ਅੰਮ੍ਰਿਤਸਰ ਵਿਕਾਸ ਅਥਾਰਟੀ

ਪੁੱਡਾ ਭਵਨ,ਐਸ.ਜੀ.ਆਰ.ਡੀ.ਅਰਬਨ ਅਸਟੇਟ, ਏਅਰਪੋਰਟ ਰੋਡ, ਅੰਮ੍ਰਿਤਸਰ।

ਪਬਲਿਕ ਨੋਟਿਸ

ਆਮ ਜਨਤਾ ਨੂੰ ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਅੰਮ੍ਰਿਤਸਰ ਵਿਕਾਸ ਅਥਾਰਟੀ, ਅੰਮ੍ਰਿਤਸਰ ਵੱਲੋਂ ਰਿਹਾਇਸ਼ੀ ਕਲੋਨੀ "Experion Virsa" (ਰਕਬਾ 93.265 ਏਕੜ) ਪਿੰਡ ਮਾਨਾਵਾਲਾ, ਰੱਖਝੀਤਾ ਅਤੇ ਬਿਸ਼ੰਬਰਪੁਰਾ, ਤਹਿਸੀਲ ਅਤੇ ਜਿਲ੍ਹਾ ਅੰਮ੍ਰਿਤਸਰ ਨੂੰ ਲਾਇਸੰਸ ਨੰ. LDC-ADA/2019/40 ਮਿਤੀ 13/06/2019 ਰਾਹੀ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਹੈ ਅਤੇ ਇਸ ਦਫਤਰ ਵੱਲੋਂ ਕਲੋਨੀ ਦਾ ਰਿਵਾਈਜ਼ਡ ਲੇ-ਆਊਟ ਪਲੈਨ ਡਰਾਇੰਗ ਨੰ. SB/A/01 ਮਿਤੀ 28/04/2022 ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਸੀ। ਹੁਣ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਅੰਮ੍ਰਿਤਸਰ ਵੱਲੋਂ ਪ੍ਰਮੋਟਰ ਦੀ ਪ੍ਰਤੀਬੇਨਤੀ ਅਨੁਸਾਰ ਕਲੋਨੀ ਦਾ ਰਿਵਾਈਜ਼ਡ ਲੇ-ਆਊਟ ਪਲੈਨ ਡਰਾਇੰਗ ਨੰ. SB/A/01 ਮਿਤੀ 12/05/2025 ਤਕਨੀਕੀ ਪੱਖੋਂ ਸਹੀ ਕਰਨ ਉਪਰੰਤ ਇਸ ਦਫਤਰ ਨੂੰ ਭੇਜਿਆ ਗਿਆ ਹੈ, ਜਿਸ ਨਾਲ ਕਲੋਨੀ ਵਿੱਚਲਾ ਪਹਿਲਾਂ ਤੋਂ ਪ੍ਰਵਾਣਿਤ ਰਕਬਾ ਪ੍ਰਭਾਵਿਤ ਹੋ ਰਿਹਾ ਹੈ। ਕਲੋਨੀ ਦਾ ਪਹਿਲਾਂ ਤੋਂ ਪ੍ਰਵਾਨਿਤ ਲੇ-ਆਊਟ ਪਲੈਨ ਡਰਾਇੰਗ ਨੰ SB/A/01 ਮਿਤੀ 28/04/2022 ਅਤੇ ਹੁਣ ਰਿਵਾਈਜ ਕੀਤਾ ਜਾਣ ਵਾਲਾ ਲੇ-ਆਊਟ ਪਲੈਨ ਡਰਾਇੰਗ SB/A/01 ਮਿਤੀ 12/05/2025 ਲਾਇਸੰਸ ਬ੍ਰਾਂਚ, ਅੰਮ੍ਰਿਤਸਰ ਵਿਕਾਸ ਅਥਾਰਟੀ, ਅੰਮ੍ਰਿਤਸਰ, ਪੁੱਡਾ ਭਵਨ, ਐਸ.ਜੀ.ਆਰ.ਡੀ.ਅਰਬਨ ਅਸਟੇਟ, ਏਅਰਪੋਰਟ ਰੋਡ, ਅੰਮ੍ਰਿਤਸਰ ਵਿਖੇ ਅਤੇ ਇਸ ਦਫਤਰ ਦੀ ਵੈਬ ਸਾਈਟ http://www.adaamritsar.gov.in ਤੇ ਵੇਖਿਆ ਜਾ ਸਕਦਾ ਹੈ।

ਇਸ ਕਲੋਨੀ ਦੇ ਰਿਵਾਈਜਡ ਕੀਤੇ ਜਾਣ ਵਾਲੇ ਲੇ-ਆਊਟ ਪਲੈਨ ਡਰਾਇੰਗ ਨੰ. SB/A/01 ਮਿਤੀ 12/05/2025 ਸਬੰਧੀ ਜੇਕਰ ਕਿਸੇ ਨੂੰ ਕੋਈ ਇਤਰਾਜ ਹੋਵੇ ਤਾਂ ਉਹ ਪਬਲਿਕ ਨੋਟਿਸ ਦੇ ਅਖਬਾਰ ਵਿਚ ਪ੍ਰਕਾਸ਼ਤ ਹੋਣ ਦੀ ਮਿਤੀ ਤੋਂ 15 ਦਿਨਾਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਆਪਣਾ ਇਤਰਾਜ ਨਿੱਜੀ ਤੌਰ ਤੇ, ਆਪਣੇ ਨੁਮਾਇੰਦੇ ਰਾਹੀਂ ਜਾਂ ਰਜਿਸਟਰਡ ਪੱਤਰ ਰਾਹੀਂ ਨਿਮਨ ਹਸਤਾਖਰ ਨੂੰ ਪੇਸ਼ ਕਰ ਸਕਦਾ ਹੈ। ਨਿਯਤ ਸਮੇਂ ਤੋ ਬਾਅਦ ਪ੍ਰਾਪਤ ਹੋਏ ਇਤਰਾਜ ਤੇ ਕੋਈ ਵਿਚਾਰ ਨਹੀ ਕੀਤਾ ਜਾਵੇਗਾ ਅਤੇ ਰਿਹਾਇਸ਼ੀ ਕਲੋਨੀ "Experion Virsa" (ਰਕਬਾ 93.265 ਏਕੜ) ਪਿੰਡ ਮਾਨਾਵਾਲਾ, ਰੱਖਝੀਤਾ ਅਤੇ ਬਿਸ਼ੰਬਰਪੁਰਾ, ਤਹਿਸੀਲ ਅਤੇ ਜਿਲ੍ਹਾ ਅੰਮ੍ਰਿਤਸਰ ਦਾ ਰਿਵਾਈਜਡ ਲੇ-ਆਊਟ ਪਲੈਨ ਜਾਰੀ ਕਰਨ ਸਬੰਧੀ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਆਰੰਭ ਦਿੱਤੀ ਜਾਵੇਗੀ।

ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ
ਅੰਮ੍ਰਿਤਸਰ ਵਿਕਾਸ ਅਥਾਰਟੀ
ਅੰਮ੍ਰਿਤਸਰ।

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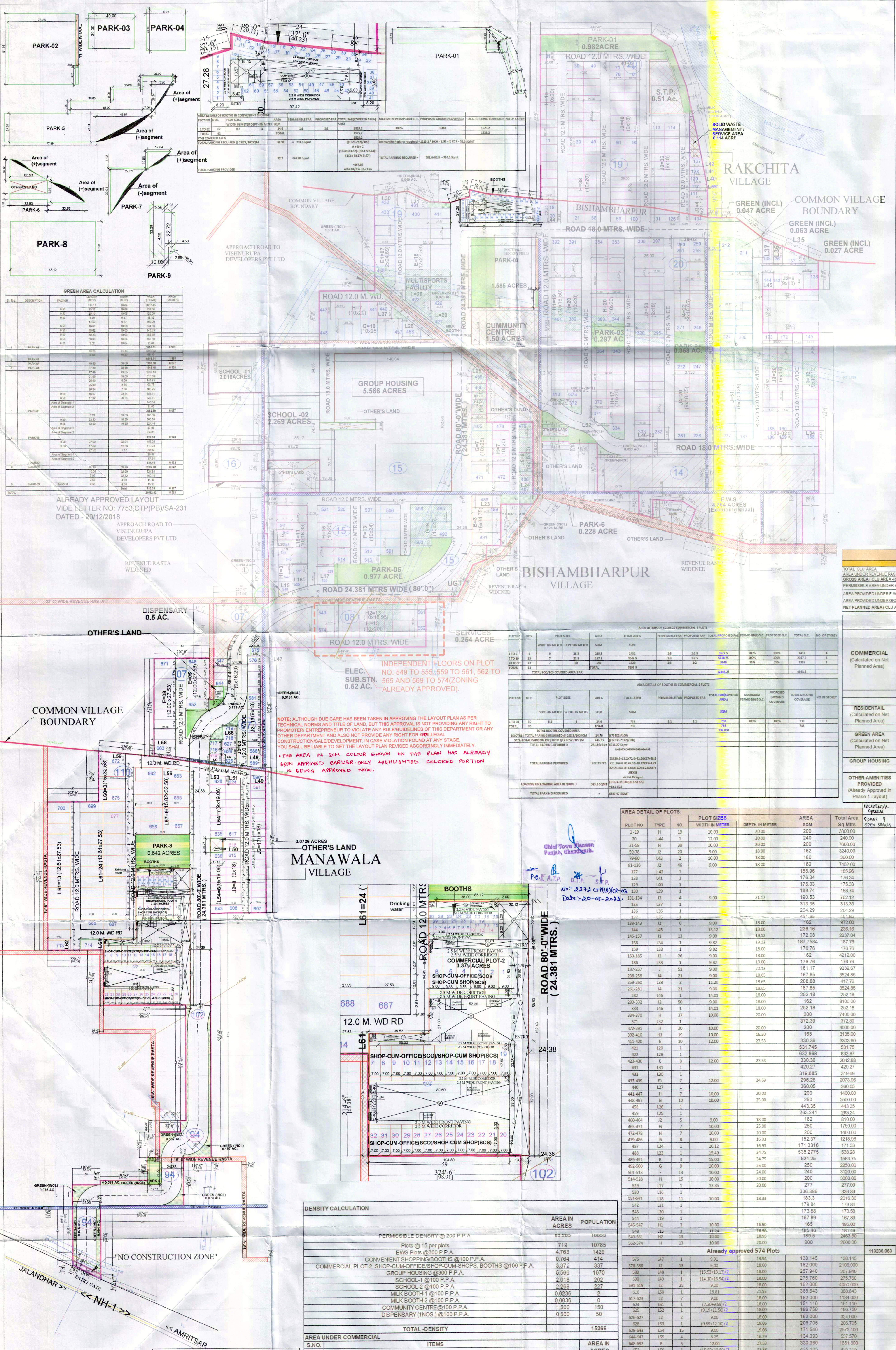


AREA DETAILS OF BOOTHS IN CONVENIENT SHOPPING												
PLOT NO.	NOS.	PLOT SIZES		AREA	PERMISSIBLE FAR	PROPOSED FAR	TOTAL FAR(COVERED AREA)	MAXIMUM PERMISSIBLE G.C.	PROPOSED GROUND COVERAGE	TOTAL GROUND COVERAGE	NO OF STOREY
		WIDTH IN METER	DEPTH IN METER	SQM			SQM				
1 TO 62	62	8.2	3	24.6	1:1	1:1	1525.2	100%	100%	1525.2	1
TOTAL	62			TOTAL			1525.2			1525.2	
BOOTHS COVERED AREA							1525.2				
TOTAL PARKING REQUIRED @ 2 ECS/100SQM				30.50	.= 701.6 sqmt		((1525.2X2)/100)	Mercantile Parking required = 1525.2 / 1000 = 1.52 = 2 ECS = 52.5 SQMT			
TOTAL PARKING PROVIDED				37.7	867.84 Sqmt		A + B + C (18.45x13.57)+(58.17x7.63)+ (1/2 x 58.17x 5.97) =867.84 =867.84/23= 37.7 ECS	TOTAL PARKING REQUIRED =	701.6+52.5 = 754.1 Sqmt		

GREEN AREA CALCULATION						
Sl. No.	DESCRIPTION	FACTOR	LENGTH (MTR)	WIDTH (MTR)	AREA (SQMT)	AREA (ACRES)
			134.11	19.89	2667.45	
		0.50	15.32	19.89	152.36	
		0.50	25.10	10.08	126.50	
		0.50	3.79	9.67	18.32	
			17.57	9.67	169.90	
		0.50	46.60	10.08	234.86	
		0.50	48.62	10.03	243.83	
		0.50	30.33	10.03	152.10	
		0.50	30.00	10.04	150.60	
		0.50	3.32	10.04	16.67	
1	PARK-01				3974.01	0.982
			78.26	81.14	6350.02	
			3.43	19.27	66.10	
2	PARK-02				6416.11	1.585
3	PARK-03		40.00	30.00	1200.00	0.297
4	PARK-04		37.30	38.86	1449.48	0.358
			77.49	23.85	1848.14	
			61.00	10.00	610.00	
			25.00	9.99	249.75	
			25.00	3.75	93.75	
			26.24	7.06	185.25	
		0.50	46.57	23.84	555.11	
		0.50	17.92	26.24	235.11	
		Area of Segment-1			143.84	
		Area of Segment-2			31.63	
5	PARK-05				3952.59	0.977
			5.03	33.53	168.66	
		0.50	33.53	18.30	306.80	
		0.50	33.53	19.35	324.40	
		Area of Segment-1			37.98	
		Area of Segment-2			84.85	
6	PARK-06				922.68	0.228
		0.50	27.52	32.94	453.25	
		0.50	17.64	12.56	110.78	
			27.52	1.12	30.82	
		Area of Segment-1			26.87	
		Area of Segment-2			-87.54	
7	PARK-07				534.18	0.132
8	PARK-08		65.16	39.90	2599.88	0.642
			10.06	32.29	324.84	
			7.05	22.72	160.18	
			2.55	4.50	11.48	
9	PARK-09	1/4X3.14	4.50	4.50	15.90	
				Total	512.38	0.127
TOTAL					21562.42	5.328

LEGEND

- SCHEME BOUNDARY
- VILLAGE BOUNDARY
- KHAAL
- RASTA
- NALLAH
- AREA FOR ROAD WIDENING
- 440V LT LINE TO BE SHIFTED.
- 11KV HT LINE. TO BE SHIFTED.
- PLOTS RESERVED UNDER HTLINE 11KV.

PLOTS KEPT RESERVED DUE HT LINE 11KV AS/ BUILDING RULES 2018 (No construction zone)						
			PLOT SIZES		AREA	Total Area
PLOT NO	TYPE	NO.	WIDTH IN METER	DEPTH IN METER	SQM	Sq.Mtrs
149, 150, 151	J1	3	9.00	19.12	172.08	516.24
[illegible], 177	J2	5	9.00	18.00	162	810.00
197, 198, 225, 226, 227	J	5	9.00	20.13	181.17	905.85
294, 295, 319, 320, 321	J2	5	9.00	18.00	162	810.00
344, 363	H	2	10.00	20.00	200	400.00
381, 382, 383	H	3	10.00	20.00	200	600.00
400, 401	H1	2	10.00	16.50	165	330.00
417, 418, 419	E	3	12.00	27.53	330.36	991.08
421	L29	1			531.745	531.75
422	L28	1			632.868	632.87
423, 424	E	2	12.00	27.53	330.36	660.72
439	E1	1	12.00	24.69	296.28	296.28
459	L25	1			263.241	263.24
460-464	J2	5	9.00	18.00	162	810.00
465, 466	G	2	10.00	25.00	250	500.00
479-486	J5	8	9.00	16.93	152.37	1218.96
487	L24	1	10.12	16.93	171.3316	171.33
493-500	G	8	10.00	25.00	250	2000.00
556, 557, 558	H2	3	10.00	18.95	189.5	568.50
566, 567, 568	H	3	10.00	20.00	200	600.00
	TOTAL	64			TOTAL	13616.816
			TOTAL AREA IN ACRES			3.365 Acres
64 PLOTS TO BE KEPT RESERVED UNDER NO CONSTRUCTION ZONE TILL THE HT LINE GETS SHIFTED						

NOTE: As per approved layout plan. Plots under HT Line/HT Line setback shall not be Sold / Developed until the HT Line Shifts and these plots Unreserved in Layout plan

• NO PLOT UNDER REVENUE RASTA SHALL BE SOLD BY THE PROMOTER, IF ANY AND REVENUE RASTA SHALL BE KEPT INTACT THOROUGH FARE.

AREA CHART	
AREA DETAIL CHART :-	Acre
TOTAL CLU AREA	93.265
AREA UNDER REVENUE RASTA & KHAAL	1.990
GROSS AREA (CLU AREA -REVENUE RASTA+KHAAL AREA)	95.255
PERMISSIBLE AREA UNDER E.W.S @ 5% OF GROSS AREA	4.763
AREA PROVIDED UNDER E.W.S	4.763
AREA PROVIDED UNDER GROUP HOUSING	5.566
NET PLANNED AREA (CLU AREA - EWS AREA)	88.502

		Permissible		Achieved	
		Acre	%	Acre	%
COMMERCIAL (Calculated on Net Planned Area)	Convenient Shopping / Booths	4.425	5.00%	0.764	0.86%
	Commercial Plot-2 Shop Cum Office/ Booths			3.376	3.81%
	Milk Booth -1			0.0236	0.03%
	Milk Booth -2			0.0036	0.01%
	Total Area under Commercial	4.425	5.00%	4.167	4.71%
	INCLUDING AREA OF PARKING & PAVEMENTS				
RESIDENTAIL (Calculated on Net Planned Area)	Area Under Plots			37.436	42.30%
GREEN AREA (Calculated on Net Planned Area)	Organised Green	5.310	6.00%	5.328	6.02%
GROUP HOUSING	Group Housing			5.566	
OTHER AMENITIES PROVIDED (Already Approved in Phase-1 Layout)	SCHOOL-1			2.018	
	SCHOOL-2			2.269	
	COMMUNITY CENTRE			1.5	
	DISPENSARY (1NOS.)			0.5	
INCIDENTAL GREEN				1.1932	
ROADS & OPEN SPACES				27.1268	

AREA DETAILS OF SCO/SCS COMMERCIAL-2 PLOTS												
PLOT NO.	NOS.	PLOT SIZES		AREA	TOTAL AREA	PERMISSIBLE FAR	PROPOSED FAR	TOTAL PROPOSED FAR	PERMISSIBLE G.C.	PROPOSED G.C.	TOTAL G.C.	NO. OF STOREY
		WIDTH IN METER	DEPTH IN METER	SQM	SQM							
1 TO 6	6	9	26.5	238.5	1431	1:3	1:2.5	3577.5	100%	100%	1431	4
7 TO 19	13	7	22.5	157.5	2047.5	1:3	1:2.5	5118.75	100%	100%	2047.5	4
20 TO 3[illegible]	13	7	20	140	1820	1:3	1:2	3640	75%	75%	1365	3
TOTAL	32			TOTAL	5298.5							
TOTAL SCO/SCS COVERED AREA(FAR)								12336.25			4843.5	

AREA DETAILS OF BOOTHS IN COMMERCIAL-2 PLOTS												
PLOT NO.	NOS.	PLOT SIZES		AREA	TOTAL AREA	PERMISSIBLE FAR	PROPOSED FAR	TOTAL FAR(COVERED AREA)	MAXIMUM PERMISSIBLE G.C.	PROPOSED GROUND COVERAGE	TOTAL GROUND COVERAGE	NO OF STOREY
		DEPTH IN METER	WIDTH IN METER	SQM	SQM			SQM				
1 TO 30	30	8.2	3	24.6	738	1:1	1:1	738	100%	100%	738	1
TOTAL	30			TOTAL	738			738			738	
TOTAL BOOTHS COVERED AREA								738.000				
BOOTHS | TOTAL PARKING REQUIRED @ 2 ECS/100SQM				14.76	((738X2)/100)							
SCO | TOTAL PARKING REQUIRED @ 2 ECS/100SQM				246.73	((12336.25X2)/100)							
TOTAL PARKING REQUIRED				261.49x23 =	6014.27 Sqmt							
TOTAL PARKING PROVIDED				262.23 ECS	A+B+C+D+E+F+G+H+J+K+L 23X89.6+13.2X72.9+52.20X27+58.5 X11.16+62.81X6.03+20.12X25+4.21 X2+21.6X1.8+1.84X12.2+4.21X38+5 .08X33 =6364.45 Sqmt							
LOADING UN LOADING AREA REQUIRED				343.2 SQMT	(13074.3/1000)X(3.5X7.5) =13.1 ECS							
TOTAL PARKING REQUIRED				=	6357.47 SQMT							

AREA DETAIL OF PLOTS:							
			PLOT SIZES		AREA	Total Area	
PLOT NO	TYPE	NO.	WIDTH IN METER	DEPTH IN METER	SQM	Sq.Mtrs	
1-19	H	19	10.00	20.00	200	3800.00	
20	L-44	1	12.00	20.00	240	240.00	
21-58	H	38	10.00	20.00	200	7600.00	
59-78	J2	20	9.00	18.00	162	3240.00	
79-80	L43	2	10.00	18.00	180	360.00	
81-126	J2	46	9.00	18.00	162	7452.00	
127	L-42	1			185.96	185.96	
128	L41	1			176.34	176.34	
129	L40	1			175.33	175.33	
130	L39	1			188.74	188.74	
131-134	J3	4	9.00	21.17	190.53	762.12	
135	L37	1			313.35	313.35	
136	L36	1			264.29	264.29	
137	L35	1			451.65	451.65	
138-143	J2	6	9.00	18.00	162	972.00	
144	L45	1	13.12	18.00	236.16	236.16	
145-157	J1	13	9.00	19.12	172.08	2237.04	
158	L34	1	9.82	19.12	187.7584	187.76	
159	L33	1	9.82	18.00	176.76	176.76	
160-185	J2	26	9.00	18.00	162	4212.00	
186	L33	1	9.82	18.00	176.76	176.76	
187-237	J	51	9.00	20.13	181.17	9239.67	
238-258	J4	21	9.00	18.65	167.85	3524.85	
259-260	L38	2	11.20	18.65	208.88	417.76	
261-281	J4	21	9.00	18.65	167.85	3524.85	
282	L46	1	14.01	18.00	252.18	252.18	
283-332	J2	50	9.00	18.00	162	8100.00	
333	L46	1	14.01	18.00	252.18	252.18	
334-370	H	37	10.00	20.00	200	7400.00	
371	L32	1			372.39	372.39	
372-391	H	20	10.00	20.00	200	4000.00	
392-410	H1	19	10.00	16.50	165	3135.00	
411-420	E	10	12.00	27.53	330.36	3303.60	
421	L29	1			531.745	531.75	
422	L28	1			632.868	632.87	
423-430	E	8	12.00	27.53	330.36	2642.88	
431	L31	1			420.27	420.27	
432	L30	1			319.685	319.69	
433-439	E1	7	12.00	24.69	296.28	2073.96	
440	L27	1			360.05	360.05	
441-447	H	7	10.00	20.00	200	1400.00	
448-457	G	10	10.00	25.00	250	2500.00	
458	L26	1			443.35	443.35	
459	L25	1			263.241	263.24	
460-464	J2	5	9.00	18.00	162	810.00	
465-471	G	7	10.00	25.00	250	1750.00	
472-478	H	7	10.00	20.00	200	1400.00	
479-486	J5	8	9.00	16.93	152.37	1218.96	
487	L24	1	10.12	16.93	171.3316	171.33	
488	L23	1	15.49	34.75	538.2775	538.28	
489-491	B	3	15.00	34.75	521.25	1563.75	
492-500	G	9	10.00	25.00	250	2250.00	
501-513	F	13	10.00	24.00	240	3120.00	
514-528	H	15	10.00	20.00	200	3000.00	
529	L17	1	13.85	20.00	277	277.00	
530	L16	1			336.386	336.39	
531-541	L18	11	10.00	18.33	183.3	2016.30	
542	L21	1			179.84	179.84	
543	L20	1			173.58	173.58	
544	L19	1			167.89	167.89	
545-547	H1	3	10.00	16.50	165	495.00	
548	L15	1	11.24	16.50	185.46	185.46	
549-561	H2	13	10.00	18.95	189.5	2463.50	
562-574	H	13	10.00	20.00	200	2600.00	
Already approved 574 Plots							113236.063
575	L47	1	9.91	13.94	138.145	138.145	
576-588	J2	13	9.00	18.00	162.000	2106.000	
589	L48	1	(15.53+13.13)/2	18.00	257.940	257.940	
590	L49	1	(14.10+16.54)/2	18.00	275.760	275.760	
591-615	J2	25	9.00	18.00	162.000	4050.000	
616	L50	1	16.81	21.93	368.643	368.643	
617-623	J2	7	9.00	18.00	162.000	1134.000	
624	L51	1	(7.20+9.59)/2	18.00	151.110	151.110	
625	L52	1	(9.19+11.56)/2	18.00	186.750	186.750	
626-627	J2	2	9.00	18.00	162.000	324.000	
628	L53	1	(9.59+12.10)/2	19.06	206.705	206.705	
629-643	L54	15	9.00	19.06	171.540	2573.100	
644-647	L55	4	8.25	16.29	134.393	537.570	
648-652	E	5	12.00	27.53	330.360	1651.800	
653	L56	1	(15.82+10.89)/2	32.58	435.105	435.105	
654-662	L57	9	15.82	32.58	515.416	4638.740	
663	L58	1	(16.25+20.37)/2	27.53	504.070	504.070	
664-671	E	8	12.00	27.53	330.360	2642.880	
672	L59	1	(12.14+15.40)/2	32.58	448.626	448.626	
673-675	L60	3	15.00	32.58	488.700	1466.100	
676-712	L61	37	12.61	27.53	347.153	12844.672	
713	L62	1	11.95	27.53	328.984	328.984	
714	L61	1	12.61	27.53	347.153	347.153	
715	L63	1	(8+10.092)/2	15.71	142.1127	142.113	
716	L64	1	8.00	15.71	125.680	125.680	
717	L65	1	8.00	15.46	123.680	123.680	
718-719	L66	2	8.18	18.00	147.240	294.480	
							38303.806
	TOTAL	719			TOTAL	151539.869	
			TOTAL AREA IN ACRES			37.436 Acres	

Chief Town Planner, Punjab, Chandigarh.

P.O. A.T.P. D.T.P. S.T.P.

No:- 2272 CTP(PB)/CR-03 Date:-20-05-2022.

Chief Town Planner, Punjab, Chandigarh.

No-3561 CTP(PB)/CR-3 Date-08-08-22

No. 21399 Dt. 12/12/2022

Chief Administrator Amritsar Development Authority Amritsar.

DENSITY CALCULATION	AREA IN ACRES	POPULATION
PERMISSIBLE DENSITY @ 200 P.P.A.	93.265	18653
Plots @ 15 per plots	719	10785
EWS Plots @300 P.P.A.	4.763	1429
CONVENIENT SHOPPING/BOOTHS @100 P.P.A.	0.764	414
COMMERCIAL PLOT-2, SHOP-CUM-OFFICE/SHOP-CUM-SHOPS, BOOTHS @100 P.P.A.	3.376	337
GROUP HOUSING @300 P.P.A.	5.566	1670
SCHOOL-1 @100 P.P.A.	2.018	202
SCHOOL-2 @100 P.P.A.	2.269	227
MILK BOOTH-1 @100 P.P.A.	0.0236	2
MILK BOOTH-2 @100 P.P.A.	0.0036	0
COMMUNITY CENTRE@100 P.P.A.	1.500	150
DISPENSARY (1NOS.) @100 P.P.A.	0.500	50
TOTAL -DENSITY		15266

AREA UNDER COMMERCIAL		
S.NO.	ITEMS	AREA IN ACRES
1	CONVENIENT SHOPPING	0.764
2	COMMERCIAL PLOT-2, SHOP-CUM-OFFICE/SHOP-CUM-SHOPS, BOOTHS.	3.376
	TOTAL	4.140
		4.67%

ACHIEVED SALEABLE AREA		
S.NO.	ITEMS	AREA IN ACRES
1	PLOTTED AREA + GROUP HOUSING	37.436+5.566
2	COMMERCIAL	1.8685
3	MILK BOOTH-1	0.0236
4	MILK BOOTH-2	0.0036
5	EWS AREA	4.763
	TOTAL SALEABLE AREA	49.66
	EFFICIENCY ACHIEVED	53.25%

GREEN AREA CALCULATION		
Sl. No.	DESCRIPTION	AREA (ACRES)
1	PARK-01	0.982
2	PARK-02	1.585
3	PARK-03	0.297
4	PARK-04	0.358
5	PARK-05	0.977
6	PARK-06	0.228
7	PARK-07	0.132
8	PARK-08	0.642
9	PARK-09	0.127
TOTAL		5.328 = 6.02 %

Commercial -2 Plot Area Detail			
		AREA	
WIDTH IN METER	DEPTH IN METER	SQM	Acres
65.12	162.43	10577.442	2.614
39.53	78.05	3085.317	0.762
		13662.758	3.376

NOTE:
NET PLOTS =TOTAL NO. OF PLOTS - PLOTS RESERVED UNDER HTLINE 11KV HT LINE = 719-64 = **655 NOS.**

DEVELOPED BY :-
PARADORE DEVELOPERS (AMRITSAR) PVT. LTD.

SUBMISSION AS PER P.A.P.R.A.

PROJECT :-
EXPERION VIRSA, TOWN SHIP AT AMRITSAR

DRAWING TITLE :-
REVISED LAYOUT PLAN

GRID
116, NEW MANGLAPURI
MEHRAULI GURGAON ROAD NEW DELHI-30
TEL. 26809974,75,76 FAX. 26808384
E.MAIL- info@gridplc.com

ARCHITECT SIGN :-
Anurag
ANURAG MAHAJAN
B. ARCH
CA/2000/25936

OWNER SIGN :-

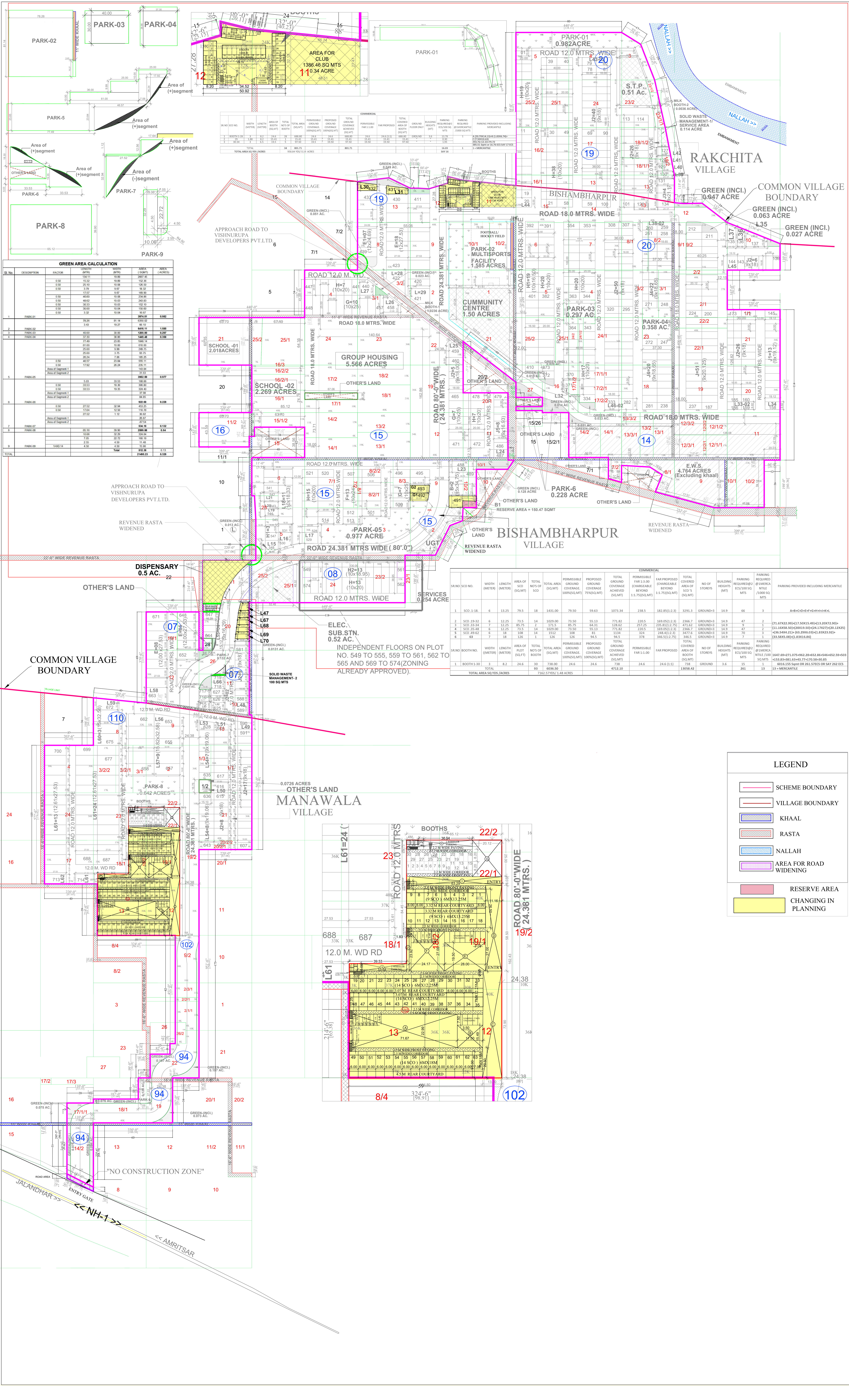
DRG. NO.	SB/A/01	NORTH
DATE	28-04-22	N
SCALE	1:2000	

REVISED LAYOUT PLAN

PROJECT :-
EXPERION VIRSA,
TOWN SHIP AT AMRITSAR

DEVELOPED BY :-

PARADORE DEVELOPERS
(AMRITSAR) PVT. LTD.



COMMERCIAL																	
SR.NO	SCO NO.	WIDTH (METER)	LENGTH (METER)	AREA OF BOOTH (SQ.MT)	TOTAL NO'S OF BOOTH	TOTAL AREA (SQ.MT)	PERMISSIBLE GROUND COVERAGE. 100%(SQ.MT)	PROPOSED GROUND COVERAGE 100%(SQ.MT)	TOTAL GROUND COVERAGE ACHIEVED (SQ.MT)	PERMISSIBLE FAR 1:1.00	FAR PROPOSED	TOTAL COVERED AREA OF BOOTH (SQ.MT)	GROUND FLOOR ONLY	BUILDING HEIGHTS (MT)	PARKING REQUIRED@2 ECS/100 SQ MTS	PARKING REQUIRED @1MERCANTILE /1000 SQ MTS	PARKING PROVIDED INCLUDING MERCANTILE
1	BOOTH 1-28	3	8.2	24.6	28	688.80	24.6	24.6	688.80	24.6	24.6 (1:1)	688.80	GROUND	3.6	13.78	1	A (20.79X14.13)+B (1.83X6.74)+
2	29	1.88	8.2	15.41	1	15.41	15.41	15.41	15.41	15.41	15.41	15.41	"	"	0.30		C (7.50X10.63)
3	30-34	3	6.5	19.5	5	97.50	19.5	19.50	97.50	19.50	19.50	97.50	"	"	1.95		293.76+12.33+79.72 385.51 Sqmt or 16.76 ECS SAY 17 ECS
	TOTAL				34	801.71			801.71						16.03	1	1 = MERCANTILE
	TOTAL AREA SQ YDS /ACRES					958.84 YDS/ 0.19 ACRES									SAY 16		

GREEN AREA CALCULATION

Sl. No.	DESCRIPTION	FACTOR	LENGTH (MTR)	WIDTH (MTR)	AREA (SQMT)	AREA (ACRES)
			134.11	19.89	2667.45	
		0.50	15.32	19.89	152.36	
		0.50	25.10	10.08	126.50	
		0.50	3.79	9.67	18.32	
			17.57	9.67	169.90	
		0.50	46.60	10.08	234.86	
		0.50	48.62	10.03	243.83	
		0.50	30.33	10.03	152.10	
		0.50	30.00	10.04	150.60	
		0.50	3.32	10.04	16.67	
1	PARK-01				3974.01	0.982
			78.26	81.14	6350.02	
			3.43	19.27	66.10	
2	PARK-02				6416.11	1.585
3	PARK-03		40.00	30.00	1200.00	0.297
4	PARK-04		37.30	38.86	1449.48	0.358
			77.49	23.85	1848.14	
			61.00	10.00	610.00	
			25.00	9.99	249.75	
			25.00	3.75	93.75	
			26.24	7.06	185.25	
		0.50	46.57	23.84	555.11	
		0.50	17.92	26.24	235.11	
		Area of Segment-1			143.84	
		Area of Segment-2			31.63	
5	PARK-05				3952.59	0.977
			5.03	33.53	168.66	
		0.50	33.53	18.30	306.80	
		0.50	33.53	19.35	324.40	
		Area of Segment-1			37.98	
		Area of Segment-2			84.85	
6	PARK-06				922.68	0.228
		0.50	27.52	32.94	453.25	
		0.50	17.64	12.56	110.78	
			27.52	1.12	30.82	
		Area of Segment-1			26.87	
		Area of Segment-2			-87.54	
7	PARK-07				534.18	0.132
8	PARK-08		65.16	39.90	2599.88	0.64
			10.06	32.29	324.84	
			7.05	22.72	160.18	
			2.55	4.50	11.48	
9	PARK-09	1/4X3.14	4.50	4.50	15.90	
				Total	512.38	0.13
TOTAL					21495.23	5.328

COMMERCIAL																	
SR.NO	SCO NO.	WIDTH (METER)	LENGTH (METER)	AREA OF SCO (SQ.MT)	TOTAL NO'S OF SCO	TOTAL AREA (SQ.MT)	PERMISSIBLE GROUND COVERAGE. 100%(SQ.MT)	PROPOSED GROUND COVERAGE 75%(SQ.MT)	TOTAL GROUND COVERAGE ACHIEVED (SQ.MT)	PERMISSIBLE FAR 1:3.00 (CHARGEABLE BEYOND 1:1.75)(SQ.MT)	FAR PROPOSED (CHARGEABLE BEYOND 1:1.75)(SQ.MT)	TOTAL COVERED AREA OF SCO'S (SQ.MT)	NO OF STOREYS	BUILDING HEIGHTS (MT)	PARKING REQUIRED@2 ECS/100 SQ MTS	PARKING REQUIRED @1MERCANTILE /1000 SQ MTS	PARKING PROVIDED INCLUDING MERCANTILE
1	SCO .1-18.	6	13.25	79.5	18	1431.00	79.50	59.63	1073.34	238.5	182.85(1:2.3)	3291.3	GROUND+3	14.9	66	3	A+B+C+D+E+F+G+H+I+J+K+L
2	SCO .19-32	6	12.25	73.5	14	1029.00	73.50	55.13	771.82	220.5	169.05(1:2.3)	2366.7	GROUND+3	14.9	47	2	(71.67X22.99)+(17.50X15.49)+(13.20X72.90)+(11.16X58.50)+(28X19.50)+(24.17X27)+(20.12X25)+(36.54X4.21)+ (63.29X6.03)+(1.83X23.92)+(33.58X5.08)+(1.83X16.86)
3	SCO .33-34	7	12.25	85.75	2	171.5	85.75	64.31	128.62	257.25	235.81(1:2.75)	471.62	GROUND+3	14.9	9	1	
4	SCO .35-48	6	12.25	73.5	14	1029.00	73.50	55.13	771.82	220.5	169.05(1:2.3)	2366.7	GROUND+3	14.9	47	2	
5	SCO .49-62	6	18	108	14	1512	108	81	1134	324	248.4(1:2.3)	3477.6	GROUND+3	14.9	70	3	
6	63	7	18	126	1	126	126	94.5	94.5	378	346.5(1:2.75)	346.5	GROUND+3	14.9	7	1	
SR.NO	BOOTH NO.	WIDTH ((METER)	LENGTH (METER)	AREA OF PLOT (SQ.FT)	TOTAL NO'S OF BOOTH	TOTAL AREA (SQ.MT)	PERMISSIBLE GROUND COVERAGE. 100%(SQ.MT)	PROPOSED GROUND COVERAGE 100%(SQ.MT)	TOTAL GROUND COVERAGE ACHIEVED (SQ.MT)	PERMISSIBLE FAR 1:1.00	FAR PROPOSED	TOTAL COVERED AREA OF BOOTH (SQ.MT)	NO OF STOREYS	BUILDING HEIGHTS (MT)	PARKING REQUIRED@2 ECS/100 SQ MTS	PARKING REQUIRED @1MERCANTILE /100 SQ MTS	
1	BOOTH 1-30	3	8.2	24.6	30	738.00	24.6	24.6	738	24.6	24.6 (1:1)	738	GROUND	3.6	15	1	1647.69+271.075+962.28+652.86+546+652.59+503+153.83+381.63+43.77+170.58+30.85 6016.155 Sqmt OR 261.57ECS OR SAY 262 ECS
	TOTAL				93	6036.50			4712.10			13058.42			261	13	13 = MERCANTILE
	TOTAL AREA SQ YDS /ACRES					7162.57YDS/ 1.48 ACRES											

LEGEND

- SCHEME BOUNDARY
- VILLAGE BOUNDARY
- KHAAL
- RASTA
- NALLAH
- AREA FOR ROAD WIDENING
- RESERVE AREA
- CHANGING IN PLANNING

AREA CHART

AREA DETAIL CHART :-	Acre
TOTAL CLU AREA	93.265
AREA UNDER REVENUE RASTA & KHAAL	1.990
GROSS AREA (CLU AREA -REVENUE RASTA+KHAAL AREA)	95.255
PERMISSIBLE AREA UNDER E.W.S.@ 5% OF GROSS AREA.	4.763
AREA PROVIDED UNDER E.W.S	4.763
AREA PROVIDED UNDER GROUP HOUSING	5.566
NET PLANNED AREA (CLU AREA - EWS AREA)	88.502

		Permissible		Achieved	
		Acre	%	Acre	%
COMMERCIAL (Calculated on Net Planned Area)	Convenient Shopping / Booths	4.425	5.00%	0.19	0.21%
	Commercial Plot-2 Shop Cum Office/ Booths			1.48	1.67%
	Milk Booth -1			0.0236	0.03%
	Milk Booth -2			0.0036	0.00%
	Club			0.34	0.38%
	Total Area under Commercial	4.425	5.00%	2.0372	2.30%
	Including Area of Parking & Pavements				
RESIDENTAIL (Calculated on Net Planned Area)	Area Under Plots			37.298	42.14%
GREEN AREA (Calculated on Net Planned Area)	Organised Green	5.310	6.00%	5.328	6.02%
GROUP HOUSING	Group Housing			5.566	6.29%
OTHER AMENITIES PROVIDED (Already Approved in Phase-1 Layout)	SCHOOL-1			2.018	7.10%
	SCHOOL-2			2.269	
	COMMUNITY CENTRE			1.5	
	DISPENSARY (1NOS.)			0.50	
RESERVE AREA				0.037	0.04%
INCIDENTAL GREEN				1.1685	1.32%
AREA UNDER SOLID WASTE				0.1839	0.21%
ROADS & OPEN SPACES				30.5964	34.58%

PLOT NO	TYPE	NO.	PLOT SIZES WIDTH IN METER	PLOT SIZES DEPTH IN METER	AREA SQM	Total Area Sq.Mtrs
1 -19	H	19	10.00	20.00	200	3800.00
20	L-44	1	12.00	20.00	240	240.00
21-58	H	38	10.00	20.00	200	7600.00
59-78	J2	20	9.00	18.00	162	3240.00
79-80	L43	2	10.00	18.00	180	380.00
81-126	J2	46	9.00	18.00	162	7452.00
127	L 42	1			185.96	185.96
128	L41	1			176.34	176.34
129	L40	1			175.33	175.33
130	L39	1			188.74	188.74
131-134	J3	4	9.00	21.17	190.53	762.12
135	L37	1			313.35	313.35
136	L36	1			264.29	264.29
137	L35	1			451.65	451.65
138-143	J2	6	9.00	18.00	162	972.00
144	L45	1	13.12	18.00	236.16	236.16
145-157	J1	13	9.00	19.12	172.08	2237.04
158	L34	1	9.82	19.12	187.7584	187.76
159	L33	1	9.82	18.00	176.76	176.76
160-185	J2	26	9.00	18.00	162	4212.00
186	L33	1	9.82	18.00	176.76	176.76
187-237	J	51	9.00	20.13	181.17	9239.67
238-258	J4	21	9.00	18.65	167.85	3524.85
259 260	L38	2	11.20	18.65	208.88	417.76
261-281	J4	21	9.00	18.65	167.85	3524.85
282	L46	1	14.01	18.00	252.18	252.18
283 332	J2	50	9.00	18.00	162	8100.00
333	L46	1	14.01	18.00	252.18	252.18
334-370	H	37	10.00	20.00	200	7400.00
371	L32	1			372.39	372.39
372-391	H	20	10.00	20.00	200	4000.00
392-410	H1	19	10.00	16.50	165	3135.00
411-420	E	10	12.00	27.53	330.36	3303.60
421	L29	1			531.745	531.75
422	L28	1			632.868	632.87
423-430	E	8	12.00	27.53	330.36	2642.88
431	L31	1	10.57	APS	244.88	244.88
432	L30	1	7.78	APS	228.87	228.87
433-439	E1	7	12.00	24.69	296.28	2073.96
440	L27	1			360.05	360.05
441 447	H	7	10.00	20.00	200	1400.00
448-457	G	10	10.00	25.00	250	2500.00
458	L26	1			443.35	443.35
459	L25	1			263.241	263.24
460-464	J2	5	9.00	18.00	162	810.00
465-471	G	7	10.00	25.00	250	1750.00
472-478	H	7	10.00	20.00	200	1400.00
479-486	J5	8	9.00	16.93	152.37	1218.96
487	L24	1	10.12	16.93	171.3316	171.33
488	L23	1	15.49	34.75	538.2775	538.28
489-490	B	2	15.00	34.75	521.25	1042.50
491	B1	1	15.00	APS	370.78	370.78
492	G1	1	10.16	APS	232.01	232.01
493	G2	1	10.05	APS	245.02	245.02
494-500	G	7	10.00	25.00	250	1750.00
501-513	F	13	10.00	24.00	240	3120.00
514-528	H	15	10.00	20.00	200	3000.00
529	L17	1	13.85	20.00	277	277.00
530	L16	1			336.386	336.39
531-541	L18	11	10.00	18.33	183.3	2016.30
542	L21	1			179.84	179.84
543	L20	1			173.58	173.58
544	L19	1			167.89	167.89
545 547	H1	3	10.00	16.50	165	495.00
548	L15	1	11.24	16.50	185.46	185.46
549-561	H2	13	10.00	18.95	189.5	2463.50
562 574	H	13	10.00	20.00	200	2600.00
575	L47	1	10.23	APS	120.21	120.210
576	L67	1	9.08	APS	125.61	125.610
577	L68	1	9.07	APS	136.02	136.020
578	L69	1	9.08	APS	146.27	146.270
579	L70	1	9.06	APS	156.24	156.240
580-588	J2	9	9.00	18.00	162.000	1458.000
589	L48	1	(15.53+13.13)/2	18.00	257.940	257.940
590	L49	1	(14.10+16.54)/2	18.00	275.760	275.760
591-615	J2	25	9.00	18.00	162.000	4050.000
616	L50	1	16.81	21.93	368.643	368.643
617 623	J2	7	9.00	18.00	162.000	1134.000
624	L51	1	(7.20+9.59)/2	18.00	151.110	151.110
625	L52	1	(9.19+11.56)/2	18.00	186.750	186.750
626 627	J2	2	9.00	18.00	162.000	324.000
628	L53	1	(9.59+12.10)/2	19.06	206.705	206.705
629-643	L54	15	9.00	19.06	171.540	2573.100
644-647	L55	4	8.25	16.29	134.393	537.570
648-652	E	5	12.00	27.53	330.360	1651.800
653	L56	1	(15.82+10.89)/2	32.58	435.105	435.105
654-662	L57	9	15.82	32.58	515.416	4638.740
663	L58	1	(16.25+20.37)/2	27.53	504.070	504.070
664-671	E	8	12.00	27.53	330.360	2642.880
672	L59	1	(12.14+15.40)/2	32.58	448.626	448.626
673-675	L60	3	15.00	32.58	488.700	1488.100
676 712	L61	37	12.61	27.53	347.153	12844.672
713	L62	1	11.95	27.53	328.984	328.984
714	L61	1	12.61	27.53	347.153	347.153
715	L63	1	(8+10.09)/2	15.71	142.1127	142.113
716	L64	1	8.00	15.71	125.680	125.680
717	L65	1	8.00	15.46	123.680	123.680
718-719	L66	2	8.18	18.00	147.240	294.480
	TOTAL	719			TOTAL	150998.429

DENSITY CALCULATION	AREA IN ACRES	POPULATION
PERMISSIBLE DENSITY @ 200 P.P.A.	93.265	18653
Plots @ 15 per plots	719	10785
EWS Plots @300 P.P.A.	4.763	1429
CONVENIENT SHOPPING/BOOTHS @100 P.P.A.	0.190	19
COMMERCIAL PLOT-2, SHOP-CUM-OFFICE/SHOP-CUM-SHOPS, BOOTHS @100 P.P.A.	1.480	148
CLUB @100 P.P.A.	0.340	34
GROUP HOUSING @300 P.P.A.	5.566	1670
SCHOOL-1 @100 P.P.A.	2.018	202
SCHOOL-2 @100 P.P.A.	2.269	227
MILK BOOTH-1 @100 P.P.A.	0.0236	2
MILK BOOTH-2 @100 P.P.A.	0.0036	1
COMMUNITY CENTRE@100 P.P.A.	1.500	150
DISPENSARY (1NOS.) @100 P.P.A.	0.500	50
TOTAL -DENSITY		14717

AREA UNDER COMMERCIAL

S.NO.	ITEMS	AREA IN ACRES
1	CONVENIENT SHOPPING	0.19
2	COMMERCIAL PLOT-2, SHOP-CUM-OFFICE/SHOP-CUM-SHOPS, BOOTHS.	1.48
3	CLUB	0.34
4	MILK BOOTH-1	0.0236
5	MILK BOOTH-2	0.0036
	TOTAL	2.0372
		2.30%

ACHIEVED SALEABLE AREA (NET PLANNED AREA)

S.NO.	ITEMS	AREA IN ACRES
1	PLOTTED AREA	37.298+5.566
2	COMMERCIAL	2.0372
3	EWS AREA	4.763
	TOTAL SALEABLE AREA	49.664
	EFFICIENCY ACHIEVED ON NET PLANNED AREA IN Sq.yd/acre	56.116

AREA UNDER SOLID WASTE MANAGEMENT (MRF)

S.NO.	ITEMS	AREA IN SQ MTS
1	SOLID WASTE MANAGEMENT -1	461.50
2	SOLID WASTE MANAGEMENT -2	100.00
3	SOLID WASTE MANAGEMENT -3	183.00
	TOTAL	744.5 SQ MTS / 0.1839 AC

GREEN AREA CALCULATION

Sl. No.	DESCRIPTION	AREA (ACRES)
1	PARK-01	0.982
2	PARK-02	1.585
3	PARK-03	0.297
4	PARK-04	0.358
5	PARK-05	0.977
6	PARK-06	0.228
7	PARK-07	0.132
8	PARK-08	0.642
9	PARK-09	0.127
TOTAL		5.328 = 6.02 %

ARCHITECT SIGN :-

A. NEERAJ MALIK ARCHITECTS Regn. No. CA/2018/95618

CA/2018/95618

OWNER SIGN :-

Paradore Developers (Amritsar) Pvt. Ltd.

DRG. NO.	SB/A/01	NORTH
DATE	13/05/25	N
SCALE	1:2000	