

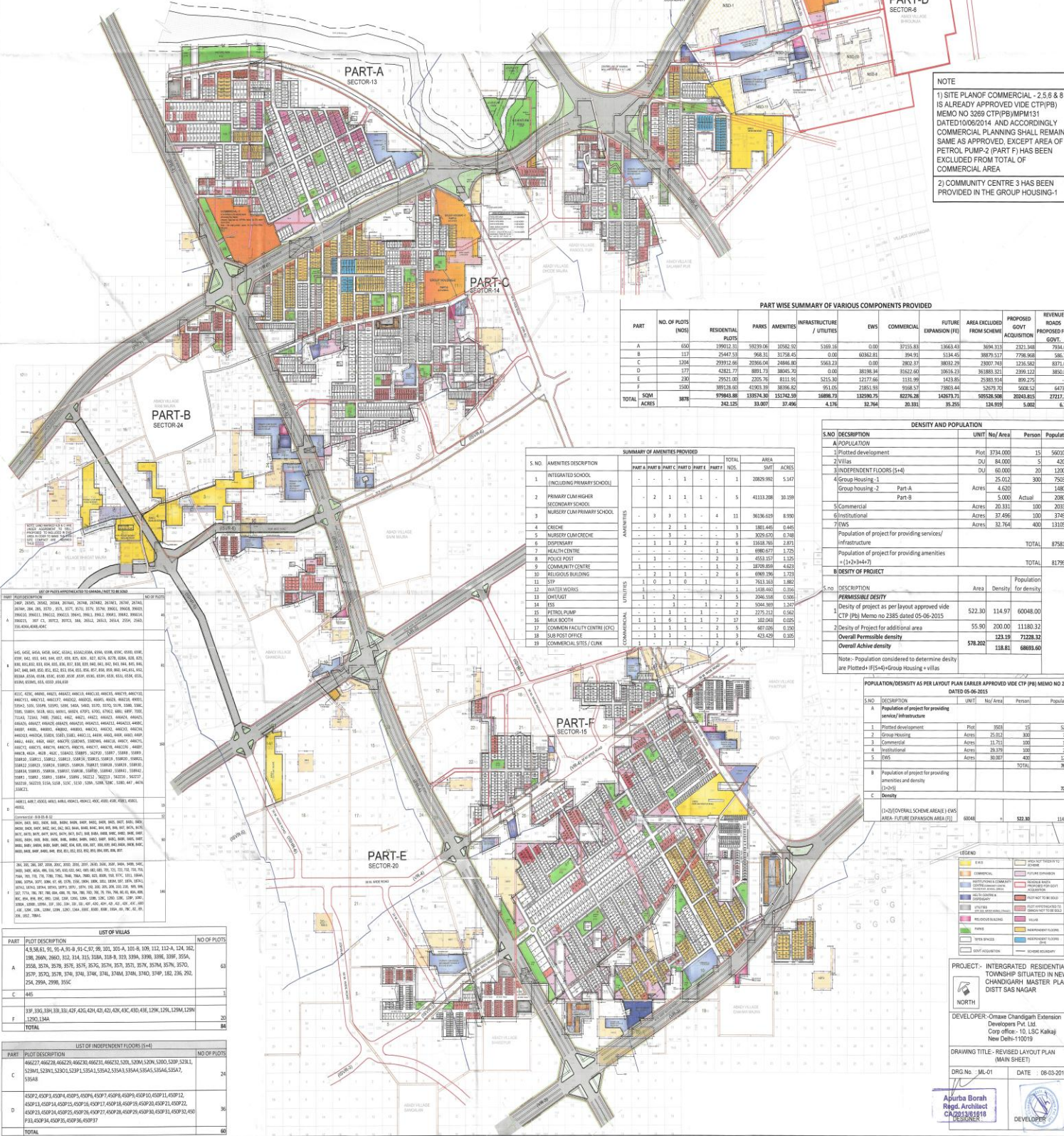
DETAIL OF CHANGE OF LAND USE		
S.NO.	DESCRIPTION	AREA (ACRES)
ii	C.L.U. ACCORDED VIDE LETTER NO. 3368 CTP(P)/SP-432M) DATED 21-04-2009	102.283
iii	C.L.U. ACCORDED VIDE LETTER NO. 4126 CTP(P)/SP-432M) DATED 28-05-2012	9.585
iv	C.L.U. ACCORDED VIDE LETTER NO. 8648 CTP(P)/SP-432M) DATED 18-10-10	21.965
v	C.L.U. ACCORDED VIDE LETTER NO. 4613 CTP(P)/SP-432M) DATED 29-08-2011	208.442
vi	C.L.U. ACCORDED VIDE LETTER NO. 5829 CTP(P)/SP-432M) DATED 05-08-2011	182.000
vii	C.L.U. ACCORDED VIDE LETTER NO. 7048 CTP(P)/SP-432M) DATED 19-08-2011	43.445
viii	C.L.U. ACCORDED VIDE LETTER NO. 4343 CTP(P)/SP-432M) DATED 13-08-2012	28.340
ix	C.L.U. ACCORDED VIDE LETTER NO. 4063 CTP(P)/SP-432M) DATED 19-07-2013	69.868
x	C.L.U. ACCORDED VIDE LETTER NO. 1342 CTP(P)/SP-432M) DATED 04-05-2016	70.660
xi	C.L.U. ACCORDED VIDE LETTER NO. 1342 CTP(P)/SP-432M) DATED 30-03-2017	11.866
TOTAL CLU GRANTED (A)		765.086
AREA EXEMPTED FROM SCHEME		
LEFT FROM SCHEME AS PER CTP (P) ORDER		81
SURRENDED TO GOVT. VIDE LETTER NO. 3678 DATED 16.12.02 (FOR STP OF GMADA)		82
Area not taken in scheme but CLU granted (as per detail given)		83
TOTAL		130.569
Scheme area (A-B-C)		634.457
AREA PROPOSED UNDER GOVT. ACQUISITION (CRITICAL GAP)		5.002
Area of revenue rates proposed for govt. acquisition (D)		6.736
Overall scheme area (C+D+E)		646.221
Area reserve under Future Expansion (FE)		35.255
Area reserve for group housing (G)		34.632

ANALYSIS OF AREA				
S.No	Description of Area	AREA (ACRES)	Net planning area (Plotted Development) (C-F-G)	Saleable %
EWS provide on total scheme area (E)		32.764	5.876	52.29%
1	EWS area % on 646.221 Acres (E)	5.07%		
2	Area under residential plotted development	242.125	42.88%	
3	Area under Commercial (SCDs, Booths, Milk Booths, Petrol Pumps & Mixed Use cum Commercial cum Multiplex cum Shopping Complex)	20.331	3.06%	
4	Parks area	33.007	5.85%	
5	Percentage of parks on 543.57 Acres (E-G: F- EWS area)	6.07%		
6	Amenities area (Institutions, Health, Community, Religious & Information centres)	37.496	6.44%	
7	STP, ESS, Water works & CWT	4.176	0.76%	
8	Roads, pavements and open areas	134.707	34.69%	
TOTAL		200.026	52.29%	
PERMISSIBLY SALEABLE AREA			55.08%	

NOTE:
 1. 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
 2. Since total group housing area is less than 20% of net planning area (G) and exempted from sale calculation as per Housing Policy 2013

APPROVED
 Vide Letter No. 2546, CTP(P)/SP-432M) DATED 10/06/2014
 Chief Town Planner
 Punjab, Chandigarh

KEY PLAN



NOTE
 1) SITE PLAN OF COMMERCIAL - 2.5.8 & IS ALREADY APPROVED VIDE CTP(P) MEMO NO 3269 CTP(P)/M/PM/131 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
 2) COMMUNITY CENTRE 3 HAS BEEN PROVIDED IN THE GROUP HOUSING-1

PART WISE SUMMARY OF VARIOUS COMPONENTS PROVIDED												
PART	NO. OF PLOTS (ACRES)	RESIDENTIAL PLOTS	PARKS	AMENITIES	INFRASTRUCTURE / UTILITIES	EWS	COMMERCIAL	FUTURE EXPANSION (FE)	AREA EXCLUDED FROM SCHEME	PROPOSED GOVT ACQUISITION	REVENUE PROPOSED FOR GOVT.	
A	600	139612.32	59739.90	30562.30	5189.18	0.00	37155.88	33664.43	3694.51	3694.51	7594.94	
B	117	25447.32	968.31	31758.65	0.00	60362.81	394.91	5334.45	38973.37	7796.86	586.73	
C	1304	239312.66	20766.00	24846.80	5563.23	0.00	2802.37	80032.29	29007.34	1216.50	8871.81	
D	277	42821.77	8891.79	38045.76	0.00	38196.34	31622.67	39616.23	361883.32	2399.12	3860.87	
E	294	79521.69	2265.76	8111.61	525.30	11377.66	1311.99	1433.81	79285.14	802.25	6473.43	
F	1000	389138.60	41903.39	38596.82	951.05	21851.93	9168.57	78933.44	53679.70	5608.12	6473.43	
TOTAL	SCM	3876	179683.88	13374.30	151242.59	16888.73	132590.75	82276.26	146773.71	595238.50	20043.81	7237.294
ACRES			242.125	33.007	37.496	4.176	32.764	35.255	124.919	5.002	6.736	

SUMMARY OF AMENITIES PROVIDED										
S. NO.	AMENITIES DESCRIPTION	PART A	PART B	PART C	PART D	PART E	PART F	TOTAL	NO.	AREA (ACRES)
1	INTEGRATED SCHOOL (INCLUDING PRIMARY SCHOOL)	-	-	1	-	-	-	1	20829.90	5.147
2	PRIMARY CLM HIGHER SECONDARY SCHOOL	-	2	1	1	-	-	5	41113.208	30.109
3	NURSERY CLM PRIMARY SCHOOL	-	3	3	1	-	-	11	36136.645	8.930
4	CRICHE	-	2	1	-	-	-	3	1481.441	0.443
5	NURSERY CLM CRECHE	-	3	-	-	-	-	3	3029.635	0.748
6	DISPENSARY	-	1	2	-	-	-	3	11648.706	2.871
7	HEALTH CENTRE	-	-	-	-	-	1	1	6860.671	1.725
8	POLICE POST	-	3	-	-	-	-	3	4553.327	1.125
9	COMMUNITY CENTRE	1	-	-	-	-	-	1	38708.898	4.623
10	RELIGIOUS BUILDING	-	3	1	-	-	-	4	4903.786	1.223
11	STP	1	0	1	0	1	3	7613.543	1.862	
12	WATER WORKS	1	-	-	-	-	-	1	1438.402	0.359
13	DRYWELL	1	-	-	-	-	-	1	2004.688	0.508
14	ESS	-	1	-	-	-	-	1	5948.585	1.247
15	PETROL PUMP	-	1	-	-	-	-	1	2275.212	0.562
16	MILK BOOTH	1	3	6	1	7	1	202.689	0.052	
17	COMMON FACILITY CENTRE (CFC)	1	1	1	-	-	-	3	607.026	0.150
18	SUB POST OFFICE	-	1	1	-	-	-	2	423.429	0.105
19	COMMERCIAL TILES / CUM	-	1	1	-	-	-	2		

DENSITY AND POPULATION					
A) POPULATION					
1	Plotted development	Plot	7734.000	15	56093.00
2	Village	DU	84.000	5	420.00
3	INDEPENDENT FLOORS (S+4)	DU	60.000	20	1200.00
4	Group Housing -1	Area	25.012	300	7500.00
5	Group Housing -2	Part-A	4.620	Actual	1488.00
6	Commercial	Part-B	5.000	Actual	2080.00
7	Institutional	Area	37.496	100	3749.60
8	EWS	Area	32.764	400	13105.56
Population of project for providing services/Infrastructure				TOTAL	87781.89
Population of project for providing amenities				TOTAL	81790.15
B) DENSITY OF PROJECT					
S.No	DESCRIPTION	Area	Density	Population for density	
1	Density of project as per layout approved vide CTP (P) Memo no 2385 dated 05-08-2015	522.30	114.97	60048.00	
2	Density of Project for additional area	55.90	200.00	11180.32	
Overall Permissible density		578.20	123.19	71228.32	
Overall Achieve density			118.81	68683.60	

POPULATION/DENSITY AS PER LAYOUT PLAN (EARLIER APPROVED VIDE CTP (P) MEMO NO 2385 DATED 05-08-2015)						
S.No	DESCRIPTION	UNIT	No./Area	Person	Population	
A) Population of project for providing services/Infrastructure						
1	Plotted development	Plot	3600	15	50245	
2	Area Housing	Area	25.012	300	7500	
3	Commercial	Area	21.210	200	4242	
4	Institutional	Area	29.379	300	7310	
5	EWS	Area	30.801	400	12320	
TOTAL						70800
B) Population of project for providing amenities and density						
C) Density						
(1)-(2) OVERALL SCHEME AREA (E) EWS AREA: FUTURE EXPANSION AREA (F)		0004	522.30	114.98	59488	

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

DEVELOPER - Omxax Chandigarh Extension Developers Pvt. Ltd.
 Cop. Office - 10, SSC Kalkaji New Delhi-110019

DRAWING TITLE - REVISED LAYOUT PLAN (MAIN SHEET)

DRG No - ML-01
 DATE - 09-03-2016

APURVA BORAH
 Regd. Architect
 C.A. 2013/18116
 CHANDIGARH

DEVELOPER

LIST OF VILLAGES	
PART	NO OF PLOTS
A	435, 36, 61, 91, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972