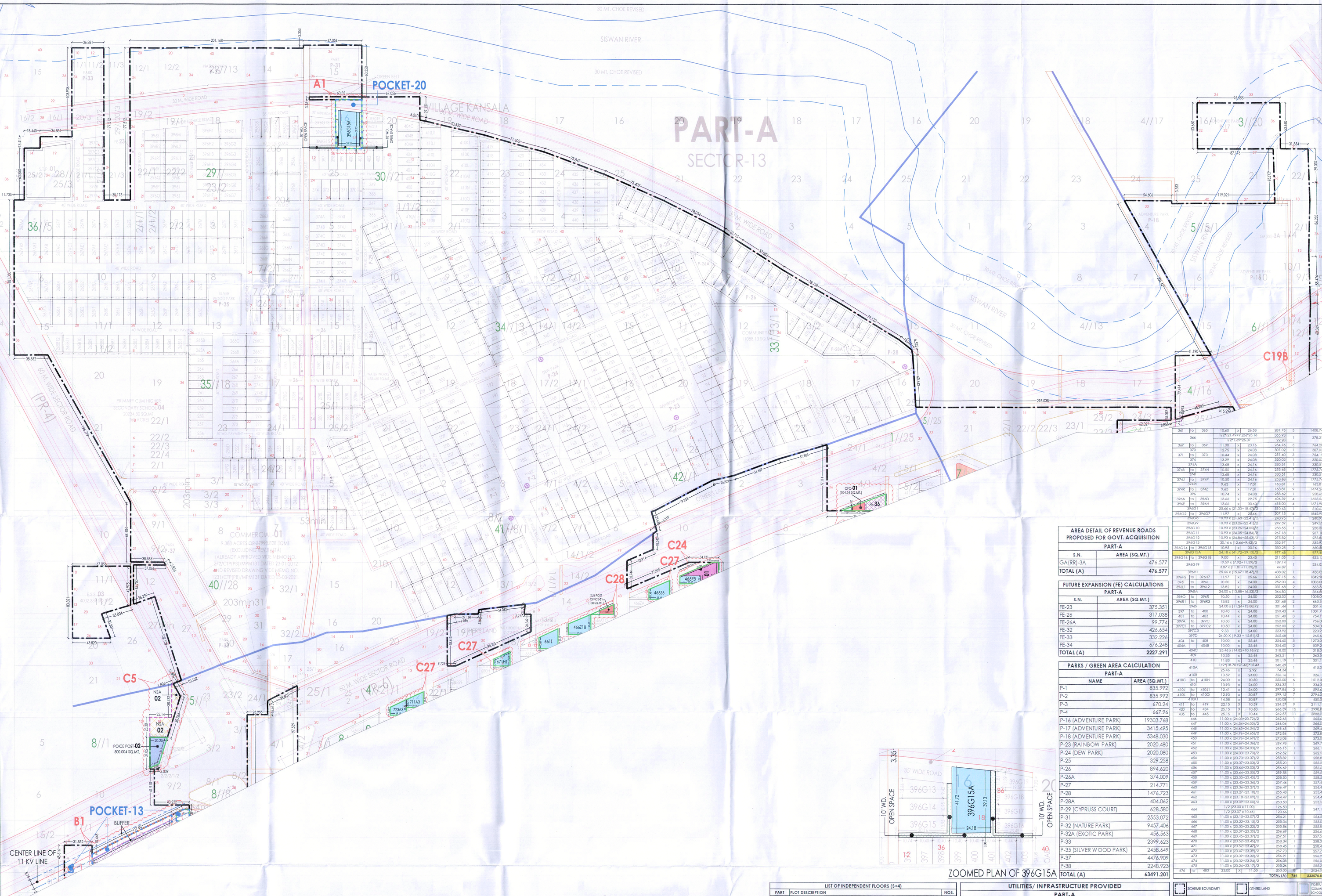


RESIDENTIAL PLOTTED AREA CALCULATION

PART-A

PLOT NO.	SIZE LENGTH	x	WIDTH	AREA / EACH PLOT	TOTAL NO.	TOTAL AREA (SQ.MT.)
1	1/2*(29.95+16.32)*42.86			991.57	1	991.57
2	13.66 X (43+42.00) / 2			580.75	1	580.75
3	13.66 X (42.00+41.06) / 2			567.50	1	567.50
4	13.66 X (41.06+40.11) / 2			554.32	1	554.32
5	13.66 X (40.11+39.39) / 2			542.92	1	542.92
6	13.66 X (39.39+38.71) / 2			533.42	1	533.42
7	13.66 X (38.71+38.03) / 2			524.13	1	524.13
8	16.73 x (34.79+31.76)*2			556.69	1	556.69
9	13.66 x (31.76+29.62)*2			419.23	1	419.23
10	13.66 x (29.62+27.72)*2			391.63	1	391.63
11	13.66 x (27.72+26.06)*2			367.32	1	367.32
12	13.66 x (26.06+24.64)*2			346.28	1	346.28
13	13.66 x (24.64+23.46)*2			328.52	1	328.52
14	13.66 x (23.46+22.52)*2			314.04	1	314.04
15	13.66 x (22.52+21.81)*2			302.77	1	302.77
16	13.66 x (21.81+21.34)*2			294.71	1	294.71
17	13.66 x (21.34+21.10)*2			289.87	1	289.87
18	13.66 x (21.09+21.10)*2			288.16	1	288.16
19	13.66 x (21.09+21.33)*2			289.73	1	289.73
20	13.66 x (21.33+21.79)*2			294.51	1	294.51
21	13.66 x (21.79+22.56)*2			302.50	1	302.50
22	13.66 x (22.56+23.43)*2			313.70	1	313.70
23	13.93 x (23.43+24.65)*2			334.76	1	334.76
24 to 29	12.20	x	34.25	417.85	6	2507.10
30	13.27	x	34.25	454.50	1	454.50
31	19.57	x	34.25	670.27	1	670.27
32	1/2*(33.83+33.42)*14.30			480.84	1	480.84
33	1/2*(34.18+33.83)*11.89			404.32	1	404.32
34	1/2*(34.18+34.56)*13.31			457.46	1	457.46
35	1/2*(34.56+34.94)*13.31			462.52	1	462.52
35A	1/2*(34.94+35.33)*13.31			467.65	1	467.65
35B	1/2*(35.33+35.71)*13.31			472.77	1	472.77
35C	1/2*(35.71+36.10)*13.31			477.90	1	477.90
35D	1/2*(36.10+36.48)*12.20			442.56	1	442.56
35E	12.20 x (36.45+36.78)*2			446.70	1	446.70
35F	12.20 x (36.78+37.15)*2			450.97	1	450.97
35G	12.20 x (37.15+37.50)*2			453.37	1	453.37
36	12.20 x (37.50+37.86)*2			459.70	1	459.70
48	1/2*(32.65+32.55)*14.25			464.55	1	464.55
49	1/2*(32.79+32.65)*14.19			464.30	1	464.30
50	1/2*(33.01+32.79)*14.11			464.22	1	464.22
50A	1/2*(33.07+33.01)*14.06			464.54	1	464.54
50B	1/2*(33.39+33.29)*14.00			464.52	1	464.52
51	1/2*(33.43+33.29)*13.92			464.37	1	464.37
52	1/2*(33.60+33.43)*13.86			464.52	1	464.52
53	1/2*(33.76+33.60)*13.79			464.45	1	464.45
54	1/2*(33.89+33.76)*13.73			464.42	1	464.42
55	1/2*(34.01+33.89)*12.31			417.92	1	417.92
56	13.27	x	34.25	454.50	1	454.50
57 to 62	12.20	x	34.25	417.85	6	2507.10
63	13.93	x	30.76	428.49	1	428.49
64 to 77	13.66	x	30.76	420.18	14	5882.54
78	16.73	x	30.76	514.61	1	514.61
83 to 91	11.40	x	22.15	252.51	9	2272.59
91A to 91C	11.40	x	22.15	252.51	3	757.53
92 to 101	11.40	x	22.15	252.51	10	2525.10
101A to 101B	11.40	x	22.15	252.51	2	505.02
106 to 112	11.40	x	22.15	252.51	7	1767.57
124	11.40	x	22.15	252.51	1	252.51
117 to 156	11.40	x	22.15	252.51	40	10100.40
161 to 168	11.40	x	22.15	252.51	8	2020.08
173 to 184	11.40	x	22.15	252.51	12	3030.12
185 to 191	13.66	x	30.60	418.00	7	2925.97
192	13.66	x	30.60	424.12	1	424.12
193 to 199	13.66	x	30.60	418.00	7	2925.97
200	13.86	x	30.60	424.12	1	424.12
201 to 243	11.40	x	22.15	252.51	43	10857.93
244	13.72	x	22.15	303.90	1	303.90
244A	10.00	x	22.15	221.50	1	221.50
244B	11.40	x	22.15	252.51	1	252.51
245	10.96	x	22.15	242.76	1	242.76
245A	10.96	x	22.15	242.76	1	242.76
246	11.40	x	22.15	252.51	1	252.51
246A to 246D	11.40	x	22.15	252.51	4	1010.04
246F to 246L	11.40	x	22.15	252.51	7	1767.57
246M to 246O	10.75	x	23.47	252.30	3	756.91
246P	23.47 x (21.50+11.09)*2			382.44	1	382.44
246Q to 246V	10.75	x	23.47	252.30	6	1513.80
247	10.75	x	23.47	252.30	1	252.30
248 to 249	10.75	x	23.47	252.30	2	504.61
249A to 249G	10.75	x	23.47	252.30	4	1009.21
249K to 249O	9.23	x	23.47	211.93	3	635.80
251	13.22	x	23.47	310.27	1	310.27
252 to 254	10.75	x	23.47	252.30	3	756.91
255	13.21	x	23.47	310.04	1	310.04
255B to 255D	10.97	x	23.47	257.47	3	772.40
256	12.22	x	27.53	336.42	1	336.42
257 to 264	9.20	x	27.53	253.28	8	2026.21
265	11.42	x	27.53	314.39	1	314.39
265A to 265B	11.64	x	27.53	320.45	2	640.90
265B1 to 265B11	13.66	x	19.78	270.19	11	2972.16
265B12	1/2*(18.29+7.13)*19.78			231.40	1	231.40
265C to 265K	13.66	x	29.40	401.60	9	3614.44
265L to 265L4	13.66	x	29.40	401.60	4	1606.42
396A to 396D	13.66	x	29.75	406.39	4	1625.54
396E to 396H	13.66	x	30.60	418.00	4	1672.00
396G1	25.66 x (1.35+18.49)*2			510.63	1	510.63
396G2 to 396G7	11.97	x	28.66	307.15	6	1842.90
396G8	10.93 x (21.48+22.41)*2			240.95	1	240.95
396G9	10.93 x (23.26+22.41)*2			249.59	1	249.59
396G10	10.93 x (23.26+24.00)*2			256.55	1	256.55
396G11	10.93 x (24.00+24.84)*2			267.18	1	267.18
396G12	10.93 x (24.84+25.63)*2			275.82	1	275.82
396G13	30.16 x (12.66+9.48)*2			332.97	1	332.97
396G14 to 396G15	10.95	x	30.16	330.25	2	660.50
396G15A	24.18 x (41.72+39.13)/2			977.48	1	977.48
396G16 to 396G18	9.00	x	23.45	211.05	3	633.15
396G19	19.59 x (7.92+11.39)*2			189.14	1	
	3.87 x (11.81+11.39)/2			44.89	1	234.03
396H1	25.66 x (15.67+18.49)/2			438.02	1	438.02
396H2 to 396H7	11.97	x	25.66	307.15	6	1842.90
396I to 396L	10.50	x	24.00	252.00	4	1008.00
396L1 to 396L2	13.82	x	24.00	331.68	2	663.36
396M	24.00 x (13.35+16.50)/2			364.82	1	364.82
396O to 396R	10.50	x	24.00	252.00	4	1008.00
396R1 to 396R2	13.82	x	24.00	331.68	2	663.36
396R	24.00 x (11.24+13.88)/2			301.44	1	301.44
397 to 400	10.40	x	24.08	250.43	4	1001.73
401 to 403	10.44	x	24.08	251.40	3	754.19
397A to 397C	10.50	x	24.00	252.00	3	756.00
397C1 to 397C2	10.50	x	24.00	252.00	2	504.00
397C3	9.33	x	24.00	223.92	1	223.92
397D	24.00 X (9.33 + 12.81)/2			265.68	1	265.68
404 to 408	10.00	x	25.46	254.60	5	1273.00
404A to 404B	10.00	x	25.46	254.60	2	509.20
404C	25.46 x (14.82+10.16)/2			318.00	1	318.00
409	10.35	x	25.46	263.51	1	263.51
410	11.83	x	25.46	301.19	1	301.19
410A	1/2*(18.70+25.46)*15.43			340.69	1	415.04
	25.46	x	2.92	74.34		
410B	13.59	x	24.00	326.16	1	326.16
410C to 410H	24.00	x	10.50	252.00	6	1512.00
410I	13.93	x	24.00	334.32	1	334.32
410J1 to 410J1	12.41	x	24.00	297.84	2	595.68
410K to 410Q	12.93	x	30.87	399.15	7	2794.04
410K1	14.58	x	30.87	450.08	1	450.08
413 to 419	22.15	x	10.59	234.59	9	2111.72
420 to 434	25.15	x	10.60	266.59	15	3998.85
435 to 445	25.15	x	10.44	262.57	11	2888.21
446	11.00 x (24.03+23.72)/2			262.63	1	262.63
447	11.00 x (24.34+24.03)/2			264.04	1	264.04
448	11.00 x (24.65+24.34)/2			269.45	1	269.45
449	11.00 x (24.96+24.65)/2			272.86	1	272.86
450	11.00 x (24.96+24.69)/2			273.08	1	273.08
451	11.00 x (24.69+24.36)/2			269.78	1	269.78
452	11.00 x (24.36+24.03)/2			266.15	1	266.15
453	11.00 x (24.03+23.70)/2			262.52	1	262.52
454	11.00 x (23.70+23.37)/2			258.89	1	258.89
455	11.00 x (23.37+23.03)/2			255.20	1	255.20
456	11.00 x (23.64+23.03)/2			256.69	1	256.69
457	11.00 x (23.64+23.55)/2			259.55	1	259.55
458	11.00 x (23.55+23.45)/2			258.50	1	258.50
459	11.00 x (23.45+23.36)/2			257.46	1	257.46
460	11.00 x (23.36+23.27)/2			256.47	1	256.47
461	11.00 x (23.27+23.18)/2			255.48	1	255.48
462	11.00 x (23.18+23.09)/2			254.49	1	254.49
463	11.00 x (23.09+23.00)/2			253.50	1	253.50
464	1/2 (23.00 x 11.00)			126.50	1	247.16
	1/2 (23.07 x 10.46)			120.66	1	
465	11.00 x (23.15+23.09)/2			254.21	1	254.21
466	11.00 x (23.22+23.15)/2			255.04	1	255.04
467	11.00 x (23.30+23.22)/2			255.86	1	255.86
468	11.00 x (23.37+23.30)/2			256.69	1	256.69
469	11.00 x (23.45+23.37)/2			257.51	1	257.51
470	11.00 x (23.52+23.45)/2			258.34	1	258.34
471	11.00 x (23.52+23.47)/2			258.42	1	258.42
472	11.00 x (23.47+23.39)/2			257.73	1	257.73
473	11.00 x (23.39+23.32)/2			256.91	1	256.91
474	11.00 x (23.32+23.24)/2			256.08	1	256.08
475	11.00 x (23.24+23.17)/2			255.26	1	255.26
476 to 483	23.00	x	11.00	253.00	8	2024.00
				TOTAL (A)	764	233070.83

AREA DETAIL OF REVENUE ROADS PROPOSED FOR GOVT. ACQUISITION

PART-A

S.N.	AREA (SQ.MT.)
GA(RR)-3A	476.577
TOTAL (A)	476.577

FUTURE EXPANSION (FE) CALCULATIONS

PART-A

S.N.	AREA (SQ.MT.)
FE-23	375.351
FE-26	317.038
FE-26A	99.774
FE-32	426.654
FE-33	332.226
FE-34	676.248
TOTAL (A)	2227.291

PARKS / GREEN AREA CALCULATION

PART-A

NAME	AREA (SQ.MT.)
P-1	835.992
P-2	835.992
P-3	670.24
P-4	667.96
P-16 (ADVENTURE PARK)	19303.768
P-17 (ADVENTURE PARK)	3415.495
P-18 (ADVENTURE PARK)	5348.030
P-23 (RAINBOW PARK)	2020.480
P-24 (DEW PARK)	2020.080
P-25	329.258
P-26	894.620
P-26A	374.009
P-27	214.771
P-28	1476.723
P-28A	404.062
P-29 (CYPRUSS COURT)	628.580
P-31	2553.072
P-32 (NATURE PARK)	9457.406
P-32A (EXOTIC PARK)	456.563
P-33	2399.623
P-35 (SILVER WOOD PARK)	2458.649
P-37	4476.909
P-38	2248.923
TOTAL (A)	63491.201

UTILITIES/ INFRASTRUCTURE PROVIDED

PART-A

S.N.	DESCRIPTION	AREA ACRES	AREA SQ.MT.
1	S.T.P.-1	0.893	3612.179
2	WATER WORKS	0.355	1438.460
3	OHT/UGT-1	0.056	225.000
4	E.S.S. -3	0.989	4002.339
5	SPACE FOR SWM-1	0.033	133.123
	TOTAL (A)	2.326	9411.101

AMENITIES PROVIDED

PART-A

S.N.	DESCRIPTION	AREA ACRES	AREA SQ.MT.
1	COMMUNITY-01	2.733	11058.130
2	PRIMARY CUM HIGHER SECONDARY SCHOOL-04 (INTEGRATED SCHOOL)	5.000	20234.300
3	POLICE POST-02	0.124	500.004
	TOTAL (A)	7.856	31792.434

LIST OF INDEPENDENT FLOORS (S+4)

PART	PLOT DESCRIPTION	NOS.
A	249E, 249F, 249G, 255B, 255C, 255D, 357Z, 357ZA, 357ZB, 357ZC, 374U, 374V, 396GB, 396G9, 396G10, 396G11, 396G12, 396G13, 396G14, 396G15, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483	93
	NEW FLOORS	
	396G15A	1
	TOTAL	94

LIST OF VILLAS

PART	PLOT DESCRIPTION	NOS.
A	4, 9, 58, 61, 91, 91-A, 91-B, 91-C, 97, 99, 101, 101-A, 101-B, 109, 112, 112A, 124, 162, 198, 266N, 266O, 312, 314, 315, 318A, 318-B, 319, 339A, 339B, 339E, 339F, 355A, 355B, 355C, 357A, 357B, 357E, 357F, 357G, 357H, 357I, 357J, 357K, 357M, 357N, 357O, 357P, 357Q, 357R, 374I, 374J, 374K, 374L, 374M, 374N, 374O, 374P, 182, 236, 292, 254, 299A, 299B, 32, 33, 34, 35, 35A, 35B, 35C, 48, 49, 50, 50A, 50B, 51, 52, 53, 54, 265B1, 265B2, 265B3, 265B4, 265B5, 265B6, 265B7, 265B8, 265B9, 265B10, 265B11, 265B12	91

COMMERCIAL SALEABLE AREA CALCULATION

PART	DESCRIPTION	PLOT AREA SQ.MT.	SHOP NOS.	QUANTITY NOS.	SIZE WIDTH	SIZE LENGTH	AREA (EACH UNIT)	TOTAL AREA SQ.MT.	TOTAL SALEABLE AREA SQ.MT.
A	COMMERCIAL-1 (ALREADY APPROVED)	38753.758	Total Land					38753.758	
			Area under Revenue rasta (0.1965 Acres)					759.930	37993.828
			Net saleable for commercial-1 (9.3446 Acres.)					37993.828	
							TOTAL SALEABLE AREA (A)		37993.828

APPROVED
Vide Letter No. 3596-STP(SAS)/SS-II Dated 31-4-2025
Senior Town Planner
S.A.S. Nagar

NOTES :
1. PLOTS FALLING WITHIN LAND POOLING AGREEMENT AND DEVELOPMENT AGREEMENT SHALL BE ALLOTTED ONLY TO THE OWNER OF THE LAND POOLING / DEVELOPMENT AGREEMENT AS PER THE TERMS & CONDITIONS OF LAND POOLING / DEVELOPMENT AGREEMENT.
2. THE PROMOTER / COMPANY SHALL ENSURE TO PURCHASE THE OWNERSHIP OF THE LAND UNDER LAND POOLING / DEVELOPMENT AGREEMENT BEFORE TRANSFERRING THEM TO THE LAND OWNERS, IF LEGALLY REQUIRED TO DO SO, AS PER THE GUIDELINES OF THE REVENUE DEPARTMENT.
3. 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/ENTREPRENEUR TO VIOLATE ANY RULES / GUIDELINES OF THIS DEPARTMENT OR ANY OTHER DEPARTMENT AND ALSO NOT PROVIDE ANY RIGHT FOR ANY ILLEGAL CONSTRUCTION/SALE/DEVELOPMENT. IN CASE ANY VIOLATION FOUND AT ANY STAGE, YOU SHALL BE LIABLE TO GET THE LAYOUT PLAN REVISED ACCORDINGLY IMMEDIATELY.
4. THE HIGHLIGHTED AREA IS ONLY BEING APPROVED NOW. THE REMAINING DIMMED AREA HAS ALREADY BEEN APPROVED EARLIER. (TO BE READ WITH EARLIER APPROVED PLANS)
5. THE COMPANY SHALL BE SOLE RESPONSIBLE FOR THE PROJECT BOUNDARY / OWNERSHIP / DEVELOPMENT AGREEMENTS / CONSENTS MARKED ON THE LAYOUT PLAN.

SCHEME BOUNDARY	OTHERS LAND
FUTURE EXPANSION	PARKS
HEALTH CENTRE & DISPENSARY	EWS
GOVT. ACQUISITION (CRICAL GAPS)	RELIGIOUS BUILDING
AREA NOT IN SCHEME	OPEN SPACES
REVENUE RASTA PROPOSED FOR GOVT. ACQUISITION	S+4 INDEPENDENT FLOORS
ROAD	REVENUE ROAD
VILLAS	COMMERCIAL PARKING
LAND UNDER ATS/CONSENT (NOT TO BE SOLD TO OWNERSHIP ATTAINED IN THE NAME OF DEVELOPER COMPANY)	NEW LAND ADDED (NEW CLU)
INSTITUTIONS & COMMUNITY (COMMUNITY CENTRE SCHOOL, CRECHE, POLICE POST)	
COMMERCIAL	
UTILITIES (STP, ESS, WATER WORKS, OHT/UGT)	
GROUP HOUSING PLOTS	
PLOT HYPOTHICATED TO GMADA / NOT TO BE SOLD	
VILLA GE BOUNDARY	
LAND UNDER POOLING / DEVELOPMENT AGREEMENT	
LAND UNDER OWNERSHIP	

NORTH

PROJECT:- INTERGRATED RESIDENTIAL TOWNSHIP SITUATED IN NEW CHANDIGARH MASTER PLAN DISTT SAS NAGAR

DEVELOPER:-Omaxe New Chandigarh Developers Pvt. Ltd.
Corp office:- 10, LSC Kalkaji
New Delhi-110019

DRAWING TITLE:- REVISED LAYOUT PLAN (PART A)

DRG.No. : ML-02 DATE : 26-05-2025

SCALE : REV :

Apurba Borah
Regd. Architect
CA/2013/61618
DESIGNER :

DEVELOPER :