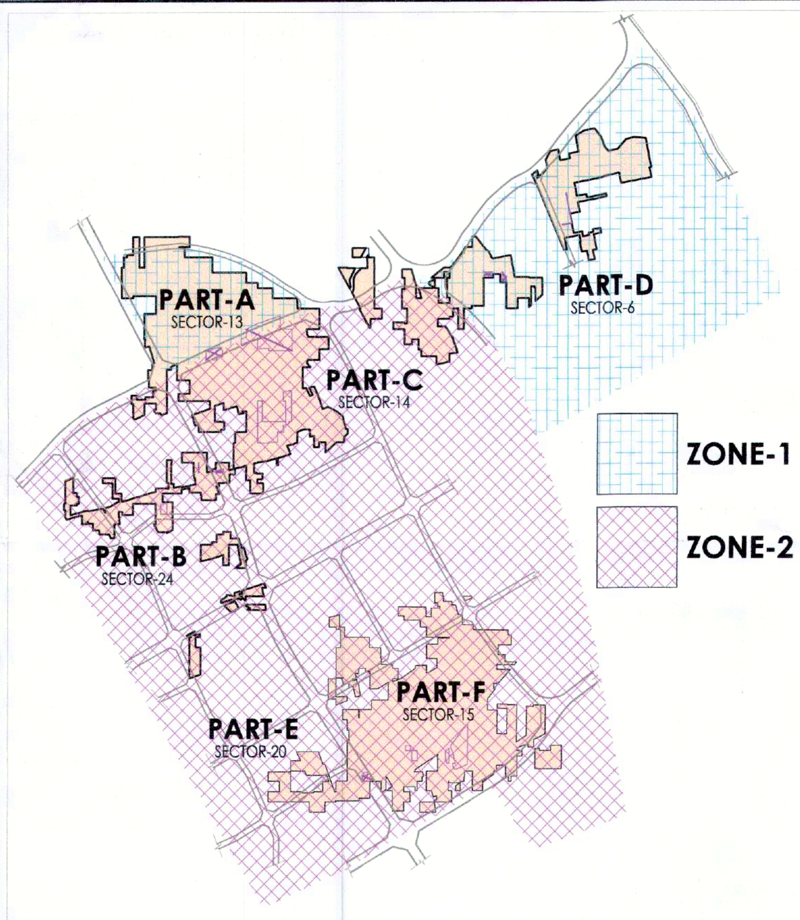


KEY PLAN

DETAIL OF CHANGE OF LAND USE

S.N.	DESCRIPTION	AREA (ACRES)
A	CLU GRANTED	
1	C.L.U. ACCORDED VIDE LETTER NO. 3368 CTP(Pb)/SP-432(M) DATED 21-04-2009	102.283
2	C.L.U. ACCORDED VIDE LETTER NO. 4156 CTP(Pb)/SP-432(M) DATED 28-05-2010	9.585
3	C.L.U. ACCORDED VIDE LETTER NO. 8648 CTP(Pb)/SP-432(M) DATED 13-12-10	21.166
4	C.L.U. ACCORDED VIDE LETTER NO. 4613 CTP(Pb)/SP-432(M) DATED 29-06-2011	208.442
5	C.L.U. ACCORDED VIDE LETTER NO. 5531 CTP(Pb)/SP-432(M) DATED 05-08-2011	162.060
6	C.L.U. ACCORDED VIDE LETTER NO. 5829 CTP(Pb)/SP-432(M) DATED 19-08-2011	43.445
7	C.L.U. ACCORDED VIDE LETTER NO. 7048 CTP(Pb)/SP-432(M) DATED 18-10-2011	28.340
8	C.L.U. ACCORDED VIDE LETTER NO. 4143 CTP(Pb)/SP-432(M) DATED 13-08-2012	69.868
9	C.L.U. ACCORDED VIDE LETTER NO. 4063 CTP(Pb)/SP-432(M) DATED 19-07-2013	70.680
10	C.L.U. ACCORDED VIDE LETTER NO.1142 CTP(Pb)/SP-432(M) DATED 04-03-2016	11.866
11	C.L.U. ACCORDED VIDE LETTER NO.1243 CTP(Pb)/SP-432(M) DATED 30-03-2017	37.351
12	C.L.U. ACCORDED VIDE LETTER NO.2985 CTP(Pb)/SP-432(M) DATED 10-07-2017	28.020
13	C.L.U. ACCORDED VIDE LETTER NO.4925 CTP(Pb)/SP-432(M) DATED 08-11-2017	29.732
14	C.L.U. ACCORDED VIDE LETTER NO. 2453 CTP(Pb)/SP-432(M) DATED 21-07-2020	2.338
15	C.L.U. ACCORDED VIDE LETTER NO. 2775 CTP(Pb)/SP-432(M) DATED 13-08-2020	11.674
16	C.L.U. ACCORDED VIDE LETTER NO. 2217 CTP(Pb)/SP-432(M) DATED 20-04-2021	31.542
17	C.L.U. ACCORDED VIDE LETTER NO. 7456 CTP(Pb)/SP-432(M) DATED 06-12-2021	37.958
A	TOTAL CLU GRANTED	906.350
B	AREA EXEMPTED FROM SCHEME	
B1	LEFT FROM SCHEME AS PER CTP (PB) ORDER	5.286
B2	SURRENDERD TO GOVT. VIDE LETTER NO. 2678,DATED 16.1.15 (FOR STP OF GMADA)	0.388
B3	AREA EXEMPTED FROM SCHEME	2.5438
B	TOTAL AREA EXEMPTED FROM CLU (B=B1+B2+B3)	8.2178
C	NET CLU AREA (C=A-B)	898.132
D	AREA NOT TAKEN IN SCHEME BUT CLU GRANTED	180.921
E	NET SCHEME AREA (E=C-D)	717.211
F1	AREA OF REVENUE RASTAS PROPOSED FOR GOVT. ACQUISITION	6.446
F2	AREA PROPOSED UNDER GOVT. ACQUISITION (CRITICAL GAP)	15.456
F	OVERALL SCHEME AREA (F=E+F1+F2)	739.113
G	AREA RESERVE UNDER FUTURE EXPANSION (FE)	26.203
H	AREA RESERVE FOR GROUP HOUSING	
H1	GROUP HOUSING-1 (THE LAKE) - MIX LAND USE	26.372
H2	GROUP HOUSING-2 (THE RESORT)	9.620
H	AREA RESERVE FOR GROUP HOUSING (H=H1+H2)	35.992
I	AREA RESERVE FOR MIX LAND USE	83.449
J	AREA UNDER SECTOR ROADS (INCLUDED IN SCHEME AREA)	59.784

GENERAL STATEMENT

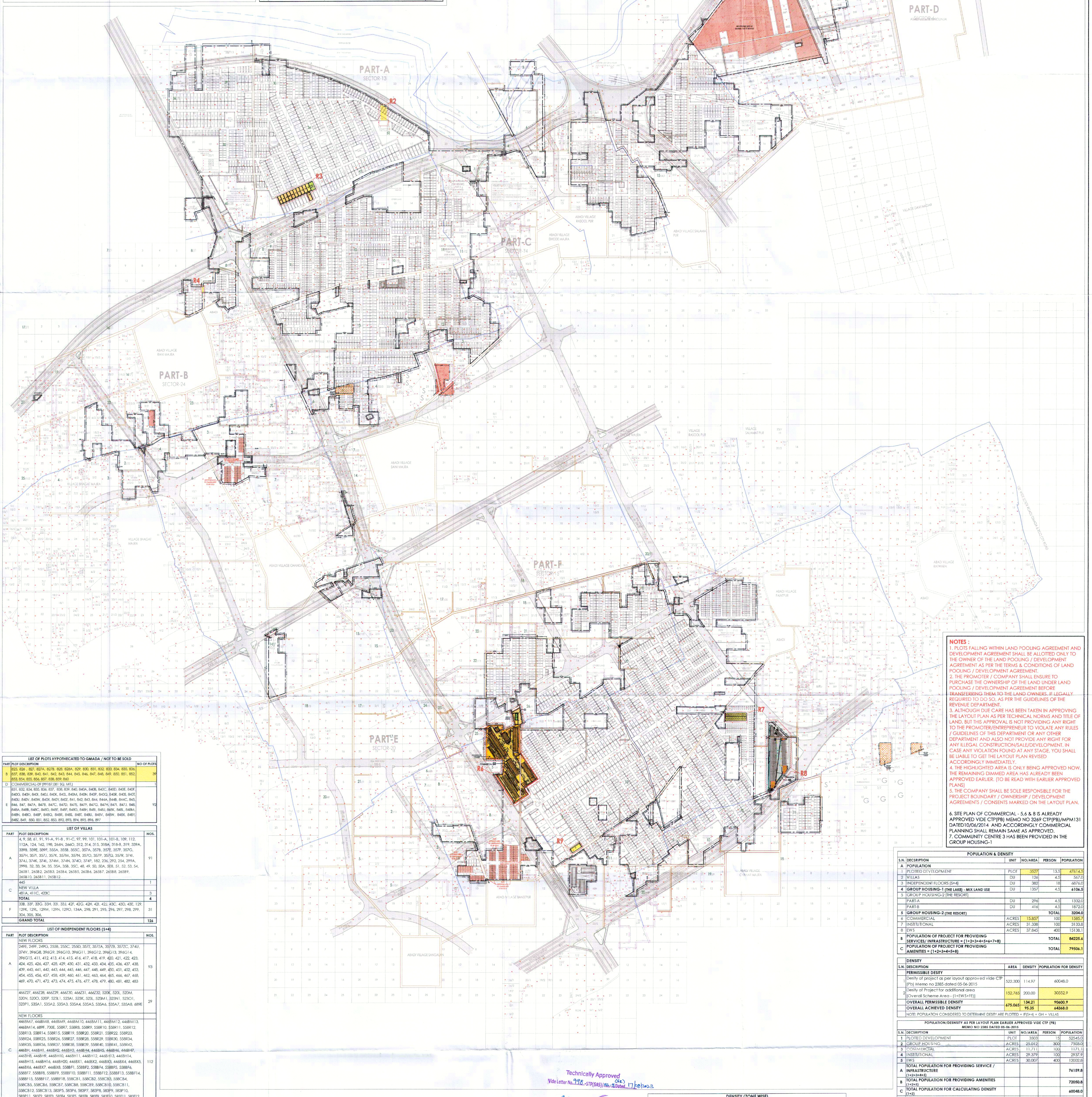
S.N.	DESCRIPTION OF AREA	ON		REQUIRED		PROVISION		PERCENTILE (%)	
			AREA (ACRES)	%	AREA (ACRES)	%	AREA (ACRES)	NET PLANNING AREA EXCLUDING FE, GROUP HOUSING, MIX LAND USE & EWS [K=E-G-H-I-1] 533.722	SALEBLE %
1	AREA PROVIDED FOR EWS HOUSING	F	739.113	5.00%	36.956	5.12%	37.845	7.09%	
2	AREA UNDER RESIDENTIAL PLOTTED DEVELOPMENT						256.433	48.05%	51.02%
3	AREA UNDER COMMERCIAL SCOs, BOOTHS, SUB POST OFFICE, CFC & MILK BOOTHS						15.857	2.97%	
4	AREA PROVIDED IN PARKS / GREEN ON NET SCHEME AREA EXCLUDING FUTURE EXPANSION, GROUP HOUSING, MIX LAND USE & EWS AREA	E-(G+H+I+1)	533.722	6.00%	32.023	6.45%	34.438	6.45%	
5	AMENITIES AREA INSTITUTIONS, HEALTH, COMMUNITY, RELIGIOUS & INFORMATION CENTRE						31.338	5.87%	
6	UTILITIES AREA (STP, ESS, WATER WORKS, OHT & SOLID WASTE MANAGEMENT)						5.637	1.06%	
7	ROADS, PAVEMENTS AND OPEN AREAS						190.019	35.60%	
	TOTAL						533.722	100.00%	51.02%
	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 (H) AND EXEMPTED FROM SALE CALCULATION AS PER HOUSING POLICY 2013

PART WISE SUMMARY OF VARIOUS COMPONENTS PROVIDED

PART		PLOTS (NOS.)	RESIDENTIAL PLOTS	PARKS / GREEN	AMENITIES	INFRASTRUCTURE / UTILITIES	EWS	COMMERCIAL	MIX LAND USE	FUTURE EXPANSION (FE)	PROPOSED GOVT. ACQUISITION	REVENUE ROADS PROPOSED FOR GOVT. ACQUISITION
A		763	231093.34	63491.20	31292.43	9411.10	-	37993.83	0	2227.29	0	476.577
B		82	16475.08	968.31	7627.00	-	87778.45	388.91	0	797.26	0	300.588
C		1261	306031.90	25965.74	31726.94	5959.04	-	1571.99	1050	40618.71	0	9540.499
D		192	47624.67	7885.82	2005.39	317.94	30025.80	165.10	336654.1925	6546.37	62547.77	8808.316
E		97	14347.04	597.74	9111.91	2616.49	13263.09	0	0	1683.91	0	-
F		1640	422175.62	40457.46	45056.21	4506.29	22087.06	24052.43	0	54166.77	0	6960.495
TOTAL	SQ.MT.	4035	1037747.64	139366.27	126819.88	22810.86	153154.40	64172.26	337704.1925	106040.32	62547.77	26086.475
	ACRES		256.433	34.438	31.338	5.637	37.845	15.857	83.449	26.203	15.456	6.446

NOTES :
1. TOTAL AREA OF 189.991 ACRES IS UNDER ROADS, PAVEMENTS AND OPEN AREAS WHICH INCLUDES 59.784 ACRES (APPROX.) AREA UNDER MASTER PLAN ROADS AND IS PART OF TOTAL PROJECT AREA.
2. SEPARATE 6% AREA UNDER PARKS SHALL BE KEPT IN COMMERCIAL/GROUP HOUSING (MIX LAND USE) POCKETS AT THE TIME OF APPROVAL OF LAYOUT PLAN / BUILDING PLANS / ZONING PLANS SEPARATELY.
3. AREA UNDER GOVERNMENT ACQUISITION IS ALSO INDICATIVE AND SHALL BE DETERMINED AS PER THE POLICIES OF THE GOVERNMENT BY THE CONCERNED AUTHORITY AND ACCORDINGLY LAYOUT PLAN TO BE AMENDED IF REQUIRED.
4. AREA AS SPECIFIED ABOVE IN THE TABLE UNDER ROADS, PAVEMENTS AND OPEN SPACES (189.526 acres) INCLUDES AREA UNDER SECTOR ROADS AS SHOWN ON PLANS AND IS PART OF TOTAL PROJECT AREA



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.

6. SITE PLAN OF COMMERCIAL - 5,6 & 8 IS ALREADY APPROVED VIDE CTP(PB) MEMO NO 3269 CTP(PB)/MPM131 DATED10/06/2014 AND ACCORDINGLY COMMERCIAL PLANNING SHALL REMAIN SAME AS APPROVED.
7. COMMUNITY CENTRE 3 HAS BEEN PROVIDED IN THE GROUP HOUSING-1

LIST OF PLOTS HYPOTHECATED TO GMADA / NOT TO BE SOLD

PART	PLOT DESCRIPTION	NO OF PLOTS
B	825, 826, 827, 827A, 827B, 828, 828A, 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	39
D	COMMERCIAL-09 (99187.081 SQ. MT.)	1
E	831, 832, 834, 835, 836, 837, 838, 839, 840, 840A, 840B, 840C, 840D, 840E, 840F, 840G, 840H, 840I, 840J, 840K, 840L, 840M, 840N, 840P, 840Q, 840R, 840S, 840T, 840U, 840V, 840W, 840X, 840Y, 840Z, 841, 842, 843, 844, 844A, 844B, 844C, 845, 846, 847, 847A, 847B, 847C, 847D, 847E, 847F, 847G, 847H, 847I, 847J, 848, 848A, 848B, 848C, 848D, 848E, 848F, 848G, 848H, 848I, 848J, 848K, 848L, 848M, 848N, 848O, 848P, 848Q, 848R, 848S, 848T, 848U, 848V, 848W, 848X, 848Y, 848Z, 849, 850, 851, 852, 853, 892, 893, 894, 895, 896, 897	92

LIST OF VILLAS

PART	PLOT DESCRIPTION	NOS.
A	4, 9, 58, 61, 91, 91-A, 91-B, 91-C, 97, 99, 101, 101-A, 101-B, 109, 112, 112A, 124, 162, 198, 266N, 266O, 312, 314, 315, 318A, 318-B, 319, 339A, 339B, 339E, 339F, 355A, 355B, 355C, 357A, 357B, 357E, 357F, 357G, 357H, 357I, 357J, 357K, 357M, 357N, 357O, 357P, 357Q, 357R, 374I, 374J, 374K, 374L, 374M, 374N, 374O, 374P, 182, 236, 292, 254, 299A, 299B, 32, 33, 34, 35, 35A, 35B, 35C, 48, 49, 50, 50A, 50B, 51, 52, 53, 54, 265B1, 265B2, 265B3, 265B4, 265B5, 265B6, 265B7, 265B8, 265B9, 265B10, 265B11, 265B12	91
C	445	1
	NEW VILLA	
	481A, 411C, 423C	3
	TOTAL	4
F	33B, 33F, 33G, 33H, 33I, 33J, 42F, 42G, 42H, 42I, 42J, 43C, 43D, 43E, 129, 129K, 129L, 129M, 129N, 129O, 134A, 298, 291, 295, 296, 297, 298, 299, 304, 305, 306,	31
	GRAND TOTAL	126

LIST OF INDEPENDENT FLOORS (S+4)

PART	PLOT DESCRIPTION	NOS.
A	NEW FLOORS	
	249E, 249F, 249G, 255B, 255C, 255D, 357Z, 357ZA, 357ZB, 357ZC, 374U, 374V, 396G8, 396G9, 396G10, 396G11, 396G12, 396G13, 396G14, 396G15, 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	93
C	466Z27, 466Z28, 466Z29, 466Z30, 466Z31, 466Z32, 520K, 520L, 520M, 520N, 520O, 520P, 523L1, 523AI, 523K, 523L, 523M1, 523N1, 523O1, 523P1, 535A1, 535A2, 535A3, 535A4, 535A5, 535A6, 535A7, 535A8, 689E	29
	NEW FLOORS	
	446BM7, 446BM8, 446BM9, 446BM10, 446BM11, 446BM12, 446BM13, 446BM14, 689F, 700E, 558R7, 558R8, 558R9, 558R10, 558R11, 558R12, 558R13, 558R14, 558R15, 558R19, 558R20, 558R21, 558R22, 558R23, 558R24, 558R25, 558R26, 558R27, 558R28, 558R29, 558R30, 558R34, 558R35, 558R36, 558R37, 558R38, 558R39, 558R40, 558R41, 558R42, 446BH, 446BH1, 446BH2, 446BH3, 446BH4, 446BH5, 446BH6, 446BH7, 446BH8, 446BH9, 446BH10, 446BH11, 446BH12, 446BH13, 446BH14, 446BH15, 446BH16, 446BH20, 446BX1, 446BX2, 446BX3, 446BX4, 446BX5, 446BX6, 446BX7, 446BX8, 558BF1, 558BF2, 558BF4, 558BF5, 558BF6, 558BF7, 558BF8, 558BF9, 558BF10, 558BF11, 558BF12, 558BF13, 558BF14, 558BF15, 558BF17, 558BF18, 558CB1, 558CB2, 558CB3, 558CB4, 558CB5, 558CB6, 558CB7, 558CB8, 558CB9, 558CB10, 558CB11, 558CB12, 558CB13, 583P5, 583P6, 583P7, 583P8, 583P9, 583P10, 583P11, 583T2, 583T3, 583T4, 583T5, 583T8, 583T9, 583T10, 583T11, 583T12, 583T13,	112
	TOTAL	141
D	450P2, 450P3, 450P4, 450P5, 450P6, 450P7, 450P8, 450P9, 450P10, 450P11, 450P12, 450P13, 450P14, 450P15, 450P16, 450P17, 450P18, 450P19, 450P20, 450P21, 450P22, 450P23, 450P24, 450P25, 450P26, 450P27, 450P28, 450P29, 450P30, 450P31, 450P32, 450P33, 450P34, 450P35, 450P36, 450P37	36
	NEW FLOORS	
	449J2, 449J3, 449J4, 449J5, 449J6, 449J7, 449J8, 449J9, 449J10, 449J11, 449J12, 449J13, 449J14, 449J15, 449J16, 449L5, 449L6, 449L7, 450C, 450D, 450E, 450E1	22
	TOTAL	58
F	504, 504A, 553A, 553B, 554, 554A, 554B, 554C, 554D, 554E, 554F, 685A, 685B, 685C, 785, 785A, 785B, 785C, 785D, 785E,	20
	NEW FLOORS	
	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, 778A8, 778A9, 778A10, 778A11, 778A12, 778A13, 1056F, 1056G, 1056H, 1056J, 1056K, 1056L, 1056M, 1056N, 1056P, 1056Q, 1056R, 1056S, 1056T, 1056U, 1056V, 1056W, 1056X, 1056Y, 1056Z, 1056Z1, 1056Z2, 1056Z3, 1056Z4, 1056Z5	70
	TOTAL	90
	GRAND TOTAL	382

SUMMARY OF AMENITIES PROVIDED

S.N.	AMENITIES DESCRIPTION		PART A	PART B	PART C	PART D	PART E	PART F	TOTAL
1	PRIMARY CUM HIGHER SECONDARY SCHOOL	AMENITIES	1	0	2	0	1	1	5
2	NURSERY CUM PRIMARY SCHOOL		0	2	3	0	0	4	9
3	CRECHE		0	0	1	0	0	2	3
4	DISPENSARY		0	0	1	1	0	3	5
5	HEALTH CENTRE		0	0	0	0	0	1	1
6	POLICE POST		0	0	1	0	0	1	2
7	COMMUNITY CENTRE		1	0	0	0	0	1	2
8	RELIGIOUS BUILDING		0	1	1	0	1	2	5
9	STP	UTILITIES	1	0	1	0	0	1	3
10	WATER WORKS		1	0	0	0	0	0	1
11	OHT/UGT		1	0	2	0	0	2	5
12	ESS		1	0	1	0	1	0	3
13	SPACE OF SWM		1	0	2	1	1	1	6
14	PETROL PUMP	COMMERCIAL	0	0	1	0	0		1
15	MILK BOOTH		0	0	9	1	0	7	17
16	COMMON FACILITY CENTRE (CFC)		0	1	1	1	0	2	5
17	SUB POST OFFICE		0	1	1	0	0	1	3
18	COMMERCIAL SITES / CUNK		1	0	1	4	0	3	9

Technically Approved
Vide Letter No. 998-STP(SAS)/... (GL) Dated 17/08/2023

Rajinder Kumar
Member Layout Plan Scrutiny Committee
-cum-Senior Town Planner, S.A.S. Nagar

DENSITY (ZONE WISE)

S.N.	DESCRIPTION	AREA (ACRE)	DENSITY PERMISSIBLE	DENSITY ACHIEVED	POPULATION FOR DENSITY PERMISSIBLE	POPULATION FOR DENSITY ACHIEVED
1	DENSITY OF PROJECT LYING IN ZONE-1	253.674	150	74.35	38051.08	18859.5
2	DENSITY OF PROJECT LYING IN ZONE-2	421.391	200	108.00	84278.17	45508.5
	DENSITY OF TOTAL PROJECT (1+2)	675.065		95.35	122329.24	64368.0

NOTE: POPULATION CONSIDERED TO DETERMINE DESITY ARE PLOTTED + IF(S+4) + GH + VILLAS

POPULATION (ZONE WISE)

S.N.	DECSRIPTION	UNIT	PART-A	PART-B	PART-C	PART-D	PART-E	PART-F	TOTAL	PERSON	POPULATION
	ZONE-1 (PART-A & PART-D)										
1	PLOTTED DEVELOPMENT	PLOT	579			134			713	13.5	9625.5
2	VILLAS	DU	91			0			91	4.5	409.5
3	INDEPENDENT FLOORS (S+4)	DU	93			58			151	18	2718.0
4	GROUP HOUSING-1 (THE LAKE)	DU	0			1357			1357	4.5	6106.5
A	POPULATION OF PROJECT LYING IN ZONE-1								TOTAL		18859.5
	ZONE-2 (PART-B, PART-C, PART-E & PART-F)										
1	PLOTTED DEVELOPMENT	PLOT		82	1116		97	1519	2814	13.5	37989.0
2	VILLAS	DU		0	4		0	31	35	4.5	157.5
3	INDEPENDENT FLOORS (S+4)	DU		0	141		0	90	231	18	4158.0
4	GROUP HOUSING-2 (THE RESORT)	DU		0	712		0	0	712	4.5	3204.0
B	POPULATION OF PROJECT LYING IN ZONE-2								TOTAL		45508.5

POPULATION & DENSITY

S.N.	DECSRIPTION	UNIT	NO/AREA	PERSON	POPULATION
A	POPULATION				
1	PLOTTED DEVELOPMENT	PLOT	3527	13.5	47614.5
2	VILLAS	DU	126	4.5	567.0
3	INDEPENDENT FLOORS (S+4)	DU	382	18	6876.0
4	GROUP HOUSING-1 (THE LAKE) - MIX LAND USE	DU	1357	4.5	6106.5
5	GROUP HOUSING-2 (THE RESORT)				
	PART-A	DU	296	4.5	1332.0
	PART-B	DU	416	4.5	1872.0
5	GROUP HOUSING-2 (THE RESORT)			TOTAL	3204.0
6	COMMERCIAL	ACRES	15.857	100	1585.7
7	INSTITUTIONAL	ACRES	31.338	100	3133.8
8	EWS	ACRES	37.845	400	15138.1
B	POPULATION OF PROJECT FOR PROVIDING SERVICES/ INFRASTRUCTURE = (1+2+3+4+5+6+7+8)			TOTAL	84225.6
C	POPULATION OF PROJECT FOR PROVIDING AMENITIES = (1+2+3+4+5+8)			TOTAL	79506.1

DENSITY

S.N.	DESCRIPTION	AREA	DENSITY	POPULATION FOR DENSITY
	PERMISSIBLE DESITY			
1	Desity of project as per layout approved vide CTP (Pb) Memo no 2385 dated 05-06-2015	522.300	114.97	60048.0
2	Desity of Project for additional area [Overall Scheme Area - (1+EWS+FE)]	152.765	200.00	30552.9
	OVERALL PERMSSIBLE DENSITY	675.065	134.21	90600.9
	OVERALL ACHIEVED DENSITY		95.35	64368.0

NOTE: POPULATION CONSIDERED TO DETERMINE DESITY ARE PLOTTED + IF(S+4) + GH + VILLAS

POPULATION/DESNSITY AS PER LAYOUT PLAN EARLIER APPROVED VIDE CTP (PB) MEMO NO 2385 DATED 05-06-2015

S.N.	DECSRIPTION	UNIT	NO/AREA	PERSON	POPULATION
1	PLOTTED DEVELOPMENT	PLOT	3503	15	52545.0
2	GROUP HOUSING	ACRES	25.012	300	7503.0
3	COMMERCIAL	ACRES	11.711	100	1171.1
4	INSTITUTIONAL	ACRES	29.379	100	2937.9
5	EWS	ACRES	30.007	400	12002.8
A	TOTAL POPULATION FOR PROVIDING SERVICE / INFRASTRUCTURE (1+2+3+4+5)				76159.8
B	TOTAL POPULATION FOR PROVIDING AMENITIES (1+2+5)				72050.8
C	TOTAL POPULATION FOR CALCULATING DENSITY (1+2)				60048.0
D	DENSITY				
	[C÷(OVERALL SCHEME AREA(E)-EWS AREA- FUTURE EXPANSION AREA (F))]		60048	÷ 522.30	114.97

LEGEND

SCHEME BOUNDARY		OTHERS LAND
FUTURE EXPANSION	PARKS	INSTITUTIONS & COMMUNITY (COMMUNITY CENTRE, POLICE POST, SCHOOL, CRECHE)
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 HYPOTHICATED 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 IN THE NAME OF DEVELOPER COMPANY)	LAND UNDER POOLING / DEVELOPMENT AGREEMENT	

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

NORTH

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

DRAWING TITLE:- REVISED LAYOUT PLAN (OVER ALL PARTS - MAIN SHEET)

DRG.No. : ML-01 | DATE : 30-03-2023
SCALE : | REV :
DESIGNER : | DEVELOPER :

Source: GMADA — Revised Layout Plan, Omaxe New Chandigarh (official publication, 2023). Authority plan retained unmodified; ATY added only this frame. Verify current status with GMADA.

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