

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

PUBLIC NOTICE

**Regarding Amendment in approved layout plan of Commercial Colony at
Village Rampur Mehrab, District Roopnagar of M/s Maa Bhagwati
Developers (License No LDC-49/2024 dated 18.01.2024).**


Competent Authority-cum-Chief Administrator, GMADA had released the Layout Plan bearing Drg. no. V-1/2023 dated 02.06.2023 of Commercial colony situated at Village Rampur Mehrab, Distt. Roopnagar. 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 and approved in the 30th meeting of Layout Plan Approval Committee under the Chairmanship of Chief Administrator, GMADA. Committee decided that public notice may be given before issuing revised layout plan, for the information 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. Cluster of SCO Nos. 1-A, 2-A, 3-A, 4-A has been re-planned and 1 new SCO has been proposed thereby changing the size of these SCOs.
2. The passage around the SCO Nos. 5-A, 6-A, 7-A, 8-A has been re-planned and cluster has been formed of SCO Nos. 5-A, 5-B, 5-C, 6-A, 6-B thereby changing the size of these SCOs and New SCO Nos. 7-A and 8-A has been proposed.
3. The cluster of SCO Nos. 1-9 (9 nos.) which included SCO No. 1, 2 and 8, 9 (G+1) has been re-planned and SCO No. A-1 has been added to the cluster thereby increasing total no. of SCOs in the cluster to 10. This cluster now includes SCO Nos. A-1, 1, 2, 3 and 8, 9(G+1).
4. Parking abutting the SCO No. 24 has been re-planned into Road.
5. The cluster of SCO Nos. 25-52 (28 nos.) which included SCO No. 25, 26, 37-40 and 51, 52 (G+1) has been re-planned and SCO No. 25-A and 25-B has been added to the cluster thereby increasing total no. of SCOs in the cluster to 30. This cluster now includes SCO Nos. 25-A, 25-B, 25, 26, 37-40 and 49-52 (G+1). Public toilet abutting these SCOs has now been removed.
6. The cluster of SCO Nos. 53-60 (8 nos.) which included SCO No. 53 and 60(G+1) and SCO No. 54-59 (6 nos.) (Ground floor only) has been re-planned into (G+1).
7. The cluster of SCO Nos. 9-A(G+1), 10-A, 11-A, 12-A(G+1) has now been re-planned into SCO Nos. 9-A, 10-A, 11-A, 12-A, 13-A, 14-A (6 nos.) (G+1) and sizes of these SCOs has also been changed.
8. Due to this re-planning there is change in the planning and location of services (ESS, STP), Parking, Public Toilet, open spaces, landscape and Roads.

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.


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

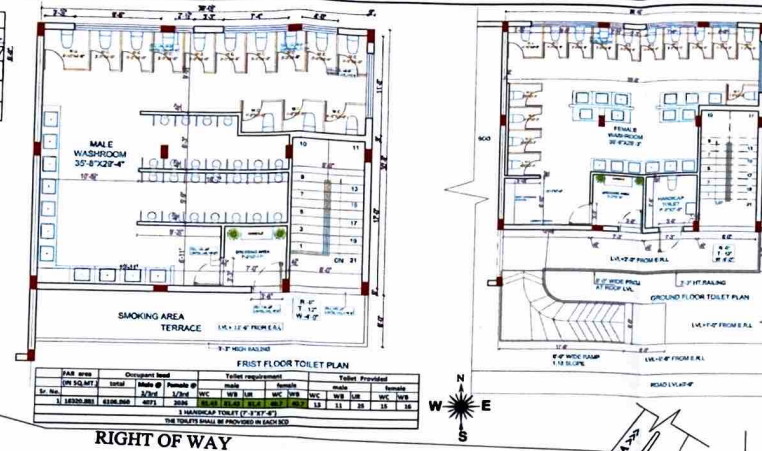
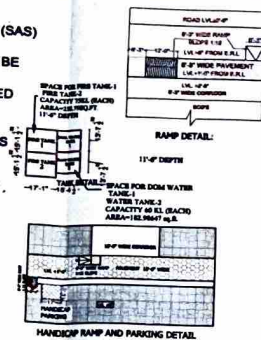
NOTE-

1. CLU VIDE MEMO NO. 1192 DTP(R) CLU-1(C) DATED 08.12.22
2. PREVIOUS APPROVED COLONY VIDE LATTER NO.-807 STP (S) SS-1 (GR) DATED -17-7-2023
3. ARCHITECTURAL CONTROL SHEETS OF THE SCO'S SHALL BE GOT APPROVED SEPARATELY FROM THE COMPETENT AUTHORITY AS PER PUPD BUILDING RULES 2021, AS AMENDED TIME TO TIME.
4. NO BOUNDARY WALL SHALL BE CONSTRUCTED AT SITE.
5. GROUND COVERAGE OF THE SCO'S SHALL BE PROVIDED AS PER ARCHITECTURAL CONTROLS AS PER PUPD BUILDING RULES 2021, AS AMENDED TIME TO TIME.
6. TOILETS SHALL BE PROVIDED IN EACH SCO/SHOP TO MEET THE PUBLIC HEALTH FACILITIES AS PER REQUIREMENT.

Ownership :

☐ FULL OWNERSHIP (100 %) of The Project

FLOATING POPULATION DENSITY OF PROJECT
100(PPA)=100x9.425=942.5 PERSONS



SCO AREA STATEMENT									
S NO	PLOT NO	WIDTH (FEET)	LENGTH (FEET)	AREA OF PLOT	TOTAL NO OF PLOTS	% AGE OF GROUND COVERAGE	GROUND COVERAGE OF PLOTS (SQ FT)	TOTAL GROUND COVERAGE OF PLOTS (SQ FT)	F.A.R. OF PLOTS
1	S.C.O. PLOT 1-A-1-B	68.75	78	5362.5	2	100%	5362.5	10725	2.35
2	S.C.O. PLOT 1-A-2	25	78	1950	1	100%	1950	3900	2.35
3	S.C.O. PLOT 1-A-3	25	78	1950	1	100%	1950	3900	2.35
4	S.C.O. 1-A-4	25	78	1950	1	100%	1950	3900	2.35
5	S.C.O. 1-A-5	25	78	1950	1	100%	1950	3900	2.35
6	S.C.O. 1-A-6	25	78	1950	1	100%	1950	3900	2.35
7	S.C.O. 1-A-7	25	78	1950	1	100%	1950	3900	2.35
8	S.C.O. 1-A-8	25	78	1950	1	100%	1950	3900	2.35
9	S.C.O. 1-A-9	25	78	1950	1	100%	1950	3900	2.35
10	S.C.O. 1-A-10	25	78	1950	1	100%	1950	3900	2.35
11	S.C.O. 1-A-11 (ALREADY APPROVED)	21.125	61.5	1298.1875	4	100%	1298.1875	5196.75	2.35
12	S.C.O. 1-A-12 (ALREADY APPROVED)	20.75	61.5	1276.125	4	100%	1276.125	5104.5	2.35
13	S.C.O. 1-A-13 (ALREADY APPROVED)	20.75	61.5	1276.125	33	100%	1276.125	42112.125	2.35
14	S.C.O. 1-A-14	21.125	61.5	1298.1875	2	100%	1298.1875	5196.75	2.35
15	S.C.O. 1-A-15	20.75	61.5	1276.125	8	100%	1276.125	10209	2.35
16	S.C.O. 1-A-16	20.75	61.5	1276.125	6	100%	1276.125	7656.75	2.35
17	S.C.O. 1-A-17	21.5	61.5	1322.25	2	100%	1322.25	2644.5	2.35
18	S.C.O. 1-A-18	18.625	61.5	1145.4375	2	100%	1145.4375	2290.875	2.35
19	SHOPS: 9A TO 14A	14	39	546	6	100%	546	11904.346	2.35
20					81				
21	TOILET BLOCK AREA				36.792	X		30.75	
TOTAL SALEABLE AREA = 116854.3605									100.00%

MASTER AREA STATEMENT				
DESCRIPTION	AREAS IN ACRE	AREA IN SQ FT	AREA IN METRES	PERCENTAGE
TOTAL AREA OF SITE (WITHOUT REVENUE RASTA)	9.425	410553	38141.9043	100%
AREA UNDER WIDENING OF REVENUE RASTA		33332.8500	3096.6973	8.119%
AREA UNDER SCO'S COMM. PLOTS		116858.3605	10856.4046	28.464%
AREA UNDER STP UNDER GROUND (29'X50')		1450.0000	134.7083	0.353%
AREA UNDER SWM		2158.7500	200.5528	0.526%
AREA UNDER ESS		2076.2500	192.8883	0.506%
AREA UNDER TOILET BLOCK		1131.3540	105.1054	0.276%
AREA UNDER GREEN, PARKING, PAVEMENT, RAMPS, ROAD & OPEN SPACE		235345.4355	23554.9457	61.757%
TOTAL SALEABLE AREA = 116854.3605				

PARKING REQUIRED = 2 ECS/100 sq m
TOTAL COVERED AREA REQUIRED E.C.S

AREA REQUIRED FOR PARKING MERCANTILE (LOADING/UNLOADING) PARKING REQUIRED
AREA REQUIRED FOR MERCANTILE (LOADING/UNLOADING) PARKING (3.5mX7.5m/Truck)X139
TOTAL PARKING AREA REQUIRED

PROVIDED PARKING

PARKING CALCULATION

18562.2767	sq m
371.346	ECS
OR SAY 372	ECS
372 X 23	8556
18.500	19 TRUCKS
498.750	sq m
9054.750	sq m
97465.329	sq ft
10867.408	472.496
OR SAY ECS 472	

TREE CALCULATION

TOTAL NO. TREES REQUIRED 225/sq.m	18562.276X225	82.499
TOTAL NO. TREES PROVIDED		83 TREES

NOTE:-
ALTHOUGH DUE CARE HAS BEEN TAKEN IN APPROVING THE LAYOUT PLAN AS PER THE NORMS BUT THE APPROVAL IS NOT PROVIDING ANY RIGHT TO YOU TO VIOLATE ANY RULES, GUIDELINES OF THE DEPARTMENT OR ANY OTHER DEPARTMENT AND ALSO NOT PROVIDE ANY RIGHT FOR ANY ILLEGAL CONSTRUCTION IN CASE ANY VIOLATION FOUND AT ANY STAGE YOU SHALL BE LIABLE TO OBTAIN THE LAYOUT PLAN REVISOR ACCORDINGLY IMMEDIATELY.
THE APPROVAL IS SUBJECT TO DECISION OF ANY COURT OR TRIBUNAL IN ANY MANNER.

Member Layout Planning Committee
Senior Town Planner, S.A.S. Nagar

REVISED LAYOUT PLAN FOR COMMERCIAL PLOTTED COLONY OF M/S MAA BHAGWATI DEVELOPERS (UNDER PAPRA) AT VILLAGE RAMPUR MEHRAB, CHANDIGARH - LUHIANA HIGHWAY N.H.-05 MORINDA, DISTRICT ROOPNAGAR, PUNJAB, HADBAST NO. 284

PROJECT :- COMMERCIAL PLOTTED COLONY
COLONY NAME :- "THE LONDON STREET"

THE DESIGN STUDIO
Architects | Interior Designer | Planners
ADDRESS
S.C.O 232, 1st FLOOR, SECTOR- 40/D, CHANDIGARH
TEL: 9172-9016372,
email: umaschd@gmail.com

DRAWING NO.-
SCALE:-
DATED:-
DRAWN BY:-

TITLE :- LAYOUT PLAN

OWNER
ARCHITECT

SURFACE FINISH AREA DETAIL									
S.NO.	NAME	SIZE	UNIT	QTY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE
1.	D	3-4'X6'	sq ft	40	100	4000	100	4000	100
2.	D1	3-4'X6'	sq ft	40	100	4000	100	4000	100
3.	V	15'X12'	sq ft	10	100	1000	100	1000	100
4.	V1	12'X10'X2'	sq ft	10	100	1000	100	1000	100
5.	V2	7'X10'X2'	sq ft	10	100	1000	100	1000	100

S.NO.	NAME	SIZE	UNIT	QTY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE
1.	D	3-4'X6'	sq ft	40	100	4000	100	4000	100
2.	D1	3-4'X6'	sq ft	40	100	4000	100	4000	100
3.	V	15'X12'	sq ft	10	100	1000	100	1000	100
4.	V1	12'X10'X2'	sq ft	10	100	1000	100	1000	100
5.	V2	7'X10'X2'	sq ft	10	100	1000	100	1000	100