

PROPOSED RESIDENTIAL COLONY (PLOTTED) - NEW MODEL TOWN
 AT VILL-GHARUAN, TEH-KHARAR, DIST-MOHALI
 ON KHARAR-MORINDA ROAD (NH-95)
 (OUT SIDE MUNICIPAL LIMIT-2.84 ACRES SCHEME)
 BEYOND CHANDIGARH PERIPHERY AREA
 IN GREATER MOHALI AREA DEVELOPMENT AUTHORITY (GMADA)
 LICENCE NO. 2/2008

AREA DETAILS

TOTAL SITE AREA = 2.84 ACRES = 123710.40 SQ.FT

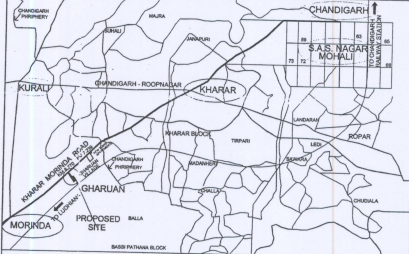
S. NO	AREA DESCRIPTION	AREA SQ. FT.	% OF TOTAL
1.	AREA UNDER RESIDENTIAL PLOTS	61858.17	50.00 %
2.	AREA UNDER COMMERCIAL (SCF PLOTS)	5895.20	4.77%
3.	AREA UNDER ROADS, PARKING, STP WATER WORKS, PAVEMENT, ESS	49673.70	40.16 %
4.	AREA UNDER GREEN	6283.33	5.07%
TOTAL AREA OF THE SITE		123710.40	100.00%
SALEABLE AREA			54.77%

TYPE OF RESIDENTIAL/COMMERCIAL PLOTS

PLOT AREA	PLOT NOS	SIZE	NO
1. 111.66 SQ.YARDS	12-28, 29-36, 43-50, 52-59	41'-10.5" X 24'-0"	41
2. 100.00 SQ.YARDS	61-67	45'-0" X 20'-0"	7
3. 140.75 SQ.YARDS	37, 42, 51	41'-10.5" X 30'-3"	3
4. 122.70 SQ.YARDS	38, 39	47'-6" X 23'-3"	2
5. 138.54 SQ.YARDS	40, 41	47'-6" X 26'-3"	2
6. 103.12 SQ.YARDS	60	20'-7.5" X 80'-0"	1
7. 175.00 SQ.YARDS	68	35'-0" X 45'-0"	1
8. 372.22 SQ.YARDS	69	80'-0" X 41'-10.5"	1
TOTAL			58
9. SCF=85.20 SQ.YARDS	1	37'-10.5" X 13'-6" as / site	1
10. SCF=56.69 SQ.YARDS	2-11	37'-10.5" X 13'-6"	10
TOTAL			11

FAR = 1.5

- NOTE:-**
- THE LOI FOR THIS SITE FOR RESIDENTIAL COLONY (GH) WAS FIRST ISSUED BY STP MOHALI / COMPETENT AUTHORITY ON 05-03-07 AND PAPERS TRANSFERRED TO GMADA ON 11-04-08.
 - CLU WAS GRANTED BY GOVT. 04-02-08 AND CHARGES DEPOSITED WITH CTP, PUNJAB. NEW LOI ISSUED BY CA, GMADA ON 27-06-08. RS.11,04,922/- HAS BEEN DEPOSITED TOWARDS CLU, EDC, LF & UDF IN 2008. LICENCE NO. 2/2008 ISSUED ON 12-12-08.
 - SINCE COMPETENT AUTHORITY HAS DEMANDED REVISED EDC CHARGES AT RS 48 LAC PER ACRE (TWICE THE PLOTTED COLONY RS 24 LAC PER ACRE) ON 21-07-10 AND THIS BEING TOO HIGH & UNVAILABLE THE PROMOTER HAS DECIDED TO CONVERT THIS RESIDENTIAL COLONY (GH) TO RESIDENTIAL COLONY PLOTTED IN THE SAME SITE AND DEPOSITE THE BALANCE EDC AT RS. 24 LAC PER ACRE NOTIFIED BY THE PUNJAB GOVT. ON 29-06-10 AND COMPLETE THE PROJECT.
 - THIS LAYOUT PLAN IS BASED ON APPROVED LAYOUT PLAN OF RESIDENTIAL COLONY (GH) DRG. NO. L 01-B DT. 09-09-08 VIDE CTP PUNJAB NO. 1684 CTP (PB) SR-84 DT. 18-02-09
 - REQUIRED 10% AREA PROVIDED FOR EWS.
 - PROJECT BOUNDARY - (ABCDEFGHIJKL)



LOCATION PLAN

DRAWING TITLE
LAYOUT PLAN

DRAWING-NO	DATE	SCALE	NORTH
L-01C	27.12.2010 REVISED 02.03.2011	1/32" = 1'-0"	

PROMOTER
GUPTA PROPERTY DEVELOPERS PVT. LTD.
 452, SECTOR 19, DWARKA, DELHI-110075

ARCHITECT
SPACE CONSULT
 108, SECTOR 35/36-A, SECTOR 35-D, CHANDIGARH-160022
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For Gupta Property Developers (P) Ltd.
 Authorised Signatory

City Planning Grids
 Chief Town Planner,
 Punjab, Sector 35-A,
 Chandigarh

Competent Authority