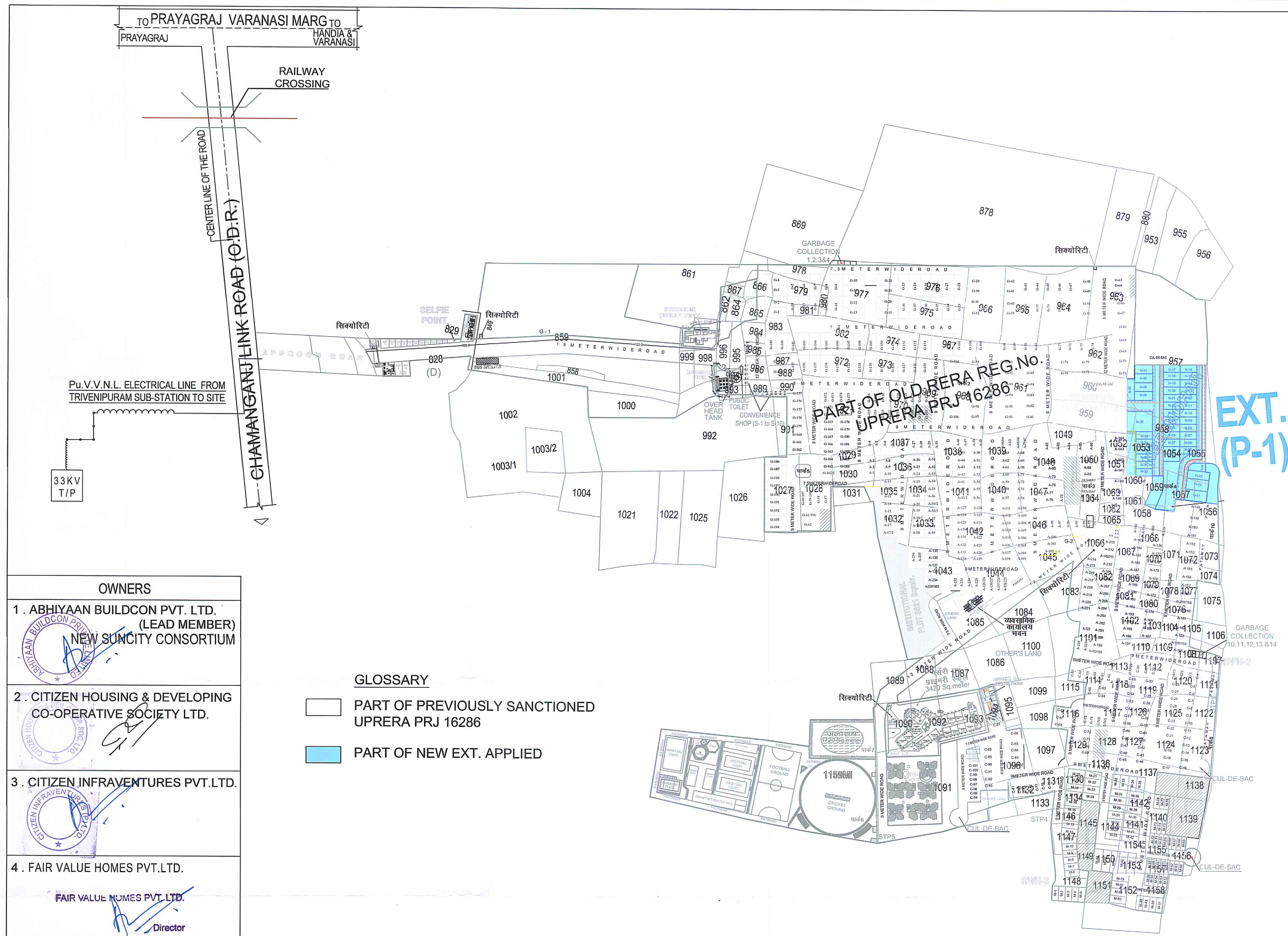
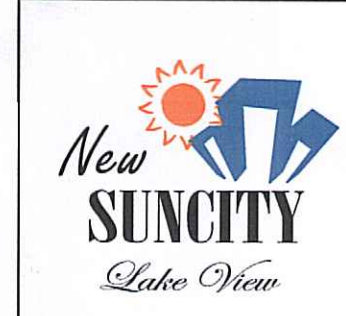




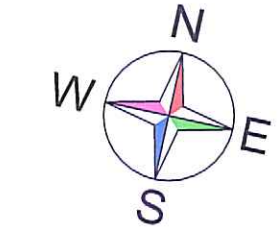
OWNERS	
1. ABHIYAAN BUILDCON PVT. LTD. (LEAD MEMBER) NEW SUNCITY CONSORTIUM	
2. CITIZEN HOUSING & DEVELOPING CO-OPERATIVE SOCIETY LTD.	
3. CITIZEN INFRAVENTURES PVT.LTD.	
4. FAIR VALUE HOMES PVT.LTD.	

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



REVISED LAYOUT OF NEW SUNCITY
EXT.(POCKET-1) 2023-2024
AS PER RERA LETTER 26/06/2024 (With Sajra Plan)

DEVELOPERS	
for NEW SUNCITY CONSORTIUM NEW SUNCITY CONSORTIUM AUTHORISED SIGNATORY NISHITH VERMA	
DWG.No.	RERA/EXT. P-1/02
DATE	
SIZE	A 2
SCALE	



EXTENSION POCKET - 1		
ARAZI No.	AREA (in Sqmt.)	REMARKS
957	2855	
958Mi	624	
1052	313	
1053	313	
1054	732	
1055Mi	697	
1056	741	
1057	855	
1059	200	
1060	210	
TOTAL AREA = 7540 Sq.mt. = 1.86 Acre		

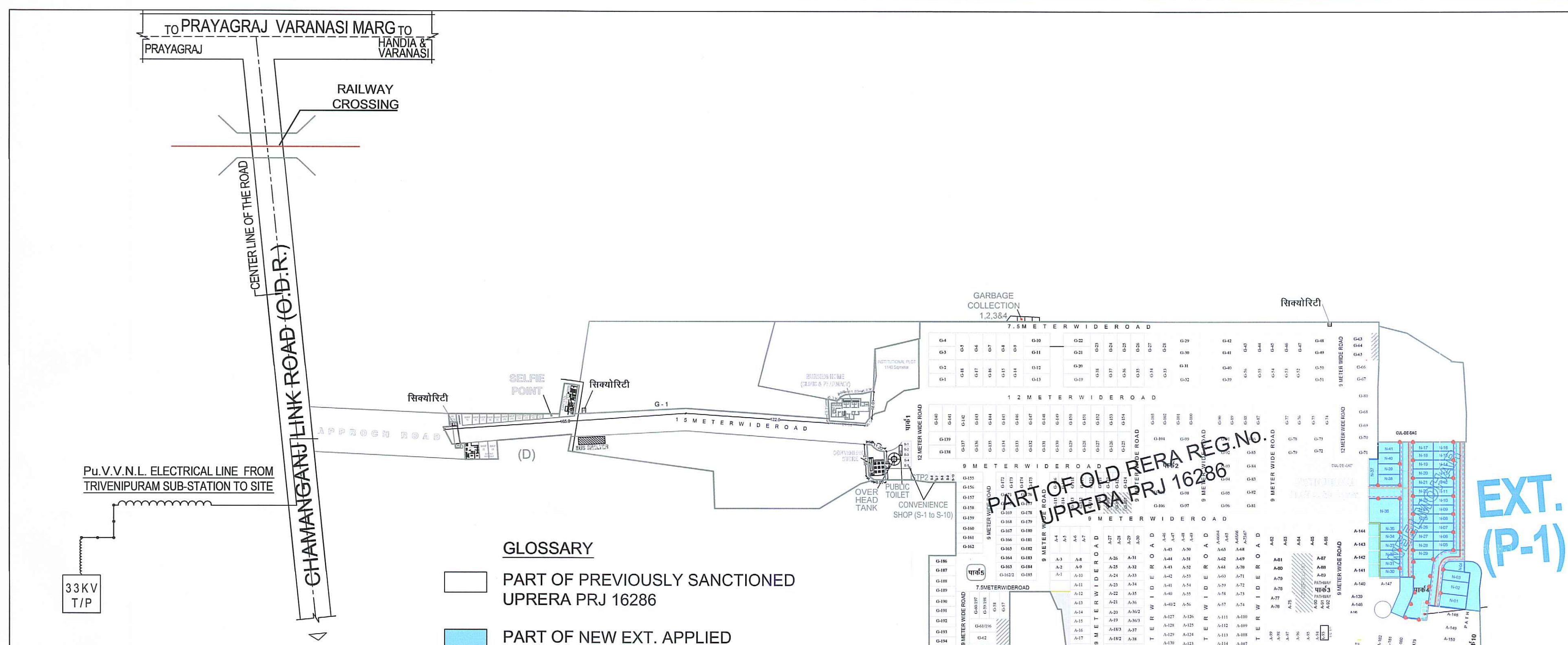
ARCHITECT
Vatrika Singh
B.Arch-NU, M.Plan-Auckland-NZ
COA-Registration No.CA/2011/51859
Singh & Associates-Architects, Town Planners & Interior Designers
Website: www.vasarchitect.com email: info@vasarchitect.com

ORIGINAL LICENSE DATED 04.05.2018
License No: 020.C(T.C-1) / Integrated Dev Auth /2016-17
प्लान नं : 02 / प्र030(होमर0) / जोन-5 / इन्टीग्रेटेड / रिसाड00 / 2020-21
दिनांक : 27 / 02 / 2021

EXTENSION LICENSE DATED 01.01.2024
License No: 020.C(T.C-2) / Integrated Dev Auth /2023-24
प्लान नं : 02 / प्र030(होमर0) / जोन-5 / इन्टीग्रेटेड / रिसाड00 / 2023-24
दिनांक : 10 / 01 / 2024

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

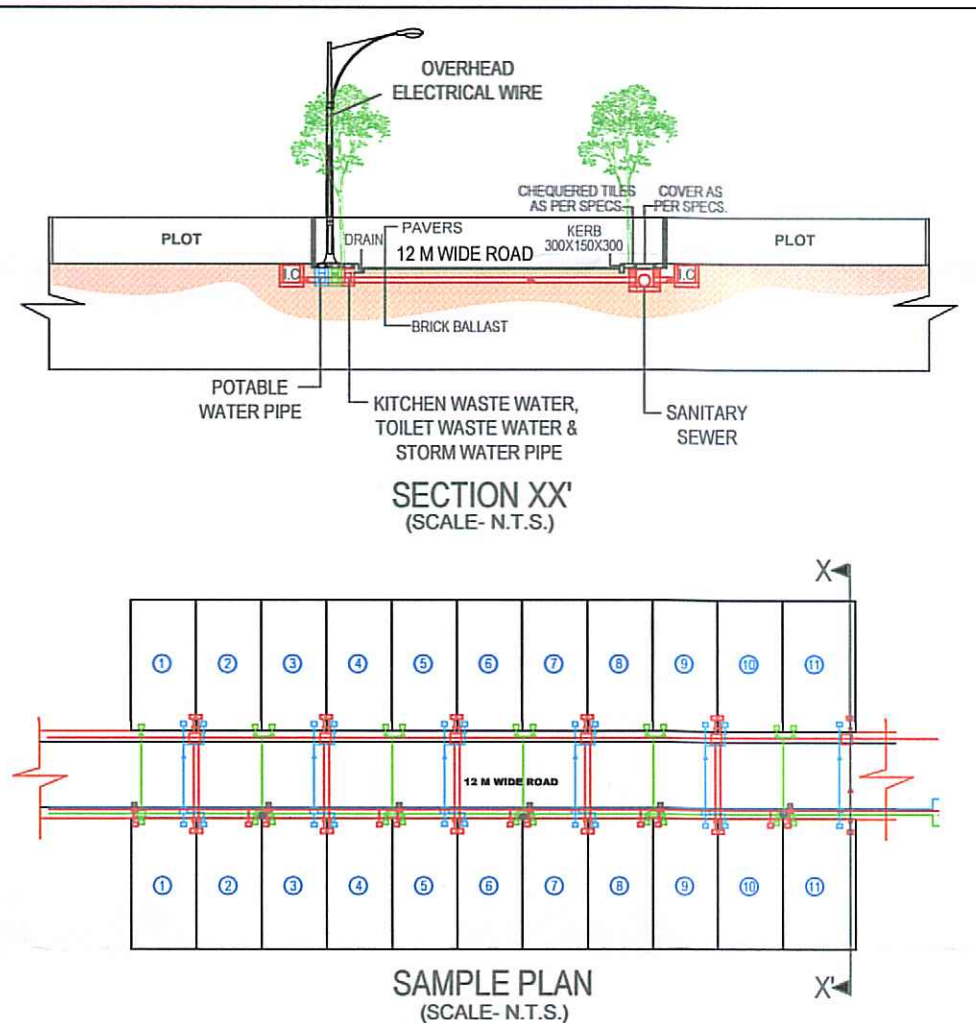
PROJECT :-
NEWSUNCITY
(INTEGRATED TOWNSHIP)
ANDAWA, JHUNSI, PRAYAGRAJ.
HEAD OFFICE :-
SAHYOG BHAWAN , 1 M. G. MARG
CIVIL LINES, PRAYAGRAJ.



GLOSSARY

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

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



SERVICES

DEVELOPERS

for NEW SUNCITY CONSORTIUM
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-1/03
DATE	
SIZE	A 2
SCALE	



- जनसंख्या घनत्व का आकलन**
- 50 से अधिक तथा 150 वर्गमीटर तक के मूखण्ड
 - 37 प्लॉट x 2 = 74 इकाईयाँ
 - 150 से अधिक तथा 300 वर्ग मीटर तक के मूखण्ड
 - 2 प्लॉट x 4 = 8 इकाईयाँ
 - 300 से अधिक तथा 2000 वर्ग मीटर तक के मूखण्ड
 - 1 प्लॉट x 5 = 5 इकाईयाँ
- कुल योग = 87 इकाईयाँ x 5 व्यक्ति = 435 व्यक्ति

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

SETBACK DETAIL

Sl.No.	PLOT SIZE in meter	PLOT AREA IN Sqmtr.	No OF PLOTS	SETBACK(in meter)	FRONT	REAR
1	6.10X13.72	83.69 Sqmtr.	31	2.00	2.00	
2	6.86X18.29	125.47 Sqmtr.	1	2.00	2.00	
3	9.14X18.29	167.17 Sqmtr.	2	3.00	3.00	
4	15.14X22.10	335.00 Sqmtr.	1	4.50	4.50	
5	7.32X15.32	112.14 Sqmtr.	3	2.00	2.00	
			TOTAL	40		

कार्गार जयवा कोने के मूखण्ड में पार्श्व का सेटबैक सम्बन्धित मूखण्ड के फर्न सामान होगा

ORIGINAL LICENSE DATED 04.05.2018

License No: 02/0.C(T.C-1)/Integrated Dev Auth/2016-17

पत्रांक : 02 / 2030(कसस) / जॉन-5 / इन्टीग्रेटेड / विभागा / 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 / 2030(कसस) / जॉन-5 / इन्टीग्रेटेड / विभागा / 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.

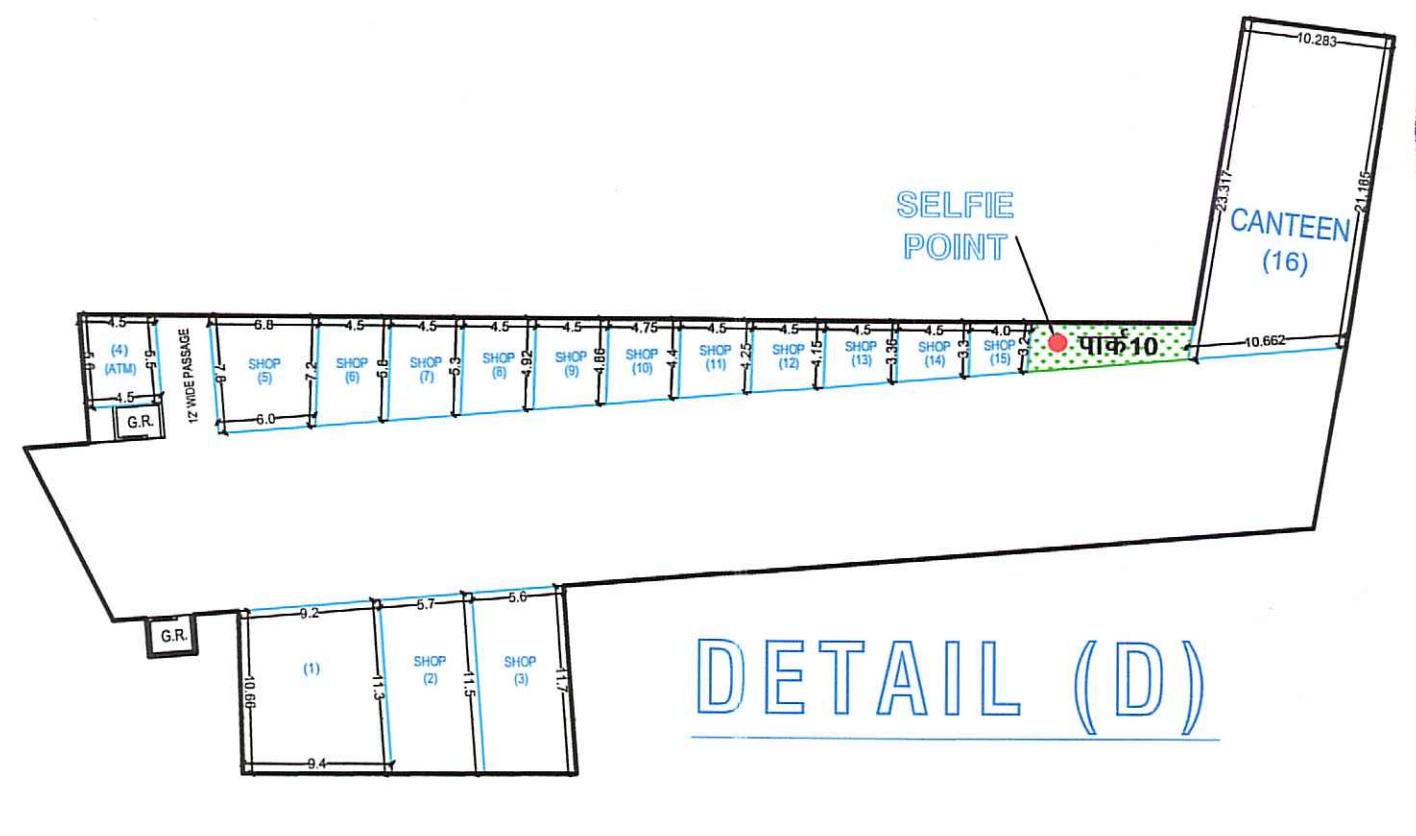
TO PRAYAGRAJ VARANASI MARG TO
PRAYAGRAJ HANDIA VARANASI

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

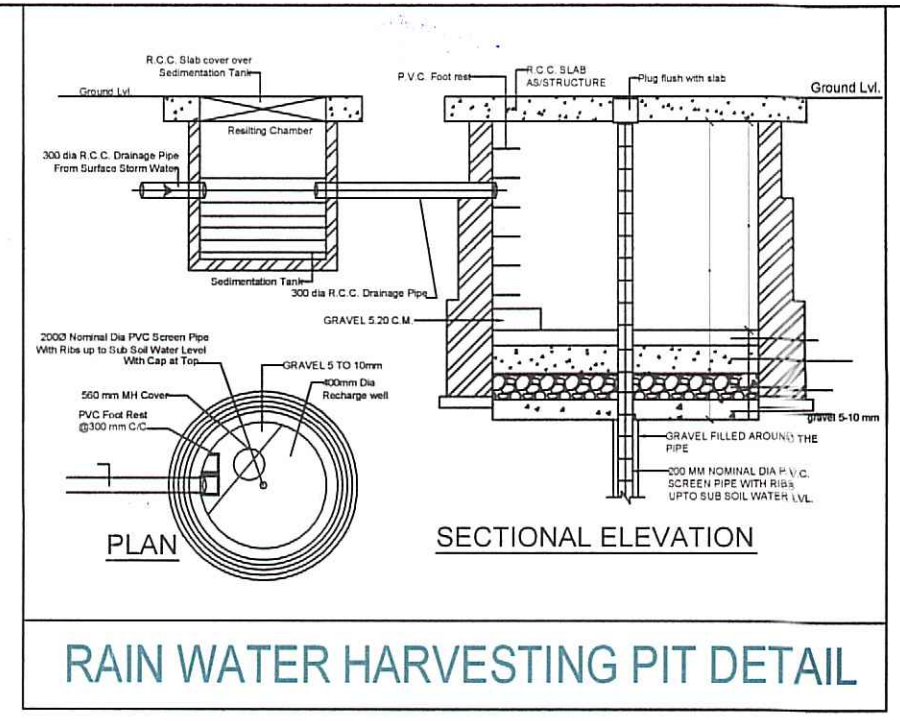
यह स्वीकृत/निर्माण अतिम है। "पूर्णा प्रमाण-पत्र" प्राप्त करने के बाद ही इस परिसर का वास्तविक उपयोग किया जा सकेगा।

मुं नगर नियोजक
प्रयागराज विकास प्राधिकरण

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

अध्यक्ष अभियन्ता
प्रयागराज विकास प्राधिकरण

अध्यक्ष 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	9.14X13.72	41.83 Sq.mtr.	10
	6.86X16.46	112.91 Sq.mtr.	2
	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	6.78X19.16	129.90 Sq.mtr.	1
	8.79X15.32	134.66 Sq.mtr.	1
	7.32X15.32	112.14 Sq.mtr.	3
	TOTAL	40	3989 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	8694 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)	66 Sq.mtr.
SHOP NO. (3)	66 Sq.mtr.
SHOP NO. (4)	26 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.

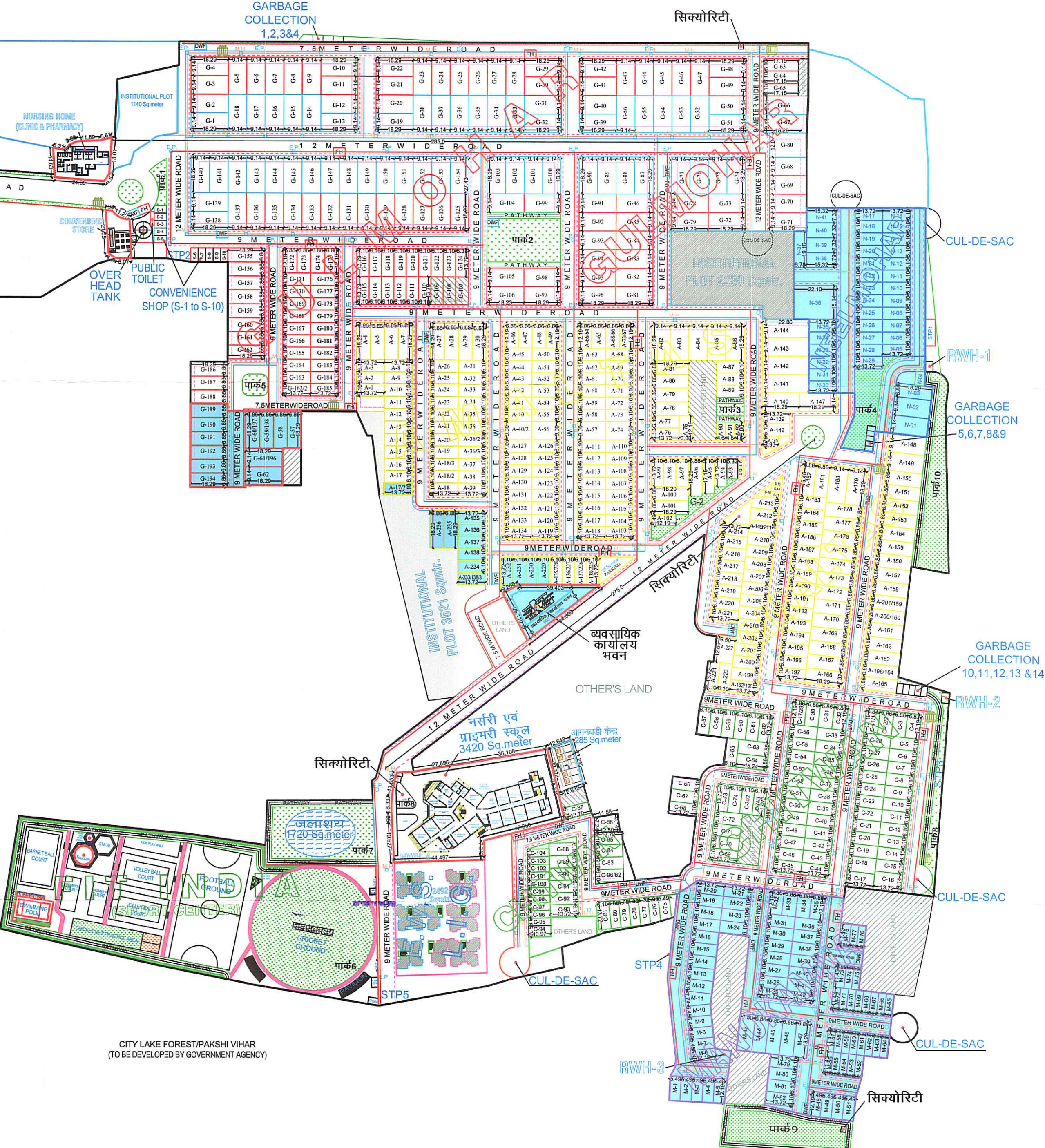
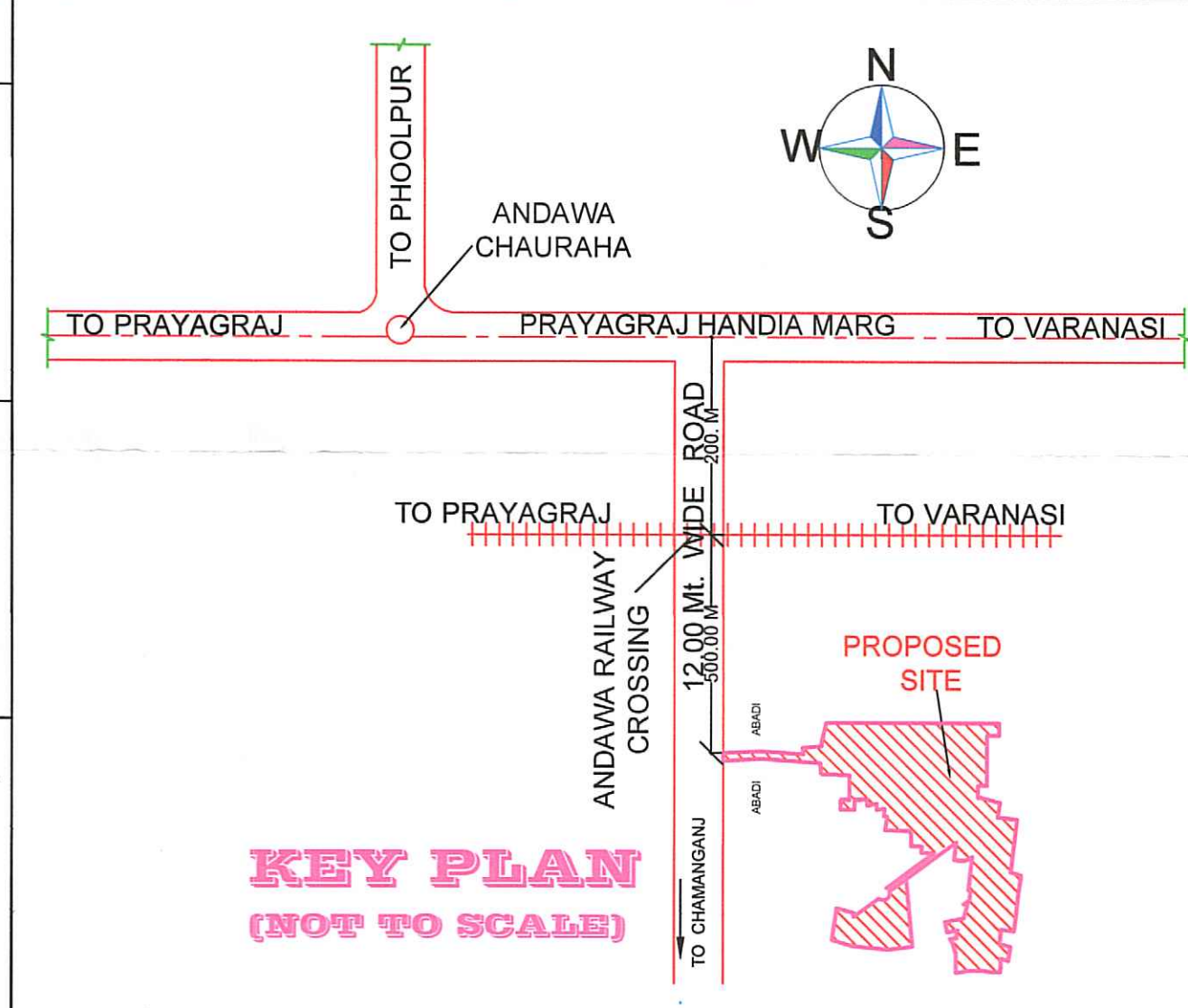
OWNERS- NEW SUNCITY CONSORTIUM
1. ABHIYAAN BUILDCON PVT. LTD.
(LEAD MEMBER)



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



3. CITIZEN INFRAVENTURES PVT.LTD.



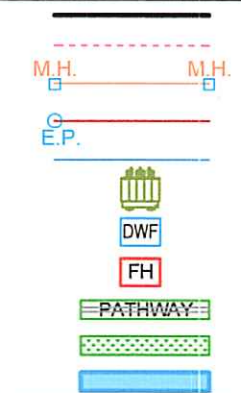
ARCHITECT SEAL & SIGNATURE

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

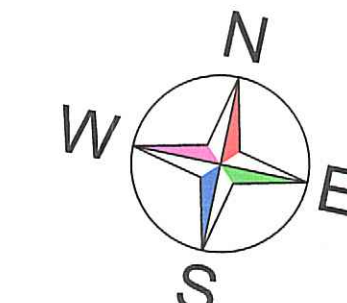
AR. VATRIKA SINGH (CA/2011/51859)
SINGH & ASSOCIATES
139A-ALLENGANJ, PRAYAGRAJ.

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.)