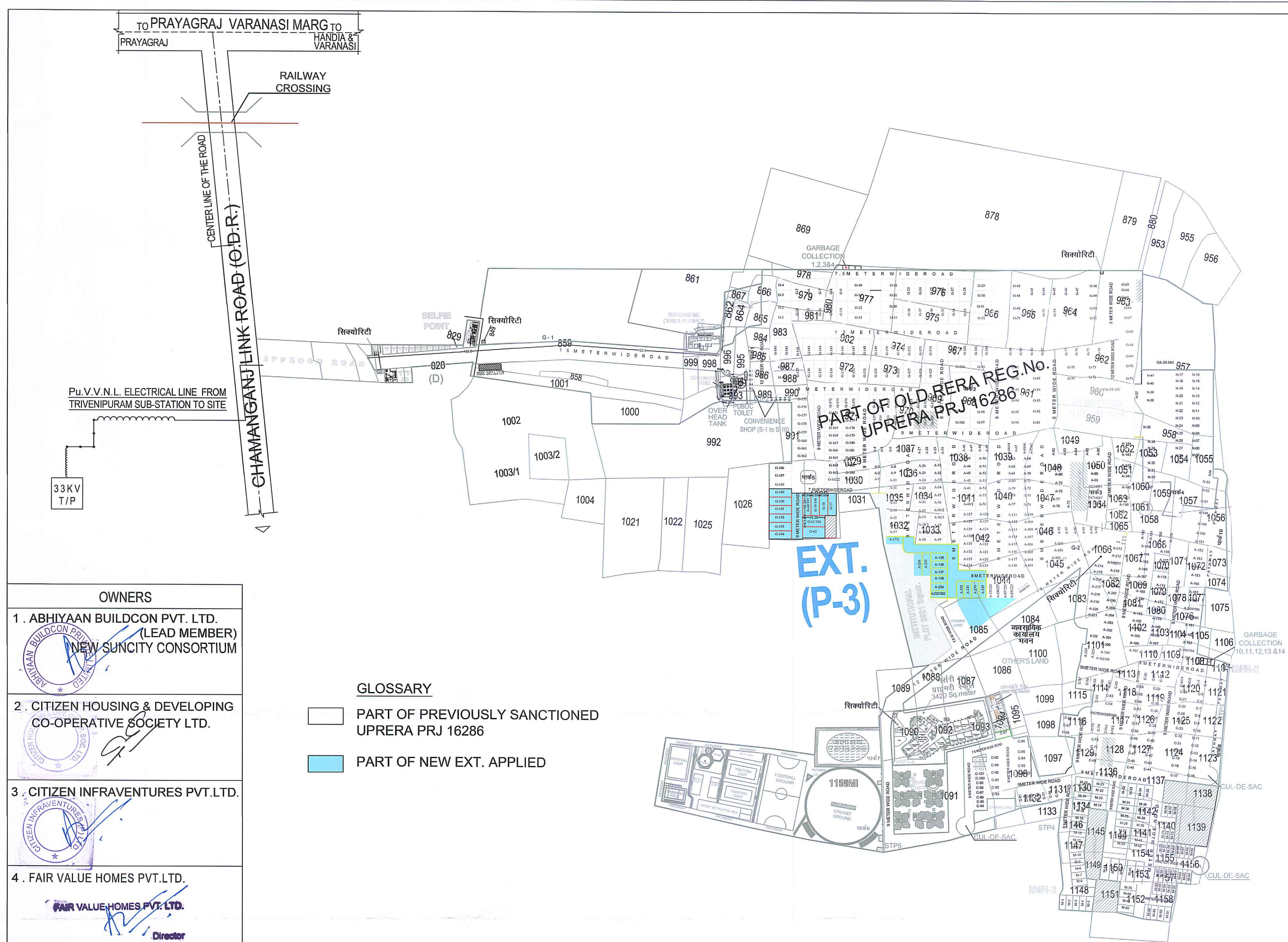




OWNERS	
1. ABHIYAAN BUILDCON PVT. LTD.	(LEAD MEMBER) NEW SUNCITY CONSORTIUM
2. CITIZEN HOUSING & DEVELOPING CO-OPERATIVE SOCIETY LTD.	
3. CITIZEN INFRAVENTURES PVT. LTD.	
4. FAIR VALUE HOMES PVT. LTD.	

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

EXTENSION POCKET - 3		
ARAZI No.	AREA (in Sqmt.)	REMARKS
1027	855	
1028	1030	
1032	230	
1033	285	
1043	1350	
1044	700	
1085	520	
TOTAL AREA = 4970 Sq.mt. = 1.23 Acre		

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.vasarchitect.com email: info@vasarchitect.com

ORIGINAL LICENSE DATED 04.05.2018
License No: 020.C(T.C-1) / Integrated Dev Auth /2016-17
पत्रांक : 02 / प्र030(एनएच) / जेन-5 / इटीशेड / विप्र00 / 2020-21
दिनांक : 27 / 02 / 2021
EXTENSION LICENSE DATED 01.01.2024
License No: 020.C(T.C-2) / Integrated Dev Auth /2023-24
पत्रांक : 02 / प्र030(एनएच) / जेन-5 / इटीशेड / विप्र00 / 2023-24
दिनांक : 10 / 01 / 2024
THIS MAP AS PER MASTER PLAN 2021 AND BUILDING BYELAWS 2008, REVISED 2016

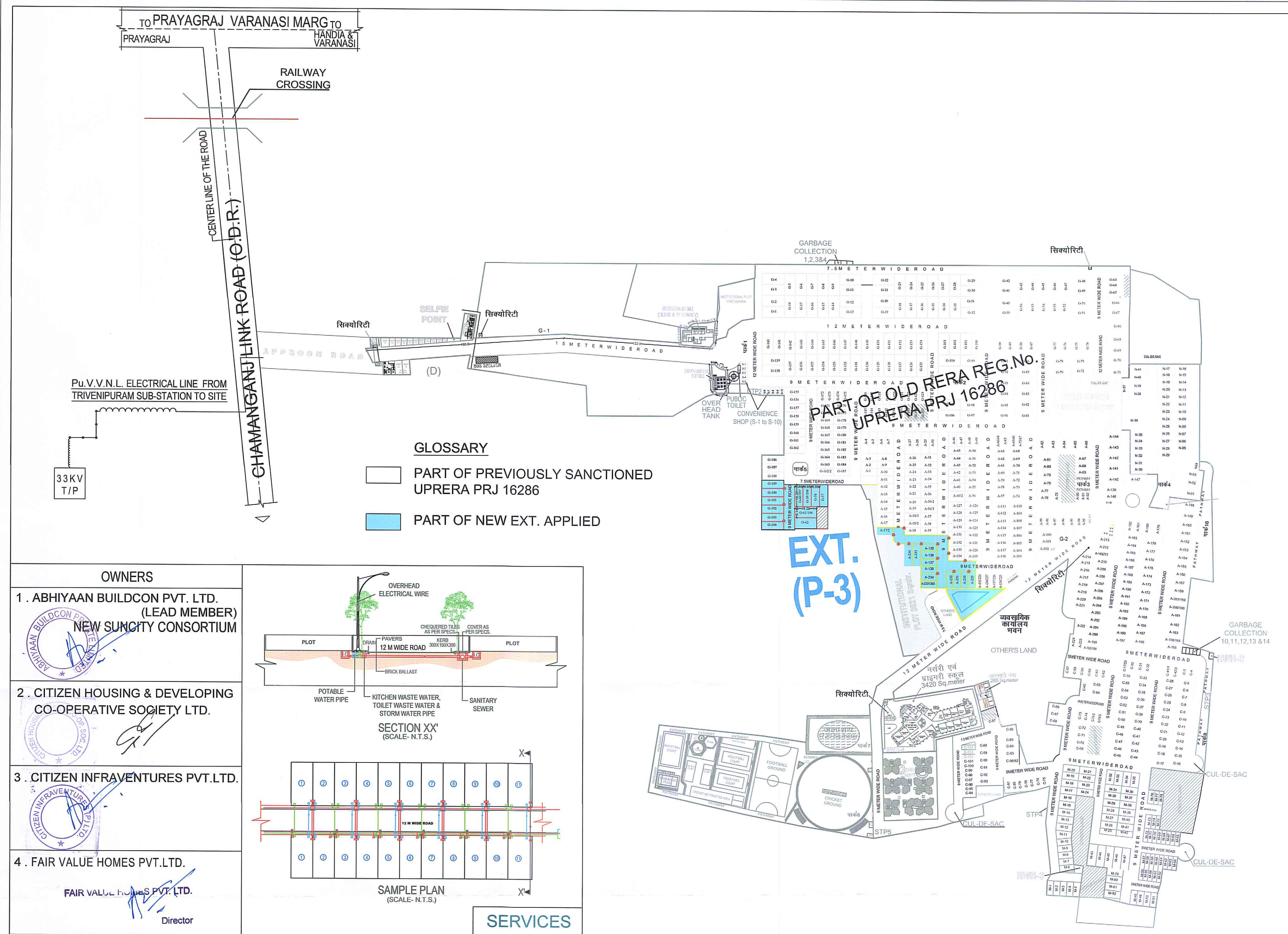


REVISED LAYOUT OF NEW SUNCITY
EXT.(POCKET-3) 2023-2024
AS PER RERA LETTER 26/06/2024 (With Sajra Plan)

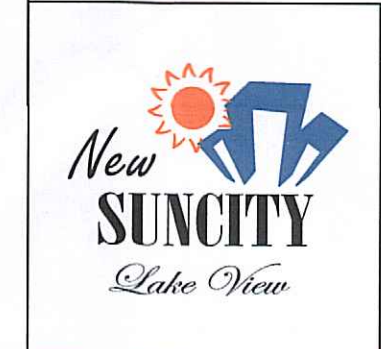
DEVELOPERS	
NEW SUNCITY CONSORTIUM AUTHORISED SIGNATORY NISHITH VERMA	
DWG.No.	RERA/EXT. P-3/02
DATE	
SIZE	A 2
SCALE	



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



OWNERS	
1. ABHIYAAN BUILDCON PVT. LTD. (LEAD MEMBER)	NEW SUNCITY CONSORTIUM
2. CITIZEN HOUSING & DEVELOPING CO-OPERATIVE SOCIETY LTD.	
3. CITIZEN INFRAVENTURES PVT.LTD.	FAIR VALUE HOMES PVT.LTD.
4. FAIR VALUE HOMES PVT.LTD.	

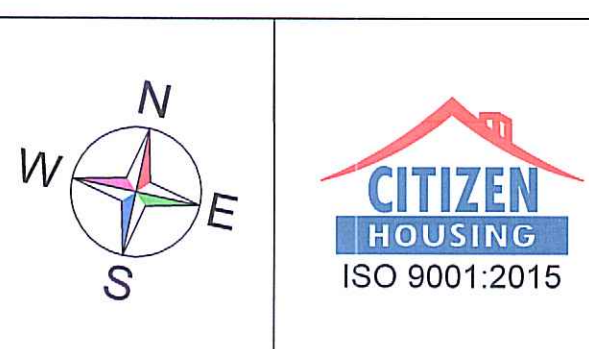


REVISED LAYOUT OF NEW SUNCITY
Ext.(Pocket-3)2023-2024 (Including Ext.)
As Per Rera Letter 26/06/2024 (With Landscape)

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-3/03
DATE	
SIZE	A 2
SCALE	



<

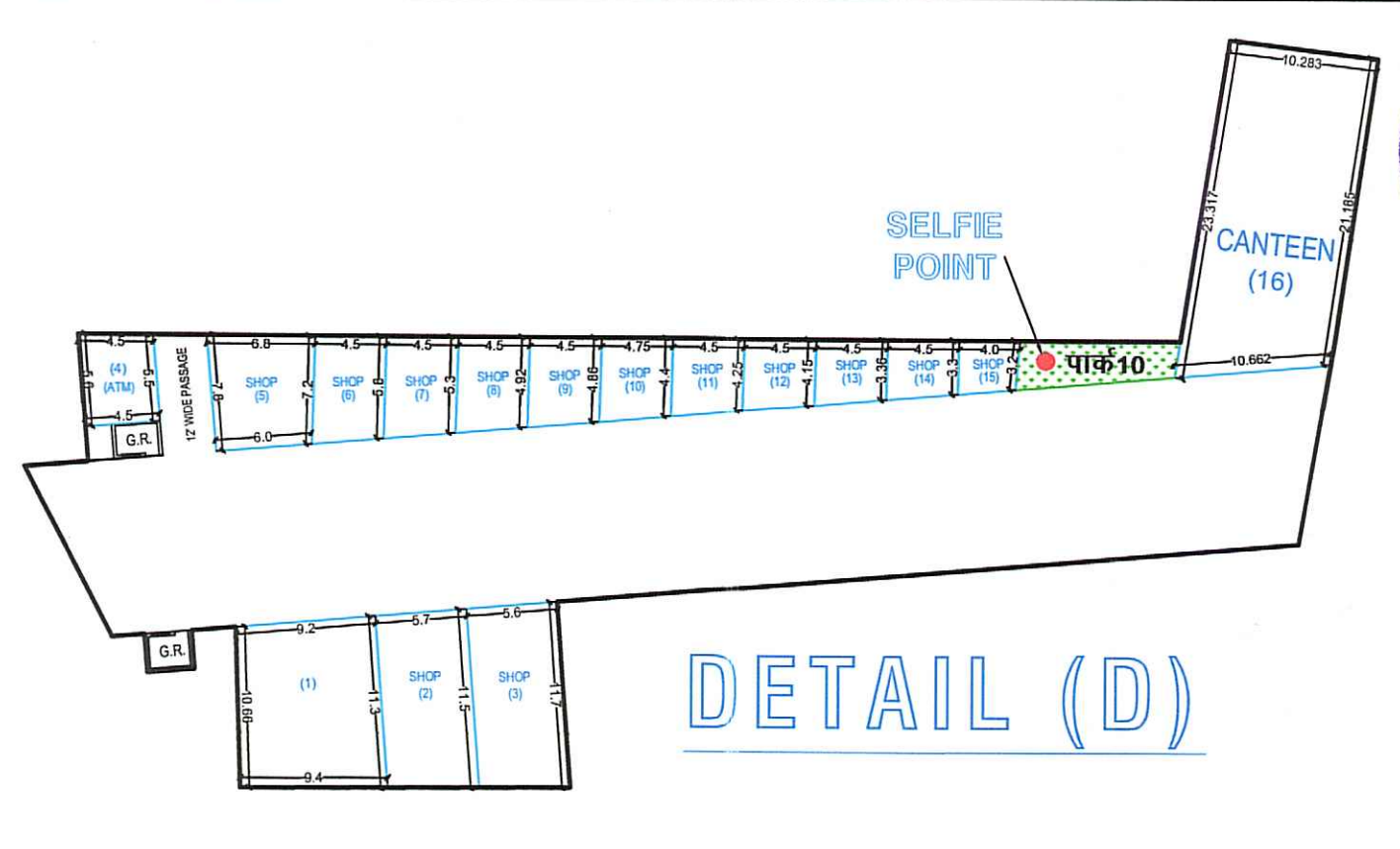
TO PRAYAGRAJ VARANASI MARG TO
PRAYAGRAJ HANDIA VARANASI

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



DETAIL (D)

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

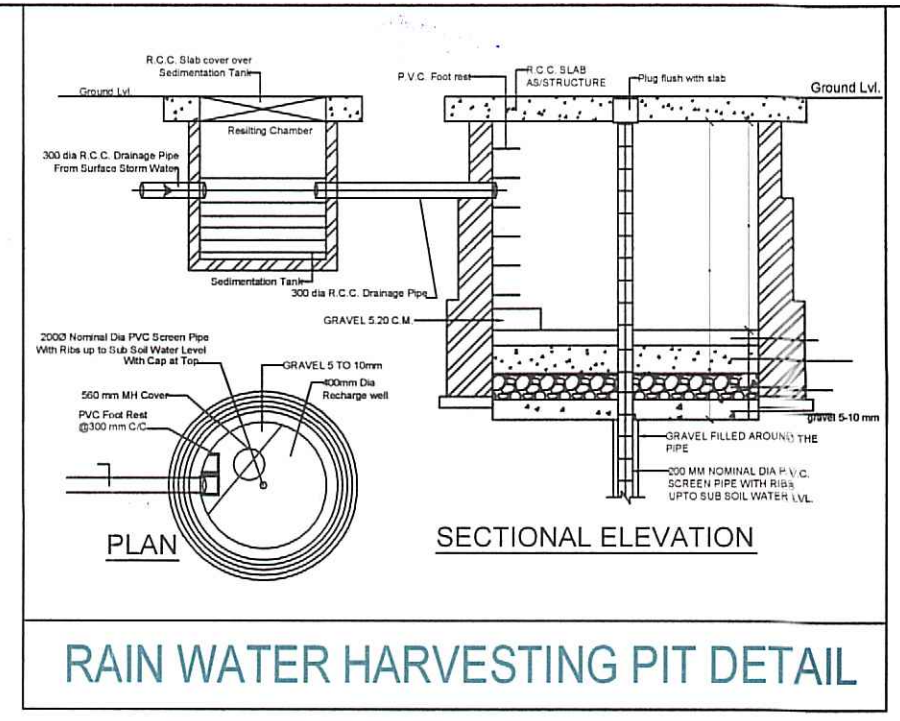
यह स्वीकृत/निर्माण अतिम है। "पूर्णा प्रमाण-पत्र" प्राप्त करने के बाद ही इस परिसर का वास्तविक उपयोग किया जा सकेगा।

मुं नगर नियोजक
प्रयागराज विकास प्राधिकरण

मुं नगर नियोजक/प्रमाणित (तत्सम)
प्रयागराज विकास प्राधिकरण

अख्यक अभियन्ता
प्रयागराज विकास प्राधिकरण

अख्यक अभियन्ता
प्रयागराज विकास प्राधिकरण



RAIN WATER HARVESTING PIT DETAIL

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

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

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

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)	66 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
License No: 020/C.T.C.-1) / Integrated Dev Auth /2016-17

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.

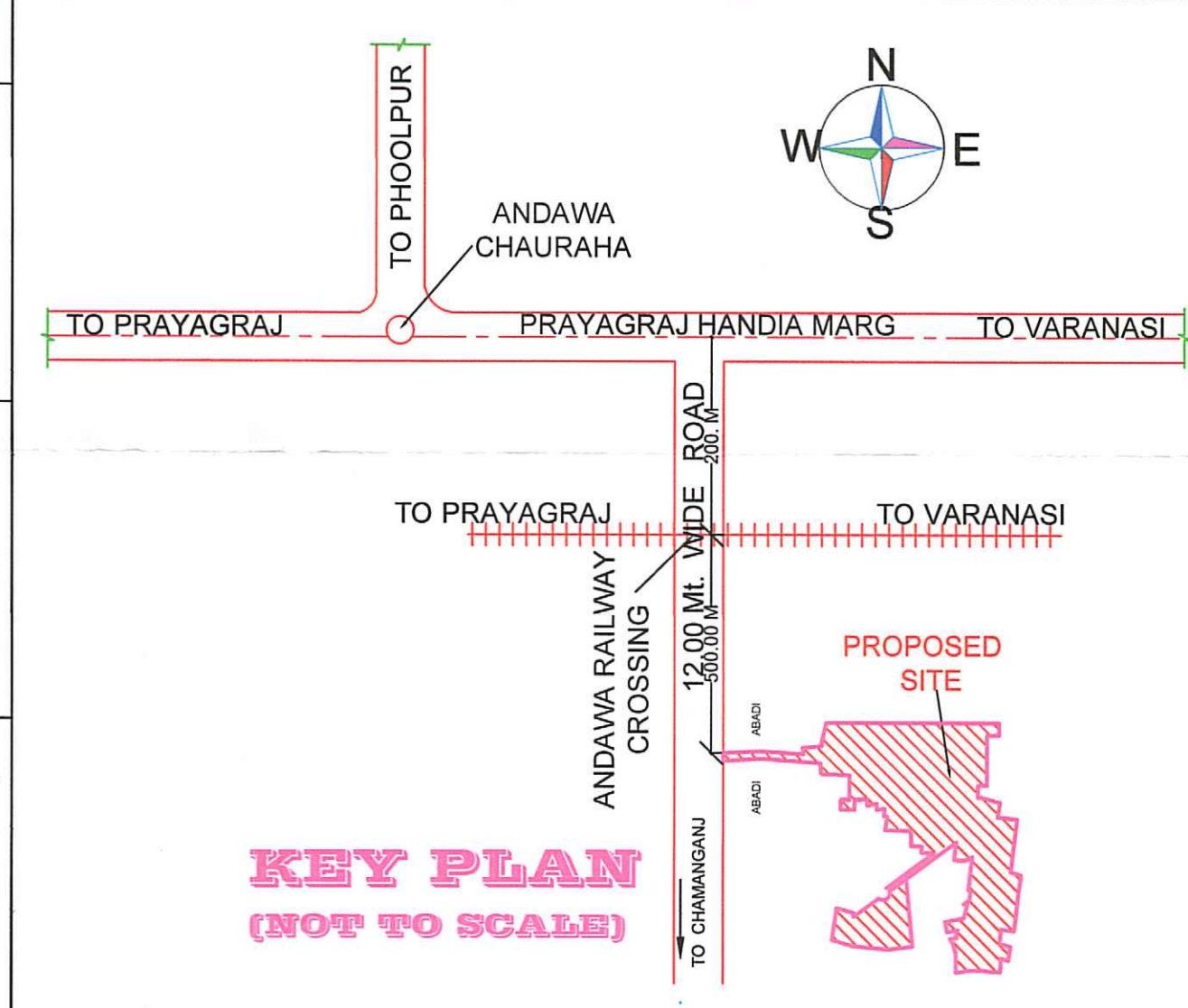
OWNERS- NEW SUNCITY CONSORTIUM
1. ABHIYAAN BUILDCON PVT. LTD.
(LEAD MEMBER)



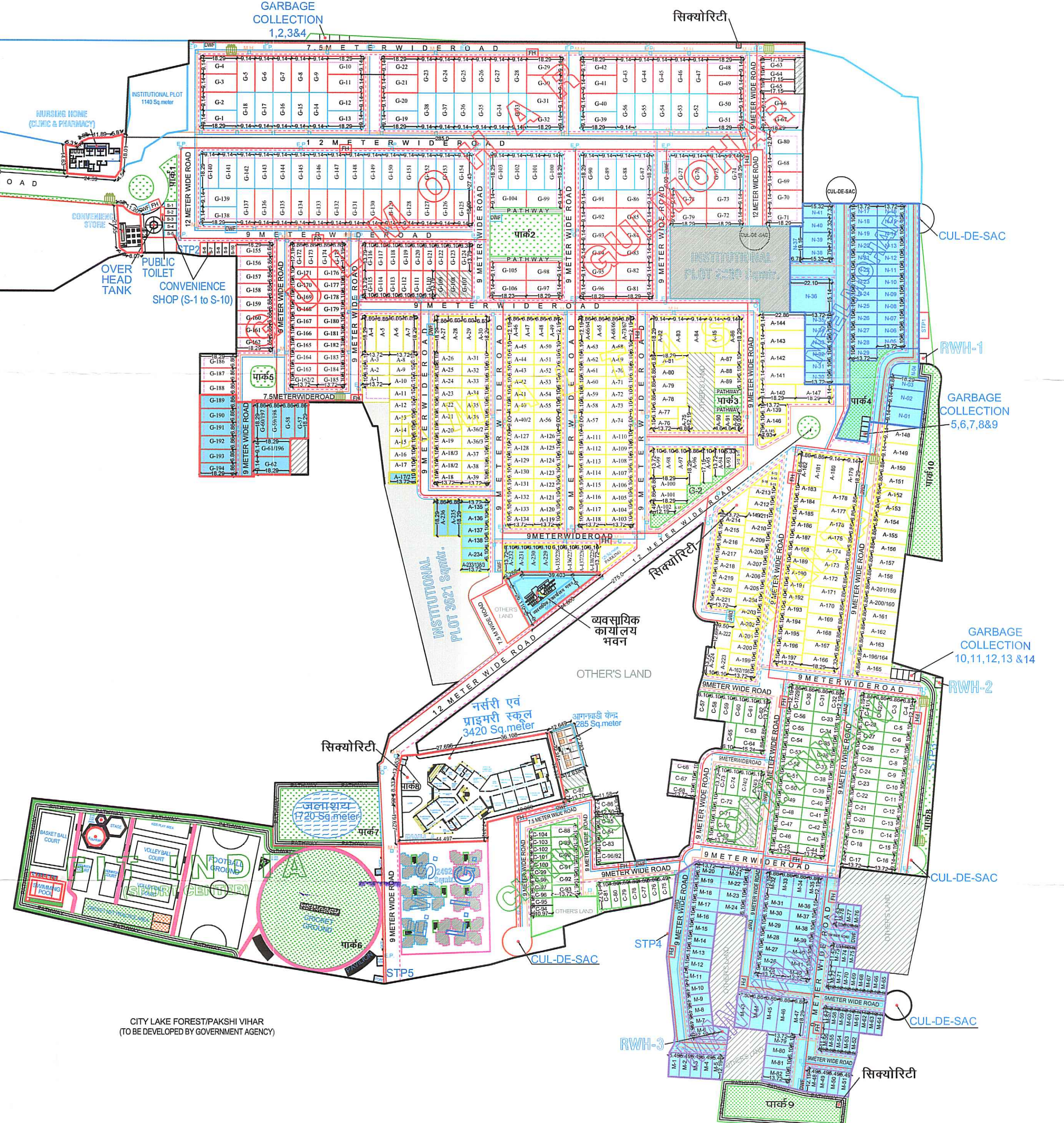
2. CITIZEN HOUSING & DEVELOPING CO-OPERATIVE SOCIETY LTD.



3. CITIZEN INFRAVENTURES PVT.LTD.



KEY PLAN
(NOT TO SCALE)



CITY LAKE FOREST/PAKSHI VIHAR
(TO BE DEVELOPED BY GOVERNMENT AGENCY)

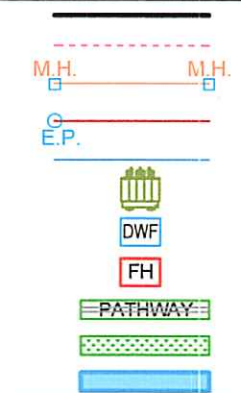
ARCHITECT SEAL & SIGNATURE

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.singharchitects.com email: info@singharchitects.com

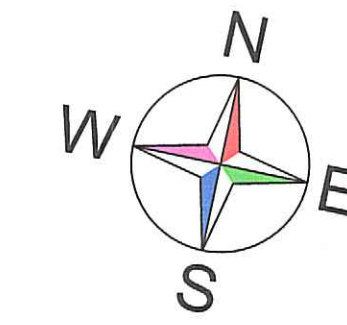
AR. VATRIKA SINGH (CA/2011/51859)
SINGH & ASSOCIATES
139A-ALLENANJ, PRAYAGRAJ.

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.	NSC/LAYOUT/REVISE/01
DATE	JAN. 2024
SIZE	A1
SCALE	1 : 1000



REVISED LAYOUT
2023-2024 (Including Ext.)