"	2175	241.67	483.33
40	410-416	7	30'-0"X60'-0"	1800	200	1400
41	419-433	8	30'-0"x60'-0"	1800	200.00	1600.00
42	428-442	15	30'-0"x60'-0"	1800	200	3000
43	443	1	26'-0"x50'-0"	1300	144.44	144.44
44	444-461	18	27'-5"X50'-0"	1350	150.00	2700
45	469, 488	2	52'-0"X91'-10.5"	4593.75	510.42	1020.83
46	470, 487	2	52'-0"X91'-10.5"	4593.75	510.42	1020.83
47	489- 486	2	52'-0"X91'-10.5"	4593.75	510.42	1020.83
48	473- 474, 471-478	4	52'-0"X91'-10.5"	4593.75	510.42	2041.67
49	476	1	AS PER SITE	4582.27	509.14	509.14
50	472, 485	2	52'-0"X91'-10.5"	4593.75	510.42	1020.83
51	479-484	2	52'-0"X91'-10.5"	4593.75	510.42	1020.83
52	490-495	6	30'-0"X75'-0"	2250	250.00	1500.00
53	489,496	2	32'-6"X75'-0"	2437.5	270.83	541.67
54	497-504	2	32'-6"X75'-0"	2437.5	270.83	541.67
55	498-503	6	30'-0"X75'-0"	2250	250.00	1500.00
56	505-506,514-520	10	30'-0"X72'-0"	2160	240.00	2400.00
57	510-513,514-515	4	30'-0"X72'-0"	2160	240.00	960.00
58	532-533	2	32'-7"X72'-0"	2345.976	260.66	521.33
59	521-526	16	30'-0"X75'-0"	2250	250.00	4000.00
60	538	1	AS PER SITE	4938.38	548.70	548.70
61	539	1	AS PER SITE	5003.91	555.99	555.99
62	540	1	AS PER SITE	5040.84	561.09	561.09
63	541	1	AS PER SITE	5085.94	565.10	565.10
64	542	1	AS PER SITE	5125.31	569.48	569.48
65	543	1	AS PER SITE	5167.97	574.22	574.22
66	544	1	AS PER SITE	5213.91	579.32	579.32
67	545	1	AS PER SITE	5256.56	584.06	584.06
68	546	1	AS PER SITE	5295.94	588.44	588.44
69	547	1	AS PER SITE	5328.75	565.81	565.81
70	548	1	AS PER SITE	4593.75	510.42	510.42
71	549,565-566,582	4	35'-7.5"X75'-0"	2671.875	320.23	1280.83
72	550-564,567-574,577-581	25	30'-0"X75'-0"	2250	250.00	6250.00
73	555-556	5	30'-0"X75'-0"	2250	250.00	1250.00
74	583,599-600,616	4	41'-3"X75'-0"	3140.63	348.96	1395.83
75	584-598,601-615	30	30'-0"X75'-0"	2250	250.00	7500.00
76	617	1	30'-3"X75'-0"	2868.75	318.75	318.75
77	618-643	26	30'-0"X75'-0"	2250	250.00	6500.00
78	644	1	39'-5"X75'-0"	2956.28	328.48	328.48
79	700-717,752-728	26	30'-0"X60'-0"	1800	200.00	5200.00
80	729	1	AS PER SITE	1799.84	199.98	199.98
81	730	1	30'-0"X60'-0"	1800	200.00	200.00
82	733-743	11	30'-0"X60'-0"	1800	200.00	2200.00
83	744	1	AS PER SITE	3278.1	364.23	364.23
84	Residential Plot No. A1	1	AS PER SITE	92707.07	10307.45	10307.45
85	752	1	AS PER SITE	1527.5	169.72	169.72
86	753-755	3	30'-0"X60'-0"	1800	200.00	600.00
87	756	1	35'-3" x 60'-0"	2115	235.00	235.00
88	757-764	8	30'-0"X60'-0"	1800	200.00	1600.00
89	766-771	6	30'-0"X60'-0"	1800	200.00	1200.00
90	772	1	35'-3" x 60'-0"	2115	235.00	235.00
91	773-775	3	30'-0"X60'-0"	1800	200.00	600.00
92	776	1	AS PER SITE	1730.37	192.26	192.26
93	791-794	4	30'-0"X90'-0"	1800	200.00	800.00
94	795	1	35'-3" x 60'-0"	2115	235.00	235.00
95	796-797	2	30'-0"X60'-0"	1800	200.00	400.00
96	798	1	35'-3" x 60'-0"	2115	235.00	235.00
97	803	1	35'-3" x 60'-0"	2115	235.00	235.00
98	804-805	2	30'-0"X60'-0"	1800	200.00	400.00
99	806	1	35'-3" x 60'-0"	2115	235.00	235.00
100	807-810	4	30'-0"X60'-0"	1800	200.00	800.00
101	823-826	4	30'-0"X60'-0"	1800	200.00	800.00
102	827-833	7	30'-0"X60'-0"	1800	200.00	1400.00
103	835	1	AS PER SITE	2233.05	248.12	248.12
104	836-842	7	30'-0"X60'-0"	1800	200.00	1400.00
105	843-866	4	30'-0"X60'-0"	1800	200.00	800.00
106	854-858	5	30'-0"X60'-0"	1800	200.00	1000.00
107	859	1	AS PER SITE	2819.87	313.32	313.32
108	860	1	AS PER SITE	2753.98	306.00	306.00
109	861-863	3	30'-0"X60'-0"	1800	200.00	600.00
110	865	1	AS PER SITE	3667.5	407.50	407.50
	TOTAL	698				201004.35
						41.53

LIST OF RESERVED AREAS		
SR. NO.	DETAILS	AREA IN SQ. YDS
1	R.A 1	3656.49
2	R.A 2	637.53
3	R.A 3	827.33
4	R.A 4	408.47
5	R.A 5	613.64
6	RA 6	400
7	R.A 10	497.08
8	R.A 11	91.34
9	R.A 12	682.61
10	R.A 13	682.63
11	R.A 14	346.07
12	R.A 15	1746.47
13	R.A 16	403.77
14	R.A 17	88.47
15	R.A 18	611.34
16	R.A 19	479.68
17	R.A 20	2923.34
18	R.A 21	648.09
19	R.A 22	887.57
20	R.A 23	3095.47
21	R.A 24	12410.11
22	R.A 27	3418.36
23	R.A 28	84.63
24	R.A 29	187.96
25	R.A 30	222.13
26	R.A 31	150.61
27	R.A 32	505.45
	TOTAL	36706.635
	TOTAL IN ACRES	7.58

Sr.No.	DESCRIPTION	IN SQ. YDS	ACRES	PERCENTAGE	
1	TOTAL SCHEME AREA	545748.72	112.758		1
2	AREA UNDER MASTER PLAN ROADS	13704.18	2.83		2
3	AREA UNDER MASTER PLAN GREEN	8324.8	1.72		3
4	AREA UNDER RESERVED POCKETS	36706.635	7.58		4
5	BALANCE AREA= (1)-(2)-(3)-(4)	487013.105	100.62		5
6	AREA UNDER E.W.S	27335.29	5.65	5.01%	6
7	NET PLANNING AREA= (5)-(6)	459677.815	94.97		7
8	AREA UNDER PLOTS	201004.35	41.53	43.73%	
9	AREA UNDER COMMERCIAL	15502.54	3.20	3.37%	
10	AREA UNDER PARKS	33107.3	6.84	7.20%	
11	AREA UNDER PUBLIC BUILDINGS	29700.5	6.14	6.46%	
12	AREA UNDER ROADS, PAVEMENTS, OPEN SPACE, S.T.P, S.M.P, WATER WORKS, PUBLIC TOILETS	180363.125	37.27	39.24%	
	TOTAL			100.00%	

PARK AREA DETAIL			
SR. NO.	DETAILS	AREA IN SQ. YDS	%
1	PARK 1	1460.43	
2	PARK 2	13567.69	
3	PARK 3	2660.12	
4	PARK 4	3159.14	
5	PARK 5	1565.17	
6	PARK 6	5454.51	
7	PARK 7	2835.84	
8	PARK 8	902.76	
9	PARK 9	1501.64	
	TOTAL	33107.3	7.20
		6.84	

AREA DETAIL OF PUBLIC BUILDING			
SR. NO.	PUBLIC BUILDING	AREA IN SQ. YDS	
1	NURSERY SCHOOL -1	6084.89	
2	NURSERY SCHOOL -2	3825.25	
3	NURSERY CUM HIGH SCHOOL	11927.62	
4	RELIGIOUS BUILDING	1568.52	
5	DISPENSERY	2424.26	
6	E.G.S	3869.96	
	TOTAL	29700.5	6.46
		6.14	

ANTICIPATED POPULATION

1. POPULATION UNDER PLOTS
=NO OF PLOTS X 15 PERSONS/PLOT
=698 X15 = 10470 PERSONS
2. POPULATION UNDER COMMERCIAL
= 100 PERSONS/ACRES
=100 X 3.20= 320 PERSONS.
3. POPULATION UNDER PUBLIC BUILDINGS
= 100 PERSONS/ACRES
=100 X 6.14= 614 PERSONS.
4. E.W.S Population = 5.65X400 = 2260 Persons
Grand Total = 11404 + 2260 = 13664 Persons

TOTAL POPULATION = 13364 PERSONS
GROSS DENSITY = 122 persons /acres
(Allowed 175 persons per acre as per approved Master plan S.A.S Nagar)

PARKING 1 AREA CALCULATION							
S.NO	S.C.O	F.A.R	NO.S	AREA/UNIT	AREA IN SQ.YDS	BUILT UP AREA	AREA IN SQ.MTS
1	1-8	2	8	200	1600	3200.00	2676.58
CAR SPACE REQUIRED FOR PARKING = 2676.58 X 2/100 =						53.53 OR	54 E.C.S
						SQ.MT	SQ.YDS
REQUIRED CAR SPACE = 54X 23 =						1242 OR	1484.88
						SQ.MT	SQ.YDS
TOTAL PARKING AREA PROVIDED =						2250.56 OR	2690.67

PARKING 2 AREA CALCULATION								
S.NO	S.C.O	F.A.R	NO.S	AREA/UNIT	TOTAL AREA IN SQ.YDS	TOTAL BUILT UP AREA	TOTAL AREA IN SQ.MTS	
1	37-47	2	11	200	2200	4400.00	3680.30	
CAR SPACE REQUIRED FOR PARKING = 3680.30 X 2/100 =						73.61 OR		74 E.C.S
						SQ.MT		SQ.YDS
REQUIRED CAR SPACE = 74X 23 =						1702 OR		2034.84
						SQ.MT		SQ.YDS
TOTAL PARKING AREA PROVIDED =						2126.09 OR		2020.08

PARKING 3 AREA CALCULATION								
S.NO	S.C.O	F.A.R	NOS.	AREA/UNIT	TOTAL AREA IN SQ.YDS	TOTAL BUILT UP AREA	TOTAL AREA IN SQ.MTS	
1	1-48	2	48	121	5808	11616.00	9715.99	
CAR SPACE REQUIRED FOR PARKING = 9715.99 X 2/100 =						194.32 OR		195 E.C.S
						SQ.MT		SQ.YDS
REQUIRED CAR SPACE = 195X 23 =						4485 OR		5362.07
						SQ.MT		SQ.YDS
TOTAL PARKING AREA PROVIDED =						4780.00 OR		5715.76

Note-
1. No Development / Sale shall be done in the areas which falls under Listed/ De-Listed PLPA.
2. Promoter shall be bound to get the sale deed Registered in his own name for the area under Development Agreement as shown on the plan in orange color before selling any plots/ site falling in this area, if required.
3. Although due care has been taken in approving the layout plan as per technical norms, land title of land, but this approval is not providing any right to promoter to violate the rules/guideline or any other act/rules and also not provide any right for illegal sale.
4. The area in pink colour shown on the plan has already been approved earlier. Only highlighted colored portion is being approved now.

APPROVED
Vide Letter No. 7312/CTP(N)-MP-154
Date 24/11/2021
Chief Town Planner
Punjab, Chandigarh

NOTE:- THE FOLLOWING PLOTS ARE INCLUDED IN THE LIST:-
752-755,756-764,766-772,773-776,791-794,795-798,803-806,807-810, 823-826,827-833,835-842,843-846,854-859,860-863,865, RESIDENTIAL PLOT NO. A1

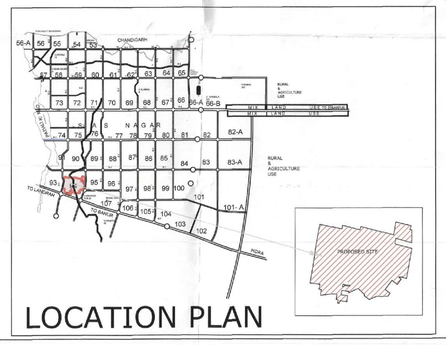
HYPOTHECATED TO GMADA/ NOT TO BE SOLD

MORTAGAGE PROPERTIES			
Vide Memo No: GMADA/STP/2020/2551 dated 10.11.2020			
S.C.O	SIZE	AREA (sq ft)	AREA (sq yds)
COMMERCIAL	AS PER SITE	27959.76	3106.64
1 to 33	16'-6" X 66'-0"	1089	121
Vide Memo No: 4879 dated 2.9.2019			
PLOTS	SIZE	AREA (sq ft)	AREA (sq yds)
622 -629	30'-0" X 75'-0"	2250	250
631 - 637	30'-0" X 75'-0"	2250	250
S.CO	SIZE	AREA (sq ft)	AREA (sq yds)
41 to 47	20'-0" X 90'-0"	1800	200
PLOTS	SIZE	AREA (sq ft)	AREA (sq yds)
544-546	52'-6" X 90'-0"	4725	525

LEGEND

- SCHEME BOUNDARY
- RESERVED AREA
- RESIDENTIAL AREA
- COMMERCIAL AREA
- POWER LINE
- NEW ADDED RESIDENTIAL AREA
- MORTGAGED PROPERTIES
- DEVELOPMENTS AGREEMENT
- PUBLIC BUILDING AREA
- PARKS
- RASTA
- PAVEMENT
- MASTER PLAN GREEN BUFFER
- WATER WORKS
- JLPL OWNERSHIP

LOCATION PLAN



ARCHITECT:-

Ar. SAKSHI SAINI
CA/2017/85628

OWNER:-

For JANTA LAND PROMOTERS PVT. LTD.
Director/Authorised Signatory

DATE:- 09.08.2021
DRAWING NO :- DC/JLPL/LP/R-02
DEALT BY:- Ar. SAKSHI SAINI
CHECKED BY:-

SCALE:- N.T.S

TITLE:- REVISED LAYOUT PLAN

DHAM CONSULTANTS
ARCHITECTS & PLANNERS
S.C.O 358-359, SECTOR 34-A,
CHANDIGARH
PHONE NO. 5009617