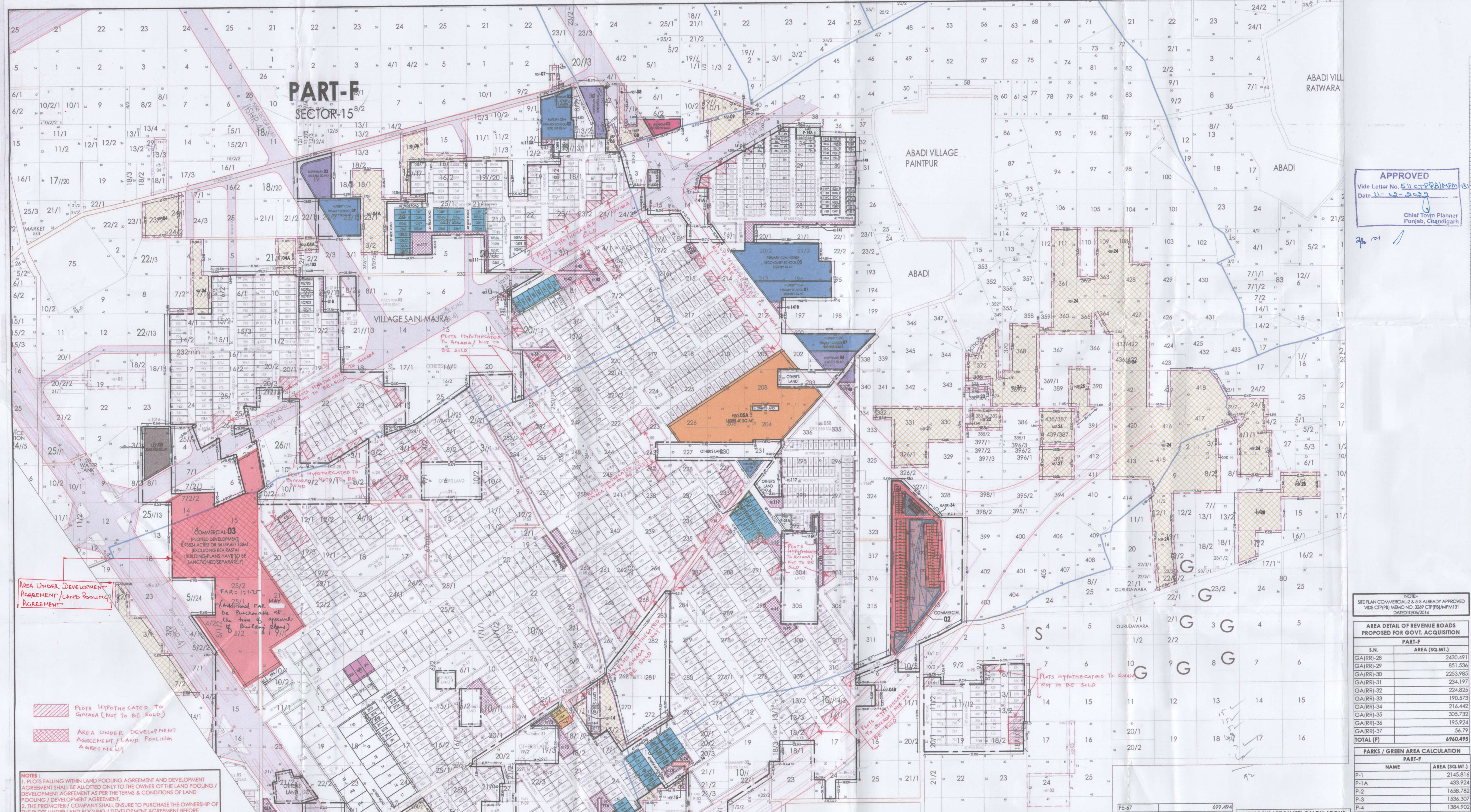
PART-F SHEET 7/8



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.

EWS PROVIDED PART-F

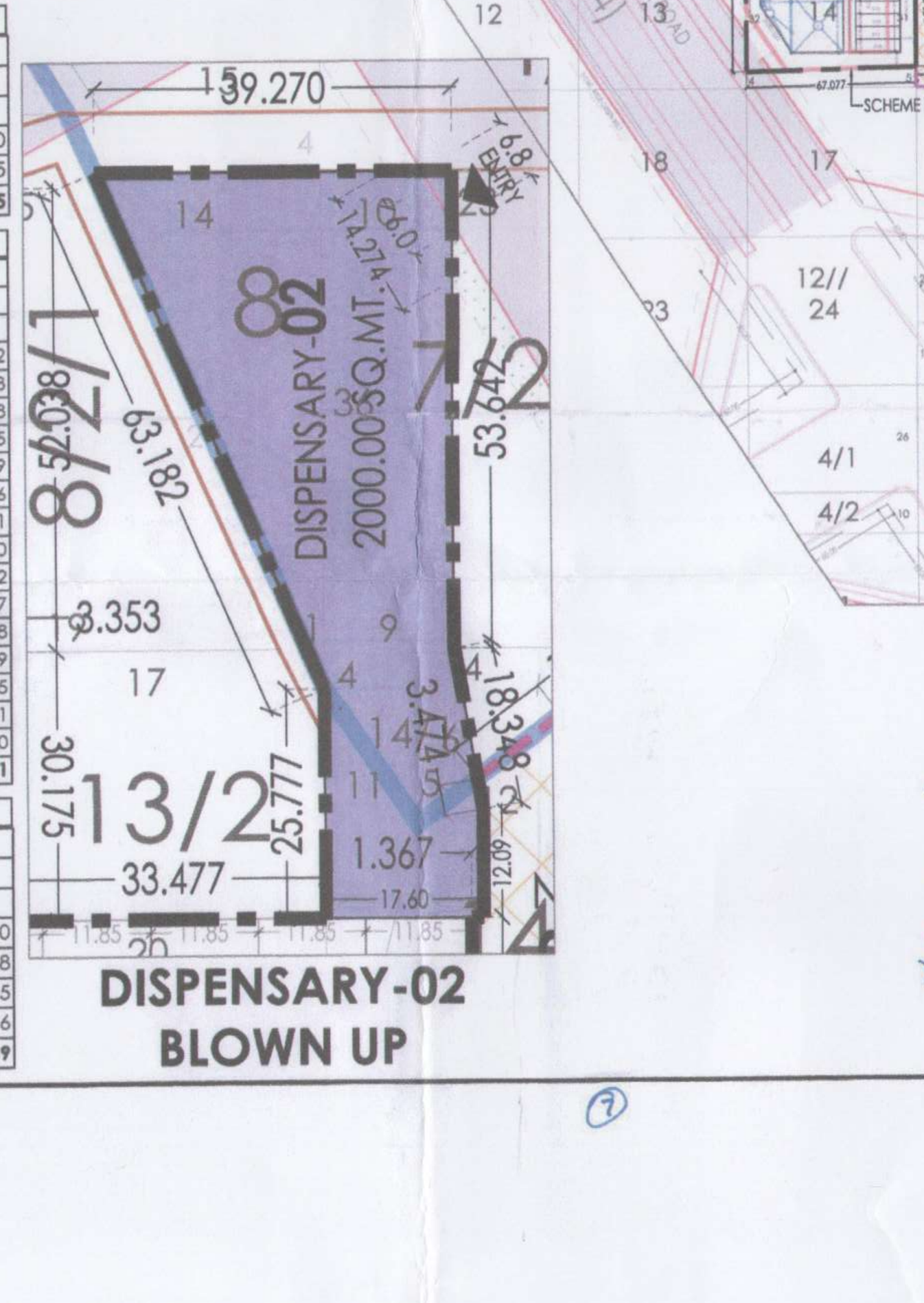
S.N.	DESCRIPTION	AREA ACRES	AREA SQ.MT.
1	EWS-05A	4.543	18385.400
2	EWS-05B	0.915	3701.655
	TOTAL (F)	5.458	22087.055

AMENITIES PROVIDED PART-F

S.N.	DESCRIPTION	AREA ACRES	AREA SQ.MT.
1	NURSERY CUM PRIMARY SCHOOL-1	0.741	3000.092
2	NURSERY CUM PRIMARY SCHOOL-2	0.741	3000.108
3	NURSERY CUM PRIMARY SCHOOL-9	0.796	3219.958
4	NURSERY CUM PRIMARY SCHOOL-7	0.741	3000.275
5	PRIMARY CUM HIGHER SECONDARY SCHOOL - 3	2.007	8123.369
6	CRECHE-1	0.127	512.986
7	CRECHE-3	0.142	574.841
8	DISPENSARY-2	0.494	2000.000
9	DISPENSARY-3	0.626	2532.382
10	DISPENSARY-4	0.494	2000.077
11	HEALTH CENTRE	1.483	6000.038
12	COMMUNITY-2	2.008	8126.939
13	RELIGIOUS - 2	0.265	1073.125
14	RELIGIOUS - 4	0.334	1350.201
15	POLICE POST-3	0.134	541.820
	TOTAL (F)	11.134	45056.211

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
	TOTAL (F)	1.114	4506.289



DISPENSARY-02 BLOWN UP

O/c Chief Town Planner, Punjab, Chandigarh
app. on A.T.P. D.T.P. S.T.P.
No. 7230 CTP(PB)/MPM-131
Dated 24.11.2021

PLOT NO.-67 BLOWN UP

PLOT NO.-68 BLOWN UP

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.
F	COMMERCIAL-2	15987.15	S01 TO S50	50	5.18	20.12	104.222	5211.080	6587.590
			S1A TO S1C	3	5.18	20.12	104.222	312.665	
			B01 TO B12	12	3.00	14.06	42.180	506.160	
			C1 TO C18	18	3.00	6.20	18.600	334.800	
			C19 TO C20	2	3.00	4.79	14.370	28.740	
			TOILET (T1)	1	8.71	20.12	175.245	175.245	
			TOILET (T2)	1	3	4.55	13.650	13.650	
			TOILET (T/H)	1	2.1	2.5	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-3 (PLOTTED DEVELOPMENT)	37106.349	Total Land					37106.349	16271.846
			Area under Revenue rasta					946.692	
			Net land for commercial-3					36159.657	
			Saleable Area (45% of Net land area)					16271.846	
	MILK BOOTH-8, 9, 10, 11, 14, 15 & 18 (7 NOS. X 8' X 8')	42.018							42.018
	SUB POST OFFICE-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)								26848.803

Plots Hypothecated to GMADA / Not to be sold
33F, 33G, 33H, 33I, 33J, 42F, 42G, 42H, 42I, 42J, 42K, 67, 68, 69, 78, 78B, 78C, 82, 89, 89A, 89B, 128C, 128E, 128P, 129K, 129L, 129M, 129N, 129O, 134A, 180H, 180K, 181J, 181M, 181Z, 187F3, 187H, 187U, 172, 173A, 200, 201F, 205, 206, 218, 263E, 263F, 337D, 465A, 496, 516, 545, 610, 622, 642, 667, 682, 683, 701, 721, 722, 732, 733, 755, 756A, 767, 770, 778, 778B, 778G, 784B, 786, 786A, 787, 788, 788A1, 788D, 823, 830B, 830C, 830D, 830E, 977C, 1061, 1064A, 1066, 1075A, 1077, 1084, 1090, 1090A, 1090B, 1099A
Total Nos. of Plots = 93

LIST OF VILLAS

PART	PLOT DESCRIPTION	NOS.
F	33B, 33F, 33G, 33H, 33I, 33J, 42F, 42G, 42H, 42I, 42J, 43C, 43D, 43E, 129I, 129K, 129L, 129M, 129N, 129O, 134A, 290, 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.	20
	NEW FLOORS	
	433, 464, 504B, 504C, 504D, 504E, 504F, 504G, 200G, 200H, 200I, 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, 1056Z5	70
	TOTAL	90

FUTURE EXPANSION (FE) CALCULATIONS PART-F

S.N.	AREA (SQ.MT.)	S.N.	AREA (SQ.MT.)
FE-17	1096.916	FE-67	699.494
FE-18	463.856	FE-68	870.205
FE-19	586.172	FE-69	732.850
FE-20	166.793	FE-70	101.713
FE-21	390.285	FE-71	800.722
FE-22	558.909	FE-72	531.088
FE-23	854.255	FE-73	1213.944
FE-24	1410.393	FE-74	741.709
FE-25	119.552	FE-77A	872.047
FE-26	584.507	FE-77C	27.796
FE-28	2474.330	FE-82	298.437
FE-29	402.076	FE-85	685.917
FE-30	647.929	FE-86A	234.888
FE-31	707.628	FE-90	602.479
FE-31A	302.773	FE-91	251.163
FE-31B	204.717	FE-93	698.732
FE-32	739.689	FE-94	489.516
FE-33	309.386	FE-95	1150.063
FE-34	2222.122	FE-96	315.635
FE-35	376.840	FE-97	360.670
FE-36	885.418	FE-98	113.573
FE-38A	476.586	FE-99	72.803
FE-39	350.781	FE-101A	92.934
FE-40	76.335	FE-102	148.380
FE-41	221.536	FE-103	134.801
FE-42	1999.066	FE-103A	657.161
FE-43	1456.133	FE-106	583.598
FE-43A	299.510	FE-110	47.213
FE-48	784.918	FE-111	2052.712
FE-49	697.599	FE-113	122.800
FE-50	1257.313	FE-113A	170.109
FE-53	2514.618	FE-114	160.941
FE-54	519.826	FE-116	997.705
FE-55	405.503	FE-116A	21.698
FE-57	1309.311	FE-116B	278.182
FE-58	468.937	FE-117	503.080
FE-59	1426.356	FE-118	143.446
FE-60	1382.735	FE-141	1129.580
FE-61	969.940	FE-141A	95.022
FE-62	1205.336	FE-141B	252.655
		FE-141C	121.257
		FE-143	15.858
		FE-148	590.129
		TOTAL (F)	53511.59

NOTE-
SITE PLAN COMMERCIAL-2 & 5 IS ALREADY APPROVED VIDE CTP(PB) MEMO NO. 3269 CTP(PB)/MPM-131 DATED10/06/2014

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

S.N.	AREA (SQ.MT.)
GA(RR)-28	2430.491
GA(RR)-29	851.536
GA(RR)-30	2253.985
GA(RR)-31	234.197
GA(RR)-32	224.825
GA(RR)-33	190.573
GA(RR)-34	216.442
GA(RR)-35	305.732
GA(RR)-36	195.924
GA(RR)-37	56.79
TOTAL (F)	6960.495

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	1084.557
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	40457.461

RESIDENTIAL PLOTTED AREA CALCULATION PART-F

[illegible]

APPROVED
Vide Letter No. 511 CTP(PB)/MPM-131
Date 11-02-2022
Chief Town Planner Punjab, Chandigarh

LEGEND

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, OHT/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 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 F)

DRG.No. : ML-07 | DATE : 30-04-2021

SCALE : | REV :

DESIGNER : Apurba Borah Regd. Architect CA/2013/61618 | DEVELOPER :