OMAXE CITY, BATHINDA

Detail of change of land use granted		
1	Memo no 7341 CTP(Pb)SP-432B Dated 29-08-2008	71.810
2	Memo no 2879 CTP(Pb)SP-432B Dated 17-06-2016	13.072
	Total Area in Acres	**84.882**

AREA ANALYSIS OF PROPOSED PLOTTED DEVELOPMENT			
S.NO	DISTRIBUTION	Area (acres)	% age
1	TOTAL PLOT AREA as per CLU grantel	84.882	
2	TOTAL AREA FOR E.W.S (5 % on 84.882 acres)	4.316	5.08%
3	PLANNING AREA:	80.566	100.00%
	COMMERCIAL	3.403	4.22%
	3.403 + .003 (Milk booth)		
4	RESIDENTIAL PLOTTED AREA	35.184	43.66%
	PUBLIC AMENITIES INSTITUTION		
5	COMMUNITY & POLICE STATION)	4.168	5.17%
	MILKE milk booth area (0.003 acres)		
	PUBLIC UTILITIES		
6	(S.T.P., ESS & WATER WORKS)	0.506	0.63%
7	AREA FOR GREEN	8.876	11.02%
9	ROAD	25.617	31.79%

SALEBILITY CALCULATION		
S.no	Description	Area (acres)
1	Plotted development	35.184
2	EWS	4.316
3	Commercial (3.40 + 0.003 milk booth)	3.403
	Total Saleable area	**46.903**
	Percentage on total site area (in 84.88 acres)	55.58%

Green Area Detail / Calculation		
Park	Description	Area (SFT)
P1	1/2*(174.25+76.188)*123.831	18877.45
P2	1/2*(118.107+127.981)*245.417	28928.55
P3	Autocad genaral area	9023.35
P4	1/2*(240.833+241)*85.35	20708.69
P5	Autocad genaral area	19628.24
P6	1/2*(55.589+27.387)*217.75	10664.45
P7	26.357	283.69
P8	1/2*(135.998+123.05)*41.184	5130.347
P9	1/2*(286.+289.)*(85.+67.)	29296.25
P10	Autocad genaral area	46637.36
P11	1/2*(151.49+136.833)*(127.+140.49)-(88)	19145.085
P11A	1/2*(155.06+99.666)*(52.92-16.75)	6416.1982
P12	1/2*(53.916+56.989)*74.92	4116.0972
P13	56.38 + 71.75	20701.3
P14	Autocad genaral area	19261.38
P15	Autocad genaral area	2927.24
P16	Autocad genaral area	3923.76
P17	1/2*(127.819+131.96)*86.585	10245.137
P18	71.25 188.416	13424.69
P19	102.15 45.386	4750.96
	Area in SFT	308636.58
	Area in Acres	8.676

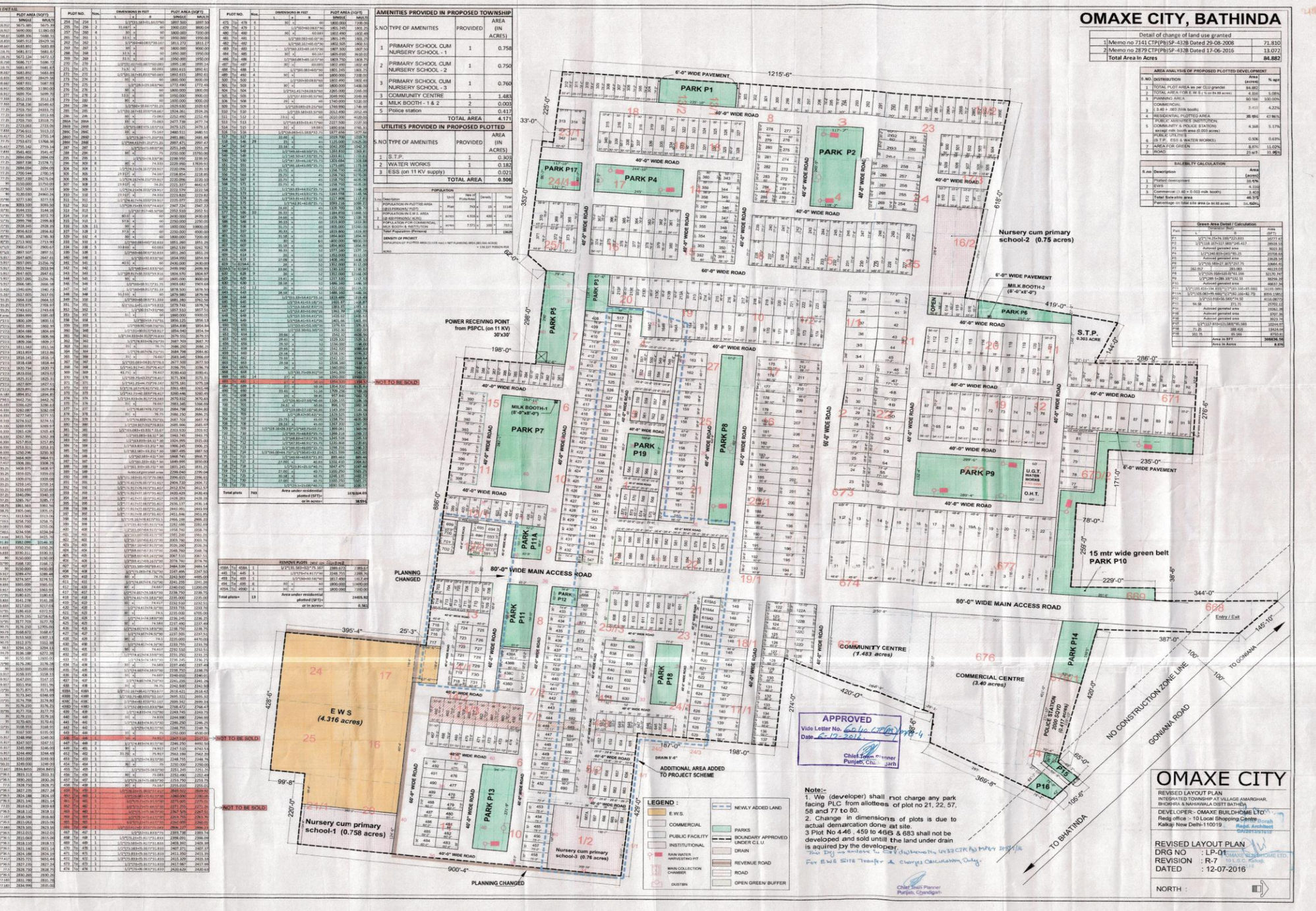
AMENITIES PROVIDED IN PROPOSED TOWNSHIP			
S.NO	TYPE OF AMENITIES	PROVIDED	AREA (IN ACRES)
1	PRIMARY SCHOOL CUM NURSERY SCHOOL - 1	1	0.758
2	PRIMARY SCHOOL CUM NURSERY SCHOOL - 2	1	0.750
3	PRIMARY SCHOOL CUM NURSERY SCHOOL - 3	1	0.760
3	COMMUNITY CENTRE	1	1.483
4	MILK BOOTH - 1 & 2	2	0.003
5	Police station	1	0.417
	TOTAL AREA		4.171

UTILITIES PROVIDED IN PROPOSED PLOTTED			
S.NO	TYPE OF AMENITIES	PROVIDED	AREA (IN ACRES)
1	S.T.P.	1	0.303
2	WATER WORKS	1	0.182
3	ESS (on 11 KV supply)	1	0.021
	TOTAL AREA		0.506

POPULATION				
S.no	Description	Unit	No of Plots/Area	Density	Total
1	POPULATION IN PLOTTED AREA @03 PERSONS/ PLOT)	Plot	750	x 15	11145
2	POPULATION IN C.R.S. AREA @ 400 PERSONS/ ACRES	acres	4.316	x 400 =	1726
3	POPULATION IN COMMERCIAL, MILK BOOTH & INSTITUTION	acres	7.571	x 100 =	757
	Total Population (Persons)				13628
	DENSITY OF PROJECT (POPULATION OF PLOTTED AREA (11.145 nos) + NET PLANNING AREA (80.566 ACRES) = 136.137 PERSON PER ACRES				

REMOVE PLOTS (NEW NO. TO BE REMOVED)					
458A	To	458A	1	1*(21.50+32)*75.167	2889.672
485	To	485	1	1*(35+14.49)*50	1262.25
493	To	493	1	1*(38+40.58)*40	1817.490
494	To	494	1	40	1800.000
494A	To	494A	1	30	1800.000
Total plots=			13	Area under residential plotted (SFT)=	24855.92
				or in acres=	0.583

Total plots	743	Area under residential plotted (SFT)=	1178334.03
		or in acres=	38.95



Note:-
1. We (developer) shall not charge any park facing PLC from allottees of plot no 21, 22, 57, 58 and 77 to 80.
2. Change in dimensions of plots is due to actual demarcation done at site.
3 Plot No 4-46 ,459 to 486 & 683 shall not be developed and sold until the land under drain is aquired by the developer.

This DP is subject to CP Undertaking No 4433 CTP(Pb) MPD 2038/16
For EWS SITE Transfer & Charges Calculation Policy

Chief Town Planner Punjab, Chandigarh

OMAXE CITY

REVISED LAYOUT PLAN
INTEGRATED TOWNSHIP AT VILLAGE AMARGHAR, BHOMRIA & NAHAWALA DISTT. BATHINDA

DEVELOPER:- OMAXE BUILDHOME LTD.
Regd office :- 10 Local Shopping Centre Kalkaji New Delhi-110019

Omaxe Buildhome Ltd. Regd. Architect AUTHORITY

REVISED LAYOUT PLAN
DRG NO : LP-01
REVISION : R-7
DATED : 12-07-2016

NORTH