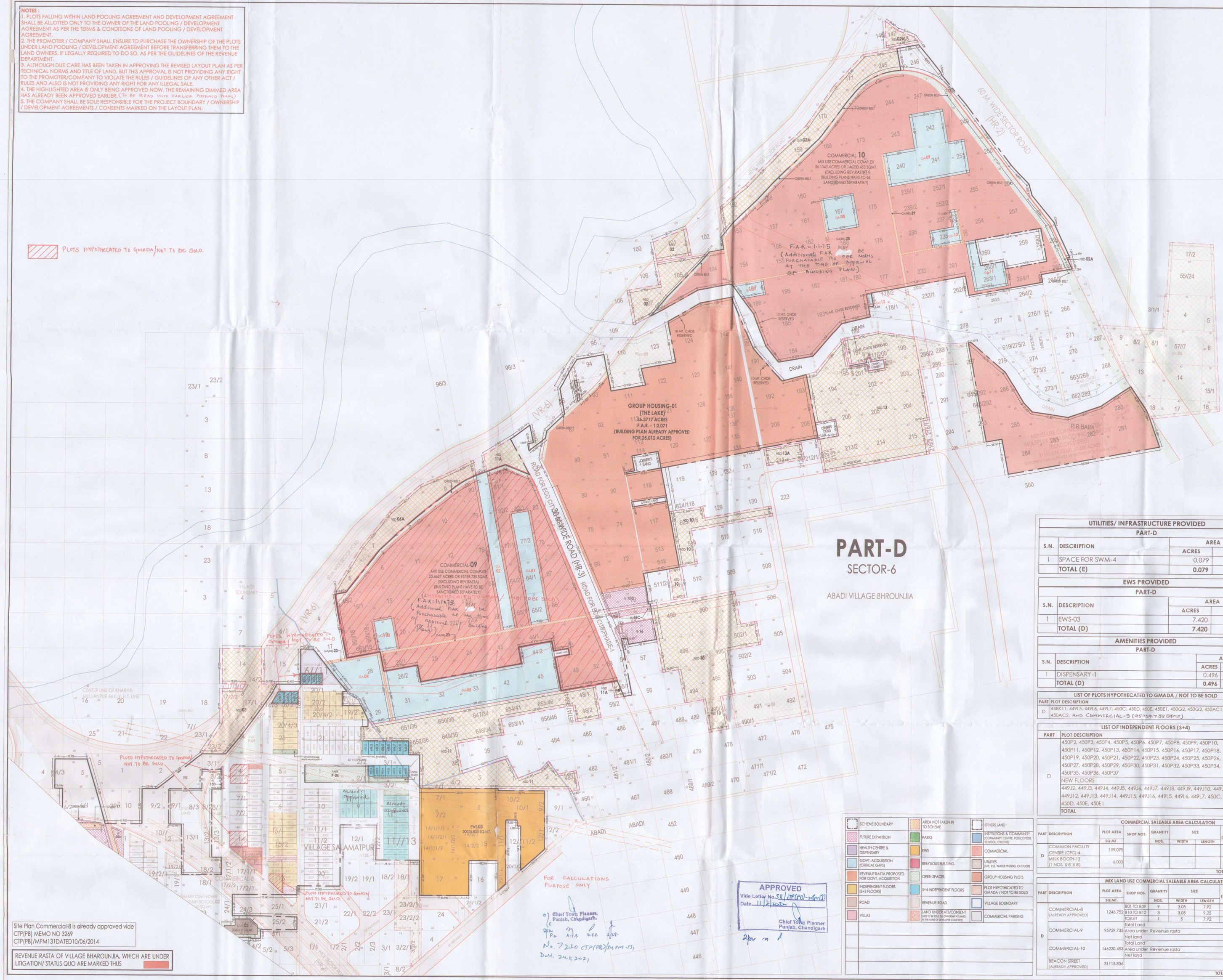
NOTES :

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.

PLOTS HYPOTHECATED TO GMADA/NOT TO BE SOLD



Site Plan Commercial-8 is already approved vide CTP(PB) MEMO NO 3269 CTP(PB)/MPM13IDATED10/06/2014

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

PART-D

SECTOR-6

ABADI VILLAGE BHROUNJIA

AREA DETAIL OF REVENUE ROADS PROPOSED FOR GOVT. ACQUISITION	
PART-D	
S.N.	AREA (SQ.MT.)
GA(RR)-22	307.313
GA(RR)-23	2318.863
GA(RR)-24	315.046
GA(RR)-25	504.352
GA(RR)-26	1457.286
GA(RR)-27	222.358
GA(RR)-28	1472.546
GA(RR)-29	1344.52
TOTAL (D)	7942.284

AREA DETAIL OF CRITICAL GAPS TO BE ACQUIRED BY GOVT.	
PART-D	
S.N.	AREA (SQ.MT.)
GA-01	5620.525
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
TOTAL (D)	60750.816

FUTURE EXPAFEION (FE) CALCULATIONS	
PART-D	
S.N.	AREA (SQ.MT.)
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)	6026.049

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 (E)	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-1	0.496	2005.391
	TOTAL (D)	0.496	2005.391

LIST OF PLOTS HYPOTHECATED TO GMADA / NOT TO BE SOLD			
PART	PLOT DESCRIPTION		NO OF PLOTS
D	448K11, 449L5, 449L6, 449L7, 450C, 450D, 450E, 450E1, 450G2, 450G3, 450AC1, 450AC2, And COMMERCIAL-9 (95759.735 SQMT.)		12

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, 450P2B, 450P29, 450P30, 450P31, 450P32, 450P33, 450P34, 450P35, 450P36, 450P37	36
	NEW FLOORS	
	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

RESIDENTIAL PLOTTED AREA CALCULATION								
PART-D								
Plot No.			SIZE LENGTH	x	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
448S1	to	448S7	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
448A	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	to	449T	10.50	x	24.00	252.00	10	2520.00
449W	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	170.08	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
449T	to	449Z	10.50	x	24.00	252.00	2	504.00
44921	to	44922	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
			13.36	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	46112.67

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 MILK BOOTH-12 (1 NOS. X 8' X 8')	159.095							159.095
		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	95759.735	Total Land					97324.693	95759.735
			Area under Revenue rasta					1564.958	
			Net land					95759.735	
	COMMERCIAL-10	146230.453	Total Land					149047.524	146230.453
			Area under Revenue rasta					2817.071	
			Net land					146230.453	
	BEACON STREET (ALREADY APPROVED)	31115.836							31115.836
								TOTAL SALEABLE AREA (D)	273447.666

SCHEME BOUNDARY	AREA NOT TAKEN IN TO SCHEME	OTHERS LAND
FUTURE EXPANSION	PARKS	INSTITUTIONS & COMMUNITY (COMMUNITY CENTRE, POLICE POST, SCHOOL, CRECHE)
HEALTH CENTRE & DISPENSARY	EWS	COMMERCIAL
GOVT. ACQUISITION (CRITICAL GAPS)	RELIGIOUS BUILDING	UTILITIES (STP, ESS, WATER WORKS, CHY/UGT)
REVENUE RASTA PROPOSED FOR GOVT. ACQUISITION	OPEN SPACES	GROUP HOUSING PLOTS
INDEPENDENT FLOORS (S+3 FLOORS)	S+4 INDEPENDENT FLOORS	PLOT HYPOTHICATED TO GMADA / NOT TO BE SOLD
ROAD	REVENUE ROAD	VILLAGE BOUNDARY
VILLAS	LAND UNDER ATS/CONSENT (NOT TO BE SOLD 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 D)

DRG.No. : ML-05 DATE : 30-04-2021

SCALE : REV :

Apurv Borah Regd. Architect CA/2013/51618

DESIGNER : DEVELOPER :