

Omaxe New Chandigarh

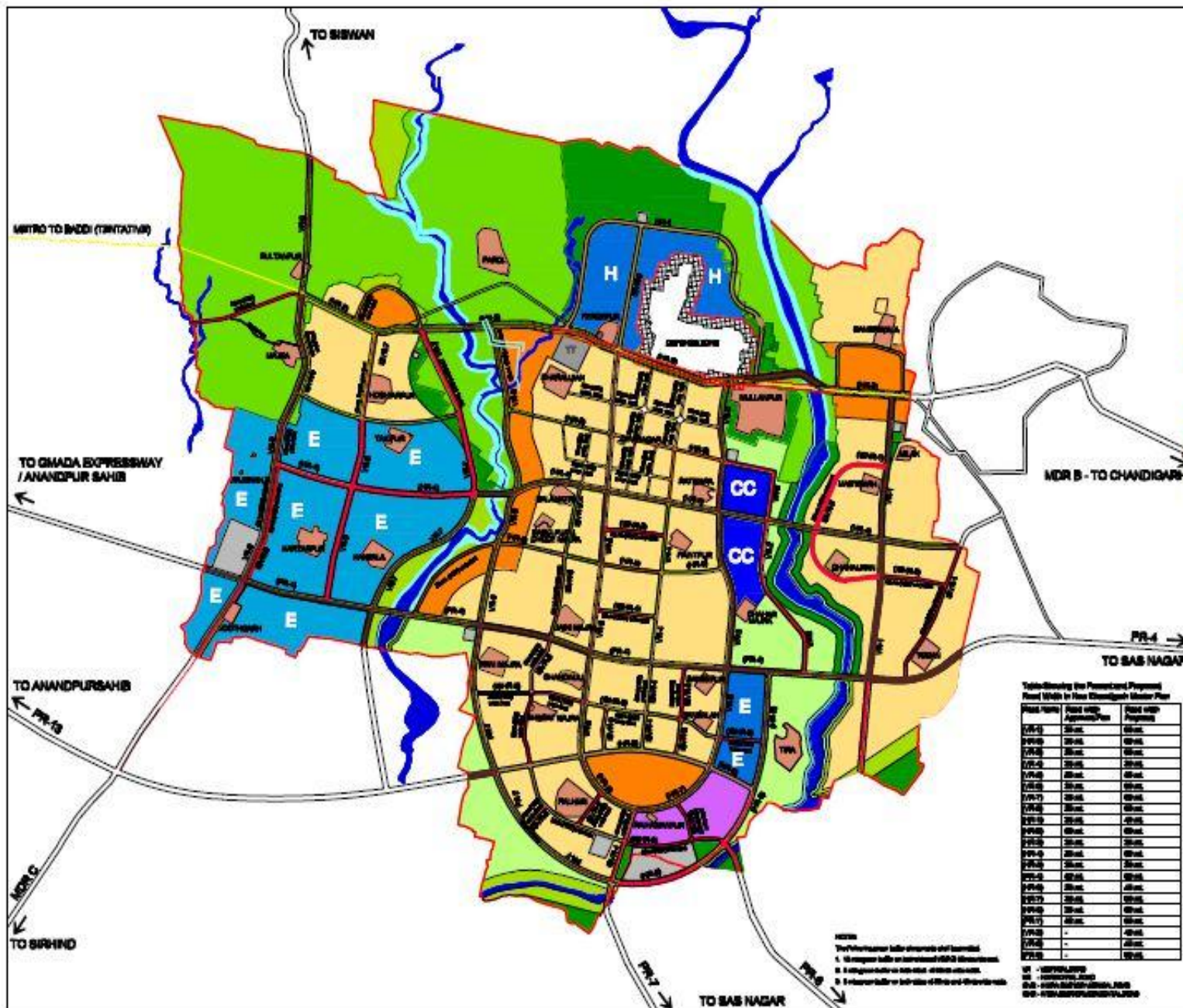
Turning Dreams Into Reality



Integrated Township | Group Housing | Commercial - Shopping Malls / Office Space | Hotels | Bio-Tech Parks | IT Parks | SEZ

About Omaxe New Chandigarh

- **The 700+ acre Omaxe New Chandigarh** marks an era of excellence in New Chandigarh
- **Locational advantage, Affordability, range of product** give it an edge
- **Top-class amenities, features and exemplary design** make it a buyers' delight
- **Schools, amusement parks, dispensary, children park, jogging track, underground drainage, club with ultra-modern facilities**
- **Tree-lined open green environs**

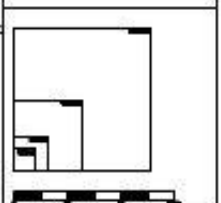


LEGEND

- BULLPENS/STOCK
- RURAL USE
- INDUSTRIAL
- RESIDENTIAL
- OPEN - UNDEVELOPED LAND
- OPEN - DEVELOPED LAND
- CITY CENTER (MCD/UDA)
- DEVELOPMENTAL RESERVE
- COMMERCIAL/INDUSTRIAL
- RURAL AGRICULTURE
- FOREST AND WOODLAND
- WATERSHED
- WATER BODIES
- CANALS
- ROADWAYS
- OPEN SPACE
- SPORTS & RECREATION
- COMMUNITY USE
- INDUSTRIAL/STOCK
- ROAD
- PROPOSED ROAD/US
- ALLIANCE

NOTES

1. This plan is prepared in accordance with the provisions of the Punjab Town Planning Act, 1973 and the Punjab Land Use and Development Control Act, 1997.
2. The plan is subject to the approval of the Government of Punjab.
3. The plan is subject to the approval of the Government of India.



GREATER MOHALLA, DEVELOPMENT AUTHORITY (GMDA)

DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB

DRAFT MASTER PLAN FOR CHANDIGARH PLANNING AREA (PROPOSED LAND USE PLAN)

SCALE: 1:50000

DATE	REVISION	BY

Table Showing the Proposed Project Road Width in New Classified Master Plan

ROAD NAME	ROAD WIDTH APPROXIMATE	ROAD WIDTH PROPOSED
PR-1	20.00	20.00
PR-2	20.00	20.00
PR-3	20.00	20.00
PR-4	20.00	20.00
PR-5	20.00	20.00
PR-6	20.00	20.00
PR-7	20.00	20.00
PR-8	20.00	20.00
PR-9	20.00	20.00
PR-10	20.00	20.00
PR-11	20.00	20.00
PR-12	20.00	20.00
PR-13	20.00	20.00
PR-14	20.00	20.00
PR-15	20.00	20.00
PR-16	20.00	20.00
PR-17	20.00	20.00
PR-18	20.00	20.00
PR-19	20.00	20.00
PR-20	20.00	20.00

NOTES

1. All roads shall be constructed with 10% extra width.
2. All roads shall be constructed with 10% extra width.
3. All roads shall be constructed with 10% extra width.

KEY

- 11 - DEVELOPED
- 12 - UNDEVELOPED
- 13 - OPEN SPACE
- 14 - INDUSTRIAL
- 15 - COMMERCIAL
- 16 - RESIDENTIAL
- 17 - RURAL
- 18 - FOREST AND WOODLAND
- 19 - WATER BODIES
- 20 - CANALS

TO BIWAN

MDR 1 TO BHEDI (TANTAR)

TO QMADA EXPRESSWAY / ANANDPUR SAHIB

PR-13

TO ANANDPUR SAHIB

MDR 2

TO BIWHIND

MDR 3 - TO CHANDIGARH

PR-4

TO SAS NAGAR

PR-2

TO SAS NAGAR

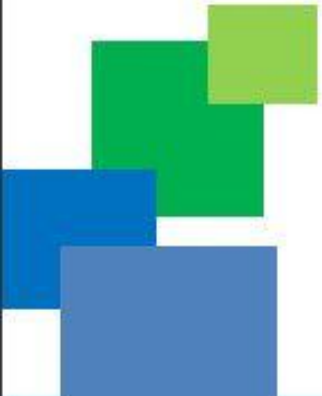
PR-3

TO SAS NAGAR



THE LAKE

APARTMENTS | PENTHOUSES | VILLAS | CLUB





LEGEND:

- | | | |
|---------------------------------------|-------------------------|-------------------|
| 1. ENTRY / EXIT | 12. SPORTS ZONE | 20. GARDENS |
| 2. CIRCULATION ROAD | : TENNIS COURT | : HERBAL GARDEN |
| 3. DROP OFF | : BADMINTON COURT | : GARDEN OF EDEN |
| 4. PEDESTRIAN JOGGING / WALKING TRACK | : CRICKET NET | : FLOWER GARDEN |
| 5. CLUB LOTUS | : SKATING RINK | 21. PUTTING GREEN |
| 6. SWIMMING POOL | : BASKETBALL COURT | 22. FLOATING DECK |
| 7. KIDS POOL | 13. SENIOR CITIZEN ZONE | 23. CYCLE TRACK |
| 8. WATER PARK | 14. OUTDOOR GYM | 24. COMMERCIAL |
| 9. WATER BODY | 15. SUN DECK | |
| : REFLECTION POND | 16. THEME PAVILION | |
| : LOTUS POND | 17. SAND DUNES | |
| : LILY POND | 18. KIDS PLAY ZONE | |
| 10. YOGA / MEDITATION LAWN | 19. RAMP TO BASEMENT | |
| 11. AMPHITHEATRE | | |



MASTER PLAN GREEN

60.0 MT. WIDE NEW CHANDIGARH MADHYA MARG EXT. ROAD

INDIA TRADE TOWER

INTERNATIONAL TRADE TOWER

COMMERCIAL TOWER PROPOSED

PROPOSED METRO STATION

5 STAR HOTEL

FUTURE EXPANSION

FUTURE EXPANSION

60.0 MT. WIDE MASTER PLAN ROAD

30.0 MT. WIDE MASTER PLAN ROAD

FUTURE EXPANSION



- LEGEND:**
- 1. ENTRY / EXIT
 - 2. CIRCULATION ROAD
 - 3. DROP OFF
 - 4. PEDESTRIAN JOGGING / WALKING TRACK
 - 5. JACUZZI / FAMILY POOL
 - 6. SWIMMING POOL
 - 7. KIDS POOL
 - 8. WATER PARK
 - 9. WATER BODY
 - 10. REFLECTION POND
 - 11. LOTUS POND
 - 12. LILY POND
 - 13. YOGA / MEDITATION LAWN
 - 14. AMPHITHEATRE
 - 15. SPORTS ZONE
 - 16. TENNIS COURT
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 - 20. BASKETBALL COURT
 - 21. SENIOR CITIZEN ZONE
 - 22. OUTDOOR GYM
 - 23. SUN DECK
 - 24. THEME PAVILION
 - 25. SAND DUNES
 - 26. KIDS PLAY ZONE
 - 27. RAMP TO BASEMENT
 - 28. GARDENS
 - 29. HERBAL GARDEN
 - 30. GARDEN OF EDEN
 - 31. FLOWER GARDEN
 - 32. PUTTING GREEN
 - 33. FLOATING DECK
 - 34. CYCLE TRACK
 - 35. COMMERCIAL
 - 36. CLUB LOTUS
 - 37. LOUNGE / CAFE
 - 38. RESTAURANT
 - 39. GYMNASIUM
 - 40. SPA / FITNESS ZONE
 - 41. YOGA / MEDITATION
 - 42. TODDLER ZONE
 - 43. CLIMATE CONTROL
 - 44. SWIMMING POOL ETC

FUTURE EXPANSION

FUTURE EXPANSION

30.0 Mt. WIDE MASTER PLAN ROAD

60.0 Mt. WIDE MASTER PLAN ROAD

FUTURE EXPANSION







Water,

a symbol of luxury, serenity and peace, is an element that determines the royal and exquisite identity with the best attractions of the world.











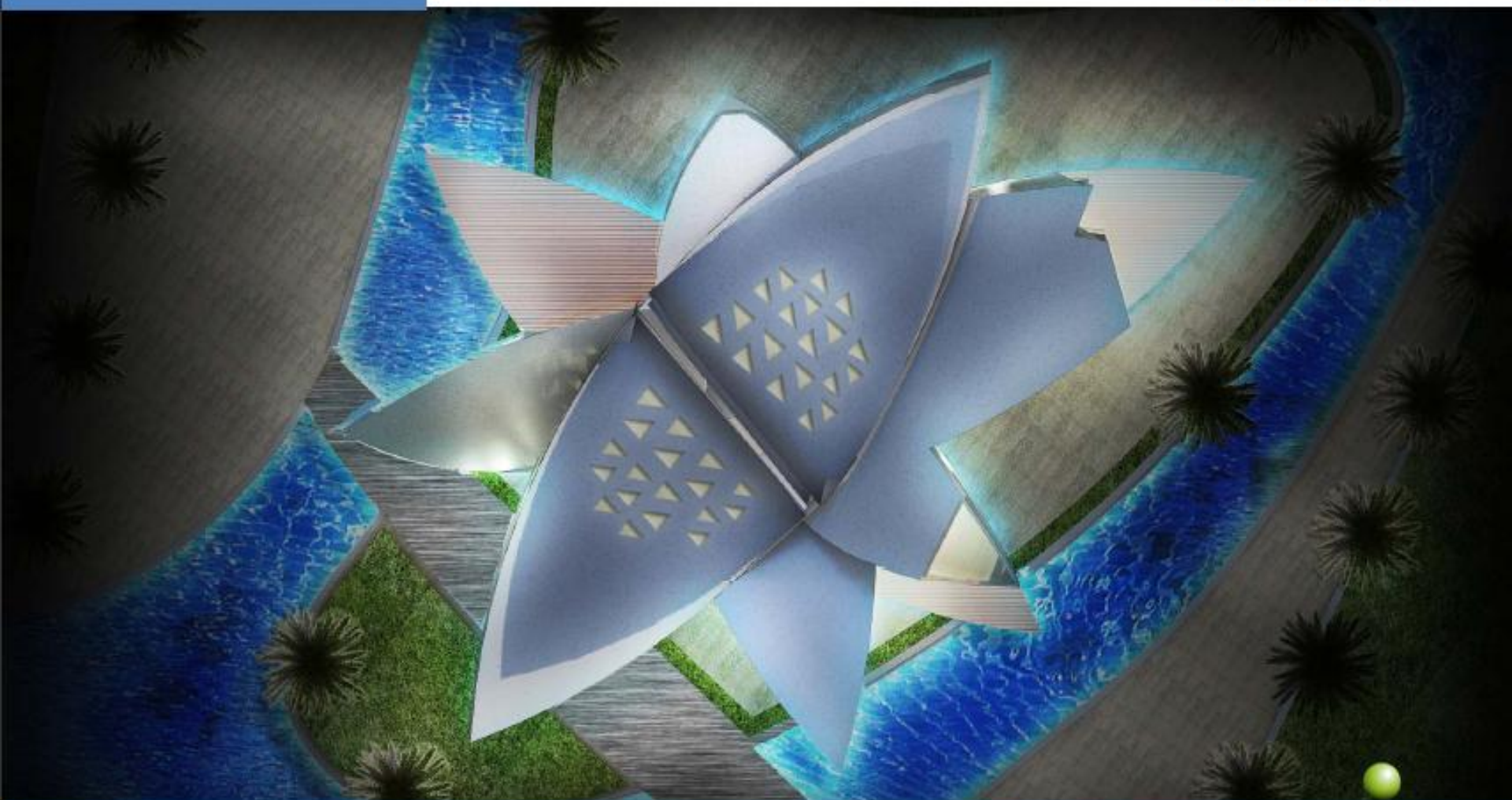
It symbolizes elegance
of azure element at the
reach of human
surroundings.

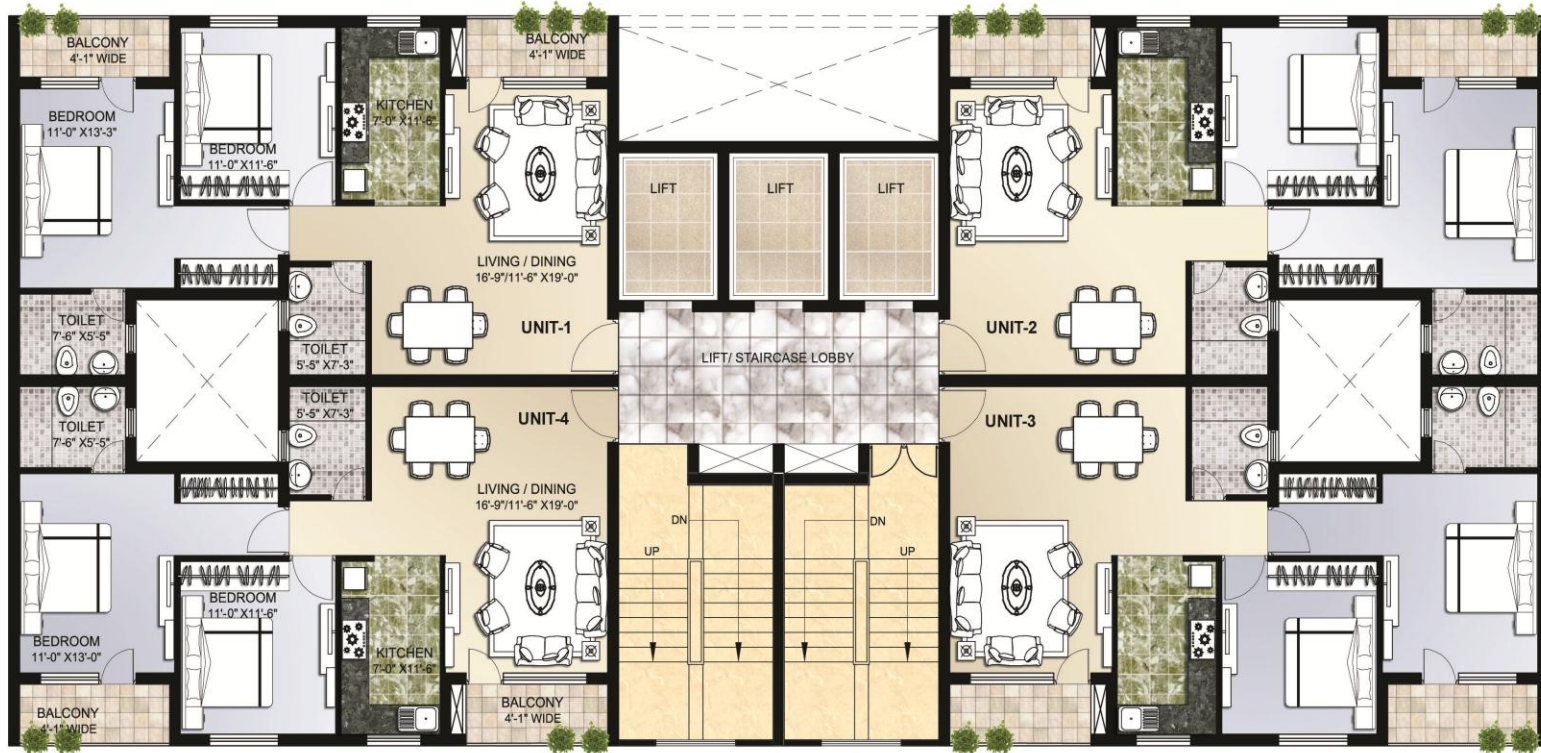


The aqua based theme connects the whole township with sublime water world and interiors and external ambience to the new doors of luxury and excellence.

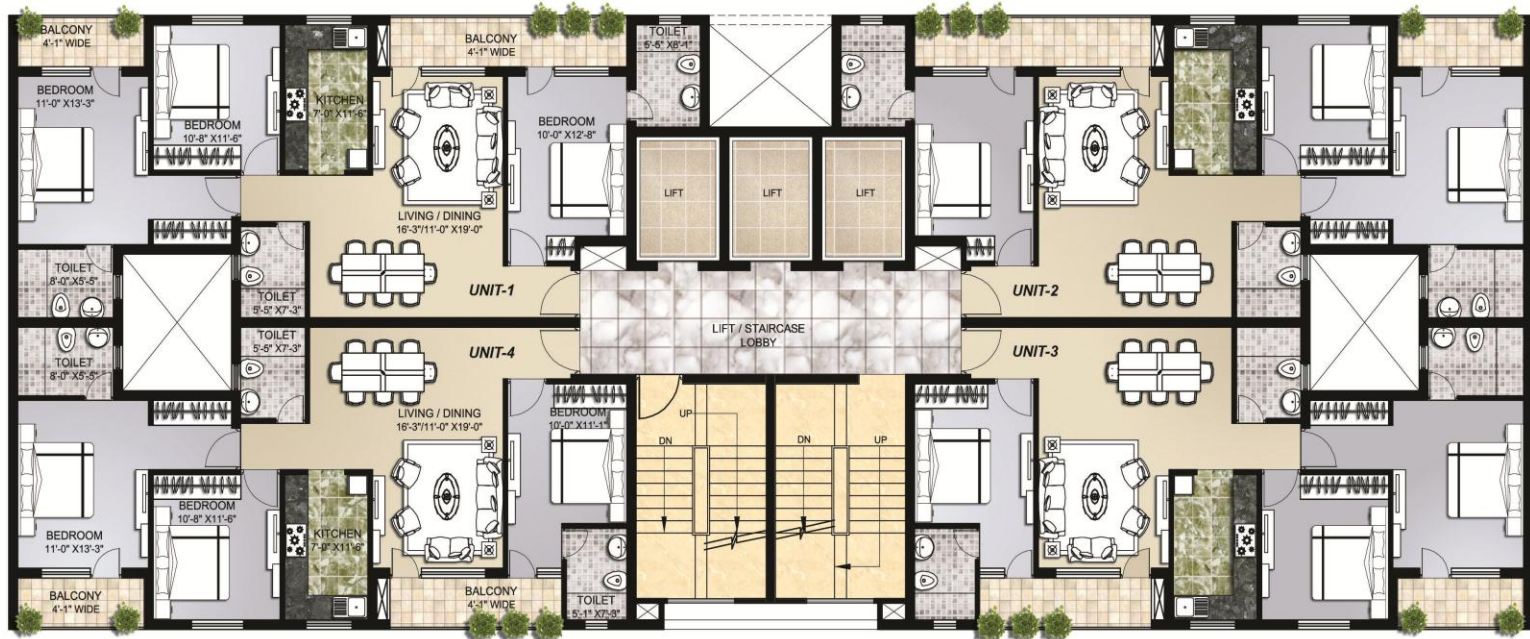


Club Lotus

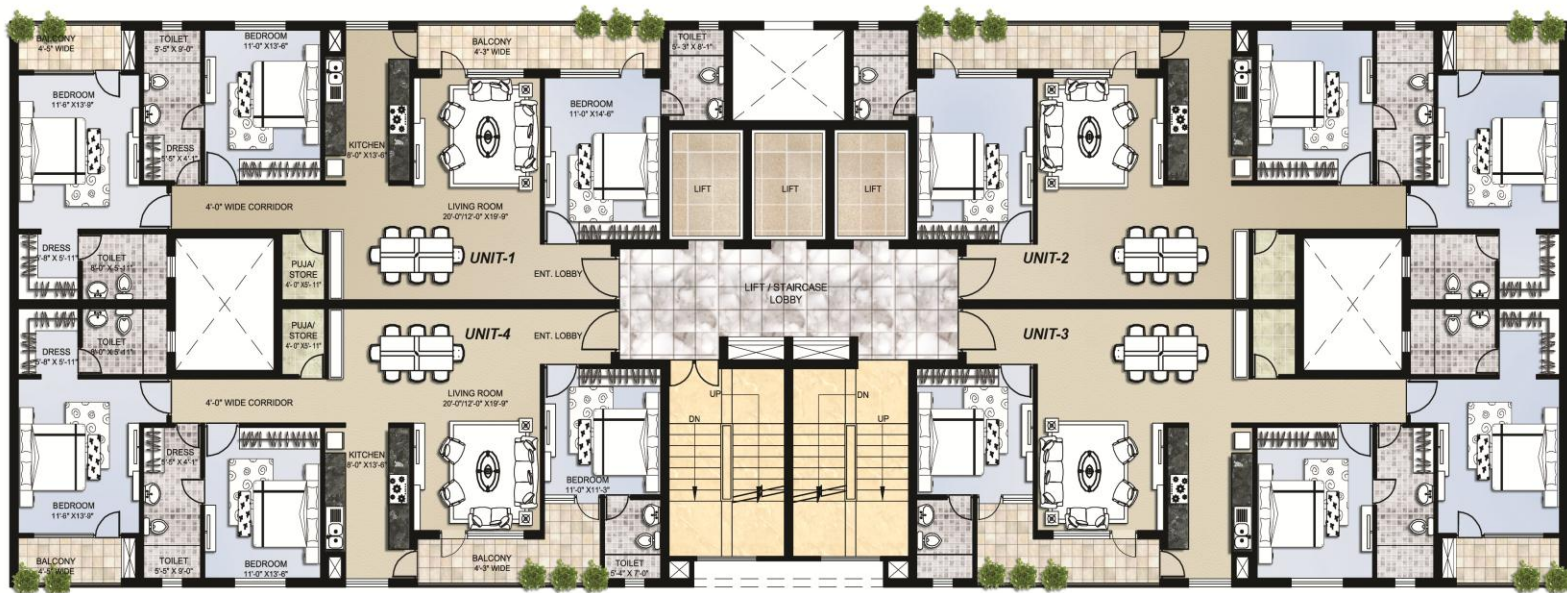




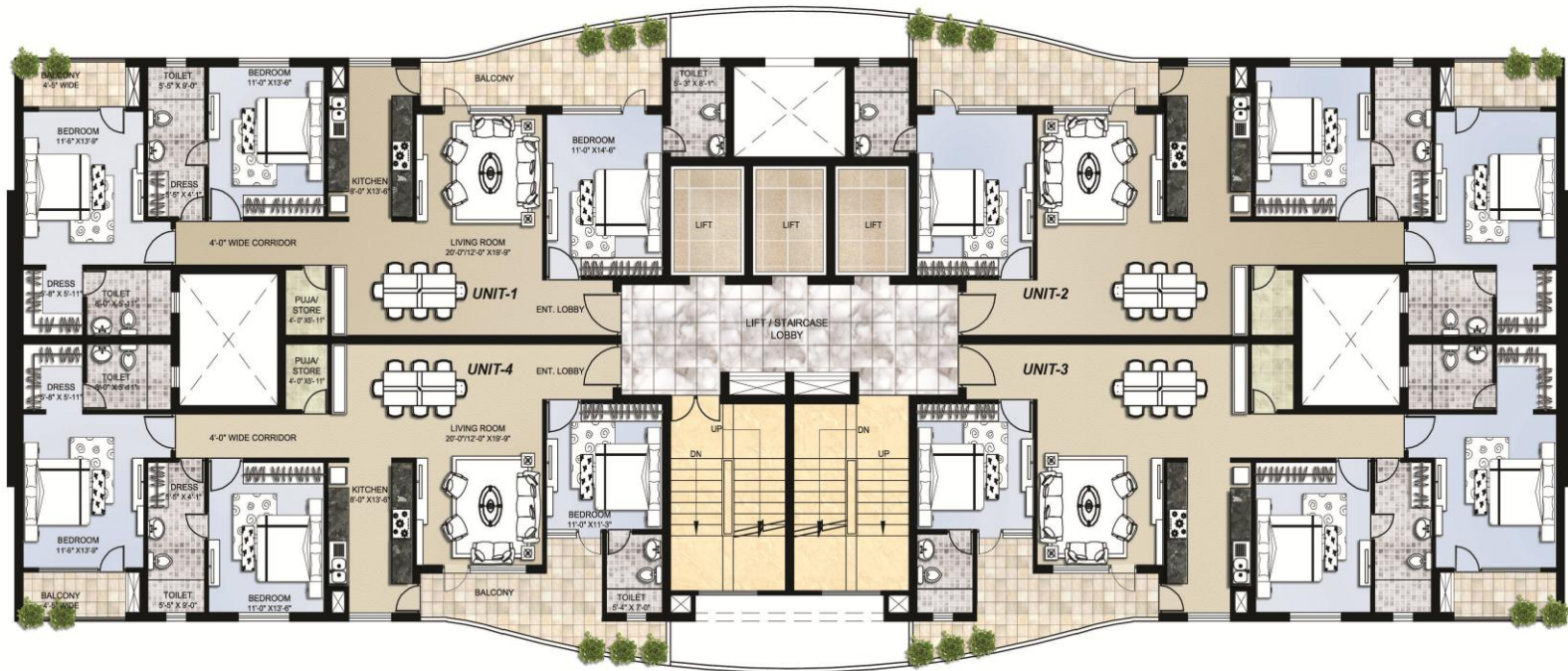
SALEABLE AREA/ UNIT: 1285 SQ.FT.



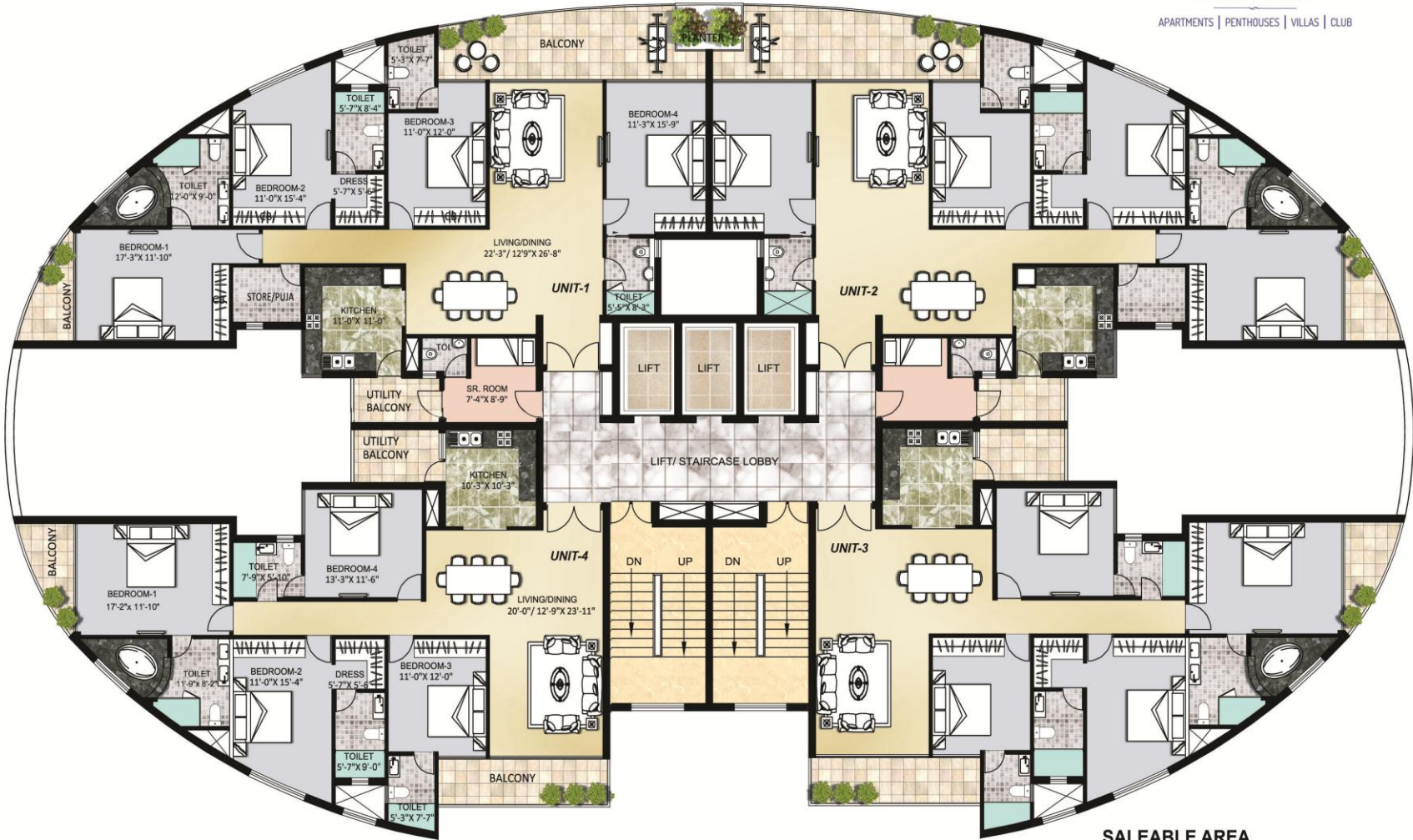
SALEABLE AREA
UNIT-1 & UNIT-2: 1580 SQ.FT.
UNIT-3 & UNIT-4: 1530 SQ.FT



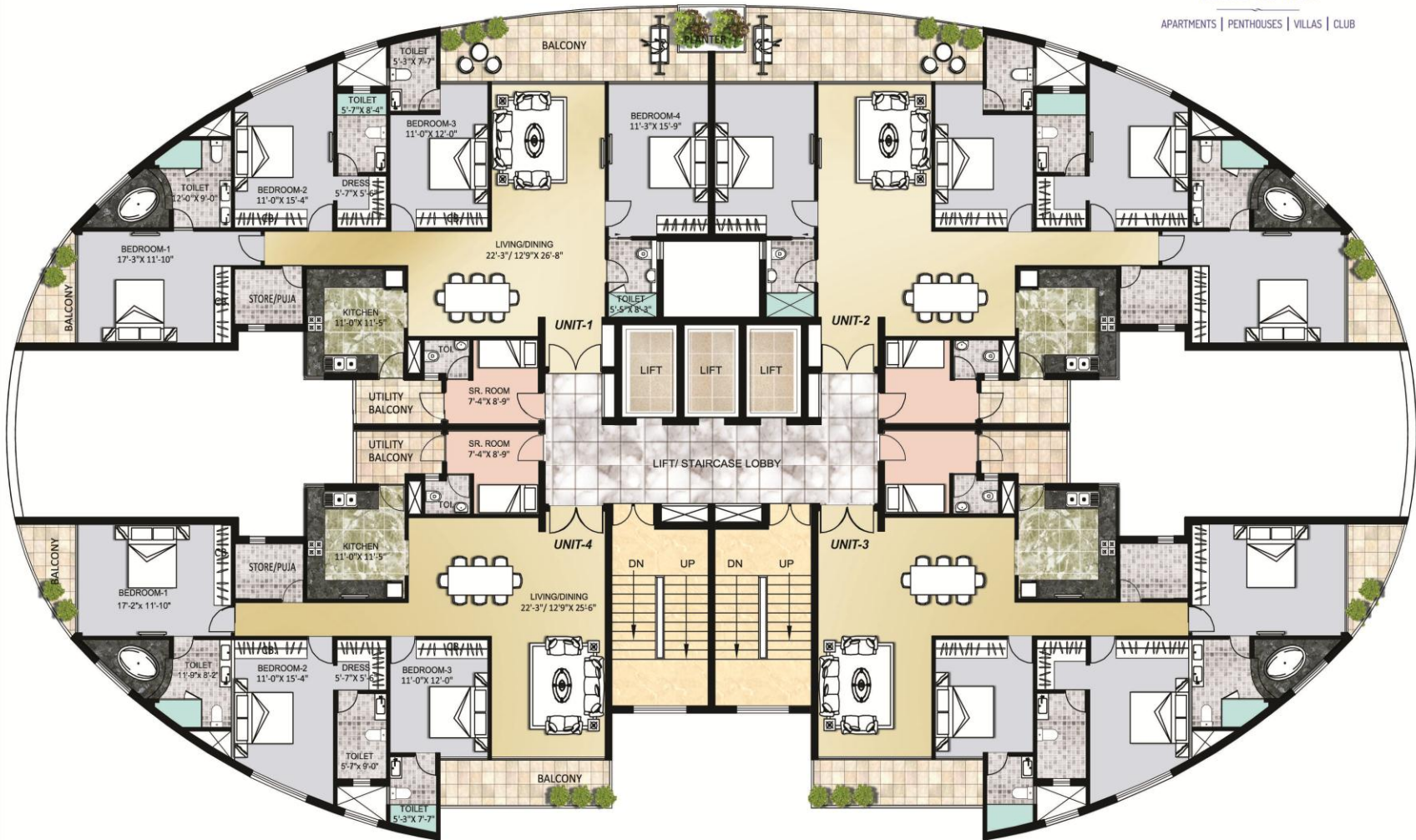
SALEABLE AREA
UNIT-1 & UNIT-2: 1885 SQ.FT.
UNIT-3 & UNIT-4: 1820 SQ.FT



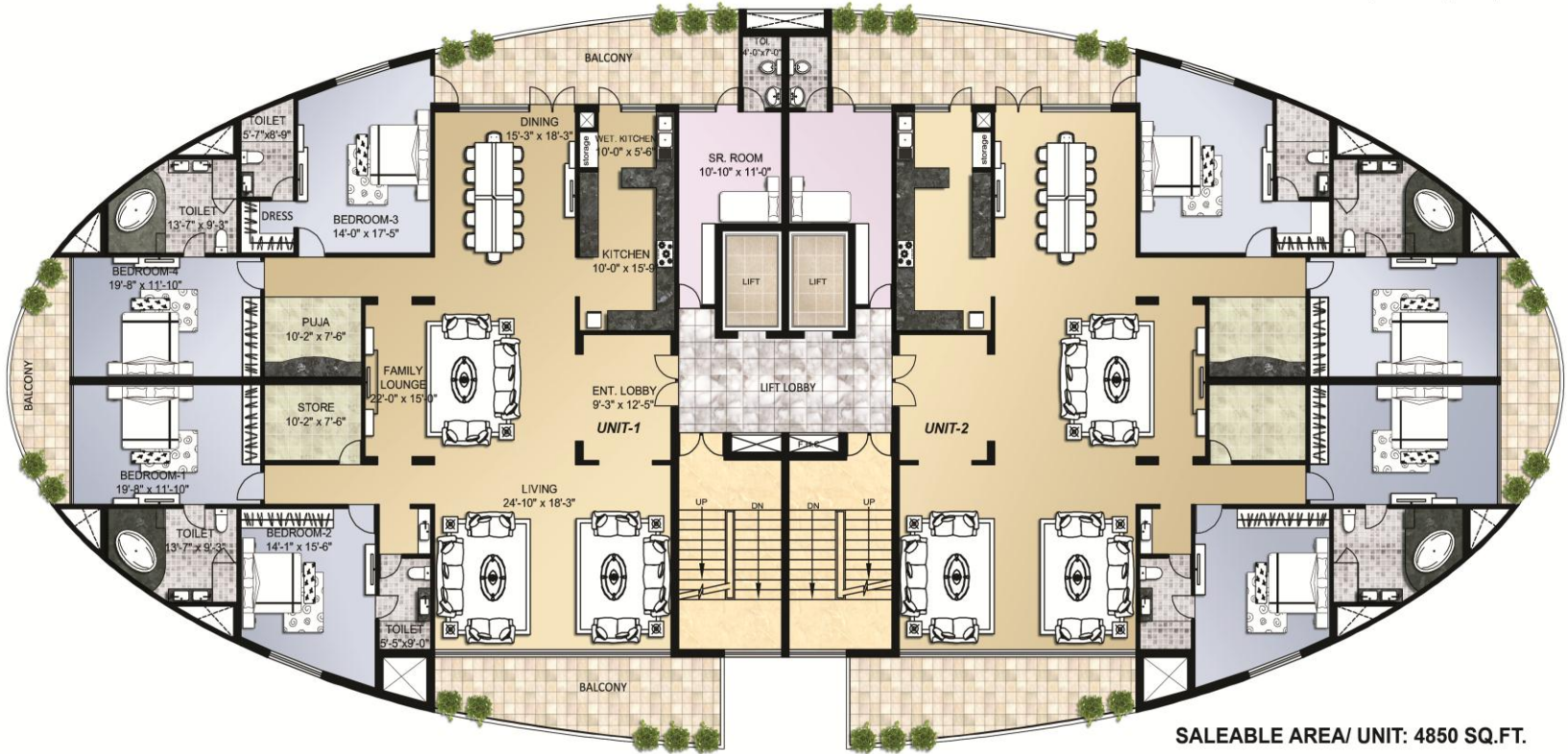
SALEABLE AREA
UNIT-1 & UNIT-2: 1920 SQ.FT.
UNIT-3 & UNIT-4: 1850 SQ.FT



SALEABLE AREA
UNIT-1 & UNIT-2: 2760 SQ.FT.
UNIT-3 & UNIT-4: 2300 SQ.FT



SALEABLE AREA/ UNIT:
UNIT-1 & UNIT-2: 2760 SQ.FT.
UNIT-3 & UNIT-4: 2300 SQ.FT.



SALEABLE AREA/ UNIT: 4850 SQ.FT.



THE LAKE- PRICE LIST

	Basic Selling Price (On Super Area Basis)	Rs. 3690/- per sq. ft.
1.	Additional Cost:	
	I) EEC and FFEC	Rs. 60/- per sq. ft.
	II) Power Back up Installation Cost	Rs. 20,000/- per KVA*
	III) Club	Rs. 1,50,000/- per unit**
	IV) Covered Car Parking	Rs. 2,00,000/- per car Parking (Mandatory: One car parking up to 2000 sq. ft. unit area and two car parking > 2000 sq. ft. unit area)
2.	Interest Free Maintenance Security	Rs. 35/- per sq. ft.
3.	Preferential Location Charges (PLC)	Water and Garden Facing (Inside view facing) + Floor PLC as applicable***
4.	External Development Charges (EDC), Social Infra and Road Cess	Rs. 148/- per sq. ft.

Service Tax Extra on above Prices as applicable

* Minimum Power Back up Requirement :

Super Area per unit (sq. ft.)	Minimum Power back up required
Up to 1600	3 KVA
> 1600 up to 2000	5 KVA
>2000 up to 3000	7 KVA
> 3000	10 KVA

** Includes Charges for Club Lotus, Health Clubs and Swimming Pools in the project

***Preferential Location Charges (PLC)

Water and garden Facing (Inside view facing)	
I) GF till 6th Floor	6% of BSP
II) 7th till 14th Floor	5% of BSP
III) 15th Floor and above	4% of BSP

Floor PLC	
I) Ground Floor	8% of BSP
II) 1st Floor	6% of BSP
III) 2nd Floor	3% of BSP
IV) 3rd and 4th Floor	2% of BSP
V) 14th and 15th Floor	2% of BSP
VI) 16th Floor and above	3% of BSP
VII) Top Floor	6% of BSP



THE LAKE

APARTMENTS | PENTHOUSES | VILLAS | CLUB

THE LAKE- PAYMENT PLANS

1. LUMP SUM PAYMENT PLAN (11% discount on BSP)

At the time of Booking	Rs. 5,00,000/-
On 60th day of Booking	20% of BSP Less Booking Amount
On 90th day of Booking	75% of BSP + 50% of Additional Cost + 100% of PLC
On offer of Possession	5% of BSP + 100% of EDC + 100% of IFMS + 50% of Additional Cost + other cost (if any)

2. CONSTRUCTION LINKED PAYMENT PLAN

At the time of Booking	Rs. 5,00,000/-
On 60th day of Booking	20% of BSP less Booking Amount
On Start of Construction	10% of BSP
On casting of Basement Floor Roof Slab	10% of BSP
On casting of Ground Floor Roof Slab	5% of BSP + 50% of Additional Cost
On casting of 3rd Floor Roof Slab	5% of BSP
On casting of 6th Floor Roof Slab	5% of BSP + 50% of PLC
On casting of 9th Floor Roof Slab	5% of BSP
On casting of 12th Floor Roof Slab	5% of BSP + 50% of PLC
On casting of 15th Floor Roof Slab	5% of BSP
On casting of 17th Floor Roof Slab	5% of BSP
On casting of Top Floor Roof Slab	5% of BSP
On Completion of Internal Plaster	5% of BSP
On Completion of Internal Flooring	5% of BSP
On Completion of Tower Services	5% of BSP
On intimation for possession	5% of BSP + 100% of EDC + 100% of IFMS + 50% of Additional Cost + other cost (if any)

3. COMBO PAYMENT PLAN (With 5% discount on BSP)	
At the time of Booking	Rs. 5,00,000/-
On 60th day of Booking	20% of BSP Less Booking Amount
On 90th day of Booking	30% of BSP
On casting of Basement Floor Roof Slab	5% of BSP
On casting of Ground Floor Roof Slab	5% of BSP + 50% of Additional Cost
On casting of 3rd Floor Roof Slab	5% of BSP
On casting of 6th Floor Roof Slab	5% of BSP + 50% of PLC
On casting of 9th Floor Roof Slab	5% of BSP
On casting of 12th Floor Roof Slab	5% of BSP + 50% of PLC
On casting of 15th Floor Roof Slab	2.5% of BSP
On casting of 17th Floor Roof Slab	2.5% of BSP
On casting of Top Floor Roof Slab	2.5% of BSP
On Completion of Internal Plaster	2.5% of BSP
On Completion of Internal Flooring	2.5% of BSP
On Completion of Tower Services	2.5% of BSP
On intimation for possession	5% of BSP + 100% of EDC + 100% of IFMS + 50% of Additional Cost + other cost (if any)

Note :

- All payments must be made by Cheques/Pay Order/Demand Draft only to be issued in favour of "Omaze Chandigarh (Estn.," payable at Chandigarh/New Delhi.
- The rate per Sq. ft. of Basic Sale Price of the Unit shall be firm. There would be no escalation in the rate of BSP of Unit, once it is booked and payment is realized by the Company.
- All applicable Government Charges, Taxes, City Development Charges, Service Tax, VAT, Labour Cess & other taxes, Cess, Levies etc. at present or in future and any enhancement thereof shall be payable extra by the applicant/ allottee on proportionate basis.
- All building plans, layouts, specifications are subject to change/modification or revision as decided by the Company/Architect or any other competent authority.
- The area of Unit being booked is Super-Built-Up Area including Covered Area/Built-Up-Area plus proportionate share of service and common areas. The terms and condition of sale stated herein are only indicative and are subject to detailed terms and conditions in the Application form and in the Allotment Letter/ Agreement.
- Price mentioned above is subject to change without any prior notice, at sole discretion of the Company. Price prevailing on the date of acceptance of booking by the Company shall be applicable. The Applicant should check prevailing price of the Unit with the Company before booking.
- Registration Expenses, Stamp Duty, Legal Charges, Court Fee, Documentation Charges etc. shall be payable extra by the Allottee as applicable at the time of registration of title deeds.



THE LAKE

APARTMENTS | PENTHOUSES | VILLAS | CLUB

Specifications

Structure	Earthquake resistant RCC framed structure
External Finish	Textured Paint of exterior grade and Glass on specific sections
Living/Dining Room/Family Room	
Flooring	Premium/ Italian Marble Vitrified Tiles
Walls	Plastic Emulsion Paint
Ceiling	Plastic Emulsion & POP with cove
Bedrooms	
Wardrobe	Wardrobe in Master Bedroom
Flooring	Laminated wooden flooring in Master Bedroom & Premium / Italian Marble Vitrified Tiles in other Bedrooms
Wall Finishes	Plastic Emulsion Paint
Ceiling	Plastic Emulsion Paint, POP with Cove in Master Bedroom Only

Toilets	
Flooring	Premium Anti Skid Vitrified Tiles
Wall/DADO	Complete Wall - Premium Vitrified Tiles
Ceiling	Plastic Emulsion
Fittings	Premium Sanitary fixtures of Duravit/Roca/Jaquar or equivalent, Mirror, Other CP Fittings of Grohe/Jaquar or equivalent including
Kitchen	
Cabinets	Premium / Italian Modular Kitchen Cabinets of Appropriate Finish
Flooring	Anti Skid Vitrified Tiles
Dado	Premium Vitrified Tiles upto 2ft. above counter
Wall Finishes	Vitrified Tiles / Plastic Emulsion Paint + Commercial Tile behind Cabinet for protection
Ceiling	Plastic Emulsion Paint
Counter	Pre Polish Premium Granite

Specifications

LIFTS

- One Service Lift and two regular Lifts to be provided in each tower for access to all the floors of premium (Known Brand) quality.

Staircases

Risers & treads	Granite Stone
Wall Finishes	Plastic Emulsion Paint
Ceiling	Plastic Emulsion Paint / OBD
Handrail	MS Railing

Balcony

Flooring	Anti Skid Vitrified Tiles
Wall Finishes	Water proofing external paint
Ceiling	Water proofing external paint
Handrail	SS Railing with Glass

Doors & Windows

Doors	Flush Door Painted/Polished
Windows/Ventilators	Seasoned Hardwood/ Aluminium/ UPVC Sections

Entrance Lobby

Flooring would be of appropriate Mix of Italian Marble/Granite, walls and ceiling would be of Plastic emulsion paint and use of other products for décor as per architect views.

Entrance Lobby

Flooring would be of appropriate Mix of Italian Marble/Granite, walls and ceiling would be of Plastic emulsion paint and use of other products for décor as per architect views.

Electrical Fittings

All electrical wiring in concealed conduits, provision of adequate light and power points. Telephone and TV outlets in Drawing, Dining and all Bedrooms, Moulded Modular Plastic Switches & protective MCB's. Electrical Points for Kitchen Chimney, Hob.

Power Back Up

Generator to be provided for Power back up as per the size of the flat and for 100% backup of Emergency & safety Facilities, Lifts and Common Areas

Plumbing

All internal plumbing in GI/CPVC/Composite. Underground Water Tanks with Pump house and tube wells uninterrupted Supply of Water.

Club House & Sports Facilities

Club House with Swimming Pool, well equipped Gyms, Restaurants, Utility Shops, Multi purpose Hall, Indoor and outdoor sports facilities like Pool and Billiards Room, Table Tennis Room, Basket Ball court, Tennis Courts, Jogging and Walking Tracks etc

Security and Fire Protection

Video Surveillance system, Perimeter security and Entrance Lobby security with CCTV cameras plus other appropriate hi-tech Security, Fire Prevention Suppression, Detection & Alarm System as per fire norms.



OMAXE

Turning dreams into reality

Thank
you