

Chunk Sites Valuation Performa

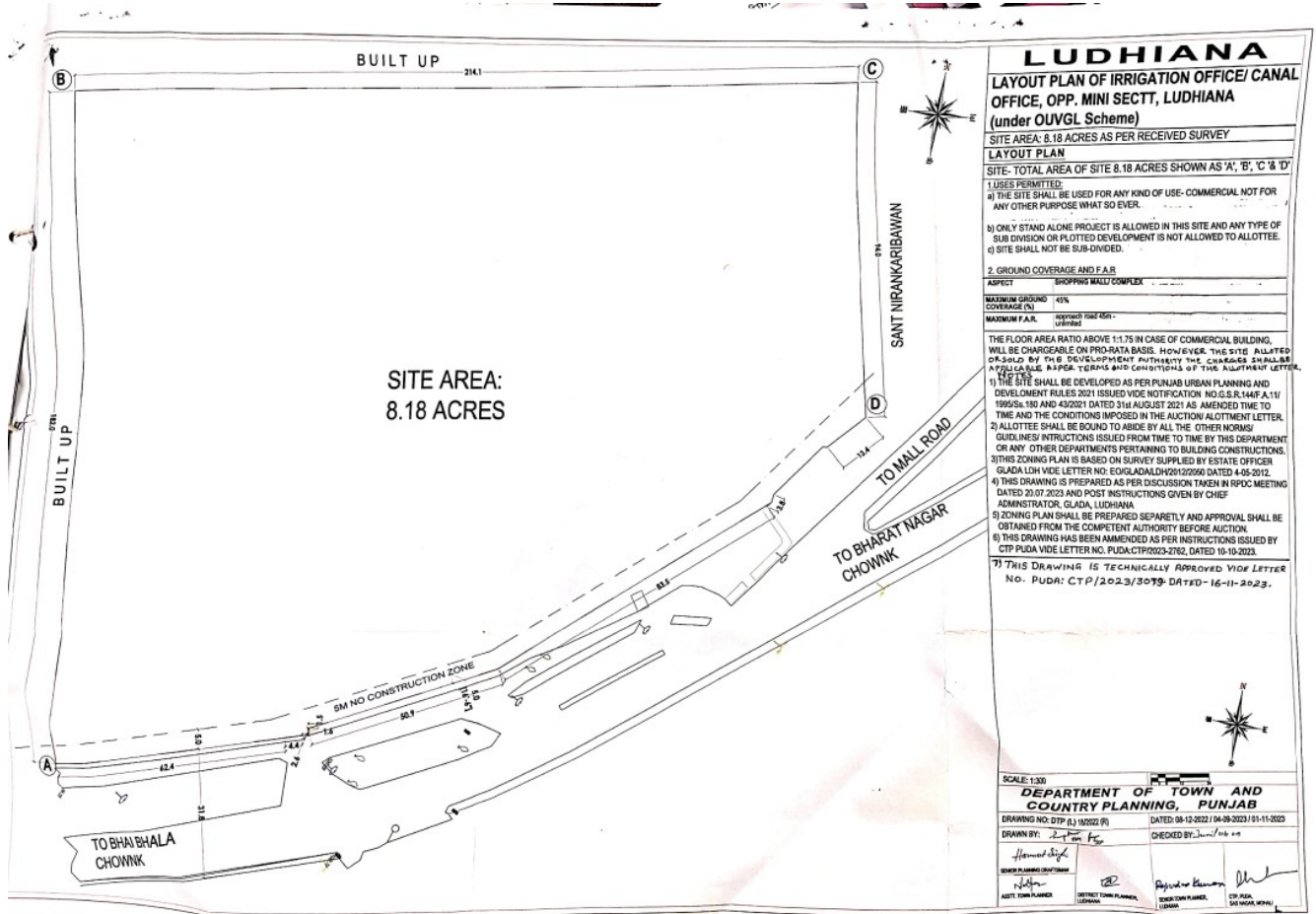
Sr. No	Type of Property	Location	Google Co-ordinates	Area in Acres	Rates Evaluated Per Sq yds
1	Mix Land Use Chunk(OUVGL)	Irrigation office/Canal Office Opp. Mini Secretariat, Ludhiana	30.903509,75.836547	8.18	
2	Commercial Chunk (OUVGL)	PWD Colony Back Side SSP Residence Ludhiana.	30.914139,75.838391	1.702	
3	Commercial Chunk(OUVGL)	PWD Colony Site-1 Opp. Residence of Police Commissioner Ludhiana.	30.916211,75.838092	2.845	
4	Institutional Site (GLADA)	Urban Estate, Dugri Ph-2, Ludhiana (Green Land)	30.864261,75.837475	0.93	
5	Commercial Chunk (GLADA)	1-B, FEROPUR ROAD LDH, Near Waves Mall	30.885999,75.788889	1	

Commercial Sites Valuation Performa

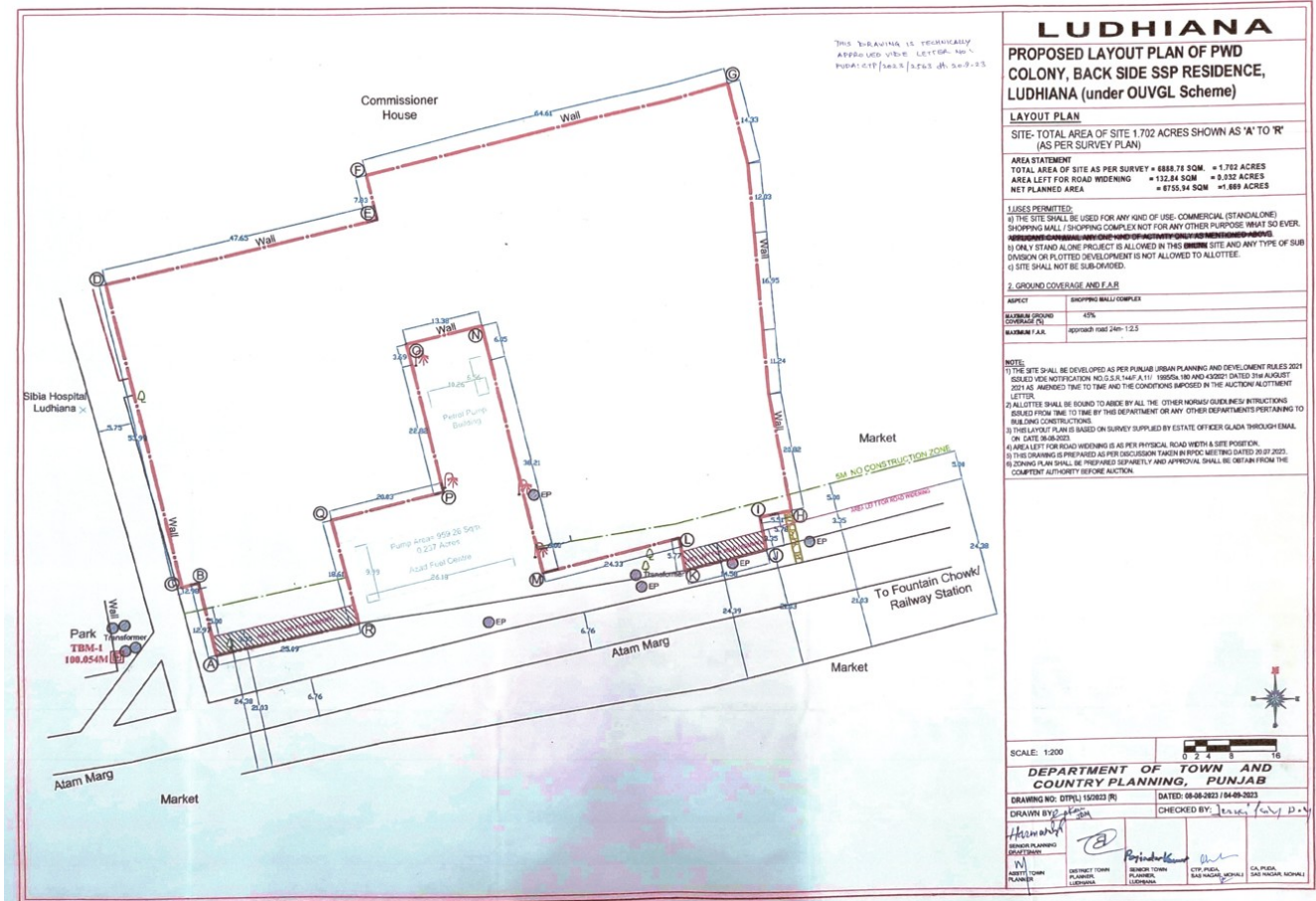
Sr. No	Type of Property	Location	Google Co-ordinates	Area in Sq Yds	Rates Evaluated Per Sq yds
1	SCO	Commercial Site at Police Kotwali Chaura Bazar Ludhiana.	30.916756,75.850328	111.1	
2	SCO	Canal Colony Pakhowal Road, LDH	30.899110,75.831363	200.1	
3	SCOs	PWD Rest House Kohara	30.866739,76.006702	60.5	
4	SCO	PWD Rest House Moga	30.819627,75.202712	212.5	
5	SCO	Commercial Pocket of Old District Court Ludhiana.	30.915980,75.843194	266.6	
6	SCO	Dugri Ph-2 Opp. Sat Paul Mittal School Ludhiana	30.867973,75.834178	317.3	
7	SCO	Dhandari Kalan Ph-3 Dussehra Ground.	30.895455,75.907292	121.0	
8	SCO	Dhandari Kalan Ph-3 Opp. FCI Godown	30.894548,75.909580	147.5	
9	Booth	Commercial Pocket of Old District Court Ludhiana.	30.915980,75.843194	48.0	
10	Shops	PWD Rest House Moga	30.819627,75.202712	48.0	
11	SCO	Commercial Site at Police Kotwali Chaura Bazar Ludhiana.	30.916756,75.850328	22.7	
12	SCO	Sector 38 Main Chd Road	30.902127,75.903204	22.7	

Layout Plan of the Above Mentioned Sites.

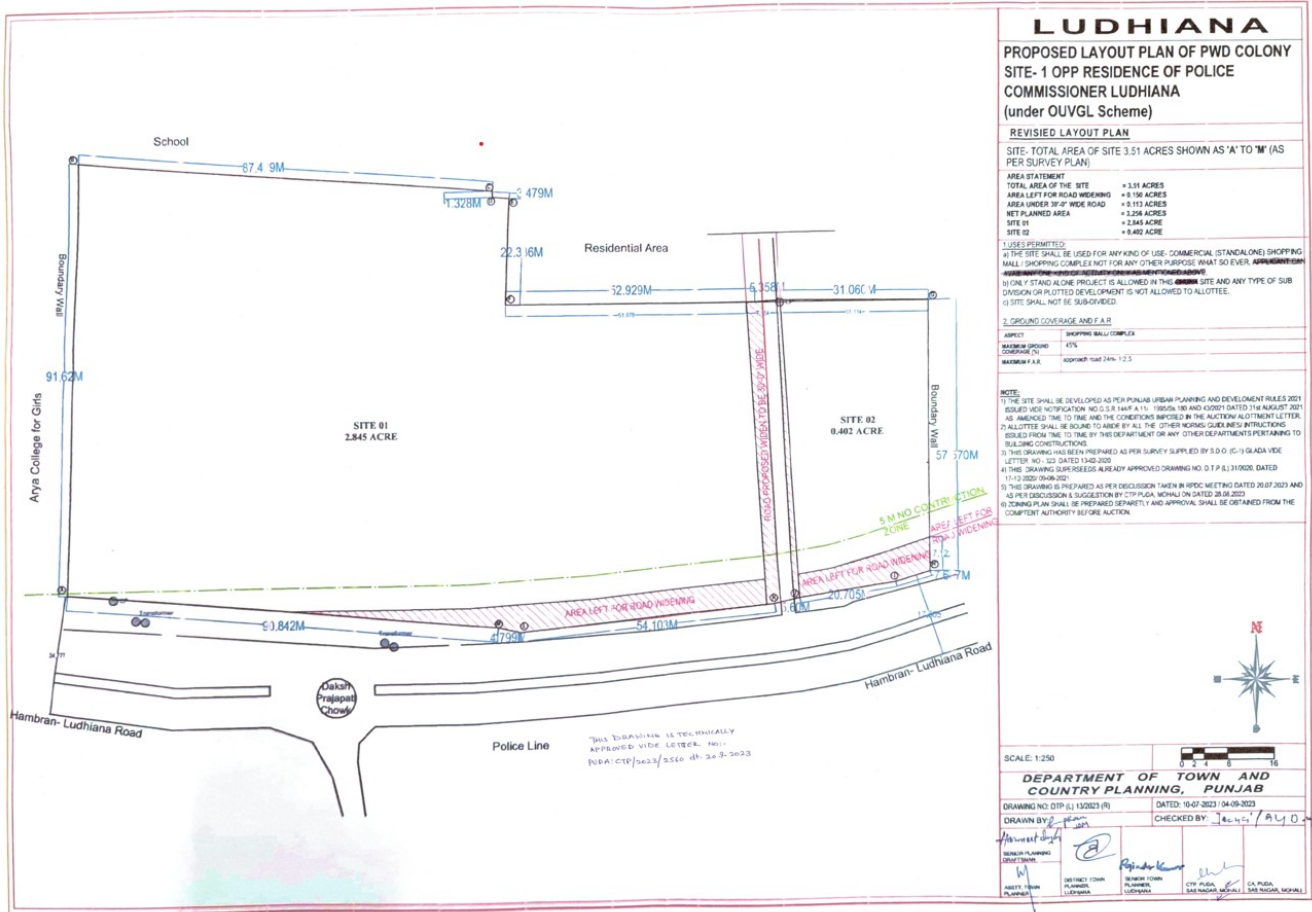
1. Irrigation office/Canal Office Opp. Mini Secretariat, Ludhiana



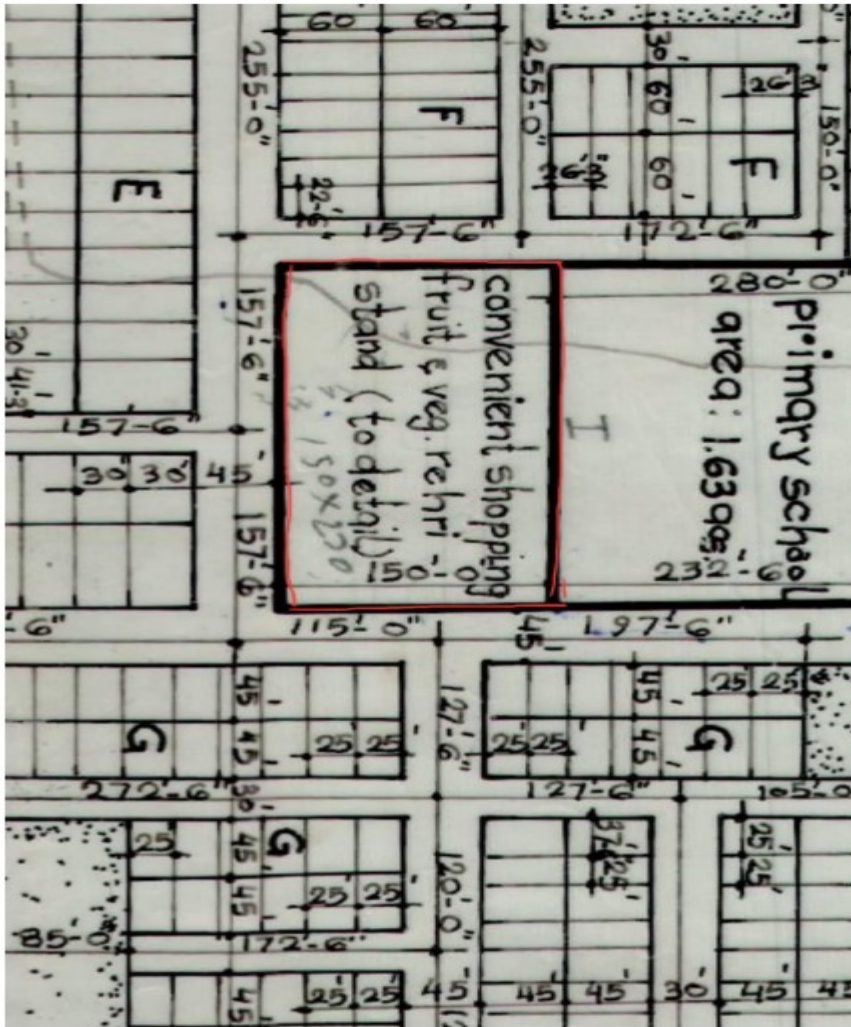
2. PWD Colony Back Side SSP Residence Ludhiana.



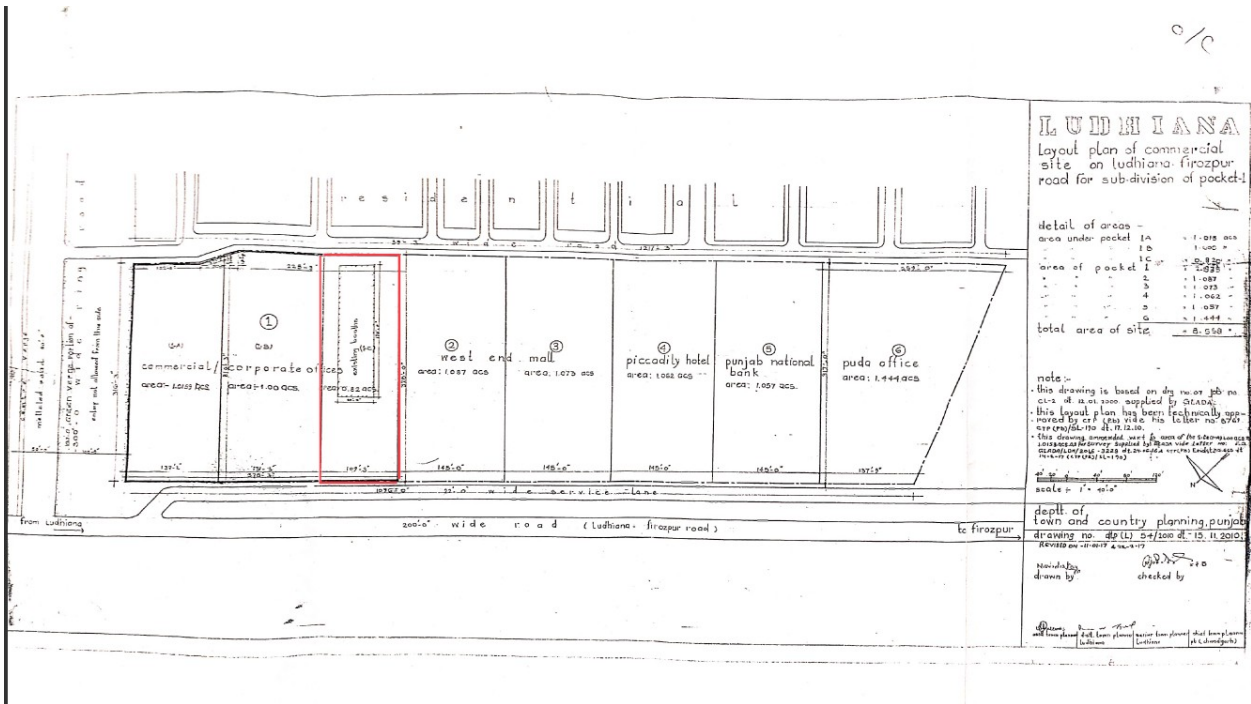
3. PWD Colony Site-1 Opp. Residence of Police Commissioner Ludhiana.



4. Urban Estate, Dugri Ph-2, Ludhiana (Green Land)

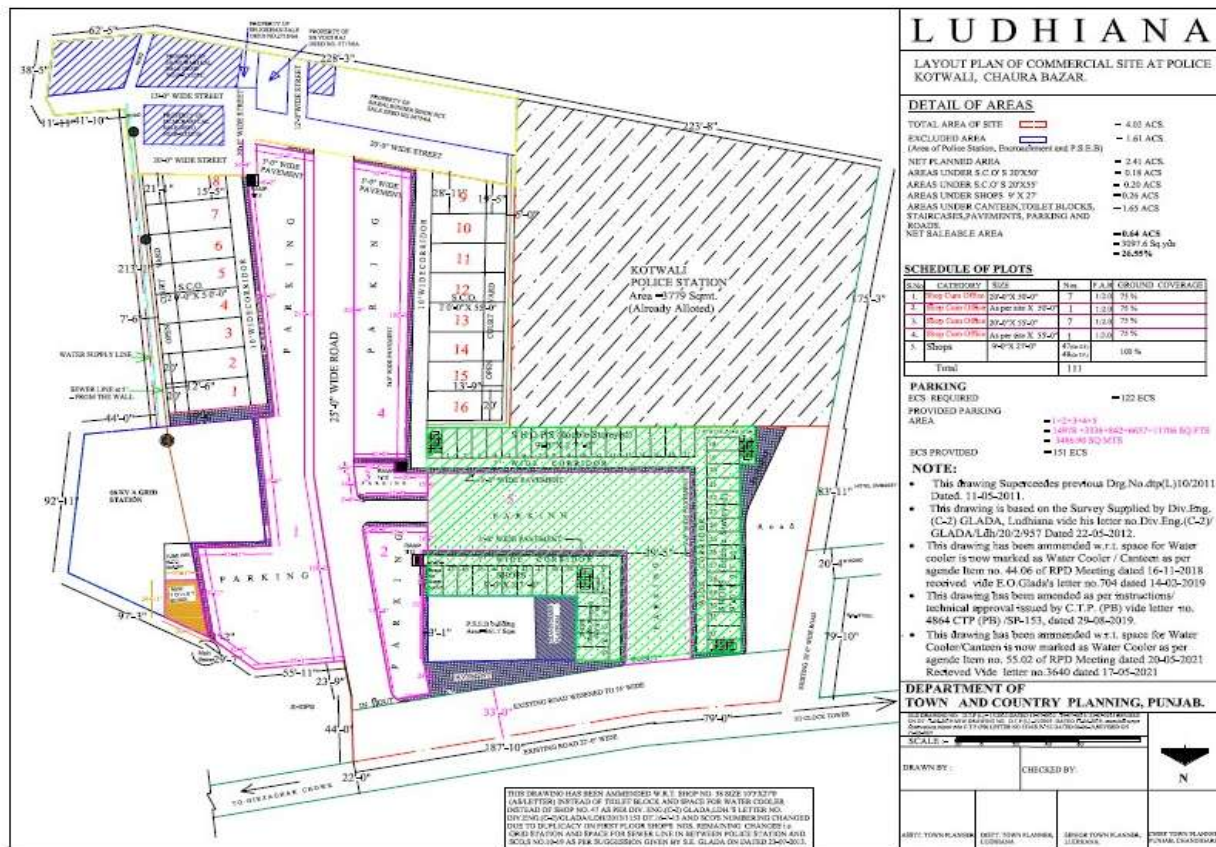


5. 1-B, FEROPUR ROAD LDH, Near Waves Mall



Commercial sites

6. Commercial Site at Police Kotwali Chaura Bazar Ludhiana.



LUDHIANA

LAYOUT PLAN OF COMMERCIAL SITE AT POLICE KOTWALI, CHAURA BAZAR.

DETAIL OF AREAS

TOTAL AREA OF SITE	4.03 ACS
EXCLUDED AREA (Area of Police Station, Enclosed Street and P.S.E.B)	1.61 ACS
NET PLANNED AREA	2.41 ACS
AREAS UNDER S.C.O'S 20X30'	0.18 ACS
AREAS UNDER S.C.O'S 20X35'	0.26 ACS
AREAS UNDER SHOPS 9' X 27'	0.26 ACS
AREAS UNDER CANTERS, TOILET BLOCKS, STAIRCASES, PAYMENTS, PARKING AND ROADS	1.65 ACS
NET SALEABLE AREA	0.64 ACS
	2097.6 Sq.yds
	26.55%

SCHEDULE OF PLOTS

Sl. No.	Category	Size	No.	P.A.M. COVERAGE
1.	Shop Class (100)	20'x30' 2640'	7	1.00%
2.	Shop Class (100)	As per site 2, 2640'	1	1.00%
3.	Shop Class (100)	20'x30' 3920'	7	1.00%
4.	Shop Class (100)	20'x30' 3920'	1	1.00%
5.	Shops	9'x27' 47610'	16	100%
Total				111

PARKING

ECS REQUIRED: 102 ECS

PROVIDED PARKING AREA:

- 102 x 34x9
- 102 x 10 x 10 = 1020 sq. MTS
- 102 x 10 x 10 = 1020 sq. MTS
- 102 x 10 x 10 = 1020 sq. MTS

ECS PROVIDED: 151 ECS

- NOTE:**
- This drawing Supersedes previous Drg.No.dtp(L)102011 Dated: 11-05-2011.
 - This drawing is based on the Survey Supplied by Div.Eng. (C-2) GLADA, Ludhiana vide his letter no Div.Eng.(C-2)/GLADA/Ldh/20/2957 Dated 22-05-2012.
 - This drawing has been amended w.r.t. space for Water cooler is now marked as Water Cooler / Cantines as per agenda item no. 44.06 of RPD Meeting dated 16-11-2018 received vide E.O.Glad's letter no.704 dated 14-02-2019.
 - This drawing has been amended as per instructions/technical approval issued by C.T.P. (PB) vide letter no. 4864 CTP (PB) /5/1-53, dated 29-04-2019.
 - This drawing has been amended w.r.t. space for Water Cooler/Cantines is now marked as Water Cooler as per agenda item no. 55.02 of RPD Meeting dated 20-05-2021 Received Vide letter no.3640 dated 17-05-2021

DEPARTMENT OF TOWN AND COUNTRY PLANNING, PUNJAB.

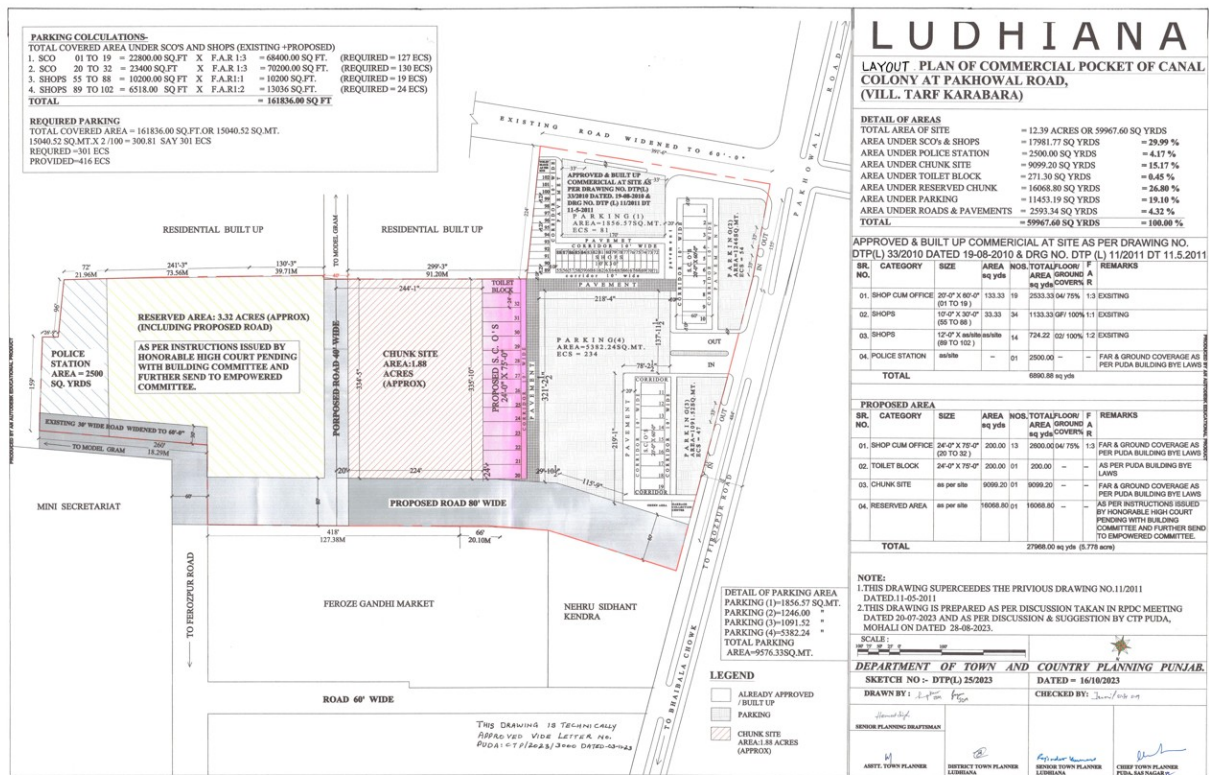
SCALE: _____

DRAWN BY: _____ CHECKED BY: _____

APPT. TOWN PLANNER: _____ DIST. TOWN PLANNER: _____ SUPER. TOWN PLANNER: _____ CHIEF TOWN PLANNER: _____

THIS DRAWING HAS BEEN AMENDED W.R.T. SHOP NO. 16/22 177379 (AS LATTER INSTEAD OF TOILET BLOCK AND SPACE FOR WATER COOLER INSTEAD OF SHOP NO. 47 AS PER DIV. ENG.(C)GLADA/LDH'S LETTER NO. DIV.ENG.(C-2)GLADA/LDH/20/2957 DATED 22-05-2012 AND SCOPE NUMBERING CHANGED DUE TO PREVIOUS INQUIRY FOR THESE WORKS REGARDING CHANGES TO ROAD STATION AND SPACE FOR SEWER LINE IN BETWEEN POLICE STATION AND POLICE NO.1067 AS PER DISCUSSION GIVEN BY S.E. GLADA ON DATED 24-05-2021.

7. Canal Colony Pakhowal Road, LDH



LUDHIANA

LAYOUT PLAN OF COMMERCIAL POCKET OF CANAL COLONY AT PAKHOWAL ROAD, (VILL. TARF KARABARA)

DETAIL OF AREAS

TOTAL AREA OF SITE	= 12.39 ACRES OR 59967.60 SQ YRDS	
AREA UNDER SCO'S & SHOPS	= 17981.77 SQ YRDS	= 29.99 %
AREA UNDER POLICE STATION	= 2500.00 SQ YRDS	= 4.17 %
AREA UNDER CHUNK SITE	= 9099.20 SQ YRDS	= 15.17 %
AREA UNDER TOILET BLOCK	= 271.30 SQ YRDS	= 0.45 %
AREA UNDER RESERVED CHUNK	= 16068.80 SQ YRDS	= 26.80 %
AREA UNDER PARKING	= 11451.19 SQ YRDS	= 19.10 %
AREA UNDER ROADS & PAVEMENTS	= 2593.34 SQ YRDS	= 4.32 %
TOTAL	= 59967.60 SQ YRDS	= 100.00 %

APPROVED & BUILT UP COMMERCIAL AT SITE AS PER DRAWING NO. DTP(L) 33/2010 DATED 19-06-2010 & DRG NO. DTP (L) 11/2011 DT 11.5.2011

SR.	CATEGORY	SIZE	AREA	NOS.	TOTAL FLOOR	F	REMARKS
			sq yds		sq yds	%	
01.	SHOP CUM OFFICE	20'-0" X 60'-0" (51 TO 19)	133.33	03	2033.33	04 75%	1,3 EXISTING
02.	SHOPS	10'-0" X 30'-0" (55 TO 88)	33.33	34	1133.33	07 100%	1,2 EXISTING
03.	SHOPS	12'-0" X 60'-0" (89 TO 102)	724.22	02	1000.00	1,2	EXISTING
04.	POLICE STATION	as site	01	01	2500.00	-	FAR & GROUND COVERAGE AS PER PUDA BUILDING BYE LAWS
TOTAL					5996.88	sq yds	

PROPOSED AREA

SR.	CATEGORY	SIZE	AREA	NOS.	TOTAL FLOOR	F	REMARKS
			sq yds		sq yds	%	
01.	SHOP CUM OFFICE	24'-0" X 75'-0" (01 TO 19)	200.00	13	2800.00	04 75%	1,3 FAR & GROUND COVERAGE AS PER PUDA BUILDING BYE LAWS
02.	TOILET BLOCK	24'-0" X 72'-0" (20 TO 35)	200.00	01	200.00	-	AS PER PUDA BUILDING BYE LAWS
03.	CHUNK SITE	as per site	9099.20	01	9099.20	-	FAR & GROUND COVERAGE AS PER PUDA BUILDING BYE LAWS
04.	RESERVED AREA	as per site	16068.80	01	16068.80	-	AS PER INSTRUCTIONS ISSUED BY HONORABLE HIGH COURT PENDING WITH BUILDING COMMITTEE AND FURTHER SEND TO EMPOWERED COMMITTEE.
TOTAL					27968.00	sq yds (5.778 acres)	

NOTE:
 1. THIS DRAWING SUPERCEDES THE PREVIOUS DRAWING NO. 11/2011 DATED 11-05-2011
 2. THIS DRAWING IS PREPARED AS PER DISCUSSION TAKEN IN RPDC MEETING DATED 20-07-2002 AND AS PER DISCUSSION & SUGGESTION BY CTP PUDA, MOHALI ON DATED 28-08-2002.

SCALE:
 1" = 100'-0"

DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB
 DRAWN BY: *[Signature]*
 SENIOR PLANNING DRAFTSMAN
 CHECKED BY: *[Signature]*
 SENIOR TOWN PLANNER

LEGEND
 [Symbol] ALREADY APPROVED / BUILT UP
 [Symbol] PARKING
 [Symbol] CHUNK SITE AREA 1.88 ACRES (APPROX)

DETAIL OF PARKING AREA
 PARKING (1) - 1836.57 SQ.MT.
 PARKING (2) - 2346.00
 PARKING (3) - 1091.52
 PARKING (4) - 532.24
TOTAL PARKING AREA - 9576.33 SQ.MT.

THIS DRAWING IS TECHNICALLY APPROVED VIDE LETTER NO. PUDA/CT/1222/2000 DATED-20-04-2002

8. PWD Rest House Kohara

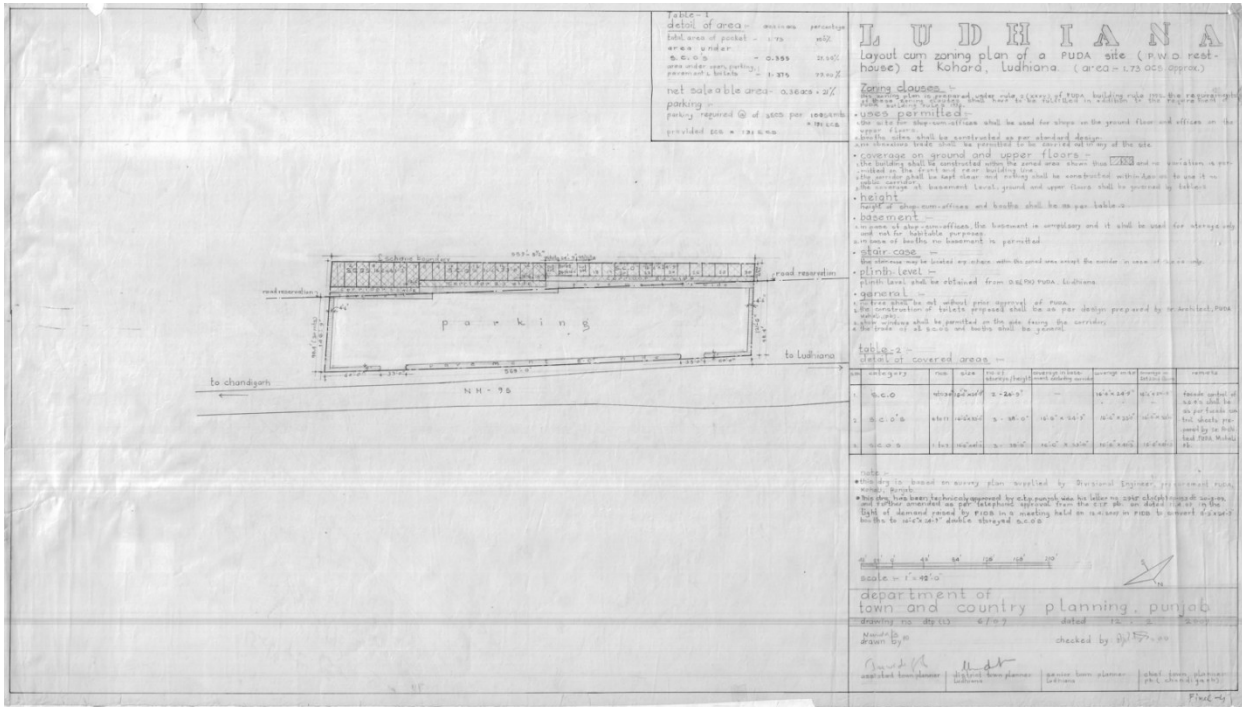


Table-1

detail of area	area in sq. m	percentage
total area of parcel	173000	100%
area of garden	10000	5.78%
area of P.O.S	10000	5.78%
area under open parking	10000	5.78%
area under building	10000	5.78%
net saleable area	10000	5.78%
parking required @ of 1000 per 1000 sq.m	10000	5.78%
provided sq.m = 10000	10000	5.78%

LUDHIANA

Layout zoning plan of a PUDA site (PWD rest-house) at Kohara, Ludhiana. (area = 1.73,000 approx.)

- zoning clauses**
- 1. The site for shop cum offices shall be used for shops on the ground floor and offices on the upper floors.
 - 2. The building shall be constructed within the period after obtaining the sanctioned plan and shall be completed within the period of 18 months from the date of sanctioning the plan.
 - 3. The height of the building shall be controlled as per standard design code of Ludhiana.
 - 4. The site for shop cum offices shall be used for shops on the ground floor and offices on the upper floors.
 - 5. The building shall be constructed within the period after obtaining the sanctioned plan and shall be completed within the period of 18 months from the date of sanctioning the plan.
 - 6. The height of the building shall be controlled as per standard design code of Ludhiana.
 - 7. The site for shop cum offices shall be used for shops on the ground floor and offices on the upper floors.
 - 8. The building shall be constructed within the period after obtaining the sanctioned plan and shall be completed within the period of 18 months from the date of sanctioning the plan.
 - 9. The height of the building shall be controlled as per standard design code of Ludhiana.
 - 10. The site for shop cum offices shall be used for shops on the ground floor and offices on the upper floors.
 - 11. The building shall be constructed within the period after obtaining the sanctioned plan and shall be completed within the period of 18 months from the date of sanctioning the plan.
 - 12. The height of the building shall be controlled as per standard design code of Ludhiana.

Table-2

details of covered areas

Sl. No.	Category	Area (sq. m)	Percentage (%)	Remarks
1.	P.O.S	10000	5.78%	Area under P.O.S
2.	Open Parking	10000	5.78%	Area under open parking
3.	Building	10000	5.78%	Area under building

Notes

- The site is based on survey plan supplied by District Engineer, Ludhiana.
- The site is bounded by Chandigarh on the left and Ludhiana on the right.
- The site is bounded by NH-95 on the bottom.
- The site is bounded by road reservation on the right.
- The site is bounded by road reservation on the left.
- The site is bounded by road reservation on the top.
- The site is bounded by road reservation on the bottom.
- The site is bounded by road reservation on the top.
- The site is bounded by road reservation on the bottom.
- The site is bounded by road reservation on the top.
- The site is bounded by road reservation on the bottom.
- The site is bounded by road reservation on the top.
- The site is bounded by road reservation on the bottom.
- The site is bounded by road reservation on the top.
- The site is bounded by road reservation on the bottom.

scale = 1" = 40' 0"

department of town and country planning, punjab

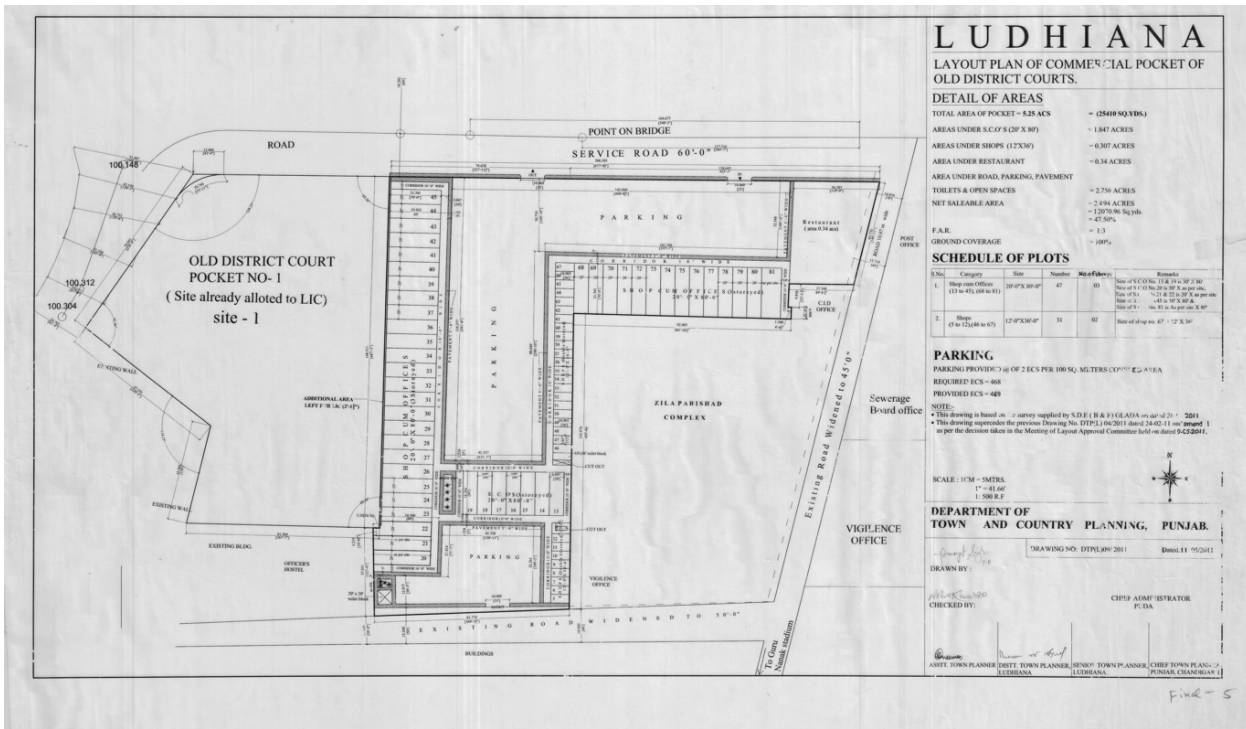
drawing no. 67/57 dated 10.12.57

drawn by: [Signature] checked by: [Signature]

approved by: [Signature] [Signature] [Signature] [Signature]

Final

10. Commercial Pocket of Old District Court Ludhiana



LUDHIANA

LAYOUT PLAN OF COMMERCIAL POCKET OF OLD DISTRICT COURTS.

DETAIL OF AREAS

TOTAL AREA OF POCKET = 525 ACS	= (2540 SQUARDS)
AREAS UNDER S.C.O'S (20' X 80')	= 1.847 ACRES
AREAS UNDER SHOPS (12'X30')	= 0.307 ACRES
AREA UNDER RESTAURANT	= 0.34 ACRES
AREA UNDER ROAD, PARKING, PAVEMENT	= 2.576 ACRES
TOILETS & OPEN SPACES	= 2.424 ACRES
NET SALEABLE AREA	= 120796 Sq.yds
	= 45.50%
F.A.R.	= 1.3
GROUND COVERAGE	= 100%

SCHEDULE OF PLOTS

S.No.	Category	Size	Number	Use/Category	Remarks
1.	Shop and Offices	20' X 30' X 80'	47	01	Size of Plot No. 1 to 47 = 20' X 30' X 80'
2.	Shops	12' X 30' X 30'	31	02	Size of Plot No. 48 to 78 = 12' X 30' X 30'

PARKING

PARKING PROVIDED @ OF 2 ECS PER 100 SQ. METERS COVERED AREA

PROVIDED ECS = 448

PROVIDED ECS = 448

NOTE: This drawing is based on survey supplied by S.D.F. (B & C) LUDA on date of 20/01/2011

This drawing approves the previous Drawing No. DTPL/10/2011 dated 24/02/11 and approved as per the decision taken in the Meeting of Layout Approval Committee held on dated 24/02/2011.

SCALE: 1" = 5 METERS

1" = 30.48 METERS

1" = 300 R.F.

DEPARTMENT OF TOWN AND COUNTRY PLANNING, PUNJAB.

VIGILENCE OFFICE

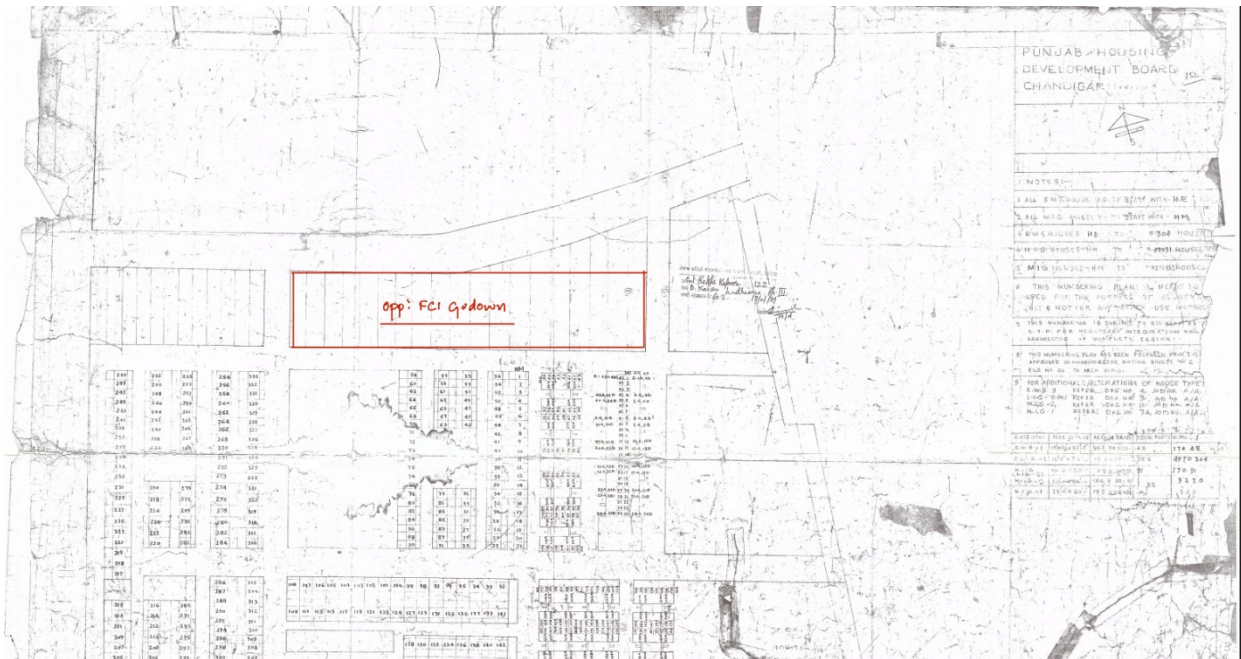
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ASST. TOWN PLANNER DIST. TOWN PLANNER, SENIOR TOWN PLANNER, CHIEF TOWN PLANNER, LUDHIANA, LUDHIANA, PUNJAB, CHANIGAN.

File - 5

12. Dhandari Kalan Ph-3 Dussehra Ground. And 8 Dhandari Kalan Ph-3 Opp. FCI Godown.



13 Sector 38 Main Chd Road

