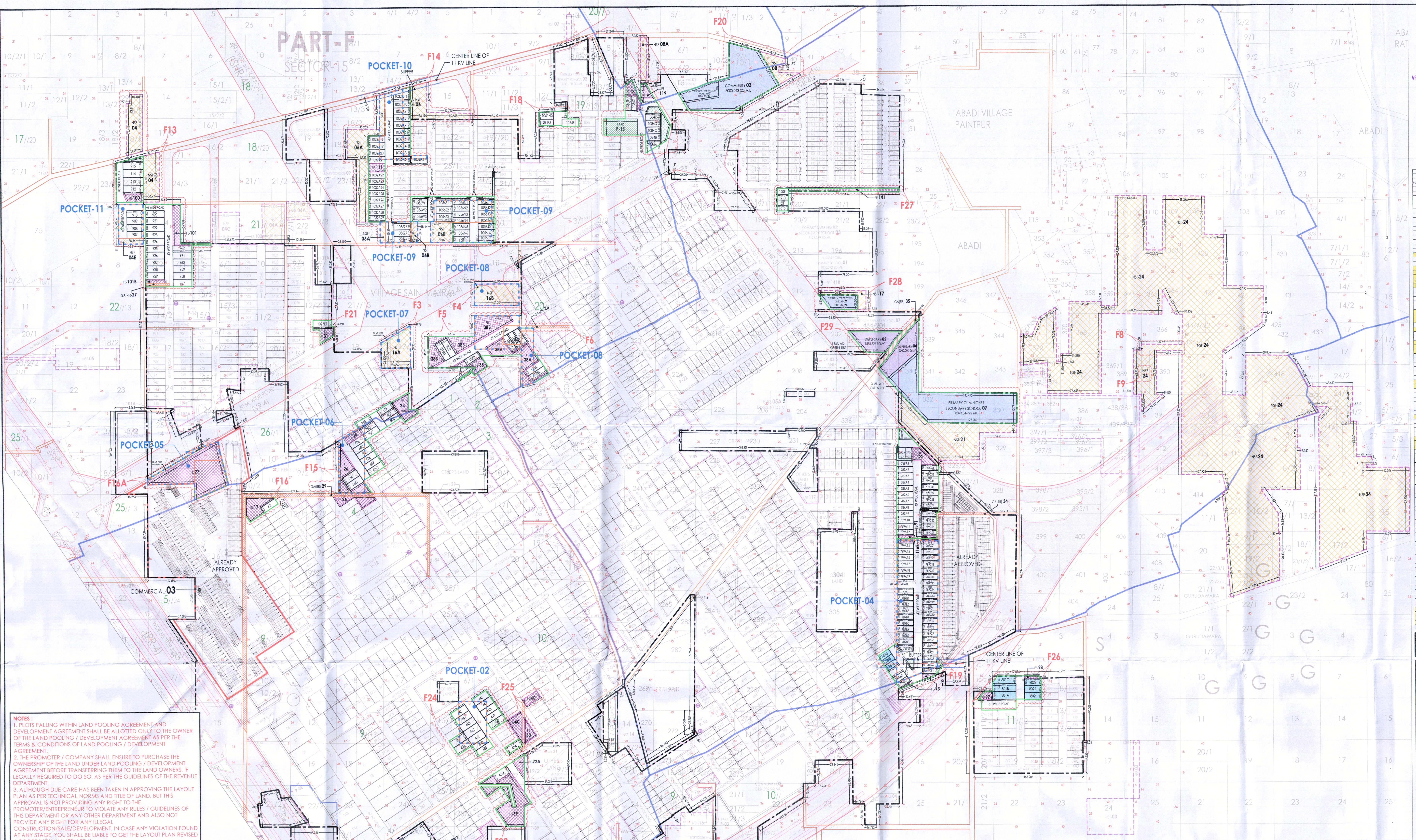


NOTES:

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.

EWS PROVIDED
PART-F

S.N.	DESCRIPTION	AREA ACRES	AREA SQ.MT.
1	EWS-05A	4.543	18385.400
2	EWS-05B	0.915	3701.655
	TOTAL (F)	5.458	22087.055

AMENITIES PROVIDED
PART-F

S.N.	DESCRIPTION	AREA ACRES	AREA SQ.MT.
1	NURSERY CUM PRIMARY SCHOOL-01	0.741	3000.092
2	NURSERY CUM PRIMARY SCHOOL-02	0.741	3000.108
3	NURSERY CUM PRIMARY SCHOOL-09	0.796	3219.958
4	NURSERY CUM PRIMARY SCHOOL-07	0.741	3000.275
5	PRIMARY CUM HIGHER SECONDARY SCHOOL-03	2.007	8123.369
6	PRIMARY CUM HIGHER SECONDARY SCHOOL-07	2.000	8093.844
7	NURSARY / PRE-PRIMARY / CRECHE-01	0.247	1000.000
8	NURSARY / PRE-PRIMARY / CRECHE-02	0.247	1000.000
9	CRECHE-01	0.127	512.986
10	CRECHE-03	0.142	574.841
11	DISPENSARY-02	0.494	2000.000
12	DISPENSARY-03	0.626	2532.382
13	DISPENSARY-04	0.494	2000.000
14	DISPENSARY-05	0.393	1588.827
15	HEALTH CENTRE	1.483	6000.038
16	COMMUNITY-02	2.008	8126.939
17	RELIGIOUS-02	0.265	1073.125
18	RELIGIOUS-04	0.334	1350.201
19	POLICE POST-03	0.134	541.820
20	COMMUNITY-03	1.483	6000.043
	TOTAL (F)	15.503	62738.848

UTILITIES/ INFRASTRUCTURE PROVIDED
PART-F

S.N.	DESCRIPTION	AREA ACRES	AREA SQ.MT.
1	OHT/UGT-4	0.119	480.540
2	OHT/UGT-5	0.116	470.508
3	S.T.P.3	0.832	3365.105
4	SPACE FOR SWM-6	0.047	190.136
5	SPACE FOR SWM-7	0.076	308.897
	TOTAL (F)	1.190	4815.186

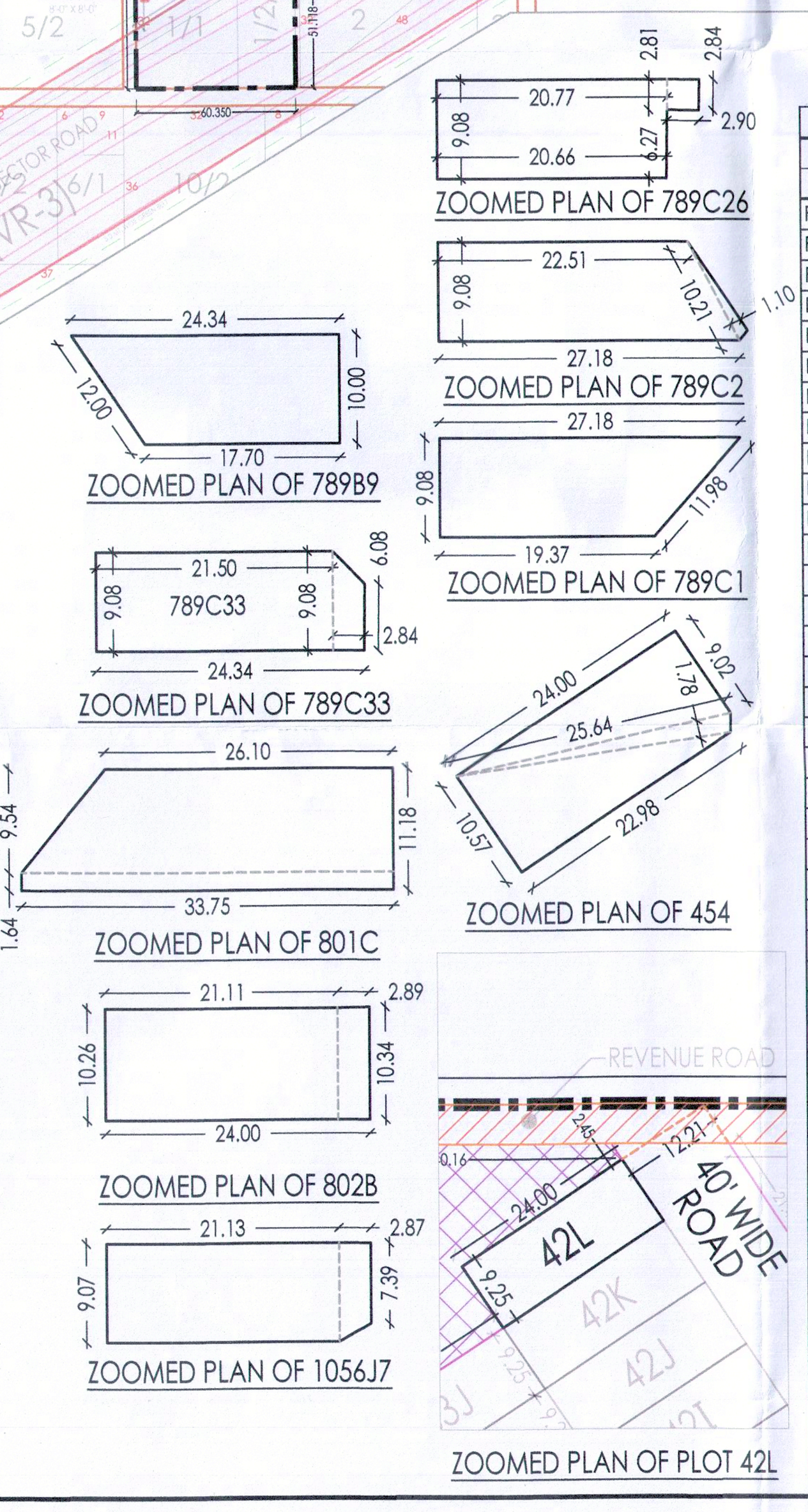
ZOOMED PLAN OF NURSARY / PRE-PRIMARY / CRECHE-01 & COMMUNITY-03

LIST OF VILLAS

PART	PLOT DESCRIPTION	NOS.
F	33B, 33F, 33G, 33H, 33I, 33J, 42F, 42G, 42H, 42I, 42J, 43C, 43D, 43E, 129, 129K, 129L, 129M, 129N, 129O, 134A, 289, 291, 295, 296, 297, 298, 299, 304, 305, 306.	31

LIST OF INDEPENDENT FLOORS (S+4)

PART	PLOT DESCRIPTION	NOS.
F	504, 504A, 553A, 553B, 554, 554A, 554B, 554C, 554D, 554E, 554F, 685A, 685B, 685C, 785, 785A, 785B, 785C, 785D, 785E, 433, 464, 504B, 504C, 504D, 504E, 504F, 504G, 200G, 200H, 200J, 200K, 200L, 200M, 200N, 200P, 555, 556, 557, 558, 558A, 558B, 558C, 558D, 558E, 558F, 558G, 558H, 558I, 558M, 558N, 558P, 558Q, 778A1, 778A2, 778A3, 778A4, 778A5, 778A6, 778A7, 778A8, 778A9, 778A10, 778A11, 778A12, 778A13, 1056F, 1056G, 1056H, 1056J, 1056K, 1056L, 1056M, 1056N, 1056P, 1056Q, 1056R, 1056S, 1056T, 1056U, 1056V, 1056W, 1056X, 1056Y, 1056Z, 1056Z1, 1056Z2, 1056Z3, 1056Z4, 105625	90
	NEW FLOORS	
	784E, 784F, 784G, 801A, 801B, 801C, 802, 802A, 802B	9
	TOTAL	99



FUTURE EXPANSION (FE) CALCULATIONS
PART-F

S.N.	AREA (SQ.MT.)
FE-72	531.088
FE-72A	260.235
FE-73	1213.944
FE-74	741.709
FE-77A	872.047
FE-77C	27.796
FE-82	298.437
FE-85	685.917
FE-86A	234.888
FE-90	602.479
FE-91	131.653
FE-93	144.051
FE-94	489.516
FE-95	1150.063
FE-96	315.635
FE-97	175.696
FE-98	70.689
FE-99	72.803
FE-100	316.104
FE-101	739.050
FE-101A	92.934
FE-101B	178.609
FE-102	148.380
FE-103	134.801
FE-103A	657.161
FE-106	583.598
FE-111	292.560
FE-113A	170.109
FE-114	160.941
FE-116	997.705
FE-116A	21.698
FE-116B	149.222
FE-117	503.080
FE-118	327.716
FE-119	285.335
FE-120	460.355
FE-141	648.215
FE-141A	95.022
FE-141B	252.655
FE-141C	121.257
FE-143	15.858
TOTAL (F)	58415.79

FUTURE EXPANSION (FE) CALCULATIONS
PART-F

S.N.	AREA (SQ.MT.)
FE-17	874.916
FE-18	463.856
FE-19	586.172
FE-20	166.793
FE-21	390.285
FE-22	671.742
FE-23	755.430
FE-24	268.944
FE-25	119.552
FE-26	1678.180
FE-27	4325.200
FE-28	2474.330
FE-29	402.076
FE-30	647.929
FE-31	357.870
FE-31A	302.773
FE-31B	204.717
FE-32	739.689
FE-33	309.386
FE-34	2222.122
FE-35	579.418
FE-36	885.418
FE-38A	1633.934
FE-38B	2811.551
FE-39	350.781
FE-40	76.335
FE-41	221.536
FE-42	1999.066
FE-43	1471.881
FE-43A	299.510
FE-48	784.918
FE-49	697.599
FE-50	1257.313
FE-53	2514.618
FE-54	519.826
FE-55	405.503
FE-57	1309.311
FE-58	468.937
FE-59	1426.356
FE-60	1130.093
FE-68	870.205
FE-69	2567.982
FE-71	800.722

COMMERCIAL SALEABLE AREA CALCULATION

PART	DESCRIPTION	PLOT AREA SQ.MT.	SHOP NOS.	QUANTITY NOS.	WIDTH	LENGTH	AREA (EACH UNIT)	TOTAL AREA SQ.MT.	TOTAL SALEABLE AREA SQ.MT.
F	COMMERCIAL-2	15987.15	S01 TO S50, S1A TO S1C, S17A TO S17B, S18A TO S18C	58	5.18	20.12	104.222	6044.853	7488.084
			S1D	1	(11.11*5.60)+(0.40*11.11/2)		64.438	64.438	
			S17C	1	(20.09*2.50)+(20.09+18.29)/2*2.5)		98.200	98.200	
			S17D	1	5*14.54+(3.75*5)/2)		82.075	82.075	
			S17E	1	((14.69+10.75)/2)*5		63.600	63.600	
			S17F	1	((10.72+6.91)/2)*5		44.075	44.075	
			S18D	1	((19.77+15.56)/2*5.18		91.505	91.505	
			S18E	1	(11.42+15.56)/2*5.18		69.878	69.878	
			B01 TO B12	12	3.00	14.06	42.180	506.160	
			B13	1	3.00	14.06	42.180	42.180	
			C1 TO C18	18	3.00	6.20	18.600	334.800	
			C19 TO C20	2	3.00	7.72	23.160	46.320	
			TOILET (T2)	1	((5.44+5.60)/2)*4.49		24.785	24.785	
			TOILET-HE (T1)	1	3.00	4.55	13.650	13.650	
			TOILET-SHE (T3)	1	((5.29+5.44)/2)*4.49		24.089	24.089	
			TOILET (T4)	1	6.38	4.5	28.710	28.710	
			TOILET (T5)	1	(6.84+1.75)/2*6.38		27.466	27.466	
			TOILET (T-H/D)	1	2.10	2.50	5.250	5.250	
	COMMERCIAL-5 (ALREADY APPROVED)	9663.307	S01 TO S34	34	5.18	20.12	104.222	3543.534	3654.359
			TOILET	1	5.5	20.15	110.825	110.825	
	COMMERCIAL-03	36856.657	S26 TO S40, S47, S56 TO S87, S94 TO S107, S116 TO S132	79	5.500	20.000	110.000	8690.000	13632.959
			S41	1	5.770	20.000	115.400	115.400	
			S42 TO S44	3	5.500	20.000	110.000	330.000	
			S88 TO S90	3	5.500	12.000	66.000	198.000	
			S46 & S93	2	7.500	20.000	150.000	300.000	
			SH03 & SH04, SH08 TO SH11, SH15 TO SH24	16	6.000	8.500	51.000	816.000	
			SH12	1	7.770	7.330	56.954	56.954	
			SH28 TO SH39	12	4.070	12.000	48.840	586.080	
			SH40 TO SH45	6	4.320	12.000	51.840	311.040	
			B7 TO B21, B29 TO B52, B65 TO B86, B89 TO B108	81	3.000	8.500	25.500	2065.500	
			B53	1	3.770	8.500	32.045	32.045	
			B54 TO B59	6	3.000	7.330	21.990	131.940	
			LADIES TOILET	1	6.000	6.000	36.000	36.000	
			GENTS TOILET	1	8.000	6.000	48.000	48.000	
			HAND. TOILET	1	2.250	3.000	6.750	6.750	
	MILK BOOTH-8, 9, 10, 11, 14, 15 & 18 (7 NOS. X 8' X 8')	42.018							42.018
	SUB POSTOFFICE-3	100.00							100.000
	COMMON FACILITY CENTRE (CFC)-3	129.17							129.170
	COMMON FACILITY CENTRE (CFC)-5	63.82							63.820
	TOTAL SALEABLE AREA (F)								25110.410

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 HYPOTHICATED TO GMADA / NOT TO BE SOLD	VILLAGE BOUNDARY
LAND UNDER POOLING / DEVELOPMENT AGREEMENT	LAND UNDER OWNERSHIP

PARKS / GREEN AREA CALCULATION
PART-F

NAME	AREA (SQ.MT.)
P-1	2145.816
P-1A	433.924
P-2	1658.782
P-3	1536.307
P-4	1384.902
P-5	2731.026
P-6	1651.565
P-7	1104.986
P-8	6456.060
P-9	1467.567
P-10	1460.453
P-11 (MARINA PARK)	4354.268
P-12 (HERCULIS PARK)	4166.478
P-13	1912.292
P-14	946.415
P-14A	662.604
P-15	1112.513
P-16	1612.200
P-17	494.026
P-18	451.868
P-19	546.482
P-20	547.321
P-21	454.283
P-22	1193.279
TOTAL	40485.417

AREA DETAIL OF REVENUE ROADS PROPOSED FOR GOVT. ACQUISTION
PART-F

S.N.	AREA (SQ.MT.)
GA(RR)-26	172.295
GA(RR)-27	112.413
GA(RR)-29	3434.216
GA(RR)-30	2253.985
GA(RR)-31	234.197
GA(RR)-32	302.403
GA(RR)-33	190.573
GA(RR)-34	493.031
GA(RR)-35	500.261
GA(RR)-36	195.924
GA(RR)-37	56.79
TOTAL (F)	7946.088

NOTE- SITE PLAN COMMERCIAL-2 & 5 IS ALREADY APPROVED VIDE CTP(PB) MEMO NO. 3269 CTP(PB)/MPM-131 DATED 10/06/2014

RESIDENTIAL PLOTTED AREA CALCULATION
PART-F

PLOT NO.			LENGTH	X	WIDTH	AREA / EACH PLOT	TOTAL NO.	TOTAL AREA (SQ.MT.)
[illegible]								
TOTAL (F)							1838	467383.20

RESIDENTIAL PLOTTED AREA CALCULATION
PART-F

PLOT NO.			LENGTH	X	WIDTH	AREA / EACH PLOT	TOTAL NO.	TOTAL AREA
[illegible]								

RESIDENTIAL PLOTTED AREA CALCULATION
PART-F

PLOT NO.			LENGTH	X	WIDTH	AREA / EACH PLOT	TOTAL NO.	TOTAL AREA
[illegible]								

APPROVED
Vide Letter No. 3496-STP(SAS)/SS-11 Dated 31-10-2025
Senior Town Planner
S.A.S. Nagar

PART-F SHEET 7/9

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 F)

DRG.No. : ML-07	DATE : 26-05-2025
SCALE :	REV :
DESIGNER :	DEVELOPER :