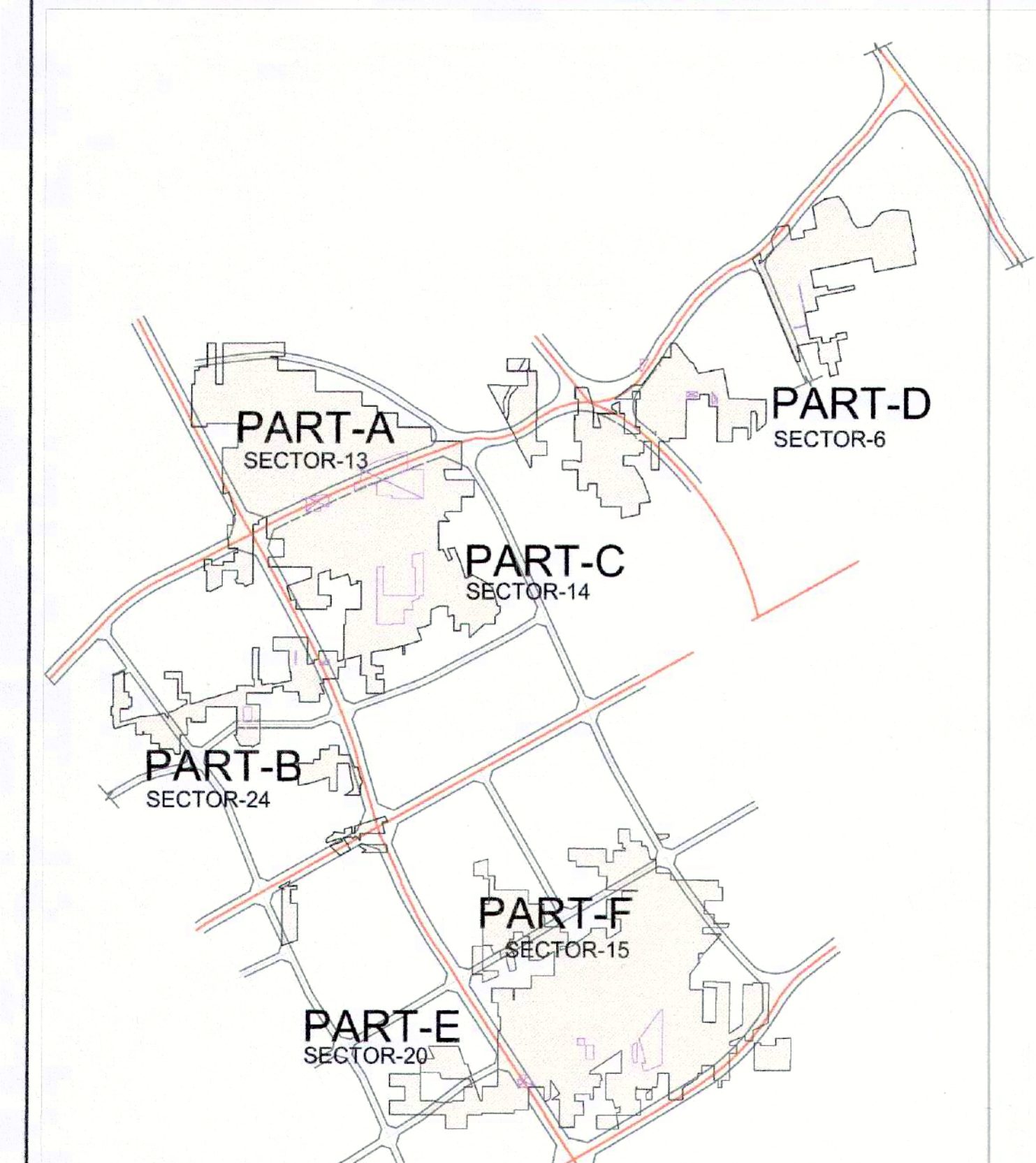




KEY PLAN

S.NO.	DESCRIPTION	AREA (ACRES)
i)	C.L.U. ACCORDED VIDE LETTER NO. 3368 CTP(Pb)/SP-432M DATED 21-04-2009	102.283
ii)	C.L.U. ACCORDED VIDE LETTER NO. 4156 CTP(Pb)/SP-432M DATED 28-05-2010	9.585
iii)	C.L.U. ACCORDED VIDE LETTER NO. 8648 CTP(Pb)/SP-432M DATED 13-12-10	21.166
iv)	C.L.U. ACCORDED VIDE LETTER NO. 4613 CTP(Pb)/SP-432M DATED 29-06-2011	208.442
v)	C.L.U. ACCORDED VIDE LETTER NO. 5531 CTP(Pb)/SP-432M DATED 05-08-2011	162.060
vi)	C.L.U. ACCORDED VIDE LETTER NO. 5829 CTP(Pb)/SP-432M DATED 19-08-2011	43.445
vii)	C.L.U. ACCORDED VIDE LETTER NO. 7048 CTP(Pb)/SP-432M DATED 18-10-2011	28.340
viii)	C.L.U. ACCORDED VIDE LETTER NO. 4143 CTP(Pb)/SP-432M DATED 13-08-2012	69.868
ix)	C.L.U. ACCORDED VIDE LETTER NO. 4063 CTP(Pb)/SP-432M DATED 19-07-2013	70.680
x)	C.L.U. ACCORDED VIDE LETTER NO. 1142 CTP(Pb)/SP-432M DATED 04-03-2016	11.866
xi)	C.L.U. ACCORDED VIDE LETTER NO. 1243 CTP(Pb)/SP-432M DATED 30-03-2017	37.351
xii)	C.L.U. ACCORDED VIDE LETTER NO. 2453 CTP(Pb)/SP-432M DATED 21-07-2020	2.338
xiii)	C.L.U. ACCORDED VIDE LETTER NO. 2775 CTP(Pb)/SP-432M DATED 13-08-2020	11.674
	TOTAL C.L.U. GRANTED (A)	779.098
	AREA EXEMPTED FROM SCHEME	
	LEFT FROM SCHEME AS PER CTP (PB) ORDER	81
	SURRENDERED TO GOVT. VIDE LETTER NO. 2678, DATED 16.1.15 (FOR STP OF GMAAD)	82
	Area not taken in scheme but C.L.U. granted (as per detail given)	83
	TOTAL (B)	136.140
	Scheme area (A-B=C)	642.958
	AREA PROPOSED UNDER GOVT. ACQUISITION (CRITICAL GAP)	4.099
	Area of revenue rastas proposed for govt. acquisition (D)	5.650
	Overall scheme area (C+D=E)	652.707
	Area reserve under Future Expansion (FE) (F)	32.680
	Area reserve for group housing (G)	34.650
	Area reserve for mix land use (I)	7.689

S.No	Description of Area	AREA (acres)	Net planning area (Plotted Development)
			575.628 (C-F-G)
1	EWS provided on total scheme area (E)	32.764	5.69%
2	EWS area % on 652.707 Acres (E)	5.02%	
3	Area under residential plotted development	245.600	42.67%
3a	Area under commercial	20.386	3.54%
3b	Mix land use in commercial (exempted)	7.689	1.34%
5	a) Parks area	33.170	5.76%
6	Percentage of parks on 552.614 acres (E - G - F - EWS area)	6.002%	
7	Amenities area (Institutions, Health, Community, Religious & Information centre)	37.349	6.49%
8	Utilities Area (STP, ESS, Water Works & OHT)	4.202	0.73%
8	Roads, pavements and open areas	194.469	33.78%
	TOTAL		51.90%
	PERMISSIBLE SALEABLE AREA		55.00%

NOTE:

- 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
- Since total group housing area is less than 20% of net planning area (G) and exempted from sale calculation as per Housing Policy 2013
- Area under ICONIC BUILDING as part of plotted residential project and developed as per Iconic building Notification No -1718/2016-5Hg2/821009/1 dated 27th August 2016 and amendment dated 14th October 2016 shall be a mixed product and all the charges payable in proportion to the landuse proposed in the building as per clause no 3 (Incentives of Iconic Building)

APPROVED
 Vide Letter No. 549000/2019/131
 Date 04.02.2021
 Chief Town Planner
 Punjab, Chandigarh

NOTE

- SITE PLAN OF COMMERCIAL - 2, 5, 6 & 8 IS ALREADY APPROVED VIDE CTP(PB) MEMO NO 3269 CTP(PB)/MPM131 DATED 10/06/2014 AND ACCORDINGLY COMMERCIAL PLANNING SHALL REMAIN SAME AS APPROVED. EXCEPT AREA OF PETROL PUMP-2 (PART F) HAS BEEN EXCLUDED FROM TOTAL OF COMMERCIAL AREA
- COMMUNITY CENTRE 3 HAS BEEN PROVIDED IN THE GROUP HOUSING-1

LAND UNDER OWNERSHIP
 LAND UNDER POOLING / DEVELOPMENT
 LAND UNDER ATS (NOT TO BE SOLD TILL OWNERSHIP ATTAINED IN THE NAME OF DEVELOPER COMPANY)

PART	NO. OF PLOTS (NOS)	RESIDENTIAL PLOTS	PARKS	AMENITIES	INFRASTRUCTURE / UTILITIES	EWS	COMMERCIAL	FUTURE EXPANSION	AREA EXCLUDED FROM SCHEME	PROPOSED GOVT ACQUISITION	REVENUE ROADS PROPOSED FOR GOVT.
A	679	209495.78	59750.48	30817.22	5375.64	0.00	37999.83	3271.98	3694.313	0	4620.507
B	117	25417.53	968.31	31758.45	0.00	60362.81	394.91	5334.45	38879.517	7798.968	586.731
C	1208	294519.20	20366.04	24846.80	5563.23	0.00	2802.37	39193.21	27893.613	1216.580	8371.683
D	177	42821.77	8988.23	17215.71	0.00	38198.34	506.76	10643.91	391830.797	2327.838	2744.713
E	230	29521.00	2205.76	8111.91	5215.30	12177.66	1131.99	1423.85	25383.914	899.275	-
F	1511	392103.22	41954.41	38396.82	951.05	21851.93	39664.05	72583.54	40294.52	4344.305	6542.331
TOTAL	3922	993906.01	134233.24	151146.90	17005.21	132590.75	82499.92	132250.94	527976.672	16586.968	22865.963
SQM	3922	245.600	33.170	37.349	4.202	32.764	20.386	32.680	130.466	4.099	5.650

S. NO.	AMENITIES DESCRIPTION	PART A	PART B	PART C	PART D	PART E	PART F	TOTAL NOS.	AREA ACRES
1	PRIMARY CUM HIGHER SECONDARY SCHOOL	1	2	1	1	-	-	6	15.159
2	NURSERY CUM PRIMARY SCHOOL	-	3	3	1	-	4	11	8.930
3	CRECHE	-	-	2	1	-	-	3	0.445
4	NURSERY CUM CRECHE	-	-	3	-	-	-	3	0.748
5	DISPENSARY	-	1	1	2	-	2	6	2.871
6	HEALTH CENTRE	-	-	-	-	-	1	1	1.729
7	POLICE POST	-	1	-	-	-	2	3	1.125
8	COMMUNITY CENTRE	1	-	-	-	-	1	2	1.633
9	RELIGIOUS BUILDING	-	2	1	1	-	2	6	1.723
10	STP	1	0	1	0	1	-	3	2.094
11	WATER WORKS	1	-	-	-	-	-	1	0.356
12	OHT/UGT	1	-	2	-	-	2	5	0.506
13	ESS	-	-	1	-	1	-	2	1.247
14	PETROL PUMP	-	-	1	-	1	-	2	0.562
15	MILK BOOTH	1	1	6	1	1	7	17	0.025
16	COMMON FACILITY CENTRE (CFC)	-	1	1	1	-	2	5	0.150
17	SUB POST OFFICE	-	1	1	-	-	1	3	0.105
18	COMMERCIAL SITES / CLUNK	1	-	1	2	-	3	7	

S.NO	DESCRIPTION	UNIT	No/ Area	Person	Population
A POPULATION					
1	Plotted development	Plot	3725.000	15	55875.00
2	Villas	DU	112.000	5	560.00
3	INDEPENDENT FLOORS (S+4)	DU	85.000	20	1700.00
4	Group Housing - 1		25.0296	300	7508.88
5	Group housing - 2	Part-A	4.620		1480.00
		Part-B	5.000	Actual	2080.00
6	Commercial [20.386 Ac + 7.689 Ac (mix land-use)]	Acres	28.075	100	2807.51
7	Institutional	Acres	37.349	100	3734.92
8	EWS	Acres	32.764	400	13105.56
	Population of project for providing services/ infrastructure			TOTAL	88851.86
	Population of project for providing amenities				
	(=1+2+3+4+7)			TOTAL	82309.44
B DENSITY OF PROJECT					
S.No	DESCRIPTION	Area	Density	Population for density	
	PERMISSIBLE DENSITY				
1	Density of project as per layout approved vide CTP (Pb) Memo no 2385 dated 05-06-2015	522.30	114.97	60048.00	
2	Density of Project for additional area	64.96	200.00	12992.64	
	Overall Permissible density		124.37	73040.64	
	Overall Active density	587.263	117.84	69203.88	
	Note:- Population considered to determine density are Plotted+ IF (S+4)+Group Housing + villas				

S.NO	DESCRIPTION	UNIT	No/ Area	Person	Population
A	Population of project for providing service/ infrastructure				
1	Plotted development	Plot	3503	15	52545
2	Group Housing	Acres	25.012	300	7503
3	Commercial	Acres	11.711	100	1171
4	Institutional	Acres	29.379	100	2938
5	EWS	Acres	30.007	400	12003
	TOTAL				76160
B	Population of project for providing amenities and density (1+2+3)				
	Density				72051
	(1+2)/(OVERALL SCHEME AREA (E) - EWS AREA - FUTURE EXPANSION AREA (F))	60048	+	522.30	114.968

LEGEND

- FUTURE EXPANSION
- SCHEME BOUNDARY
- REVENUE RASTA PROPOSED FOR GOVT. ACQUISITION
- AREA NOT TAKEN IN TO SCHEME
- PLOT HYPOTHICATED TO GMAAD NOT TO BE SOLD

PROJECT:- INTERGRATED RESIDENTIAL TOWNSHIP SITUATED IN NEW CHANDIGARH MASTER PLAN DISTT SAS NAGAR

DEVELOPER:-Omace New Chandigarh Developers Pvt. Ltd.
 Corp office:- 10, LSC Kalkaji New Delhi-110019

DRAWING TITLE:- REVISED LAYOUT PLAN (MAIN SHEET)

DRG.No. : ML-01 DATE : 30-11-2020
 Apurba Borah
 Regd. Architect
 CA/2013/61618
 DESIGNER : DEVELOPER :

PART	DESCRIPTION	NO OF PLOTS
A	2469, 2505, 2532, 2544, 2674A1, 2674B, 2674C1, 2674C2, 2674C3, 2674C4, 2674C5, 2674C6, 2674C7, 2674C8, 2674C9, 2674C10, 2674C11, 2674C12, 2674C13, 2674C14, 2674C15, 2674C16, 2674C17, 2674C18, 2674C19, 2674C20, 2674C21, 2674C22, 2674C23, 2674C24, 2674C25, 2674C26, 2674C27, 2674C28, 2674C29, 2674C30, 2674C31, 2674C32, 2674C33, 2674C34, 2674C35, 2674C36, 2674C37, 2674C38, 2674C39, 2674C40, 2674C41, 2674C42, 2674C43, 2674C44, 2674C45, 2674C46, 2674C47, 2674C48, 2674C49, 2674C50, 2674C51, 2674C52, 2674C53, 2674C54, 2674C55, 2674C56, 2674C57, 2674C58, 2674C59, 2674C60, 2674C61, 2674C62, 2674C63, 2674C64, 2674C65, 2674C66, 2674C67, 2674C68, 2674C69, 2674C70, 2674C71, 2674C72, 2674C73, 2674C74, 2674C75, 2674C76, 2674C77, 2674C78, 2674C79, 2674C80, 2674C81, 2674C82, 2674C83, 2674C84, 2674C85, 2674C86, 2674C87, 2674C88, 2674C89, 2674C90, 2674C91, 2674C92, 2674C93, 2674C94, 2674C95, 2674C96, 2674C97, 2674C98, 2674C99, 2674C100, 2674C101, 2674C102, 2674C103, 2674C104, 2674C105, 2674C106, 2674C107, 2674C108, 2674C109, 2674C110, 2674C111, 2674C112, 2674C113, 2674C114, 2674C115, 2674C116, 2674C117, 2674C118, 2674C119, 2674C120, 2674C121, 2674C122, 2674C123, 2674C124, 2674C125, 2674C126, 2674C127, 2674C128, 2674C129, 2674C130, 2674C131, 2674C132, 2674C133, 2674C134, 2674C135, 2674C136, 2674C137, 2674C138, 2674C139, 2674C140, 2674C141, 2674C142, 2674C143, 2674C144, 2674C145, 2674C146, 2674C147, 2674C148, 2674C149, 2674C150, 2674C151, 2674C152, 2674C153, 2674C154, 2674C155, 2674C156, 2674C157, 2674C158, 2674C159, 2674C160, 2674C161, 2674C162, 2674C163, 2674C164, 2674C165, 2674C166, 2674C167, 2674C168, 2674C169, 2674C170, 2674C171, 2674C172, 2674C173, 2674C174, 2674C175, 2674C176, 2674C177, 2674C178, 2674C179, 2674C180, 2674C181, 2674C182, 2674C183, 2674C184, 2674C185, 2674C186, 2674C187, 2674C188, 2674C189, 2674C190, 2674C191, 2674C192, 2674C193, 2674C194, 2674C195, 2674C196, 2674C197, 2674C198, 2674C199, 2674C200, 2674C201, 2674C202, 2674C203, 2674C204, 2674C205, 2674C206, 2674C207, 2674C208, 2674C209, 2674C210, 2674C211, 2674C212, 2674C213, 2674C214, 2674C215, 2674C216, 2674C217, 2674C218, 2674C219, 2674C220, 2674C221, 2674C222, 2674C223, 2674C224, 2674C225, 2674C226, 2674C227, 2674C228, 2674C229, 2674C230, 2674C231, 2674C232, 2674C233, 2674C234, 2674C235, 2674C236, 2674C237, 2674C238, 2674C239, 2674C240, 2674C241, 2674C242, 2674C243, 2674C244, 2674C245, 2674C246, 2674C247, 2674C248, 2674C249, 2674C250, 2674C251, 2674C252, 2674C253, 2674C254, 2674C255, 2674C256, 2674C257, 2674C258, 2674C259, 2674C260, 2674C261, 2674C262, 2674C263, 2674C264, 2674C265, 2674C266, 2674C267, 2674C268, 2674C269, 2674C270, 2674C271, 2674C272, 2674C273, 2674C274, 2674C275, 2674C276, 2674C277, 2674C278, 2674C279, 2674C280, 2674C281, 2674C282, 2674C283, 2674C284, 2674C285, 2674C286, 2674C287, 2674C288, 2674C289, 2674C290, 2674C291, 2674C292, 2674C293, 2674C294, 2674C295, 2674C296, 2674C297, 2674C298, 2674C299, 2674C300, 2674C301, 2674C302, 2674C303, 2674C304, 2674C305, 2674C306, 2674C307, 2674C308, 2674C309, 2674C310, 2674C311, 2674C312, 2674C313, 2674C314, 2674C315, 2674C316, 2674C317, 2674C318, 2674C319, 2674C320, 2674C321, 2674C322, 2674C323, 2674C324, 2674C325, 2674C326, 2674C327, 2674C328, 2674C329, 2674C330, 2674C331, 2674C332, 2674C333, 2674C334, 2674C335, 2674C336, 2674C337, 2674C338, 2674C339, 2674C340, 2674C341, 2674C342, 2674C343, 2674C344, 2674C345, 2674C346, 2674C347, 2674C348, 2674C349, 2674C350, 2674C351, 2674C352, 2674C353, 2674C354, 2674C355, 2674C356, 2674C357, 2674C358, 2674C359, 2674C360, 2674C361, 2674C362, 2674C363, 2674C364, 2674C365, 2674C366, 2674C367, 2674C368, 2674C369, 2674C370, 2674C371, 2674C372, 2674C373, 2674C374, 2674C375, 2674C376, 2674C377, 2674C378, 2674C379, 2674C380, 2674C381, 2674C382, 2674C383, 2674C384, 2674C385, 2674C386, 2674C387, 2674C388, 2674C389, 2674C390, 2674C391, 2674C392, 2674C393, 2674C394, 2674C395, 2674C396, 2674C397, 2674C398, 2674C399, 2674C400, 2674C401, 2674C402, 2674C403, 2674C404, 2674C405, 2674C406, 2674C407, 2674C408, 2674C409, 2674C410, 2674C411, 2674C412, 2674C413, 2674C414, 2674C415, 2674C416, 2674C417, 2674C418, 2674C419, 2674C420, 2674C421, 2674C422, 2674C423, 2674C424, 2674C425, 2674C426, 2674C427, 2674C428, 2674C429, 2674C430, 2674C431, 2674C432, 2674C433, 2674C434, 2674C435, 2674C436, 2674C437, 2674C438, 2674C439, 2674C440, 2674C441, 2674C442, 2674C4	