

GMADA

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

PUBLIC NOTICE

Regarding Amendment in approved layout plan of Group Housing Colony at Village Ballomajra, District SAS Nagar of M/s Aerofront Developers (License No LDC-53/2024).

Competent Authority-cum-Chief Administrator, GMADA had released the Layout Plan bearing Drg. no. HL/G/I dated 08.02.2023 of Group Housing colony situated at Village Ballomajra, Distt. SAS 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 and approved in the 32nd 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. In the technically approved layout plan total FAR has been proposed to be 3.02.
2. Total builtup area has been increased from 135824.826 sq. mt. to 194595.87 sq.mt.
3. Area of School has been increased from 2024.177 sq. mt. to 2086.949 sq.mt.
4. Earlier 7 towers having 397 flats were proposed and now the promoter has proposed 8 towers having a total of 482 flats.
5. Earlier parking (1140 ECS) was proposed in Basement, surface and Stilt which is now in basement and on surface (1400 ECS).
6. Earlier single basement was proposed in Tower 1-5 and double basement was proposed in tower 7, however now all the basement are proposed to be double.
7. Earlier the Club-1 was proposed with single basement+G+2 which has now been proposed with double basement+G+3+Terrace.
8. The size and shape of cores in Tower 1-8 has been changed.
9. Size and location of swimming pool has been changed.
10. Size, numbering and location of Organized and Unorganized Green has been changed which is stated below:-
 - Size of OG-01 has been reduced and OG-1 and UG-30 has been proposed in its place.
 - Size of OG-03 and UG-1 has been changed and OG-3 and UG-07 has been proposed in their place.
 - OG-2, UG-27, 28 and UG-31 has been proposed by changing the size of UG-12.

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- UG-8, P-13, P-4 and P-5 has been proposed by changing the size of UG-11 and UG-2.
- UG-1, P-1, UG-32, UG-4, P-3, P-2, UG-3, UG-5, UG-10, 11, 12, P-10, UG-13 has been proposed in place of UG-10, 8, 7, 6, 4.
- UG-17, 24, 25, 34 and P-11 has been proposed in place of UG-001.
- UG-18 has been proposed in place of UG-003.
- OG-001 has been removed.
- Size and Shape of UG-21 has been changed.
- UG-06, 14, 16, 19, 20, 21, 22, 23a, 23b, 24, 25, 26a, 26b, 29, 33, P-6, 7, 9 and 12 has been proposed.

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.

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