



**GREATER MOHALI AREA DEVELOPMENT AUTHORITY,
PUDA BHAWAN, SECTOR-62, MOHALI**

PUBLIC NOTICE

Regarding revised Layout plan to set up a Commercial colony namely Aetro Square at village Tangori, Tehsil Mohali, District SAS nagar being developed by M/s Solty Infra.

Competent Authority-cum-Chief Administrator, GMADA had released the Layout Plan bearing Drg. no. 01 dated 12.09.2023 of Commercial colony of an area 4.00625 acres situated at village Tangori, Tehsil Mohali, District SAS nagar. Now the Promoter Company has requested the office of Competent Authority, GMADA, S.A.S. Nagar for approval of Revised Layout Plan which was discussed and approved in the 36th 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 technically approved revised layout plan Area of SCO nos. 9-42 has been changed. Area of SCO Nos. 9-39 has been changed from 16'-6" x 70' to 16'-6" x 76', SCO Nos. 40-41 from 22'-0" x 114'-2" to 22'-0" x 115' and SCO No. 42 from 22'-0" x 114'-2" to 21'-9" x 115'. An additional SCO no. 43 having area 21'-9" x 115' has been proposed.
2. In the technically approved layout plan Ground Coverage of SCO No. 9-43 has been changed from 100% to 75% and Service Road has been removed.
3. The location of Water Works, EGS and STP has been changed.

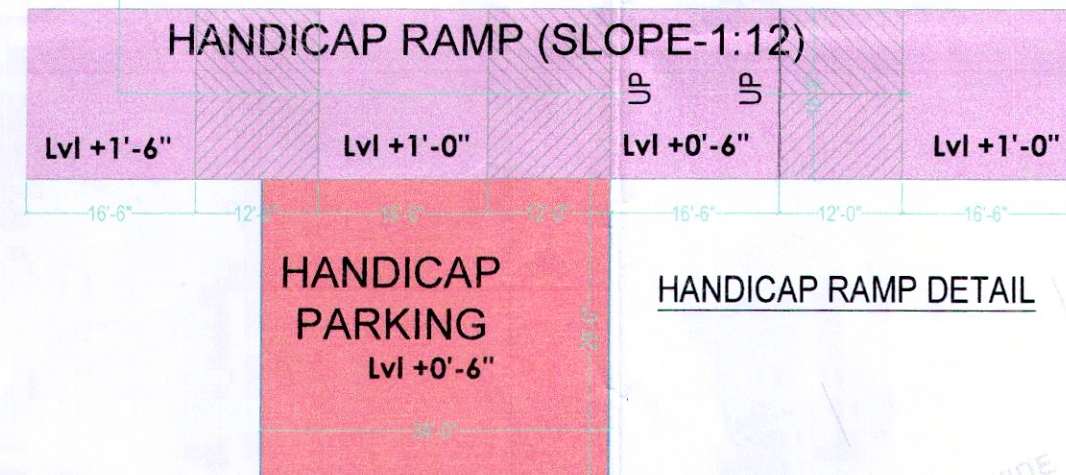
Because the promoter has incorporated certain amendments in the earlier approved layout Plan of the colony, therefore before approval of the revised layout plan, the interested persons in this colony may be informed about these amendments and asked to file their suggestions/ objections, if any in this 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 layout plan will be released to the promoter.


**Chief Administrator,
GMADA, S.A.S. Nagar.**

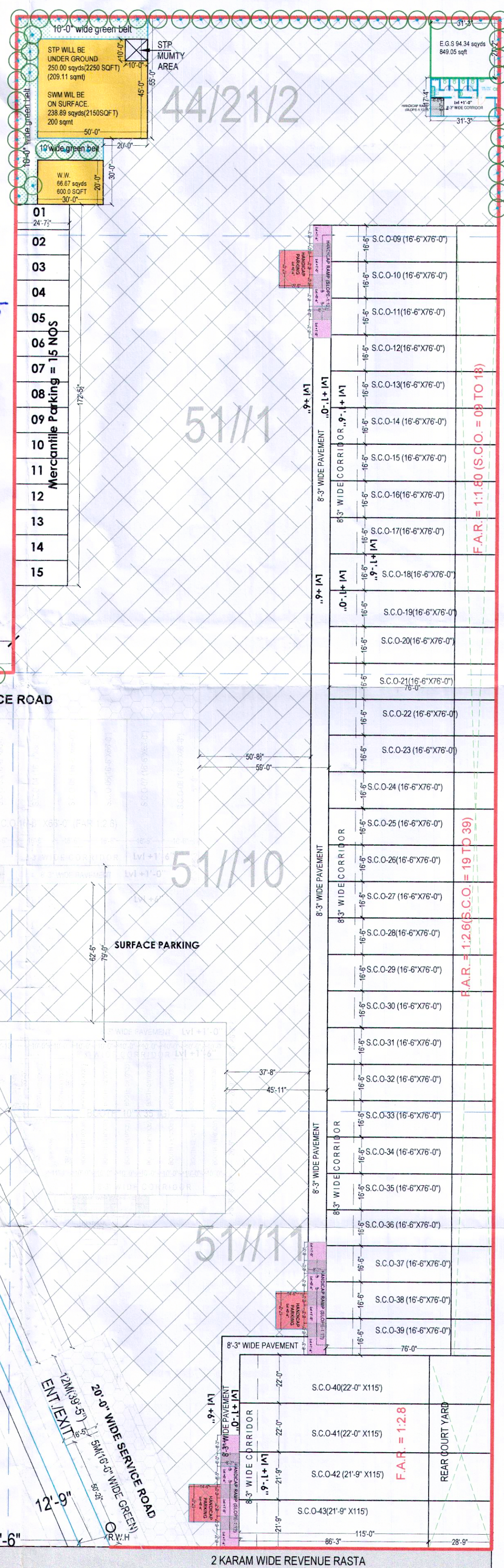
COVERED AREA CALCULATION & F.A.R. DETAIL											
S.R. NO.	PLOT NO.	SIZE IN SQFT	SITE AREA	GROUND COVERAGE @100% IN SQFT	NO. OF PLOTS	TOTAL GROUND COVERAGE IN SQFT	COVERED AREA ON 1ST FLOOR IN SQFT	COVERED AREA ON 2ND FLOOR IN SQFT	COVERED AREA ON 3RD FLOOR IN SQFT	TOTAL COVERED AREA IN SQFT	ACHIEVED F.A.R.
1	S.C.O. 01	as per p line	2414.66	2414.66	1	2414.66	2414.66	2414.66	1446.80	0.00	6276.12
2	S.C.O. 02 TO 08	16.50 X 76.00	1254.00	1254.00	7	8778.00	1254.00	1254.00	853.40	0.00	2831.40
3	S.C.O. 09 TO 18	16.50 X 76.00	1254.00	1254.00	10	12540.00	1254.00	1254.00	380.00	0.00	22610.00
4	S.C.O. 19 TO 39	16.50 X 76.00	1254.00	1254.00	21	19750.00	1254.00	1254.00	438.90	0.00	3260.40
5	S.C.O. 40 & 41	22.00 X 115.00	2530.00	2530.00	2	5060.00	1897.50	1897.50	1897.50	1391.50	7084.00
6	S.C.O. 42 & 43	21.75 X 115.00	2501.25	2501.25	2	5002.50	1875.94	1875.94	1875.94	1375.68	7003.49
7	SHOP - 01	as per p line	523.60	523.60	1	523.60	523.60	523.60	523.60	523.60	1.100
8	Booth 02 to 17	10.00 X 35.00	350.00	350.00	16	5600.00	350.00	350.00	350.00	350.00	1.100
9	SHOP - 19	as per p line	672.62	672.62	1	672.62	672.62	672.62	672.62	672.62	1.100
											61
											53536.26
											61
											152147.53



HANDICAP RAMP DETAIL

Letter No. 43/STP(SAS)/2023/23/12/2023
Member Layout Plan Scrutiny Committee
cum-Senior Town Planner, S.A.S. Nagar

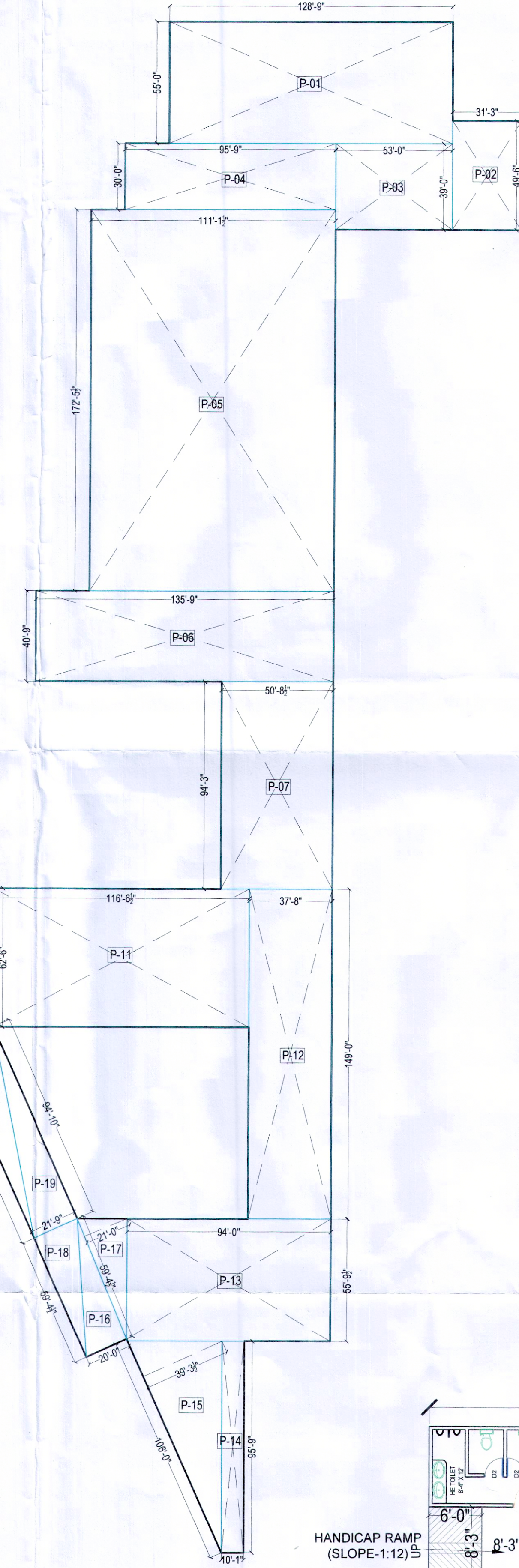
OTHERS LAND
220'-0" [40.0KR]



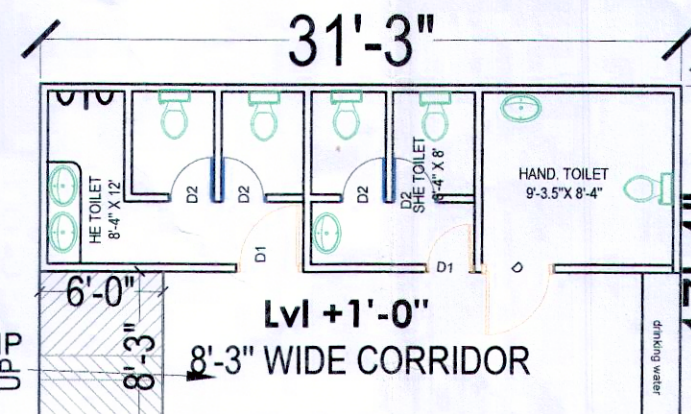
297'-0" [54.0KR]

198'-0" [36.0KR]

198'-0" [36.0KR]



HANDICAP RAMP (SLOPE: 1:12)



Note - S.C.O. no. 43 shall be approved without Basement.

SPECIAL NOTE: Although due care has been taken in approving the Layout Plan as per technical norms & title of land, but this approval is not providing any right to you to violate any Rules/Guidelines of this department or any other department & also not providing any right for any illegal construction. In case any violation found of any stage, you shall be liable to get the Layout Plan revised accordingly immediately.
This approval is subjected to decision of any court case prevailing in any honorable Court of Law, if any.

PROJECT AREA STATEMENT				
S.NO.	PARTICULARS	IN ACRES	IN SQFT	REMARKS
1	TOTAL AREA OF THE PROJECT	4.006	174515.250	32K-1M
2	PERMISSIBLE GROUND COVERAGE	78531.863	45.00 %	
3	ACHIEVED GROUND COVERAGE	1.229	53536.26	30.68 %
4	PERMISSIBLE BASE FAR		325401.688	1.1.75
5	ACHIEVED FAR		152147.53	1.0.87
6	REQUIRED PARKING (@2ECS/100 SQM)			283 ECS
7	PROPOSED PARKING			283 ECS
8	REQUIRED MERCANTILE PARKING		152147.53	14.14 PLATFORM
9	PROPOSED MERCANTILE PARKING		4236.750	15 PLATFORM
10	AREA UNDER COMMON SERVICES	0.097	4240.613	
	AREA UNDER TOILET BLOCK		541.563	
	AREA UNDER ELECT. SPACE		849.050	
	AREA UNDER SWMMRF & UG STP		2250.000	
	AREA UNDER WATER WORKS SITE		600.000	
11	PARKING & OTHER COMMON AREAS	2.680	116738.383	
12	REQUIRED TREES (@1 TREE/225 SQM)			62.84 TREES
13	PROPOSED TREES			63.00 TREES

SURFACE PARKING DETAIL				
S.R. NO.	DIMENSIONS	AREA		
P- 01	128.750 X 55.000	X 1.000	=	7081.250 SQFT
P- 02	31.250 X 49.500	X 1.000	=	1546.875 SQFT
P- 03	53.000 X 39.000	X 1.000	=	2067.000 SQFT
P- 04	95.750 X 30.000	X 1.000	=	2872.500 SQFT
P- 05	111.125 X 172.458	X 1.000	=	19164.395 SQFT
P- 06	135.750 X 40.750	X 1.000	=	5531.813 SQFT
P- 07	50.708 X 94.250	X 1.000	=	4779.229 SQFT
P- 08	31.000 X 23.708	X 0.500	=	367.474 SQFT
P- 09	62.500 X 19.000	X 0.500	=	593.750 SQFT
P- 10	42.542 X 20.000	X 0.500	=	425.420 SQFT
P- 11	116.542 X 62.500	X 1.000	=	7283.875 SQFT
P- 12	37.667 X 149.000	X 1.000	=	5612.383 SQFT
P- 13	94.000 X 55.792	X 1.000	=	5244.448 SQFT
P- 14	10.083 X 95.750	X 1.000	=	965.447 SQFT
P- 15	106.000 X 39.292	X 0.500	=	2082.476 SQFT
P- 16	59.375 X 20.000	X 0.500	=	593.750 SQFT
P- 17	59.375 X 21.000	X 0.500	=	623.438 SQFT
P- 18	59.375 X 21.750	X 0.500	=	645.703 SQFT
P- 19	94.833 X 21.750	X 0.500	=	1031.309 SQFT
P- 20	137.330 X 21.750	X 0.500	=	1493.464 SQFT
TOTAL				= 70005.998 SQFT
				6503.776 SQMT
				282.773 ECS
				282.773 E.C.S.

TREE PLANTATION DETAILS:-				
1 TREE FOR EVERY 225 SQMT. COVERED AREA (AS PER PUDA BUILDING RULES)				
=	152147.53 SQFT			
=	14140.105 SQMT			
=	62.84 TREES			
SAY 63 TREES				

PARKING DETAILS:-				
REQUIRED E.C.S. DETAILS				
TOTAL COVERED AREA	=	152147.53	SQFT	
	=	14134.85	SQMT	
14134.85/100*2	=	282.697	E.C.S.	
PROVIDED E.C.S. DETAILS				
	=	70006.00	SQFT	
	=	6503.776	SQMT	
6503.776/23	=	282.773	E.C.S.	
MERCANTILE PARKING DETAILS:-				
MERCANTILE PARKING	=	152147.53	SQFT	
REQUIRED (1 @ 1000 SQM)	=	14140.10	SQMT.	
	=	14.14	NOS	
MERCANTILE PARKING ACHIEVED	=	SAY 15 TRUCK SPACE		

PROJECT:- "SOLTY INFRA"

REVISED COMMERCIAL LAYOUT PLAN,
SITUATED AT VILLAGE TANGORH(B. NO. 278)
TEHSIL MOHALI, DISTT. S.A.S. NAGAR

CLU APPROVED FOR AN AREA MEASURING
4.00625 ACRES VIDE LETTER NO-31
DTP (SAS NAGAR)/DATED 13.01.2023

DEVELOPER:-
M/S SOLTY INFRA

TITLE:-
REVISED LAYOUT PLAN

ARCHITECT
Ar. Tripti Girdhar
CA/2009 44080

OWNER
FOR SOLTY INFRA
Hauth. Sig./Partner

Drawn:
Choreaji makkar

Date: 11.02.2026

Arête
DESIGN STUDIO
ARCHITECTS/INTERIOR DESIGNERS & LANDSCAPE ARCHITECTS
803/205/201, THIRD FLOOR, SEC. 34A, CHANDIGARH
EMAIL: araretedesignstudio@gmail.com

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SCALE : 1:1000

DRG. NO.-01