


GMADA

**GREATER MOHALI AREA DEVELOPMENT AUTHORITY,
PUDA BHAWAN, SECTOR-62, MOHALI**

PUBLIC NOTICE

**Regarding Amendment in approved layout plan of Low Density Country
Homes Residential Development Project at Village Manakpur Shariff,
S.A.S. Nagar of M/s Nature Health Farms Pvt. Ltd. (License No
LDC/35/2019).**

Competent Authority-cum-Chief Administrator, GMADA had released the Layout Plan bearing Drawing No. V-1/18 dated 25.12.2018 of residential colony situated at Village Manakpur Shariff, S.A.S. Nagar. Now the Promoter Company has requested the office of Competent Authority, GMADA, S.A.S. Nagar for approval of Revised Layout Plan which was discussed in Layout Plan Approval Committee under the Chairmanship of Chief Administrator, GMADA. Committee decided that public notice may be given before any further actions taken, for the information and calling for objections of general public regarding the changes made by the promoter in the revised layout plan. The promoter has incorporated following amendments in the previous approved layout Plan of the project:-

1. In the earlier approved layout plan, the 50' wide road abutting plot nos. 24-26 and 29-30 has now been widened to 54' in the technically approved revised layout plan.
2. Shape and area of Plot Nos. 24-30 have been changed.
3. Open area shown in the earlier approved layout plan has now been planned into 60' wide road.
4. Green area has been proposed by decreasing the area of Plot No. 1
5. Commercial area has been re-planned. Shop nos. 1-6 has been proposed in place of shop nos. 1-7 and toilet block has also been proposed.

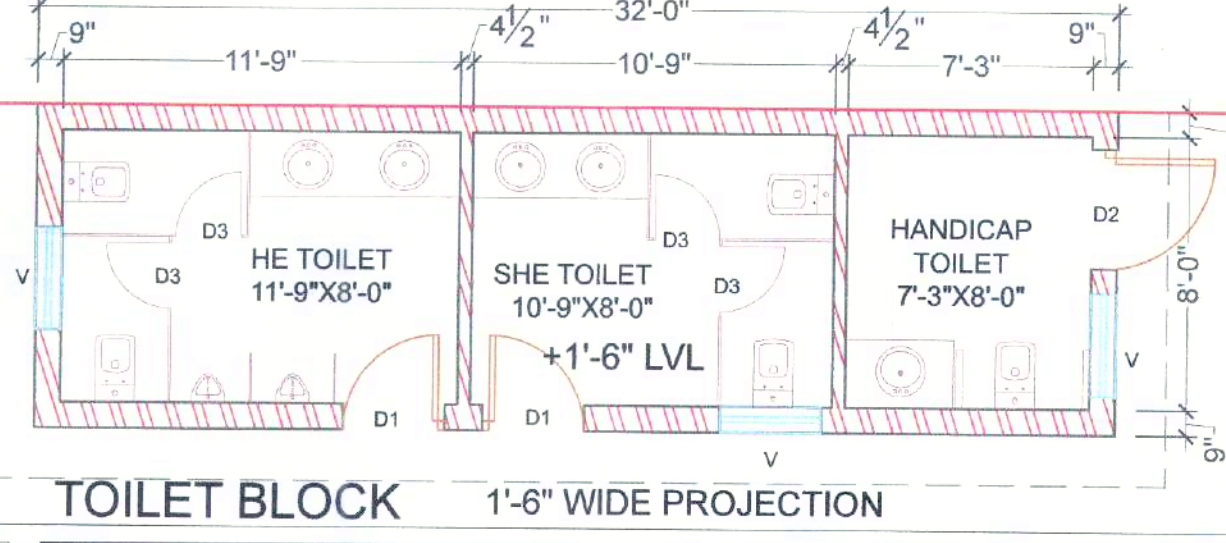
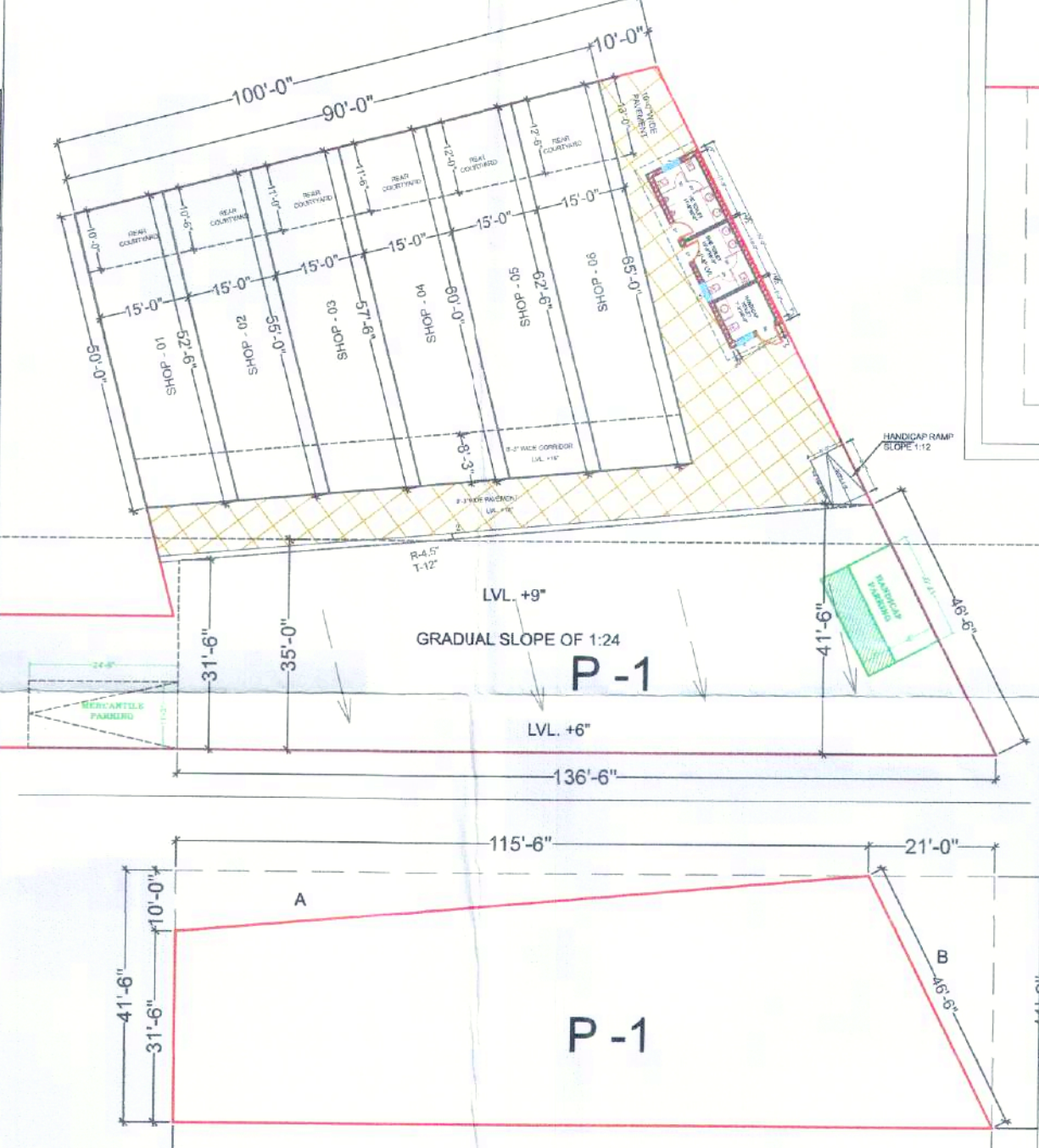
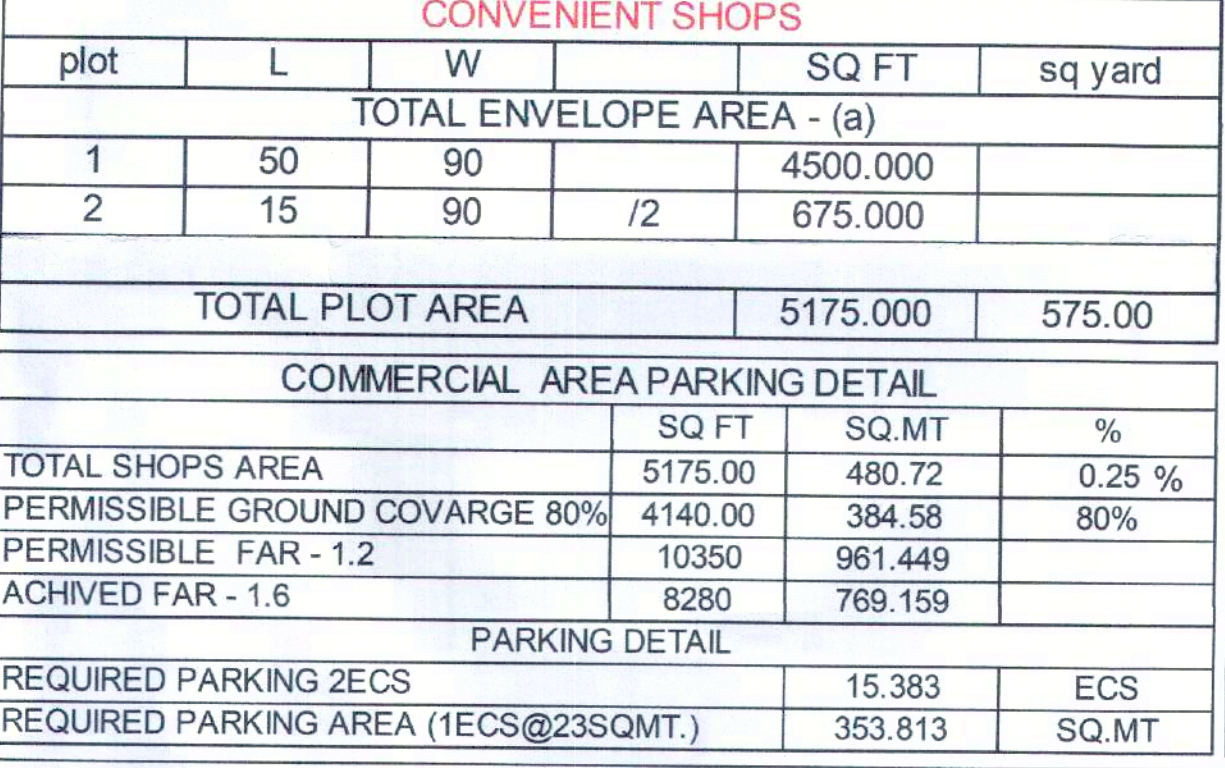
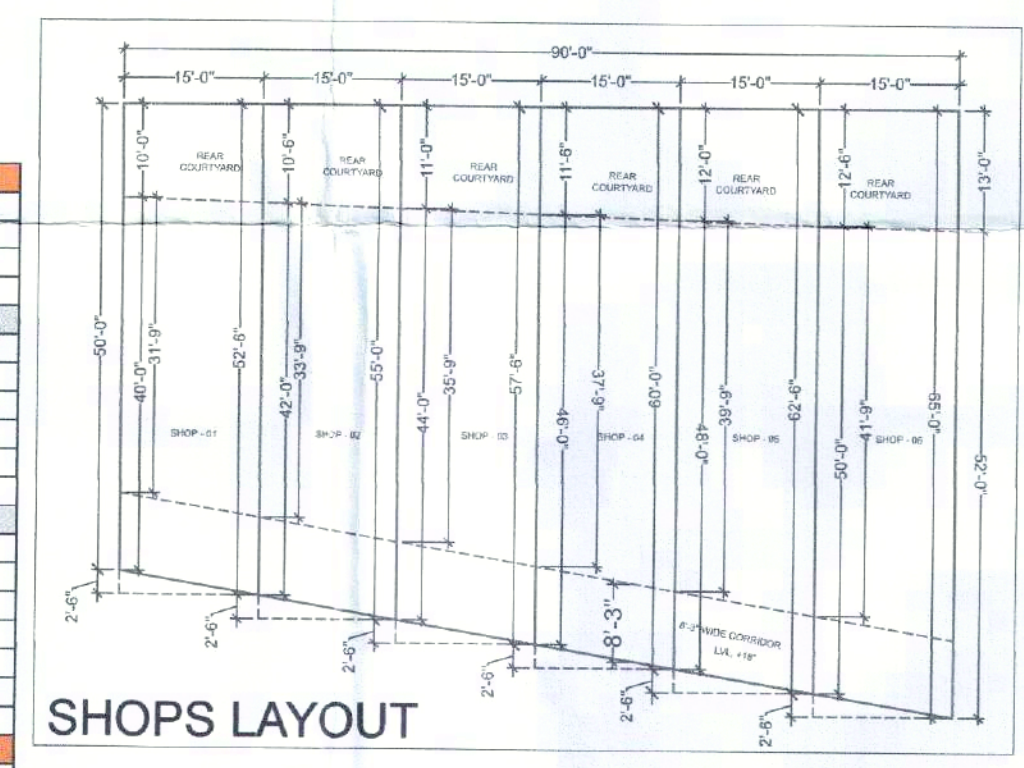
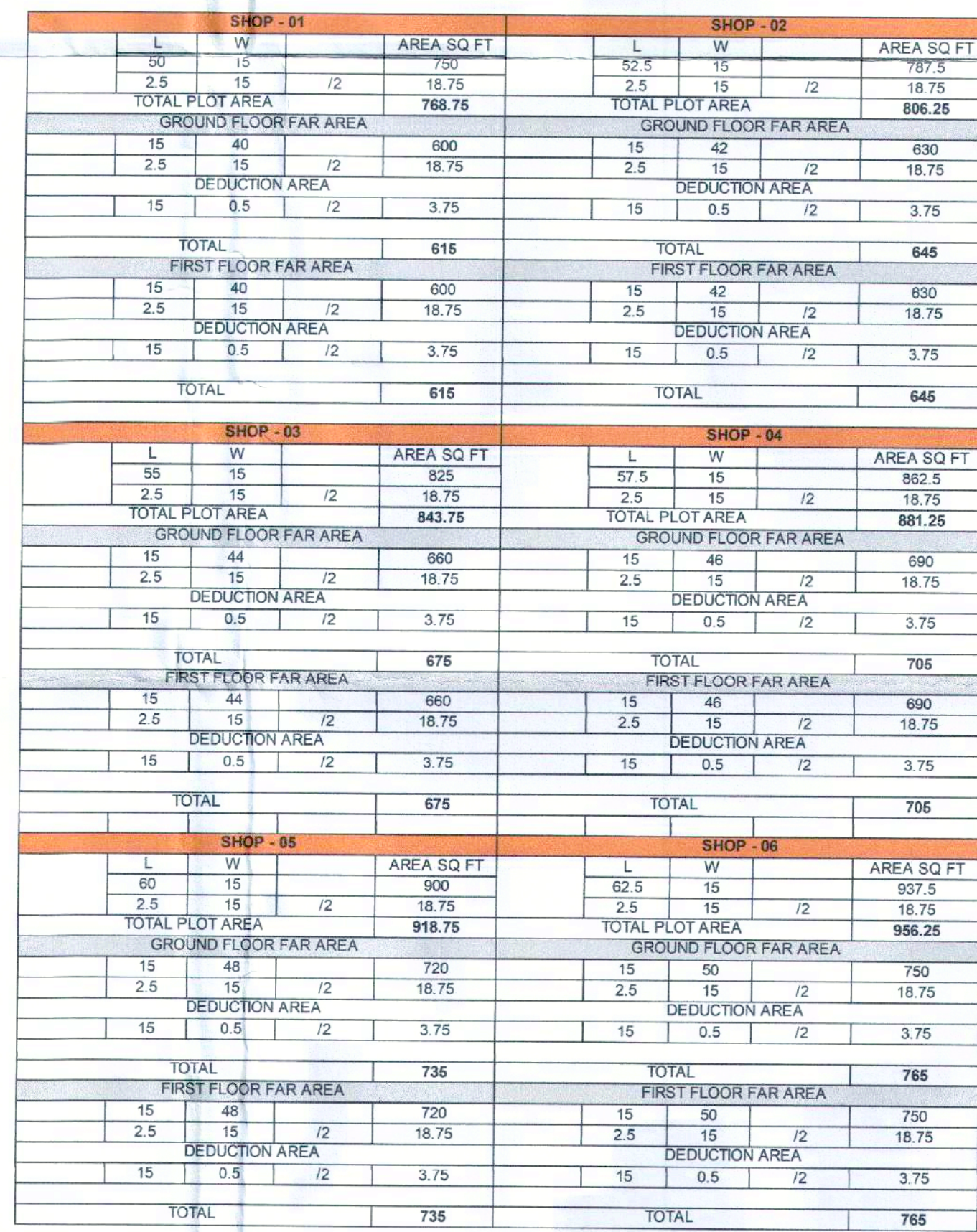
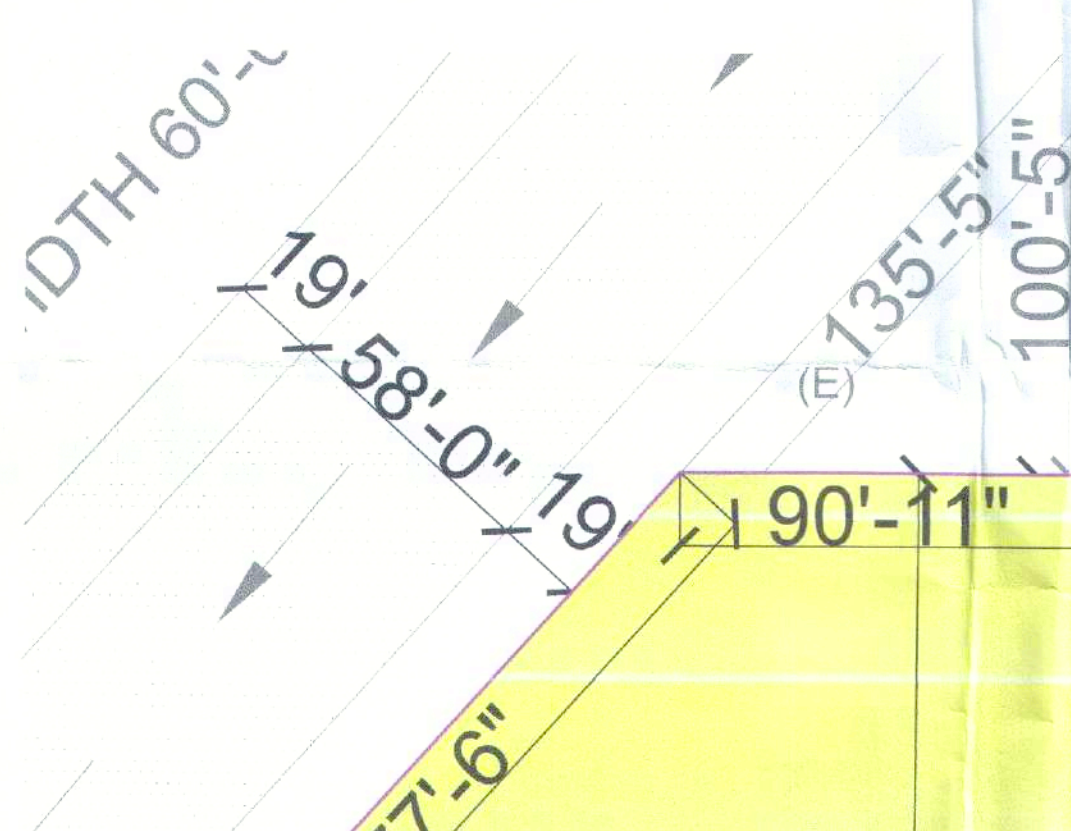
Because the promoter has incorporated certain amendments in the earlier approved layout Plan of the colony and third party rights may have been created therefore before further action on revised layout plan, the interested persons in this colony may be informed about these amendments and asked to file their suggestions/ objections, if any in this regard in the office of the undersigned.

In the light of above, the public notice is hereby published for inviting suggestions/ objections from interested people in this project.

The Revised layout plan has been uploaded on GMADA website www.gmada.gov.in for inspection of the public. Those desirous may submit their suggestions/ objections in writing within 30 days from the date of publication of this notice to the office of the undersigned, failing which further action will be taken on the revised layout plan.


**Chief Administrator,
GMADA, S.A.S. Nagar.**

... CISWAN ROAD



TOTAL SALEABLE REVISED AREA = SALEABLE + COMMERCIAL AREA				
Plot no.	Dimensions	Area (sq Ft)	Area (Yds)	Percentage
1	as per detail	43584.25	4843	
2	as per site	50410	5601	
3	as per site	48739	5415	
4	as per site	45553	5061	
5	as per site	52843	5871	
6	155'-0" X 301'-0"	46655	5184	
7	as per site	53578	5953	
8	160'-0" X 277'-3"	44360	4929	
9	as per site	43787	4865	
10	220'-0" X 198'-0"	43560	4840	
11	as per site	43574	4842	
12	as per site	44394	4933	
13	220'-0" X 198'-0"	43560	4840	
14	220'-0" X 198'-0"	43560	4840	
15	as per site	43560	4840	
16	as per site	49099	5455	
17	220'-0" X 210'-0"	46200	5133	
18	as per site	43565	4841	
19	as per site	43565	4841	
20	as per site	45393	5044	
21	as per site	43568	4841	
22	as per site	43568	4841	
23	as per site	43615	4846	
24	as per detail	43632.78	4848	
25	as per detail	43569.28	4841	
26	as per detail	43567.25	4841	
27	as per detail	43580.70	4842	
28	as per detail	43588.44	4843	
29	as per detail	43594.73	4844	
30	as per detail	43567.31	4841	

Total (Residential plots)	1355390.75	150599	64.47%
Area of convenient shops	5175	575.000	0.25%
Total	1360565.75	151173.972	64.72%
TOTAL SITE AREA	2102339.329	233593.2588	100%

Common Area Detail			
Area under road	388496.6188	43166.291	18.48%
Water works	11903.26	1322.584	
STP/MP	12656.97	1406.330	
Electrical	2269.71	252.190	
Area under services	26829.94	2981.104	1.28%
Water channel	44819.34	4979.927	2.13%
Open/Green areas	153990.99	17110.110	7.32%
TOTAL COMMON AREA	614136.8888	68237.432	29.21%
Sr. citizen care home	127636.69	14181.85	6.07%

ARCHITECTS: <i>Sheela Gupta</i> SHEELA GUPTA ARCHITECT CA- 99/25438	PROMOTER : For Nature Health Farms Pvt. Ltd. <i>[Signature]</i> Authorized Signatory
FOR NATURE HEALTH FARMS PRIVATE LIMITED	

PLOT NO. 20 AREA DATA				
			SQ FT	sq yds
TOTAL ENVELOPE AREA (a+b)				
A	25.96	0.00	672.00	7.58
REDUCTION AREA (a-b)				
B	41.33	102.45	1,712.84	19.64
C	83.33	102.45	5,648.50	64.75
D	204.96	25.95	13,380.52	153.82
TOTAL				
			13,803.86	158.79
PLOT NO. 21 AREA DATA				
			SQ FT	sq yds
TOTAL ENVELOPE AREA (a+b)				
A	215	0.00	4,605.31	52.67
REDUCTION AREA (a-b)				
A	119.00	123.00	1,505.69	17.34
TOTAL				
			7,638.64	87.91
TOTAL PLOT AREA (a+b)				
			43,832.71	5,045.09
PLOT NO. 22 AREA DATA				
			SQ FT	sq yds
TOTAL ENVELOPE AREA (a+b)				
A	202	278.26	4,268.52	49.07
REDUCTION AREA (a-b)				
A	11	8.75	96.25	1.10
TOTAL				
			4,364.77	50.17
PLOT NO. 23 AREA DATA				
			SQ FT	sq yds
TOTAL ENVELOPE AREA (a+b)				
A	223.33	0.00	5,007.33	57.69
REDUCTION AREA (a-b)				
B	32.33	9.00	1,085.00	12.50
C	32.33	9.00	1,085.00	12.50
D	32.33	9.00	1,085.00	12.50
TOTAL				
			5,662.33	64.69
PLOT NO. 24 AREA DATA				
			SQ FT	sq yds
TOTAL ENVELOPE AREA (a+b)				
A	153.33	0.00	3,440.24	39.65
REDUCTION AREA (a-b)				
B	120.91	29.45	1,467.51	16.82
C	82.33	34.12	2,436.31	28.06
D	120.91	31.95	2,466.31	28.37
E	17.33	51.96	447.90	5.14
TOTAL				
			10,258.37	118.05
TOTAL PLOT AREA (a+b)				
			43,550.67	5,030.27
PLOT NO. 25 AREA DATA				
			SQ FT	sq yds
TOTAL ENVELOPE AREA (a+b)				
A	146.75	319.95	4,030.67	46.39
REDUCTION AREA (a-b)				
A	146.75	33.00	1,247.26	14.34
B	146.75	31.96	1,247.26	14.34
TOTAL				
			2,783.41	32.05
TOTAL PLOT AREA (a+b)				
			43,838.43	5,043.16
PLOT NO. 26 AREA DATA				
			SQ FT	sq yds
TOTAL ENVELOPE AREA (a+b)				
A	25.03	0.00	660.00	7.58
REDUCTION AREA (a-b)				
B	15.5	4.0	66.00	0.76
TOTAL				
			891.00	10.19
TOTAL PLOT AREA (a+b)				
			43,929.44	5,048.95
PLOT NO. 27 AREA DATA				
			SQ FT	sq yds
TOTAL ENVELOPE AREA (a+b)				
A	126.00	134.00	1,765.75	20.27
REDUCTION AREA (a-b)				
A	126.00	37.00	1,588.32	18.23
TOTAL				
			1,919.92	22.14
TOTAL PLOT AREA (a+b)				
			43,657.31	5,040.81

POPULATION :

1.) PLOTS:
15 PERSONS / 30 PLOTS = $15 \times 30 = 450$

2.) COMMERCIAL AREA:
100 PERSONS/ ACRE = $100 \times 0.10 = 10$ persons

3.) INSTITUTIONAL BUILDING:
100 PERSONS/ ACRE = $100 \times 2.93 \text{ ACRES} = 293$
TOTAL = $450 + 8 + 293 = 751$.

PROJECT NAME:
FARMVILLE ACRES
LOW DENSITY COUNT
HOMES RESIDENTIAL
DEVELOPMENT

Village Manakpur Sharif,
Tehsil khara,
Dist.S.A.S.Nagar.

PROMOTER:
NATURE HEALTH FARMS
Private Limited
Village Manakpur Sharif,
Tehsil kharar,
Dist.S.A.S.Nagar.

Sheet Title:	REVISED LAYOUT
Drawing No: V-1/18	REVISED LAYOUT FOR 11.65 ACRE

SCALE: N.T.S
DRAWING STATUS: Approval
DATE: 25/10/2024

NORTH:
N



ARCHITECTS:

[Signature]
SHEENA GUPTA
ARCHITECT
CA- 99/25438

PROMOTER :

For Nature Health Farms Pvt. Ltd.

[Signature]

Authorized Signatory

FOR
NATURE HEALTH FARMS
PRIVATE LIMITED