

INTEGRATED TOWNSHIP
WITH SPECIAL EDUCATION
AND WELLNESS ZONE
SECTOR- 98,99,104,105&106
SAS NAGAR

PROMOTERS



Emaar MGF Land Limited
REGD. OFFICE: ECE House, 28 Kirti Kirti Marg, New Delhi - 110 001

SECTOR 98

RESERVED AREAS

S.NO	POCKET NOS.	QTY	SIZE	AREA (IN ACRES)
1	1	1	-	0.27
2	2	1	-	0.10
3	3	1	-	0.17
4	4	1	-	0.42
5	5	1	-	0.30
6	6	1	-	0.19
7	7	1	-	0.40
8	8	1	-	0.11
9	9	1	-	0.12
10	10	1	-	0.52
11	11	1	-	1.04
12	12	1	-	0.71
13	13	1	-	0.13
14	14	1	-	0.17
15	15	1	-	0.19
16	16	1	-	0.40
17	17	1	-	0.13
18	18	1	-	0.66
19	19	1	-	0.23
20	20	1	-	0.26
21	21	1	-	0.02
22	21a	1	-	5.32
23	22	1	-	0.34
24	23	1	-	1.53
25	24	1	-	0.31
26	25	1	-	0.29
27	26	1	-	0.02
28	27	1	-	0.13
29	28	1	-	0.26
30	29	1	-	0.24
31	30	1	-	0.24
32	31	1	-	0.20
33	32	1	-	0.27
34	33	1	-	0.46
35	33a	1	-	0.13
36	34	1	-	0.50
37	35	1	-	0.50
38	36	1	-	1.39
39	37	1	-	0.12
40	38	1	-	0.42
41	39	1	-	0.35
42	40	1	-	0.55
43	41	1	-	0.36
44	42	1	-	0.38
45	43	1	-	0.10
46	44	1	-	0.12
47	45	1	-	0.05
48	46	1	-	0.13
49	47	1	-	0.17
50	48	1	-	0.32
51	49	1	-	0.16

TOTAL RESD. AREA (IN ACRES) 21.84

RESIDENTIAL AREA (IN ACRES) No. OF PLOTS 178 12.83

COMMERCIAL (IN ACRES) 0.83

TOTAL SALEABLE AREA (IN ACRES) 13.66

SECTOR 99

RESERVED AREAS

S.NO	POCKET NOS.	QTY	SIZE	AREA (IN ACRES)
1	1A	1	-	0.12
2	2	1	-	0.23
3	3	1	-	0.13

TOTAL RESD. AREA (IN ACRES) 0.37

RESIDENTIAL AREA (IN ACRES) No. OF PLOTS 115 5.15

EWS (IN ACRES) 2.42

TOTAL SALEABLE AREA (IN ACRES) 7.57

SECTOR 104

RESERVED AREAS

S.NO	POCKET NOS.	QTY	SIZE	AREA (IN ACRES)
1	1	1	-	0.23
2	2	1	-	0.30
3	3	1	-	0.13

TOTAL RESD. AREA (IN ACRES) 0.66

RESIDENTIAL AREA (IN ACRES) No. OF PLOTS 180 9.62

EWS (IN ACRES) 1.11

TOTAL SALEABLE AREA (IN ACRES) 10.73

SECTOR 105

RESERVED AREAS

S.NO	POCKET NOS.	QTY	SIZE	AREA (IN ACRES)
1	1	1	-	0.24
2	2	1	-	0.05
3	3	1	-	0.37
4	4	1	-	0.10
5	5	1	-	0.20
6	6	1	-	0.07
7	7	1	-	0.21
8	8	1	-	0.49
9	10	1	-	0.17
10	11	1	-	0.24
11	13	1	-	0.11
12	14	1	-	0.52
13	15	1	-	0.08
14	17	1	-	0.08
15	18	1	-	0.42
16	19	1	-	0.26
17	20	1	-	0.06
18	22	1	-	0.36
19	23	1	-	0.32

TOTAL RESD. AREA (IN ACRES) 4.50

RESIDENTIAL AREA (IN ACRES) No. OF PLOTS 464 34.83

COMMERCIAL (IN ACRES) 6.18

GROUP HOUSING (IN ACRES) 14.084

TOTAL SALEABLE AREA (IN ACRES) 55.09

SECTOR 106

RESERVED AREAS

S.NO	POCKET NOS.	QTY	SIZE	AREA (IN ACRES)
1	1	1	-	0.03

TOTAL RESD. AREA (IN ACRES) 0.03

RESIDENTIAL AREA (IN ACRES) No. OF PLOTS 80 5.43

TOTAL SALEABLE AREA (IN ACRES) 5.43

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

PROJECT

MOHALI HILLS

TITLE DEMARCATION CUM REVISED LAYOUT PLAN

SCALE 1"= 160'-0" DATE 26 September 2017 DRAWN CHECKED APPROVED

DRG.NO. EM-MP/SUB/MH/1.01A

REV. MK.

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Total Area of Scheme (In Acres)	630.96
Area Under EWS (In Acres)	32.20
Area of the Scheme After the Deduction of EWS	598.76
Reserved Area (In Acres)	40.09
Area Under Commercial & Mixed Land Use (In Acres)	44.91
Net Planned Area (In Acres)	513.76
Area Under Residential Plotted (In Acres)	234.40
Area Under Residential G. Housing (In Acres)	14.084
Total Residential Area (In Acres)	248.48
Area Under Commercial (In Acres)	8.51
Area Under Parks (In Acres)	43.71
Area Under Facilities (In Acres)	42.88
Area Under Roads (In Acres)	170.18

Area (In Acres)	98	99	104	105	106	108	110	Total
Memo No. 18/57/2000-SH/2/1050 Dated: 01/08/06	-	-	-	-	-	-	-	106.66
Memo No. 18/57/2000-SH/2/1180 Dated: 21/11/06	-	-	-	-	-	-	-	159.42
Memo No. 3247/CT/PP/SP-432 Dated: 08/08/07	87.17	20.74	26.99	-	-	-	-	134.90
Memo No. 8679/CT/PP/SP-432 (M) Dated: 04/11/08	-	-	-	-	-	-	-	11.38
Memo No. 8900/CT/PP/SP-432 (M) Dated: 23/12/10	-	-	-	-	-	-	-	3.57
Area Exchanged to be Denotified	-	-	-	-	-	-	-	-2.48
Area Under Roads Deducted Dated: 08/01/10	17.44	0.06	0.77	0.51	0.96	12.02	21.59	47.79
Memo No. 1452/CT/PP/SP-432 (M) Dated: 13/04/12	-	-	-	-	-	-	-	13.54
Memo No. 6944/CT/PP/SP-432 (M) Dated: 26/11/14	0.05	-	2.11	0.26	0.08	0.09	0.09	3.15
Memo No. 8812/CT/PP/SP-432 (M) Dated: 17/08/17	-	-	-	-	-	-	-	7.42
Area Exchanged to be Denotified	-	-	-	-	-	-	-	-11.76
Total	79.73	17.85	21.14	105.75	9.81	148.96	229.54	630.96

AREA STATEMENT

Area (In Acres)	98	99	104	105	106	108	110	Total
Memo No. 18/57/2000-SH/2/1050 Dated: 01/08/06	-	-	-	-	-	-	-	106.66
Memo No. 18/57/2000-SH/2/1180 Dated: 21/11/06	-	-	-	-	-	-	-	159.42
Memo No. 3247/CT/PP/SP-432 Dated: 08/08/07	87.17	20.74	26.99	-	-	-	-	134.90
Memo No. 8679/CT/PP/SP-432 (M) Dated: 04/11/08	-	-	-	-	-	-	-	11.38
Memo No. 8900/CT/PP/SP-432 (M) Dated: 23/12/10	-	-	-	-	-	-	-	3.57
Area Exchanged to be Denotified	-	-	-	-	-	-	-	-2.48
Area Under Roads Deducted Dated: 08/01/10	17.44	0.06	0.77	0.51	0.96	12.02	21.59	47.79
Memo No. 1452/CT/PP/SP-432 (M) Dated: 13/04/12	-	-	-	-	-	-	-	13.54
Memo No. 6944/CT/PP/SP-432 (M) Dated: 26/11/14	0.05	-	2.11	0.26	0.08	0.09	0.09	3.15
Memo No. 8812/CT/PP/SP-432 (M) Dated: 17/08/17	-	-	-	-	-	-	-	7.42
Area Exchanged to be Denotified	-	-	-	-	-	-	-	-11.76
Total	79.73	17.85	21.14	105.75	9.81	148.96	229.54	630.96

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 @ 800	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. & FACILITIES IN ACRES	POPULATION UNDER COMM. & FACILITIES @ 100 PERSONS PER ACRE	TOTAL POPULATION
1	98	79.73	178	2670	0.00	0	0.00	0	0.83	10.52	11.35	1135	3805
2	99	17.85	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	3033
4	105	101.73	464	6960	14.084	4225.2	0.00	0	7.68	0.89	8.57	857	12042
5	106	9.81	80	1200	0.00	0	0.00	0	0.00	0.51	0.51	51	1251
6	108	148.96	812	12180	0.00	0	0.00	0	1.78	6.54	8.32	832	13012
7	109	229.52	1540	23100	0.00	0	9.06	2718	0.00	15.11	15.11	1511	27429
8	110	20.12	0	0	0.00	0	19.62	5886	0.00	0.50	0.5	50	5936
TOTAL		630.96	ACRES										69070
TOTAL DENSITY ACHIEVED:								10270/630.96					109.94 PERSONS PER ACRE