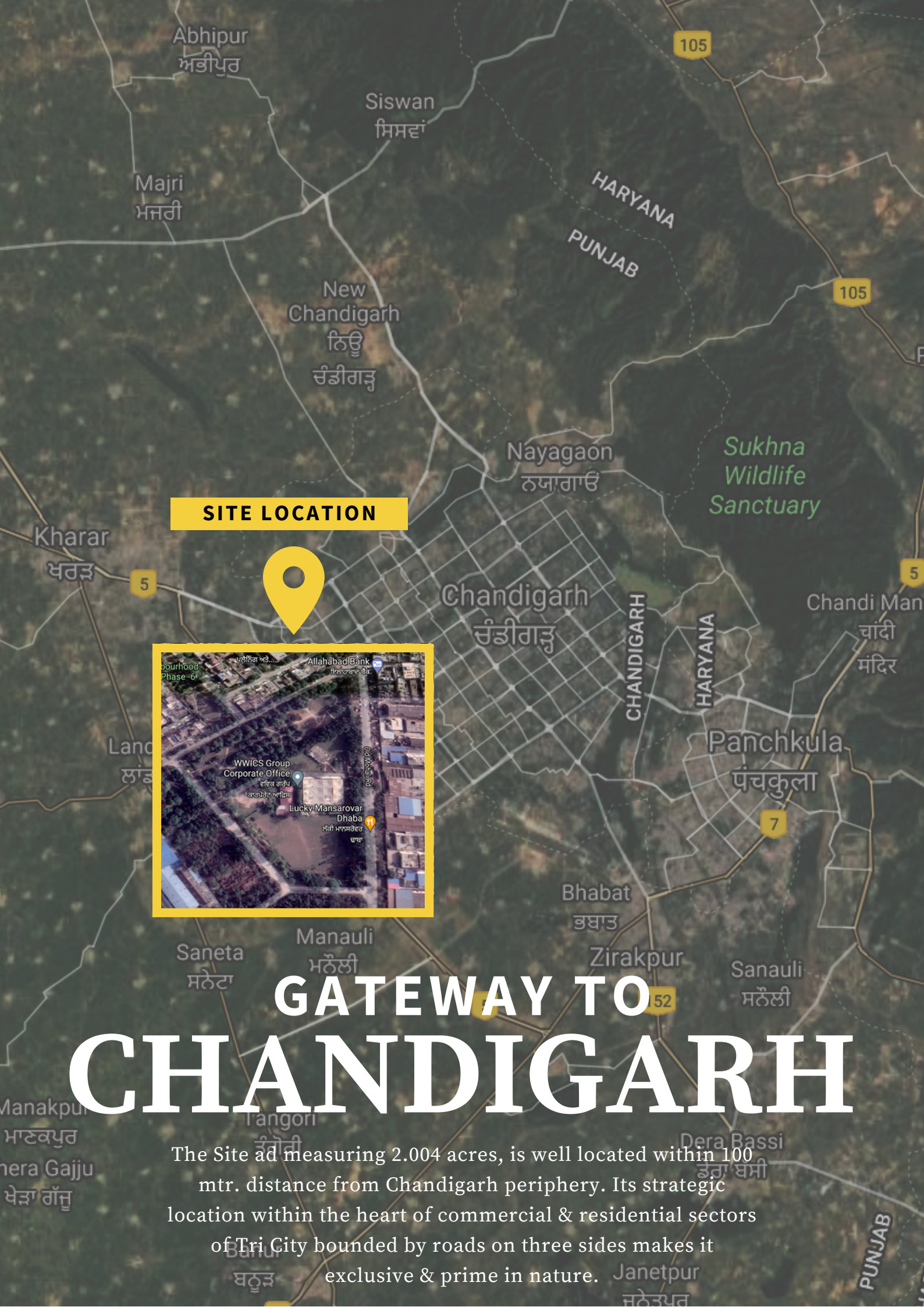


INFORMATION MEMORANDUM

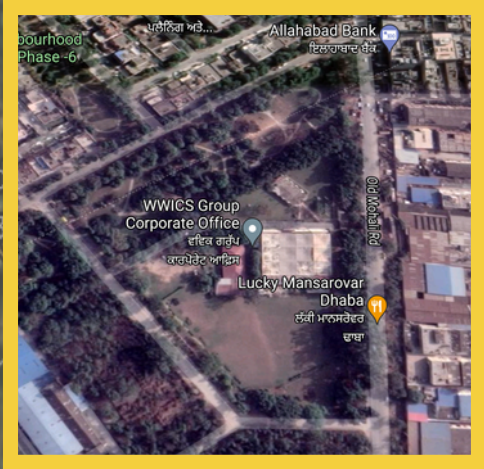
# IXCDistrict

CHANDIGARH INTERNATIONAL DISTRICT

**Prime development/Investment opportunity  
in a Hotel, Service Apartments and Branded  
Residences project**



**SITE LOCATION**



# GATEWAY TO CHANDIGARH

The Site ad measuring 2.004 acres, is well located within 100 mtr. distance from Chandigarh periphery. Its strategic location within the heart of commercial & residential sectors of Tri City bounded by roads on three sides makes it exclusive & prime in nature.

# Hotel, Service Apartments & Branded Residences



As per the Notification - **Department of Housing & Urban Planning, Govt. of Punjab, 8 September 2016**, the subject site can be converted to a hotel plot with a permissible FAR of 3.0 / Hospital plot with a permissible FAR of 2.25 and ground coverage of 45%.

The Policy is annexed to this document for further understanding.

## HIGHLIGHTS

### Hotel, Service Apartments & Branded Residences

FSI- 5,47,550 Sqft.

Retail/ Commercial FSI- 54,755 Sqft.

**Please Note** - There may be a variation in FSI based on increase / decrease of plot size

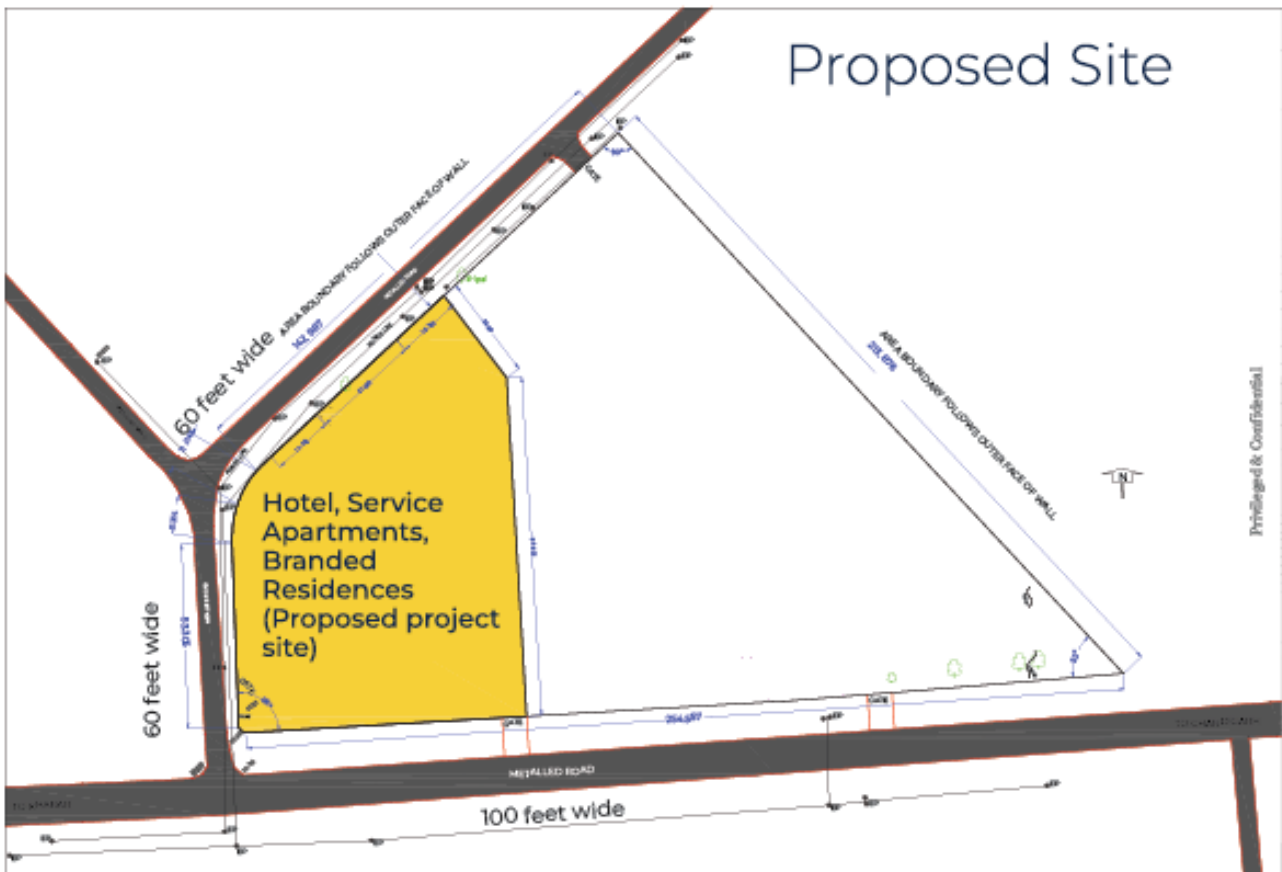
Under the Notification - **Govt. of Punjab Industrial & Business Development Policy, 2017**, Govt. of Punjab has defined Hospitality as industry for providing host of special fiscal incentives.

# Hotel, Service Apartments & Branded Residences

Please find below zoning of Hotel / Hospital plot which will be duly bifurcated and handed over during possession.

The below plot has an extensive frontage on 100 ft wide road along with service entry available from secondary access on 60 feet wide road.

The Plot can be further utilized as mixed use development with portion of hotel that can be developed as branded residences and sold with a leased back guarantee.



**Please Note-** The above plot size on offer can increase/ decrease marginally