COMMERCIAL SALEABLE AREA CALCULATION

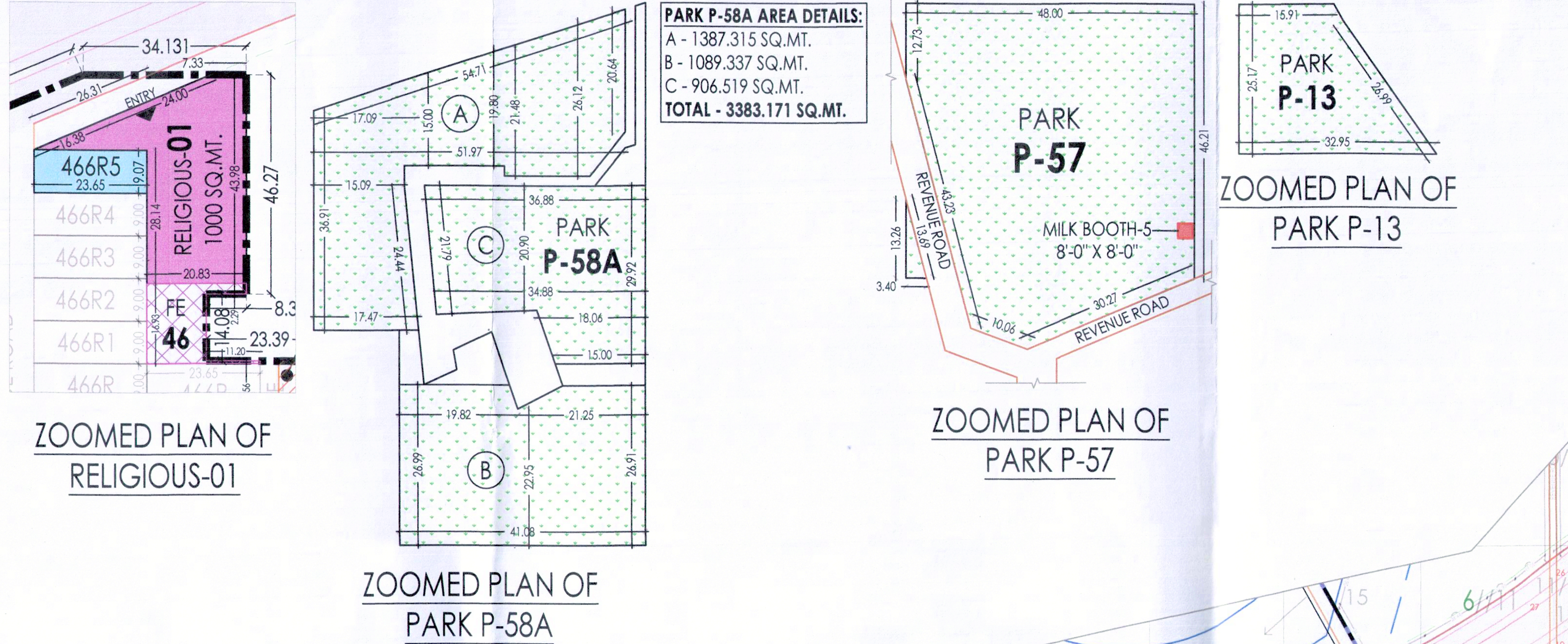
PART	DESCRIPTION	PLOT AREA (SQ.MT.)	SHOP NOS.	QUANTITY (NOS.)	SIZE WIDTH	SIZE LENGTH	AREA (EACH UNIT)	TOTAL AREA (SQ.MT.)	TOTAL SALEABLE AREA (SQ.MT.)
C	SUB POST OFFICE-1	100.00							100.000
	COMMON FACILITY CENTRE (CFC)-1	104.54							104.538
	COMMERCIAL-6 (ALREADY APPROVED)	3375.68	B01 TO B22	22	3.05	9.15	27.908	613.965	1363.877
			B23 TO B37	15	3.05	9.75	29.738	446.063	
			B38	1	1/2*(3.74+4.91)*6.89		29.799	29.799	
			B39 TO B49	11	3.05	6.89	21.015	231.160	
			B50	1	1/2*(3.74+2.61)*6.89		21.876	21.876	
			TOILET	1	3.05	6.89	21.015	21.015	
	SUB POST OFFICE-2	80.019							80.019
	COMMON FACILITY CENTRE (CFC)-2	74.076							74.076
	MILK BOOTH-2, 3, 4, 5, 6, 6A, 13, 16 & 17 (9 NOS. X 8' X 8')	54.023							54.023
	COMMERCIAL-07 (EXCLUDING REVENUE RASTA)	12706.333	S-A1 TO S-A13	13	6.240	12.000	74.880	973.440	5387.340
			S-B1 TO S-B24	24	5.830	10.750	62.673	1504.140	
			S-C1 TO S-C14	14	6.240	8.500	53.040	742.560	
			B-A1 TO B-A8, B-B1 TO B-B8	16	6.000	7.000	42.000	672.000	
			B-C1 TO B-C8, B-E1 TO B-E4,	12	3.500	7.000	24.500	294.000	
			B-D1 TO B-D44 & B-D54 TO B-D64	55	3.120	7.000	21.840	1201.200	
			LADIES TOILET	1				30.366	
			GENTS TOILET	1				48.780	
			HAND. TOILET	1				18.831	
NOTE: (S = SHOP CUM OFFICE & B= BOOTHS)								TOTAL SALEABLE AREA (C)	7163.872

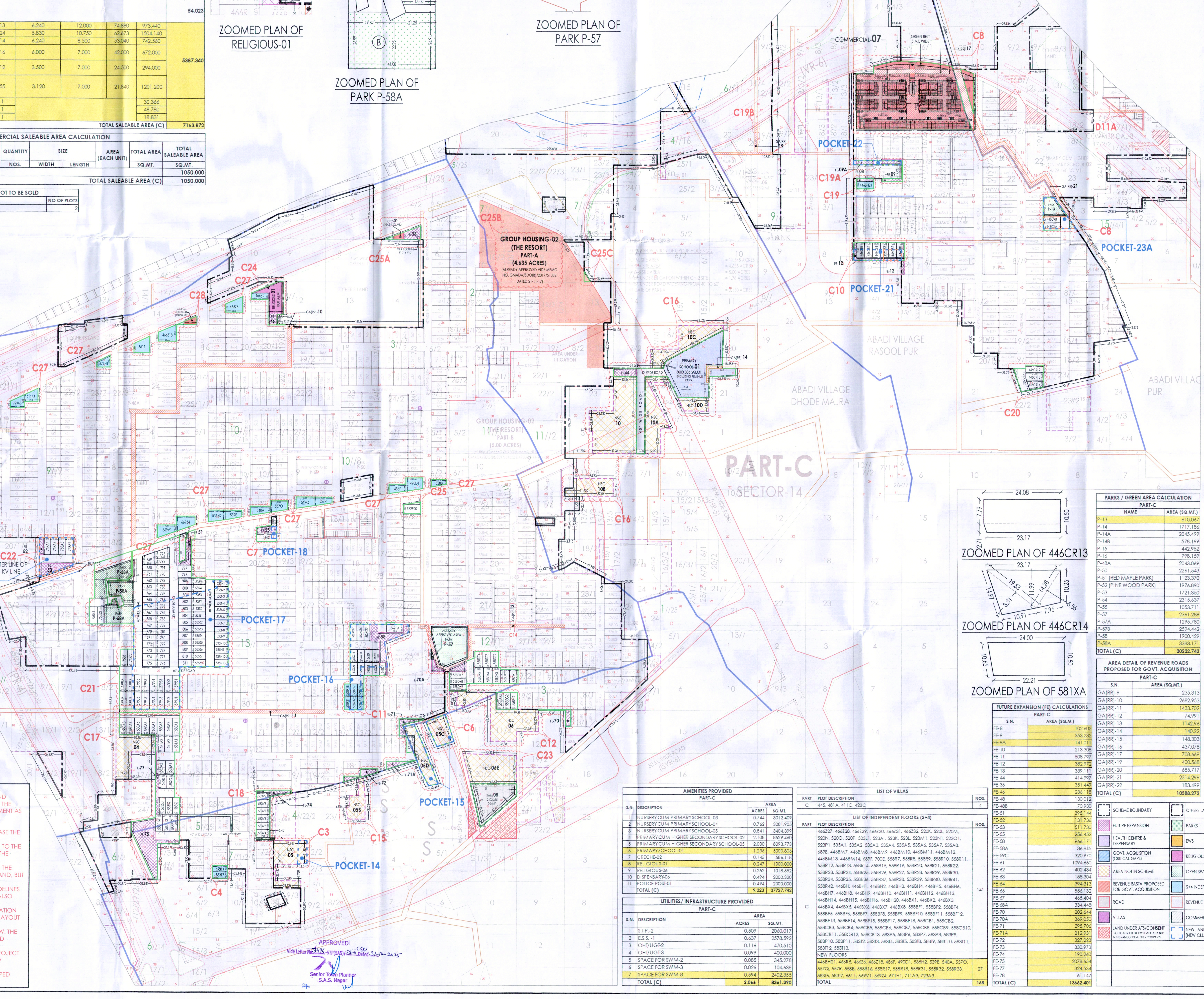
MIX LAND USE COMMERCIAL SALEABLE AREA CALCULATION

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.)
C	PETROL PUMP-1	1050.000							1050.000
								TOTAL SALEABLE AREA (C)	1050.000

LIST OF PLOTS HYPOTHECATED TO GMADA / NOT TO BE SOLD

PART	PLOT DESCRIPTION	NO OF PLOTS
C	446CL9, 446CL10	2





RESIDENTIAL PLOTTED AREA CALCULATION PART-C

PLOT NO.	SIZE LENGTH	SIZE WIDTH	AREA / EACH PLOT	TOTAL NO.	TOTAL AREA (SQ.MT.)
[illegible]					

RESIDENTIAL PLOTTED AREA CALCULATION PART-C

PLOT NO.	SIZE LENGTH	SIZE WIDTH	AREA / EACH PLOT	TOTAL NO.	TOTAL AREA (SQ.MT.)
[illegible]					

PARKS / GREEN AREA CALCULATION PART-C

NAME	AREA (SQ.MT.)
P-13	610.067
P-14	1717.186
P-14A	2045.499
P-14B	578.199
P-15	442.952
P-16	798.159
P-48A	2043.069
P-50	2261.543
P-51 (RED MAPLE PARK)	1123.370
P-52 (PINE WOOD PARK)	1976.890
P-53	1721.350
P-54	2315.637
P-55	1053.711
P-57	2361.289
P-57A	1295.780
P-57B	2594.442
P-58	1900.429
P-58A	3383.171
TOTAL (C)	30222.743

AREA DETAIL OF REVENUE ROADS PROPOSED FOR GOVT. ACQUISITION PART-C

S.N.	AREA (SQ.MT.)
GA(RR)-9	235.313
GA(RR)-10	2682.953
GA(RR)-11	1433.702
GA(RR)-12	74.991
GA(RR)-13	1142.96
GA(RR)-14	140.22
GA(RR)-15	148.303
GA(RR)-16	437.078
GA(RR)-17	708.669
GA(RR)-19	400.568
GA(RR)-20	685.717
GA(RR)-21	2314.299
GA(RR)-22	183.499
TOTAL (C)	10588.272

FUTURE EXPANSION (FE) CALCULATIONS PART-C

S.N.	AREA (SQ.M.)
FE-8	102.602
FE-9	353.232
FE-9A	141.011
FE-10	213.305
FE-11	508.797
FE-12	382.972
FE-13	339.111
FE-44	414.997
FE-36	351.449
FE-46	236.118
FE-48	130.012
FE-48B	70.930
FE-51	395.144
FE-52	131.736
FE-53	511.730
FE-55	256.452
FE-58	966.171
FE-58A	36.845
FE-59C	320.970
FE-61	1094.660
FE-62	402.434
FE-63	158.304
FE-64	394.313
FE-66	556.132
FE-67	465.404
FE-68A	334.448
FE-70	202.644
FE-70A	369.050
FE-71	295.706
FE-71A	212.931
FE-72	327.223
FE-73	330.973
FE-74	190.260
FE-75	2078.654
FE-77	324.534
FE-78	61.147
TOTAL (C)	13662.401

AMENITIES PROVIDED PART-C

S.N.	DESCRIPTION	AREA ACRES	AREA SQ.MT.
1	NURSERY CUM PRIMARY SCHOOL-03	0.744	3012.409
2	NURSERY CUM PRIMARY SCHOOL-04	0.762	3081.905
3	NURSERY CUM PRIMARY SCHOOL-05	0.841	3404.399
4	PRIMARY CUM HIGHER SECONDARY SCHOOL-02	2.108	8529.460
5	PRIMARY CUM HIGHER SECONDARY SCHOOL-05	2.000	8093.773
6	PRIMARY SCHOOL-01	1.236	5000.806
7	CRECHE-02	0.145	586.118
8	RELIGIOUS-01	0.247	1000.000
9	RELIGIOUS-06	0.252	1018.552
10	DISPENSARY-06	0.494	2000.320
11	POLICE POST-01	0.494	2000.000
	TOTAL (C)	9.323	37727.742

UTILITIES/ INFRASTRUCTURE PROVIDED PART-C

S.N.	DESCRIPTION	AREA ACRES	AREA SQ.MT.
1	S.T.P.-2	0.509	2060.017
2	E.S.S.-1	0.637	2578.592
3	OHT/UGT-2	0.116	470.510
4	OHT/UGT-3	0.099	400.000
5	SPACE FOR SWM-2	0.085	345.278
6	SPACE FOR SWM-3	0.026	104.638
7	SPACE FOR SWM-8	0.594	2402.355
	TOTAL (C)	2.066	8361.390

LIST OF VILLAS

PART	PLOT DESCRIPTION	NOS.
C	445, 481A, 411C, 423C	4

LIST OF INDEPENDENT FLOORS (S+4)

PART	PLOT DESCRIPTION	NOS.
C	466Z27, 466Z28, 466Z29, 466Z30, 466Z31, 466Z32, 520K, 520L, 520M, 520N, 520O, 520P, 523L1, 523AI, 523K, 523L, 523M1, 523N1, 523O1, 523P1, 535A1, 535A2, 535A3, 535A4, 535A5, 535A6, 535A7, 535A8, 689E, 446BM7, 446BM8, 446BM9, 446BM10, 446BM11, 446BM12, 446BM13, 446BM14, 689F, 700E, 558R7, 558R8, 558R9, 558R10, 558R11, 558R12, 558R13, 558R14, 558R15, 558R19, 558R20, 558R21, 558R22, 558R23, 558R24, 558R25, 558R26, 558R27, 558R28, 558R29, 558R30, 558R34, 558R35, 558R36, 558R37, 558R38, 558R39, 558R40, 558R41, 558R42, 446BH, 446BH1, 446BH2, 446BH3, 446BH4, 446BH5, 446BH6, 446BH7, 446BH8, 446BH9, 446BH10, 446BH11, 446BH12, 446BH13, 446BH14, 446BH15, 446BH16, 446BH20, 446BX1, 446BX2, 446BX3, 446BX4, 446BX5, 446BX6, 446BX7, 446BX8, 558BF1, 558BF2, 558BF4, 558BF5, 558BF6, 558BF7, 558BF8, 558BF9, 558BF10, 558BF11, 558BF12, 558BF13, 558BF14, 558BF15, 558BF17, 558BF18, 558CB1, 558CB2, 558CB3, 558CB4, 558CB5, 558CB6, 558CB7, 558CB8, 558CB9, 558CB10, 558CB11, 558CB12, 558CB13, 583P5, 583P6, 583P7, 583P8, 583P9, 583P10, 583P11, 583T2, 583T3, 583T4, 583T5, 583T8, 583T9, 583T10, 583T11, 583T12, 583T13,	141
	NEW FLOORS	
	446BH21, 466R5, 466Z6, 466Z18, 486F, 490D1, 535H2, 539E, 540A, 557O, 557Q, 557R, 558B, 558R16, 558R17, 558R18, 558R31, 558R32, 558R33, 583T6, 583T7, 661I, 669V1, 669Z4, 671H1, 711A3, 723A3	27
	TOTAL	168

LEGEND

SCHEME BOUNDARY	OTHERS LAND
FUTURE EXPANSION	PARKS
HEALTH CENTRE & DISPENSARY	EWS
GOVT. ACQUISITION (CRITICAL 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 TILL 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 HYPOTHECATED TO GMADA / NOT TO BE SOLD	VILLAGE BOUNDARY
LAND UNDER POOLING / DEVELOPMENT AGREEMENT	LAND UNDER OWNERSHIP

NOTES :

1. PLOTS FALLING WITHIN LAND POOLING AGREEMENT AND DEVELOPMENT AGREEMENT SHALL BE ALLOTED 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.

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 C)
DRG.No. : ML-04	DATE : 26-05-2025
SCALE :	REV :
DESIGNER :	DEVELOPER :