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. SEPARATE 6% AREA UNDER PARKS SHALL BE KEPT IN COMMERCIAL (MIX LAND USE) POCKETS AT THE TIME OF APPROVAL OF LAYOUT PLAN / BUILDING PLANS / ZONING PLANS SEPARATELY.
7. PLOTS FALLING UNDER 11KV HT LINES SHALL BE DEVELOPED AFTER SHIFTING OF HT LINES.

COMMERCIAL SALEABLE AREA CALCULATION

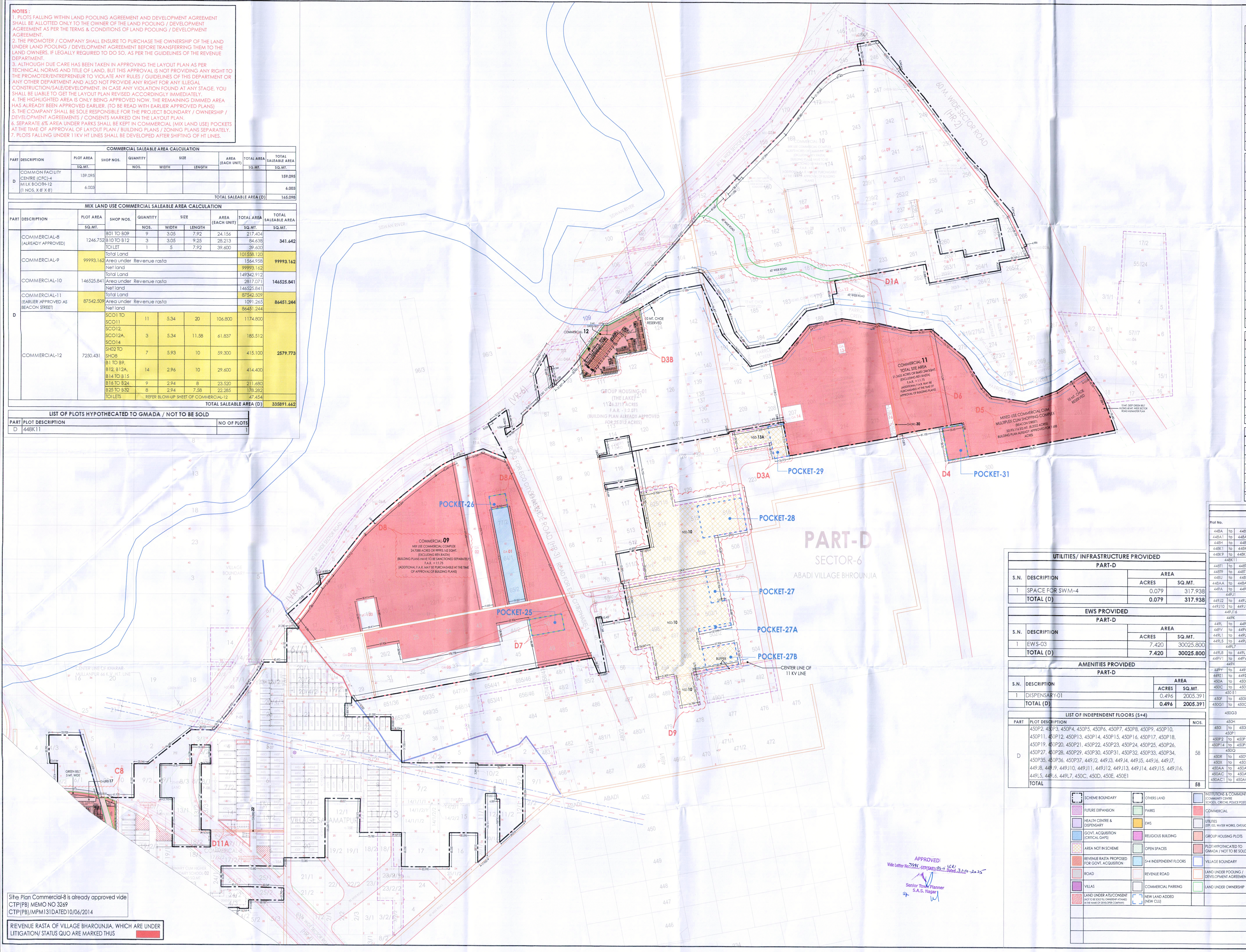
PART	DESCRIPTION	PLOT AREA SQ.MT.	SHOP NOS.	QUANTITY NOS.	SIZE WIDTH	SIZE LENGTH	AREA (EACH UNIT)	TOTAL AREA SQ.MT.	TOTAL SALEABLE AREA SQ.MT.
D	COMMON FACILITY CENTRE (CFC)-4	159.095							159.095
	MILK BOOTH-12 (1 NOS. X 8' X 8')	6.003							6.003
	TOTAL SALEABLE AREA (D)								165.098

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.
D	COMMERCIAL-8 (ALREADY APPROVED)	1246.752	B01 TO B09	9	3.05	7.92	24.156	217.404	341.642
			B10 TO B12	3	3.05	9.25	28.213	84.638	
			TOILET	1	5	7.92	39.600	39.600	
	COMMERCIAL-9	99993.162	Total Land					101558.120	99993.162
			Area under Revenue rasta					1564.958	
			Net land					99993.162	
	COMMERCIAL-10	146525.841	Total Land					149342.912	146525.841
			Area under Revenue rasta					2817.071	
			Net land					146525.841	
	COMMERCIAL-11 (EARLIER APPROVED AS BEACON STREET)	87542.509	Total Land					87542.509	86451.244
			Area under Revenue rasta					1091.265	
			Net land					86451.244	
	COMMERCIAL-12	7250.431	SCO1 TO SCO11	11	5.34	20	106.800	1174.800	2579.773
			SCO12, SCO12A, SCO14	3	5.34	11.58	61.837	185.512	
			SH02 TO SH08	7	5.93	10	59.300	415.100	
			B1 TO B9, B12, B12A, B14 TO B15	14	2.96	10	29.600	414.400	
			B16 TO B24	9	2.94	8	23.520	211.680	
			B25 TO B32	8	2.94	7.58	22.285	178.282	
			TOILETS	REFER BLOW-UP SHEET OF COMMERCIAL-12				47.454	
	TOTAL SALEABLE AREA (D)								335891.662

LIST OF PLOTS HYPOTHECATED TO GMADA / NOT TO BE SOLD

PART	PLOT DESCRIPTION	NO OF PLOTS
D	448K11	1



Site Plan Commercial-8 is already approved vide CTP(PB) MEMO NO 3269 CTP(PB)/MPM131DATED10/06/2014

REVENUE RASTA OF VILLAGE BHAROUNJIA, WHICH ARE UNDER LITIGATION/ STATUS QUO ARE MARKED THUS

APPROVED
Vide Letter No. 3596 STP(SAS)/SS-11 (G.R.) Dated 31-10-2025
Senior Town Planner
S.A.S. Nagar

AREA DETAIL OF REVENUE ROADS PROPOSED FOR GOVT. ACQUISITION

PART-D

S.N.	AREA (SQ.MT.)
GA(RR)-22	335.114
GA(RR)-23	2318.863
GA(RR)-24	315.046
GA(RR)-25	504.352
GA(RR)-26	1454.420
GA(RR)-27	224.366
GA(RR)-28	1472.546
GA(RR)-29	1344.52
GA(RR)-30	866.89
TOTAL (D)	8836.117

AREA DETAIL OF CRITICAL GAPS TO BE ACQUIRED BY GOVT.

PART-D

S.N.	AREA (SQ.MT.)
GA-01	4938.537
GA-02	5256.666
GA-03	1629.469
GA-04	7108.026
GA-05	20132.527
GA-07	1198.542
GA-08	3187.65
GA-09	11432.157
GA-10	1803.48
GA-11	3181.317
GA-12	200.457
GA-13	209.27
GA-14	1000.607
GA-15	587.077
TOTAL (D)	61865.782

FUTURE EXPANSION (FE) CALCULATIONS

PART-D

S.N.	AREA (SQ.MT.)
FE-14	520.321
FE-15A	342.425
FE-15B	343.060
FE-15C	3075.308
FE-15D	75.078
FE-15E	50.402
FE-16	2139.776
TOTAL (D)	6546.370

PARKS / GREEN AREA CALCULATION

PART-D

NAME	AREA (SQ.MT.)
P-6	3220.443
P-7	943.597
P-8	1687.390
P-9	2034.392
TOTAL (D)	7885.822

UTILITIES/ INFRASTRUCTURE PROVIDED

PART-D

S.N.	DESCRIPTION	AREA ACRES	AREA SQ.MT.
1	SPACE FOR SWM-4	0.079	317.938
	TOTAL (D)	0.079	317.938

EWS PROVIDED

PART-D

S.N.	DESCRIPTION	AREA ACRES	AREA SQ.MT.
1	EWS-03	7.420	30025.800
	TOTAL (D)	7.420	30025.800

AMENITIES PROVIDED

PART-D

S.N.	DESCRIPTION	AREA ACRES	AREA SQ.MT.
1	DISPENSARY-01	0.496	2005.391
	TOTAL (D)	0.496	2005.391

LIST OF INDEPENDENT FLOORS (S+4)

PART	PLOT DESCRIPTION	NOS.
D	450P2, 450P3, 450P4, 450P5, 450P6, 450P7, 450P8, 450P9, 450P10, 450P11, 450P12, 450P13, 450P14, 450P15, 450P16, 450P17, 450P18, 450P19, 450P20, 450P21, 450P22, 450P23, 450P24, 450P25, 450P26, 450P27, 450P28, 450P29, 450P30, 450P31, 450P32, 450P33, 450P34, 450P35, 450P36, 450P37, 449J2, 449J3, 449J4, 449J5, 449J6, 449J7, 449J8, 449J9, 449J10, 449J11, 449J12, 449J13, 449J14, 449J15, 449J16, 449L5, 449L6, 449L7, 450C, 450D, 450E, 450E1	58
	TOTAL	58

RESIDENTIAL PLOTTED AREA CALCULATION

PART-D

Plot No.			SIZE LENGTH	x	SIZE WIDTH	AREA / EACH PLOT	TOTAL NO.	TOTAL AREA (SQ.MT.)
448A	to	448F	10.50	x	24	252.00	6	1512.00
448A1	to	448A2	10.50	x	24	252.00	2	504.00
448H	to	448T	10.50	x	24	252.00	13	3276.00
448K1	to	448K7	10.50	x	24.00	252.00	7	1764.00
448K9	to	448K10	10.50	x	24.00	252.00	2	504.00
448K11			1/2*(10.93+32.68)*24			523.32	1	523.32
448T1	to	448T7	10.50	x	24.00	252.00	7	1764.00
448T9	to	448T12	10.50	x	24.00	252.00	4	1008.00
448U	to	448Z	10.45	x	23.85	249.23	6	1495.40
448AA	to	448AH	10.45	x	23.85	249.23	8	1993.86
449A	to	449I	10.50	x	24.00	252.00	9	2268.00
449J1			10.50	x	24.00	252.00	1	252.00
449J2	to	449J9	9.75	x	24.00	234.00	8	1872.00
449J10	to	449J15	9.75	x	20.51	199.97	6	1199.84
449J16			1/2*(20.51+18.40)*9.75			189.69	1	189.69
449K			10.50	x	24.00	252.00	1	252.00
449L	to	449T	10.50	x	24.00	252.00	9	2268.00
449V	to	449W	10.50	x	24.00	252.00	2	504.00
449L1	to	449L4	11.00	x	24.00	264.00	4	1056.00
449L5	to	449L6	10.79	x	21.60	233.06	2	466.13
449L7			1/2*(10.79+23.07)*21.60			365.69	1	365.69
449L8	to	449L15	17.90	x	9.50	170.05	8	1360.40
449V1	to	449V6	10.50	x	24.00	252.00	6	1512.00
449X			1/2*(22.28+10.79)*24			396.84	1	396.84
449Y	to	449Z	10.50	x	24.00	252.00	2	504.00
449Z1	to	449Z2	10.50	x	24.00	252.00	2	504.00
450A	to	450B	10.50	x	24.00	252.00	2	504.00
450C	to	450E	9.00	x	18.30	164.70	3	494.10
450 E1			9.00	x	18.30	164.70	1	164.70
450F	to	450G	13.66	x	30.81	420.86	2	841.73
450G1	to	450G2	13.66	x	30.81	420.86	2	841.73
450G3			1/2*(30.81+24.92)*7.48			208.43	1	558.43
			11.36	x	30.81	350.00		
450H			10.50	x	24.00	252.00	1	252.00
450I	to	450P	10.45	x	23.85	249.23	8	1993.86
450P1			9.22	x	23.85	219.90	1	219.90
450P2	to	450P13	10.33	x	24.08	248.75	12	2984.96
450P14	to	450P37	9.27	x	20.82	193.00	24	4632.03
450Q			9.22	x	23.85	219.90	1	219.90
450R	to	450V	10.45	x	23.85	249.23	5	1246.16
450X	to	450Z	10.45	x	23.85	249.23	3	747.70
450AA	to	450AB	10.50	x	24.00	252.00	2	504.00
450AC	to	450AE	13.66	x	30.81	420.86	3	1262.59
450AC1	to	450AC2	13.66	x	30.81	420.86	2	841.73
						TOTAL (D)	192	47624.67

LEGEND

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, OHT/UGT)
GOVT. ACQUISITION (CRITICAL GAPS)	RELIGIOUS BUILDING	GROUP HOUSING PLOTS
AREA NOT IN SCHEME	OPEN SPACES	PLOT HYPOTHICATED 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)	

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 D)

DRG.No. : ML-05 | DATE : 26-05-2025
SCALE : | REV :

Apurba Borah
Regd. Architect
CA/2013/61618

DESIGNER : | DEVELOPER :