(2) 9/12/21

(3)

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 PLANS)
5. THE COMPANY SHALL BE SOLE RESPONSIBLE FOR THE PROJECT BOUNDARY / OWNERSHIP / DEVELOPMENT AGREEMENTS / CONSENTS MARKED ON THE LAYOUT PLAN.

PART-B
SECTOR-24

ABADI VILLAGE RANI MAJRA

VILLAGE BHAGAT MAJRA

VILLAGE BHAGAT MAJRA

ABADI VILLAGE GHANDAULI

60 M. WIDE SECTOR ROAD (PR-1)

45 M. WIDE SECTOR ROAD

30 M. WIDE ROAD

(SHP-5)

GREEN BELT

EWS-01A 27460.951 SQ.MT.

EWS-01B 6271.222 SQ.MT.

EWS-01C 2908.007 SQ.MT.

EWS-02A 6920.787 SQ.MT.

EWS-02B 5031.602 SQ.MT.

EWS-02C 5261.505 SQ.MT.

EWS-02D 10428.503 SQ.MT.

EWS-02E 4110.093 SQ.MT.

EWS-02F 12264.936 SQ.MT.

04A RELIGIOUS 1264.10 SQ.MT.

05 RELIGIOUS 1264.10 SQ.MT.

NSS-01 NSS-02 NSS-03 NSS-04 NSS-05 NSS-06 NSS-07 NSS-08 NSS-09 NSS-10 NSS-11 NSS-12 NSS-13 NSS-14 NSS-15 NSS-16 NSS-17 NSS-18

OTHER'S LAND

AREA UNDER TC CONSENT

PLOTS HYPOTHECATED TO GMADA / NOT TO BE SOLD

PLOTS HYPOTHECATED TO GMADA (NOT TO BE SOLD)

AREA UNDER CONSENT

FOR CALCULATIONS PURPOSE ONLY

Chief Town Planner Punjab, Chandigarh

No. 7220 CTP(B2)/MISC-121 Dtd. 24.11.2021

APPROVED
Vide Letter No. STP(B)/MISC-121
Date 11/12/2021
Chief Town Planner
Punjab, Chandigarh

FUTURE EXPAFEION (FE) CALCULATIONS
PART-B

S.N.	AREA (SQ.MT.)
FE-89	23.714
FE-90	199.693
FE-99	216.342
FE-100	357.506
TOTAL (B)	797.255

PARKS / GREEN AREA CALCULATION
PART-B

NAME	AREA (SQ.MT.)
P-61C	968.310
TOTAL (B)	968.310

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

S.N.	AREA (SQ.MT.)
GA(RR)-4	109.46
GA(RR)-5	191.128
TOTAL (B)	300.588

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.
B	SUB POST OFFICE-1	195.544							195.544
	COMMON FACILITY CENTRE (CFC)-1	193.367							193.367
							TOTAL SALEABLE AREA (B)		388.911

LIST OF PLOTS HYPOTHECATED TO GMADA / NOT TO BE SOLD

PART	PLOT DESCRIPTION	NO OF PLOTS
B	640, 641, 642, 643, 644, 645, 645A, 645B, 645C, 645E, 651, 652, 653, 653A, 653A1, 653AA, 653AA, 653B, 653C, 653D, 653E, 653F, 653G, 653H, 653I, 653J, 653K, 653L, 653M, 653M1, 655, 655D, 656, 657, 658, 658A, 659, 659A, 659B, 659C, 659D, 659E, 659F, 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	82

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 + (13.75×24.39)÷2			522.33	1	522.33
645A	to	645C	10.50	x	27.39	287.60	3	862.79
645E			37+(13.70×25.81)÷2		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	653M2	9.63	x	19.05	183.40	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
			16.60+(3.66×6.34)/2			75.23		
			1/2×5.36×10.78			28.81		
653H	to	653N	11.80	x	27.43	323.67	6	1942.04
653A1			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	7.61	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	16478.08

EWS PROVIDED
PART-B

S.N.	DESCRIPTION	AREA ACRES	AREA SQ.MT.
1	EWS-01A	6.786	27460.951
3	EWS-01B	1.550	6271.222
4	EWS-01C	0.719	2908.007
6	EWS-02A	1.710	6920.787
7	EWS-02B	1.243	5031.602
8	EWS-02C	1.300	5261.505
9	EWS-02D	2.577	10428.503
10	EWS-02E	1.016	4110.093
11	EWS-02F	3.031	12264.936
	TOTAL (B)	19.931	80657.606

AMENITIES PROVIDED
PART-B

S.N.	DESCRIPTION	AREA ACRES	AREA SQ.MT.
1	NURSERY CUM PRIMARY SCHOOL-6	0.808	3271.032
2	NURSERY CUM PRIMARY SCHOOL-10	0.764	3091.804
3	RELIGIOUS - 5	0.312	1264.162
	TOTAL (B)	1.885	7626.998

SCHEME BOUNDARY	AREA NOT TAKEN IN TO SCHEME	OTHERS LAND
FUTURE EXPANSION	PARKS	RESIDENTIAL & COMMUNITY (COMMUNITY CENTRE, POLICE POST, SCHOOL, CRECHE)
HEALTH CENTRE & DISPENSARY	EWS	COMMERCIAL
GOVT. ACQUISITION (CRITICAL GAPS)	RELIGIOUS BUILDING	UTILITIES (STP, SUB, WATER WORKS, GH/UGS)
REVENUE RASTA PROPOSED FOR GOVT. ACQUISITION	OPEN SPACES	GROUP HOUSING PLOTS
INDEPENDENT FLOORS (G+3 FLOORS)	S+4 INDEPENDENT FLOORS	PLOT HYPOTHECATED TO GMADA / NOT TO BE SOLD
ROAD	REVENUE ROAD	VILLAGE BOUNDARY
VILLAS	LAND UNDER ATC/CONSENT (NOT TO BE SOLD TILL OWNERSHIP ATTAINED IN THE NAME OF DEVELOPER COMPANY)	COMMERCIAL PARKING

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 : 30-04-2021

SCALE : | REV :

Arpuba Borah
Regd. Architect
CA/2008/51618
DESIGNER

DEVELOPER

(3)