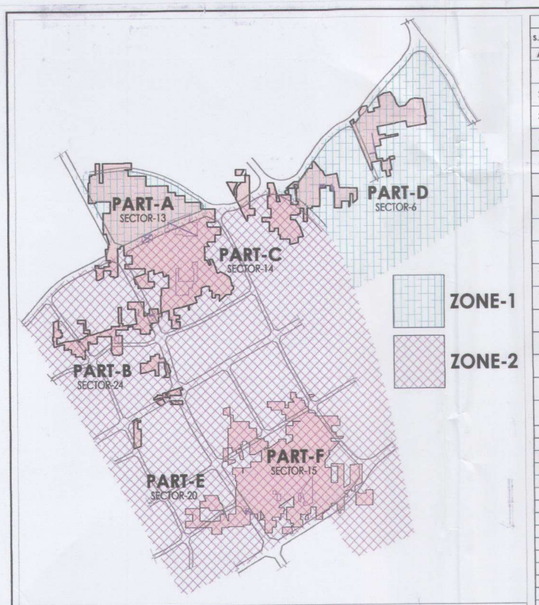
ALL PARTS - SHEET 1/8

① 9/12/21




## KEY PLAN

### DETAIL OF CHANGE OF LAND USE

| S.N. | DESCRIPTION | AREA (ACRES) |
|---|---|---|
| A | **CLU GRANTED** | |
| 1 | C.L.U. ACCORDED VIDE LETTER NO. 3368 CTP(Pb)/SP-432(M) DATED 21-04-2009 | 102.283 |
| 2 | C.L.U. ACCORDED VIDE LETTER NO. 4156 CTP(Pb)/SP-432(M) DATED 28-05-2010 | 9.585 |
| 3 | C.L.U. ACCORDED VIDE LETTER NO. 8648 CTP(Pb)/SP-432(M) DATED 13-12-10 | 21.166 |
| 4 | C.L.U. ACCORDED VIDE LETTER NO. 4613 CTP(Pb)/SP-432(M) DATED 29-06-2011 | 208.442 |
| 5 | C.L.U. ACCORDED VIDE LETTER NO. 5531 CTP(Pb)/SP-432(M) DATED 05-08-2011 | 162.060 |
| 6 | C.L.U. ACCORDED VIDE LETTER NO. 5829 CTP(Pb)/SP-432(M) DATED 19-08-2011 | 43.445 |
| 7 | C.L.U. ACCORDED VIDE LETTER NO. 7048 CTP(Pb)/SP-432(M) DATED 18-10-2011 | 28.340 |
| 8 | C.L.U. ACCORDED VIDE LETTER NO. 4143 CTP(Pb)/SP-432(M) DATED 13-08-2012 | 69.868 |
| 9 | C.L.U. ACCORDED VIDE LETTER NO. 4063 CTP(Pb)/SP-432(M) DATED 19-07-2013 | 70.680 |
| 10 | C.L.U. ACCORDED VIDE LETTER NO.1142 CTP(Pb)/SP-432(M) DATED 04-03-2016 | 11.866 |
| 11 | C.L.U. ACCORDED VIDE LETTER NO.1243 CTP(Pb)/SP-432(M) DATED 30-03-2017 | 37.351 |
| 12 | C.L.U. ACCORDED VIDE LETTER NO.2985 CTP(Pb)/SP-432(M) DATED 10-07-2017 | 28.020 |
| 13 | C.L.U. ACCORDED VIDE LETTER NO.4925 CTP(Pb)/SP-432(M) DATED 08-11-2017 | 29.732 |
| 14 | C.L.U. ACCORDED VIDE LETTER NO. 2453 CTP(Pb)/SP-432(M) DATED 21-07-2020 | 2.338 |
| 15 | C.L.U. ACCORDED VIDE LETTER NO. 2775 CTP(Pb)/SP-432(M) DATED 13-08-2020 | 11.674 |
| 16 | C.L.U. ACCORDED VIDE LETTER NO. 2217 CTP(Pb)/SP-432(M) DATED 20-04-2021 | 31.542 |
| A | **TOTAL CLU GRANTED** | **868.392** |
| B | **AREA EXEMPTED FROM CLU** | |
| B1 | LEFT FROM SCHEME AS PER CTP (PB) ORDER | 5.286 |
| B2 | SURRENDERD TO GOVT. VIDE LETTER NO. 2678,DATED 16.1.15 (FOR STP OF GMADA) | 0.388 |
| B3 | LAND EXCHANGED AND ARE NOT PART OF CLU GRANTED | 2.5438 |
| B | **TOTAL AREA EXEMPTED FROM CLU (B=B1+B2+B3)** | **8.2178** |
| C | **NET CLU AREA (C=A-B)** | **860.174** |
| D | AREA NOT TAKEN IN SCHEME BUT CLU GRANTED | 159.747 |
| E | **NET SCHEME AREA (E=C-D)** | **700.428** |
| F1 | AREA OF REVENUE RASTAS PROPOSED FOR GOVT. ACQUISITION | 6.177 |
| F2 | AREA PROPOSED UNDER GOVT. ACQUISITION (CRITICAL GAP) | 15.012 |
| F | **OVERALL SCHEME AREA (F=E+F1+F2)** | **721.616** |
| G | AREA RESERVE UNDER FUTURE EXPANSION (FE) | 25.536 |
| H | AREA RESERVE FOR GROUP HOUSING | |
| H1 | GROUP HOUSING-1 (THE LAKE) - MIX LAND USE | 26.372 |
| H2 | GROUP HOUSING-2 (THE RESORT) | 9.620 |
| H | **AREA RESERVE FOR GROUP HOUSING (H=H1+H2)** | **35.992** |
| I | AREA RESERVE FOR MIX LAND USE | 67.830 |

### GENERAL STATEMENT

| S.N. | DESCRIPTION OF AREA | ON | AREA (ACRES) | REQUIRED % | REQUIRED AREA (ACRES) | PROVISION % | PROVISION AREA (ACRES) | PERCENTILE (%) NET PLANNING AREA EXCLUDING PE, GROUP HOUSING, MDP, LAND USE & EWS [K=E-G-H-I-1] 536.985 | SALEABLE % |
|---|---|---|---|---|---|---|---|---|---|
| 1 | AREA PROVIDED FOR EWS HOUSING | F | 721.616 | 5.00% | 36.081 | 5.00% | 36.086 | 6.75% | |
| 2 | AREA UNDER RESIDENTIAL PLOTED DEVELOPMENT | | | | | | 226.219 | 42.89% | 50.99% |
| 3 | AREA UNDER COMMERCIAL (COs, BOOTHS, SUB POST OFFICE, CFC & MILK BOOTHS | | | | | | 16.548 | 3.09% | |
| 4 | AREA PROVIDED IN PARKS / GREEN ON NET SCHEME AREA EXCLUDING FUTURE EXPANSION, GROUP HOUSING, MDP, LAND USE & EWS AREA | E-(G+H+I+1) | 534.985 | 6.00% | 32.099 | 6.44% | 34.438 | 6.44% | |
| 5 | AMENITIES AREA (INSTITUTIONS , HEALTH , COMMUNITY, RELIGIOUS & INFORMATION CENTRE | | | | | | 31.338 | 5.86% | |
| 6 | UTILITIES AREA (STP, ESS, WATER WORKS, OHT & SOLID WASTE MANAGEMENT) | | | | | | 5.450 | 1.02% | |
| 7 | ROADS , PAVEMENTS AND OPEN AREAS | | | | | | 190.991 | 35.70% | |
| | **TOTAL (2+3+4+5+6+7)** | | | | | | **534.985** | **100.00%** | **50.99%** |
| | PERMISSIBLE SALEABLE AREA | | | | | | | | 55.01% |

NOTE:
1. AREA UNDER GROUP HOUSING AS PART OF PLOTTED RESIDENTIAL PROJECT NOT TO BE COUNTED AS SALEABLE AREA OF THE TOTAL PROJECT AS PER THE PUNJAB HOUSING POLICY 2013
2. SINCE TOTAL GROUP HOUSING AREA IS LESS THAN 20% OF NET PLANNING AREA (N) AND EXEMPTED FROM SALE CALCULATION AS PER HOUSING POLICY 2013

### PART WISE SUMMARY OF VARIOUS COMPONENTS PROVIDED

| PART | | PLOTS (NOS.) | RESIDENTIAL PLOTS | PARKS / GREEN | AMENITIES | INFRASTRUCTURE / UTILITIES | EWS | COMMERCIAL | MIX LAND USE | FUTURE EXPANSION (FE) | PROPOSED GOVT. ACQUISITION | REVENUE ROADS PROPOSED FOR GOVT. ACQUISITION |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A | | 763 | 231093.19 | 63491.26 | 31292.43 | 8654.01 | - | 37993.83 | 0 | 2227.29 | 0 | 476.577 |
| B | | 82 | 16475.08 | 968.31 | 7627.00 | - | 80657.61 | 388.91 | 0 | 797.26 | 0 | 300.588 |
| C | | 1261 | 306031.90 | 25965.74 | 31726.94 | 5959.04 | - | 1571.99 | 1050 | 3977.416 | 0 | 9315.674 |
| D | | 192 | 46112.67 | 7885.82 | 2005.39 | 317.94 | 30025.80 | 165.10 | 273447.6655 | 6026.05 | 60750.816 | 7942.284 |
| E | | 97 | 14347.04 | 597.74 | 9111.91 | 2616.49 | 13263.09 | 0 | 0 | 1003.12 | 0 | - |
| F | | 1641 | 422822.17 | 40457.46 | 45056.21 | 4506.29 | 22087.06 | 26848.80 | 0 | 53511.59 | 0 | 6960.495 |
| TOTAL | SQ.MT. | 4036 | **1034882.04** | **139366.33** | **126819.88** | **22053.76** | **146033.56** | **66968.63** | **274497.6655** | **103339.47** | **60750.816** | **24995.618** |
| | ACRES | | **256.219** | **34.438** | **31.338** | **5.450** | **36.086** | **16.548** | **67.830** | **25.536** | **15.012** | **6.177** |




### 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, 339F, 339H, 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 |
| | 445 | 1 |
| C | NEW VILLA | 3 |
| | 481A, 411C, 423C | |
| | **TOTAL** | **4** |
| F | 33B, 33F, 33G, 33H, 33I, 33J, 42E, 42G, 42H, 42I, 42J, 43C, 43D, 43E, 129, 129K, 129L, 129M, 129N, 129O, 134A, 298, 291, 295, 296, 297, 298, 299, 304, 305, 306. | 31 |
| | **GRAND TOTAL** | **126** |

### LIST OF INDEPENDENT FLOORS (S+4)

| PART | PLOT DESCRIPTION | NOS. |
|---|---|---|
| A | NEW FLOORS<br>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 |
| C | 466727, 466728, 466729, 466730, 466731, 466732, 520K, 520L, 520M, 520N, 520O, 520P, 523L1, 523A1, 523K, 523L, 523M1, 523N1, 523O1, 523P1, 535A1, 535A2, 535A3, 535A4, 535A5, 535A6, 535A7, 535A8, 689E<br>NEW FLOORS<br>466BM7, 466BM8, 466BM9, 466BM10, 466BM11, 466BM12, 466BM13, 466BM14, 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, 466BH1, 466BH2, 466BH3, 466BH4, 466BH5, 466BH6, 466BH7, 466BH8, 466BH9, 466BH10, 466BH11, 466BH12, 466BH13, 466BH14, 466BH15, 466BH16, 466BH20, 466BX1, 466BX2, 466BX3, 466BX4, 466BX5, 466BX6, 466BX7, 466BX8, 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. | 29<br>112 |
| | **TOTAL** | **141** |
| 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 | 36 |
| | NEW FLOORS<br>449J2, 449J3, 449J4, 449J5, 449J6, 449J7, 449J8, 449J9, 449J10, 449J11, 449J12, 449J13, 449J14, 449J15, 449J16, 449L5, 449L6, 449L7, 450C, 450D, 450E, 450E1 | 22 |
| | **TOTAL** | **58** |
| F | 504, 504A, 553A, 553B, 554, 554A, 554B, 554C, 554D, 554E, 554F, 685A, 685B, 685C, 785, 785A, 785B, 785C, 785D, 785E.<br>NEW FLOORS<br>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, 558L, 558M, 558N, 558P, 558Q, 778A1, 778A2, 778A3, 778A4, 778A5, 778A6, 778A7, 778AB, 778AP, 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, 1056Z5 | 20<br>70 |
| | **TOTAL** | **90** |
| | **GRAND TOTAL** | **382** |

### SUMMARY OF AMENITIES PROVIDED

| S.N. | AMENITIES DESCRIPTION | | PART A | PART B | PART C | PART D | PART E | PART F | TOTAL |
|---|---|---|---|---|---|---|---|---|---|
| 1 | PRIMARY CUM HIGHER SECONDARY SCHOOL | AMENITIES | 1 | 0 | 2 | 0 | 1 | 1 | **5** |
| 2 | NURSERY CUM PRIMARY SCHOOL | | 0 | 2 | 3 | 0 | 0 | 4 | **9** |
| 3 | CRECHE | | 0 | 0 | 1 | 0 | 0 | 2 | **3** |
| 4 | DISPENSARY | | 0 | 0 | 1 | 1 | 0 | 3 | **5** |
| 5 | HEALTH CENTRE | | 0 | 0 | 0 | 0 | 0 | 1 | **1** |
| 6 | POLICE POST | | 0 | 0 | 1 | 0 | 0 | 1 | **2** |
| 7 | COMMUNITY CENTRE | | 1 | 0 | 0 | 0 | 0 | 1 | **2** |
| 8 | RELIGIOUS BUILDING | | 0 | 1 | 1 | 0 | 1 | 2 | **5** |
| 9 | STP | UTILITIES | 1 | 0 | 1 | 0 | 0 | 1 | **3** |
| 10 | WATER WORKS | | 1 | 0 | 0 | 0 | 0 | 0 | **1** |
| 11 | OHT/UGT | | 1 | 0 | 2 | 0 | 0 | 2 | **5** |
| 12 | ESS | | 1 | 0 | 1 | 0 | 1 | 0 | **3** |
| 13 | SPACE OF SWM | | 1 | 0 | 2 | 1 | 1 | 1 | **6** |
| 14 | PETROL PUMP | | 0 | 0 | 1 | 0 | 0 | 0 | **1** |
| 15 | MILK BOOTH | | 0 | 0 | 9 | 1 | 0 | 7 | **17** |
| 16 | COMMON FACILITY CENTRE (CFC) | COMMERCIAL | 0 | 1 | 1 | 1 | 0 | 2 | **5** |
| 17 | SUB POST OFFICE | | 0 | 1 | 1 | 0 | 0 | 1 | **3** |
| 18 | COMMERCIAL SITES / CUNK | | 1 | 0 | 1 | 4 | 0 | 3 | **9** |

APPROVED
Vide Letter No. 511 CTP(PB)MPM-131
Date 11-02-2021
Chief Town Planner
Punjab, Chandigarh

Chief Town Planner, Punjab, Chandigarh
Memo No. 7230 CTP(PB)/MPM-131 Dtd. 24/12/2021

FOR CALCULATIONS PURPOSE ONLY

### DENSITY (ZONE WISE)

| S.N. | DESCRIPTION | AREA (ACRE) | DENSITY PERMISSIBLE | DENSITY ACHIEVED | POPULATION FOR DENSITY PERMISSIBLE | POPULATION FOR DENSITY ACHIEVED |
|---|---|---|---|---|---|---|
| 1 | DENSITY OF PROJECT LYING IN ZONE-1 | 253.144 | 150 | 74.50 | 37971.66 | 18859.5 |
| 2 | DENSITY OF PROJECT LYING IN ZONE-2 | 406.850 | 200 | 111.89 | 81370.03 | 45522.0 |
| | DENSITY OF TOTAL PROJECT (1+2) | 659.995 | | 97.55 | 119341.69 | 64381.5 |
| | NOTE: POPULATION CONSIDERED TO DETERMINE DESITY ARE PLOTTED + IF(S+4) + GH + VILLAS | | | | | |

### POPULATION (ZONE WISE)

| S.N. | DESCRIPTION | UNIT | NO. PART-A | PART-B | PART-C | PART-D | PART-E | PART-F | TOTAL | PERSON | POPULATION |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | **ZONE-1 (PART-A & PART-D)** | | | | | | | | | | |
| 1 | PLOTED DEVELOPMENT | PLOT | 579 | | | 134 | | | 713 | 13.5 | 9625.5 |
| 2 | VILLAS | DU | 91 | | | 0 | | | 91 | 4.5 | 409.5 |
| 3 | INDEPENDENT FLOORS (S+4) | DU | 93 | | | 58 | | | 151 | 18 | 2718.0 |
| 4 | GROUP HOUSING-1 (THE LAKE) | DU | 0 | | | 1357 | | | 1357 | 4.5 | 6106.5 |
| A | **POPULATION OF PROJECT LYING IN ZONE-1** | | | | | | | | **TOTAL** | | **18859.5** |
| | **ZONE-2 (PART-B, PART-C, PART-E & PART-F)** | | | | | | | | | | |
| 1 | PLOTED DEVELOPMENT | PLOT | | 82 | 1116 | | 97 | 1520 | 2815 | 13.5 | 38002.5 |
| 2 | VILLAS | DU | | 0 | 4 | | 0 | 31 | 35 | 4.5 | 157.5 |
| 3 | INDEPENDENT FLOORS (S+4) | DU | | 0 | 141 | | 0 | 90 | 231 | 18 | 4158.0 |
| 4 | GROUP HOUSING-2 (THE RESORT) | DU | | 0 | 712 | | 0 | 0 | 712 | 4.5 | 3204.0 |
| B | **POPULATION OF PROJECT LYING IN ZONE-2** | | | | | | | | **TOTAL** | | **45522.0** |

### POPULATION & DENSITY

| S.N. | DESCRIPTION | UNIT | NO/AREA | PERSON | POPULATION |
|---|---|---|---|---|---|
| A | **POPULATION** | | | | |
| 1 | PLOTED DEVELOPMENT | PLOT | 3528 | 13.5 | 47628.0 |
| 2 | VILLAS | DU | 126 | 4.5 | 567.0 |
| 3 | INDEPENDENT FLOORS (S+4) | DU | 362 | 18 | 6876.0 |
| 4 | **GROUP HOUSING-1 (THE LAKE) - MIX LAND USE** | DU | 1357 | 4.5 | **6106.5** |
| 5 | GROUP HOUSING-2 (THE RESORT) | | | | |
| | PART-A | DU | 296 | 4.5 | 1332.0 |
| | PART-B | DU | 416 | 4.5 | 1872.0 |
| 5 | **GROUP HOUSING-2 (THE RESORT)** | | | **TOTAL** | **3204.0** |
| 6 | COMMERCIAL | ACRES | 16.548 | 100 | 1654.8 |
| 7 | INSTITUTIONAL | ACRES | 31.338 | 100 | 3133.8 |
| 8 | EWS | ACRES | 36.086 | 400 | 14434.3 |
| B | **POPULATION OF PROJECT FOR PROVIDING SERVICES/ INFRASTRUCTURE = (1+2+3+4+5+6+7+8)** | | | **TOTAL** | **83604.6** |
| C | **POPULATION OF PROJECT FOR PROVIDING AMENITIES = (1+2+3+4+5+8)** | | | **TOTAL** | **78815.8** |

### DENSITY

| S.N. | DESCRIPTION | AREA | DENSITY | POPULATION FOR DENSITY |
|---|---|---|---|---|
| | **PERMISSIBLE DENSITY** | | | |
| | Desity of project as per layout approved vide CTP (Pb) Memo no 2385 dated 05-06-2015 | 522.300 | 114.97 | 60048.0 |
| | Desity of Project for additional area [Overall Scheme Area - (1+EWS+FE)] | 137.695 | 200.00 | 27538.9 |
| | **OVERALL PERMSSIBLE DENSITY** | **659.995** | **132.71** | **87586.9** |
| | **OVERALL ACHIEVED DENSITY** | | **97.55** | **64381.5** |
| | NOTE: POPULATION CONSIDERED TO DETERMINE DESITY ARE PLOTTED + IF(S+4) + GH + VILLAS | | | |

### POPULATION/DENSITY AS PER LAYOUT PLAN EARLIER APPROVED VIDE CTP (PB) MEMO NO 2385 DATED 05-06-2015

| S.N. | DESCRIPTION | UNIT | NO/AREA | PERSON | POPULATION |
|---|---|---|---|---|---|
| 1 | PLOTED DEVELOPMENT | PLOT | 3503 | 15 | 52545.0 |
| 2 | GROUP HOUSING | ACRES | 25.012 | 300 | 7503.0 |
| 3 | COMMERCIAL | ACRES | 11.711 | 100 | 1171.1 |
| 4 | INSTITUTIONAL | ACRES | 29.379 | 100 | 2937.9 |
| 5 | EWS | ACRES | 30.007 | 400 | 12002.8 |
| A | **TOTAL POPULATION FOR PROVIDING SERVICE / INFRASTRUCTURE (1+2+3+4+5)** | | | | **76159.8** |
| B | **TOTAL POPULATION FOR PROVIDING AMENITIES (1+2+5)** | | | | **72050.8** |
| C | **TOTAL POPULATION FOR CALCULATING DENSITY (1+2)** | | | | **60048.0** |
| D | **DENSITY** | | | | |
| | [C÷(OVERALL SCHEME AREA(E )-EWS AREA- FUTURE EXPANSION AREA (F)] | 60048 | ÷ | 522.30 | **114.97** |

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 PLOTS 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 REVISED LAYOUT PLAN AS PER TECHNICAL NORMS AND TITLE OF LAND, BUT THIS APPROVAL IS NOT PROVIDING ANY RIGHT TO THE PROMOTER/COMPANY TO VIOLATE THE RULES / GUIDELINES OF ANY OTHER ACT / RULES AND ALSO IS NOT PROVIDING ANY RIGHT FOR ANY ILLEGAL SALE.
4. THE HIGHLIGHTED AREA IS ONLY BEING APPROVED NOW. THE REMAINING DIMMED AREA HAS ALREADY BEEN APPROVED EARLIER. (To be read with earlier approved plan)
5. THE COMPANY SHALL BE SOLE RESPONSIBLE FOR THE PROJECT BOUNDARY / OWNERSHIP / DEVELOPMENT AGREEMENTS / CONSENTS MARKED ON THE LAYOUT PLAN.

6. SITE PLAN OF COMMERCIAL - 5,6 & 8 IS ALREADY APPROVED VIDE CTP(PB) MEMO NO 3269 CTP(PB)/MPM131 DATED10/06/2014 AND ACCORDINGLY COMMERCIAL PLANNING SHALL REMAIN SAME AS APPROVED.
7. COMMUNITY CENTRE 3 HAS BEEN PROVIDED IN THE GROUP HOUSING-1

LEGEND:-
- PLOTS HYPOTHECATED TO GMADA/NOT TO BE SOLD
- AREA UNDER DEVELOPMENT AGREEMENT/ LAND POOLING AGREEMENT

NOTE: PLOTS WHICH ARE HYPOTHECATED TO GMADA/ NOT TO BE SOLD, REFER LAYOUT PLAN PART-A, PART-B, PART-C, PART-D, PART-E, & PART-F SEPARATELY.
2. FOR DETAILING / CLARIFICATION REFER SEPRATE APPROVED PART PLANS A TO F AND COMMERCIAL SHEET.

| | | | |
|---|---|---|---|
| SCHEME BOUNDARY | AREA NOT TAKEN IN TO SCHEME | OTHERS LAND | |
| FUTURE EXPANSION | PARKS | RESTAURANT & COMMERCIAL (COMMUNITY CENTRE, POLICE POST, SCHOOL, CBD/OS) | |
| HEALTH CENTRE & DISPENSARY | EWS | COMMERCIAL | |
| GOVT. ACQUISITION (CRITICAL GAPS) | RELIGIOUS BUILDING | UTILITIES (STP, ESS, WATER WORKS, OHT/UGT) | |
| REVENUE RASTA PROPOSED FOR GOVT. ACQUISITION | OPEN SPACES | GROUP HOUSING PLOTS | |
| INDEPENDENT FLOORS (S+3 FLOORS) | S+4 INDEPENDENT FLOORS | PLOT HYPOTHECATED TO GMADA / NOT TO BE SOLD | |
| ROAD | REVENUE ROAD | VILLAGE BOUNDARY | |
| VILLAS | LAND UNDER ATS/CONSENT (NOT IN POSSESSION, OWNERSHIP VERIFIED IN THE NAME OF DEVELOPER COMPANY) | COMMERCIAL PARKING | |

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 Kailkaji New Delhi-110019

DRAWING TITLE:- REVISED LAYOUT PLAN (OVER ALL PARTS - MAIN SHEET)

DRG.No. : ML-01 DATE : 30-04-2021

SCALE : 1:5000 REV :

Apurbo Deorah, Regd. Architect, CA/2013/61618 — DESIGNER

DEVELOPER