

## PUBLIC NOTICE

**Regarding Amendment in approved revised layout plan of Industrial Park namely Metro Park at Village Saneta, Sector-103, Distt. SAS Nagar, Punjab, being developed by M/s A-Tech Infrastructure Pvt. Ltd.**

Competent Authority-cum-CAPA(HUD), PBIP, Chandigarh had released the Revised Layout Plan bearing drawing no. ka-cd-03(R-5) dated 14.09.2017 of Industrial Park namely Metro Park situated at Village Saneta, Sector-103, 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 15<sup>th</sup> Meeting of Layout Plan Approval Committee under the Chairmanship of Chief Administrator, GMADA held on 23.01.2024. The promoter has incorporated following amendments in the previous approved layout Plan of the project:-

1. The Area of Park-1 has been reduced to 898.96 sq. yds. which was 942.90 sq. Yds. in the earlier approved revised layout plan.
2. In the earlier approved revised layout plan, the 40 feet wide road falling between Plot No. 1026 and Park No. 1 has now been removed and Plot No. 1026 has been re-planned into 3 new Plot Nos. 1026, 1027, 1028.
3. Solid Waste Management Site of an area measuring 548.42 sq.yds. has now been proposed in place of Park No. 2.
4. Plot No. 1501 and 1503 has now been re-planned into 19 new Industrial Plots (1301-1303, 1310-1325) and Park-2 (758.0489 Sq.yds.).
5. The 40 feet wide road abutting plot no. 1504 has now been widened to 60 feet.
6. The area of site for UGSR has been increased from 366.67 sq.yds. to 478.97 sq.yds.
7. Area of Park-3 has been reduced from 992.64 sq.yds. to 848.4 sq.yds. and Plot No. 2007 of an area measuring 510.07 sq.yds. has been proposed.
8. The site for Community Center (3232.05 sq.yds.) has been re-planned into Plot No. 2008, G-Strip-I (211.40 sq.yds.) and Road.
9. In the earlier approved layout plan, 35 mtr. Horizontal Clearance Zone was shown under the 66 KV HT lines which has now been shown to be 18.287 Mtr and only one 11 KV HT line has been shown.
10. Park-4 (3232.05 sq.yds.) has now been re-planned into Plot No. 1619-A and Green-Strip-II (466.67 sq.yds.).
11. The area of site for ESS has now been decreased from 1411.56 sq.yds. to 593.78 sq.yds and Park No. 4 (533.33 sq.yds.) has 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



**GMADA**

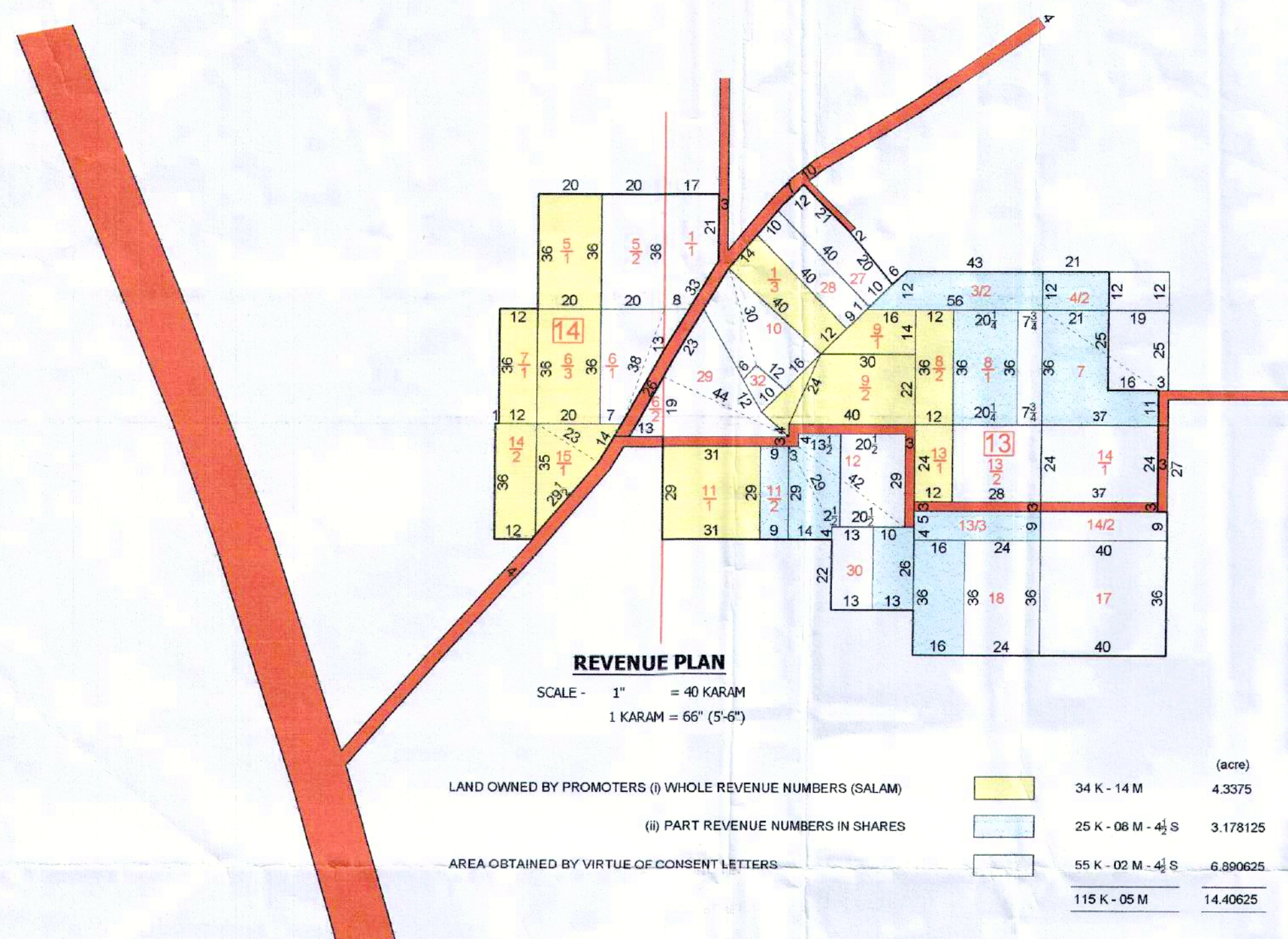
these amendments and asked to file their suggestions/ objections, if any in this regard.

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.**





**NOTES:**  
ALTHOUGH DUE CARE HAS BEEN TAKEN IN APPROVING THE BUILDING PLAN AS PER TECHNICAL NORMS BUT THIS APPROVAL IS NOT PROVIDING ANY RIGHT TO YOU TO VIOLATE ANY RULE/GUIDELINES OF THIS DEPARTMENT OR ANY OTHER DEPARTMENT AND ALSO NOT PROVIDE ANY RIGHT FOR ANY ILLEGAL CONSTRUCTION IN CASE ANY VIOLATION FOUND AT ANY STAGE, YOU SHALL BE LIABLE TO GET THE BUILDING PLAN REVISED ACCORDINGLY IMMEDIATELY. THE APPROVAL IS SUBJECT TO DECISION OF ANY COURT CASE PREVAILING IN ANY HOWE... COURT OF LAW.

**AREA STATEMENT - (AS PER REVENUE RECORD - JAMABANDI 2020 - 2021) LAND SITUATED IN VILLAGE - SANETA, (H.B. NO. - 288) TENSIL & DISTT. AJITGARH (MOHALI), PUNJAB.**

Sr. No.	KHWAT NO.	KHATAJAL NO.	RECT. NO.	KHASRA NO.	AREA AS PER REVENUE RECORD	AREA UNDER PROPOSED SCHEME	AREA OWNED BY THE PROMOTERS (WHOLE REVENUE NUMBERS (SALAM))	PART AREA IN REVENUE NUMBERS (IN SHARES)	AREA OBTAINED BY VIRTUE OF CONSENT LETTERS	REMARKS
1	237	21(mn)	27	13	7/2 03-07 4/2 02-23 7 07-17 101 05-14 13/2 03-15 14/1 04-19	03-07 01-08 05-04 05-12 03-15 04-19	03-07 01-08 05-04 05-12 03-15 04-19	03-07 01-08 05-04 05-12 03-15 04-19	03-07 01-08 05-04 05-12 03-15 04-19	Part No. - 01-05 excluded Part No. - 02-13 excluded
2	337	30(mn)	40	9	24/2 01-13 25/1 02-11 4/2 02-08 5/1 04-00 7/1 02-08 28 05-00 8/3 04-00 9/2 07-04 10 08-00 11/1 08-12 19/2 02-04 29 08-00 21/2 02-14 21/3 03-03 24/3 03-03 6 08-00 18 08-00 67 01-16 68 03-13 194 00-02	01-13 02-11 02-08 04-00 02-08 05-00 04-00 07-04 08-00 08-12 02-04 08-00 02-14 03-03 03-03 08-00 08-00 01-16 03-13 00-02	01-13 02-11 02-08 04-00 02-08 05-00 04-00 07-04 08-00 08-12 02-04 08-00 02-14 03-03 03-03 08-00 08-00 01-16 03-13 00-02	01-13 02-11 02-08 04-00 02-08 05-00 04-00 07-04 08-00 08-12 02-04 08-00 02-14 03-03 03-03 08-00 08-00 01-16 03-13 00-02	01-13 02-11 02-08 04-00 02-08 05-00 04-00 07-04 08-00 08-12 02-04 08-00 02-14 03-03 03-03 08-00 08-00 01-16 03-13 00-02	03-18 excluded from the scheme
3	34	30(mn)	41	14	5/3 04-00	04-00	04-00	04-00	04-00	75-03 excluded from the scheme
4	138/125	161	14	14	14/2 02-12 15/1 02-17	02-12 02-17	02-12 02-17	02-12 02-17	02-12 02-17	Entire khewat is owned by the Promoters.
5	182/147	190	13	13	13/3 02-00 14/2 02-00	02-00 02-00	02-00 02-00	02-00 02-00	02-00 02-00	Entire khewat is owned by the Promoters.
6	166/149	194	13	13	08 08-00 18 08-00	08-00 08-00	08-00 08-00	08-00 08-00	08-00 08-00	Entire khewat is owned by the Promoters.
7	144/156	203	13	13	11/1 05-00 14 15/2 02-02 16 05-08	05-00 02-02 05-08	05-00 02-02 05-08	05-00 02-02 05-08	05-00 02-02 05-08	Entire khewat is owned by the Promoters.
8	175/157	204	13	13	11/2 01-09 12 06-04 19/2 02-03 20/1 02-00 21 08-00 22 08-00 23 02-15 24 01-16 25 03-08 26 08-00 10/1 01-08	01-09 06-04 02-03 02-00 08-00 08-00 02-15 01-16 03-08 08-00 01-08	01-09 06-04 02-03 02-00 08-00 08-00 02-15 01-16 03-08 08-00 01-08	01-09 06-04 02-03 02-00 08-00 08-00 02-15 01-16 03-08 08-00 01-08	01-09 06-04 02-03 02-00 08-00 08-00 02-15 01-16 03-08 08-00 01-08	13-10 excluded from the scheme
9	184/165	213	13	13	27 02-08 5/1/3 03-00 5/2/2 02-00 13/3 05-00 14/1 00-14 17/2 00-08 18/1 03-16 56 00-14 133 00-02	02-08 03-00 02-00 05-00 00-14 00-08 03-16 00-14 00-02	02-08 03-00 02-00 05-00 00-14 00-08 03-16 00-14 00-02	02-08 03-00 02-00 05-00 00-14 00-08 03-16 00-14 00-02	02-08 03-00 02-00 05-00 00-14 00-08 03-16 00-14 00-02	47-19 excluded from the scheme
10	186/166	215	10	10	21/2 01-16 1/1 03-06 5/2 04-00 9/1 01-17	01-16 03-06 04-00 01-17	01-16 03-06 04-00 01-17	01-16 03-06 04-00 01-17	01-16 03-06 04-00 01-17	15-14 excluded from the scheme
11	187/167	216	14	14	25 04-19 6/2 00-14	04-19 00-14	04-19 00-14	04-19 00-14	04-19 00-14	01-16 excluded from the scheme
12	190/169	219	13	13	28 02-04	02-04	02-04	02-04	02-04	Entire khewat is owned by the Promoters.
13	182/171	221	10	10	22/2 00-06 13 03-15 32 00-10	00-06 03-15 00-10	00-06 03-15 00-10	00-06 03-15 00-10	00-06 03-15 00-10	Entire khewat is owned by the Promoters.
14	204/174	233	13	13	3/3 02-19 9/1 01-17	02-19 01-17	02-19 01-17	02-19 01-17	02-19 01-17	Entire khewat is owned by the Promoters.
15	226/196	260	13	13	8/2 02-08 5/2 05-01 13/1 01-12	02-08 05-01 01-12	02-08 05-01 01-12	02-08 05-01 01-12	02-08 05-01 01-12	Entire khewat is owned by the Promoters.
16	272/238	308	13	13	30 03-15	03-15	03-15	03-15	03-15	Entire khewat is owned by the Promoters.
<b>GRAND TOTAL 76 PARTS</b>					<b>273.11</b>	<b>116.05</b>	<b>116.05</b>	<b>116.05</b>	<b>116.05</b>	<b>158-06 excluded from the scheme</b>
<b>Percentage of Areas</b>					<b>2305 MARLA (30.11%)</b>	<b>684 MARLA (22.06%)</b>	<b>588.8 MARLA (22.06%)</b>	<b>1102.4 MARLA (47.83%)</b>	<b>1102.4 MARLA (47.83%)</b>	<b>69,726.25 SQYD. &gt; 25% minimum required.</b>
<b>NET AREA UNDER SCHEME</b>					<b>115 KANAL 05 MARLA</b>	<b>2305 MARLA</b>	<b>684 MARLA</b>	<b>588.8 MARLA</b>	<b>1102.4 MARLA</b>	<b>69,726.25 SQYD. &gt; 25% minimum required.</b>
<b>NET AREA EXCLUDING GREEN BUFFER</b>					<b>130.0</b>	<b>2650.0</b>	<b>750.0</b>	<b>630.0</b>	<b>1230.0</b>	<b>69,726.25 SQYD. &gt; 25% minimum required.</b>
<b>NET AREA EXCLUDING GREEN BUFFER (NET SALEABLE AREA)</b>					<b>115.0</b>	<b>2305.0</b>	<b>684.0</b>	<b>588.8</b>	<b>1102.4</b>	<b>69,726.25 SQYD. &gt; 25% minimum required.</b>

**PROJECT SCHEME AT A GLANCE - METRO PARK, SECTOR-103, AJITGARH (AFFORDABLE, INTEGRATED I.T. PARK)**

NET SCHEME AREA = 112 kanal 17 marla 1.19 aarsahi = 2257.1326 marla = 68,278.26 sqyds. = 14,107.08 Acre = 5,7114 Hectare

PARTICULARS	UNITS	POCKETS REQUIRED AS PER POLICY 2003/2009				POCKETS PROPOSED IN THE SCHEME				REMARKS
		INDUSTRIAL	RESIDENTIAL	COMMERCIAL	TOTAL	INDUSTRIAL	RESIDENTIAL	COMMERCIAL	TOTAL	
ACRES	6.4623	4.2232	1.4107	14.1078	14.1078	Nil	Nil	14.1078	Area allocated to INDUSTRIAL POCKET	
HECTARE	3.4368	1.7134	0.7412	5.7114	5.7114	Nil	Nil	5.7114	Area allocated to RESIDENTIAL & COMMERCIAL POCKET	
ACRES	26,828.52	12,200.59	2,731.13	41,848.74	39,684.91	Nil	Nil	39,684.91	Area allocated to INDUSTRIAL POCKET	
HECTARE	2.2274	1.028	0.2285	3.4839	3.4839	Nil	Nil	3.4839	Area allocated to RESIDENTIAL & COMMERCIAL POCKET	

**AREA STATEMENT**

Sr. No.	CALLS	PLAT NO.	QTY	SIZE	AREA OF A UNIT PLOT (SQYD.)	AREA OF ALL PLOTS IN A PARTICULAR BLOCK (sqyd)	REMARKS
1	INDUSTRIAL	1001	01	71'4" x 214'	1536.8	1536.8	CORNER PLOT
2	INDUSTRIAL	1002	01	71'4" x 30'	214.2	214.2	CORNER PLOT
3	INDUSTRIAL	1003	01	68'4" x 30'	206.0	206.0	CORNER PLOT
4	INDUSTRIAL	1004	01	71'4" x 30'	214.2	214.2	CORNER PLOT
5	INDUSTRIAL	1005	01	68'4" x 30'	206.0	206.0	CORNER PLOT
6	INDUSTRIAL	1006	01	68'4" x 30'	206.0	206.0	CORNER PLOT
7	INDUSTRIAL	1007	01	68'4" x 30'	206.0	206.0	CORNER PLOT
8	INDUSTRIAL	1008	01	68'4" x 30'	206.0	206.0	CORNER PLOT
9	INDUSTRIAL	1009	01	68'4" x 30'	206.0	206.0	CORNER PLOT
10	INDUSTRIAL	1010	01	68'4" x 30'	206.0	206.0	CORNER PLOT
11	INDUSTRIAL	1011	01	68'4" x 30'	206.0	206.0	CORNER PLOT
12	INDUSTRIAL	1012	01	68'4" x 30'	206.0	206.0	CORNER PLOT
13	INDUSTRIAL	1013	01	68'4" x 30'	206.0	206.0	CORNER PLOT
14	INDUSTRIAL	1014	01	68'4" x 30'	206.0	206.0	CORNER PLOT
15	INDUSTRIAL	1015	01	68'4" x 30'	206.0	206.0	CORNER PLOT
16	INDUSTRIAL	1016	01	68'4" x 30'	206.0	206.0	CORNER PLOT
17	INDUSTRIAL	1017	01	68'4" x 30'	206.0	206.0	CORNER PLOT
18	INDUSTRIAL	1018	01	68'4" x 30'	206.0	206.0	CORNER PLOT
19	INDUSTRIAL	1019	01	68'4" x 30'	206.0	206.0	CORNER PLOT
20	INDUSTRIAL	1020	01	68'4" x 30'	206.0	206.0	CORNER PLOT
21	INDUSTRIAL	1021	01	68'4" x 30'	206.0	206.0	CORNER PLOT
22	INDUSTRIAL	1022	01	68'4" x 30'	206.0	206.0	CORNER PLOT
23	INDUSTRIAL	1023	01	68'4" x 30'	206.0	206.0	CORNER PLOT
24	INDUSTRIAL	1024	01	68'4" x 30'	206.0	206.0	CORNER PLOT
25	INDUSTRIAL	1025	01	68'4" x 30'	206.0	206.0	CORNER PLOT
26	INDUSTRIAL	1026	01	68'4" x 30'	206.0	206.0	CORNER PLOT
27	INDUSTRIAL	1027	01	68'4" x 30'	206.0	206.0	CORNER PLOT
28	INDUSTRIAL	1028	01	68'4" x 30'	206.0	206.0	CORNER PLOT
29	INDUSTRIAL	1029	01	68'4" x 30'	206.0	206.0	CORNER PLOT
30	INDUSTRIAL	1030	01	68'4" x 30'	206.0	206.0	CORNER PLOT
31	INDUSTRIAL	1031	01	68'4" x 30'	206.0	206.0	CORNER PLOT
32	INDUSTRIAL	1032	01	68'4" x 30'	206.0	206.0	CORNER PLOT
33	INDUSTRIAL	1033	01	68'4" x 30'	206.0	206.0	CORNER PLOT
34	INDUSTRIAL	1034	01	68'4" x 30'	206.0	206.0	CORNER PLOT
35	INDUSTRIAL	1035	01	68'4" x 30'	206.0	206.0	CORNER PLOT
36	INDUSTRIAL	1036	01	68'4" x 30'	206.0	206.0	CORNER PLOT
37	INDUSTRIAL	1037	01	68'4" x 30'	206.0	206.0	CORNER PLOT
38	INDUSTRIAL	1038	01	68'4" x 30'	206.0	206.0	CORNER PLOT
39	INDUSTRIAL	1039	01	68'4" x 30'	206.0	206.0	CORNER PLOT
40	INDUSTRIAL	1040	01	68'4" x 30'	206.0	206.0	CORNER PLOT
41	INDUSTRIAL	1041	01	68'4" x 30'	206.0	206.0	CORNER PLOT
42	INDUSTRIAL	1042	01	68'4" x 30'	206.0	206.0	CORNER PLOT
43	INDUSTRIAL	1043	01	68'4" x 30'	206.0	206.0	CORNER PLOT
44	INDUSTRIAL	1044	01	68'4" x 30'	206.0	206.0	CORNER PLOT
45	INDUSTRIAL	1045	01	68'4" x 30'	206.0	206.0	CORNER PLOT
46	INDUSTRIAL	1046	01	68'4" x 30'	206.0	206.0	CORNER PLOT
47	INDUSTRIAL	1047	01	68'4" x 30'	206.0	206.0	CORNER PLOT
48	INDUSTRIAL	1048	01	68'4" x 30'	206.0	206.0	CORNER PLOT
49	INDUSTRIAL	1049	01	68'4" x 30'	206.0	206.0	CORNER PLOT
50	INDUSTRIAL	1050	01	68'4" x 30'	206.0	206.0	CORNER PLOT
51	INDUSTRIAL	1051	01	68'4" x 30'	206.0	206.0	CORNER PLOT
52	INDUSTRIAL	1052	01	68'4" x 30'	206.0	206.0	CORNER PLOT
53	INDUSTRIAL	1053	01	68'4" x 30'	206.0	206.0	CORNER PLOT
54	INDUSTRIAL	1054	01	68'4" x 30'	206.0	206.0	CORNER PLOT
55	INDUSTRIAL	1055	01	68'4" x 30'	206.0	206.0	CORNER PLOT
56	INDUSTRIAL	1056	01	68'4" x 30'	206.0	206.0	CORNER PLOT
57	INDUSTRIAL	1057	01	68'4" x 30'	206.0	206.0	CORNER PLOT
58	INDUSTRIAL	1058	01	68'4" x 30'	206.0	206.0	CORNER PLOT
59	INDUSTRIAL	1059	01	68'4" x 30'	206.0	206.0	CORNER PLOT
60	INDUSTRIAL	1060	01	68'4" x 30'	206.0	206.0	CORNER PLOT
61	INDUSTRIAL	1061	01	68'4" x 30'	206.0	206.0	CORNER PLOT
62	INDUSTRIAL	1062	01	68'4" x 30'	206.0	206.0	