





# News Update

पंचकूला

मोहाली

कार्तिक, शुक्ल पक्ष - 3, 2072

## ब्रिटेन की मदद से मुल्तानपुर में बनेगा 1000 करोड़ का हॉस्पिटल

पीएम मोदी और ब्रिटेन के पीएम डेविड कैमरून के बीच हुआ समझौता, 5 से 7 साल में बनकर होगा तैयार

- » 10 हजार लोगों को मिलेगा रोजगार
- » 1000 से ज्यादा मरीज हो सकेगा एडमिशन

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वाले इस हॉस्पिटल में एक हजार मरीजों के इलाज की क्षमता होगी। यह हॉस्पिटल ब्रिटेन की नेशनल हेल्थ सर्विसेस फाउंडेशन ट्रस्ट की मध्यस्थता के साथ किंग्स कॉलेज हॉस्पिटल और भारत की इंडो यूके हेल्थकेयर प्राइवेट लिमिटेड मिलकर बनाएगी। हाल ही में पंजाब में हुई इनवेस्टर मीट में इंडो यूके हेल्थकेयर प्राइवेट लिमिटेड और ब्रिटेन की किंग्स कॉलेज हॉस्पिटल यह हॉस्पिटल बनाने पर सहमत हुए थे। अब पीएम मोदी और डेविड कैमरून के बीच दोनों देशों के बीच हेल्थकेयर सेक्टर को लेकर हुए समझौते में इस हॉस्पिटल में ब्रिटेन के निवेश को मंजूरी मिल गई है।



एमओयू के दौरान ब्रिटेन और भारत का डेलिगेशन

### ऐसे 10 हॉस्पिटल बनेंगे

मुल्तानपुर में विदेशी निवेश की मदद से हॉस्पिटल बनाने वाली इंडो यूके हेल्थ केयर के चेयरमैन डॉ. राजन गुप्ता का कहना है कि ब्रिटेन की नेशनल हेल्थ सर्विसेस फाउंडेशन ट्रस्ट भारत में ऐसे 10 हॉस्पिटल बनाएगी। ये सभी हॉस्पिटल किंग्स कॉलेज हॉस्पिटल और इंडो यूके हेल्थकेयर प्राइवेट लिमिटेड मिलकर बनाएंगे। हर हॉस्पिटल पर एक हजार करोड़ की लागत आएगी। ये दोनों कंपनियां ये बजट खर्च करेंगी। मुल्तानपुर में बनने वाला ये हॉस्पिटल भी इन्हीं में से एक है।



डॉ. राजन गुप्ता

### एमबीबीएस और नर्सिंग कोर्स भी शुरू होंगे

टाईमिटी में विदेशी निवेश से बनने वाले इस हॉस्पिटल में एक हजार मरीजों को एडमिशन करके इलाज किया जा सकेगा। वीरवार को पीएम मोदी और ब्रिटेन के पीएम की मौजूदगी में हॉस्पिटल बनाने के लिए एमओयू साइन हुआ। भारत की ओर से इंडो यूके हेल्थकेयर प्राइवेट लिमिटेड के डायरेक्टर अजय राजन गुप्ता और किंग्स कॉलेज हॉस्पिटल के चेयरमैन लॉर्ड केरस्लेक के बीच एमओयू पर साइन हुए। मुल्तानपुर में बनने वाले इस हॉस्पिटल में लगभग 10 हजार लोगों को रोजगार के साथ ही एमबीबीएस और नर्सिंग कोर्स भी शुरू होंगे।

### जमीन देगी पंजाब सरकार

दोनों देशों के बीच बनी सहमति के बाद अब एमओयू साइन होने से पंजाब सरकार हॉस्पिटल के लिए 27 एकड़ जमीन देगी।

### सस्ता इलाज देना है लक्ष्य

डॉ. अजय गुप्ता कहते हैं कि देश में प्राइवेट सेक्टर के हॉस्पिटल में अभी मरीजों के लिए इलाज बहुत महंगा है। सरकारी हॉस्पिटल में मरीजों का प्रेशर होने से हेल्थ सर्विसेस समय पर नहीं मिल रही। लेकिन मुल्तानपुर समेत देश में बनने वाले इस सभी हॉस्पिटल का लक्ष्य यह है कि काम खर्च में हर नगरिक को चलासिटी हेल्थ केयर दिया जा सके। विदेशी निवेश की मदद से बनने वाले इस हॉस्पिटल में ये सब संभव होगा।



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Punjab's real estate sector has a reason to rejoice as realty majors have signed MoUs with the state government promising investments worth thousands of crores during the second Progressive Punjab Investors Summit held in Mohali on October 28-29. The final tally of committed investment touched a whopping Rs 1.15 lakh crore with the total number of players, who signed memoranda of understanding (MoUs) with the Punjab government, going up to 378. Of the total MoUs signed, 25 per cent pertained to the housing sector. The top five highest investments in the sector amounted to almost Rs 22,500 crore.

According to experts, the announcement of big investment in Punjab has set the ball rolling for the real estate sector to bounce back, which has been facing low sale volumes and rising inventory for the past some time. Areas like New Chandigarh, Mohali and Zirakpur, which are in the close vicinity of

Chandigarh, are likely to be amongst the greatest beneficiaries of these major investment announcements. A major draw for the real estate players have been the assurance given by the deputy CM of Punjab, Sukhbir Singh Badal, regarding a single-point clearance system and several other incentives. Addressing mediapersons on the concluding day of the summit, Sukhbir Singh Badal said fiscal sops to investors in Punjab will continue even after Goods and Services Tax (GST) is implemented. "We will come out with a special package by November end for the existing industry and MSME," said the deputy chief minister. Sukhbir said Punjab as a power-surplus state was offering electricity at the cheapest industrial rate of Rs 4.99 per unit in the country. He said the state had established a conversion rate of 60 per cent on the MoUs signed during the last summit in 2013. He said Punjab had received an investment of Rs 41,187 crore against MoUs worth Rs 63,000 crore

signed in 2013. Real estate experts believe that the inordinate delay in clearance of projects faced by the builders is one of the main reasons for increase in the cost of construction and thus, the high cost of flats. Once this hurdle is removed, real estate developers will not hesitate in launching new projects. Vivek Munjal, head, sales and marketing, of a real estate firm, says, "The promises made by the Punjab government during the summit are surely going to provide the much-needed impetus to the real estate sector. The single-point clearance system will be a huge relief for builders, who, otherwise had to face numerous hurdles in getting clearance for their projects. Also, the infrastructure development being undertaken by the state will also provide an impetus to the real estate."

During the Progressive Summit held in 2013, the deputy CM had released a Housing and Urban Development Policy which had salient features like common building rules, rationalisation of

## Big boost for real estate sector in Punjab

During the Progressive Punjab Investors' Summit held on October 28-29, 2015, in Mohali, realtors signed MoUs with the state government promising investments worth thousands of crores thus, providing the much-needed impetus to the real estate sector in Punjab

potential zones for CIU, EDC and other charges, incentives for green building, public-private partnership in urban development and incentives for affordable housing. In the policy, the floor area ratio had been upgraded from 1.75 to 1.30 and density per gross acre norm was increased from 175 PPA to 300 PPA for general housing and 400 for EWS houses to provide more housing stock in the market.

Talking about the potential investment opportunities in the Tricity region, Pankaj Sharma, a real estate consultant, said the upcoming New Chandigarh in the Greater Mohali area was all set to



give a new impetus to economic growth and development. He said there were enormous opportunities in Mohali, to be constructed on 424 acres of land, Educity on 1,700 acres and IT City on 1,688 acres. "With the coming up of several big corporate players, New Chandigarh is soon going to emerge as the favourite destination of the region. Also, driven by close proximity to the PGI hospital and Punjab University, the place provides easy access to most of the locations of Chandigarh," informs Pankaj. However, real estate expert Kamesh

Sharma has a word of caution. "Attracting investors is only the first step. Helping projects take off is more important. It requires a corruption-free and responsive administration, an end to the inspector raj, swift single-window clearances and world-class infrastructure. Punjab has made progress on some fronts. Power availability has improved. Governance is being streamlined but whether it comes up to investors' expectations remains to be seen," he says. He further adds, "Today, industrialists have many options for investment - within and outside the country. States, vie with one another for private investment by offering competitive incentives and a business-friendly environment. Pledging large sums of investment may make good headlines, but it remains to be seen as to how many of them actually materialise. The Punjab leadership will have to rise above rhetoric and make genuine efforts for developing the state."

With this huge commitment for investment in the state, it's now time for the government to ensure that it delivers what it has promised.

# Sukhna Lake replica proposed in Mullanpur

TIMES NEWS NETWORK

**Mohali:** A replica of Sukhna lake would be built in the proposed New Chandigarh city in Mullanpur.

According to the master plan prepared by GMADA, this proposed water body would cover approximately 240ha with depth of about of 3m to 4m. It would be filled from rainwater collected by catchments of the rivers Jayanti Devi Ki Rao, Siswan River and Patiala Ki Rao up in the Shivalik hills.



PLANNING AFRESH

productive for raising multiple crops in the year. There are numbers of such choes in Greater Mohali region, that may be tapped, which will act as recharge zones, climate modifiers and as recreational feature as has been done with Sukhna Lake in Chandigarh.

There are series of choes flowing through the region which are usually dry bed, but they get recharged during the monsoon season. This recharged water would be used for irrigation and other purposes during season when the choes are dry. And the same would also be stored in reservoir and used as same done at Sukhna Lake of Chandigarh where a lake has been made from the choes. The water is preserved and then converted into a beautiful lake. Through this process, water is being given back and groundwater is also recharged and replenished.

The contribution catchment area from upstream is about 16,200 ha. Similar to the existing Sukhna Lake, a proposed boundary wall of approximately 5m to 6m high would be built to retain the water. This proposed water body could be used for recreational purposes such as boating, fishing and the development of water-front resorts, houses, apartments.

A K Sinha, chief administrator of GMADA, said, "As per the master plan, further action is awaited and possibly it would be connected to dam water, if more land is needed then it would also be acquired for the same." The protection of these floodable zones has also been given importance for groundwater aquifers. As per the survey by makers of master plan, the soils in the area are very fertile with annual deposition of river silt and as such very

# UK King's college to set up hospital in city

## Part Of Trade Deals PM Has Notched Up During His Visit

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### ₹1K CRORE INVESTMENT



▶ King's College Hospital is part of Medicity project to come up in Mullanpur in area of 104.21 acres for multispecialty hospitals.

▶ King's College Hospital is a centre of excellence and expected to boast medical tourism as well, says Punjab principal secretary (health)

▶ 500-bedded hospital with investment of more than Rs 1,000 crore to be set up

**Chandigarh:** The city has figured as a part of the 9 billion pound worth agreement signed between PM Narendra Modi and his UK counterpart David Cameron. King's College Hospitals Foundation Trust and Indo-UK Healthcare would set up a hospital in Chandigarh, according to one of the six agreements Modi has notched up during his maiden visit to the UK.

"The Medicity site was approved and open to participants. The King's College Hospital is a centre of excellence and expected to boast medical tourism as well," said Punjab principal secretary (health) Vinni Mahajan. "It will also help in managing the long waiting list of patients in the

UK who can get their treatment here," she said.

The announcement of setting up of the hospital was made by the state authorities last month regarding the campus to be allotted in Mullanpur across 28 acres of land.

King's College Hospital is a part of the Medicity project to come up in Mullanpur in an area of 104.21 acres for multispecialty hospitals and medical research institutes.

Experts believe that a need for quality certified hospitals

exists in the country. "At present, the government is working on free health care model and there is an unlimited waiting list. This has to change to insured health care. Only basic health-care should be free," said Dr Narasimhan Kannan, paediatrician in Singapore and a former consultant in PGI. The Indo-UK Healthcare Private Ltd, a joint venture of King's College Hospital, will set up 500-bed hospital with investment of more than Rs 1,000 crore.

Many doctors from PGI had left for King's college. "Since many Indian doctors are working there, they are familiar with the requirements in the region. Dr Anil Dhanwan, a pass-out from PGI, is working in King's college as a liver expert," said Dr Narasimhan.

# Cancer hosp work to start in April

Diljot Singh | TNN

**Mohali:** The construction for the Homi Bhabha Cancer Hospital and Research Centre in Mullanpur would begin in April next year and be completed in two years.

Officials said the project advisor had already been appointed and all essential clearances for the infrastructure and medical equipment had been obtained from the department of atomic energy.

A Venu Parsad, secretary, housing and urban development, Punjab, said, "Fifty acre out 104 acre had already been allotted to the Homi Bhabha Cancer Hospital and Research Centre and the project will start in April next year."

The hospital was part of Medicity project in which 104.21 acres of land has been kept for multispecialty hospitals and medical research institutes.

# पीजीआई से मुल्लांपुर के बीच बनेगा फ्लाईओवर

प्रशासन के इंजीनियरिंग डिपार्टमेंट ने प्लान पर काम शुरू किया

संजीव रामपाल | चंडीगढ़

पीजीआई से मुल्लांपुर के बीच अब गाड़ियां नान स्टॉप दौड़ेंगी। बीच में कोई रुकावट नहीं होगी। चंडीगढ़ प्रशासन की यह फ्लाईओवर का निर्माण करने की योजना है। इंजीनियरिंग डिपार्टमेंट ने यहां फ्लाईओवर बनाने के प्लान पर काम करना शुरू कर दिया है। भविष्य में इस रोड पर ट्रैफिक बढ़ने की संभावना को देखते हुए ही फ्लाईओवर का निर्माण किया जा रहा है। चंडीगढ़ और मुल्लांपुर के बीच फ्लाईओवर में मेट्रो ट्रेन चलाने की भी तैयारी है।

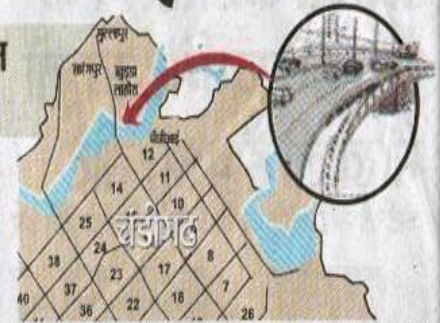
क्यों जरूरी हुआ

ग्रेटर मोहली एरिया डेवलपमेंट अथॉरिटी (गमाअ) ने मुल्लांपुर में नई टाउनशिप बनाने की तैयारी तेज कर दी है। यहां पहले चरण में 400 एकड़ एरिया में 4, 8, 10, 12, 14 मरला, एक और दो कनाल के 2800 प्लॉट काटे जाएंगे। आगामी एक-दो माह में प्रथम चरण की हाइवेसिंग स्कीम के लिए आवेदन मांगे जा सकते हैं।

चंडीगढ़ प्रशासन भी सारंगपुर गांव में कुछ नए पर्यटन स्थल विकसित करने के साथ हाइवेसिंग प्रोजेक्ट लांच करने पर विचार कर रहा है। चंडीगढ़ के निकट नई टाउनशिप बनने से पीजीआई और मुल्लांपुर रोड के बीच ट्रैफिक बढ़ना स्वाभाविक है। इस वजह से प्रशासन ने अभी से मुल्लांपुर और पीजीआई रोड पर ट्रैफिक बढ़ने की समस्या से निपटने की तैयारी शुरू कर दी है।

पंचकूला व चंडीगढ़ के बीच भी फ्लाईओवर

चंडीगढ़ प्रशासन को पंचकूला की ओर जाने वाले रोड पर ट्रैफिक अधिक होने की समस्या से निपटने के लिए चंडीगढ़ व पंचकूला के बीच भी फ्लाईओवर बनाने की योजना है। इंटरस्टेट एरिया से पंचकूला को जाने वाले नए रास्तों पर यह फ्लाईओवर बनाया जाना प्रस्तावित है। इस फ्लाईओवर से लोग इंटरस्टेट एरिया से सीधे मौलीजागर तक पहुंच सकेंगे। यहां से रास्ता आगे पंचकूला तक जाता है।



चंडीगढ़ व पंचकूला के बीच ट्रैफिक लगातार बढ़ता जा रहा है। टाउनपोर्ट चोक से पंचकूला की ओर जाने वाली सड़क पर अक्सर जाम लगाते लगा है। मुल्लांपुर में भी हाइवेसिंग प्रोजेक्ट लांच ही लांच होने की उम्मीद है। इस दृष्टि से पीजीआई और मुल्लांपुर के बीच ट्रैफिक बढ़ेगा। क्लिफ्ट भीयवा में यहां भी फ्लाईओवर बनाने पर गंभीरता से विचार हो रहा है।

बढ़ते ट्रैफिक की रोकथाम

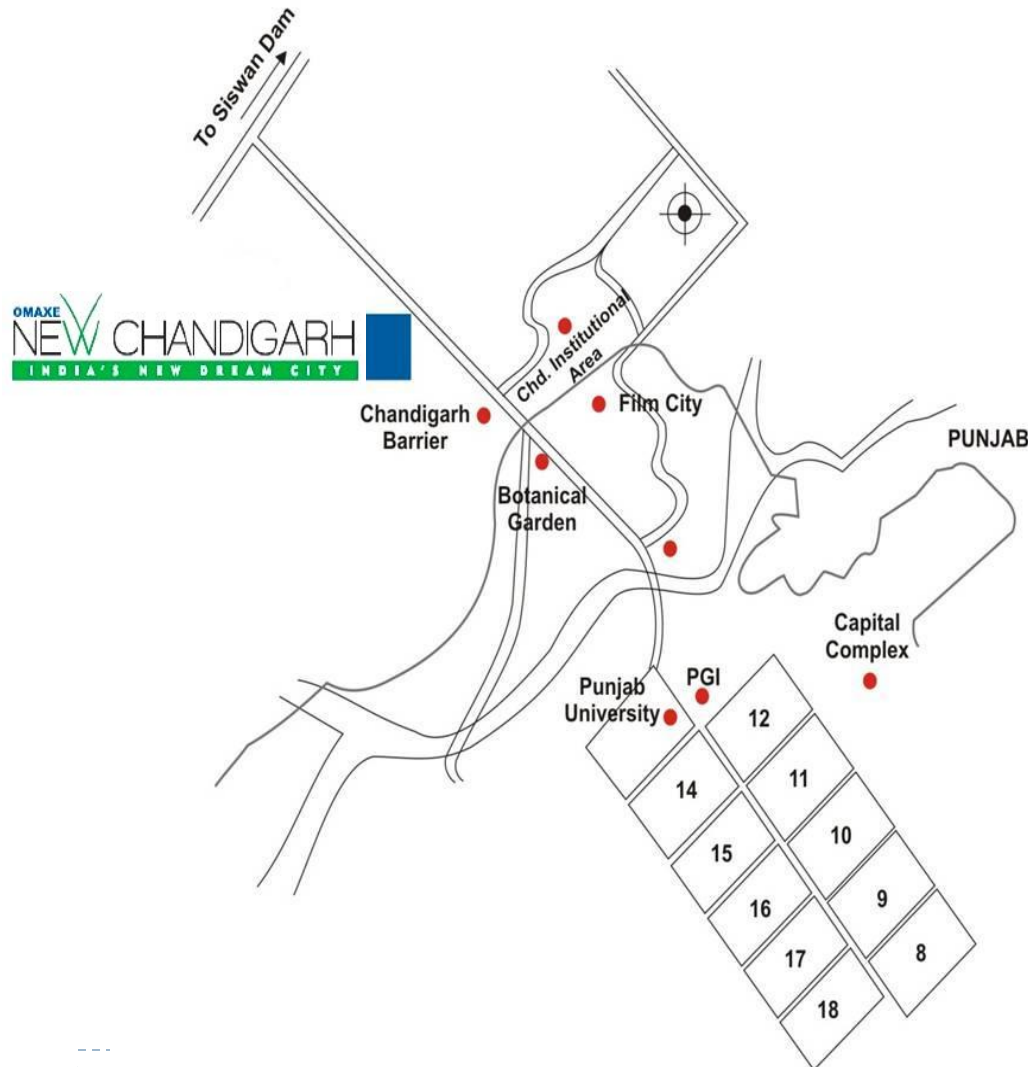
- चंडीगढ़-मुल्लांपुर के बीच बढ़ते ट्रैफिक का खदेड़ा जा रहा समाधान
- गमहा की तरह से मुल्लांपुर में बसाई जा रही है नई टाउनशिप
- चंडीगढ़ और मुल्लांपुर के बीच पहले फेज में मेट्रो ट्रेन चलाने की भी तैयारी
- इंटरस्टेट एरिया से पंचकूला की तरफ भी फ्लाईओवर बनाया जाएगा
- शहर में आठ अंडरपास बनाने की योजना पर पहले से काम रहा काम

अंडरपास सड़कों पर बनने हैं अंडरपास

शहर की अंदरूनी सड़कों पर भी आठ अंडरपास बनाने की योजना है। इन ही में प्रशासन के सलाहकार के.के. शर्मा की अध्यक्षता में हुई मीटिंग में हाइवेसिंग बोर्ड को अंडरपास के निर्माण के अधिक मद्दद देने का आग्रह किया है।

-वी.के. सिंह, पत्रकार संकेत, प्रभास

# Location Map



**Distance from the various place :**

4 Km from **Chandigarh**

8 Km from **PGI / PU**

18 Km From **Baddi**

10 Km From **TAJ**

# MEDICITY



# EDU CITY





# Tourism Park



# PCA Stadium



# 200 fit wide connecting Roads



# INDIA TRADE TOWER

- An Office cum Shopping complex
- Centrally Air-conditioned G+19 floors
- Total area - 2,45,000 sq ft.





- Located on State Highway in New Chandigarh, an extension of Madhya Marg, Chandigarh.
- Designed excellently to ensure maximum visibility and natural sunlight for every Office space
- Spread over sprawling approx. 5.5 lakh sq. ft.\*
- A stunning skyscraper and an architectural excellence
- Mix of well laid-out Office space and Retail
- Designed by Renowned Australian Architect Sanderson Group and India's Naren Kuwadekar

# The Tribune

THE TRIBUNE, CHANDIGARH, THURSDAY, JULY 4, 2013

## Omaxe to set up 5-star hotel in New Chandigarh

MUMBAI, JULY 3

Real estate firm Omaxe today said it will invest Rs 200 crore to set up a five-star hotel in New Chandigarh, where it is developing an integrated township.

The company has joined hands with the Intercontinental Hotel Group (IHG) to manage and set up the 150-room hotel, named as Holi-

day Inn, a statement issued here said.

"Omaxe will invest close to Rs 200 crore in building this luxurious hotel that will cater to corporates and the local elite, including tourists," the statement said.

The office and retail spaces in the vicinity have been attracting reputed companies from sectors like IT, BFSI

and retail in the national and international arena, it said.

"This hotel is a step forward towards creation of a commercial hub in Omaxe New Chandigarh that will house two offices and retail spaces — International Trade Tower and India Trade Tower — along side the hotel," according to the release. — PTI

THE ECONOMIC TIMES | CHANDIGARH | THURSDAY | 4 JULY 2013

ET

### ■ Omaxe to Invest ₹200 cr to Set up Five-star Hotel

MUMBAI Real estate firm Omaxe today said it will invest ₹200 crore to set up a five-star hotel in New Chandigarh, where it is developing an integrated township. The company has joined hands with the Intercontinental Hotel Group (IHG) to manage and set up the 150-room hotel, named as Holiday Inn, a statement issued here said. "Omaxe will invest close to ₹200 crore in building this luxurious hotel that will cater to corporates and the local elite, including tourists," the statement said. The office and retail spaces in the vicinity have been attracting reputed companies from sectors like IT, BFSI and retail in the national and international arena, it said. "This hotel is a step forward towards creation of a commercial hub in Omaxe New Chandigarh that will house two offices and retail spaces International Trade Tower and India Trade Tower, along side the hotel," according to the release. The integrated township is spread across 700 acres, the company said.



# ADVENTURE PARK



THEME PARK AT OMAXE NEW CHANDIGARH



THEME PARK AT OMAXE NEW CHANDIGARH



THEME PARK AT OMAXE NEW CHANDIGARH



THEME PARK AT OMAXE NEW CHANDIGARH



THEME PARK AT OMAXE NEW CHANDIGARH





THEME PARK AT OMAXE NEW CHANDIGARH



THEME PARK AT OMAXE NEW CHANDIGARH



CLUB *Aura*  
YOUR CIRCLE OF INFLUENCE.



# Fruit Park



# Open Gym

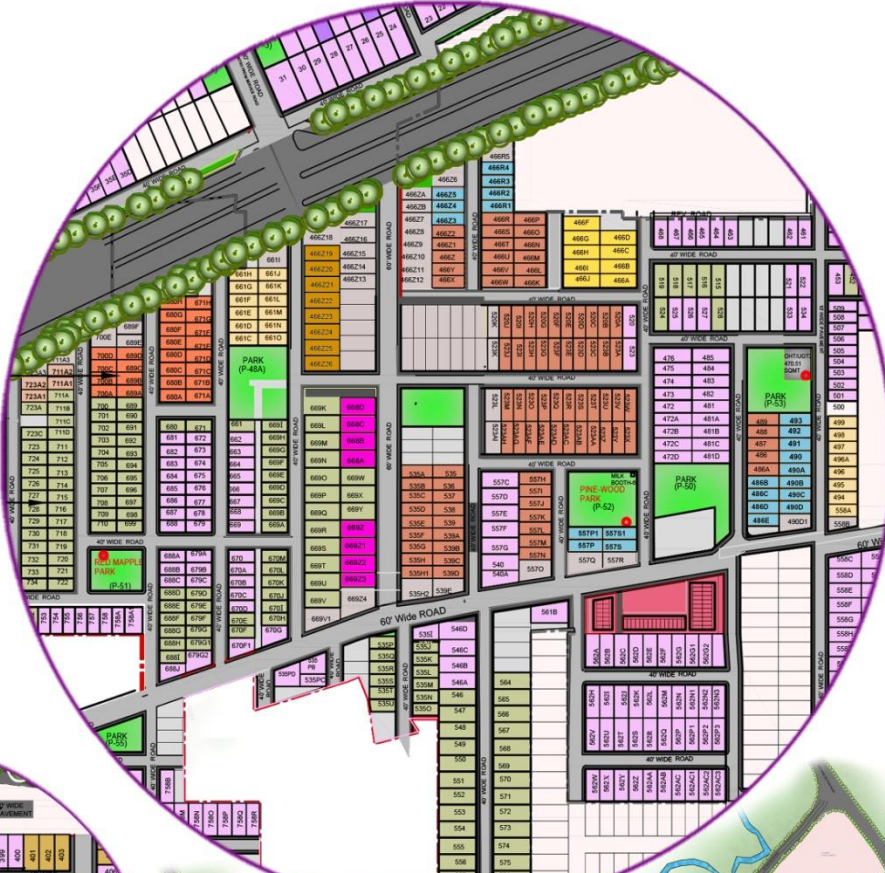




# **CELESTIA ROYAL**

**S+3, 3 & 4 BHK Floors, New Chandigarh**

# SITE LAYOUT PLAN OF CELESTIA ROYAL OMAXE NEW CHANDIGARH



- LEGEND**
- CELESTIA ROYAL: 2450 SQ FT
  - CELESTIA ROYAL: 2400 SQ FT
  - CELESTIA ROYAL: 1875 SQ FT
  - CELESTIA ROYAL: 1996 SQ FT OP-1
  - CELESTIA ROYAL: 1596 SQ FT OP-2
  - CELESTIA ROYAL: 1434 SQ FT
  - CELESTIA GRAND PLOTS
  - SILVER BIRCH
  - AMBROSIA
  - FUTURE FLOORS
  - COMMERCIAL
  - INSTITUTIONAL
  - FUTURE EXPANSION





**Celestia Royal Elevation (1434 Sq.ft & 1596 Sq.ft)**



Celestia Royal Elevation (1875 Sq.ft, 2400 Sq.ft & 2450 Sq.ft)



# 1434 Sq.ft. – Upper Ground( 3BHK+2W)



**STILT PLAN**  
PLOT NOS:- 449L8-449L15, 711A1-711A2, 723A1-723A2



**UPPER GROUND FLOOR**  
PLOT NOS:- 449L8-449L15, 711A1-711A2, 723A1-723A2  
SALEABLE AREA/ UNIT : 1434 SQ. FT.

# 1434 Sq.ft. – FF and SF



**FIRST FLOOR PLAN**

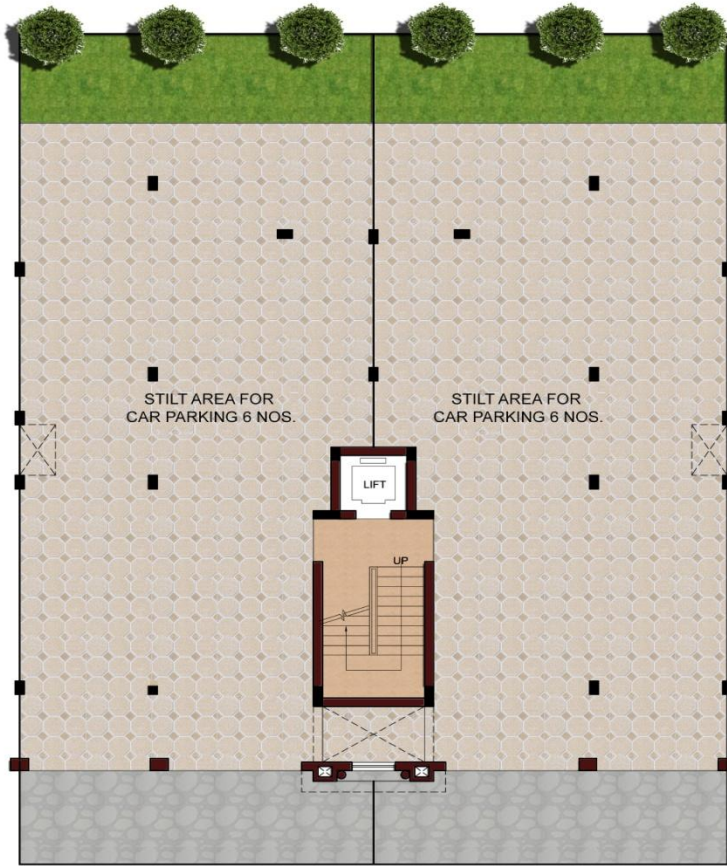
PLOT NOS:- 449L8-449L15, 711A1-711A2, 723A1-723A2  
SALEABLE AREA/ UNIT : 1434 SQ.FT.



**SECOND FLOOR PLAN**

PLOT NOS:- 449L8-449L15, 711A1-711A2, 723A1-723A2  
SALEABLE AREA/ UNIT : 1434 SQ.FT.

# 1596 Sq.ft. (Opt-1) – Upper Ground(3BHK+3W+Pooja)



**STILT PLAN**  
PLOT NOS. : 494-499, 496A, 558A, 661C-661H,  
661J-661O, 266C4, 266C5, 266C8-266C11



**UPPER GROUND FLOOR**  
PLOT NOS. : 494-499, 496A, 558A, 661C-661H,  
661J-661O, 266C4, 266C5, 266C8-266C11  
SALEABLE AREA/ UNIT : 1596 SQ.FT. (OP-1)

# 1596 Sq.ft. (Opt-1) – FF & SF



**FIRST FLOOR PLAN**

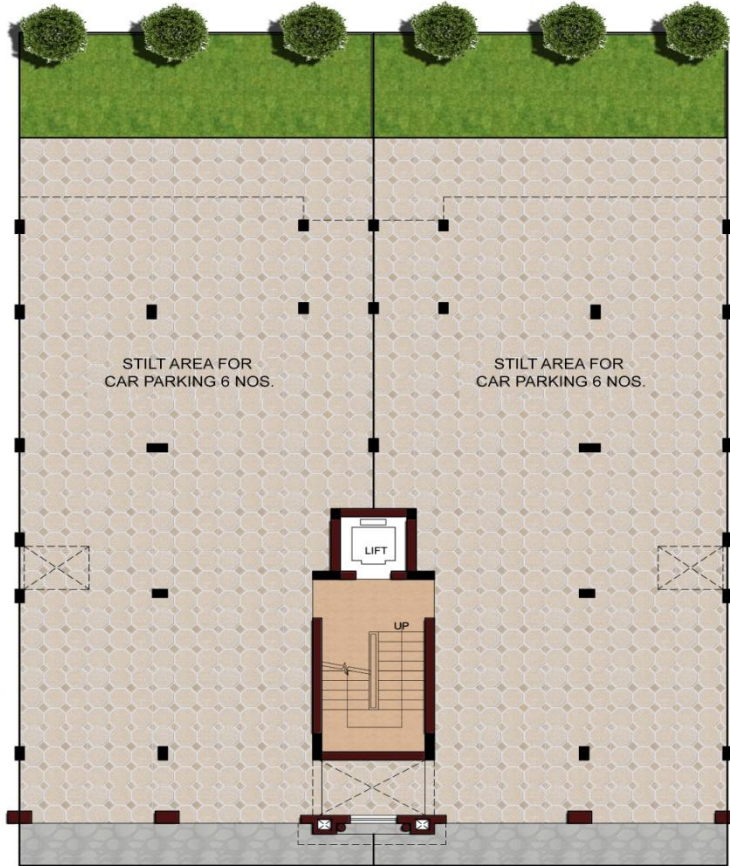
PLOT NOS. : 494-499, 496A, 558A, 661C-661H,  
661J-661O, 266C4, 266C5, 266C8-266C11  
SALEABLE AREA/ UNIT : 1596 SQ.FT. (OP-1)



**SECOND FLOOR PLAN**

PLOT NOS. : 494-499, 496A, 558A, 661C-661H,  
661J-661O, 266C4, 266C5, 266C8-266C11  
SALEABLE AREA/ UNIT : 1596 SQ.FT. (OP-1)

# 1596 Sq.ft. (Opt-2)– Upper Ground(3BHK+3W+Pooja)



**STILT PLAN**

PLOT NOS:- 486B-486E, 490A-490D,  
490-493, 466R1-466R4, 466Z3-466Z4  
557P, 557P1, 557S, 557S1



**UPPER GROUND FLOOR**

PLOT NOS:- 486B-486E, 490A-490D,  
490-493, 466R1-466R4, 466Z3-466Z4  
557P, 557P1, 557S, 557S1  
SALEABLE AREA/ UNIT : 1596 SQ.FT. (OP-2)

\*THIS IS TENTATIVE PLAN SUBJECT TO APPROVAL FROM THE CONCERNED AUTHORITY

# 1596 Sq.ft. (Opt-2)– FF & SF



## FIRST FLOOR PLAN

PLOT NOS:- 486B-486E, 490A-490D,  
490-493, 466R1-466R4, 466Z3-466Z4  
557P, 557P1, 557S, 557S1

SALEABLE AREA/ UNIT : 1596 SQ.FT. (OP-2)



## SECOND FLOOR PLAN

PLOT NOS:- 486B-486E, 490A-490D,  
490-493, 466R1-466R4, 466Z3-466Z4  
557P, 557P1, 557S, 557S1

SALEABLE AREA/ UNIT : 1596 SQ.FT. (OP-2)

# 1875 Sq.ft. Upper Ground(3BHK+3W+SR)



UPPER GROUND FLOOR PLAN  
SALEABLE AREA/ UNIT: 1875 SQ.FT.

PLOT NOS: 449V6,449Y,449Z,449Z1-449Z2,450A,450B,448K2- 448K7,  
448K9-448K10,448T2-448T7,448T9-448T12, 449L1-449L4, 466A-466D, 466G-466J

# 1875 Sq.ft. FF & SF



TYPICAL FLOOR PLAN  
SALEABLE AREA/ UNIT: 1875 SQ.FT.

PLOT NOS: 449V1-449V6, 449Y, 449Z, 449Z1-449Z2, 450A, 450B, 448K2- 448K7,  
448K9-448K10, 448T2-448T7, 448T9-448T12, 449L1-449L4, 466A-466D, 466G-466J



# 2400 Sq.ft. Upper Ground(3BHK+3W+SR)

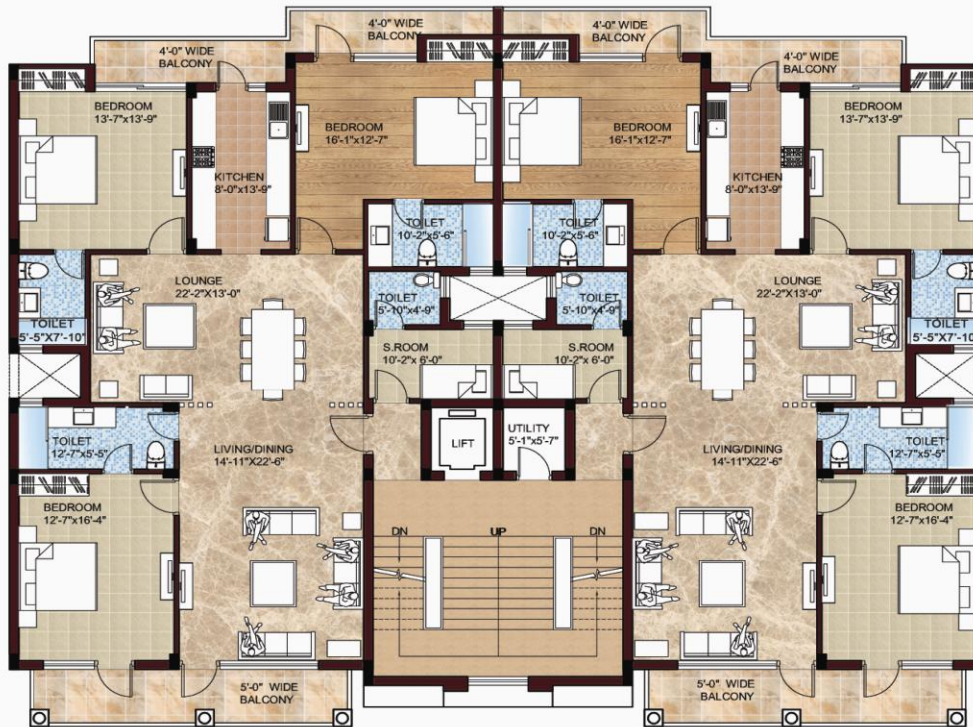


UPPER GROUND FLOOR

PLOT NOS:- 466Z19-466Z26, 396G2-396G7, 396H2-396H7  
SALEABLE AREA/ UNIT : 2400 SQ.FT.

THIS IS TENTATIVE PLAN SUBJECT TO APPROVAL FROM THE CONCERNED AUTHORITY

# 2400 Sq.ft. FF & SF



TYPICAL FLOOR PLAN

PLOT NOS:- 466Z19-466Z26, 396G2-396G7, 396H2-396H7  
SALEABLE AREA/ UNIT : 2400 SQ.FT.

# 2450 Sq.ft. Upper Ground(4BHK+4W+SR)

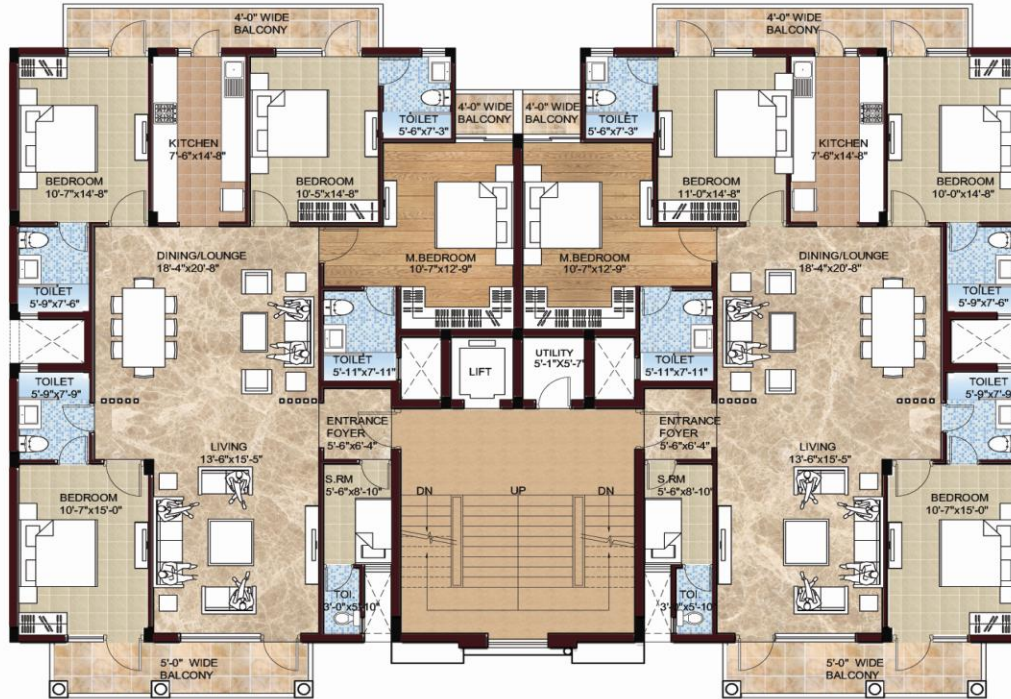


## UPPER GROUND FLOOR

PLOT NOS. :- 668A-668D, 669Z, 669Z1- 669Z3

SALEABLE AREA / UNIT :2450 SQ.FT

# 2450 Sq.ft. FF & SF



TYPICAL FLOOR PLAN  
PLOT NOS. :- 668A-668D, 669Z, 669Z1- 669Z3  
SALEABLE AREA / UNIT :2450 SQ.FT

## PRICE LIST

**"CELESTIA ROYAL" INDEPENDENT FLOORS WITH LIFT (S+3)****OMAXE NEW CHANDIGARH**

S. No.	Accomodation	Saleable Area Per Floor (Sq.Ft.)	Floor	Basic Sale Price (in Rs.)		
				Additional Discount Payment Plan ( 8% Rebate)	Flexi Payment Plan (4%Rebate)	Construction Link Payment Plan
1	3BHK+2W/R	1434	UG	5050800	5270400	5490000
			FF	4664400	4867200	5070000
			SF	4774800	4982400	5190000
2	3BHK+3W/R+ P/R	1596	UG	5409600	5644800	5880000
			FF	4995600	5212800	5430000
			SF	5133600	5356800	5580000
3	3BHK+3W/R+S/R	1875	UG	6127200	6393600	6660000
			FF	5658000	5904000	6150000
			SF	5851200	6105600	6360000
4	3BHK+3W/R+S/R	2400	UG	7341600	7660800	7980000
			FF	6789600	7084800	7380000
			SF	6982800	7286400	7590000
5	4BHK+4W/R+S/R	2450	UG	7479600	7804800	8130000
			FF	6927600	7228800	7530000
			SF	7120800	7430400	7740000

## **ADDITIONAL COST**

1. Club Charges - Rs. 1,50,000/- for Single Club membership and Rs 50,000/- additional for Multi Club membership

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2. IFMS Charges - Rs. 20,000/-

3. Power Back Up Installation Charges: Rs. 20,000/- per KVA

Saleable Area	Minimum Power backup
1434 Sqft	3 KVA
1596 Sqft	4KVA
1875 Sqft	5KVA
2400 Sqft	7KVA
2450 Sqft	8KVA

4. Covered Car Parking - Provision for 2 Stilt Car Parkings

Saleable Area	Car Parking charges
1434 Sqft	Rs 2 lac
1596Sqft	Rs 3 lac
1875 Sqft	Rs 3 lac
2400 Sqft	Rs 4 lac
2450 Sqft	Rs 4 lac

### **EDC CHARGES**

Rs. 95/- per Sqft

### **OPTIONAL COST**

Wardrobe in each B/R, Split Air Conditioners, Chimney, Hob & RO - At Extra Cost to be intimated before offer of Possession

### **PLC CHARGES**

East/North/North East facing- 5% of BSP (Before any rebate)

Corner or Park facing/Park Adjoining or Wider road - 7% of BSP (Before any rebate)

Any two of the above - 10% of BSP (Before any rebate)

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Any three and above - 13% of BSP (Before any rebate)

## PAYMENT PLAN

### "CELESTIA ROYAL" INDEPENDENT FLOORS, WITH LIFT (S+3)

#### A. ADDITIONAL DISCOUNT PAYMENT PLAN - 8% Rebate on Basic Sale Price (BSP)

At the time of Booking	Rs. 3 Lacs
Within 60 days of Booking	95% of discounted BSP less booking amount + 100% EDC + 100% of Additional Cost + 100% of PLC (if any)
On offer of Possession	5% of discounted BSP + 100% of Optional Cost (if any)+ Other Charges (if any)

#### B. FLEXI PAYMENT PLAN - 4% Rebate on Basic Sale Price (BSP)

	NORMAL PLAN (CLP)*	SCHEME PLAN (PLP)*
At the time of Booking	Rs. 3 Lacs	Rs. 3 Lacs
Within 60 days of Booking	50% of discounted BSP less booking amount+ 50% of EDC+ 50% of Additional Cost + 50% of PLC (if any)	50% of discounted BSP less booking amount + 100% of EDC + 100% of Additional Cost +100% of PLC (if any)
Allotment & Start of Construction	5% of discounted BSP	NIL
On Completion of Plinth Level	5% of discounted BSP + 25% of EDC + 25% Additional Cost + 25% of PLC (if any)	NIL
On Casting of Stilt Roof	5% of discounted BSP	NIL
On Casting of Upper Ground Floor Roof	5% of discounted BSP + 25% of EDC + 25% Additional Cost + 25% of PLC(iaf any)	NIL
On Casting of First Floor Roof	5% of discounted BSP	NIL
On Casting of Second Floor Roof	5% of discounted BSP	NIL
On Completion of Brick Work	5% of discounted BSP	NIL
On Completion of internal plastering	5% of discounted BSP	NIL
On Completion of External Plastering	5% of discounted BSP	NIL
On offer of Possession	5% of discounted BSP + 100% of Optional Cost (if any) + Other Charges (if any)	50% of discounted BSP + 100% of Optional Cost (if any)+ Other Charges(if any)



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## C. CONSTRUCTION LINKED PAYMENT PLAN

	<b>NORMAL PLAN (CLP)*</b>	<b>SCHEME PLAN (PLP)*</b>
At the time of Booking	Rs. 3 Lacs	Rs. 3 Lacs
Within 60 days of Booking	15% of BSP less booking amount	15% of BSP less booking amount
Allotment & Start of Construction	10% of BSP	10% of BSP
On Completion of Plinth Level	7.5% of BSP + 50% of EDC + 50% of Additional Cost + 50% of PLC (if any)	7.5% of BSP + 50% of EDC + 50% of Additional Cost + 50% of PLC (if any)
On Casting of Stilt Roof	10% of BSP	10% of BSP
On Casting of Upper Ground Floor Roof	7.5% of BSP + 50% of EDC + 50% of Additional Cost + 50% of PLC (if any)	7.5% of BSP + 50% of EDC + 50% of Additional Cost + 50% of PLC (if any)
On Casting of First Floor Roof	10% of BSP	NIL
On Casting of Second Floor Roof	7.5% of BSP	NIL
On Completion of Brick Work	10% of BSP	NIL
On Completion of internal plastering	7.5% of BSP	NIL
On Completion of External Plastering	10% of BSP	NIL
On offer of Possession	5% of BSP + 100% of Optional Cost (if any) + Other Charges (if any)	50% of BSP +100% of Optional Cost (if any)+ Other Charges (if any)

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# SPECIFICATIONS

## “CELESTIA ROYAL” INDEPENDENT FLOORS WITH LIFT (S+3)

### LIVING/DINING/FAMILY ROOM

- Flooring - Italian Marble
- Walls - Plastic Emulsion
- Ceiling - OBD
- Air Conditioner - Provision of Split AC fitting ; AC Units (at extra cost)

### MASTER BED ROOM

- Flooring - Lamination Wooden Flooring
- Wall Finishes - Plastic Emulsion
- Ceiling - OBD
- Wardrobe - Laminated Wooden Cupboard
- Air Conditioner - Provision of Split AC fitting ; AC Units (at extra cost)

### OTHER BED ROOMS

- Flooring - Vitrified Wooden Flooring
- Wall Finishes - Plastic Emulsion
- Ceiling - OBD
- Wardrobe ( Optional) - Laminated Wooden Cupboard(at extra cost)
- Air Conditioner - Provision of Split AC fitting ; AC Units (at extra cost)

### TOILETS

- Flooring - Anti- Skid Tiles / Ceramic Tiles
- Dado - Tiles upto Ceiling height
- Wall Finishes - Plastic Emulsion
- Ceiling - OBD
- Fittings - European WC, Wash Basin , Mirror, Shower
- Provision for Geyser fitting

### KITCHEN

- Modular kitchen - Modular Kitchen with Provision for Chimney fitting
- Chimney and Hob (Optional) - Faber or Equivalent ( at Extra Cost)
- Water Purifier (RO) (Optional) - Kent or Equivalent ( at Extra Cost)
- Flooring - Anti – Skid Tiles / Ceramic Tiles
- Dado - Tiles Upto 2ft above the counter
- Wall Finishes - Plastic Emulsion
- Ceiling -OBD
- Counter-----Granite-----



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### **STAIRCASE**

- Riser &Treads - Granite
- Wall Finishes - Plastic Emulsion
- Ceiling - OBD
- Handrail - M S Railing

### **BALCONY**

- Flooring - Anti- Skid Tiles / Ceramic Tiles
- Wall Finishes - Water Proofing external paint
- Ceiling - Water Proofing external paint
- Handrail - M S Railing

### **DOOR & WINDOW**

- Doors - Flush Door
- Windows/Ventilators - Wooden/Aluminum

### **ELECTRICAL FITTING**

- Modular Switches
- Sockets
- Copper Wiring

### **POWER BACK-UP**

- Min. 3KVA & Max. 8KVA per floor (to be charged extra)

### **CAR PARKING**

- Provision for 2 Car Covered Car Parking's in the Stilt. (to be charged extra)





**Thank You....**