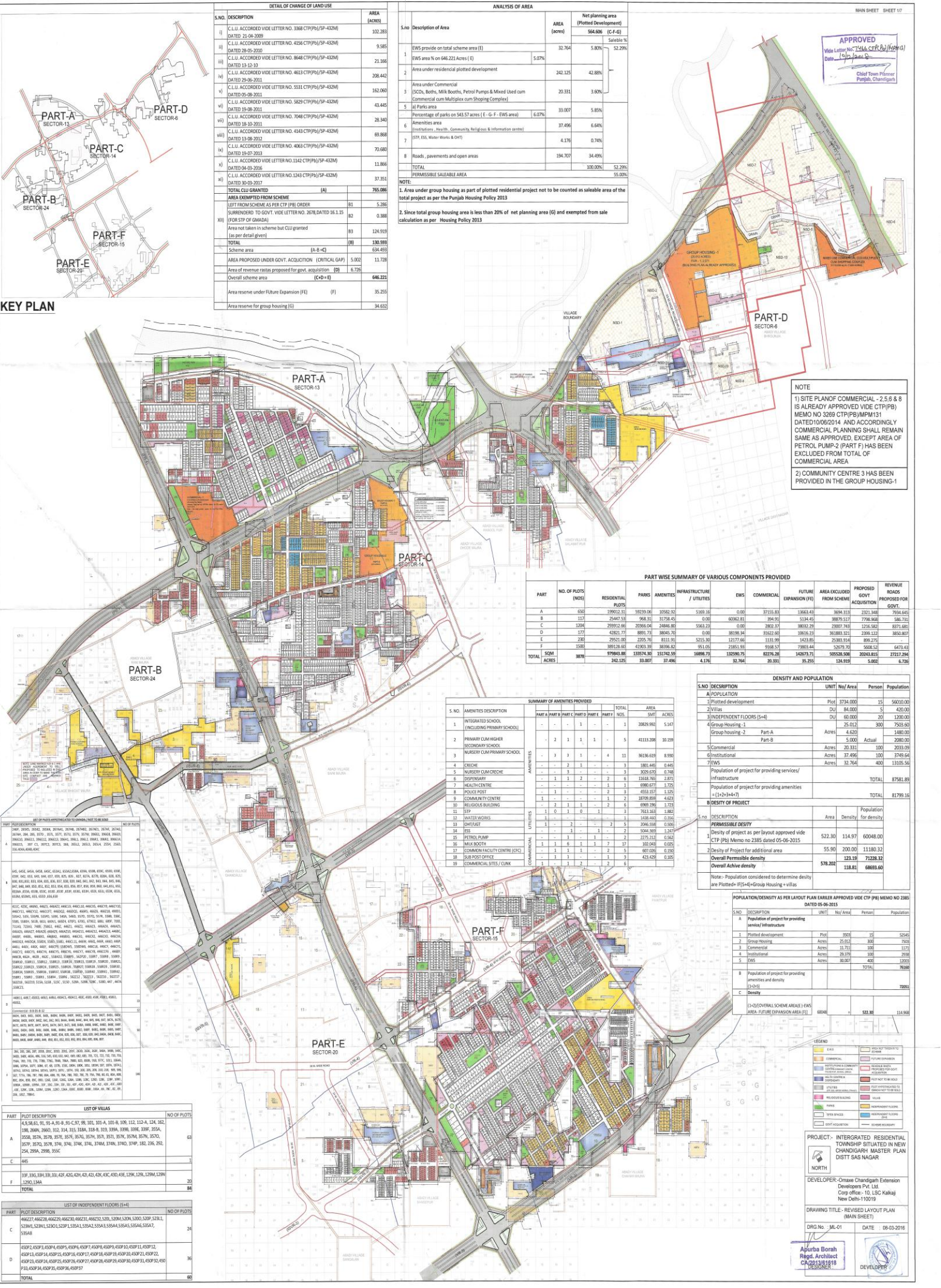
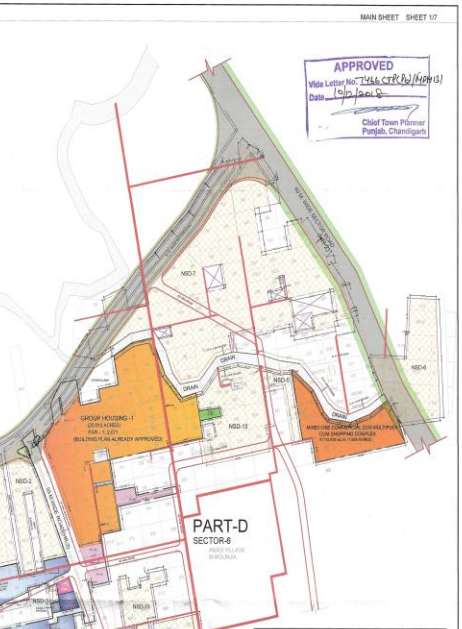




DETAIL OF CHANGE OF LAND USE		
S.NO.	DESCRIPTION	AREA (ACRES)
i)	C.U.I. ACCORDED VIDE LETTER NO. 3368 CTP(P)/SP-432M) DATED 21-04-2009	102.283
ii)	C.U.I. ACCORDED VIDE LETTER NO. 4256 CTP(P)/SP-432M) DATED 28-06-2010	9.585
iii)	C.U.I. ACCORDED VIDE LETTER NO. 8648 CTP(P)/SP-432M) DATED 13-12-10	21.166
iv)	C.U.I. ACCORDED VIDE LETTER NO. 4613 CTP(P)/SP-432M) DATED 29-08-2011	208.442
v)	C.U.I. ACCORDED VIDE LETTER NO. 5829 CTP(P)/SP-432M) DATED 05-09-2011	162.000
vi)	C.U.I. ACCORDED VIDE LETTER NO. 7048 CTP(P)/SP-432M) DATED 18-10-2011	43.445
vii)	C.U.I. ACCORDED VIDE LETTER NO. 4343 CTP(P)/SP-432M) DATED 19-08-2012	26.340
viii)	C.U.I. ACCORDED VIDE LETTER NO. 4063 CTP(P)/SP-432M) DATED 19-07-2013	69.868
ix)	C.U.I. ACCORDED VIDE LETTER NO. 1342 CTP(P)/SP-432M) DATED 04-05-2016	70.680
x)	C.U.I. ACCORDED VIDE LETTER NO. 1342 CTP(P)/SP-432M) DATED 30-03-2017	11.866
TOTAL C.U.I. GRANTED (A)		765.086
AREA EXEMPTED FROM SCHEME		
LEFT FROM SCHEME AS PER CTP (P) ORDER		81
SURRENDERED TO GOVT. VIDE LETTER NO. 3678 DATED 16.1.15 (FOR STP OF GMDA)		82
Area not taken in scheme but C.U.I. granted (as per detail given)		83
TOTAL		130.593
Scheme area (A-B-C)		634.493
AREA PROPOSED UNDER GOVT. ACQUISITION (CRITICAL GAP) (D)		5.902
Area of revenue rates proposed for govt. acquisition (E)		6.795
Overall scheme area (C+D+E)		646.221
Area reserve under Future Expansion (F)		35.255
Area reserve for group housing (G)		34.632

ANALYSIS OF AREA		
S.No	Description of Area	AREA (ACRES)
EWS provide on total scheme area (E)		32.764
1	EWS area % on 646.221 Acres (E)	5.07%
2	Area under residential plotted development	242.125
3	Area under Commercial (SCDs, Booths, Milk Booths, Petrol Pumps & Mixed Use cum Commercial cum Multiplex cum Shopping Complex)	20.331
4	Park area	33.007
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
7	STP, DS, Water Works & DDT	4.176
8	Roads, pavements and open areas	194.707
TOTAL		300.00%
PERMISSIBLE SALEABLE AREA		55.00%

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 (E-G-F-EWS area) and exempted from sale calculation as per Housing Policy 2013



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	RESIDENTIAL PLOTS	PARKS	AMENITIES	INFRASTRUCTURE / UTILITIES	EWS	COMMERCIAL	FUTURE EXPANSION (FE)	AREA EXCLUDED FROM SCHEME	PROPOSED GOVT ACQUISITION	REVENUE PROPOSED FOR GOVT.
A	600	13962.32	3979.09	3979.09	5189.16	0.00	37155.88	13963.43	3694.18	232.36	7934.94
B	117	25447.33	968.31	31758.45	0.00	60362.81	294.91	5134.45	38973.37	7758.86	586.72
C	1304	23912.66	20566.04	24946.80	5563.23	0.00	2902.21	38032.29	29007.37	1216.50	3871.81
D	277	43821.77	8891.71	38463.76	0.00	38196.34	31622.65	39316.21	361883.321	2395.12	3862.80
E	294	29521.89	2205.76	8111.81	5275.30	11277.66	7111.99	1433.85	29383.14	892.25	6475.43
F	1000	38913.86	41903.39	38596.82	951.05	21851.93	9168.57	73803.44	52679.70	5608.12	6475.43
TOTAL	SUM	979843.88	13574.30	151742.39	16898.75	132590.75	82276.26	142673.71	595236.58	20043.815	27212.294
ACRES		242.125	33.007	37.496	4.176	32.764	30.881	35.255	124.919	5.802	6.795

SUMMARY OF AMENITIES PROVIDED									
S. NO.	AMENITIES DESCRIPTION	AMENITIES						TOTAL	AREA
		PART A	PART B	PART C	PART D	PART E	PART F	NO.	SQ. FT. ACRES
1	INTEGRATED SCHOOL (INCLUDING PRIMARY SCHOOL)	-	-	-	-	-	-	1	20829.992
2	PRIMARY CUM HIGHER SECONDARY SCHOOL	-	-	2	1	1	-	5	41113.208
3	NURSERY CUM PRIMARY SCHOOL	-	-	3	3	1	-	11	36136.635
4	CRUISE	-	-	2	1	-	-	3	1881.445
5	NURSERY CUM CRECHE	-	-	3	-	-	-	3	3029.635
6	DISPENSARY	-	1	1	-	2	8	11448.761	
7	HEALTH CENTRE	-	-	-	-	1	1	6980.472	
8	POLICE POST	-	1	-	-	2	3	4553.321	
9	COMMUNITY CENTRE	1	-	-	-	1	2	38708.852	
10	RELIGIOUS BUILDING	-	3	1	-	2	6	4902.173	
11	STP	1	0	1	0	1	3	7613.353	
12	WATER WORKS	-	-	-	-	-	1	1438.402	
13	DISPENSARY	1	-	1	-	2	3	2004.588	
14	ISS	-	1	-	1	1	2	5944.395	
15	PETROL PUMP	-	-	1	-	1	2	2275.212	
16	MIX BOOTH	1	1	6	1	1	7	282.809	
17	COMMON FACILITY CENTRE (CFC)	-	1	1	1	-	3	607.091	
18	SUB POST OFFICE	-	1	1	-	1	3	423.429	
19	COMMERCIAL TILES / CONK	-	1	1	1	2	6	423.429	

DENSITY AND POPULATION				
S.NO	DESCRIPTION	UNIT	No/ Area	Person / Population
A) POPULATION				
1	Plotted development	Plot	3734.000	15 56030.00
2	Village	CU	84.000	5 430.00
3	INDEPENDENT FLOORS (I-4)	Acres	60.000	20 1200.00
4	Group Housing -1	Acres	25.012	300 7503.60
5	Group Housing -2	Acres	4.620	1480.00
6	Commercial	Acres	5.000	2080.00
7	Institutional	Acres	37.496	100 3749.60
8	EWS	Acres	32.764	400 13105.56
Population of project for providing services/ infrastructure				TOTAL 87581.89
Population of project for providing amenities				TOTAL 81799.15
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 05-06-2015	522.30	114.97	60048.00
2	Density of Project for additional area	55.50	200.00	11180.32
Overall Permissible density				578.202
Overall Active density				118.81
Note:- Population considered to determine density are Plotted+ IFS+4-Group Housing + village				

POPULATION/DENSITY AS PER LAYOUT PLAN (EARLIER APPROVED VIDE CTP (P) MEMO NO 2385 DATED 05-06-2015)				
S.NO	DESCRIPTION	UNIT	No/ Area	Person / Population
A) Population of project for providing services/ infrastructure				
1	Plotted development	Plot	3600	15 50400
2	Group Housing	Acres	25.012	300 7503.60
3	Commercial	Acres	5.000	2080.00
4	Institutional	Acres	37.496	100 3749.60
5	EWS	Acres	32.764	400 13105.56
TOTAL				20043.815
B) Population of project for providing amenities and density (I-4+H)				
TOTAL				7503.60
C) Density				
(I-4+OVERALL SCHEME AREA) (I-4+H)				578.202
AREA: FUTURE EXPANSION AREA (I-4)				154.968

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

DEVELOPER - Omarex Chandigarh Extension Developers Pvt. Ltd.
Corp. Office - 10, LSC Kalkaji New Delhi-110019

DRAWING TITLE - REVISED LAYOUT PLAN (MAIN SHEET)

DRG. No. : ML-01 DATE : 06-03-2016

APURBA BORAH
Regd. Architect
CAP-013/2016

DEVELOPER

LIST OF VILAS		
PART	PILOT DESCRIPTION	NO OF PLOTS
A	4/5,56.61, 16/10-A/50-8, 50-4/57, 50-301, 301-A, 101-4, 101-1, 112-4, 124, 162, 138, 2660, 2660, 312, 314, 315, 316A, 318-B, 319, 339A, 339B, 339C, 355A, 355B, 357A, 357B, 357C, 357D, 357E, 357F, 357G, 357H, 357I, 357J, 357K, 357L, 357M, 357N, 357O, 357P, 357Q, 357R, 357S, 357T, 357U, 357V, 357W, 357X, 357Y, 357Z, 357AA, 357AB, 357AC, 357AD, 357AE, 357AF, 357AG, 357AH, 357AI, 357AJ, 357AK, 357AL, 357AM, 357AN, 357AO, 357AP, 357AQ, 357AR, 357AS, 357AT, 357AU, 357AV, 357AW, 357AX, 357AY, 357AZ, 357BA, 357BB, 357BC, 357BD, 357BE, 357BF, 357BG, 357BH, 357BI, 357BJ, 357BK, 357BL, 357BM, 357BN, 357BO, 357BP, 357BQ, 357BR, 357BS, 357BT, 357BU, 357BV, 357BW, 357BX, 357BY, 357BZ, 357CA, 357CB, 357CC, 357CD, 357CE, 357CF, 357CG, 357CH, 357CI, 357CJ, 357CK, 357CL, 357CM, 357CN, 357CO, 357CP, 357CQ, 357CR, 357CS, 357CT, 357CU, 357CV, 357CW, 357CX, 357CY, 357CZ, 357DA, 357DB, 357DC, 357DD, 357DE, 357DF, 357DG, 357DH, 357DI, 357DJ, 357DK, 357DL, 357DM, 357DN, 357DO, 357DP, 357DQ, 357DR, 357DS, 357DT, 357DU, 357DV, 357DW, 357DX, 357DY, 357DZ, 357EA, 357EB, 357EC, 357ED, 357EE, 357EF, 357EG, 357EH, 357EI, 357EJ, 357EK, 357EL, 357EM, 357EN, 357EO, 357EP, 357EQ, 357ER, 357ES, 357ET, 357EU, 357EV, 357EW, 357EX, 357EY, 357EZ, 357FA, 357FB, 357FC, 357FD, 357FE, 357FF, 357FG, 357FH, 357FI, 357FJ, 357FK, 357FL, 357FM, 357FN, 357FO, 357FP, 357FQ, 357FR, 357FS, 357FT, 357FU, 357FV, 357FW, 357FX, 357FY, 357FZ, 357GA, 357GB, 357GC, 357GD, 357GE, 357GF, 357GG, 357GH, 357GI, 357GJ, 357GK, 357GL, 357GM, 357GN, 357GO, 357GP, 357GQ, 357GR, 357GS, 357GT, 357GU, 357GV, 357GW, 357GX, 357GY, 357GZ, 357HA, 357HB, 357HC, 357HD, 357HE, 357HF, 357HG, 357HH, 357HI, 357HJ, 357HK, 357HL, 357HM, 357HN, 357HO, 357HP, 357HQ, 357HR, 357HS, 357HT, 357HU, 357HV, 357HW, 357HX, 357HY, 357HZ, 357IA, 357IB, 357IC, 357ID, 357IE, 357IF, 357IG, 357IH, 357II, 357IJ, 357IK, 357IL, 357IM, 357IN, 357IO, 357IP, 357IQ, 357IR, 357IS, 357IT, 357IU, 357IV, 357IW, 357IX, 357IY, 357IZ, 357JA, 357JB, 357JC, 357JD, 357JE, 357JF, 357JG, 357JH, 357JI, 357JJ, 357JK, 357JL, 357JM, 357JN, 357JO, 357JP, 357JQ, 357JR, 357JS, 357JT, 357JU, 357JV, 357JW, 357JX, 357JY, 357JZ, 357KA, 357KB, 357KC, 357KD, 357KE, 357KF, 357KG, 357KH, 357KI, 357KJ, 357KK, 357KL, 357KM, 357KN, 357KO, 357KP, 357KQ, 357KR, 357KS, 357KT, 357KU, 357KV, 357KW, 357KX, 357KY, 357KZ, 357LA, 357LB, 357LC, 357LD, 357LE, 357LF, 357LG, 357LH, 357LI, 357LJ, 357LK, 357LM, 357LN, 357LO, 357LP, 357LQ, 357LR, 357LS, 357LT, 357LU, 357LV, 357LW, 357LX, 357LY, 357LZ, 357MA, 357MB, 357MC, 357MD, 357ME, 357MF, 357MG, 357MH, 357MI, 357MJ, 357MK, 357ML, 357MM, 357MN, 357MO, 357MP, 357MQ, 357MR, 357MS, 357MT, 357MU, 357MV, 357MW, 357MX, 357MY, 357MZ, 357NA, 357NB, 357NC, 357ND, 357NE, 357NF, 357NG, 357NH, 357NI, 357NJ, 357NK, 357NL, 357NM, 357NN, 357NO, 357NP, 357NQ, 357NR, 357NS, 357NT, 357NU, 357NV, 357NW, 357NX, 357NY, 357NZ, 357OA, 357OB, 357OC, 357OD, 357OE, 357OF, 357OG, 357OH, 357OI, 357OJ, 357OK, 357OL, 357OM, 357ON, 357OO, 357OP, 357OQ, 357OR, 357OS, 357OT, 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