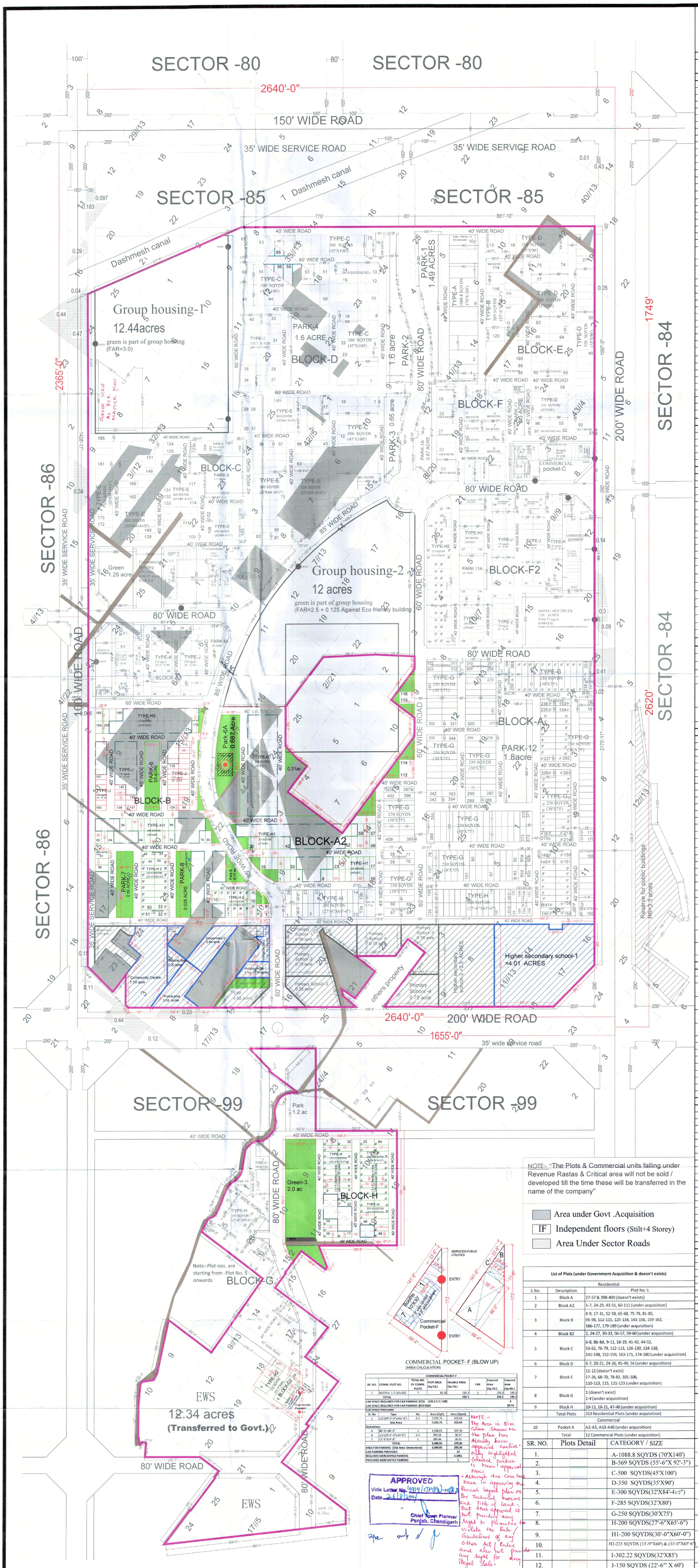
25/8/21

REVISED LAYOUT OF WAVE ESTATE (SEC-85 & 99),MOHALI.



NOTE:- "The Plots & Commercial units falling under Revenue Rastas & Critical area will not be sold / developed till the time these will be transferred in the name of the company"

- Area under Govt .Acquisition
- IF Independent floors (Stilt+4 Storey)
- Area Under Sector Roads

COMMERCIAL POCKET- F (BLOW UP)
(AREA CALCULATION)

COMMERCIAL POCKET-F							
SR. NO.	COMM. PLOT NO.	TOTAL NO. OF COMM. PLOTS	PLOT AREA (Sq.Yd.)	SALABLE AREA (Sq.Yd.)	FAR	Covered Area (Sq.Yd.)	Covered Area (Sq.Mt.)
1	BOOTHS 1-7 (10'x30')	7	83.33	233.1	1	233.1	195.1
	TOTAL			233.1		233.1	195.1
CAR SPACE REQUIRED FOR CAR PARKING (ECS) [195.1 X 2 / 100]						4	
CAR SPACE REQUIRED FOR CAR PARKING @23 SQM						89.74	

CAR SPACE PROVIDED :

Sr. No	Type	No	Area (Sqft)	Area (Sqmt)
1	1/2 (99'-4"-0"x141'-8")	0.5	7,035.76	653.64
	Site Area		7,035.76	653.64
Deductions				
A	(86'-6"x38'-3"	1	3,328.63	307.38
B	1/2 (118'-6"-0"x33'-6")	0.5	393.63	36.57
C	11'-6"X34'-8"	1	283.66	26.35
	TOTAL		3,985.91	370.30
AREA FOR PARKING [Site Area -Deductions]			3,049.85	283.34
CAR PARKING PROVIDED				12
REQUIRED MERCANTILE PARKING				0.1851
PROVIDED MERCANTILE PARKING				1

NOTE:- The area in Dim Colour Shown on the plan has Already been approved earlier. only highlighted coloured portion is been approval Now.
• Although due care has been in approving the Revised layout plan as per Technical drawings and Title of land. But this approval is not providing any right to promoter to violate the Rule / Guidelines of any other Act / Rules and also not provide any right for any illegal sale.

APPROVED
Vide Letter No. 4919/CTP(PB)-MPR3
Date 26/8/2021
Chief Town Planner
Punjab, Chandigarh

List of Plots (under Government Acquisition & doesn't exists)		
Residential		
S.No.	Description	Plot No.'s
1	Block A	27-57 & 398-400 (doesn't exists)
2	Block A2	5-7, 24-29, 43-51, 60-111 (under acquisition)
3	Block B	8-9, 17-31, 52-58, 65-68, 75-78, 81-85, 95-98, 112-115, 125-134, 143-156, 159-162, 166-177, 179-189 (under acquisition)
4	Block B2	2, 24-27, 30-33, 56-57, 59-60 (under acquisition)
5	Block C	6-8, 8b-8d, 9-11, 18-19, 41-42, 44-52, 53-62, 76-79, 112-113, 126-130, 134-138, 141-148, 152-159, 163-171, 174-180 (under acquisition)
6	Block D	6-7, 20-21, 24-26, 45-49, 54 (under acquisition)
7	Block E	11-12 (doesn't exist) 17-26, 68-70, 78-82, 101-106, 110-113, 115, 121-123 (under acquisition)
8	Block G	1 (doesn't exist) 2-4 (under acquisition)
9	Block H	10-13, 18-21, 47-48 (under acquisition)
	Total Plots	313 Residential Plots (under acquisition)
Commerial		
10	Pocket A	A2-A5, A33-A40 (under acquisition)
	Total	12 Commercial Plots (under acquisition)

SR. NO.	Plots Detail	CATEGORY / SIZE
1.		A-1088.8 SQYDS (70'X140')
2.		B-569 SQYDS (55'-6"X 92'-3")
3.		C-500 SQYDS(45'X100')
4.		D-350 SQYDS(35'X90')
5.		E-300 SQYDS(32'X84'-41/2")
6.		F-285 SQYDS(32'X80')
7.		G-250 SQYDS(30'X75')
8.		H-200 SQYDS(27'-6"X65'-6")
9.		H1-200 SQYDS(30'-0"X60'-0")
10.		H2-225 SQYDS (33'-9"X60') & (31'-0"X65'-6")
11.		I-302.22 SQYDS(32'X85')
12.		J-150 SQYDS (22'-6"' X 60')
13.		K- 125 SQYDS (22'-6"' X 50')

PLOT DETAIL					
S.NO	PLOT NO.	TOTAL PLOTS	PLOT SIZE(IN SQYDS)	TOTAL AREA (in sqyds)	TOTAL AREA (in acres)
BLOCK-A (RESIDENTIAL)					
1	1-13	13	200	2600.00	0.54
2	13a-13b	2	200	400.00	0.08
3	14-26	13	200	2600.00	0.54
4	58	1	334.72	334.72	0.07
5	59-66	8	250	2000.00	0.41
6	67-68	2	340.25	680.50	0.14
7	69-76	8	250	2000.00	0.41
8	77	1	334.72	334.72	0.07
9	78-92	15	250	3750.00	0.77
10	92a-92d	4	283.33	1133.32	0.23
11	93-107	15	250	3750.00	0.77
12	108-123	16	200	3200.00	0.66
13	123a-123f	6	189.2	1135.20	0.23
14	124-139	16	200	3200.00	0.66
15	140	1	340.25	340.25	0.07
16	141-148	8	250	2000.00	0.41
17	149-150	2	334.72	669.44	0.14
18	151-158	8	250	2000.00	0.41
19	159-160	2	340.25	680.50	0.14
20	161-168	8	250	2000.00	0.41
21	169	1	334.72	334.72	0.07
22	170-191	22	250	5500.00	1.14
23	192	1	238.17	238.17	0.05
24	193	1	233.33	233.33	0.05
25	194-212	19	250	4750.00	0.98
26	213-216	4	208.33	833.32	0.17
27	217-235	19	250	4750.00	0.98
28	236	1	233.33	233.33	0.05
29	237	1	220.8	220.80	0.05
30	238-250	13	250	3250.00	0.67
31	251-252	2	220.8	441.60	0.09
32	253-265	13	250	3250.00	0.67
33	266	1	220.8	220.80	0.05
34	267-268	2	202	404.00	0.08
35	269-308	40	250	10000.00	2.07
36	309-312	4	202	808.00	0.17
37	313-321	9	250	2250.00	0.46
38	322-323	2	202	404.00	0.08
39	324-354	31	250	7750.00	1.60
40	355	1	316	316.00	0.07
41	356-372	17	250	4250.00	0.88
42	373-387	15	250	3750.00	0.77
43	388	1	316	316.00	0.07
44	389-397	9	250	2250.00	0.46
45	401	1	230.45	230.45	0.05
46	402-409	8	250	2000.00	0.41
TOTAL		387		93793.17	19.38
BLOCK-A2 (RESIDENTIAL)					
1	1-4	4	200	800	0.17
2	8-23	16	200	3200	0.66
3	30-42	13	200	2600	0.54
4	52-59	8	200	1600	0.33
5	112-116	5	250	1250	0.26
TOTAL		46		9450	1.95
BLOCK-B (RESIDENTIAL)					
1	1-7	7	225.60	1579.20	0.33
2	10-16	7	225.60	1579.20	0.33
3	32	1	265.63	265.63	0.05
4	33-40	8	225.60	1804.80	0.37
5	41-42	2	265.63	531.26	0.11
6	43-50	8	225.60	1804.80	0.37
7	51	1	265.63	265.63	0.05
8	59-60	2	225.60	451.20	0.09
9	61	1	265.63	265.63	0.05
10	62-64	3	200.00	600.00	0.12
11	69-74	6	200.00	1200.00	0.25
12	79-80	2	200.00	400.00	0.08
13	86-94	9	200.00	1800.00	0.37
14	99-109	11	150.00	1650.00	0.34
15	110-111	2	177.00	354.00	0.07
16	116-124	9	150.00	1350.00	0.28
17	135-142	8	150.00	1200.00	0.25
18	157-163	7	150.00	1050.00	0.22
19	164-165	2	225.00	450.00	0.09
20	178	1	225.00	225.00	0.05
21	190-193	4	225.00	900.00	0.19
TOTAL		101		19726.35	4.08
BLOCK-B2 (RESIDENTIAL)					
1	1	1	147.00	147.00	0.03
2	3-23	21	150.00	3150.00	0.65
3	28	1	147.00	147.00	0.03
4	29	1	158.30	158.30	0.03
5	34-55	22	125.00	2750.00	0.57
6	58	1	158.30	158.30	0.03
7	61-73	13	125.00	1625.00	0.34
TOTAL		60		8135.60	1.68
BLOCK-C (RESIDENTIAL)					
1	1-5	5	500	2500.00	0.52
2	8a	1	600	600.00	0.12
3	12-16	5	500	2500.00	0.52
4	17	1	412.5	412.50	0.09
5	20-28	9	300	2700.00	0.56
6	29-30	2	412.5	825.00	0.17
7	31-40	10	300	3000.00	0.62
8	43	1	300	300.00	0.06
9	63-66	4	300	1200.00	0.25
10	67-75	9	300	2700.00	0.56
11	80-96	17	300	5100.00	1.05
12	97	1	311	311.00	0.06
13	98-102	5	300	1500.00	0.31
14	103	1	311	311.00	0.06
15	104-111	8	300	2400.00	0.50
16	114-117	4	300	1200.00	0.25
17	118	1	226	226.00	0.05
18	119-123	5	200	1000.00	0.21
19	123a-123b	2	200	400.00	0.08
20	123c	1	226	226.00	0.05
21	124-125	2	300	600.00	0.12
22	131-133	3	300	900.00	0.19
23	139-140	2	300	600.00	0.12
24	149-151	3	300	900.00	0.19
25	160-162	3	300	900.00	0.19
26	172-173	2	300	600.00	0.12
27	181-184	4	300	1200.00	0.25
28	185	1	374.8	374.80	0.08
TOTAL		112		35486.30	7.33
BLOCK-D (RESIDENTIAL)					
1	1-5	5	500	2500.00	0.52
2	8-12	5	500	2500.00	0.52
3	13-14	2	541.9	1083.80	0.22
4	15-19	5	500	2500.00	0.52
5	22-23	2	500	1000.00	0.21
6	27-40	14	553.7	7751.80	1.60
7	41	1	388.88	388.88	0.08
8	42-44	3	500	1500.00	0.31
9	50-53	4	500	2000.00	0.41
10	55-59	5	500	2500.00	0.52
11	60	1	388.88	388.88	0.08
12	61	1	419.44	419.44	0.09
13	62-75	14	500	7000.00	1.45
14	76	1	350	350.00	0.07
TOTAL		63		31882.80	6.59
BLOCK-E (RESIDENTIAL)					
1	1-10	10	1088.8	10888.00	2.25
2	13	1	436	436.00	0.09
3	14-16	3	350	1050.00	0.22
4	27-50	24	350	8400.00	1.74
5	51	1	307.4	307.40	0.06
6	52	1	393	393.00	0.08
7	53-58	6	350	2100.00	0.43
8	59	1	315.2	315.20	0.07
9	60-67	8	350	2800.00	0.58
10	71-77	7	350	2450.00	0.51
11	83-89	7	350	2450.00	0.51
12	90	1	315.2	315.20	0.07
13	91-96	6	350	2100.00	0.43
14	97	1	393	393.00	0.08
15	98	1	315.2	315.20	0.07
16	99-100	2	350	700.00	0.14
17	107-109	3	350	1050.00	0.22
18	114	1	569	569.00	0.12
19	116-120	5	569	2845.00	0.59
TOTAL		89		39877.00	8.24
BLOCK-F (RESIDENTIAL)					
1	1-5	5	356	1780.00	0.37
2	6-9	4	600	2400.00	0.50
3	10-14	5	411.56	2057.80	0.43
4	15-18	4	625	2500.00	0.52
5	19	1	1024.4	1024.40	0.21
6	20-22	3	976.5	2929.50	0.61
7	23	1	965.51	965.51	0.20
TOTAL		23		13657.21	2.82
BLOCK-F2 (RESIDENTIAL)					
1	1-19	19	125	2375.00	0.49
2	20-21	2	110.66	221.32	0.05
3	22-23	2	169.98	339.96	0.07
4	24-53	30	150	4500.00	0.93
5	54-57	4	169.98	679.92	0.14
6	58-107	50	150	7500.00	1.55
7	108-109	2	169.98	339.96	0.07
8	110	1	220	220.00	0.05
9	111-144	34	200	6800.00	1.40
10	145	1	220	220.00	0.05
11	146-183	38	225	8550.00	1.77
TOTAL		183		31746.16	6.56

PLOTS DETAIL					
S.NO	PLOT NO.	TOTAL PLOTS	PLOT SIZE (IN SQYDS)	TOTAL AREA (in sqyds)	TOTAL AREA (in acres)
BLOCK-G (RESIDENTIAL)					
1	5-12	8	200	1600.00	0.33
2	13-14	2	252.9	505.80	0.10
3	15-23	9	200	1800.00	0.37
4	24-25	2	252.9	505.80	0.10
5	26	1	241.98	241.98	0.05
6	27-32	6	200	1200.00	0.25
7	33	1	221.36	221.36	0.05
8	34-45	12	200	2400.00	0.50
9	46	1	184.34	184.34	0.04
10	46a	1	160.85	160.85	0.03
11	47-66	20	200	4000.00	0.83
		63		12820.13	2.65
BLOCK-G2 (RESIDENTIAL)					
1	1-9	9	225	2025.00	0.42
2	10	1	191.6	191.60	0.04
		10		2216.60	0.46
BLOCK-H (RESIDENTIAL)					
1	1-9	9	233.33	2099.97	0.43
2	14-17	4	233.33	933.32	0.19
3	22-46	25	233.33	5833.25	1.21
4	49-64	16	233.33	3733.28	0.77
		54		12599.82	2.60
TOTAL NO. OF PLOTS		1191	TOTAL PLOTTED AREA		64.34

GROUP HOUSING (RESIDENTIAL)		
S.NO	TYPE	AREA (IN SQYDS) / AREA (IN ACRES)
1	Group Housing-1 (FAR=3.0)	60209.6 / 12.44
2	Group Housing-2 (FAR=2.5 + 0.125 Against Eco friendly building)	58080 / 12.00
TOTAL		118289.6 / 24.44

COMMERCIAL POCKET - A (FAR-2)				
SR. NO.	COMM. PLOT NO.	TOTAL NO. OF COMM. PLOTS	PLOT AREA IN SQ. YDS.	TOTAL Area IN SQ. YDS.
Commercial units				
1	A1	1	80.00	80.00
2	A6-A32	27	80.00	2160.00
	A41-A60	20	80.00	1600.00
	TOTAL	48		3840.00
1	Commercial building-(FAR-2)	1	4360.95	4360.95
	TOTAL	1		4360.95

COMMERCIAL POCKET - B (FAR-2.5)				
SR. NO.	COMM. PLOT NO.	TOTAL NO. OF COMM. PLOTS	PLOT AREA IN SQ. YDS.	TOTAL Area IN SQ. YDS.
Commercial units				
1	B1-B16	16	121.00	1936.00
BOOTHS (FAR-1)				
2	1-7	7	33.33	233.31
	TOTAL	23		2169.31

COMMERCIAL POCKET - C (FAR-2.5)				
SR. NO.	COMM. PLOT NO.	TOTAL NO. OF COMM. PLOTS	PLOT AREA IN SQ. YDS.	TOTAL Area IN SQ. YDS.
Commercial units				
1	C 1-C4	4	140.00	560.00
2	C5	1	153.00	153.00
3	C5a-C5c	3	116.00	348.00
4	C6-C19	14	140.00	1960.00
	TOTAL	22		3021.00
BOOTHS (FAR-1)				
5	1-7	7	33.33	233.31
	TOTAL	29		3254.31

COMMERCIAL POCKET - D (FAR-3)				
SR. NO.	COMM. PLOT NO.	TOTAL NO. OF COMM. PLOTS	PLOT AREA IN SQ. YDS.	TOTAL Area IN SQ. YDS.
Commercial units				
1	D1-D21	21	121.00	2541.00
	TOTAL	21		2541.00
1	HOTEL/MULTIPLEX (FAR - 3)	1	9756.77	9756.77
	TOTAL	1		9756.77

COMMERCIAL POCKET - F (FAR-1) BOOTH				
1	1-7	7	33.33	233.31
TOTAL		7		233.31
Total no. of SCO & Booth		128		
TOTAL AREA UNDER COMMERCIAL (IN SQYDS)				26155.65
TOTAL AREA UNDER COMMERCIAL (IN ACRES)				5.404

Type	Area(in sqyds)	Area(in acres)	%age
Total Area Under Resi. Plotted	311391.14	64.337	
Total Area Under Group Housing	118289.60	24.440	
Total Area Under Residential	429680.74	88.777	38.86%
Total Area Under Commercial	26155.65	5.404	2.37%
Total Area Under EWS	59725.6	12.340	5.01%
TOTAL SALEABLE ACHIEVED -INCLUDING EWS	515561.99	106.521	43.27%
Area under roads, services, opens spaces & Future Expansion/ Reserve area, critical land, Revenue Rasta	485592.01	100.329	
Area Under Sector Roads (Non-Saleable component)	26034.36	5.379	

POPULATION DETAIL	PERSONS
Total No. of Plots	1191
Residential Plots	971
Independent Floor	220
Population under Plots @15 persons per plot	14565
Population under Independent Floor @20 persons per plot	4400
Total Plotted Population	18965
Area Under Group Housing (in acres)	24.440
Population under Group Housing @ 300 Persons per acre	7332
Area Under EWS (in acres)	12.34
Population under EWS @ 400 Persons per acre	4936
Area Under Commercial (in acres)	5.404
Population under commercial @100 Persons per acre	540
Area under Public Building (in acres)	15.929
Population under Public Building @ 100 Persons per acre	1593
TOTAL POPULATION	33366

AREA UNDER PARKS				
SR. NO.	TYPE	TOTAL AREA IN SQ. YDS.	Area IN ACRES	% out of
1	PARK - 1	7211.60	1.49	
2	PARK - 1A	4210.80	0.87	
3	PARK - 2	7744.00	1.60	
4	PARK - 3	3146.00	0.65	
5	PARK - 4	7744.00	1.60	
6	PARK - 5	5372.40	1.11	
7	PARK - 5A	2226.40	0.46	
8	PARK - 6 (0.3 Acre Green + 0.2 Acre Critical)	1452.00	0.30	
9	PARK - 6A (0.687 Acre Green + .337 Acre Critical)	3325.08	0.687	
10	PARK - 7 (0.56Acre Green + 0.035 Acre Critical)	2710.40	0.560	
11	PARK - 8 (0.529 Acre Green + 0.001 Acre Critical)	2560.36	0.529	
12	PARK - 9	822.80	0.17	
13	PARK - 10	798.60	0.17	
14	PARK - 11	1452.00	0.30	
15	PARK - 11A	2323.20	0.48	
16	PARK - 12	8712.00	1.80	
17	PARK - 13	822.80	0.17	
18	PARK - 14	1452.00	0.30	
19	PARK - 15	2468.40	0.51	
20	Green	6243.60	1.29	
21	PARK	5808.00	1.20	
22	Green-3	9680.00	2.00	
GRAND TOTAL		88286.44	18.241	7.41%

PUBLIC BUILDINGS				
Type	no. required	Provided no.	Area	% achieved
Nursery cum primary school(1,2,3,4,5,6)	6	6	4.51	
Higher secondary school-1&2	2	2	6.51	
Creche	1	1	0.13	
Dispensary-1	1	1	0.51	
Dispensary-2	1	1	0.64	
Community Centre	1	1	1.55	
Religious site-1	1	1	0.24	
Religious site-2	1	1	0.24	
CFC & Sub Post office	1	1	0.07	
Police Post	1	1	0.68	
STP	1	1	0.62	
TOTAL			15.696	6.713%

CLU DETAILS	CLU Granted	CLU with Ownership	To be acquired
CLU-1 (18/48/2006-5HG2/6108 dt. 05.07.2006)	114.13	112.403	1.727
CLU-2 (2246 CTP (PB) SP-432 (M) dt. 30.03.2011)	11.256	11.256	0.000
CLU-3 (5255 CTP (PB) SP-432 (M) dt. 27.07.2011)	102.900	102.900	16.849
CLU-4 (1047 CTP (PB) SP-432 (M) dt. 20.02.2013)	5.049	5.049	0.000
CLU-5 (343 CTP (PB) SP-432 (M) dt. 21.01.2014)	4.210	4.210	0.000
Total CLU	237.545	235.818	18.576
Area under Revenue Rastas	2.01		
Grand Total (235.818 + 18.576 + 2.01)	256.400		...1
Deductions			
Area Excluded in planning	6.194		...2
Transferred to PACL but CLU already taken	4.04		...3
GROSS PLANNED AREA (1-2-3)	246.166		...4
Area under EWS	12.340		...5
NET PLANNED AREA (4-5)	233.826		...6

N E W S

SR. NO.	CATEGORY
1.	Group Housing
2.	Commercial
3.	Multiplex/Hotel/Comm.spaces
4.	Institutional & Facilities
5.	Parks & open spaces
6.	EWS
7.	Boundary
8.	Revenue Rasta(RR)

PROJECT
WAVE ESTATE

PROMOTER
M/S COUNTRY COLONISERS PVT. LTD.

Promoter Stamp & signature
For Country Colonisers Pvt. Ltd.
Authorised Signatory

Town Planner/Architect Stamp & signature
JANMEJAY CHAUDHARY
B.Arch
COA No. CA/2004/33981

DRG.NO:1C
SR.NO:3
DATE:- 25.11.20
PROJECT NO: