

in a large number has sparked statewide protests, necessitating the setting up of a policy for street vendors. "The need for a proper record of vendors, who go to

details from the Urban Development Department about the sites where street vendor zones could be set up, how many categories of zones to be set up and the licence fees.

**DIRECTORATE OF TOWN AND COUNTRY PLANNING  
PUDA BHAWAN SECTOR 62- SAS NAGAR.**

**Amendment in Approved Layout Plan of Integrated Industrial Park Project of M/s Mahakali Developers & Resorts Pvt. Ltd, in Vill. Tangori & Naugiari, Distt. Mohali, falling in Master Plan Banur,**

Revised Layout plan drawing no. CD-03(R-3). Ka0887 dated 10.07.2018, Integrated Industrial Park Project of M/s Mahakali Developers & Resorts Pvt. Ltd. in Vill. Tangori & Naugiari, Distt. Mohali, falling in Master Plan Banur was approved vide letter no 1334 CTP (Pb)- MPR-59 dated 26.02.2019.

Now, the promoter has submitted the revised layout plan drawing no CD-03 (R-4. Ka-0887 dated 5.10.2022. Promoter has proposed the following changes in the revised layout plan:

1. Some new IT plots, Commercial Block, Anchor Store, SCO's and Parking has been proposed in place of already approved IT Tower-1, IT-Tower 2 and IT-Tower-3
2. Size of Park no-2, Park no -5 has been reduced from that of earlier approved plan and site of Community Centre has also been removed.
3. EWS site of 0.1194 acres has been proposed. 40 feet road between Park-2 and Water Works has also been removed.
- 4 Site or Garbage Collection, Processing, composting and disposal has been proposed in place of already approved old age home site.
5. Area of Park-1 has been increased.

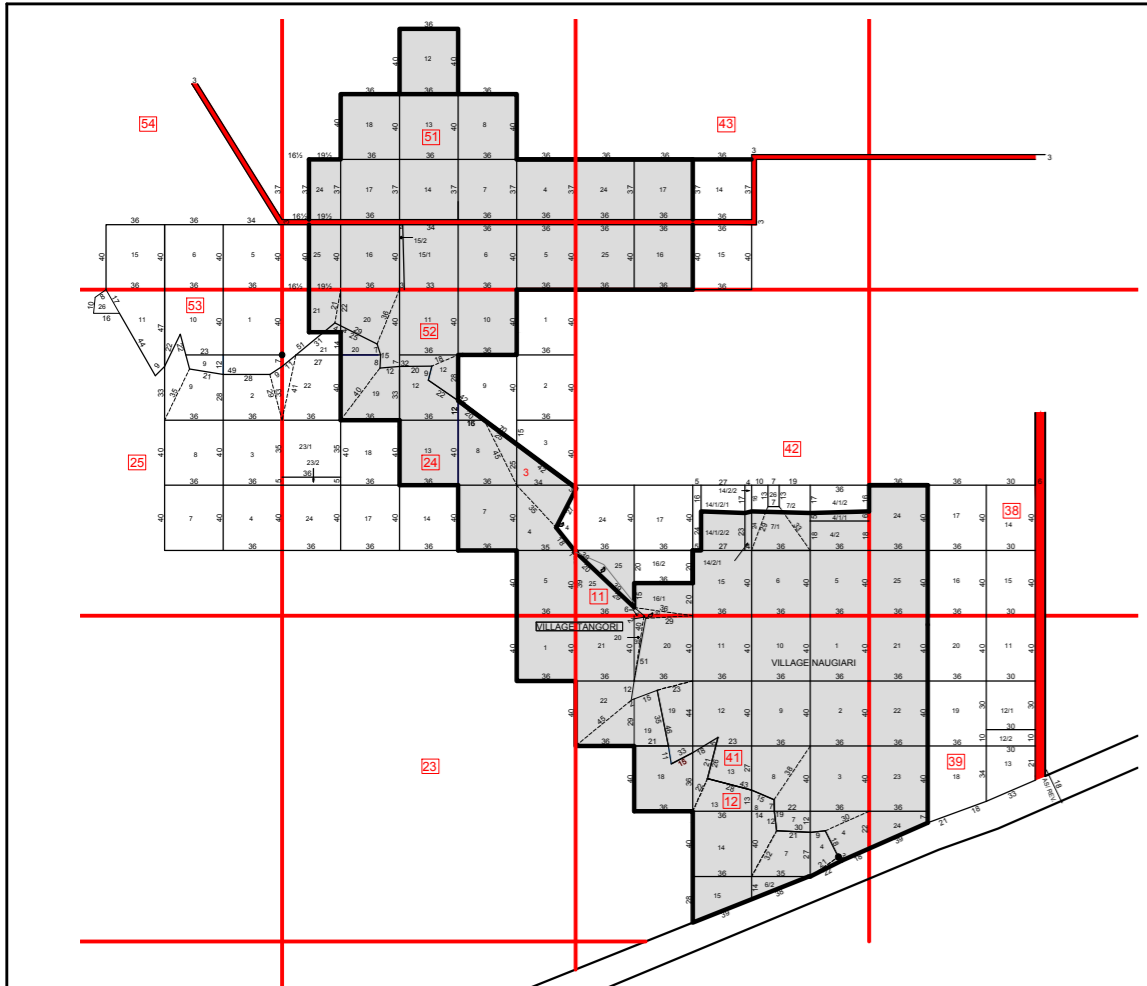
As above, the revised layout plan was discussed in the 40th layout plan approval committee meeting held on 06.09.2024 and it was decided in the meeting that before approving this revised layout plan, a public notice, regarding the above amendments / changes to be issued for the allottees of this project.

In light of above, a public notice is hereby published for inviting objections from the allottees of the project. The revised layout plan has been uploaded on website [www.puda.punjab.gov.in](http://www.puda.punjab.gov.in). It has also been displayed on the following places for inspections:-

1. Office of Senior Town Planner, Punjab, 7th Floor, PUDA Bhawan SAS Nagar.
2. Office of Chief Administrator GMADA, 1st Floor PUDA Bhawan, SAS Nagar
3. Office of District Town Planner SAS Nagar 7th Floor PUDA Bhawan SAS Nagar.

Those desirous may submit their objections in writing within 15 days from the date of publication of this notice to the office of the undersigned.

Senior Town Planner, SAS Nagar,  
Room no 708, 7th Floor, PUDA Bhawan, Sector 62, SAS Nagar



Sl. No.	Plot No.	Area (sq. m)	Area (sq. ft)	Remarks
1	1	10000	10764	
2	2	10000	10764	
...	...	...	...	...
39	39	10000	10764	
<b>TOTAL</b>		<b>274,065.00</b>	<b>292,921</b>	

INTEGRATED INDUSTRIAL PARK - LAND COMPOSITION AT A GLANCE									
TOTAL SCHEME AREA = 56.625 ACRE = 2,74,065.00 SQ.YDS = 22,921 HECTARE									
POCKETS REQUIRED AS PER IND. POLICY 2003 / 2009 (2013 / 2019)					POCKETS PROPOSED IN THE SCHEME				
POCKETS	INDUSTRIAL	RESIDENTIAL	COMMERCIAL	TOTAL	INDUSTRIAL	RESIDENTIAL	COMMERCIAL	TOTAL	REMARKS
INDUSTRIAL	15,313	16,807	9,803	41,923	15,313	16,807	9,803	41,923	As per industrial policy 2003
RESIDENTIAL	13,701	6,975	2,265	22,941	14,140	6,940	1,871	22,951	As per residential policy 2003
COMMERCIAL	1,000	2,200	1,700	4,900	2,000	2,000	1,000	5,000	As per commercial policy 2003
<b>SALABLE AREA</b>	<b>30,014</b>	<b>25,982</b>	<b>13,768</b>	<b>69,764</b>	<b>31,453</b>	<b>25,747</b>	<b>2,874</b>	<b>59,974</b>	



**REVISED SCHEME OF M.K. TECHNOLOGY PARK (AN INTEGRATED INDUSTRIAL PARK) (NON POLLUTING GREEN INDUSTRY) NEAR MOHALI PUNJAB (VILLAGE NAUGARI TANGORI) (56.625 ACRE SCHEME)**

**PROMOTERS:** M/S MAHAKALI DEVELOPERS & RESORTS PVT. LTD.

**HEAD OFFICE:** F-10, MAIN MARKET, RAJOURI GARDENS, NEW DELHI - 110028

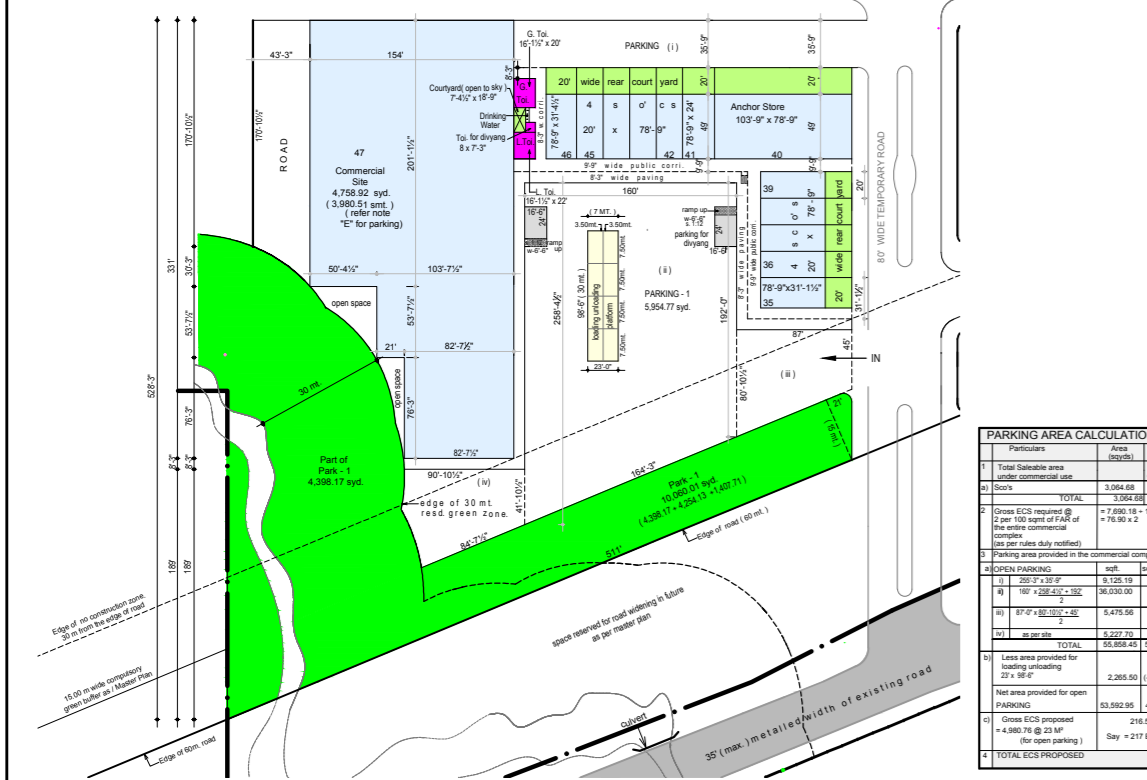
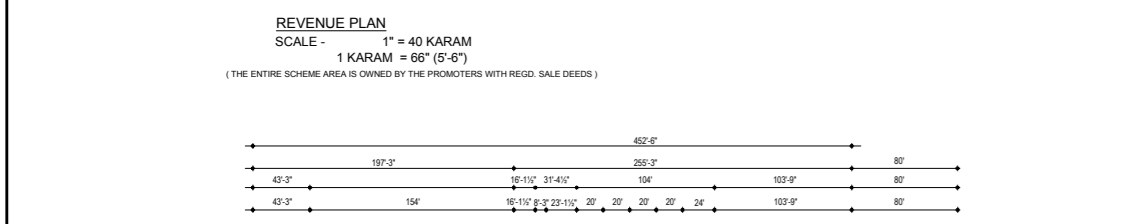
**REGD. OFFICE:** S.C.S.D. LEELA BAHAWI COMPLEX, PATIALA - 147001

**PH:** 91175-2219619

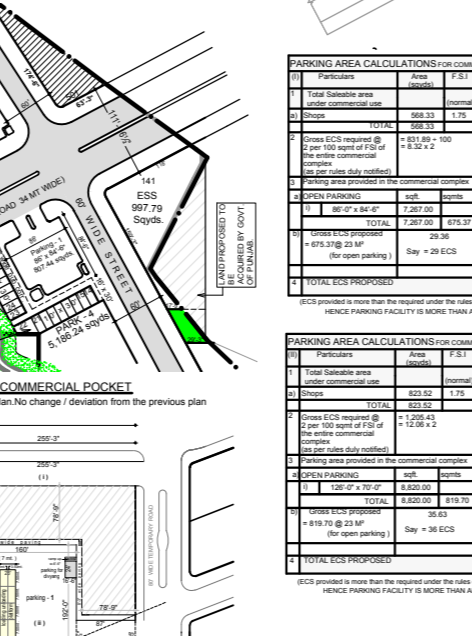
**IMPORTANT NOTES:**

- ALL THE TERMS AND CONDITIONS MENTIONED IN THE CLU MEMO NO. 4312 CTP (P) / SP. 432 M DATED 08/02/2019 & REVISED CLU MEMO NO. 4388 CTP (P) M.P. DATED 25.10.2019 INCORPORATING MINOR CHANGES IN REVENUE PROFILE PER NUMBERS SHALL BE ABIDED & IMPLEMENTED BY THE PROMOTERS.
- THE PROMOTER SHALL ENSURE COMPLIANCE OF ALL THE PROVISIONS OF AGREEMENT EXECUTED WITH DEPARTMENT OF INDUSTRIES AND COMMERCE DATED 131 BELMISHER 2006.
- THE PROMOTER SHALL ENSURE COMPLIANCE OF ALL THE PROVISIONS OF PUNJAB REGIONAL AND TOWN PLANNING & DEVELOPMENT ACT 2006.
- THE REVENUE RASTAS PASSING THROUGH THE SITE SHALL BE KEPT UNRESTRICTED.
- THE AREA WHICH REMAINS UNCHANGED AND CONFORMS TO PREVIOUS SANCTIONED SCHEME (SHOWN IN LIGHT GREY COLOUR) DEPICTED IN DRG. NO. 03 / R-3 / M. / 087 DATED 15.07.2016 UNDER SURVEYING MALHANI CHOUDHRY PASWANG THROUGH THE SITE.
- THE AREA UNDER WIDE TEMPORARY ROAD SHALL BE ADJUSTED AFTER ACHIEVING THE FORMAL ACCESS FROM THE PROPOSED MAIN ARTERIAL ROAD TO BE SHOWN IN THE MASTER PLAN OF BANKER PASSING THROUGH VILLAGE NAUGARI.
- ON SANDED AREA AND PLANNING SHALL BE DEALT AS PER APPROVED LAYOUT PLAN, APPROVED BY CHIEF TOWN PLANNER PUNJAB, VIDE MEMO NO. 1334 MPP-58 DATED 26.02.2019.

AREA UNDER PARKS (GREEN STRIPS)	AREA UNDER PARKS (GREEN STRIPS)
INDUSTRIAL ZONE: 1.01,366.60 sqyd (36.997%)	RESIDENTIAL ZONE: 46,162.97 sqyd (17.23%)
COMMERCIAL ZONE: 9,215.46 sqyd (3.35%)	ROADS, PAVEMENTS & OPEN SPACES: 18,938.75 sqyd (7.02%)



Particulars	Area (sq. m)	FAR	Remarks
Total land area	274,065.00	1.50	
Area reserved for roads	10,000.00		
Area reserved for parks	5,000.00		
Area reserved for open spaces	15,000.00		
Area reserved for parking	20,000.00		
Area reserved for other uses	30,000.00		
<b>TOTAL AREA RESERVED</b>	<b>80,000.00</b>		

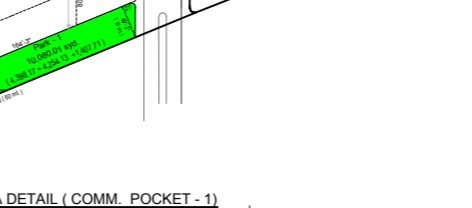


Particulars	Area (sq. m)	FAR	Remarks
Total land area	10,000.00	1.50	
Area reserved for roads	1,000.00		
Area reserved for parking	2,000.00		
Area reserved for other uses	7,000.00		
<b>TOTAL AREA RESERVED</b>	<b>10,000.00</b>		

**NOTES:**

- The entire complex is proposed to be constructed and maintained by the promoters as per applicable rules.
- Mechanical light and ventilation shall be provided in all commercial spaces in addition to natural light and ventilation to conform to guidelines of NBC 2016 and Building Rules 2021 of PUDA.

Particulars	Area (sq. m)	FAR	Remarks
Total land area	10,000.00	1.50	
Area reserved for roads	1,000.00		
Area reserved for parking	2,000.00		
Area reserved for other uses	7,000.00		
<b>TOTAL AREA RESERVED</b>	<b>10,000.00</b>		



**REVISED MASTER PLAN (NON POLLUTING GREEN INDUSTRY)**

**REVISIONS**

No.	Date	Particulars
1		

**PROMOTERS ARCHITECT COMP AUTHORITY**

**kant and associates**

CONSULTING ARCHITECTS, INTERIOR DESIGNERS, URBAN DESIGNERS, LANDSCAPE ARCHITECTS, ENVIRONMENT DESIGNERS AND PLANNERS

**CORPORATION DRAWING**

**SCHEMATIC MASTER PLAN**

Scale: 1" = 40 KARAM

Project: M.K. TECHNOLOGY PARK

Sheet No: 03

Block: R-4