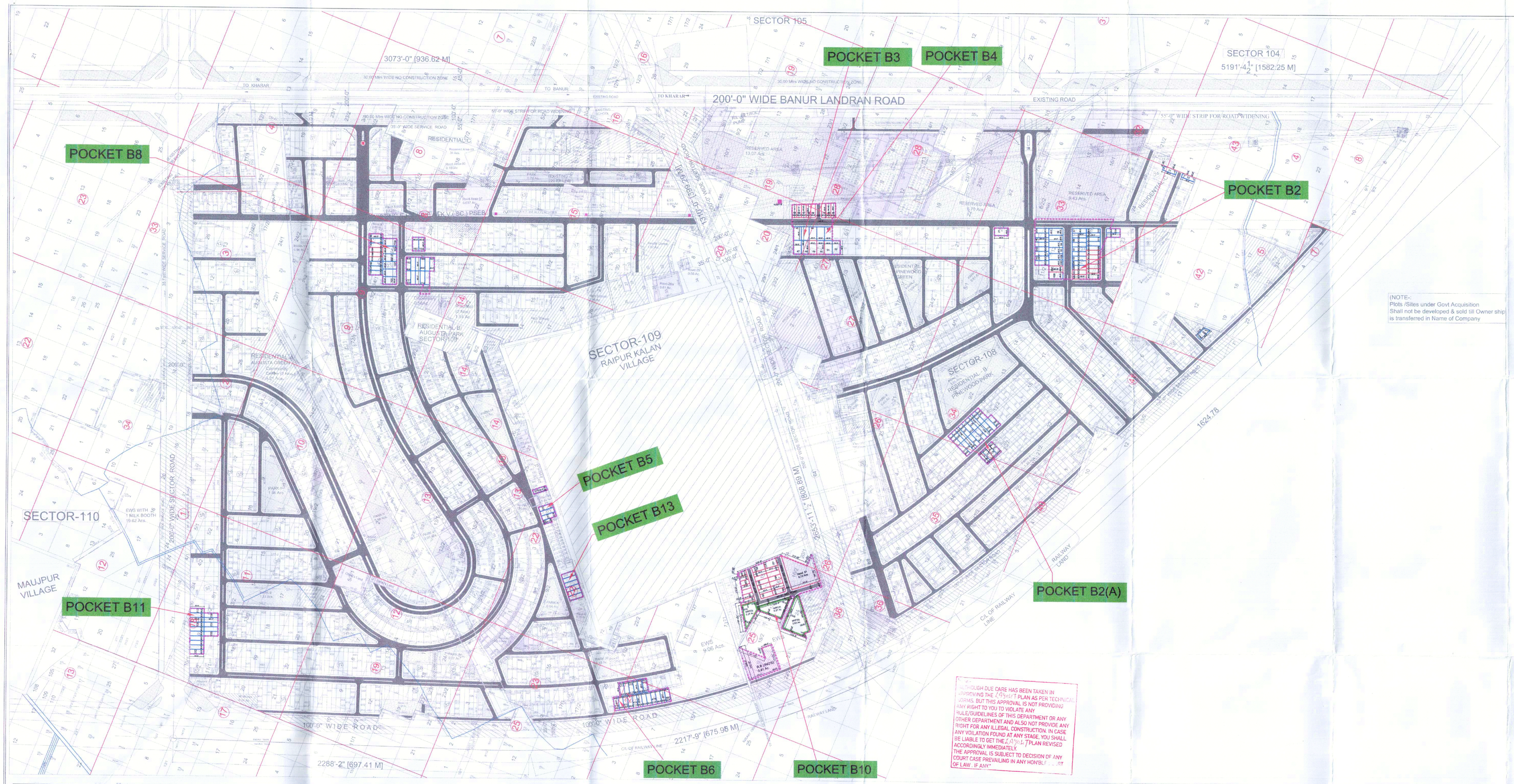

INTEGRATED TOWNSHIP
WITH SPECIAL EDUCATION AND WELLNESS ZONE
SECTOR- 108,109 & 110
SAS NAGAR

PROMOTERS

Emaar MGF Land Limited
REGD. OFFICE: ECE House, 28 Kasturba Gandhi Marg, New Delhi – 110 001

SECTOR 108

RESERVED AREAS

S.NO	POCKET NOS.	QTY	SIZE	AREA (IN ACRES)
1	1	1	-	0.26
2	3	1	-	0.30
3	9	1	-	0.13
4	10	1	-	0.04
5	11	1	-	0.083
6	12	1	-	0.47
7	13	1	-	0.08
8	14	1	-	0.26
9	15	1	-	0.29
10	16	1	-	0.12
11	17	1	-	0.23
12	21	1	-	0.12
13	22	1	-	0.05
14	23	1	-	0.21
15	27	1	-	0.19
TOTAL RESD. AREA (IN ACRES)				2.90
RESIDENTIAL AREA (IN ACRES)	No. OF PLOTS	831		58.615
GROUP HOUSING (IN ACRES)				0.00
TOTAL SALEABLE AREA (IN ACRES)				58.615

(NOTE-
Plots /Sites under Govt Acquisition
Shall not be developed & sold till Owner ship is transferred in Name of Company

SECTOR 109

RESERVED AREAS

S.NO	POCKET NOS.	QTY	SIZE	AREA (IN ACRES)
1	1	1	-	0.17
2	9	1	-	0.08
3	10	1	-	0.16
4	11	1	-	0.04
5	12	1	-	0.12
6	13	1	-	0.05
7	14	1	-	0.22
8	15	1	-	0.21
9	18	1	-	0.19
10	19	1	-	0.59
11	20	1	-	0.10
12	21	1	-	0.12
13	24	1	-	0.08
14	26	1	-	0.16
15	27	1	-	0.41
16	28a	1	-	0.61
17	29	1	-	0.06
18	33	1	-	0.07
19	34	1	-	0.23
20	37	1	-	0.08
21	40	1	-	0.13
22	41	1	-	0.16
23	42	1	-	0.06
24	43	1	-	0.06
25	46	1	-	0.16
26	47	1	-	0.12
27	48	1	-	0.11
28	51	1	-	0.74
TOTAL RESD. AREA (IN ACRES)				5.29
RESIDENTIAL AREA (IN ACRES)	No. OF PLOTS	1563		110.484
EWS (IN ACRES)				9.05
GROUP HOUSING (IN ACRES)				0
TOTAL SALEABLE AREA (IN ACRES)				119.534
SECTOR 110				
EWS (IN ACRES)				19.62
TOTAL SALEABLE AREA (IN ACRES)				20.12
TOTAL SALEABLE AREA IN ALL SECTORS (IN ACRES)				291.579

Total Area of Scheme (In Acres)	630.960
Area Under EWS (In Acres)	32.21 — 5.10%
Area of the Scheme After the Deduction of EWS	598.75
Reserved Area (In Acres)	34.370
Area under Commercial & Mixed Land Use (In Acres)	44.335
Net Planned Area (In Acres)	520.05
Area Under Residential Plotted (In Acres)	237.782 — 45.72%
Area Under Residential G. Housing (In Acres)	14.084 — 2.71%
Total Residential Area (In Acres)	251.87 — 48.43%
Area Under Commercial (In Acres)	10.29 — 1.98%
Area Under Parks (In Acres)	43.71 — 7.30%
Area Under Facilities (In Acres)	45.17 — 7.54%
Area Under Roads (In Acres)	169.01 — 28.23%

(Area In Acres)

CLU Detail	Sector 98	99	104	105	106	108	109	110	Total
Memo No. 18/87/2006-5HG2/6950 Dated: 01/08/06	-	-	-	106.66	-	-	-	-	106.66
Memo No. 18/87/2006-5HG2/11890 Dated: 21/11/06	-	-	-	-	-	159.42	230.30	0.99	390.71
Memo No. 3347/CTP(PB)/SP-432 Dated: 08/08/07	87.17	20.74	26.99	-	10.48	-	-	-	145.38
Memo No. 9879/CTP(PB)/SP-432 (M) Dated: 04/11/08	-	-	-	-	-	3.92	-	11.38	15.30
Memo No. 8900/CTP(PB)/SP-432 (M) Dated: 23/12/10	-	-	-	3.67	-	-	-	-	3.67
Area Exchanged to be Denotified	-	(0.40)	(2.08)	-	-	-	-	-	-2.48
Area Under Roads Deduction Dated 08/01/10	(7.44)	(3.06)	(3.77)	(8.81)	(0.96)	(12.02)	(21.90)	-	-57.79
Memo No. 1432/CTP(PB)/SP-432 (M) Dated: 12/04/12	-	-	-	-	-	-	13.84	10.16	24.00
Memo No. 6984/CTP(PB)/SP-432 (M) Dated: 28/11/14	-	0.65	-	2.11	0.29	0.08	-0.09	0.09	3.13
Memo No. 3812/CTP(PB)/SP-432 (M) Dated: 17/08/17	-	-	-	-	-	-	7.45	6.79	14.24
Area Exchanged to be Denotified	-	-	-	-	-	(2.44)	(0.03)	(9.29)	-11.76
Total	79.73	17.93	21.14	103.73	9.81	148.96	229.54	20.12	630.96

FOR CALCULATIONS PURPOSE ONLY.

Vide Letter No. 3724/SAS(M) Dated 11-11-2024 SS-11(Cat)
Senior Town Planner S.A.S. Nagar
O/C PO ATP.

APPROVED
Vide Letter No. 2520/SAS(M) Dated 21-1-2025 SS-11(Cat)
Senior Town Planner S.A.S. Nagar

THOUGH DUE CARE HAS BEEN TAKEN IN APPROVING THE LAYOUT PLAN AS PER TECHNICAL TERMS, BUT THIS APPROVAL IS NOT PROVIDING ANY RIGHT TO YOU TO VIOLATE ANY RULE/GUIDELINES OF THIS DEPARTMENT OR ANY OTHER DEPARTMENT AND ALSO NOT PROVIDE ANY RIGHT FOR ANY ILLEGAL CONSTRUCTION. IN CASE ANY VIOLATION FOUND AT ANY STAGE, YOU SHALL BE LIABLE TO GET THE LAYOUT PLAN REVISED ACCORDINGLY IMMEDIATELY.
THE APPROVAL IS SUBJECT TO DECISION OF ANY COURT CASE PREVAILING IN ANY HONBLE COURT OF LAW, IF ANY*

AREA STATEMENT

S.NO	SECTOR NO.	SCHEME SECTOR AREA(IN ACRE)	MIXED LAND USE (IN ACRES)	COMMERCIAL BELT (IN ACRE)	RESERVED AREA (IN ACRE)	NET PLANNED AREA (IN ACRE)	EWS AREA REQUIRED (IN ACRE)	PROPOSED SALEABLE RESIDENTIAL/COMMERCIAL AREA (IN EACH SECTOR) PLOTTED NOS. OF PLOTS	TOTAL AREA IN SECTOR(IN ACRES)	AREA UNDER COMMERCIAL (IN ACRES) +PETROL PUMP+CLUB BUILDING	Description	AREA UNDER GROUP HOUSING (IN ACRES)	AREA UNDER E.W.S. (IN ACRES)	AREA UNDER PLOTTED + O.H. + COMMERCIAL(IN ACRES)	SALEABLE AREA (INCLUDING E.W.S)	GREEN AREA/POPULATION (IN ACRES)	PUBLIC FACILITIES P.SCHOOL	HIGH SCHOOL	COMMUNITY CENTRE	HEALTH CENTRE	DISPENSARY	RELIGIOUS BUILDING	CRECHE	POLICE POST	SUB - POST OFFICE	TOTAL AREA UNDER FACILITIES (IN ACRES)	STP,ESS, MRF & WATER WORKS
1	98	79.73	0.00	6.77	21.84	51.12		178	12.83	0.83		0.00	0.00	13.66	13.66	6.71	3805	8X 0.75 =	3.75	1x3.96	3.96	1x1.5	1.50		2 X 0.5	1.00	1x0.27	0.27	0.00	0.00	2 X 0.02=	0.04	10.52	0.48
2	99	17.940	0.00	0.00	0.37	17.57		115	5.15	0.00		0.00	2.42	5.15	7.57	0.99	2962	1X 0.75 =	0.75	1x3.96	3.96		0.00	0.00		0.00	1x0.27	0.27	0.13	0.00		0.00	5.11	0.00
3	104	21.14	0.00	0.00	0.450	20.71		180	9.62	0.00		0.00	1.11	9.62	10.73	1.36	3033	0.00	0.00		0.00		0.00	0.00		0.00		0.00	0.00			0.00	0.00	0.23
4	106	9.92	0.00	0.00	0.03	9.920		80	5.43	0.00		0.00	0.00	5.43	5.43	0.94	1251	0.00	0.00		0.00		0.00	0.00		0.00		0.00	0.00			0.00	0.51	0.00
5	105	103.73	0.00	0.00	3.61	100.22		473	35.693	7.68	(6.18 Commercial,+1.5 club)	14.084	0.00	57.42	57.42	9.19	12177	1X 0.75 =	0.75		0.00		0.00	0.00		0.00		0.00	0.14	0.00		0.00	0.89	1.19
6	108	148.96	Commercial: Block Parking 1.78; Road & Paving 3.54; Residential Block 1.02; Reserved (5.11+1.3+28.20) 34.61; 29.610; 39.990	0.00	2.90	109.71		831	58.615	1.78		0.00	0.00	60.40	60.40	8.83	13297	2X0.75	1.50	1x3.96	3.96		0.00		1X0.56	0.56	1x0.27; 1x0.25	0.27; 0.25	0.00	0.00		0.00	6.54	0.40
7	109	229.52	Residential Block 31.17; Reserved (2.152); Plot development (17.76) 2.152; 33.32	0.00	5.29	224.23		1563	110.484	0.00		0.00	9.06	110.48	119.54	15.69	27724	2X 0.75+2X0.77+2X0.78	4.84	2,11+2.08	4.19	2x1.605	3.21	1.57	1X0.58	0.58	3.00	0.81	0.19	0.50	1X 0.02	0.02	15.61	3.22
8	110	20.12	0.00	0.00	0.00	20.12		0	0.00	0.00		0.00	19.62	0.00	19.62	0.00	5936	0		0.00			0.00	0.00		0.00		0.00	0.00	0.50		0.00	0.50	0.00
	Total	630.960		73.21	6.77	34.370	553.80	31.56	3410	237.782	10.28		14.084	32.31	282.16	294.37	43.71	70185		11.29		16.07		4.71	1.57		2.55	1.87	0.46	1.00		0.06	39.66	5.49

Proposed No. of Public Facilities	15		8 Nos.		3 Nos.	1 No.	8 Nos.	7 Nos.	2 Nos.	2 Nos.	3 Nos.
Required No. of Public Facilities	16 Nos.(11.29)		8 Nos.(16.07)		3 Nos.(4.71)	1 No.(1.57)	8 Nos.(2.55)	5 Nos.(1.87)	3 Nos.(0.46)	2 Nos.(1.0)	3 Nos.(6.06)

MRF CALCULATION AS PER REVISED LAYOUT PLAN MOHALI HILLS

Sector	Population Revised Layout	Effective Area required (Sqm)	Effective Area Proposed (Acre)	MRF Site Area Provided (Acre)
Sector 98	3805		0.000	0.00
Sector 99	2962		0.000	0.00
Sector 104	3033		0.135	0.23
Sectpr 105	12177		0.093	0.17
Sector 106	1251		0.000	0.00
Sector 108	13297		0.000	0.00
Sector 109	27724		0.170	0.27
			0.252	0.37
			0.465	0.63
Sector 110	5936		0.000	0.00
Total	70185	3600.00		
	Acre	0.890	1.12	1.67

S. NO.	SECTOR NO.	SCHEME AREA IN ACRES	NO. OF PLOTS	POPULATION UNDER PLOTS @15 PERSONS PER PLOT	AREA UNDER GROUP HOUSING IN ACRES	POPULATION UNDER GROUP HOUSING @100	AREA UNDER EWS IN ACRES	EWS @ 300 PERSONS PER ACRE	AREA UNDER COMMERCIAL USE IN ACRES	AREA UNDER FACILITIES IN ACRES	TOTAL AREA UNDER COMM. & FACILITIESUSE IN ACRES	POPULATION UNDER COMM. & INSTITUTIONAL USE @100 PERSONS PER ACRE	TOTAL POPULATION
1	98	79.73	2670	0.00	0	0.00	0	0.83	10.52	11.35	1135	3805	
2	99	17.94	115	1725	0.00	0	2.42	726	0.00	5.11	5.11	511	2962
3	104	21.14	180	2700	0.00	0	1.11	333	0.00	0.00	0.00	0.0	3033
4	105	103.73	473	7095	14.084	4225.2	0.00	0	7.68	0.89	8.57	857	12177
5	106	9.820	80	1200	0.00	0	0.00	0	0.00	0.51	0.51	51	1251
6	108	148.96	831	12465	0.00	0	0.00	0	1.78	6.54	8.32	832.00	13297.00
7	109	229.520	1563	23445	0.00	0	9.06	2718	0.000	15.61	15.61	1561.00	27724.00
8	110	20.12	0	0	0.00	0	19.62	5886	0.00	0.50	0.50	50	5936
		630.960	ACRES										70185 PERSONS
	TOTAL DENSITY ACHEVED=							70185/630.960		=	111.236	PERSONS PER ACRE	

NEW RESIDENTIAL PLOTS
EXISTING RESIDENTIAL PLOTS
NEW COMMERCIAL PLOTS (PWC)
NEW AREA ADDED/CHANGES DONE TO PROJECT SCHEME

LEGEND

- RESERVED AREA (TO BE PLANNED LATER)
- OTHER'S LAND
- COMMERCIAL AREA
- PUBLIC/INSTT.
- SCHEME BOUNDARY
- VILLAGE RASTA
- AREA DEDUCTED UNDER ROAD
- AREA PARTIALLY OWNED & BALANCE UNDER GOVT. ACQUISITION
- AREA FULLY UNDER GOVT. ACQUISITION

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PROMOTERS | ARCHITECT | COMP.AUTHORITY

For EMAAR INDIA LIMITED (Formerly Emaar MGF Land Limited)
Authorised Signatory
Baljeet Kumar, Architect
Council of Architecture
Registration No. CA/2000/A2226

PROJECT: MOHALI HILLS

TITLE: DEMARCATION CUM REVISED LAYOUT PLAN

SCALE	DATE	DRAWN	CHECKED	APPROVED
1=100'-0"	01 October 2024			

DRG.NO. EM-MP/SUB/MH/1.018 | REV.MK. 07