

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

Regarding Amendment in approved layout plan of Residential Colony at Village Sahota and Nanowal, Tehsil Sri Anandpur Sahib, Distt. Roopnagar of M/s Bhagwati Dreams Homes Pvt. Limited (License No 222/2011).

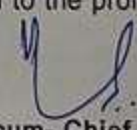
Competent Authority-cum-Chief Administrator, GMADA had released the Revised Layout Plan bearing drawing no. NG/2016/TC/01 dated May-2016 of residential colony namely Nirwana Greens situated at village Sahota and Nanowal, Tehsil Anandpur Sahib, Distt. SAS Nagar, vide letter bearing no. GMADA/DTP/A-2/2021/2258 dated 19-08-2021. Now the Promoter Company has requested the office of Competent Authority, GMADA, S.A.S. Nagar for approval of another Revised Layout Plan which was sent to the office of Senior Town Planner, SAS Nagar for its technical approval. This revised layout plan has been technically approved by the office of Senior Town Planner, SAS Nagar as per Drawing no. NG/2021/TC/01 Dated 24.12.2021. the promoter has incorporated following amendments in the previous approved revised layout Plan of the project:-

1. In the earlier approved revised layout plan, EWS area was included in Total Scheme Area but in the technically approved layout plan, EWS area has been excluded from the total scheme area.
2. Area under Park-2 (0.4478 acres) has been re-planned and residential plot no. 293 to 312 has been proposed in place of the Park-2.
3. Area of the CFC has been increased from 0.0642 acres to 0.0934 acres and its position has also been changed.
4. Apart from above the numbering of almost all the plots has been changed in the technically approved revised layout plan.

Because the promoter has incorporated certain amendments in the earlier approved layout Plan of the colony, therefore before approval of the 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 light of above, the public notice is hereby published for inviting suggestions/objections from the persons interested 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 15 days from the date of publication of this notice to the office of the undersigned, failing which Revised layout plan will be released to the promoter.


Competent Authority-cum- Chief Administrator,
GMADA, S.A.S. Nagar.



LAYOUT PLAN

COMMERCIAL AREA DETAILS										
SR.NO.	PLOT NO.	SIZES	AREA		TOTAL AREA	F.A.R.	TOTAL COVERED	TOTAL COVERED	PARKING	PARKING
			IN SQ.FT.	OF PLOTS						
COMMERCIAL-I (SHOPS)										
1	1 TO 14	10'-0"X30'-0"	300.00	14	4200.00	1	4200.00	390.33		16
								390.33	8	16
COMMERCIAL-II										
2	15-23	15'-0"X45'-0"	675.00	9	6075.00	1	6075.00	564.59		
3	PLOT 24	1/2(11'-7 1/2"+20'-7 1/2")X45'-0"	725.625	1	725.63	1	725.63	67.44		
TOTAL COMMERCIAL AREA					11000.63		11000.63	1022.36	20	49

RESIDENTIAL PLOTS AREA DETAIL							
S.NO.	PLOT NO.	NO. OF PLOTS	SIZE OF PLOT		AREA IN SQ.FTS.	AREA IN SQ.YDS.	TOTAL AREA IN SQ.YDS.
1	1-4	4	30	52.5	1575.00	175.00	700.00
2	5	1	1/2X(31'-0" + 27'-0") X 52'-6"		1522.50	169.17	169.17
3	6	1	1/2X(33'-7 1/2" + 37'-7 1/2") X 52'-6"		1870.31	207.81	207.81
4	7-10	4	30	52.5	1575.00	175.00	700.00
5	11	1	33.625		70	2353.75	261.53
6	12	1	35		70	2450.00	272.22
7	13-22	10	32	70	2240.00	248.89	2488.89
8	23	1	35		70	2450.00	272.22
9	24	1	1/2X(33'-7 1/2" + 24'-4 1/2") X 70'-0"		2030.00	225.56	225.56
10	25	1	1/2X(35'-3" + 59'-4 1/2") X 70'-0"		3311.88	367.99	367.99
11	26-34	9	32	70	2240.00	248.89	2240.00
12	37	1	1/2X(45'-6" + 66'-10 1/2") X 70'-0"		3933.13	437.01	437.01
13	38-42	5	32	70	2240.00	248.89	1244.44
14	43	1	1/2X(66'-9" + 45'-1 1/2") X 70'-0"		3915.63	435.07	435.07
15	43A	1	1/2X(23'-6" + 45'-1 1/2") X 70'-0"		2401.88	266.88	266.88
16	43B-43C	2	32	70	2240.00	248.89	497.78
17	43D	1	1/2X(75'-2" + 61'-3") X 45'-0"		3069.36	341.04	341.04
18	45-64	20	30	60	1800.00	200.00	4000.00
19	65-86	22	30	60	1800.00	200.00	4400.00
20	87	1	29.5		70	2065.00	229.44
21	88-93	6	31	70	2170.00	241.11	1446.67
22	94-95	2	29.5		70	2065.00	229.44
23	96-101	6	31	70	2170.00	241.11	1446.67
24	102	1	29.5		70	2065.00	229.44
25	103	1	31		70	2170.00	241.11
26	104-123	20	32	70	2240.00	248.89	4977.78
27	124-125	2	31	70	2170.00	241.11	482.22
28	126-133	8	32	70	2240.00	248.89	1991.11
29	134-158	25	30	60	1800.00	200.00	5000.00
30	159-163	5	29	60	1740.00	193.33	966.67
31	164-174	11	30	60	1800.00	200.00	2200.00
32	175-198	24	26	54	1404.00	156.00	3744.00
33	199-206	8	28	54	1512.00	168.00	1344.00
34	207	1	1/2X(33'-3" + 27'-9") X 54'-0"		1647.00	183.00	183.00
35	208-214	7	28	50	1400.00	155.56	1088.89
36	215-216	2	27	50	1350.00	150.00	300.00
37	217-223	7	28	50	1400.00	155.56	1088.89
38	224	1	26		54	1404.00	156.00
39	225-248	24	26.5	54	1431.00	159.00	3816.00
40	249	1	26		54	1404.00	156.00
41	250-256	7	30	60	1800.00	200.00	1400.00
42	257	1	35		60	2100.00	233.33
43	258-272	15	30	60	1800.00	200.00	3000.00
44	277-279	3	24	50	1200.00	133.33	400.00
45	280-281	2	23	50	1150.00	127.78	255.56
46	282-287	6	24	50	1200.00	133.33	800.00
47	288-289	2	23	50	1150.00	127.78	255.56
48	290-292	3	24	50	1200.00	133.33	400.00
49	293-312	20	22	40	880.00	97.78	1955.56
TOTAL	309						59774.38
AREA IN ACRES							12.350

PROPOSED PARKS	
PARK-1	0.3378 ACRE
PARK-3	0.5825 ACRE
PARK-4	0.4113 ACRE
PARK-5	0.3599 ACRE
	1.6915 ACRE

PUBLIC BUILDINGS	
DISPENSARY	0.0746 ACRE
ESS	0.0732 ACRE
S.T.P. AREA	0.0796 ACRE
CFC	0.0934 ACRE
	0.3208 ACRE

NOTE :- PLOT NO. 35, 36, 44, 273-276 AND PARK - 2 ARE NOT IN SCHEME

REVISED RESIDENTIAL COLONY NIRWANA GREENS AT VILL. SAHOTA & NANDWAL, ANANDPUR SAHIB DISTRICT ROPAR

PROMOTERS:- M/S BHAGWATI DREAM HOMES PVT. LTD.

AREA DETAIL :-
 TOTAL AREA OF SCHEME = 24.86 ACRE
 LESS E.W.S AREA = 1.2574 ACRE (5.0579%)
NET SITE AREA = 23.6026 ACRE

PROPOSED		
TOTAL AREA OF SCHEME	23.6026 ACRE	
RESIDENTIAL AREA (PLOTTED)	12.35 ACRE	52.3247%
COMMERCIAL AREA	0.2526 ACRE	1.0702%
EDUCATIONAL	1.0186 ACRE	4.3156%
PUBLIC BUILDINGS	0.3208 ACRE	1.3591%
PARK AREA	1.6915 ACRE	7.1665%
ROAD, OPEN SPACE, PARKING & UTILITIES	7.9691 ACRE	33.7639 %

DETAIL OF SALEABLE AREA		
RESIDENTIAL AREA (PLOTTED)	12.35 ACRE	52.3247%
COMMERCIAL AREA	0.2526 ACRE	1.0702%
TOTAL SALEABLE AREA	12.6026 ACRE	53.3949%

POPULATION CHART		
SR.NO.	TYPE	PERSON
1.	RESIDENTIAL (@ 13.50 PERSON PER PLOT) = 309 X 13.50 = 4170.50	4172
2.	COMMERCIAL (@ 100 PERSON PER ACS.) = 0.2526X100= 25.26	26
3.	EDUCATION/PUBLIC BUILDING (@ 100 PERSON PER ACRE) = (1.0186+ 0.3208-1.3394)=1.3394X100= 133.94	134
PROVIDED DENSITY		4332 (PERSONS)

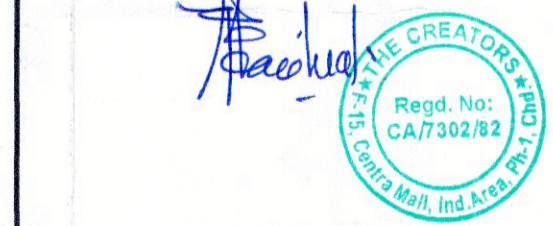
DENSITY REQUIRED AS PER MASTER PLAN @ 200 PERSONS PER ACRE
 = 200 X 23.6026 = 4721 PERSONS (PERMISSIBLE)
 PROPOSED DENSITY = 4332 / 23.6026 (ACRE)
 = 183.53 PERSONS PER ACRE

DRG. NO. NG/2021/TC/01

DATE :- 24-12-2021

ARCHITECT:-

OWNER



Handwritten signature of the owner.

TITLE:-
LAYOUT PLAN

THE CREATORS
 architects,interior designers,planners,
 industrial designers,landscape architects,
 urban designers & valuers

F-15, Centra Mall, Industrial Area, Phase-1
 Chandigarh, phone : 0172-4082078, 4028720