

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

PROMOTER:- M/S GILCO DEVELOPERS & BUILDERS PVT. LTD. HOUSE NO. 2169, SECTOR -61 SAS NAGAR

CHANGE OF LAND USE GRANTED BY PBP VIDE MEMO NO.-3020-STP(S)/SS-1-GR. DATED:-13.12.2017 (AREA:-25 ACRES).

CHANGE OF LAND USE GRANTED BY PBP VIDE MEMO NO.-652-STP(S)/SS-11-GR. DATED:-08.08.2023 (AREA:-0.2375 ACRE). TOTAL PROJECT AREA= 25.2375 ACRE (121000 SQYDS) (1089000 SQFT)

DRAWING TITLE:- LAYOUT PLAN

LEGEND

- ROADS
- GREEN/OPEN SPACES
- PAVEMENT
- COMMERCIAL AREA
- INDUSTRIAL PLOTS
- RESERVED AREA
- SCHEME BOUNDARY

SCALE:- 1"=220'-0"

NORTH:-

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

ARCHITECT:- M/s Umesh Sharma, THE DESIGN STUDIO, 1st Floor, 23/24, DZ-2017/84/16

DATA:- 20/11/2023

DRAWING NO.: GDR/24/22/P/1

PHASE-1 CLU AREA = 25,0000 Acre
PHASE-2 CLU AREA = 0.2375 Acre
TOTAL SCHEME AREA = 25.2375 Acre
RESERVED AREA = 1.540 Acre.....(ii)

DETAIL OF AREAS

S.NO.	RESERVED AREA	B	L/H	L2	FORMULA	SFT	SQYARD	ACRE
1	R A 1	120	95.38	367.5	1/2(L1+L2)X B	27799.80	3085.533	1.540
2	R A 2	264.67	136.67	115	1/2X(LX B)	15499.52	1715.503	
3	R A 3	302.83	115	115	1/2X(LX B)	17412.73	1934.747	
4	R A 4	120	450.00	503.333	1/2(L1+L2)X B	4530.00	503.333	
5	R A 5	41.5	94	115	1/2X(LX B)	1500.50	166.722	
TOTAL						67022.55	7455.899	1.540

NET PLANNED AREA (I-II) = 23.6970 Acre

S.NO.	INDUSTRIAL PLOTS DETAIL:-	NO. OF PLOTS	B	L1	L2	FORMULA	SQ.FTS.	T.SQ.YDS.	AREA	TOTAL
1	1	1	1	1	1	IRREGULAR SHAPE	9034.79	1003.87	1003.87	1003.87
2	2	1	1	1	1	IRREGULAR SHAPE	8931.25	992.36	992.36	992.36
3	3	7	120	75	120	LXB	9000	1000.00	22000.00	22000.00
4	4	1	120	58.42	52.25	1/2(L1+L2)X B	6690.20	737.80	737.80	737.80
5	5	1	120	135.5	141.58	1/2(L1+L2)X B	16624.80	1847.20	1847.20	1847.20
6	6	34	120	75	120	LXB	30000	3000.00	60000.00	60000.00
7	7	2	120	75	120	LXB	9000	1000.00	20000.00	20000.00
8	8	4	120	75	120	LXB	36000	4000.00	40000.00	40000.00
9	9	4	120	75	120	LXB	36000	4000.00	40000.00	40000.00
10	10	6	120	75	120	LXB	54000	6000.00	60000.00	60000.00
11	11	1	120	141.58	147.75	1/2(L1+L2)X B	17359.80	1928.87	1928.87	1928.87
12	12	54	120	75	120	LXB	64800	7128.00	998.49	998.49
13	13	10	120	75	120	LXB	90000	10000.00	10000.00	10000.00
14	14	70	120	200	171	LXB	160000	1777.78	1777.78	1777.78
15	15	1	90	171.75	171	1/2(L1+L2)X B	15432.75	1713.75	1713.75	1713.75
TOTAL		66					162000.96	18000.11	18000.11	18000.11

2. COMMERCIAL AREA :-

S.NO.	SCO.NO.	NO. OF SCF	SIZE OF SCO	AREA/UNIT	AREA/UNIT	TOTAL	ACRE
1	1-34	34	20	80	177.78	6044.44	5.271
TOTAL						1405	1405

3. GREEN AREA :-

S.NO.	PARK	NO. OF PARK	B	L1	L2	FORMULA	SQ.FTS.	T.SQ.YDS.	AREA	TOTAL
1	PARK 1	1	150	94	92.67	1/2(L1+L2)X B	14000.25	1555.58	1555.58	1555.58
2	GREEN 2	1	150	120	120	LXB	18000	2000.00	453.97	453.97
3	GREEN 3	1	1	1	1	IRREGULAR SHAPE	3923.7	453.97	453.97	453.97
4	GREEN 4	1	1	1	1	IRREGULAR SHAPE	3524.54	391.62	391.62	391.62
TOTAL		4					35448.49	4093.17	4093.17	4093.17

4. AREA UNDER FACILITIES

S.NO.	FACILITIES	NO.	B	L1	L2	FORMULA	AREA/UNIT	AREA/UNIT	TOTAL	ACRE
1	WATER WORKS	1	50	92.67	92.25	1/2(L1+L2)X B	4623.00	513.67	513.67	513.67
2	S.W.M ABOVE T.P	1	184.25	81.25	1/2X(LX B)	7485.16	831.68	831.68	831.68	831.68
3	ELECTRICAL GRID	1	171	83.92	8.92	1/2(L1+L2)X B	2927.82	331.98	331.98	331.98
4	PUBLIC TOILET	1	15	40	40	LXB	6000	66.67	66.67	66.67
5	C.F.C	1	40	28.17	40	LXB	1126.80	125.20	125.20	125.20
TOTAL							21772.78	2419.20	2419.20	2419.20

5. PARKING AREA

S.NO.	S.C.O NO.	F.A.R	NO. OF S.C.O	SIZE OF SCO	AREA IN AREA	AREA	ACRE
1	1-34	1.75	34	20	1600	95200.00	8847.2
TOTAL						95200.00	8847.2

SPACE REQUIRED FOR PARKING :- 8847.28 X 2100 = 176,9916 ECTS OR 177 ECTS

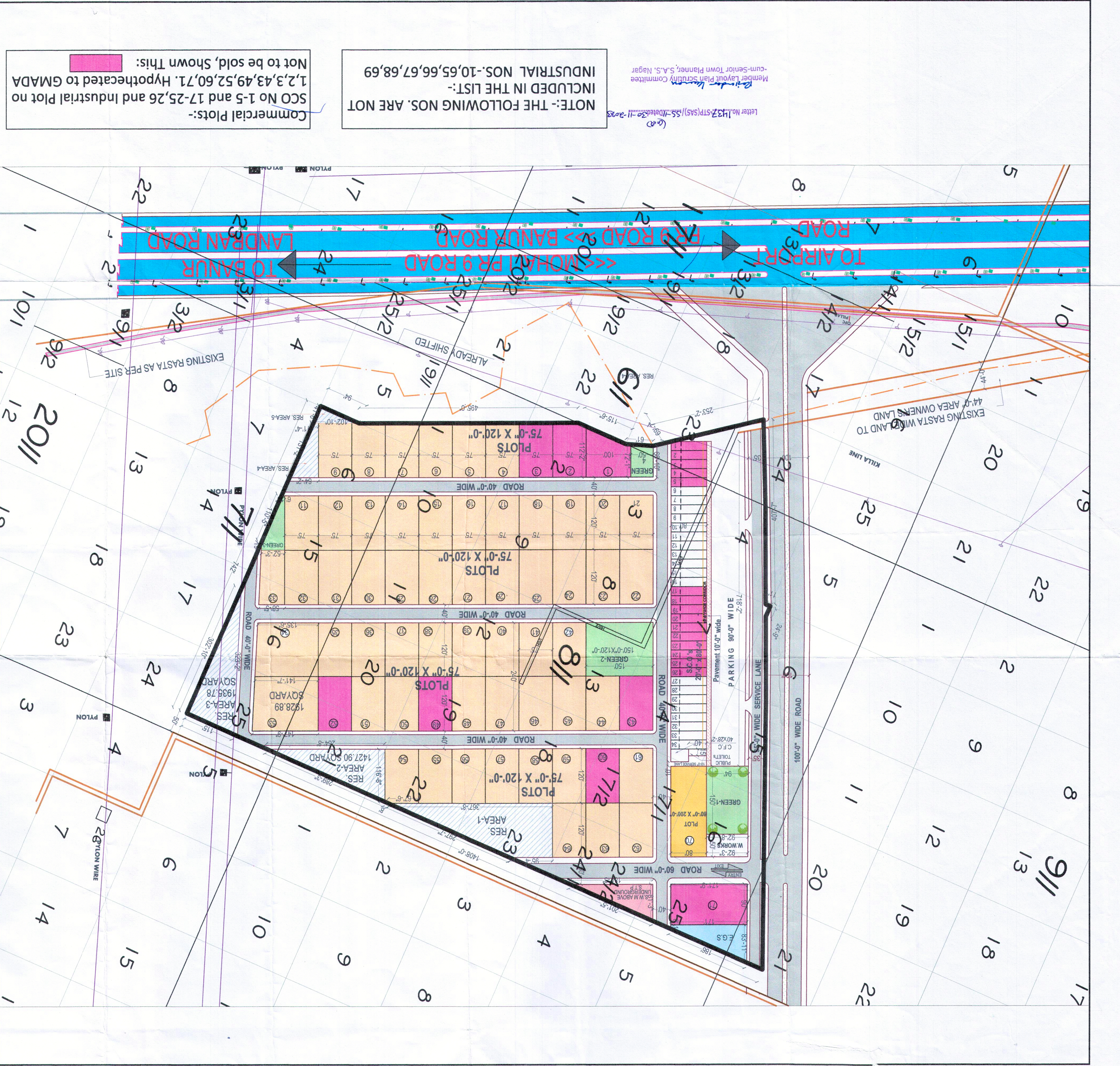
ADDITIONAL MERCHANDISE PARKING REQUIRED = 9 X 26.25 = 236.25 SQ. MTS

CAR SPACE PROVIDED

PARKING 1 63005.958 SFT 254.59

TOTAL PROVIDED PARKING SPACE = 254.59 ECTS

TOTAL REQUIRED PARKING SPACE = 177+9 = 186 ECTS



Commercial Plots:- Not to be sold, Shown This: [Pink Box]

NOTE:- THE FOLLOWING NOS. ARE NOT INCLUDED IN THE LIST:-
 INDUSTRIAL NOS.-10,65,66,67,68,69
 SCO No 1-5 and 17-25,26 and Industrial Plot no 1,2,3,43,49,52,60,71. Hypothecated to GMADA

Letter No. 1337-STP(SAS)/55-Dated: 11-2-2023
 Member Senior Town Planner, S.A.S. Nagar
 cum-Senior Town Planner, S.A.S. Nagar
 Member Layout Plan scrutiny Committee