REVISED LAYOUT PLAN OF SECTOR-114, GOLFLINKS -I, MOHALI.

ansal API

POCKET 116

FROM KHARAR

SECTOR 92A

TO LANDRAN>>

200' wide road

35' Wide Road

55'-0" FUTURE ROAD EXPANSION

30m NO CONSTRUCTION ZONE

MIXED LAND USE

80'-0" WIDE ROAD

60'-0" WIDE ROAD

Group Housing
3.44 Acres

Group Housing A
6.68 Acres

OTHER'S LAND

PARKING-A(I)

PARK-I
21890.40 sqm
4.46 ACRES

1.59ACRES

220 KV H.T. LINE

20M

66 KV H.T. LINE
(UNDERGROUND WIRING)

Existing Jhirni Road Widened To 9m 60'-0"

Village Abadi Kailon

80' WIDE ROAD

FUTURE EXPANSION

SECTOR 115

200' wide road

Group Housing B,B1 II
(13.33+2.04 ACRES)
=15.90 ACRES

Group Housing C,C1
(3.1+2.37 ACRES)
=5.47 ACRES

EWS-2
3.10 ACRES

EWS-1
4.03Acre

35' wide Road
100' wide road

Railway Land

RAILWAY TRACK

SCHEME FOR EWS ALREADY APPROVED.
WORK AT SITE UNDER PROGRESS
REF. LETTER NO.Ansal-API/CA/January-05
Dt. 29-01-2013

APPROVED
Vide Letter No. 5616-CTP(PB)/SP-432M
Date 29/10/2013
Chief Town Planner
Punjab, Chandigarh

5th APPROVED CLU OF 17.44 ACRES
Vide Letter No.6187CTP(PB) /SP-432M
DT:16-11-2012

PLANNING UNDER CONSIDERATION

Note-
In the proposed green strips, golf course, sports and recreational activities be permissible with FAR, ground coverage, height, number of storeys and land surface regulations as prescribed in table 5.3 of the Master Plan SAS Nagar notified vide Notification No. 9650CTP/SC-76, Dt. 12th /16th Dec,2008

Note-
1. The Plots having approach through land to be acquired by the govt. will not be sold/developed till the time the land under approach will be handed over to the company after acquisition by the govt.
2. The plots falling under revenue rasta area will not be developed/sold till the time these revenue rasta will be transferred in the name of the company.
3. The Public Buildings and Plots on the critical area land and under revenue rasta shall not be lease/ developed till the time the land under it will be handed over to the company after acquisition by the govt.

LEGEND

S.NO.	CODE	TYPE OF LANDUSE
1.		RESIDENTIAL GROUP-HOUSING
2.		GREEN AREA
3.		COMMERCIAL
4.		INSTITUTIONAL AND FACILITIES
5.		RESERVED AREA
6.		REVENUE RASTA
7.		Land To Be Acquired through Govt. (Critical Grey)
8.	C.A	Critical Area

DETAIL OF PLOTS

S.NO.	S.NO.	CATEGORY	SIZE
	1.	A (950 sq.mt)	63'-0"x31'-6"
	2.	B (800 sq.mt)	53'-6"x31'-0"
	3.	C (700sq.mt)	45'-6"x30'-6"
	4.	D (600 sq.mt)	39'-0"x31'-0"
	5.	E (550sq.mt)	35'x63'-0"
	6.	F (220 sq.mt)	30'-0"x31'-0"
	7.	G (200 sq.mt)	27'-0"x63'-0"
	8.	H (180sq.mt)	27'-0"x52'-6"
	9.	I (150 sq.mt)	25'-0"x54'-0"
	10	3000 Sq.mt	42'-0"x33'-0"
	11	10285 Sq.mt	57'-0"x85'-0"
	12	150 Sq.yds	33'-6"x45'-0"
	13	125 Sq.yds	24'-6"x45'-0"
	14	150 Sq.yds	27'-0"x55'-6"
	15	200 Sq.yds	oooo

AREA CALCULATIONS

S.NO.	PARTICULARS	AREA IN ACRE	
	TOTAL AREA OF SITE AS PER LES NO. CCJ/DTP/Mohali/STP/7993 Dtd. 29.10.2008	580.00	--
STAGE I	Approved vide CLU vide Letter No. [illegible]	107.73	--
STAGE II	Approved 2nd CLU vide Letter No. [illegible]	43.810	--
STAGE III	Approved 3rd CLU vide Letter No. [illegible]	8.7900	--
STAGE IV	Approved 4th CLU vide Letter No. [illegible]	10.980	--
STAGE V	APPROVED 5th CLU vide Letter No. [illegible]	17.44	--
	TOTAL CLU DONE	236.705	--
	CRYTICAL AREA TO BE ACQUIRED	5.50	--
	AREA UNDER REVENUE RASTA	4.2960	--
	TOTAL AREA	246.513	--
	AREA EXCLUDED FROM SCHEME	5.7400	--
	AREA UNDER ROAD WIDENING	1.2000	--
	GROSS AREA	241.4826	

ARAE STATEMENT

1	AREA UNDER RESIDENTIAL PLOTS	72.76	30.13%
2	AREA UNDER GROUP HOUSING	34.69	14.36%
3	AREA UNDER EWS	14.37	5.95%
4	AREA UNDER COMMERCIAL	9.90	3.99%
	TOTAL SALEABLE AREA	130.71	54.13%
5	AREA UNDER PARKS	15.61	6.59%
6	AREA UNDER PUBLIC BUILDINGS	12.46	5.16%
7	AREA UNDER ROADS, PAVEMENT, CHER., RESERVE AREA & OTHERS	82.4726	34.13%
	TOTAL	241.4826	100%

COMMERCIAL AREA DETAIL

	Commercial Numbering	Comm. No	AREA IN YARDS	TOTAL AREA IN YARDS
	COMMERCIAL- A			
1	SCO-1A, 1B, 46A,46B	4	160.56	642.24
2	SCO- 1 - 115	115	160.56	18143.28
3	SHOPS- 1a - 46a	46	75.00	3600.00
	TOTAL	165		22386.52
	COMMERCIAL- B			
1	SCO- 19 - 36B	26	133.76	3162.28
2	BOOTH- 1b - 72b	72	33.33	2399.76
	TOTAL	98		5562.04
	Note- BOOTH - 68 - 72 are under Critical area			
	COMMERCIAL- C			
1	SCO -1C - 40C	40	140.56	5600.72
2	SHOPS- 60C-66C,66D- 71C	7	75.00	525.00
3	SHOPS- 67C	1	233.00	233.00
4	SHOPS- 66C	1	112.66	112.66
	TOTAL	71		6771.68
	COMMERCIAL- D			
1	SCO- 1D - 9D	9	170.00	1530.00
2	BOOTH- 1d - 6d	6	33.33	199.98
	TOTAL	15		1729.9800
	COMMERCIAL- E			
1	BOOTH- 1E	1	40.66	40.66
2	BOOTH- 2E	1	33.33	33.33
3	BOOTH- 3E	1	140.00	140.00
4	BOOTH- 4E - 55E	55	33.33	1833.15
	TOTAL	58		2047.13
	COMMERCIAL- F,FA			
F	BOOTH- 1F - 18F	18	33.33	599.94
FA	BOOTH- 19F - 24F	6	33.33	199.98
	TOTAL	24		799.92
	COMMERCIAL- G			
1	BOOTH- 3G - 17G	15	33.33	533.28
2	BOOTH- 1G	1	67.00	67.00
3	BOOTH- 1G G 1G G	2	66.33	199.98
	TOTAL	18		799.94
	GRAND TOTAL	450		40000.11 OR 8.60 ACRE
	TOTAL AREA UNDER COMMERCIAL (IN ACS.)			8.90 ACRE

GROUP HOUSING DETAIL

S.NO.	TYPE	AREA (SQ. YDS.)
1	GROUP HOUSING - A	6.68
2	GROUP HOUSING - B, B1	15.90
3	GROUP HOUSING - C, C1	5.47
4	GROUP HOUSING IN HOI LAND ZONE	3.35
	TOTAL AREA UNDER GR. HOUSING(IN ACS.)	34.68 ACRE OR 14.36%

AREA UNDER EWS

S.NO.	TYPE	AREA (IN AC.)
1	EWS-1	4.03
2	EWS-2	3.13
3	EWS-3	3.33
4	AREA DO RESERVED IN LIEU OF CONSTRUCTION OF EWS DTE HOUSING LO Acre (Vide letter/Memo No. LTD/LD(SB)-2009/4,DI 29-09-2012)	3.88
	TOTAL	14.37 OR 5.95%

AREA UNDER PARK DETAILS

S.NO.	TYPE	AREA(SQ.YDS)
1	PARK - 1	21890.4
2	PARK - 2	7691.99
3	PARK - 3	3031.00
4	PARK - 4	1396.42
5	PARK - 5	16245.00
6	PARK - 7	1723.42
7	PARK - 7A	3439.17
8	PARK - 8	14520.00
9	PARK - 9	5904.00
10	PARK - 10	1842.62
	TOTAL	76721.62
	TOTAL AREA UNDER PARKS (IN ACS.)	15.61 (6.59%)

DETAIL OF FACILITIES

	NO.	AREA (SQ.YDS.)	AREA (ACS.)
PRIMARY SCHOOL	5	17446.0	3.60
HIGH SCHOOL	2	19380.0	4.0
CRECHE	1	677.0	0.14
DISPENSARY	2	4840	1.00
COMMUNITY CENTRE	1	7160.2	1.48
POLICE POST	1	1762	0.36
RELIGIOUS BUILDING	2	3590.2	0.03
ESS -PUBLIC BUILDING	1	3484.8	0.72
STP	1	1161.6	0.24
SUB POST OFFICE	1	1540	0.32
GPO	1	200.00	0.06
TOTAL AREA		60330.80	12.46 (5.16%)
AREA UNDER ROADS, PAVEMENT, RESERVE AREA, CHER & OTHERS		399167.384	82.4726 (34.13%)

STATEMENT OF POPULATION

	NO./AREA	DENSITY NORM	PERSONS
NO. OF PLOT	1200	10 PER.PLOT	18040
AREA UNDER PLATTED DEVELOPMENT	34.68	300 PER.AC.	10404
AREA UNDER EWS	14.37	400 PER.AC.	5748
AREA UNDER COMMERCIAL	8.90	100 PER.AC.	890
AREA UNDER P. BUILDING	12.46	100 PER.AC.	1245
TOTAL POPULATION			37127

DRG.NO.: Layout/GL-1/MOHALI/104

TOWN PLANNER: Anil Tyagi, Member Council of Architecture, ARCHITECTURE & INFRASTRUCTURE LTD., C.A./96/19888

DEALT BY

PROJECT NO.: CC/UTP/ANSAL API/NC/2K6/255/06

DATE: 07.05.2013

SCALE: 1":220'

AUTHORISED SIGNATORY

ansal API
115, ANSAL BHAWAN, 16-K.G.MARG, NEW DELHI-110001