

Regarding Amendment in approved layout plan of Residential Colony at Village Landran, Sector-113, S.A.S. Nagar of M/s Lark Projects Pvt. Limited (License No 11/2013).


Competent Authority-cum-Chief Administrator, GMADA had released the Layout Plan bearing Sheet no. 01 dated 24.07.2021 of residential colony situated at Village Landran, Sector-113, S.A.S. Nagar, vide letter bearing no. 612 dated 16.03.2022. Now the Promoter Company has requested the office of Competent Authority, GMADA, S.A.S. Nagar for approval of another Revised Layout Plan which was discussed and approved in the 21st meeting of Layout Plan Approval Committee under the Chairmanship of Chief Administrator, GMADA. Committee decided that public notice may be given before issuing revised layout plan, for the information of general public regarding the changes made by the promoter in the revised layout plan. The promoter has incorporated following amendments in the previous approved layout Plan of the project:-

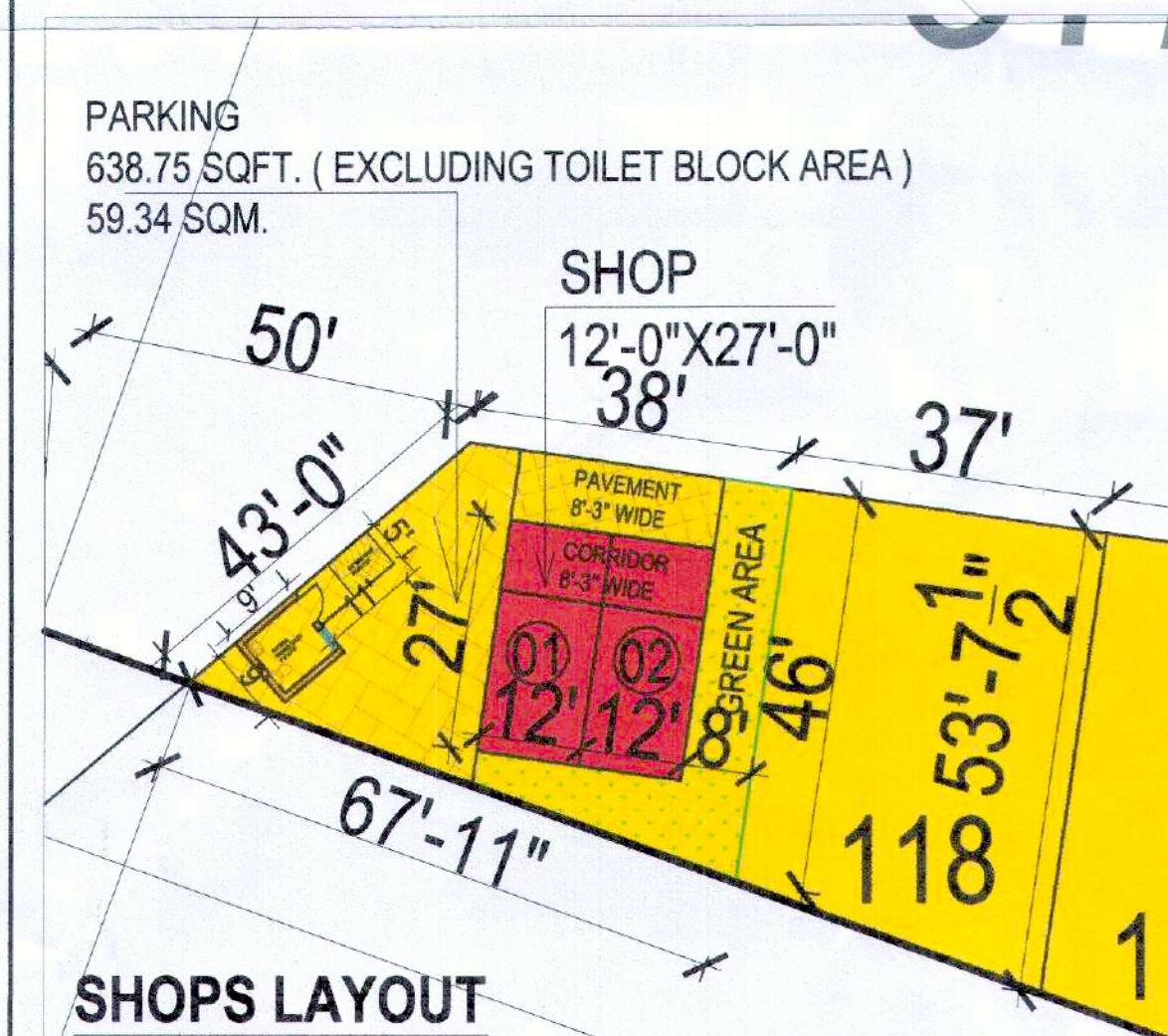
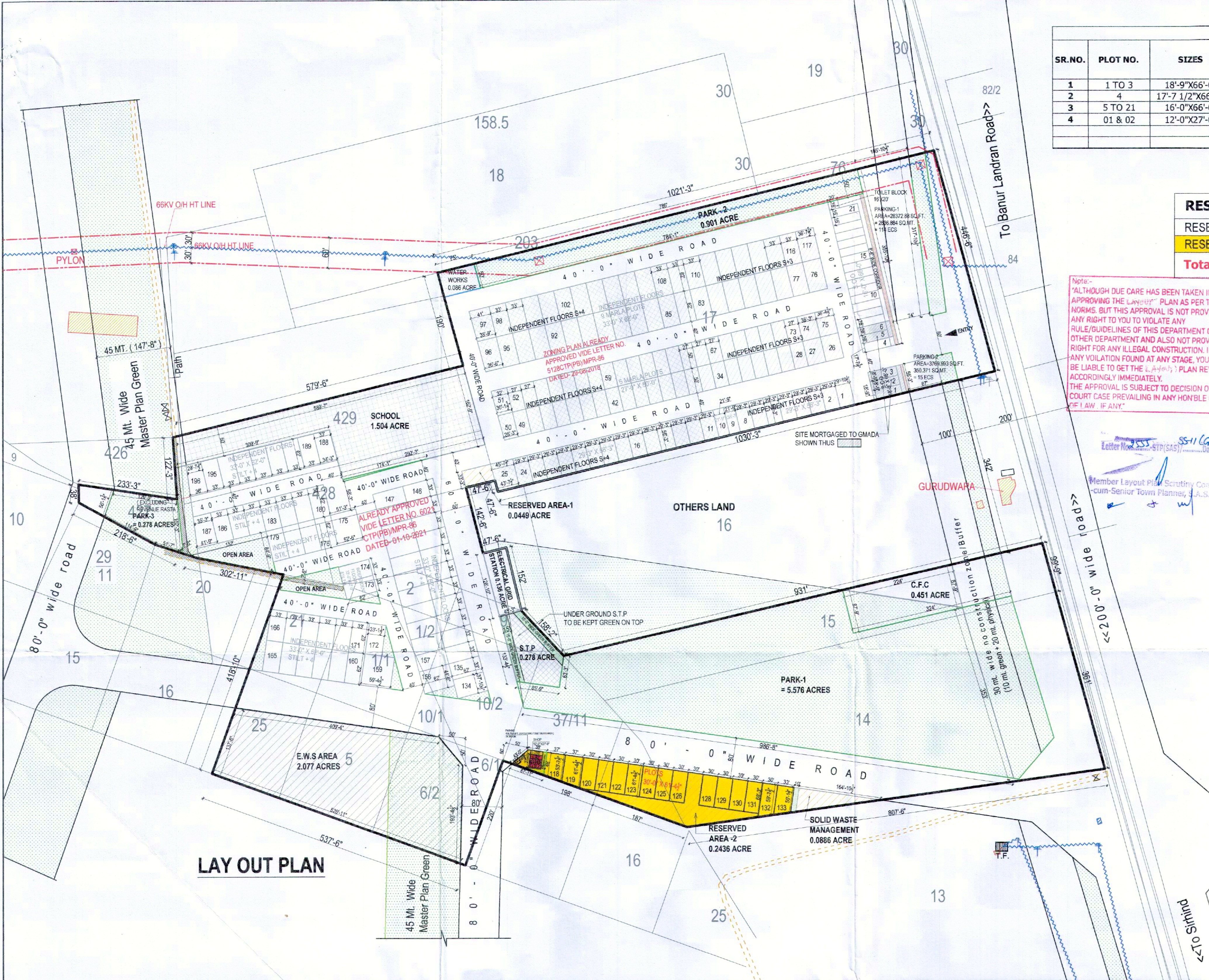
1. In the approved revised layout plan, plot no. 118-133, Reserve Area-2 & 3 has been re-planned and in this pocket Plot No. 118-126, Solid Waste Management Site and 2 nos Shops have been proposed. Also the size of Plot Nos. 128-133 have been decreased and plot no. 127 has been removed.

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 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 Revised layout plan has been uploaded on GMADA website 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.**



COMMERCIAL AREA DETAILS

SR. NO.	PLOT NO.	SIZES	AREA IN SQ.YDS.	NO. OF PLOTS	TOTAL AREA IN SQ.YDS.	TOTAL AREA IN SQ.MT.	F.A.R.	TOTAL COVD. AREA (SQ.MT.)	PARKING REQUIRED	PARKING PROVIDED
1	1 TO 3	18'-9"X66'-0"	137.5	3	412.5	345.027	3	1035.081	21 ECS	
2	4	17'-7 1/2"X66'-0"	129.25	1	129.25	108.108	3	324.324	7 ECS	129 ECS
3	5 TO 21	16'-0"X66'-0"	117.33	17	1994.61	1668.354	3	5005.062	101 ECS	
4	01 & 02	12'-0"X27'-0"	36	2	72	60.2	2	120.4	2.408 ECS	2.58 ECS
TOTAL:					2608.36			(0.5389 ACRE)		

RESERVED AREA

RESERVED-1	0.0449 Acs
RESERVED-2	0.2436 Acs
Total	0.2885 Acs

PARK AREA

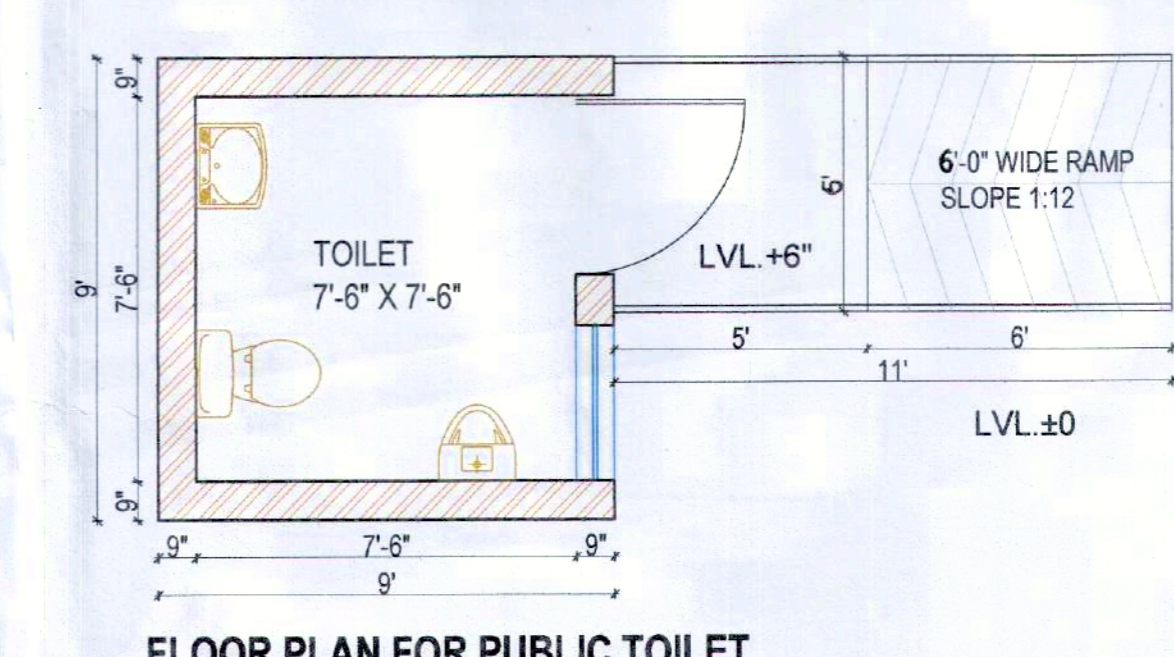
PARK-1	5.576 Acs
PARK-2	0.901 Acs
PARK-3	0.278 Acs
TOTAL	6.755 Acs

NOTE
PLOT NO. 127 NOT IN SCHEME.

NOTE: ALTHOUGH DUE CARE HAS BEEN TAKEN IN APPROVING THE LAYOUT 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 LAYOUT PLAN REVISED ACCORDINGLY IMMEDIATELY. THE APPROVAL IS SUBJECT TO DECISION OF ANY COURT CASE PREVAILING IN ANY HONBLE COURT OF LAW, IF ANY.

PLOT AREA DETAILS

Sl. No.	Plot No.	SIZES	AREA In Sq.Yds.	No. of Plots	Total Area in Sq.Yds.	
1	1	29'-10 1/2" X 56'-3"	186.718	1	186.718	
2	2-8	29'-3" X 56'-3"	182.812	7	1279.684	
3	9-10	21'-9" X 56'-3"	135.937	2	271.874	
4	11-24	29'-3" X 56'-3"	182.812	14	2559.368	
5	25	[(45'-7 1/2" + 43'-7 1/2")/2] x 56'-3"	278.906	1	278.906	
6	26	36'-4 1/2" X 50'-0"	202.083	1	202.083	
7	27	36'-3" X 50'-0"	201.388	1	201.388	
8	28-49	27'-0" X 50'-0"	150	22	3300	
9	50	[(28'-3" + 30'-1 1/2")/2] x 50'-0"	162.152	1	162.152	
10	51	[(32'-0" + 30'-1 1/2")/2] x 50'-0"	172.569	1	172.569	
11	52-73	27'-0" X 50'-0"	150	22	3300	
12	74	36'-3" X 50'-0"	201.388	1	201.388	
13	75	36'-4 1/2" X 50'-0"	202.083	1	202.083	
14	76	36'-7 1/2" X 62'-0"	252.305	1	252.305	
15	77-95	33'-0" X 62'-0"	227.333	19	4319.327	
16	96	[(36'-6" + 38'-9")/2] x 62'-0"	259.194	1	259.194	
17	97	[(41'-0" + 38'-9")/2] x 62'-0"	274.694	1	274.694	
18	98-116	33'-0" X 62'-0"	227.333	19	4319.327	
19	117	36'-7 1/2" X 62'-0"	252.305	1	252.305	
20	118	[(46'-0" + 53'-7 1/2")/2] x 37'-0"	204.784	1	204.784	
21	119	[(53'-7 1/2" + 61'-4 1/2")/2] x 37'-0"	236.388	1	236.388	
22	120-126	30'-0" X 61'-4 1/2"	204.583	7	1432.081	
23	128-131	30'-0" X 61'-4 1/2"	204.583	4	818.332	
24	132	[(68'-3" + 59'-7 1/2")/2] x 30'-0"	213.125	1	213.125	
25	133	[(59'-7 1/2" + 50'-1 1/2")/2] x 33'-0"	201.208	1	201.208	
26	134	37'-10 1/2" X 62'-0"	260.916	1	260.916	
27	135-157	33'-0" X 62'-0"	227.333	23	5228.659	
28	158	44'-6" X 62'-0"	306.555	1	306.555	
29	159	59'-4 1/2" X 62'-0"	409.027	1	409.027	
30	160-171	33'-0" X 62'-0"	227.333	12	2727.996	
31	172	33'-1 1/2" X 62'-0"	228.194	1	228.194	
32	173-174	33'-0" X 62'-0"	227.333	2	454.666	
33	175	[(52'-6" + 51'-3")/2] x 62'-0"	357.361	1	357.361	
34	176-186	33'-0" X 62'-0"	227.333	11	2500.663	
35	187	[(35'-3" + 41'-9")/2] x 62'-0"	265.222	1	265.222	
36	188	[(34'-3" + 33'-0")/2] x 62'-0"	231.638	1	231.638	
37	189-195	33'-0" X 62'-0"	227.333	7	1591.331	
38	196	[(36'-0" + 29'-7 1/2")/2] x 62'-0"	226.041	1	226.041	
TOTAL					195	39889.552
						8.2416 ACRES



REVISED LAYOUT PLAN FOR LARK PROJECTS PVT.LTD.
AT VILL. LANDRAN , SECTOR - 113
TEH. & DISTT. - S.A.S. NAGAR , PUNJAB

PROMOTERS :
LARK PROJECTS PVT. LTD.
OFFICE ADD- D-112, VIVEK VIHAR
NEW DELHI.

Area Statement :
Total land Area : 31.87 Acs.
CLU NOTIFICATION VIDE Memo NO.4039 = Area C.L.U. (26.87 Acres.)
CTP(PB)SP 432(M) DT. - 08.06.2011
&
CLU NOTIFICATION VIDE Memo NO.1439 = Area C.L.U. (5.00 Acres.)
CTP(PB)SP 432(M) DT. - 12.04.2012

AREA DETAIL

S.NO.	Type	Area in acres	%
1	AREA UNDER RESIDENTIAL PLOTTED	8.2416	25.860
2	AREA UNDER COMMERCIAL	0.5389	1.691
3	AREA UNDER SCHOOL	1.504	4.719
4	AREA UNDER PARK	6.755	21.195
5	AREA UNDER C.F.C.	0.451	1.415
6	AREA UNDER RESERVED AREA	0.2885	0.905
7	AREA UNDER E.W.S	2.077	6.517
8	AREA UNDER WATER WORKS	0.086	0.270
9	AREA UNDER E.G.S.	0.136	0.427
10	AREA UNDER S.T.P.	0.278	0.872
11	AREA UNDER SOLID WASTE		
11	MANAGEMENT	0.0886	0.278
12	ROAD , OPEN SPACE , PARKING ETC.	11.4254	35.850
Total Net Planned area		31.87	100.00

DETAIL OF SALEABLE AREA

COMMERCIAL AREA	0.5389 ACRE	1.691%
RESIDENTIAL AREA	8.2416 ACRE	25.86%
E.W.S. AREA	2.077 ACRE	6.517%
TOTAL SALEABLE AREA	10.8575 ACRE	34.068%

POPULATION CHART

SR.NO.	TYPE	PERSON
1.	RESIDENTIAL (@ 15 PERSON PER PLOT) 15 X 15 = 225	225
2.	INDEPENDENT FLOORS (STILT + 4) (@ 20 PERSON PER PLOT) 132 X 20 = 2640	2640
3.	INDEPENDENT FLOORS (STILT + 3) (@ 15 PERSON PER PLOT) 48 X 15 = 720	720
3.	E.W.S @ 400 PERSON PER ACS. = 2.077 X 400 = 831	831
4.	COMMERCIAL @ 100 PERSON PER ACS. = 0.5389 X 100 = 54	54
5.	EDUCATIONAL / PUBLIC BUILDINGS / SERVICES @ 100 PERSON PER ACS. = 2.5436 X 100 = 255	255
PROVIDED DENSITY		4725 (PERSONS)

DENSITY REQUIRED AS PER MASTER PLAN @ 200 PERSONS PER ACRE = 200 X 31.87 = 6374 PERSONS (PERMISSIBLE)

PROPOSED DENSITY = 4725 / 31.87 (ACRE) = 148.258 PERSONS PER ACRE

CLIENT: *Sajju An*

ARCHITECT: *THE CREATORS*

SHEET NO. 01 CHECKED BY Ar. C.P. Kaushal JOB NO. DATE 13-05-2024

DEALT BY Ar. Megha Singh SCALE DATE

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