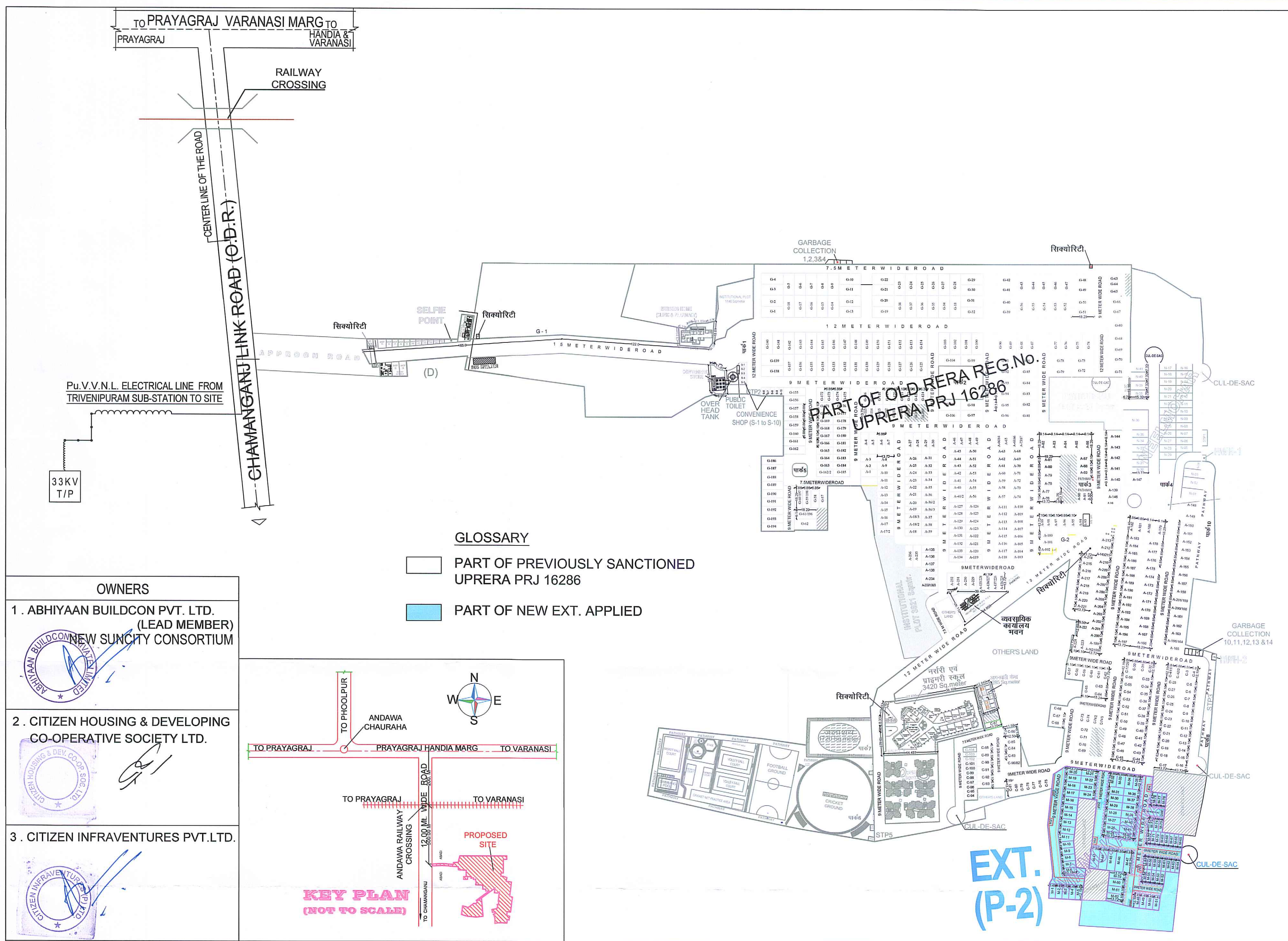




GLOSSARY

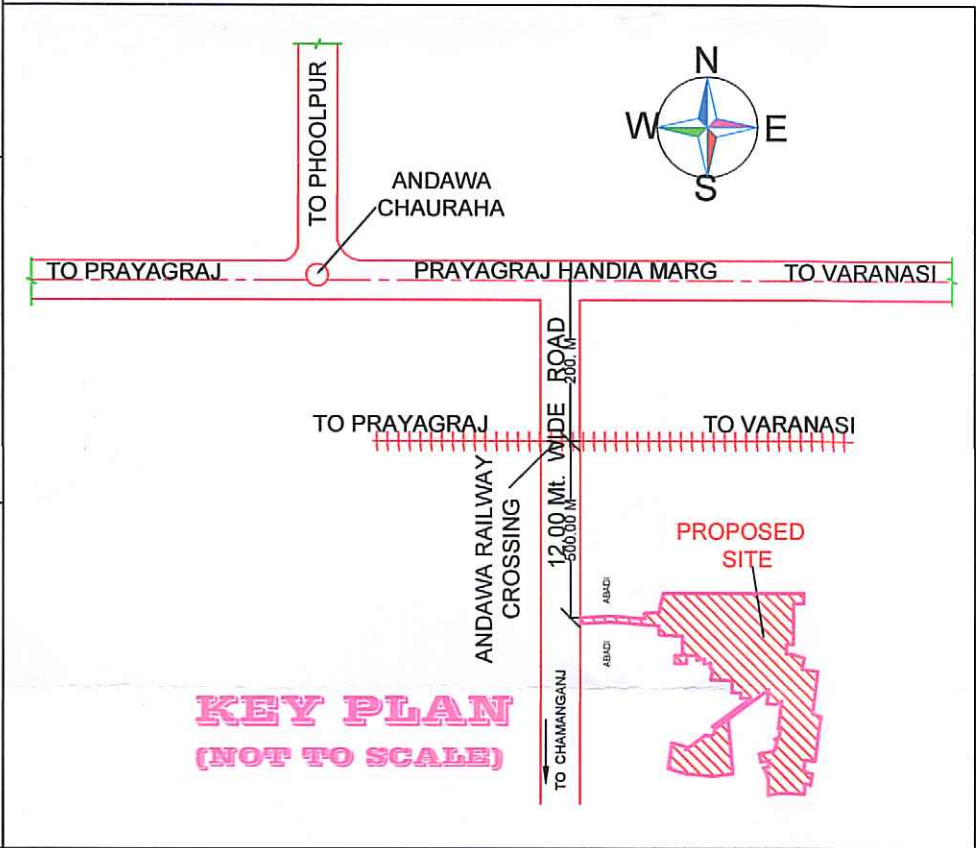
- PART OF PREVIOUSLY SANCTIONED UPRERA PRJ 16286
- PART OF NEW EXT. APPLIED

OWNERS

1. ABHIYAAN BUILDCON PVT. LTD. (LEAD MEMBER) NEW SUNCITY CONSORTIUM

2. CITIZEN HOUSING & DEVELOPING CO-OPERATIVE SOCIETY LTD.

3. CITIZEN INFRAVENTURES PVT.LTD.



	REVISED LAYOUT OF NEW SUNCITY EXT.(POCKET-2)2023-2024 AS PER RERA LETTER 26/06/2024	DEVELOPERS NEW SUNCITY CONSORTIUM AUTHORISED SIGNATORY NISHITH VERMA	LEGEND BOUNDARY OF SCHEME DRAIN SEWER LINE ELECTRIC LINE WATER LINE TRANSFORMER DRINKING WATER FOUNTAIN FIRE HYDRANT PATHWAY PARK & GREEN EXTENSION AREA OF SCHEME	DWG.No.	RERA/EXT. P-2/01			PROJECT :- NEWSUNCITY (INTEGRATED TOWNSHIP) ANDAWA, JHUNSI, PRAYAGRAJ.
				DATE				

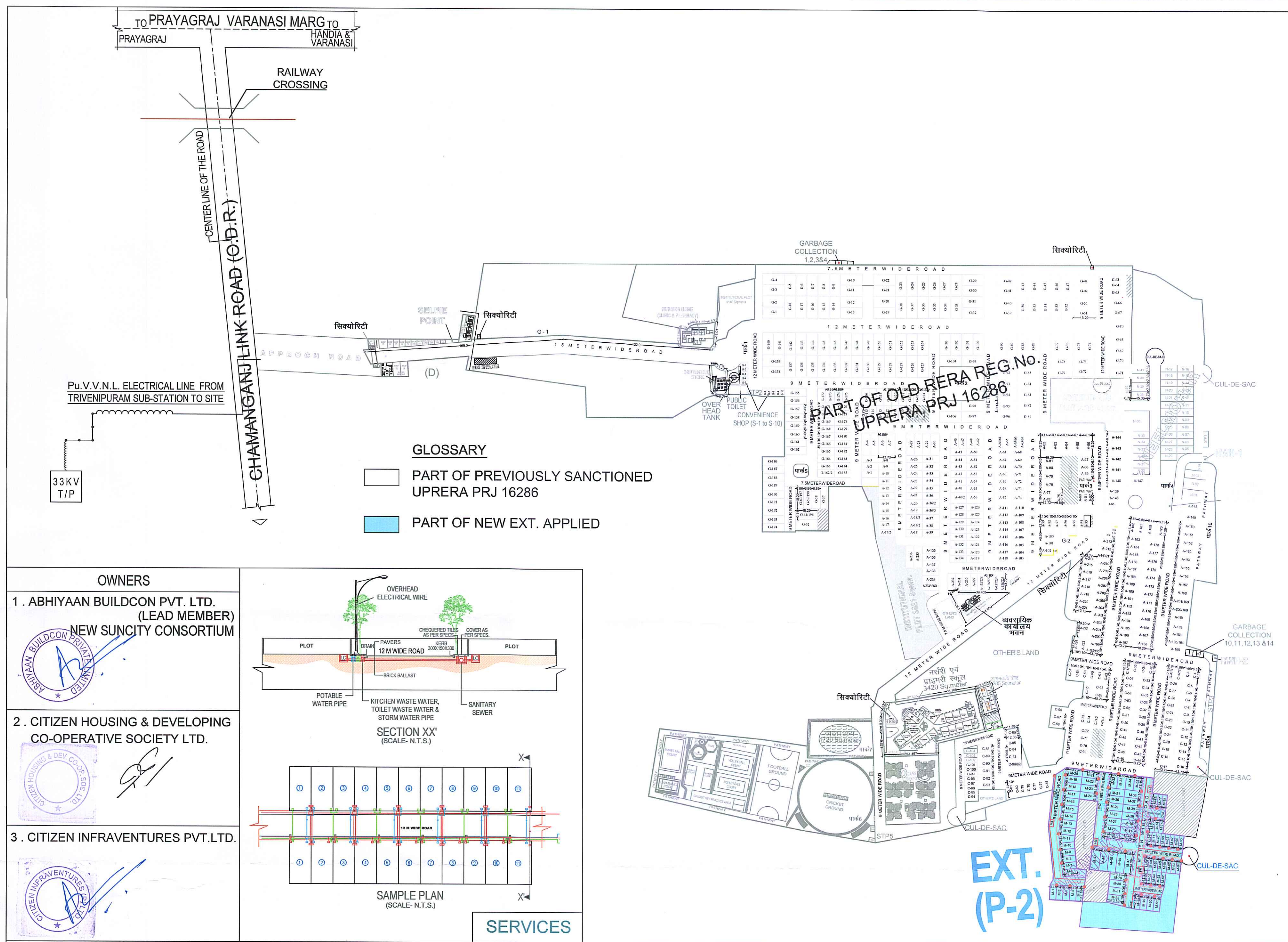
EXTENSION POCKET - 2			
SECTOR		No.OF PLOTS	
MANOKAMNA (EXT. POCKET-2)		82 Nos.	
ADDITIONAL PLOTS IN EXTENSION LAYOUT			
SECTOR	RESIDENTIAL PLOTS SIZE	PLOT AREA	No. OF PLOTS
MANOKAMNA	6.88X13.29	125.47 Sq.mtr.	5
	6.10X13.72	83.69 Sq.mtr.	34
	5.49X12.19	66.92 Sq.mtr.	16
	3.89X11.43	44.53 Sq.mtr.	25
	4.88X11.43	55.69 Sq.mtr.	2
TOTAL			62

ARCHITECT
Vatrika Singh
B.Arch-NU, M.Plan-Auckland-NZ
COA-Registration No.CA/2011/51859
Singh & Associates-Architects, Town Planners & Interior Designers
Website: www.sasarchitect.com email: info@sasarchitect.com

ORIGINAL LICENSE DATED 04.05.2018
License No: 02/0.C(T.C-1) / Integrated Dev Auth /2016-17
पत्रांक : 02 / प्र030(विस्तार) / जॉन-5 / इन्स्टीटेड / री/प्र000 / 2020-21
दिनांक : 27 / 02 / 2021

EXTENSION LICENSE DATED 01.01.2024
License No: 02/0.C(T.C-2) / Integrated Dev Auth /2023-24
पत्रांक : 02 / प्र030(विस्तार) / जॉन-5 / इन्स्टीटेड / री/प्र000 / 2023-24
दिनांक : 10 / 01 / 2024

THIS MAP AS PER MASTER PLAN 2021 AND BUILDING BYELAWS 2008, REVISED 2016



जनसंख्या घनत्व का आकलन

- 50 वर्ग मीत तक के भूखण्ड- 25 प्लॉट x 1 = 25 इकाईयाँ
- 50 से अधिक तथा 150 वर्गमीटर तक के भूखण्ड- 57 प्लॉट x 2 = 114 इकाईयाँ
- कुल योग = 139 इकाईयाँ x 5 व्यक्ति = 695 व्यक्ति

ARCHITECT
Vatika Singh
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Singh & Associates-Architects, Town Planners & Interior Designers
Website: www.vasarchitect.com email: info@vasarchitect.com

SETBACK DETAIL					
Sl. No.	PLOT SIZE in meter	PLOT AREA IN Sqmtr.	No. OF PLOTS	SETBACK(in meter)	
				FRONT	REAR
1	6.86X18.29	125.47 Sqmtr.	5	2.00	2.00
2	6.10X13.72	83.89 Sqmtr.	34	2.00	2.00
3	5.48X12.19	66.92 Sqmtr.	16	1.50	1.50
4	4.88X11.43	55.78 Sqmtr.	2	1.50	1.50
5	3.86X11.43	41.83 Sqmtr.	25	1.00	1.00
			TOTAL	82	

कार्गार अथवा कोने के भूखण्ड में पार्श्व का सेटबैक सम्बन्धित भूखण्ड के फर्स्ट सामान होगा

ORIGINAL LICENSE DATED 04.05.2018
License No: 020.C(T.C-1) / Integrated Dev Auth /2016-17
प्लॉट : 02 / प्रअअ(तुलसी) / जोन-5 / इन्टीग्रेटेड / रिजर्व / 2020-21
दिनांक : 27 / 02 / 2021

EXTENSION LICENSE DATED 01.01.2024
License No: 020.C(T.C-2) / Integrated Dev Auth /2023-24
प्लॉट : 02 / प्रअअ(तुलसी) / जोन-5 / इन्टीग्रेटेड / रिजर्व / 2023-24
दिनांक : 10 / 01 / 2024

THIS MAP AS PER MASTER PLAN 2021 AND BUILDING BYELAWS 2008, REVISED 2016

PROJECT :-
NEWSUNCITY
(INTEGRATED TOWNSHIP)
ANDAWA, JHUNSI, PRAYAGRAJ.
HEAD OFFICE :-
SAHYOG BHAWAN , 1 M. G. MARG
CIVIL LINES, PRAYAGRAJ.

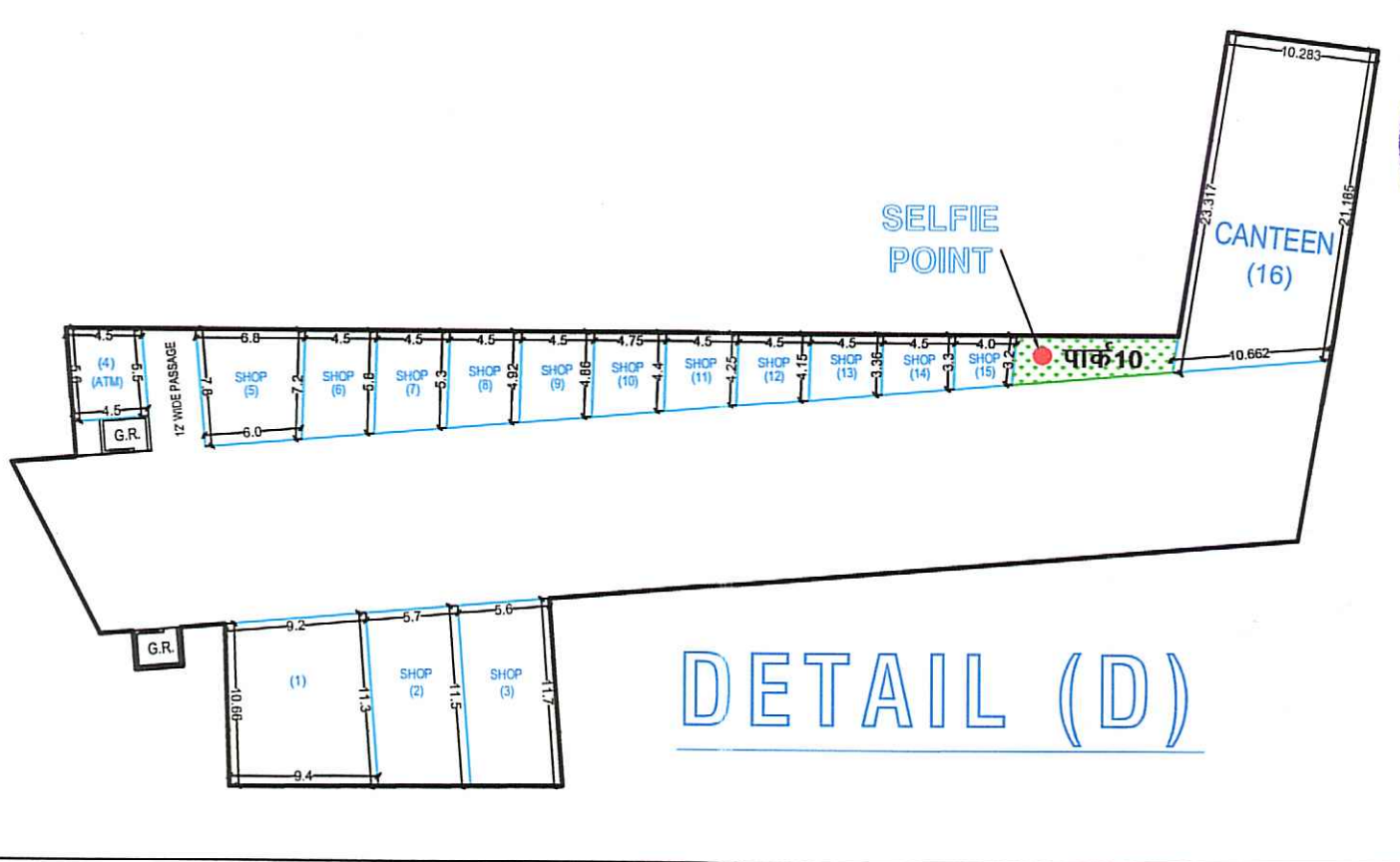
TO PRAYAGRAJ VARANASI MARG TO
PRAYAGRAJ HANDIA VARANASI

RAILWAY
CROSSING

CENTER LINE OF THE ROAD
CHAMANGANJ LINK ROAD (O.D.R.)

Pu.V.V.N.L. ELECTRICAL LINE FROM
TRIVENIPURAM SUB-STATION TO SITE

33KV
T/P



प्रयागराज विकास प्राधिकरण
पत्रांक 02/4/2024
दिनांक 10/01/24

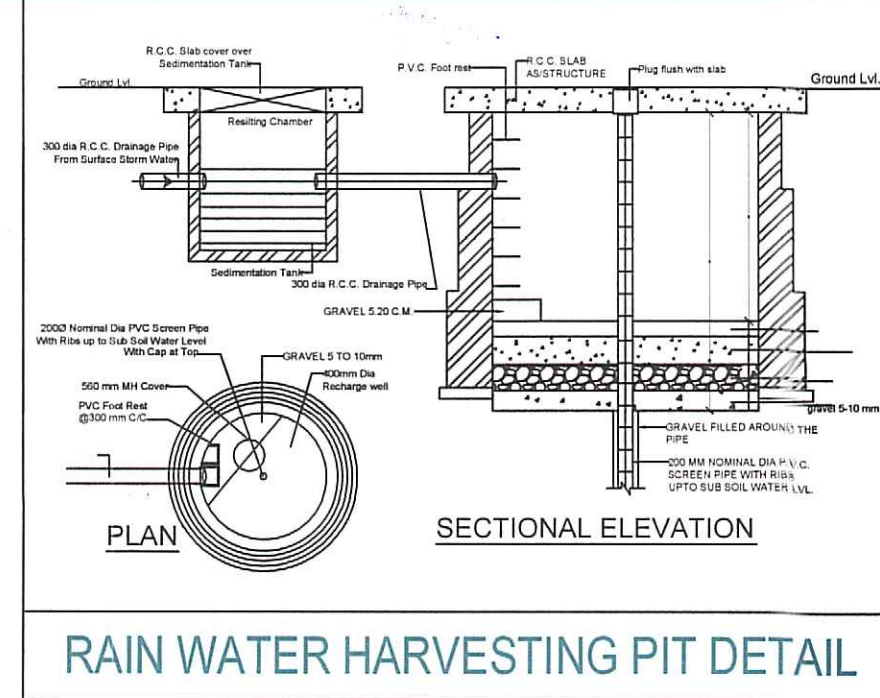
यह स्वीकृत/निर्माण अतिम है। "पूर्णा प्रमाण-पत्र" प्राप्त करने के बाद ही इस परिसर का वास्तविक उपयोग किया जा सकेगा।

मुं नगर नियोजक
प्रयागराज विकास प्राधिकरण

मुं नगर नियोजक/प्रो.अधि. (तन्स.)
प्रयागराज विकास प्राधिकरण

अध्यक्ष अभियन्ता
प्रयागराज विकास प्राधिकरण

अवर अभियन्ता
प्रयागराज विकास प्राधिकरण



SECTOR INDEX	
SECTOR	No. OF PLOTS
GULMOHAR	G-1 to G-191
AMALTAS	A-1 to A-236
CHITWAN	C-1 to C-106
MANOKAMNA (COMPENSATORY SECTOR)	M-1 to M-82
NEELMOHAR (EXTENSION SECTOR)	N-1 to N-40

AS PER APPROVED LAYOUT 27 FEB 2021			
SECTOR	RESIDENTIAL PLOTS SIZE	PLOT AREA	No. OF PLOTS
GULMOHAR	9.14X18.29	167.17 Sq.mtr.	76
	6.86X18.29	125.47 Sq.mtr.	21
	6.10X13.72	83.69 Sq.mtr.	42
AMALTAS	9.14X22.86	209.00 Sq.mtr.	4
	9.14X18.29	167.17 Sq.mtr.	11
	6.86X18.29	125.47 Sq.mtr.	48
	6.10X13.72	83.69 Sq.mtr.	165
	5.49X12.19	66.92 Sq.mtr.	1
	3.66X11.43	41.83 Sq.mtr.	3
	6.10X17.15	104.61 Sq.mtr.	1
CHITWAN	9.14X13.72	125.47 Sq.mtr.	1
	7.62X13.72	104.55 Sq.mtr.	4
	6.10X13.72	83.69 Sq.mtr.	83
	4.88X13.72	66.92 Sq.mtr.	8
TOTAL		481	5048 Sq.mtr.

ADDITIONAL PLOTS IN EXTENSION LAYOUT			
SECTOR	RESIDENTIAL PLOTS SIZE	PLOT AREA	No. OF PLOTS
MANOKAMNA	6.86X18.29	125.47 Sq.mtr.	5
	6.10X13.72	83.69 Sq.mtr.	34
	5.49X12.19	66.92 Sq.mtr.	16
	3.66X11.43	41.83 Sq.mtr.	25
NEELMOHAR	9.14X18.29	167.17 Sq.mtr.	2
	6.86X18.29	125.47 Sq.mtr.	1
	6.10X13.72	83.69 Sq.mtr.	31
	15.14X22.10	334.81 Sq.mtr.	1
TOTAL		82	5704 Sq.mtr.

COMMERCIAL PLOT INDEX			
PLOT NO.	PLOT SIZE	PLOT AREA IN Sq.mtr.	TOTAL AREA OF PLOTS
G-130G-18	9.14X18.29	167.17 Sq.mtr.	4
G-320G-38	9.14X18.29	167.17 Sq.mtr.	7
G-611G-66	9.14X18.29	167.17 Sq.mtr.	6
G-740G-77	9.14X18.29	167.17 Sq.mtr.	4
G-870G-90	9.14X18.29	167.17 Sq.mtr.	4
G-1000G-103	9.14X18.29	167.17 Sq.mtr.	4
G-1380G-154	9.14X18.29	167.17 Sq.mtr.	17
TOTAL		52	8684 Sq.mtr.

CONVENIENCE SHOP	17	256 Sq.mtr.
CONVENIENCE STORE	1	242 Sq.mtr.
ENTRANCE PLAZA (Commercial)	16	744 Sq.mtr.

ENTRANCE PLAZA (DETAIL)	
DESCRIPTION	AREA IN SQ.MT.
SITE OFFICE / SHOP NO. (1)	102 Sq.mtr.
SHOP NO. (2)	65 Sq.mtr.
SHOP NO. (3)	65 Sq.mtr.
SHOP NO. (4)	25 Sq.mtr.
SHOP NO. (5)	48 Sq.mtr.
SHOP NO. (6)	29 Sq.mtr.
SHOP NO. (7)	27 Sq.mtr.
SHOP NO. (8)	25 Sq.mtr.
SHOP NO. (9)	23 Sq.mtr.
SHOP NO. (10)	22 Sq.mtr.
SHOP NO. (11)	20 Sq.mtr.
SHOP NO. (12)	19 Sq.mtr.
SHOP NO. (13)	17 Sq.mtr.
SHOP NO. (14)	15 Sq.mtr.
SHOP NO. (15)	13 Sq.mtr.
MULTIPURPOSE HALL / CANTEN (16)	229 Sq.mtr.
TOTAL	744 Sq.mtr.

AREA STATEMENT	
TOTAL LAND AREA	121440 Sq.meter
COMMERCIAL AREA	9935 Sq. meter
INSTITUTIONAL SERVICES UTILITIES AND FACILITIES (POLICY U/s 8.5)	12145 Sq. meter
RESIDENTIAL PLOTTED AREA	60141 Sq. meter
ROAD AREA	20999 Sq. meter
PARK AREA	18220 Sq. meter

E.W.S. & L.I.G. FLAT INDEX		
Unit Type	No. of Floor	No. of Unit
L.I.G.	G + 3 Floor	56 Nos.
E.W.S.	G + 3 Floor	56 Nos.
TOTAL		112 Nos.

ORIGINAL LICENSE DATED 04.05.2018
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