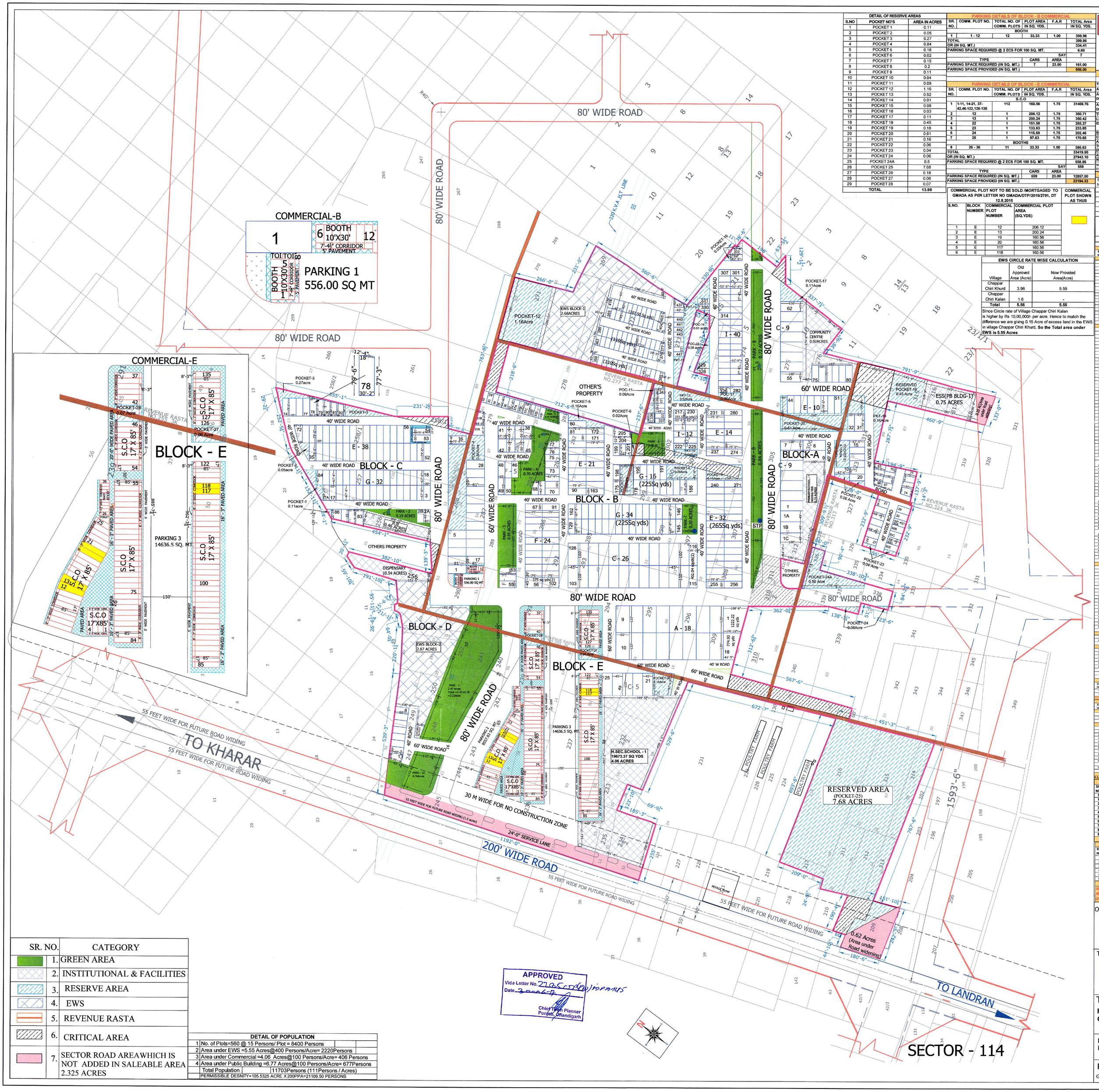
Charges calculation dt. 23.6.17.



SR. NO.	CATEGORY
1.	GREEN AREA
2.	INSTITUTIONAL & FACILITIES
3.	RESERVE AREA
4.	EWS
5.	REVENUE RASTA
6.	CRITICAL AREA
7.	SECTOR ROAD AREA WHICH IS NOT ADDED IN SALEABLE AREA 2.325 ACRES

DETAIL OF POPULATION

1	No. of Plots=560 @ 15 Persons/ Plot = 8400 Persons	
2	Area under EWS =5.55 Acres@400 Persons/Acre= 2220Persons	
3	Area under Commercial =4.06 Acres@100 Persons/Acre= 406 Persons	
4	Area under Public Building =6.77 Acres@100 Persons/Acre= 677Persons	
	Total Population	11703Persons (111Persons / Acres)
	PERMISSIBLE DESNITY=105.5325 ACRE X 200PPA=21106.50 PERSONS	

DETAIL OF RESERVE AREAS

S.NO	POCKET NO'S	AREA IN ACRES
1	POCKET 1	0.11
2	POCKET 2	0.05
3	POCKET 3	0.27
4	POCKET 4	0.84
5	POCKET 5	0.16
6	POCKET 6	0.02
7	POCKET 7	0.15
8	POCKET 8	0.2
9	POCKET 9	0.11
10	POCKET 10	0.04
11	POCKET 11	0.09
12	POCKET 12	1.16
13	POCKET 13	0.52
14	POCKET 14	0.01
15	POCKET 15	0.08
16	POCKET 16	0.03
17	POCKET 17	0.11
18	POCKET 18	0.45
19	POCKET 19	0.16
20	POCKET 20	0.61
21	POCKET 21	0.16
22	POCKET 22	0.06
23	POCKET 23	0.04
24	POCKET 24	0.06
25	POCKET 24A	0.5
26	POCKET 25	7.68
27	POCKET 26	0.18
28	POCKET 27	0.06
29	POCKET 28	0.07
	TOTAL	13.98

PARKING DETAILS OF BLOCK - B COMMERCIAL

SR. NO.	COMM. PLOT NO.	TOTAL NO. OF COMM. PLOTS	PLOT AREA IN SQ. YDS.	F.A.R	TOTAL Area IN SQ. YDS.
		BOOTH			
1	1 - 12	12	33.33	1.00	399.96
TOTAL					399.96
OR (IN SQ. MT.)					334.41
PARKING SPACE REQUIRED @ 2 ECS FOR 100 SQ. MT.					6.69
				SAY	7

TYPE	CARS	AREA
PARKING SPACE REQUIRED (IN SQ. MT.)	7	23.00
PARKING SPACE PROVIDED (IN SQ. MT.)		556.00

PARKING DETAILS OF BLOCK - E COMMERCIAL

SR. NO.	COMM. PLOT NO.	TOTAL NO. OF COMM. PLOTS	PLOT AREA IN SQ. YDS.	F.A.R	TOTAL Area IN SQ. YDS.
		S.C.O			
1	1-11, 14-21, 37-42,46-122,126-135	112	160.56	1.75	31469.76
2	12	1	206.12	1.75	360.71
3	13	1	200.24	1.75	350.42
4	22	1	151.58	1.75	265.27
5	23	1	133.63	1.75	233.85
6	24	1	115.69	1.75	202.46
7	25	1	97.63	1.75	170.85
		BOOTHS			
8	26 - 36	11	33.33	1.00	366.63
TOTAL					33419.95
OR (IN SQ. MT.)					27943.10
PARKING SPACE REQUIRED @ 2 ECS FOR 100 SQ. MT.					558.86
				SAY	559

TYPE	CARS	AREA
PARKING SPACE REQUIRED (IN SQ. MT.)	559	23.00
PARKING SPACE PROVIDED (IN SQ. MT.)		23194.33

COMMERCIAL PLOT NOT TO BE SOLD /MORTGAGED TO GMADA AS PER LETTER NO GMADA/DTP/2015/2791, DT 12.8.2015

S.NO.	BLOCK NUMBER	COMMERCIAL PLOT NUMBER	COMMERCIAL PLOT AREA (SQ.YDS)
1	E	12	206.12
2	E	13	200.24
3	E	19	160.56
4	E	20	160.56
5	E	117	160.56
6	E	118	160.56

COMMERCIAL PLOT SHOWN AS THUS

EWS CIRCLE RATE WISE CALCULATION

Village	Old Approved Area (Acre)	Now Provided Area(Acre)
Chappar Chiri Khurd	3.96	5.55
Chappar Chiri Kalan	1.6	-
Total	5.56	5.55

Since Circle rate of Village Chappar Chiri Kalan is higher by Rs 10,00,000/- per acre. Hence to match the difference we are giving 0.15 Acre of excess land in the EWS in village Chapar Chiri Khurd, **So the Total area under EWS is 5.55 Acres**

ansal API

REVISED LAYOUT PLAN OF SECTOR -116 GOLF LINKS - II, MOHALI.

AREA STATEMENT OF TOTAL SCHEME

		ACRES	
	TOTAL AREA OF SITE	150.00	
	AS PER LOI NO CCJ/DP/MEGA/ATP/7855 DEC.2006,DT 21.12.2006		
	APPROVED 1st CLU vide letter no. 544 CTP(PB)/SP-432M Dt.22/01/2010	99.54	
	APPROVED 2nd CLU vide letter no. 2079CTP(PB)/SP-432M Dt.16/08/2012	6.97	
	TOTAL CLU ORIGINAL GRANTED	106.51	 1
	LESS AGREEMENT TO SELL LAND *	2.28	 2
	EXCLUDED AREA WHICH IS NOT CONTIGUOUS TO OUR PROJECT	1.43	 3
	BALANCE CLU AREA (1-2-3)	102.8	 4
	CRITICAL AREA TO BE ACQUIRED	3.37	 5
	AREA UNDER REVENUE RASTA	1.6876	 6
	TOTAL GROSS AREA (4+5+6)	107.8575	
	EWS PROVIDED	5.55	5.15%
	AREA UNDER ROAD WIDENING	2.325	
	NET PLANNED AREA	105.5325	

NOTE :-*ADVERSE DISCUSSION OF COURT VIDE CIVIL SUIT NO.:07/09.01.2012 , DT.09/09/2015

AREA STATEMENT

SR. NO.	TYPE	Area in Acres	%
1	AREA UNDER PLOTTED	29.47	37.03
3	AREA UNDER EWS	5.55	
4	AREA UNDER COMMERCIAL	4.06	
	TOTAL SALEABLE AREA	39.08	
5	AREA UNDER PARKS	6.82	6.46
6	AREA UNDER PUBLIC BUILDINGS	6.77	6.42
7	AREA UNDER ROADS,RESERVED AREAS, PARKING, PAVEMENTS, S.T.P., OHSR, E.S.S & OTHERS (R.R. & C.R)	52.8625	50.09
	TOTAL	105.5325	100.00

CALCULATION ON TOTAL SCHEME

SR. NO.	PLOT NO.	TOTAL NO. OF PLOTS	Plot Area IN SQ. YDS.	TOTAL AREA IN SQ. YDS.	Area IN ACRES
			PLOTTED		
			SCO		
1	1 - 9	9	500.00	4500.00	
2	10 -15-20	7	726.000	5078.00	
3	11-14	-		Not in scheme	
4	21,26	2	192.56	385.80	
5	22-27, 30, 32A-36B	12	158.00	2057.58	
6	31	1	357.503	357.50	
7	32,44-61	9	205.00	2295.00	
8	33A33,53-54			Not in scheme	
9	51 - 52	8	500.000	4000.00	
10	1A,1B,1C	3	544.44	1633.32	
11	62	1	150.77	150.77	As per site
12	64	1	155.25	155.25	As per site
13	65	1	119.07	119.07	As per site
14	66	1	146.25	146.25	As per site
15	67	1	95.00	95.00	As per site
16	68-70	3	133.34	400.02	
17	71-72	2	154.56	463.68	
18	74	1	183.11	183.11	As per site
19	75-80	6	250.00	1500.00	As per site
	Total	69		20233.31	4.20
			B BLOCK		
1	1-5,17-28	17	351.00	5967.00	
2	6-15,29-33			Not in scheme	
3	16	1	313.58	313.58	
4	31			Not in scheme	
5	31A	1	255.42	255.42	As per site
6	32-34	3	253.00	253.00	As per site
7	32-37	6	253.00	1518.00	
8	37A-37F	6	148.84	893.06	
9	38 - 45	8	248.05	1983.40	
10	46 - 50	5	250.00	1250.00	
11	51-57	7		Not in scheme	
12	58	1	248.38	248.38	As per site
13	59 - 59	1	250.00	500.00	
14	59	1	375.00	375.00	
15	57 - 67	11	250.00	2750.00	
16	68	1	181.22	181.22	As per site
17	69 - 75	7	208.18	1456.13	
18	76	1	351.05	351.05	As per site
19	77	1	171.69	171.69	As per site
20	78-78	1		Not in scheme	
21	80	1	265.00	265.00	
22	81 - 90	10	265.00	2650.00	
23	91 - 101	11	250.00	2750.00	
24	102	1	375.00	375.00	
25	103 - 114	12	500.00	6000.00	
26	115 - 126	12	432.04	5184.48	
27	117 - 125	12	500.00	6000.00	
28	126 - 160	34	225.00	7650.00	
29	161 - 173	10	265.00	2650.00	
30	174,175,177,178,187			Not in scheme	
31	176, 179 - 189	9	225.00	2025.00	
32	190 - 190	1	354.37	354.37	
33	191-196			Not in scheme	
34	191- 195,198	6	225.00	1350.00	
35	199 - 201	3	150.42	451.26	
36	202-203			Not in scheme	
37	204	1	293.23	293.23	
38	260	1	370.41	370.41	As per site
39	206-216			Not in scheme	
	217	1	233.33	233.33	
	218 - 222				
43	225-229	10	160.42	1604.20	
48	230	1	233.33	233.33	
49	231	1	220.83	220.83	
50	232-239	8	265.00	1590.00	
51	239-239			Not in scheme	
60	240-271	32	265.00	8480.00	
61	272-273	2	150.42	451.26	
62	274 - 279	6	265.00	1590.00	
63	280	1	233.83	233.83	
64	281	-		Not in scheme	
	282 - 302				
55	307-326	41	160.42	6577.22	
56	328	1	152.36	152.36	As per site
57	334-336	-		Not in scheme	
58	337	1		Not in scheme	
59	338	1	181.80	181.80	As per site
66	339 - 341	3	160.42	481.26	
52	339-343	5		Not in scheme	
53	344-345	2	110.00	880.00	
54	346	1	120.83	120.83	As per site
	346-350,363-376				
64	329-330,435-447	52	110.00	5500.00	
65	380-403,406-415	22	107.50	2365.00	
66	348	1	120.83	120.83	
67	376	1	174.44	174.44	
68	377	1	119.75	119.75	
69	404	1	181.80	181.80	
70	405	1	124.93	124.93	
71	437	1	137.07	137.07	
	Total	375		62342.48	17.10
			SCO/E		
1	1	-		Not in scheme	
2	1	-		Not in scheme	
3	2A,2B	2	200.00	400.00	
4	3 - 11A	18	225.00	4050.00	
5	16 - 34	17	225.00	3825.00	
6	35,-54,56-71	36	265.00	9540.00	
7	10			Not in scheme	
8	72	1	242.24	242.24	As per site
9	73			Not in scheme	
10	74-77	1	265.00	1060.00	
11	79	1	262.64	262.64	As per site
12	79	1	246.61	246.61	
13	80	1	226.54	226.54	
14	81	1	202.67	202.67	
15	82	1	179.28	179.28	
16	83	1	253.51	253.51	
17	84	1	226.53	226.53	
18	85	1	199.29	199.29	
19	86	1	222.13	222.13	
	Total	81		20088.53	4.27
			SCO/D		
1	1	1	220.67	220.67	
2	2-8	7	230.00	1610.00	
	Total	8		1830.67	0.33
			SCO/A		
1	1	1	1222.22	1222.22	As per site
2	2 - 17	16	850.00	13600.00	
3	18	1	774.93	774.93	As per site
4	19	1		Not in scheme	
5	20			Not in scheme	
6	21 - 25	5	500.00	2500.00	
	Total	23		17097.15	3.57
	Grand Total	580		142664.50	26.47
			ESS (PB BLDG-1)		
1	1 - 11	11	169.96	1868.56	
2	12	1	208.12	208.12	
3	13	1	203.24	203.24	
4	14 - 21	8	160.56	1284.48	
5	22	1	151.58	151.58	
6	23	1	133.63	133.63	
7	24	1	115.69	115.69	
8	25	1	97.63	97.63	
9	37 - 135	93	160.56	14932.08	
10	43-45,123-125			Not in scheme	
			BOOTH		
11	26 - 36	11	33.33	366.63	
	Total	129		19054.24	3.978
	Grand Total	141		19854.24	4.06

F.A.R FOR S.C.O & SHOPS = 1.75

AREA UNDER PARKS

SR. NO.	TYPE	TOTAL AREA IN SQ. YDS.	Area IN ACRES	PERCENTAGES
1	PARK - 1	11954.80	2.47	
1	PARK - 1A	3678.40	0.76	
2	PARK - 2	906.80	0.19	
3	PARK - 3	2651.14	0.55	
4	PARK - 4	3388.00	0.70	
5	PARK - 5	484.00	0.10	
6	PARK - 6	1403.60	0.29	
7	PARK - 7	968.00	0.20	
8	PARK - 8	4065.60	0.84	
8	PARK - 9	3484.80	0.72	
GRAND TOTAL		31984.80	6.62	6.46%

AREA UNDER PUBLIC BUILDINGS

SR. NO.	TYPE	TOTAL AREA IN SQ. YDS.	Area IN ACRES	PERCENTAGES
1	HIGHER SECONDARY SCHOOL - 1	19673.37	4.06	
2	PRIMARY SCHOOL - 1	3630.00	0.75	
3	DISPENSARY-I	2614.00	0.54	
4	COMMUNITY CENTRE	4452.80	0.92	
5	RELIGIOUS BUILDING (R.B)	2226.40	0.46	
6	CFC /POST OFFICE	193.00	0.04	
Grand Total		32789.57	6.77	6.42%
AREA UNDER ROADS, PARKING, RESERVED AREAS , PAVEMENTS, S.T.P., OHSR, E.S.S & OTHERS (R.R. & C.R)		52.8625		50.09%

OWNER SIGN

For ANSAL API INFRASTRUCTURE LTD.

(AUTHORISED SIGNATORY)

TOWN PLANNER SIGN

TITLE:-

REVISED LAYOUT PLAN OF SECTOR-116 GOLFLINKS -II, MOHALI.

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

DATE:- 17/3/2016

PROJECT NO:-

GOLF LINK - II, SECTOR - 116/MOHALI/ ANSAL API / 02

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT