2.1.23	2224 , 2226 , 2228 , 2230 , 2232 , 2234	06	30'-0" x 64'-0"	213.33	1,280.00		
2.1.24	2237* , 2248* , 2249* , 2263*	04*	35'-0" x 79'-0"	307.22	1,228.89	CORNER PLOTS	
2.1.25	2238 to 2247 , 2250 to 2262	23	30'-0" x 79'-0"	263.33	6,056.67		
2.1.26	4085* , 4096* , 4097* , 4108*	04*	47'-0" x 81'-0"	423.00	1,692.00	CORNER PLOTS	
2.1.27	4096 to 4095 , 4098 to 4107	20	36'-0" x 81'-0"	324.00	6,480.00		
	TOTAL	194			45,023.87	(29 corners plots)	
	DEDUCTION ON ACCOUNT OF ROUNDED EDGES OF CORNER PLOTS (6'-6" radius curvature of corner plots) (34 nos. x 1.00 sqyd.)				(-)34.00		
	TOTAL PLOTTED DEVELOPMENT				44,989.87		
	TOTAL SALEABLE AREA UNDER RESIDENTIAL USE				44,989.87 (17.419%)	(< 25% gross scheme area)	
3	COMMERCIAL						
	Commercial block						
3.1	S.C.D's	160	01	48'-0" x 58'-3"	310.67	310.67	CORNER UNITS
		161* , 200*	02*	21'-9" x 72'-0"	174.00	348.00	
		162 TO 199	38	18'-0" x 72'-0"	144.00	5,472.00	
		201	01	30'-0" x 48'-0"	160.00	160.00	
		TOTAL	42			6,490.67	
3.2	Bay Shops	107 to 122 , 131 to 146	32	12'-0" x 45'-0"	60.00	1,920.00	
		147*	01*	18'-0" x 45'-0"	90.00	90.00	CORNER UNIT
		154* , 207*	02*	20'-0" x 48'-0"	106.67	213.33	CORNER UNITS
		155 to 158 , 203 to 206	08	15'-0" x 48'-0"	80.00	640.00	
		159 , 202	02	16'-0" x 48'-0"	96.00	192.00	
		TOTAL	45			3,055.33	
3.3	Shops	101* , 153*	02*	16'-6" x 30'-0"	55.00	110.00	CORNER SHOPS
		102 to 106 , 123 to 125 , 128 to 130 , 148 to 152	16	10'-0" x 30'-0"	33.33	533.33	
		126 , 127	02	16'-0" x 30'-0"	53.33	106.67	
		TOTAL	20			750.00	
3.4	Milk Booth	-	01	10'-0" x 15'-0"	16.67	16.67	
		TOTAL	01			16.67	
3.5	Ironing Shop	-	01	10'-0" x 15'-0"	16.67	16.67	
		TOTAL	01			16.67	
3.6	Juice/ snack parlor	-	01	10'-0" x 15'-0"	16.67	16.67	
		TOTAL	01			16.67	
	NET COMMERCIAL AREA	110				10,146.01 (3.928 %)	
	GROSS SALEABLE AREA:-	1,02,154.59 + (1)	44,989.87 + (2)	10,146.01 (3)		1,57,290.47 (60.901 % of gross area of scheme)	

MASTER LAYOUT PLAN

I.T PARK - LAND COMPOSITION AT A GLANCE

TOTAL SCHEME AREA = 53.362 ACRE = 2,58,272.08 SQYDS = 21.604 HECTARE

PARTICULARS	UNITS	POCKETS REQUIRED AS PER POLICY 2003 INDUSTRIAL	RESIDENTIAL	COMMERCIAL	TOTAL	POCKETS PROPOSED INDUSTRIAL	RESIDENTIAL
	ACRES	32.017	16.008	5.3362	53.362	32.630	15.452
	SQYDS	1,54,963.35	77,481.62	25,827.12	2,58,272.08	1,57,923.339	74,983.117
	HECTARE	12.902 (60%)	6.451 (30%)	2.150 (10%)	21.604 (100%)	13.211 (61.146%) (> 60% MAX PERMITTED)	6.272 (29.033%) (> 30% MAX PERMITTED)
SALEABLE AREA	ACRES	20.611	9.605	2.135	32.351	21.106	9.295
	SQYDS	1,00,726.11 (39%)	46,498.97 (60%)	10,146.01 (40%)	1,57,371.98 (60%)	1,02,154.59 (39.553%)	44,989.87 (17.419%)
	HECTARE	8.426 (39%)	3.889 (18%)	0.864 (4%)	13.178 (61% OF GROSS SCHEME AREA)	8.545 (64.686%)	3.763 (60%)

AREA UNDER PARKS

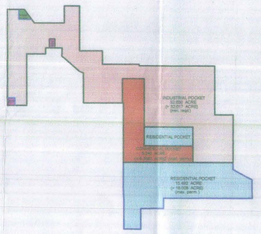
S.NO.	PARTICULARS	SIZE	AREA (SQ.MTS)	REMARKS
1.	PARK - IX	60'-6" x 117'-0"	100.83	86.67 sqyds. already taken in Plan-Ok's (fully licensed by PUDA)
2.	PARK - X	655'-0" x 58'-0"	4,075.55	
3.	PARK - XI	(103' x 79)+ (65'x 38') - 10' x 15'	1,107.86	
4.	PARK - XII	112'-0" x 52'-0" 30'-0" x 112'-0"	1,020.44	
5.	PARK - XIII	454'-0" x 50'-0"	2,522.22	
6.	PARK - XIV		3,098.59	excluding the area of nala (varsh)
7.	PARK - XV	103'-0" x 108'-0"- 10' x 15'	1,219.33	
	TOTAL AREA UNDER PARKS		13,144.63	5.09% (2.716 acres)
	AREA UNDER GREEN STRIPS			
8.	G.S.-I	170'-0" x 11'-0"	207.78	
9.	G.S.-II	½ x 42'-6" x 48'-9"	104.69	
	TOTAL AREA UNDER GREEN STRIPS		312.47	(0.121%)
	AREA UNDER PARKS & GREEN STRIPS (GREEN COVER)		13,457.04 (2.780 acre)	(5.210 %)

AREA STATEMENT

		PLOT NOS.	QTY	SIZE	AREA OF A UNIT PLOT SQYDS	AREA OF ALL PLOTS IN A PARTICULAR BLOCK (sqyds.)	REMARKS
1	2	3	4	5	6	7	8
1	INDUSTRIAL						
1.1	I..T TOWERS						
	1	4083 , 4084	02	198'-0" x 469'-0"	10,318.00	20,636.00	
		TOTAL	02			20,636.00	
	DEDUCTION ON ACCOUNT OF ROUNDED EDGES OF CORNER PLOTS (14'-6" radius curvature of corner plots) (01 no. x 5.00 sqyds.)					(-) 05.00	
	TOTAL					20,631.00	(7.988%)
1.2	PLOTS for I.T /ITES /NON POLLUTING Industries						
1.2.1		4128 to 4132	05	85'-0" x 198'-0"	1,870.00	9,350.00	
1.2.2		4133*	01*	97'-6" x 198'-0"	2,145.00	2,145.00	CORNER PLOT
1.2.3		4109* , 4118*	02*	47'-0" x 100'-0"	496.11	992.22	CORNER PLOTS
1.2.4		4110 to 4177	08	45'-0" x 100'-0"	500.00	4,000.00	
1.2.5		4119* , 4127*	02*	52'-0" x 100'-0"	577.78	1,155.56	CORNER PLOTS
1.2.6		4120 to 4126	07	50'-0" x 100'-0"	555.56	3,888.89	
1.2.7		4134* , 4142*	02*	52'-0" x 108'-0"	624.00	1,248.00	CORNER PLOTS
1.2.8		4402 to 4404	03	52'-0" x 108'-0"	624.00	1,872.00	
1.2.9		4135 to 4141 , 4145 to 4150 , 4178 , 4179	15	50'-0" x 108'-0"	600.00	9,000.00	
1.2.10		4144* , 4151*	02*	63'-0" x 108'-0"	756.00	1,512.00	CORNER PLOTS
1.2.11		4152* , 4176*	02*	65'-0" x 108'-0"	780.00	1,560.00	CORNER PLOTS
1.2.12		4153 to 4155 , 4173 to 4175	06	55'-0" x 108'-0"	660.00	3,960.00	
1.2.13		4177* , 4180*	02*	53'-3" x 108'-0"	639.00	1,278.00	CORNER PLOTS
1.2.14		4181*	01*	54'-6" x 108'-0"	654.00	654.00	CORNER PLOT
1.2.15		4200*	01*	56'-6" x 99'-6"	624.64	624.64	CORNER PLOT
1.2.16		4201 to 4204	04	45'-0" x 99'-6"	497.50	1,990.00	
1.2.17		4401*	01*	159'-6" x 289'-6"	5,130.58	5,130.58	CORNER PLOT
1.2.18		4405*	01*	54'-0" x 108'-0"	648.00	648.00	CORNER PLOT
1.2.19		4406* , 4409*	02*	50'-0" x 98'-6"	547.22	1,094.44	
1.2.20		4407 , 4408	02	45'-0" x 98'-6"	492.50	985.00	
1.2.21		4411* , 4616*	02*	54'-0" x 78'-0"	468.00	936.00	CORNER PLOTS
1.2.22		4412 to 4414 , 4602 to 4614	16	36'-0" x 78'-0"	312.00	4,992.00	
1.2.23		4447 to 4449 , 4452 to 4464 , 4467	17	36'-0" x 80'-0"	320.00	5,440.00	
1.2.24		4450* , 4451*	02*	54'-0" x 80'-0"	480.00	960.00	CORNER PLOTS
1.2.25		4465*	01*	50'-0" x 80'-0"	444.44	444.44	CORNER PLOT
1.2.26		4466*	01*	44'-0" x 80'-0"	391.11	391.11	CORNER PLOT
1.2.27		4601*	01*	50'-0" x 78'-0"	433.33	433.33	CORNER PLOT
1.2.28		4616*	01*	Ref.sno	1,237.61	1,237.61	CORNER PLOT
1.2.29		4617*	01*	82'-6" x 146'-0"	1,338.33	1,338.33	CORNER PLOT
1.2.30		4618*	01*	41'-0" x 78'-0"	355.33	355.33	CORNER PLOT
1.2.31		4619 to 4624	06	35'-0" x 78'-0"	303.33	1,820.00	(29 corners plots)
1.2.32		4143	01	454'-0" x 200'-0"	10,088.89	10,088.89	(-22.00sqyds of curvature)
		TOTAL	119			81,557.59	
	DEDUCTION ON ACCOUNT OF ROUNDED EDGES OF CORNER PLOTS (6'-6" radius curvature of corner plots) (34 nos. x 1.00 sqyd.)					(-) 34.00	
						81,523.59	(31.565%)
	TOTAL SALEABLE AREA UNDER INDUSTRIAL USE					1,02,154.59	(39.553%) (< 60% gross scheme area)
2	RESIDENTIAL						
2.1	PLOTTED DEVELOPMENT						
2.1.1		2072 to 2075 , 2080 to 2085 , 2089 to 2098	20	26'-6" x 54'-0"	159.00	3,180.00	
2.1.2		2077 , 2078	02	26'-6" x 54'-0"	148.61	94.36	202.69 sqyds taken in PALM CITY (90.22 + 202.69)
2.1.3		2079*	01*	33'-6" x 50'-0"	186.11	186.11	CORNER PLOT
2.1.4		2086* , 2088*	02*	28'-0" x 54'-0"	168.00	336.00	CORNER PLOTS
2.1.5		2087 A* , 2087 B*	02*	36'-0" x 87'-0"	348.00	696.00	CORNER PLOTS
2.1.6		2087	01	35'-0" x 87'-0"	338.33	338.33	
2.1.7		2122 to 2161	40	28'-0" x 57'-0"	177.33	7,093.33	
2.1.8		2162*	01*	32'-0" x 57'-0"	202.67	202.67	CORNER PLOT
2.1.9		2163 to 2168 , 2196 to 2207 , 2210 to 2219	26	30'-0" x 75'-0"	250.00	7,000.00	
2.1.10		2169*	01*	31'-6" x 75'-0"	262.50	262.50	CORNER PLOT
2.1.11		2170*	01*	35'-0" x 67'-0"	260.56	260.56	CORNER PLOT
2.1.12		2171 to 2176	06	29'-0" x 67'-0"	215.89	1,295.33	
2.1.13		2177 to 2182	06	29'-0" x 72'-0"	232.00	1,392.00	
2.1.14		2183*	01*	35'-0" x 72'-0"	280.00	280.00	CORNER PLOT
2.1.15		2184* , 2190*	02*	30'-6" x 72'-0"	244.00	488.00	CORNER PLOTS
2.1.16		2185 to 2189	05	27'-0" x 72'-0"	216.00	1,080.00	
2.1.17		2191* , 2194*	02*	28'-0" x 63'-0"	196.00	392.00	CORNER PLOTS
2.1.18		2192 , 2193	02	27'-0" x 63'-0"	189.00	378.00	
2.1.19		2195* , 2208* , 2209* , 2220*	04*	35'-0" x 75'-0"	291.67	1,166.67	
2.1.20		2221* , 2235*	02*	35'-0" x 60'-0"	233.33	466.67	CORNER PLOTS
2.1.21		2222* , 2236*	02*	35'-0" x 64'-0"	248.89	497.78	CORNER PLOTS
2.1.22		2223 , 2225 , 2237	06	35'-0" x 60'-0"	200.00	1,200.00	

PROPOSED IN THE SCHEME

RESIDENTIAL	COMMERCIAL	TOTAL	REMARKS
15.452	5.240	15.362	Area allocated to INDUSTRIAL POCKET is less than the minimum prescribed by IND. POLICY 2003.
74,983.117	25,827.12	2,58,272.08	Area allocated to RESIDENTIAL & COMMERCIAL POCKETS is less than the maximum permitted by the rules framed under IND. POLICY 2003
6.272 (29.033%) (> 30% MAX PERMITTED)	2.121 (9.821%) (< 10% MAX PERMITTED)	21.604	
9.295	2.096	32.496	
44,989.87	10,146.01	1,57,290.47	
3.763 (17.419%)	0.849 (3.922%)	13.157 (60%)	
	(40%)	(≥ 60.901 % max. permitted)	Maximum saleable area proposed in the scheme is less than the permissible FSI (1.75 x 53.362 = 93.363) by 206.46 sqyd or 0.06% Hence safe proposition



KNOWLEDGE BASED - IT PARK

AT

VILL : KOHARA- JANDIALI

NEAR LUDHIANA

PUNJAB

(Outside municipal limits of Ludhiana)

(53.362 ACRE SCHEME)

159

PROMOTERS :-

MALHOTRA LAND DEVELOPERS & COLONISERS PVT. LTD.

S.C.F -11-12-13, PHASE -I,URBAN ESTATE,DUGRI ROAD,
TEL : 0161-2492481 - 4617704 - 2494000
Email : info@amgeco.in
www.amgeco.in
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AREA STATEMENT :-

TOTAL LAND AREA (REFER MEMO NO. 5883 CTP (PB) SP-432 (L) DATED 24.07.2009 CHANDIGARH) regarding formal notification of CLU		2,58,272.08 SQYDS. 53.362 ACRE 21.604 HECTARE
GROSS SALEABLE AREA (1,57,545.97 sqyds max. perm.) (61% of gross saleable area) (32.55 Acre)	:	1,57,290.47 sqyds. 32.498 ACRE (60.901%) (<61% MAX.PERM)
INDUSTRIAL ZONE (> 39 % MIN. REQD.)	:	1,02,154.59 sqyds. (39.553%) — Acres 21.106
I.T.Towers / Blocks (20.195 % of I.Z)	:	20,631.00 sqyds (7.988%) 4.263
Plotted Development (79.805% of I.Z)	:	81,523.59 sqyds (31.565%) 16.843
RESIDENTIAL ZONE	:	44,989.87 sqyds. (17.419%) 9.295 (< 19% MAX.PERM)
Plotted Dev.	:	44,989.87 sqyds (17.419%) 9.295
Resd. Area	:	NIL
COMMERCIAL ZONE	:	10,146.01 sqyds (3.928%) 2.096 (< 4% MAX.PERM)
Sco's	:	6,290.67 sqyds. (2.436%) 1.300
Bay shops (Double storeyed)	:	3,055.33 sqyds. (1.183%) 0.631
Shops	:	800.01 sqyds. (0.310%) 0.165
AREA UNDER ROADS, PARKS AND PUBLIC AMENITIES 20.864 ACRE	:	1,00,981.61 sqyds. (39.099%)
		sqyds / acres
Parks , and green strip	:	13,457.04 (5.210%) 2.780
Elect. Grid Stn.	:	670.35 (0.260%) 0.139
S.T.P.	:	693.33 (0.268%) 0.143
Water Works	:	1,114.16 (0.432%) 0.230
Public Toilet	:	164.44 (0.076%) 0.034
Roads & open spaces	:	84,882.29 (32.865%) 17.538

○ TOTAL NO. OF PLOTS : 425

INDUSTRIAL : 121
I.T. Towers : 02
Plotted : 119

RESIDENTIAL : 194
Plotted : 194

COMMERCIAL : 110
SCO'S : 42
Bayshops (2B, BF) : 45
Shops (B, BF) : 20
Ironing shop (B, BF) : 01
Milk booth (B, BF) : 01
Juice / snack parlour (B, BF) : 01

○ TOTAL NO. OF DWELLING UNITS : 582
i) Plotted Development (194 x 3) = 582

○ DENSITY OF DWELLING UNITS/ ACRE : 10.91
(582 ÷ 53.362)

○ TOTAL POPULATION (Max.) : 2,910
i) Plotted Development (582 x 5) = 2910

○ DENSITY OF POPULATION / ACRE : 54.53
(2,910 ÷ 53.362) (Norms for mixed development of industrial/IT park, Policy)

REVISIONS

S.No.	DATE	PARTICULARS
02.	28.07.2009	SITE OF HOTEL, BRT PARK

PROMOTERS	ARCHITECT	COMP.AUTHORITY
	(surya kant)	

kant and associates
13274gf/b complex, sector -70, sas nagar -160070 (chandigarh)
tel:0172-2270327 fax: 0172- 2270325, website -www.kantassociates.com
email - skant@kantassociates.com , skant1@sify.com
CONSULTING ARCHITECTS, INTERIOR DESIGNERS, URBAN DESIGNERS, LANDSCAPE ARCHITECTS, ENVIRONMENT DESIGNERS AND PLANNERS

CORPORATION DRAWING

MASTER LAYOUT PLAN

SCALE	PROJECT	DRAWING NO.	
1" = 96'-0"	ka	cd	02
	0873 I.T. PARK	MLDCPL LUDHIANA	(R-1)

CONCEPT	DESIGN	DEALT	DRAWN	CHECKED	DATE
S.KANT	S.KANT	ANURADHA	ANURADHA	S.KANT	29072009

APPROVED
Vide Letter No. 7216 CTP(lo)/MPL-6
Date 18-09-2009
Chief Town Planner
Punjab, Chandigarh

NOTE
THIS DRAWING SUPERSEDES DRG. NO. cd -02 - ka-0873 DATED 20.11.2007