



**GMADA  
GREATER MOHALI AREA DEVELOPMENT AUTHORITY,  
PUDA BHAWAN, SECTOR-62, MOHALI**

**PUBLIC NOTICE**

**Regarding Amendment in approved layout plan of Commercial Colony  
namely Gillco Business Centre at Village Ballomajra, Tehsil Kharar,  
Distt. SAS Nagar, Punjab, being developed by M/s Gillco Developers &  
Builders Pvt. Ltd. (License No. 38/2022).**

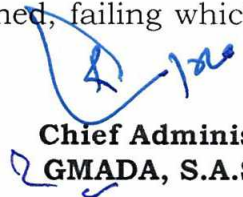
Competent Authority-cum-Chief Administrator, GMADA had released the Layout Plan bearing drawing no. DC/GBC/LP-01 dated 01.02.2020 of Commercial Colony namely Gillco Business Centre situated at Village Ballo Majra (H.B. No. 32), Tehsil Kharar, Distt. SAS Nagar, Punjab. Now the Promoter Company has requested the office of Competent Authority, GMADA, S.A.S. Nagar for approval of Revised Layout Plan which was discussed and approved in the 13<sup>th</sup> Meeting of Layout Plan Approval Committee under the Chairmanship of Chief Administrator, GMADA held on 20.11.2023. Committee decided that public notice may be given before issuing revised layout plan, for the information of general public regarding the changes made by the promoter in the revised layout plan. The promoter has incorporated following amendments in the previous approved layout Plan of the project:-

1. In the technically approved layout plan Ground Coverage of SCO No. 32-82 has been increased from 75% to 100%.
2. The location of sites for Public/Handicapped toilets have been changed.
3. Solid Waste Management Site of size 100'x47' has been proposed above the STP including Green Cover and borewell of size 10'x10' has also been proposed.

Because the promoter has incorporated certain amendments in the earlier approved layout Plan of the colony, therefore before approval of the revised layout plan, the interested persons in this colony may be informed about these amendments and asked to file their suggestions/ objections, if any in this regard.

In the light of above, the public notice is hereby published for inviting suggestions/ objections from the persons interested in this project.

The New Revised layout plan has been uploaded on GMADA website [www.gmada.gov.in](http://www.gmada.gov.in) for inspection of the public. Those desirous may submit their suggestions/ objections in writing within 15 days from the date of publication of this notice to the office of the undersigned, failing which Revised layout plan will be released to the promoter.

  
**Chief Administrator,  
GMADA, S.A.S. Nagar.**

S.NO	AREA IN SQ.FT	AREA IN SQ.YDS	AREA IN ACRES	AREA IN SQ.M
SITE AREA	271814.40	30201.60	6.24	25261.56

COMMERCIAL AREA (G+2)													
S.NO	SCO.NO	NO. OF SCO	SIZE OF SCO		FORMULA	AREA	TOTAL AREA		GROUND COVERAGE	F.A.R	TOTAL BUILTUP AREA		
			B	L			SQ.FTS.	SQ.YDS.			%	SQ.FT.	(SFT.)
1	32-82	51	16.5	70	LXB	1155	58905.00	6545.00	100	58905.00	176715.000	16423.327	
2	83-92	10	16.5	70	LXB	1155	11550.00	1283.33	75	8662.50	34650.000	3220.260	
3	93	1	20	70	LXB	1400	1400.00	155.56	75	1050.00	4200.000	390.335	
TOTAL SALEABLE AREA (COMMERCIAL)							71855.00	7983.89			68617.50	215565.000	20033.922

**PARKING AREA**

SPACE REQUIRED FOR PARKING :-  
 $20033.922 \times 2/100 = 400.68$  or 401 ECS

SPACE REQUIRED FOR MERCANTILE PARKING :-  
 $20033.922 \times 1/1000 = 20.03$  or 20 ECS

REQUIRED PARKING SPACE = 401 X 23 = 9223 SQ.MTS

REQUIRED MERCANTILE PARKING SPACE = 20 X 26.25 = 525 SQ.MTS

**TOTAL PARKING SPACE REQUIRED = 9748 SQ.MTS**

**CAR SPACE PROVIDED**


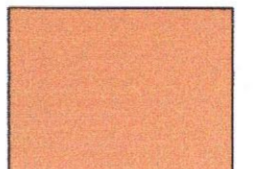
	L	B	L X B (SFT)	SQM	PARKING PROVIDED (ECS)
PARKING 1	841.50	68.0	57222.00	5318.03	
PARKING 2	509	78.5	39956.50	3713.43	
PARKING 3	300.50	57.5	17278.75	1605.83	
PARKING 4	70	43.5	3045.00	282.99	
			117502.25	10920.28	
LESS TOILET BLOCKS (20'-0" X 36'-0" X 2 NOS.) (-)			1440.00	133.83	
ECS (20'-0" X 20'-0") (-)			400.00	37.17	
SWM ABOVE STP INCLUDING GREEN COVER (100'-0" X 47'-0") (-)			4700.00	436.80	
BOREWELL (10'-0" X 10'-0") (-)			100.00	9.29	
<b>TOTAL</b>			<b>110862.25</b>	<b>10303.18</b>	<b>447.96</b>

**TOTAL PROVIDED PARKING SPACE = 448 ECS**

**GREEN AREA :-**

S.NO.	PARK	NO. OF PARK	B	L1	L2	FORMULA	AREA/UNIT SQ.FTS.	AREA/UNIT SQ.YDS.	TOTAL AREA SQ.YDS.
1	GREEN 1	1	113	77.208	61.5	1/2(L1+L2)XB	7837.00	870.78	870.78
2	GREEN 2	1	198	61.5	50.5	1/2(L1+L2)XB	11088.00	1232.00	1232.00
3	GREEN 3	1	198	50.5		LXB	9999	1111.00	1111.00
4	GREEN 4	1	157	50.5		LXB	7928.5	880.94	880.94
<b>TOTAL</b>	<b>GREEN 4</b>	<b>4</b>					<b>36852.50</b>	<b>4094.72</b>	<b>13.56</b>

### LEGEND

SHOWN AS	DESCRIPTION
	OWNED BY GILLCO
	REVENUE RASTA

TOTAL COMMERCIAL PROJECT AREA = 6.24ACRES(271814.4Sqft.)  
TOTAL SALEABLE AREA = 71855.00Sqft.(26.43%)  
AREA UNDER PARKING/ROAD = 163106.90Sqft.(60.01%)  
AREA UNDER GREEN = 36852.50Sqft.(13.56%)  
PERMISSIBLE F.A.R = 1.75  
ACHIEVED F.A.R = 0.79  
PERMISSIBLE GROUND COVERAGE = 45%  
ACHIEVED GROUND COVERAGE = 26.43%

**NOTES :-**  
ZONING PLAN, ARCHITECTURAL CONTROL PLAN AND BUILDING PLAN TO BE APPROVED BY COMPONENT AUTHORITY SEPARATELY.  
NOS. OF FLOORS SHALL NOT EXCEED = G+3  
S.C.O. NO: 1 TO 31 ARE NOT EXIST IN THIS SCHEME

REVISED LAYOUT PLAN OF  
**"GILLCO BUSINESS CENTRE"**  
VILLAGE BALLOMAJRA, HADBAST NO. 32  
TEHSIL KHARAR, DIST. SAS NAGAR,  
PUNJAB

PROMOTERS:  
M/S GILLCO DEVELOPERS &  
BUILDERS PVT. LTD.  
HOUSE NO-2 I 69  
SECTOR 6 I, S.A.S. NAGAR, MOHALI

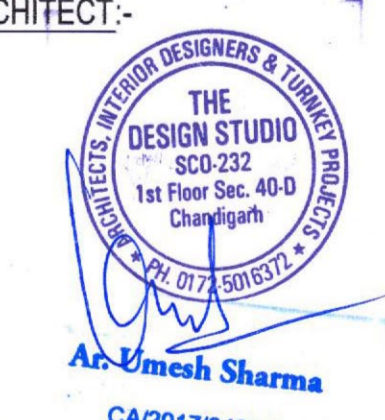
**DETAIL OF AREA**


S.NO.	Mustil	Total Area				Area Included in the schem	
		khasra	kanal	marle	kanal	marle	
1	9//	5	5	8	0	7	4
2		6/1/1	2	17	2	11.33	
3		6/2/1	0	7	0	7	
4		6/1/2	2	4	1	19.12	
5		6/2/2	2	7	2	1.67	
6		15/1	3	11	3	3.89	
7	15	15/2	4	9	4	0.12	
8	16	16	8	0	7	4	
9	25	25/2	6	13	6	0	
10		26/1	0	3	0	3	
11		26/2	0	3	0	3	
12	10//	1	1/1	3	8	3	8
13		10/2/1	0	6	0	6	
14		10/2/2	0	14	0	14	
15		11/1/1	2	4	2	4	
16	11	11/2/1/1	1	3	1	3	
17	20	20/2	3	16	3	16	
18	21	21/1/1	3	6	3	6	
19	26	26/2	0	4	0	4	
			47	135	44	118.13	
			kanal	marle	kanal	marle	
					998.13		
					6.24	Acres	


NOTE :- CHANGE OF LAND USE HAS BEEN GRANTED BY CHIEF TOWN PLANNER, PUNJAB VIDE MEMO NO-4385 CTP(PB)/SP-432(M)DT 1.8.19 FOR COMMERCIAL COLONY (UNDER PAPRA) FOR AREA 6.24 ACRES

NOTE :- FLOATED POPULATION = 100 Persons/Acre

TITLE :- LAYOUT PLAN

ARCHITECT:-  
  
**Ar. Umesh Sharma**  
CA/2017/84816

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


SCALE:- 1/64"  NORTH DATE:- 20-11-2023  
DRAWING NO :- GDBCLP/01/201

