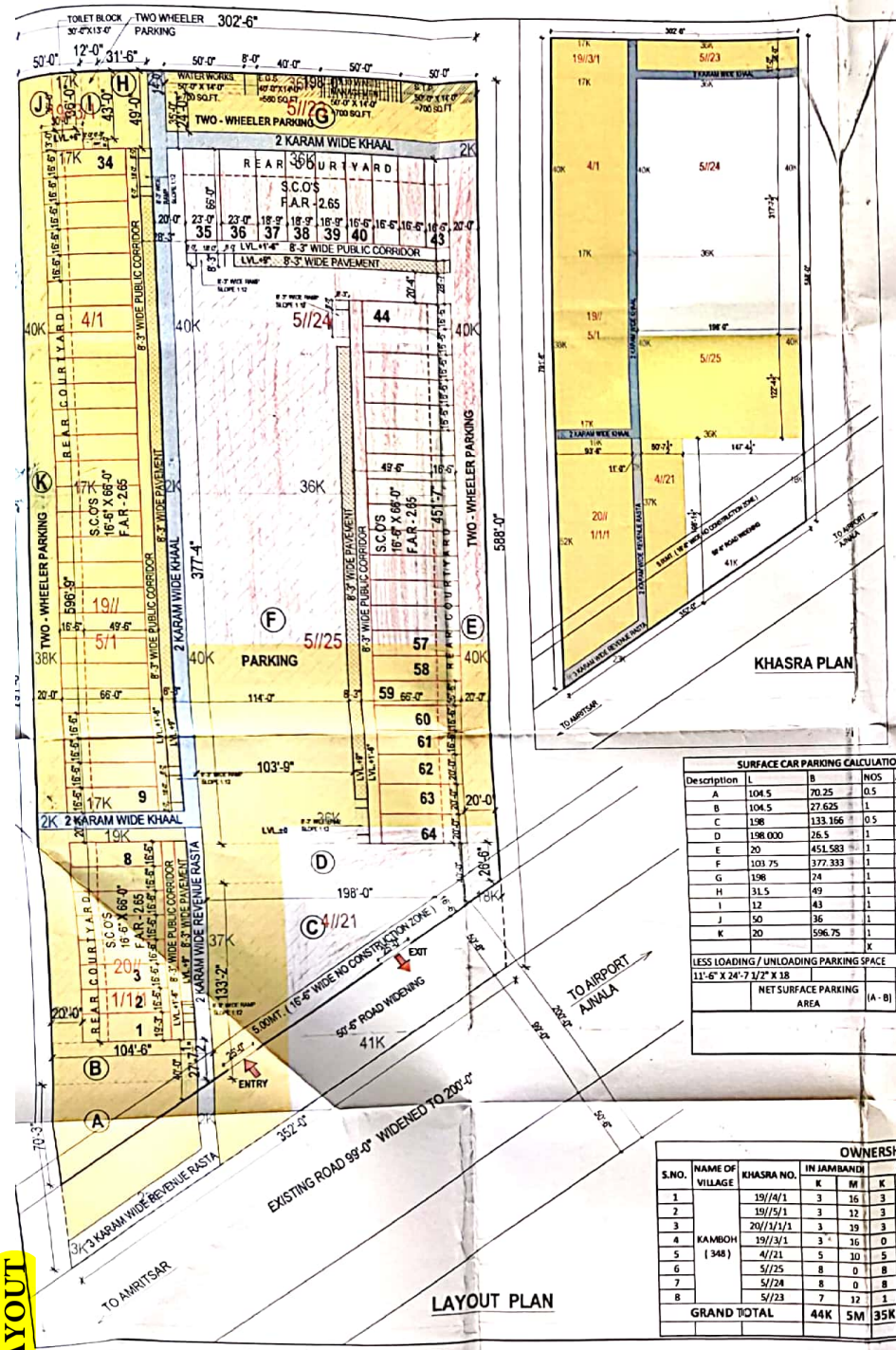


AREA DETAIL

TOTAL SITE AREA = 4.384 ACRES (1,90,967.04 SQ.FT.)
AREA UNDER ROAD WIDENING = 0.373 ACRE (16247.88 SQ.FT.)

PERMISSIBLE GROUND COVERAGE 45% = 85,935.168 SQ.FT.
PROPOSED GROUND COVERAGE = 55,285.50 SQ.FT. (28.95%)

PROPOSED TOTAL COVERED AREA = 1,90,466.10 SQ.FT.
= 17,694.732 SQ.MT.

REQUIRED PARKING :-
@ 2ECS/100SQ.MT. OF THE TOTAL COVERED AREA = 17,694.732 X 2 / 100
= 353.894 ECS SAY 354 ECS
PROPOSED PARKING = 357 ECS

REQUIRED MERCANTILE SPACE @ 1 FOR EACH 1000 SQ.MT. OF FLOOR AREA = 17,694.732 / 1000 = 17.694 SAY = 18 TRUCKS
PROPOSED MERCANTILE SPACE = 18 (MERCANTILE SPACE FOR 3.50m x 7.50m SIZE EACH)

PROPOSED SALABLE AREA = TOTAL AREA - TOILET AREA
= 55,285.50 - 390.00
= 54,895.50 SQ.FT.

Issued under Punjab Apartment & Property Regulation Act, 1995 & Rules made thereunder. The licence No. ____ dated 13-06-2023 is valid upto 11-6-2028

Chief Administrator ADA, Amritsar

Chief Administrator Amritsar Development Authority Amritsar

Divisional Engineer (C) Amritsar Development Authority Amritsar.

Chief Engineer ADA, Amritsar

Technical Advise/Report Sent Vide Letter No. 156 STP(A) File No. ADA/ Dated 7/02/23

District Town Planner, Amritsar

Senior Town Planner, Amritsar

Divisional Engineer (PH) ADA, Amritsar.

ESTATE OFFICER ADA, Amritsar

Additional Chief Administrator Amritsar Dev. Authority Amritsar.

PROPOSED AREA

TOTAL AREA OF SCHEME			
S.NO	TYPE	AREA IN SQ.FT.	PERCENTAGE
1	COMMERCIAL PLOTS	55285.5	28.950%
2	AREA UNDER ROAD WIDENING	16247.88	8.508%
3	UTILITIES :- E.G.S	560	0.293%
	S.T.P	700	0.367%
	WATER WORKS	700	0.367%
	SOLID WASTE MANAGEMENT	700	0.367%
4	TOILET BLOCK	390	0.204%
5	AREA UNDER ROADS , OPEN SPACE , PARKING , PAVEMENT AND GREEN AREA	116383.66	60.944%
	TOTAL:	190967.040	100.00%

AREA DETAIL

S. NO	PLOT NO.	WIDTH (FEET)	LENGTH (FEET)	AREA OF PLOT (SQ.FT.)	TOTAL NO. OF PLOTS	PERMISSIBLE GROUND COVERAGE	GROUND COVERAGE ACHIEVED (SQ.FT.)	PERMISSIBLE F.A.R. 1:3.00 (CHARGEABLE BEYOND 1:1.75)	F.A.R. PROPOSED	TOTAL COVERED AREA OF PLOTS (SQ.FT.)	NO. OF STOREYS	BUILDING HEIGHT (MT.)
1	S.C.O. - 1	19.25	66	1270.500	1	952.875	952.875	3811.50	2.65	3366.83	GROUND + 3	14.9
2	S.C.O.'S - 2-34	16.5	66	1089.000	33	816.75	26952.75	107811.00	2.65	95233.05	GROUND + 3	14.9
3	S.C.O.'S - 35-36	23	66	1518.000	2	1138.500	2277.000	9108.00	2.65	8045.40	GROUND + 3	14.9
4	S.C.O.'S - 37-39	18.75	66	1237.500	3	928.125	2784.375	11137.50	2.65	9838.13	GROUND + 3	14.9
5	S.C.O.'S - 40-61	16.5	66	1089.000	22	816.750	17968.500	71874.000	2.65	63488.70	GROUND + 3	14.9
6	S.C.O.'S - 62-64	20	66	1320.000	3	990.000	3960	3960.00	2.65	10494.00	GROUND + 3	14.9
7	TOILET BLOCK	30	13	390	1		390.000	(NON F.A.R.)				3.6
	TOTAL				64		55285.500			190466.10		

SURFACE CAR PARKING CALCULATIONS

Description	L	B	NOS	Area In Sqft
A	104.5	70.25	0.5	3670.563
B	104.5	27.625	1	2886.813
C	198	133.166	0.5	13183.434
D	198.000	26.5	1	5247.000
E	20	451.583	1	9031.660
F	103.75	377.333	1	39148.299
G	198	24	1	4752.000
H	31.5	49	1	1543.500
I	12	43	1	516.000
J	50	36	1	1800.000
K	20	596.75	1	11935.000
			K	93714.268 A
LESS LOADING / UNLOADING PARKING SPACE 11'-6" X 24'-7 1/2" X 18				5097.375 B
NET SURFACE PARKING AREA			(A - B)	88616.893
				8232.710 SQ.MT.
				357.944 ECS

AREA UNDER OWNERSHIP

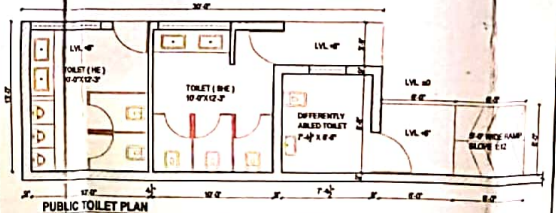
S. NO	PLOT NO.	WIDTH (FEET)	LENGTH (FEET)	AREA OF PLOT (SQ.FT.)	TOTAL NO. OF PLOTS	TOTAL AREA (SQ.FT.)
1	S.C.O. - 1	19.25	66	1270.500	1	1270.5
2	S.C.O.'S - 2-34	16.5	66	1089.000	33	35937
3	S.C.O.'S - 58-61	16.5	66	1089.000	4	4356
4	S.C.O.'S - 62-63	20	66	1320.000	2	2640
5	TOILET BLOCK	30	13	390	1	390
	TOTAL				40	64593.5

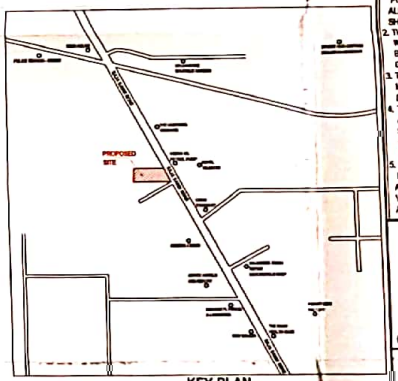
AREA UNDER CONCENT

S. NO	PLOT NO.	WIDTH (FEET)	LENGTH (FEET)	AREA OF PLOT (SQ.FT.)	TOTAL NO. OF PLOTS	TOTAL AREA (SQ.FT.)
1	S.C.O. - 35-36	23	66	1518.000	2	3036
2	S.C.O.'S - 37-39	18.75	66	1237.500	3	3712.5
3	S.C.O.'S - 40-57	16.5	66	1089.000	18	19602
4	S.C.O. - 64	20	66	1320	1	1320
	TOTAL				24	27670.5

OWNERSHIP AREA DETAIL

S.NO.	NAME OF VILLAGE	KHASRA NO.	IN JAMBANDI K	IN JAMBANDI M	UNDER CLU K	UNDER CLU M	UNDER CLU SARSAI	UNDER OWNERSHIP K	UNDER OWNERSHIP M	UNDER OWNERSHIP SARSAI	UNDER CONCENT K	UNDER CONCENT M	UNDER CONCENT SARSAI
1	KAMBOH (348)	19//4/1	3	16	3	16		3	16	0	0	0	0
2		19//5/1	3	12	3	12		3	12	0	0	0	0
3		20//13/1/1	3	19	3	19		3	19	0	0	0	0
4		19//3/1	3	16	0	16	7	0	16	7	0	0	0
5		4//21	5	10	5	10		2	0	0	3	10	0
6		5//25	8	0	8	0		4	9	0	3	11	0
7		5//24	8	0	8	0		0	0	0	8	0	0
8		5//23	7	12	1	7	6	1	7	6	0	0	0
GRAND TOTAL			44K	5M	35K	1M	4S	20	0	4	15	1	0





PROPOSED LAYOUT PLAN FOR
VEER WALK
VEER COLONISERS & BUILDERS PVT. LTD.
AT VILLAGE KAMBOH (H.B. NO. 348)
AJNALA ROAD , TEHSIL & DIST. AMRITSAR

This Layout Plan is based on Change of Land Use permission granted for an area of 4.384 Acres for Commercial Colony Vide Memo No. CA-ADA-CLU-2023/1869 Dated :- 16-01-2023

LEGEND :-

	SCHEME BOUNDARY
	COMMERCIAL PLOTS
5//24	KHASRA NOS.
	KHASRA LINES
36	KARAM'S (1 KARAM - 9 ft)
	REVENUE RASTA
	KHAAL
	OWNERSHIP
	AREA UNDER CONSENT (NOT TO BE SOLD)
	PARKING
	PAVEMENT
	GREEN AREA
	S.T.P.
	SOLID WASTE MANAGEMENT
	E.G.S.
	WATER WORKS

NOTES

1. AS PER DIRECTION ISSUED BY DIRECTOR TOWN AND COUNTY PLANING PUNJAB VIDE LETTER NO. 9303-08 DATED 13-08-19 HE PROMOTER IS ALLOWED TO SELL ONLY THE AREA OF PLOT UNDER HIS OWNERSHIP SHOWN AS [ ] IN THE LAYOUT PLAN.
2. THE REMAINING AREA PRESENTLY UNDER CONSENT WOULD BE SOLD AS AND WHEN THE TITLE OF THE LAND IS ACQUIRED BY THE PROMOTER AFTER GETTING THE REQUISITE APPROVAL BY THE COMPETENT AUTHORITY.
3. THE PROMOTER IS BOUNDED TO ABIDE BY ALL THE CONDITIONS MENTIONED IN THE C.L.U. MEMO NO. CA-ADA-CLU-2023/1869 DATED :- 16-01-2023.
4. THE PLOT WHICH DOES NOT HAVE PROPER ACCESS FROM OWNERSHIP AREA AND PLOTS WHICH DOES NOT FULL OWNERSHIP SHOWN AS [ ] SHALL NOT BE SOLD / ALLOTTED ETC. TILL THE ACQUISITION OF THE OWNERSHIP OF THIS LAND AND PRIOR APPROVAL FROM THE COMPETENT AUTHORITY.
5. ALTHOUGH DUE CARE HAS BEEN TAKEN IN APPROVING THE REVISED LAYOUT PLAN AS PER TECHNICAL NORMS AND TITLE OF LAND, BUT THIS APPROVAL IS NOT PROVIDING ANY RIGHT TO THE PROMOTER TO VIOLATE THE RULES/GUIDELINES OF ANY OTHER ACTS/RULES AND ALSO NOT PROVIDE ANY RIGHT FOR ANY ILLEGAL SALE.

CLIENT

NORTH

ARCHITECT

SHEET NO.	CHECKED BY	JOB NO.
01	Ar. G.P. Kaushal	VC/TC/101
DEALT BY	SCALE	DATE
Rakesh Nayak		25-01-2023

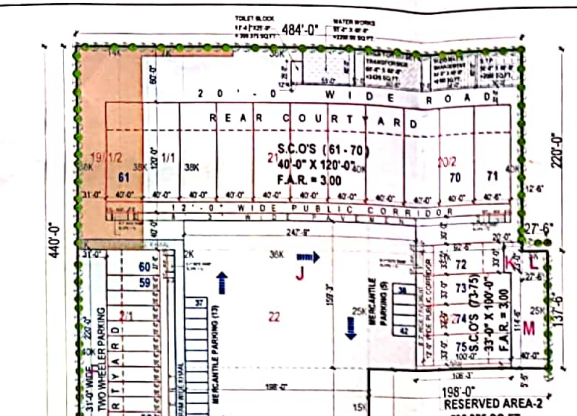
TITLE :-
LAYOUT PLAN AND KHASRA PLAN

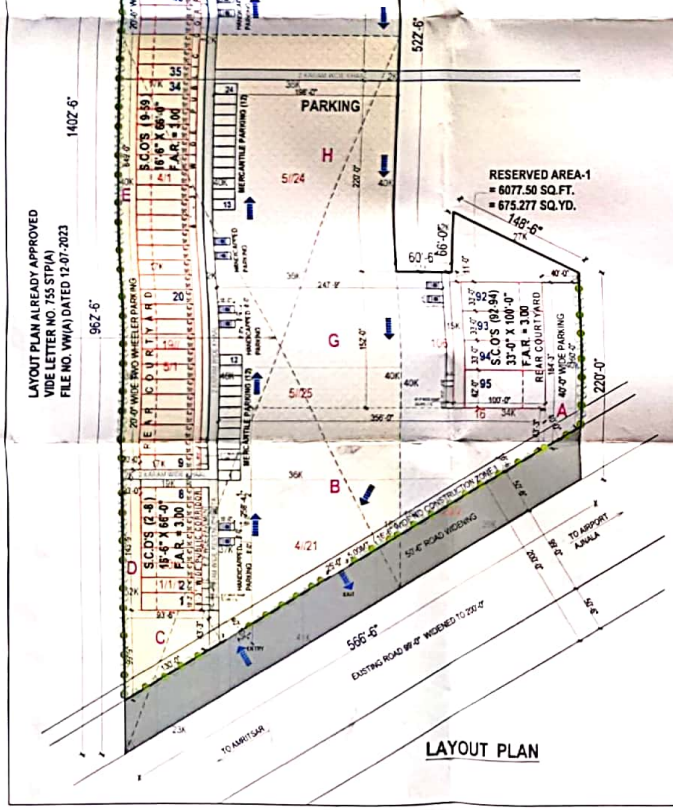
THE CREATORS
architects, interior designers, planners, industrial designers, landscape architects, urban designers & valuers
F-15 , Centra Mall , Industrial Area , Phase-1
Chandigarh , phone : 0172-4082078 , 4028720

OLD LAYOUT

Scanned with CamScanner

NEW LAYOUT





LAYOUT PLAN ALREADY APPROVED
VIDE LETTER NO. 755 STP(A)
FILE NO. VW(A) DATED 12-07-2023

AREA DETAIL :-

TOTAL SITE AREA	= 11.3444 ACRE = 4,94,162.064 SQ.FT.
PROPOSED GROUND COVERAGE PROPOSED TOTAL COVERED AREA	= 1,46,160.00 SQ.FT. = 4,38,480.00 SQ.FT. = 40,735.785 SQ.MT.
REQUIRED PARKING :- @ 2ECS/100SQ.MT. OF THE TOTAL COVERED AREA	= 40,735.785 X 2 / 100 = 814.715 ECS SAY 815 ECS = 1059 ECS
PROPOSED PARKING	
REQUIRED MERCANTILE SPACE @ 1 FOR EACH 1000 SQ.MT. OF FLOOR AREA	= 40,735.785 / 1000 = 40.735 = SAY = 41 MERCANTILE
PROPOSED MERCANTILE SPACE	= 42 (MERCANTILE SPACE FOR 3.50m x 7.50m SIZE EACH)

CALCULATION OF TREES

TOTAL BUILT UP AREA	= 4,38,480.00 SQ.FT. = 40,735.785 SQ.MT.
= 40,735.785 / 225 = 181.047 TREES (SAY = 182 TREES)	
= PROPOSED TREE	= 283 NOS.

AREA DETAIL

S. NO	PLOT NO.	WIDTH (FEET)	LENGTH (FEET)	AREA OF PLOT (SQ.FT.)	AREA OF PLOT (SQ.YD.)	TOTAL NO. OF PLOTS	TOTAL AREA (SQ.FT.)	GROUND COVERAGE ACHIEVED 75% (SQ.FT.)	PERMISSIBLE F.A.R. 1.3.00 (CHARGEABLE BEYOND 1:1.75)	F.A.R. PROPOSED	TOTAL COVERED AREA OF PLOTS (SQ.FT.)	NO. OF STOREYS	BUILDING HEIGHT (MT.)
1	S.C.O - 1	19.25	66	1270.500	141.167	1	1270.5	952.875	3811.50	3.00	3811.50	GROUND + 3	14.9
2	S.C.O'S - 2 - 34	16.5	66	1089.000	121.000	33	35937	26952.75	107811.00	3.00	107811.00	GROUND + 3	14.9
3	S.C.O. - 35 - 59	16.5	66	1089.000	121.000	25	27225	20418.75	81675.00	3.00	81675.00	GROUND + 3	14.9
4	S.C.O. 60	27.5	66	1815.000	201.667	1	1815	1361.25	5445.00	3.00	5445.00	GROUND + 3	14.9
5	S.C.O'S - 61 - 70	40	120	4800.000	533.333	10	48000	36000	144000.00	3.00	144000.00	GROUND + 3	14.9
6	S.C.O. - 71	40.5	120	4860.000	540.000	1	4860	3645	14580.00	3.00	14580.00	GROUND + 3	14.9
7	S.C.O. - 72	33	92.5	3052.500	339.167	1	3052.5	2289.375	9157.50	3.00	9157.50	GROUND + 3	14.9
8	S.C.O'S - 73 - 75	33	100	3300.000	366.667	3	9900	7425	29700.00	3.00	29700.00	GROUND + 3	14.9
9	S.C.O'S - 92 - 94	33	100	3300.000	366.667	3	9900	7425	29700.00	3.00	29700.00	GROUND + 3	14.9
	S.C.O. - 95	42	100	4200.000	466.667	1	4200	3150	12600.00	3.00	17490.00	GROUND + 3	14.9
	TOTAL					79	146160.00				438480.00		

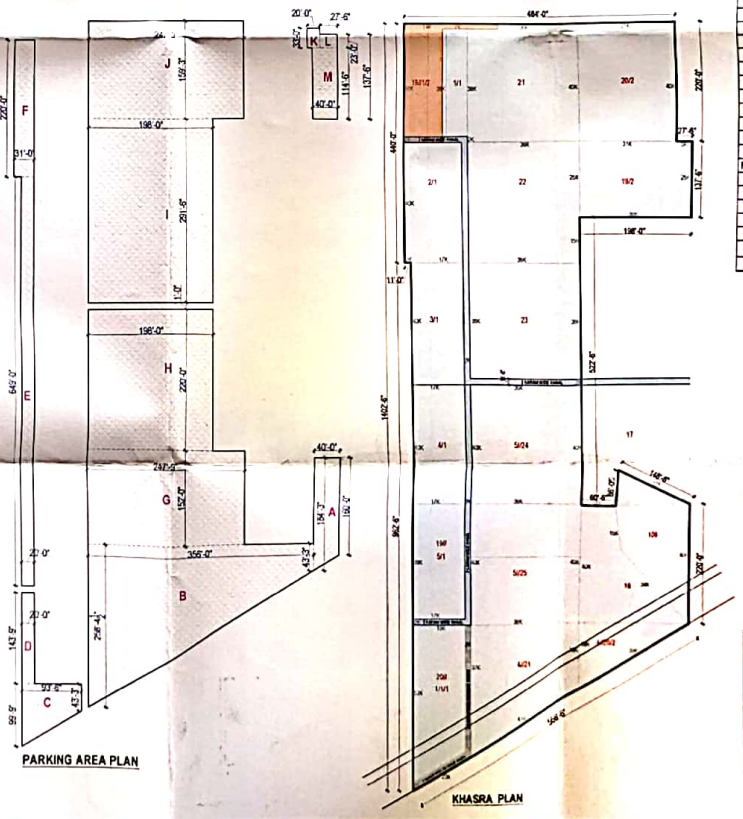
PROPOSED AREA

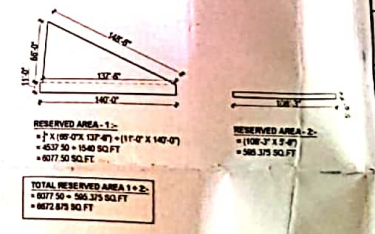
TOTAL AREA OF SCHEME

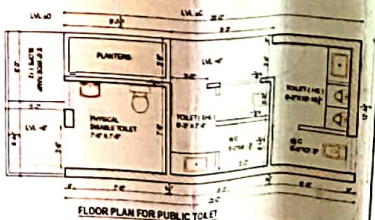
S.NO	TYPE	AREA IN SQ.FT.	PERCENTAGE
1	AREA UNDER ROAD WIDENING	29156.792	5.890%
2	COMMERCIAL PLOTS	146160	29.577%
3	UTILITIES :- WATER WORKS	2200	0.445%
4	DG SET & TRANSFORMER	2420	0.490%
5	SOLID WASTE MANAGEMENT	2160	0.437%
6	S.T.P.	2000	0.405%
7	RESERVED AREA	6672.875	1.350%
8	TOILET BLOCK	309.375	0.063%
9	AREA UNDER ROADS , OPEN SPACE AND PARKING	303133.222	61.343%
	TOTAL:	494162.064	100.00%

PARKING AREA DETAIL

S. NO	SHAPE		LENGHT	WIDTH	NO.	AREA SQ.FT.
A	1/2X(184'-3"+160'-0")X40'-0"				1	6908.000
B	1/2X(258'-4 1/2"+43'-3")X356'-0"				1	53091.250
C	1/2X(99'-9"+43'-3")X93'-6"				1	6918.250
D	RECTANGLE		20	141.75	1	2835.000
E	RECTANGLE		20	549	1	10980.000
F	RECTANGLE		31	220	1	6820.000
G	RECTANGLE		247.75	152	1	37676.000
H	RECTANGLE		198	220	1	43560.000
I	RECTANGLE		198	291.5	1	57717.000
J	RECTANGLE		247.75	159.25	1	39454.188
K	RECTANGLE		20	33	1	660.000
L	RECTANGLE		27.5	23	1	632.500
M	RECTANGLE		40	114.5	1	4580.000
						274196.188 (A)
MERCANTILE PARKING AREA DETAIL						
1	MERCANTILE PARKING		11.5	24.625	42	11893.875
						11893.875 (B)
	TOTAL PARKING AREA (A - B)					
	274196.188- 11893.875					262302.313 SQ.FT.
						24368.479 SQ.MT.
	24368.479/ 23					1059.499
					SAY	1059 ECS







LAYOUT PLAN FOR
VEER WALK
VEER COLONISERS & BUILDERS PVT. LTD.
AT VILLAGE KAMBOH (H.B. NO. 348)
AJNALA ROAD , TEHSIL & DIST. AMRITSAR

LEGEND :-

	SCHEME BOUNDARY
	COMMERCIAL PLOTS
5/24	KHASRA NOS
	KHASRA LINES
35	KARAMS (1 KARAM=5.6")
	REVENUE RASTA
	KHAAL
	OWNERSHIP OF LAND
	AREA UNDER CONSENT NOT TO BE SOLD
	PARKING
	PAVEMENT
	GREEN AREA
	S.T.P.
	SOLID WASTE MANAGEMENT
	E.G.S.
	WATER WORKS
	RESERVED AREA

NOTES

1. AS PER DIRECTION ISSUED BY DIRECTOR TOWN AND COUNTY PLANING PUNJAB VIDE LETTER NO. 1983-98 DATED 13-08-19 HE PROMOTER IS ALLOWED TO SELL ONLY THE AREA OF PLOT UNDER HIS OWNERSHIP SHOWN AS [ ] IN THE LAYOUT PLAN.
2. THE REMAINING AREA PRESENTLY UNDER CONSENT WOULD BE SOLD AS AND WHEN THE TITLE OF THE LAND IS ACQUIRED BY THE PROMOTER AFTER GETTING THE REQUISITE APPROVAL BY THE COMPETENT AUTHORITY
3. THE PLOT WHICH DOES NOT HAVE PROPER ACCESS FROM OWNERSHIP AREA AND PLOTS WHICH DOES NOT FULL OWNERSHIP SHOW AS [ ] SHALL NOT BE SOLD / ALLOTTED ETC. TILL THE ACQUISITION OF THE OWNERSHIP OF THIS LAND AND PRIOR APPROVAL FROM THE COMPETENT AUTHORITY
4. ALTHOUGH DUE CARE HAS BEEN TAKEN IN APPROVING THE LAYOUT PLAN AS PER TECHNICAL NORMS AND TITLE OF LAND, BUT THIS APPROVAL IS NOT PROVIDING ANY RIGHT TO THE PROMOTER TO VIOLATE THE RULES/GUIDELINES OF ANY OTHER ACTS/RULES AND ALSO NOT PROVIDE ANY RIGHT FOR ANY ILLEGAL SALE.

NOTE :-
S.C.O 'S NO 78 - 91 ARE NOT PART OF THE SCHEME

CLIENT

NORTH

ARCHITECT

CHG. NO. 01	CHECKED BY Ar. G.P. Kaushal	JOB NO. VATC/102
DEALT BY Ar. Jaspreet Kaur	SCALE	DATE 31-05-2025

TITLE :-
LAYOUT PLAN

THE CREATORS
architects.interior designers.planners, industrial designers.landscape architects. urban designers & valuers
F-15 , Centra Mall , Industrial Area , Phase-1
Chandigarh , phone 0172-4082078 , 4028720

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