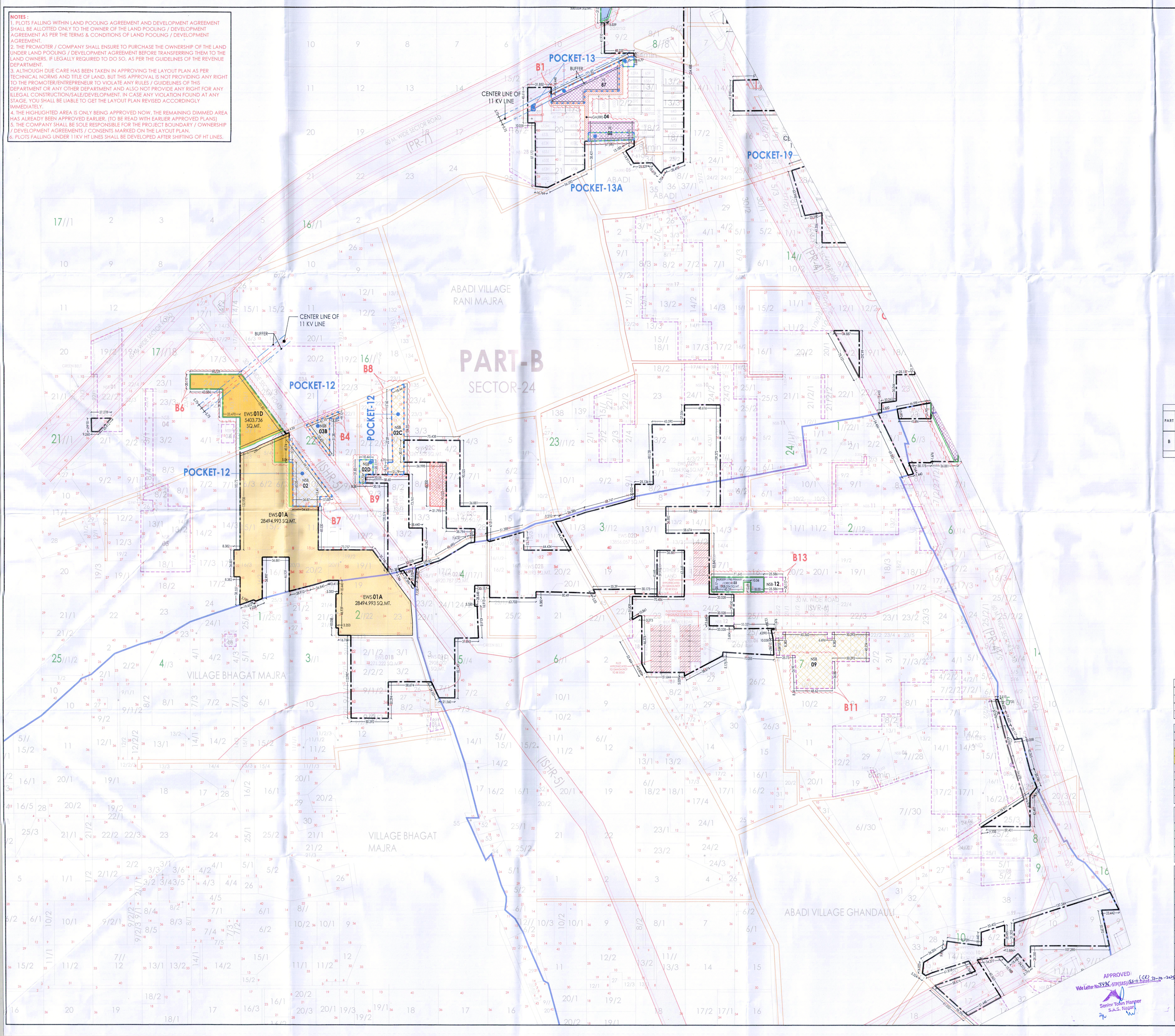
NOTES :

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.
6. PLOTS FALLING UNDER 11KV HT LINES SHALL BE DEVELOPED AFTER SHIFTING OF HT LINES.



LIST OF PLOTS HYPOTHECATED TO GMADA / NOT TO BE SOLD			
PART	PLOT DESCRIPTION		NO OF PLOTS
B	825, 826 , 827, 827A, 827B, 828, 828A, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860		39

COMMERCIAL SALEABLE AREA CALCULATION								
PART	DESCRIPTION	PLOT AREA SQ.MT.	SHOP NOS.	QUANTITY NOS.	SIZE WIDTH	SIZE LENGTH	AREA (EACH UNIT) SQ.MT.	TOTAL AREA SQ.MT.	TOTAL SALEABLE AREA SQ.MT.
B	SUB POST OFFICE-1	195.54							195.544
	COMMON FACILITY CENTRE (CFC)-1	193.367							193.367
								TOTAL SALEABLE AREA (B)	388.911

EWS PROVIDED PART-B			
S.N.	DESCRIPTION	AREA ACRES	AREA SQ.MT.
1	EWS-01A	7.041	28494.993
2	EWS-01B	1.550	6271.222
3	EWS-01C	0.719	2908.007
4	EWS-01D	1.335	5403.736
5	EWS-02A	1.710	6920.767
6	EWS-02B	2.156	8724.893
7	EWS-02C	1.300	5261.505
8	EWS-02D	3.424	13856.057
9	EWS-02E	1.016	4110.093
10	EWS-02F	3.031	12264.936
	TOTAL (B)	23.281	94216.229

AMENITIES PROVIDED PART-B			
S.N.	DESCRIPTION	AREA ACRES	AREA SQ.MT.
1	NURSERY CUM PRIMARY SCHOOL-06	0.808	3271.032
2	NURSERY CUM PRIMARY SCHOOL-10	0.764	3091.804
3	NURSERY / PRE-PRIMARY / CRECHE-03	0.323	1308.054
4	RELIGIOUS-5	0.312	1264.162
	TOTAL (B)	2.208	8935.052

PARKS / GREEN AREA CALCULATION PART-B	
NAME	AREA (SQ.MT.)
P-61C	968.310
TOTAL (B)	968.310

FUTURE EXPANSION (FE) CALCULATIONS PART-B	
S.N.	AREA (SQ.MT.)
FE-87	1915.029
FE-88	1613.695
FE-89	23.714
FE-90	199.693
FE-99	216.342
FE-100	357.506
TOTAL (B)	4325.979

AREA DETAIL OF REVENUE ROADS PROPOSED FOR GOVT. ACQUISITION PART-B	
S.N.	AREA (SQ.MT.)
GA(RR)-4	944.576
GA(RR)-5	191.128
TOTAL (B)	1135.704

RESIDENTIAL PLOTTED AREA CALCULATION PART-B										
PLOT NO.				SIZE LENGTH		SIZE WIDTH	AREA / EACH PLOT	TOTAL NO.	TOTAL AREA (SQ.MT.)
640	to	644		9.96	x	27.39	272.80	5	1364.02
645				27.39 x (13.75+24.39)*2			522.33	1	522.33
645A	to	645C		10.50	x	27.39	287.40	3	862.79
		645E		1/2*(13.70+22.51)*27.39			495.90	1	495.90
		651		9.50	x	27.47	260.97	1	260.97
		652		9.50	x	27.39	260.21	1	260.21
		653		11.74	x	27.47	322.50	1	322.50
		653AA		13.97	x	24.72	345.34	1	345.34
653A1	to	653A2		9.63	x	19.05	183.45	2	366.90
653A	to	653E		11.80	x	27.43	323.67	5	1618.37
		653F		27.43 X (20.03+6.35)/2			361.80	1	361.80
		653G		14.31	x	27.43	392.52	1	496.56
				16.68x (3.66+5.36)/2			75.23		
				1/2X5.36X10.75			28.81		
653H	to	653M		11.80	x	27.43	323.67	6	1942.04
		653M1		13.97	x	24.72	345.34	1	345.34
		655		10.55	x	17.70	186.74	1	186.74
		655D		13.97	x	24.72	345.34	1	345.34
656	to	658		9.61	x	17.70	170.10	3	510.29
		658A		9.61	x	17.70	170.10	1	170.10
		659		10.61	x	17.70	187.80	1	187.80
		659A		10.61	x	17.70	187.80	1	187.80
659B	to	659E		9.61	x	17.70	170.10	4	680.39
		659F		10.55	x	17.70	186.74	1	186.74
825	to	827		12.00	x	21.00	252.00	3	756.00
827A	to	827B		10.21	x	21.00	214.41	2	428.82
		828A		7.01	x	13.72	96.18	1	96.18
828	to	860		7.01	x	13.72	96.18	33	3173.85
							TOTAL (B)	82	16475.08

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

APPROVED
Vide Letter No. 3492-STP(SAS)/55-11 Dated 1.04.25
Senior Town Planner
S.A.S. Nagar

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

NORTH

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

DRAWING TITLE:- REVISED LAYOUT PLAN (PART B)

DRG.No. : ML-03 | DATE : 26-05-2025

SCALE : | REV :

DESIGNER : | DEVELOPER :