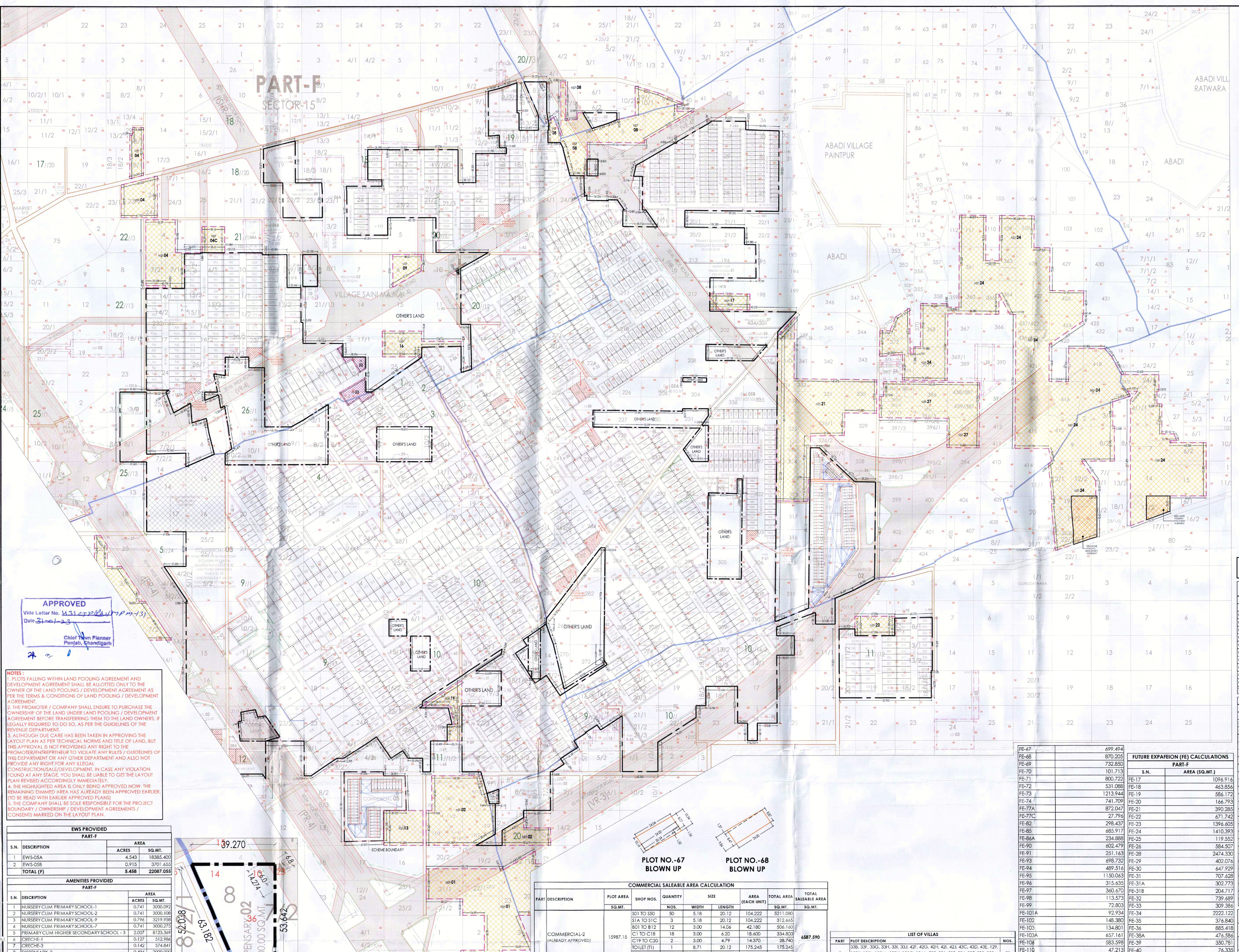

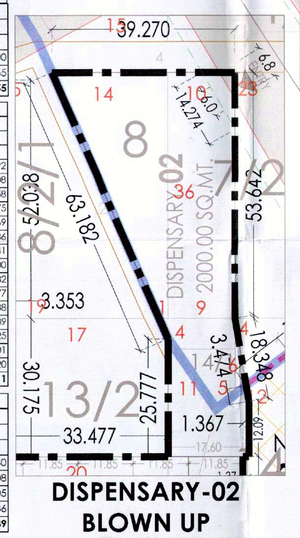

APPROVED
Vide Letter No. U31/TCP(B)/MP/M-131
Date 31-01-23
Chief Town Planner
Punjab, Chandigarh

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 LAND 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 LAYOUT PLAN AS PER TECHNICAL NORMS AND TITLE OF LAND, BUT THIS APPROVAL IS NOT PROVIDING ANY RIGHT TO THE PROMOTER/ENTREPRENEUR TO VIOLATE ANY RULES / GUIDELINES OF THIS DEPARTMENT OR ANY OTHER DEPARTMENT AND ALSO NOT PROVIDE ANY RIGHT FOR ANY ILLEGAL CONSTRUCTION/SALE/DEVELOPMENT. IN CASE ANY VIOLATION FOUND AT ANY STAGE, YOU SHALL BE LIABLE TO GET THE LAYOUT PLAN REVISED ACCORDINGLY IMMEDIATELY.
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

COMMERCIAL SALEABLE AREA CALCULATION

PART	DESCRIPTION	PLOT AREA SQ.MT.	SHOP NOS.	QUANTITY NOS.	SIZE WIDTH	SIZE LENGTH	AREA (EACH UNIT) SQ.MT.	TOTAL AREA SQ.MT.	TOTAL SALEABLE AREA SQ.MT.
F	COMMERCIAL-2 (ALREADY APPROVED)	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	
F	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

LIST OF VILLAS

PART	PLOT DESCRIPTION	NOS.
F	33B, 33F, 33G, 33H, 33I, 33J, 42F, 42G, 42H, 42I, 42J, 43C, 43D, 43E, 12P, 129K, 129L, 129M, 129N, 129O, 134A, 298, 299, 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 (Already approved) 433, 464, 504B, 504C, 504D, 504E, 504F, 504G, 200G, 200H, 200J, 200K, 200L, 200M, 200N, 200P, 555, 556, 557, 558, 558A, 558B, 558C, 558D, 558E, 558F, 558G, 558H, 558L, 558M, 558N, 558P, 558Q, 778A1, 778A2, 778A3, 778A4, 778A5, 778A6, 778A7, 778AB, 778A9, 778A10, 778A11, 778A12, 778A13, 1056F, 1056G, 1056H, 1056I, 1056J, 1056K, 1056L, 1056M, 1056N, 1056P, 1056Q, 1056R, 1056S, 1056T, 1056U, 1056V, 1056W, 1056X, 1056Y, 1056Z, 1056Z1, 1056Z2, 1056Z3, 1056Z4, 1056Z5	70
	TOTAL	90

LIST OF PLOTS HYPOTHECATED TO GMADA / NOT TO BE SOLD

PART	PLOT DESCRIPTION	NO OF PLOTS
F	128P, 263E, 263F, 337D, 610, 622, 642, 669, 788A1, 977C, 1011, 1064A, 1066	13

FE-67	699.494		
FE-68	870.205		
FE-69	732.850		
FE-70	101.713		
FE-71	800.722		
FE-72	531.088		
FE-73	1213.944		
FE-74	741.709		
FE-77A	872.047		
FE-77C	27.794		
FE-82	298.437		
FE-85	685.917		
FE-86A	234.888		
FE-90	602.479		
FE-91	251.163		
FE-93	698.732		
FE-94	489.516		
FE-95	1130.063		
FE-96	315.635		
FE-97	360.670		
FE-98	113.573		
FE-99	72.803		
FE-101A	92.934		
FE-102	148.380		
FE-103	134.801		
FE-103A	657.161		
FE-108	583.598		
FE-110	47.213		
FE-111	2052.712		
FE-113	122.800		
FE-113A	170.109		
FE-114	160.941		
FE-116	997.705		
FE-116A	21.698		
FE-116B	278.182		
FE-117	503.080		
FE-118	143.446		
FE-141	1129.580		
FE-141A	95.022		
FE-141B	252.655		
FE-141C	121.257		
FE-143	15.858		
FE-148	590.129		
TOTAL (F)	54166.77		

FUTURE EXPAFEION (FE) CALCULATIONS
PART-F

S.N.	AREA (SQ.MT.)
FE-17	1096.916
FE-1B	463.856
FE-19	586.172
FE-20	166.793
FE-21	390.285
FE-22	671.742
FE-23	1396.605
FE-24	1410.393
FE-25	119.552
FE-26	584.507
FE-28	2474.330
FE-29	402.076
FE-30	647.929
FE-31	707.628
FE-31A	302.773
FE-31B	204.717
FE-32	739.689
FE-33	309.386
FE-34	2222.122
FE-35	376.840
FE-36	885.418
FE-38A	476.586
FE-39	350.781
FE-40	76.335
FE-41	221.536
FE-42	1999.066
FE-43	1456.133
FE-43A	299.510
FE-48	784.918
FE-49	697.599
FE-50	1257.313
FE-53	2514.618
FE-54	519.826
FE-55	405.503
FE-57	1309.311
FE-58	468.937
FE-59	1426.356
FE-60	1382.735
FE-61	969.940
FE-62	1205.336

NOTE:
SITE PLAN COMMERCIAL-2 & 5 S ALREADY APPROVED VIDE CTP(PB) MEMO NO. 3269 CTP(PB)/MPM131 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	1658.787
P-3	1536.307
P-4	1384.902
P-5	2731.026
P-6	1651.545
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

SCHEME BOUNDARY	AREA NOT TAKEN IN TO SCHEME
OTHERS LAND	INSTITUTIONS & COMMUNITY (COMMUNITY CENTRE, POLICE POST, DISPENSARY)
FUTURE EXPANSION	PARKS
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 HYPOTHECATED TO GMADA / NOT TO BE SOLD
ROAD	REVENUE ROAD
VILLAGE BOUNDARY
VILLAS	COMMERCIAL PARKING
LAND UNDER ATS/CONSENT (NOT TO BE SOLD TILL OWNERSHIP ATTAINED AS PER TERMS OF DEVELOPER COMPANY)
LAND UNDER POOLING / DEVELOPMENT AGREEMENT

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 (PART F)

DRG.No. : ML-07 | DATE : 14-02-2022

SCALE : | REV

Apurva Borah
Regd. Architect
CA/2013/61618

DESIGNER : | DEVELOPER :