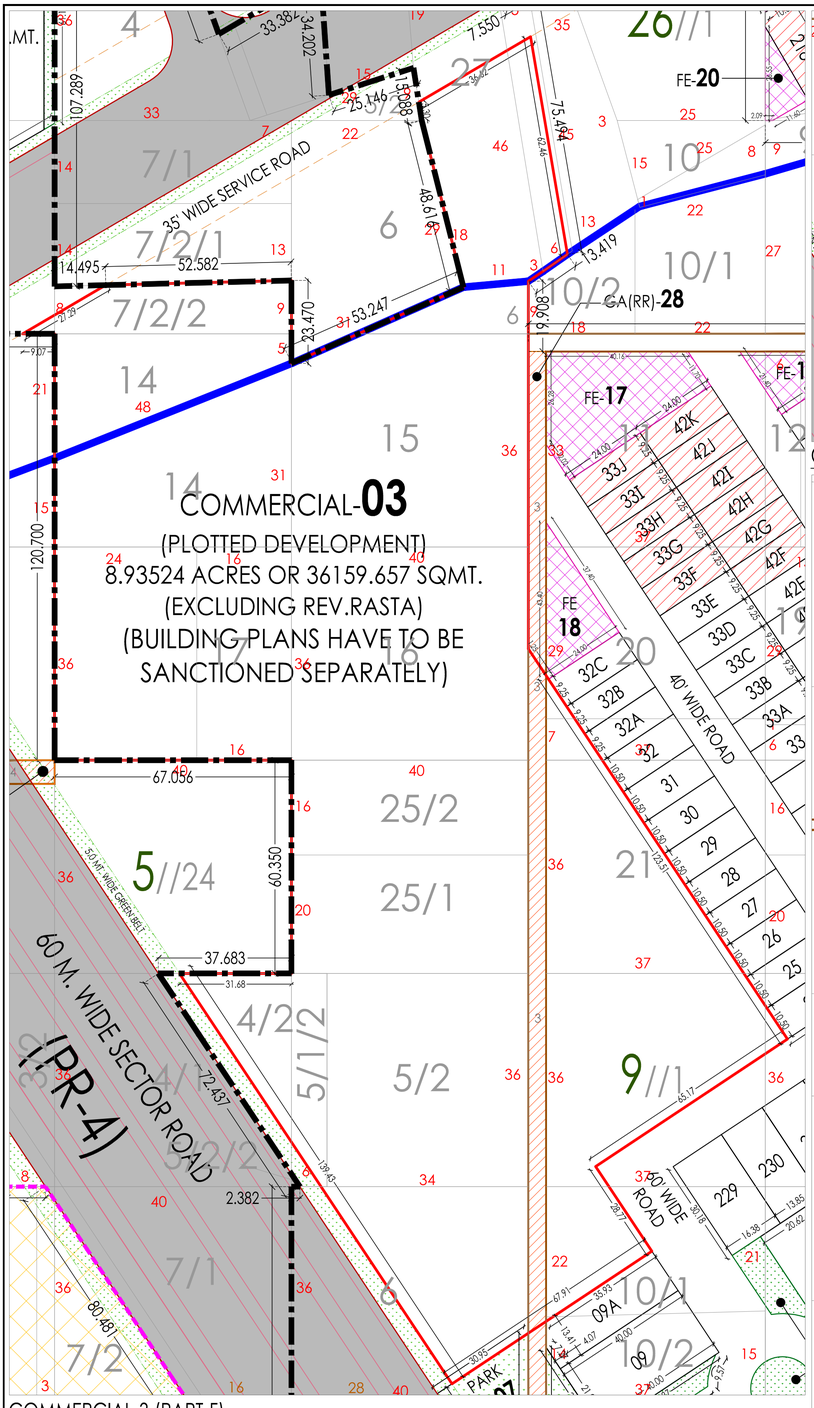
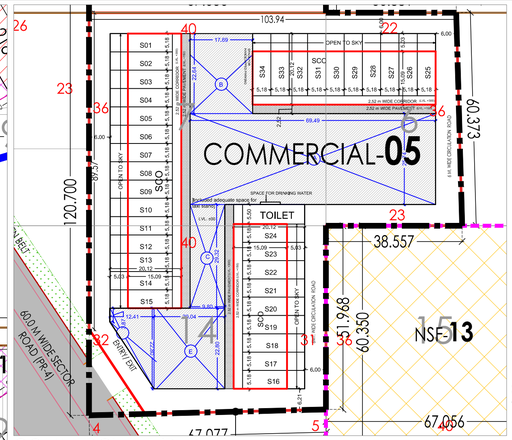
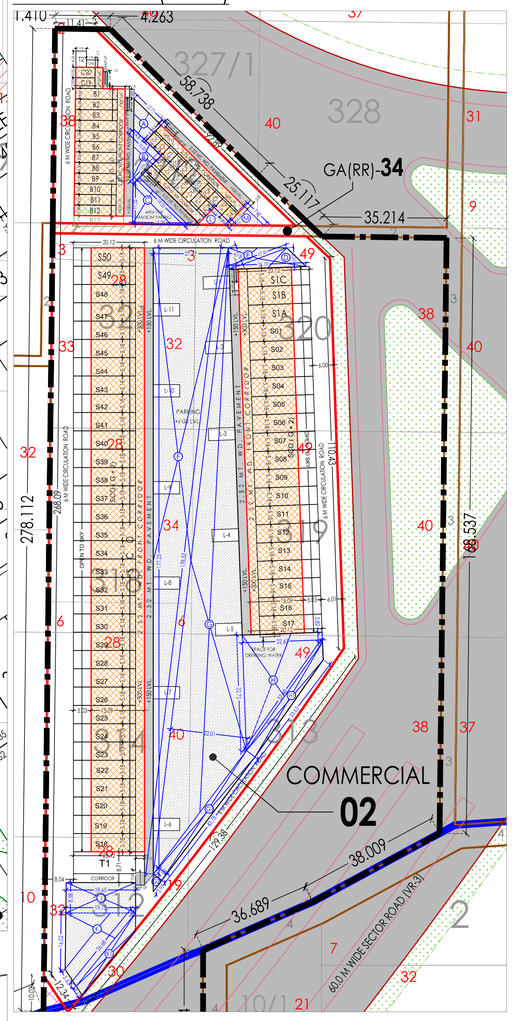


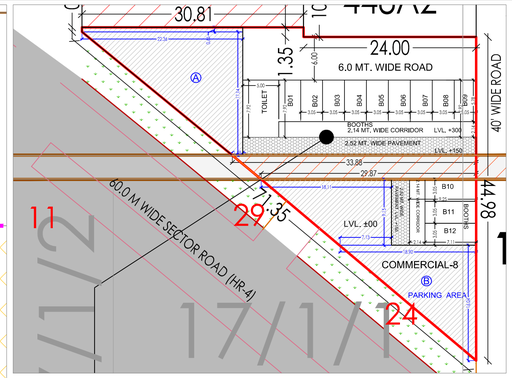
COMMERCIAL-3 (PART-F)



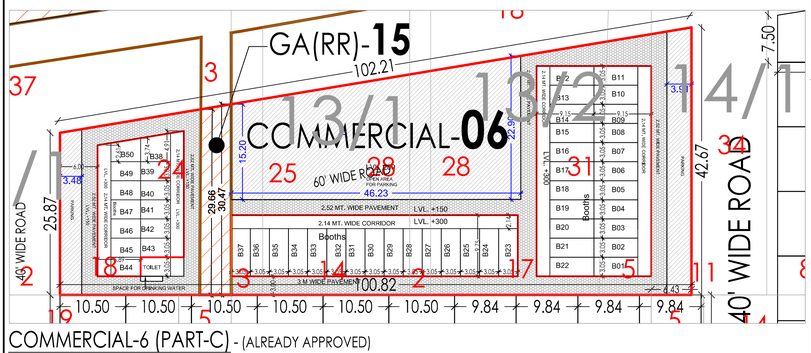
COMMERCIAL-5 (PART-F) - ALREADY APPROVED



COMMERCIAL-2 & EXTENSION (PART-F)



COMMERCIAL-8 (PART-D) - ALREADY APPROVED



COMMERCIAL-6 (PART-C) - (ALREADY APPROVED)

COMMERCIAL SALEABLE AREA CALCULATION

PART	DESCRIPTION	PLOT AREA	SHOP NOS.	QUANTITY	SIZE		AREA (EACH UNIT)	TOTAL AREA	TOTAL SALEABLE AREA
		SQ.MT.		NOS.	WIDTH	LENGTH		SQ.MT.	SQ.MT.
A	COMMERCIAL-1 (ALREADY APPROVED)	38753.758	Total Land					38753.758	
			Area under Revenue rasta (0.1965 Acres)					759.930	37993.828
			Net saleable for commercial-1 (9.3446 Acres.)					37993.828	
							TOTAL SALEABLE AREA (A)		37993.828
B	SUB POST OFFICE-1	195.544							195.544
	COMMON FACILITY CENTRE (CFC)-1	193.367							193.367
							TOTAL SALEABLE AREA (B)		388.911
C	COMMERCIAL-6 (ALREADY APPROVED)	3375.68	B01 TO B22	22	3.05	9.15	27.908	613.965	1363.877
			B23 TO B37	15	3.05	9.75	29.738	446.063	
			B38	1	1/2*(3.74+4.91)*6.89		29.799	29.799	
			B39 TO B49	11	3.05	6.89	21.015	231.160	
			B50	1	1/2*(3.74+2.61)*6.89		21.876	21.876	
			TOILET	1	3.05	6.89	21.015	21.015	
	SUB POST OFFICE-2	80.019							80.019
	COMMON FACILITY CENTRE (CFC)-2	74.076							74.076
	MILK BOOTH-2, 3, 4, 5, 6, 6A, 13, 16 & 17 (P NOS. X 8' X 8')	54.023							54.023
							TOTAL SALEABLE AREA (C)		1571.994
D	COMMON FACILITY CENTRE (CFC)-4	159.095							159.095
	MILK BOOTH-12 (1 NOS. X 8' X 8')	6.003							6.003
							TOTAL SALEABLE AREA (D)		165.098
E	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	5.290	5.290	
	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	
F	COMMERCIAL-3 (PLOTED DEVELOPMENT)	37106.349	Total Land					37106.349	
			Area under Revenue rasta					946.692	
			Net land for commercial-3					36159.657	16271.846
			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
	NOTE: S = SHOP CUM OFFICE B= BOOTHS	105983.378	TOTAL SALEABLE AREA (A+B+C+D+E+F)					SQ.MT.	66968.633
		26.189						ACRES	16.548

NOTE:
1. AREA UNDER MIX LAND USE AS PART OF COMMERCIAL PROJECT NOT TO BE COUNTED IN 5% PERMISSIBLE SALEABLE AREA OF COMMERCIAL AS PER THE PUNJAB HOUSING POLICY 2013

PARKING CALCULATION

PART	PERMISSIBLE F.A.R.	PROPOSED F.A.R.	TOTAL ACHIEVED F.A.R. (BOOTHS + SCOs)	ECS REQUIRED (2ECS/100 SQ.MT. OF F.A.R. AREA)	PROPOSED PARKING AREA	PROPOSED ECS	
		SQ.MT.	SQ.MT.	NOS.	SQ.MT.	NOS.	
A							ALREADY APPROVED BY CTP (PB) MEMO NO 272 DATED 23-01-2012
B							
C							
D							
E	1.000	613.965	1363.877	27.278	880.682	38.291	
	1.000	446.063					
	1.000	29.799					
	1.000	231.160					
	1.000	21.876					
	1.000	21.015					
F	1.750	9119.390	10735.649	214.713	5065.082	220.221	
	1.750	547.163					
	1.000	506.160					
	1.000	334.800					
	1.000	28.740					
	1.000	175.245					
	1.000	13.650					
	2.000	10.500					
	1.750	6201.185	6312.010	126.240	3098.910	134.735	
	1.000	110.825					
							BUILDING PLANS HAVE TO BE SANCTIONED SEPARATELY

PARKING AREA CALCULATION

COMMERCIAL-2

DESCRIPTION	DIMENSION (MT.)	AREA (SQ.MT.)
A	1/2*(10.71+4.81)*6.20	48.112
B	1/2*11.34*10.81	61.293
C	AS / COMPUTER	112.307
D	1/2*21.77*5.51	59.976
E	1/2*17.41*5.78	50.315
F	1/2*177.25*21.27	1885.054
G	1/2*178.52*22.01	1964.613
G1	43.78 X 3.00	131.340
G2	1/2*3.00*3.97	5.955
H	1/2*(37.48+33.65)*3.00	402.475
H1	1/2*(32.75+2.82)*22.64	126.695
J	(19.65 + 19.75*.5)8.58	169.026
K	AS / COMPUTER	229.875
K1	AS / COMPUTER	77.891
L	1/2*11.34*10.81	24.486
M	AS / COMPUTER	24.421
	TOTAL	5353.632
LESS AREA UNDER LOADING/UNLOADING PARKING (3.50X7.50X1 NOS)		288.750
TOTAL SURFACE AREA FOR CAR PARKING		5065.082

COMMERCIAL-5

DESCRIPTION	DIMENSION (MT.)			AREA (SQ.MT.)
	L	X	W	
A	69.49	X	25.74	1788.67
B	17.69	X	22.64	400.50
C	9.8	X	29.32	287.34
D	1/2*(3.87+22.80)*12.41			165.49
E	20.04	X	22.8	456.91
			TOTAL	3098.910

COMMERCIAL-6

DESCRIPTION	DIMENSION (MT.)	AREA (SQ.MT.)
A	1/2*(22.90+15.20)*46.23	880.682
	TOTAL	880.682

MIX LAND USE COMMERCIAL SALEABLE AREA CALCULATION

PART	DESCRIPTION	PLOT AREA	SHOP NOS.	QUANTITY	SIZE		AREA (EACH UNIT)	TOTAL AREA	TOTAL SALEABLE AREA
		SQ.MT.		NOS.	WIDTH	LENGTH		SQ.MT.	SQ.MT.
C	PETROL PUMP-1	1050.000							1050.000
							TOTAL SALEABLE AREA (C)		1050.000
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	95/59/35	Total land					97324.693	
			Area under Revenue rasta					1364.958	95759.735
			Net land					95959.735	
	COMMERCIAL 10	146230.453	Total land					149047.524	
			Area under Revenue rasta					2817.071	146230.453
			Net land					146230.453	
	BEACON SIRECT (ALREADY APPROVED)	31115.836							31115.836
							TOTAL SALEABLE AREA (D)		273447.666
	TOTAL	275402.776	TOTAL SALEABLE AREA (C+D)					SQ.MT.	274497.666
		68.054						ACRES	67.830

NOTE:
1. AREA UNDER MIX LAND USE AS PART OF COMMERCIAL PROJECT NOT TO BE COUNTED IN 5% PERMISSIBLE SALEABLE AREA OF COMMERCIAL AS PER THE PUNJAB HOUSING POLICY 2013

PARKING CALCULATION

PART	PERMISSIBLE F.A.R.	PROPOSED F.A.R.	TOTAL ACHIEVED F.A.R. (BOOTHS + SCOs)	ECS REQUIRED (2ECS/100 SQ.MT. OF F.A.R. AREA)	PROPOSED PARKING AREA	PROPOSED ECS	
		SQ.MT.	SQ.MT.	NOS.	SQ.MT.	NOS.	
C							BUILDING PLANS HAVE TO BE SANCTIONED SEPARATELY
D	1.000	217.404	341.642	6.833	485.894	21.126	
	1.000	84.638					
	1.000	39.600					

NOTE :
THE COMPANY SHALL BE SOLE RESPONSIBLE FOR THE PROJECT BOUNDARY / OWNERSHIP / DEVELOPMENT AGREEMENTS / CONSENTS MARKED ON THE LAYOUT PLAN.

NOTE:
PLEASE REFER PART LAYOUT PLANS SEPARATELY FOR LOCATIONS AND PLOT SIZE OF MILK BOOTHS , CFC, SUB POST OFFICE AND PETROL PUMP.

PARKING AREA CALCULATION (MIX LAND USE)

COMMERCIAL-8

DESCRIPTION	DIMENSION (MT.)	AREA (SQ.MT.)
A	1/2*(1.48+22.36)*17.14	204.309
	0.65 X 22.36	14.53
B	1/2*(18.11+7.13)*9.15	115.473
	1/2*18.90*16.04	151.578
	TOTAL	485.894

SCHEME BOUNDARY
FUTURE EXPANSION
HEALTH CENTRE & DISPENSARY
GOVT. ACQUISITION (CRITICAL GAPS)
REVENUE RASTA PROPOSED FOR GOVT. ACQUISITION
INDEPENDENT FLOORS (S+3 FLOORS)
ROAD
VILLAS
AREA NOT TAKEN IN TO SCHEME
PARKS
EWS
RELIGIOUS BUILDING
OPEN SPACES
S+4 INDEPENDENT FLOORS
REVENUE ROAD
LAND UNDER ATS/CONSENT (NOT TO BE SOLD, OWNERSHIP STAMED IN THE NAME OF LOVELY HOME COMPANY)
OTHERS LAND
INSTITUTIONS & COMMUNITY (COMMUNITY CENTRE, POLICE POST, SCHOOL, DISPENSARY)
COMMERCIAL
UTILITIES (STP, ESS, WATER WORKS, SWTA/GSS)
GROUP HOUSING FLOTS
PLOT HYPOTHICATED TO GMADA / NOT TO BE SOLD
VILLAGE BOUNDARY
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 Kalkaji
New Delhi-110019

DRAWING TITLE:- REVISED LAYOUT PLAN (COMMERCIAL & MIXED LAND USE)

DRG.No. : ML-08 | DATE : 30-04-2021

SCALE : | REV :

DESIGNER : | DEVELOPER :