

POCKET 116

SECTOR 92A

FROM KHARAR

TO LANDRAN >>

220 KV H.T. LINE

66 KV H.T. LINE
(UNDERGROUND WIRING)

200' wide road

Village Abadi Kailon

Future Expansion

Existing Phirni Road Widened To Be 60'-0"

35' wide Road
100' wide road

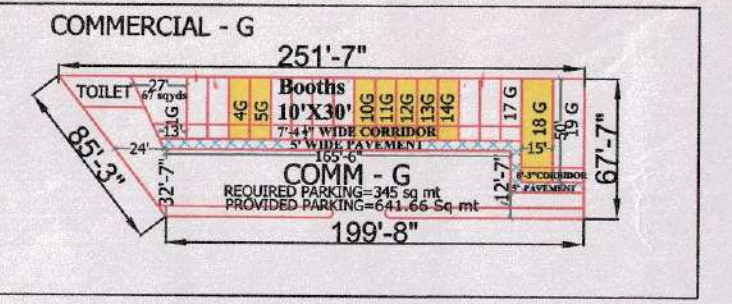
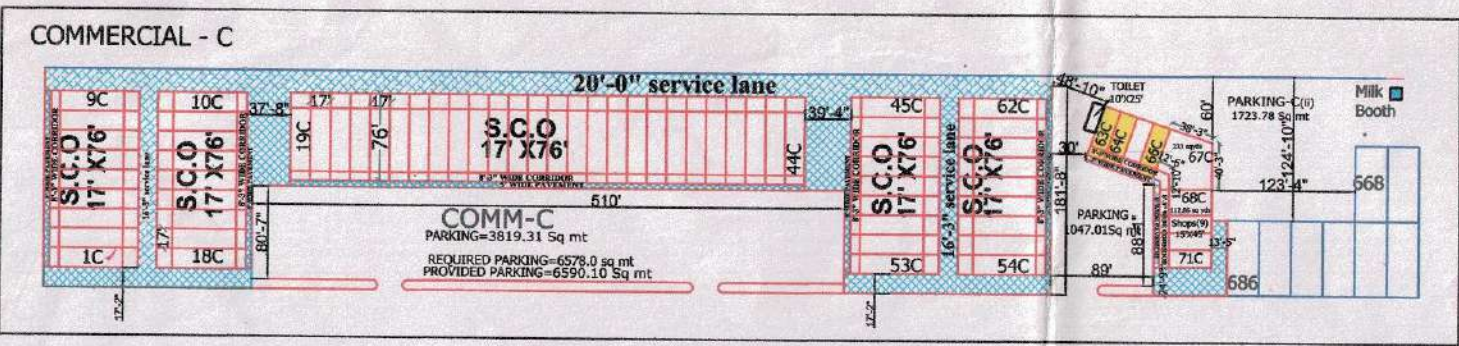
RAILWAY TRACK

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

APPROVED
Date 20-06-17
Chief Town Planner
Punjab, Chandigarh

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 Gap)
8.		C.A
9.		Sector Road Area Which is Already Added in Saleable Area = 4.46 Acres
10.		Sector Road Area Which is Not Added in Saleable Area = 4.94 Acres
11.		Area for Services

S.NO.	S.NO.	CATEGORY	SIZE
1.	A (950 sqyds)	65'-0"x131'-0"	
2.	B (800 sqyds)	52'-0"x137'-0"	
3.	C (500sqyds)	45'-0"x100'-0"	
4.	D (400 sqyds)	39'-0"x62'-0"	
5.	E (350sqyds)	39'-0"x0'-0"	
6.	F (250 sqyds)	30'-0"x75'-0"	
7.	G (200 sqyds)	27'-0"x65'-0"	
8.	H (160sqyds)	27'-0"x52'-0"	
9.	I (150 sqyds)	25'-0"x54'-0"	



S.NO.	RESERVE AREA DETAILS	AREA IN ACRES
1.	POCKET 8	0.26
2.	POCKET 9	0.07
3.	POCKET 10	0.06
4.	POCKET 11	0.06
5.	POCKET 12	0.06
6.	POCKET 13	0.10
7.	POCKET 14	0.04
8.	POCKET 15	0.04
9.	POCKET 16	0.11
10.	POCKET 17	0.17
11.	POCKET 18	0.03
12.	POCKET 19	0.11
13.	POCKET 20	0.12
14.	POCKET 21	0.07
15.	POCKET 22	0.07
16.	POCKET 23	0.07
17.	POCKET 24	0.07
18.	TOTAL	1.38

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 3.3 of the Master Plan, SAS Nagar notified vide Notification No. 9650/TPSC-76, Dt 12th /10th Dec, 2008

ansal API
115, ANSAL TOWER, 16-KC MARG, NEW DELHI-110001

ANSAL API REVISED LAYOUT PLAN OF SECTOR-114, GOLF LINKS-I, MOHALI.

S.NO.	PARTICULARS	AREA IN ACRES
1.	TOTAL AREA OF SITE AS PER L.O.N.O. COUPON/MAGNET 177858 Dtd. 2005, Dt. 21-12-2005	260.00
2.	STAGE I	157.73
3.	STAGE II	43.816
4.	STAGE III	8.7900
5.	STAGE IV	10.989
6.	STAGE V	17.44
7.	TOTAL CLU DOME	238.765
8.	ADD CRITICAL AREA TO BE ACQUIRED	6.50
9.	ADD AREA UNDER REVENUE RASTA	4.2480
10.	TOTAL AREA	249.513
11.	LESS AREA EXCLUDED FROM SCHEME	2.840
12.	GROSS AREA	246.673
13.	EW'S PROVIDED	13.98(5.69%)
14.	AREA UNDER ROAD WIDENING	4.94
15.	TOTAL	248.833

AREA STATEMENT	AREA IN ACRES	PERCENTAGE
1. AREA UNDER RESIDENTIAL PLOTS	72.28	30.01%
2. AREA UNDER GROUP HOUSING	29.14	12.10%
3. AREA UNDER EWS	13.98	5.80%
4. AREA UNDER COMMERCIAL	9.17	3.81%
5. TOTAL SALEABLE AREA	124.57	51.72%
6. AREA UNDER PARKS	15.01	6.04%
7. AREA UNDER PUBLIC BUILDINGS	13.91	5.78%
8. AREA UNDER ROADS, PAVEMENTS, CHSR, RESERVE AREA & OTHERS	86.343	35.86%
9. TOTAL	248.833	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-1-113		113	160.56	18143.28
3. SHOPS- 1A-46a		48	75.00	3600.00
4. TOTAL		165		22565.52

COMMERCIAL-B	Commercial Numbering	Comm No.	AREA IN YARDS	TOTAL AREA IN YARDS
1. SCO-1B-28B		28	122.78	3192.28
2. BOOTH-1B-64B		64	33.33	1313.12
3. TOTAL		90		5325.40

COMMERCIAL-C	Commercial Numbering	Comm No.	AREA IN YARDS	TOTAL AREA IN YARDS
1. SCO-1C-62C		62	143.56	8900.72
2. SHOPS- 46B-62C-71C		7	75.00	525.00
3. SHOPS- 62C		1	233.00	233.00
4. SHOPS- 68C		1	112.86	112.86
5. TOTAL		71		9771.58

COMMERCIAL-D	Commercial Numbering	Comm No.	AREA IN YARDS	TOTAL AREA IN YARDS
1. SCO-1D-9D		9	170.00	1530.00
2. BOOTH-1D-64D		6	33.33	199.98
3. TOTAL		15		1729.98

COMMERCIAL-E	Commercial Numbering	Comm No.	AREA IN YARDS	TOTAL AREA IN YARDS
1. BOOTH-1E		1	40.65	40.65
2. BOOTH-2E		1	33.33	33.33
3. BOOTH-3E		1	140.00	140.00
4. BOOTH-4E-54E		55	33.33	1833.15
5. TOTAL		58		2047.13

COMMERCIAL-F	Commercial Numbering	Comm No.	AREA IN YARDS	TOTAL AREA IN YARDS
1. BOOTH-1F-18F		18	33.33	599.94
2. BOOTH-19F-24F		6	33.33	199.98
3. TOTAL		24		799.92

COMMERCIAL-G	Commercial Numbering	Comm No.	AREA IN YARDS	TOTAL AREA IN YARDS
1. BOOTH-2G-17G		16	33.33	533.28
2. BOOTH-1G		1	67.00	67.00
3. BOOTH-18 G & 19 G		2	83.33	166.66
4. TOTAL		19		766.94

COMMERCIAL-H	Commercial Numbering	Comm No.	AREA IN YARDS	TOTAL AREA IN YARDS
1. SCO-1H-13H		13	121.00	1573.00
2. TOTAL		455		44400.43 OR 9.17 ACRES

TOTAL AREA UNDER COMMERCIAL (IN ACRES) 9.17 ACRES

S.NO.	TYPE	AREA(SQ. YDS.)
1.	GROUP HOUSING - A	6.68
2.	GROUP HOUSING - B, B1	16.99
3.	GROUP HOUSING - C	5.47
4.	TOTAL AREA UNDER GR. HOUSING (IN ACRES)	29.14 ACRES

TOTAL AREA UNDER GR. HOUSING (IN ACRES) 29.14 ACRES

S.NO.	TYPE	AREA (ACRES)
1.	EW'S-1	4.77
2.	EW'S-3	5.53
3.	TOTAL	10.30
4.	TOTAL	13.98

AREA OF RESERVE (UNDER) OF CONSTRUCTION OF EWS SITE MEASURING 5.53 ACRES (Vide Notification No. 17/93/2008-Singh/2680-2694 Dt. 29-01-2011)

TOTAL 13.98

AREA UNDER PARK DETAILS	AREA(SQ. YDS.)
1. PARK - 1	21586.4
2. PARK - 2	7694.99
3. PARK - 3	3661.00
4. PARK - 5	1286.42
5. PARK - 6	16243.66
6. PARK - 7	1723.42
7. PARK - 7A	2458.17
8. PARK - 8	14320.00
9. PARK - 8A	1302.00
10. PARK - 9	5398.21
11. PARK - 10	1642.82
12. TOTAL	77517.03
13. TOTAL AREA UNDER PARKS (IN ACRES)	15.01

TOTAL AREA UNDER PARKS (IN ACRES) 15.01

DETAIL OF FACILITIES	NO.	AREA (SQ. YDS.)	AREA (ACRES)
PRIMARY SCHOOL	5	17559.60	3.69
HIGH SCHOOL	2	21054.00	4.35
CRECHE	1	877.6	0.14
DISPENSARY	2	4840.00	1.0
COMMUNITY CENTRE	1	7163.2	1.48
POLICE POST	1	1762.00	0.36
RELIGIOUS BUILDING	2	3000.80	0.62
ESS	1	3484.6	0.72
STP	2	6662.80	1.17
SUB-POST OFFICE	1	255.05	0.06
27.		274	0.01
28.		274	0.01
29.		274	0.01
30.		274	0.01
31.		274	0.01
32.		274	0.01
33.		274	0.01
34.		274	0.01
35.		274	0.01
36.		274	0.01
37.		274	0.01
38.		274	0.01
39.		274	0.01
40.		274	0.01
41.		274	0.01
42.		274	0.01
43.		274	0.01
44.		274	0.01
45.		274	0.01
46.		274	0.01
47.		274	0.01
48.		274	0.01
49.		274	0.01
50.		274	0.01
51.		274	0.01
52.		274	0.01
53.		274	0.01
54.		274	0.01
55.		274	0.01
56.		274	0.01
57.		274	0.01
58.		274	0.01
59.		274	0.01
60.		274	0.01
61.		274	0.01
62.		274	0.01
63.		274	0.01
64.		274	0.01
65.		274	0.01
66.		274	0.01
67.		274	0.01
68.		274	0.01
69.		274	0.01
70.		274	0.01
71.		274	0.01
72.		274	0.01
73.		274	0.01
74.		274	0.01
75.		274	0.01
76.		274	0.01
77.		274	0.01
78.		274	0.01
79.		274	0.01
80.		274	0.01
81.		274	0.01
82.		274	0.01
83.		274	0.01
84.		274	0.01
85.		274	0.01
86.		274	0.01
87.		274	0.01
88.		274	0.01
89.		274	0.01
90.		274	0.01
91.		274	0.01
92.		274	0.01
93.		274	0.01
94.		274	0.01
95.		274	0.01
96.		274	0.01
97.		274	0.01
98.		274	0.01
99.		274	0.01
100.		274	0.01

PERMISSIBLE DENSITY=245.77/M2 OR 200PPA/49154.60 PERSONS

NO. OF PLOT

AREA UNDER FLATTED DEVELOPMENT 29.14 300 PER/AC. 8742

AREA UNDER EWS 10.30 400 PER/AC. 4120

AREA UNDER COMMERCIAL 9.17 100 PER/AC. 917

AREA UNDER PUBLIC BUILDING 13.91 100 PER/AC. 1391

TOTAL POPULATION 34790

PROJECT NO.:

For ANSAL PROPERTIES & INFRASTRUCTURE LTD.

CC/UTP/ANSAL API/NC/26/255/06

DATE: 14-7-2016

SCALE: 1"=220'

DRG-NO: 147-2016

CHECKED BY: NAGAN KALIA

DATE: 14-7-2016

PROJECT NO.: