MKG GROUP PRESENTS

In Joint Venture with Address Contructions

AASHIANA GREENS

Space for your next chapter.

RESIDENTIAL PLOTS / KURALI, MOHALI



Artist's impression. Illustrative development concept; actual layout differs.

MKG PROMOTERS AND DEVELOPERS
BUILDING BETTER TOMORROW

In Joint Venture with Address Contructions

ESTATES

EXCLUSIVE REALTY PARTNER

90528-33333

Kurali Ropar Highway

THE PROJECT

A place to make your own.

Aashiana Greens brings residential plotted living to Kurali. Explore a plot for your own home, with green pockets and a planned internal road network shown in the project layout.



Artist's impression; not a surveyed view of the development.

105-150	187	10
sq. yd. general plot sizes	general residential plots	green pockets

Sizes, counts and green pockets are from the supplied reference layout; availability is subject to confirmation.

REGISTERED PROJECT

Aashiana Greens

Developer: MKG Promoters and Developers Pvt. Ltd. (MKG Group)
In Joint Venture with Address Contructions
RERA: PBRERA-SAS80-PR1410-082026
Village Kurali, Municipal Council Kurali, Tehsil Kharar,
SAS Nagar (Mohali), Punjab 140103.

Punjab RERA lists the wider scheme as Commercial & Residential (Plotted). This brochure focuses on general residential plots.

GREEN SPACES

Room to breathe.



Artist's impression of landscape treatment. Landscaping and facilities may differ.

Green pockets woven into the plan.

The supplied layout allocates approximately 56,412 sq. ft. across ten green pockets. These range from smaller landscaped spaces to larger open areas, creating opportunities for a greener neighbourhood setting.

56,412 sq. ft.

Combined green area shown in the reference layout. Approximately 10.37% of its stated net area.

PLAY & FAMILY LIFE

Little moments. Lasting memories.



Artist's concept only. A kids play area and its equipment are not specified in the supplied layout.

Imagine an outdoor space for play, conversation and time together. This concept explores how a welcoming play setting could complement a residential neighbourhood.

The play scene is a design illustration requested for this presentation. It is not a committed amenity or an approved equipment specification. Confirm final facilities directly with the developer.

STILT + THREE

A low-rise living concept.



Artist's impression of the layout-designated S+3 component. Not an approved elevation.

Stilt parking. Three residential levels.

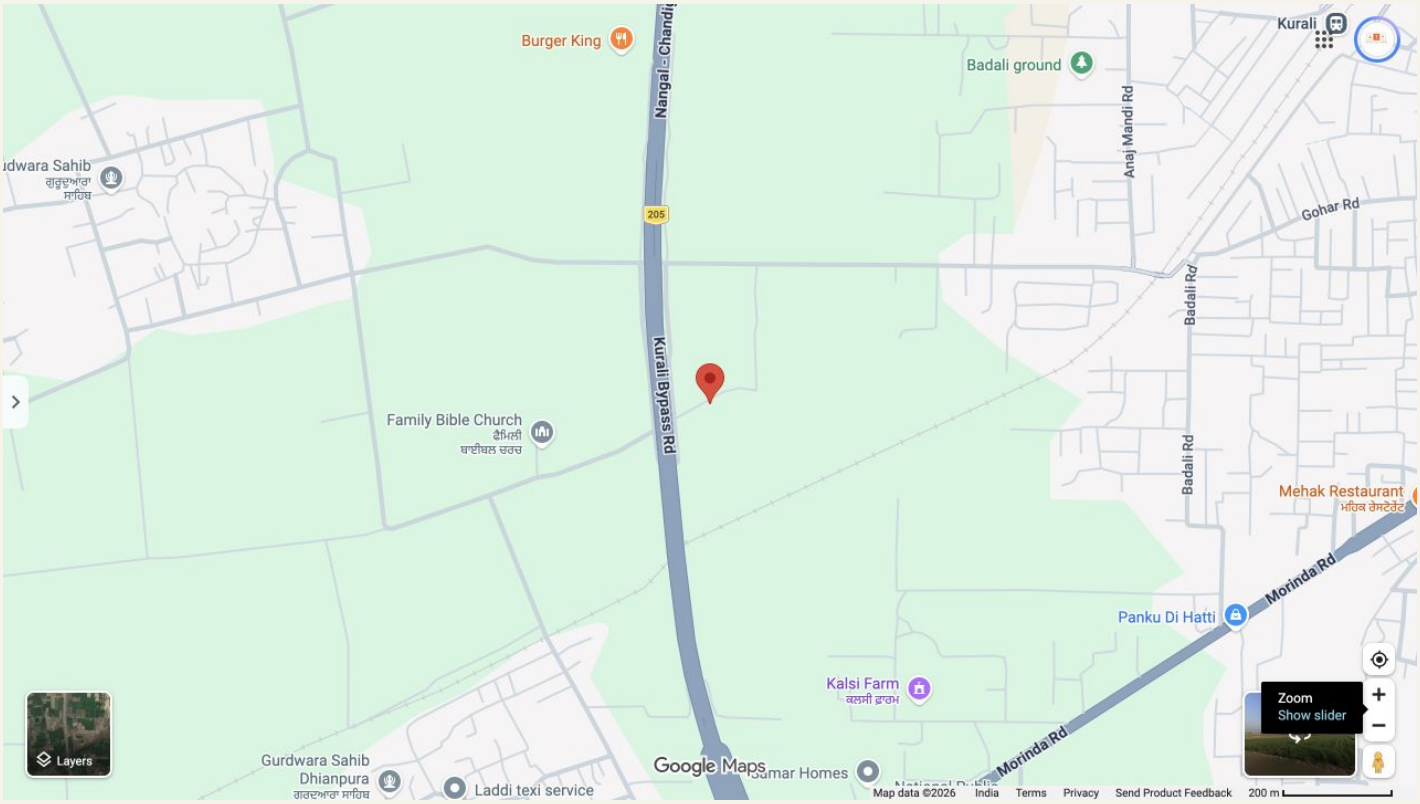
The supplied layout separately identifies 17 parcels for built-up S+3 development, with 51 dwelling units. This visual shows a possible architectural expression of that component.

The residential plot price list does not quote flats or built-up construction. Design, building permissions, specifications and availability require separate developer confirmation.

THE LOCATION

Connected through Kurali.

Near Kurali Bypass Road (NH205), with onward road connectivity towards Rupnagar (Ropar).



Actual Google Maps view of the owner-supplied location. Map data ©2026 Google. Captured 26 September 2026; original attribution retained.

OPEN THE LOCATION

30.829311, 76.560280

Scan or click the QR code to open Google Maps.
Kurali, Punjab
Plus code: RHH6+P4C

The pin is supplied by the owner. Confirm the project boundary, entry gate and approach access during a site visit. No highway-frontage or fixed travel-time claim is made.

YOUR PLOT

Find the space that fits.

Choose from the general residential plot sizes shown in the reference layout. Ask 3S Estates, the Exclusive Realty Partner, for current availability, the plot-specific dimensions and the applicable commercial terms.

SELECTED SIZES SHOWN IN THE LAYOUT

110 sq. yd.	22 ft × 45 ft
112.5 sq. yd.	22 ft 6 in × 45 ft
125 sq. yd.	25 ft × 45 ft
135 sq. yd.	22 ft 6 in × 54 ft
137.5 sq. yd.	22 ft 6 in × 55 ft
150 sq. yd.	25 ft × 54 ft or 22 ft 6 in × 60 ft

Examples only. The schedule contains additional and irregular sizes. Dimensions and saleable area must be checked for the selected plot.

₹44,900

BASE PRICE / SQ. YD.

EDC: Rs. 500 per sq. yd.
PLC charges extra as per Company Policy.

PROJECT & PARTNERS

Your next chapter starts here.

In Joint Venture with Address Contructions

3S ESTATES

Exclusive Realty Partner

PROJECT & SALES ENQUIRIES

90528-33333

Kurali Ropar Highway

REGISTRATION

PBRERA-SAS80-PR1410-082026

Verify registration details at rera.punjab.gov.in.

INFORMATION & VISUAL NOTES

Official identity and registration: Punjab RERA registered-project list dated 28 August 2026, page 221, serial 1624. The list confirms registration, not the current construction or amenity status.

Plot sizes, counts, green allocation and S+3 designation: supplied reference layout. Its approval/date fields are blank; verify the current sanctioned plan before booking. Full source layout follows on page 9.

All four development/lifestyle visuals are AI-generated artist impressions. They do not represent actual site conditions, sanctioned elevations or a promise of the facilities shown.

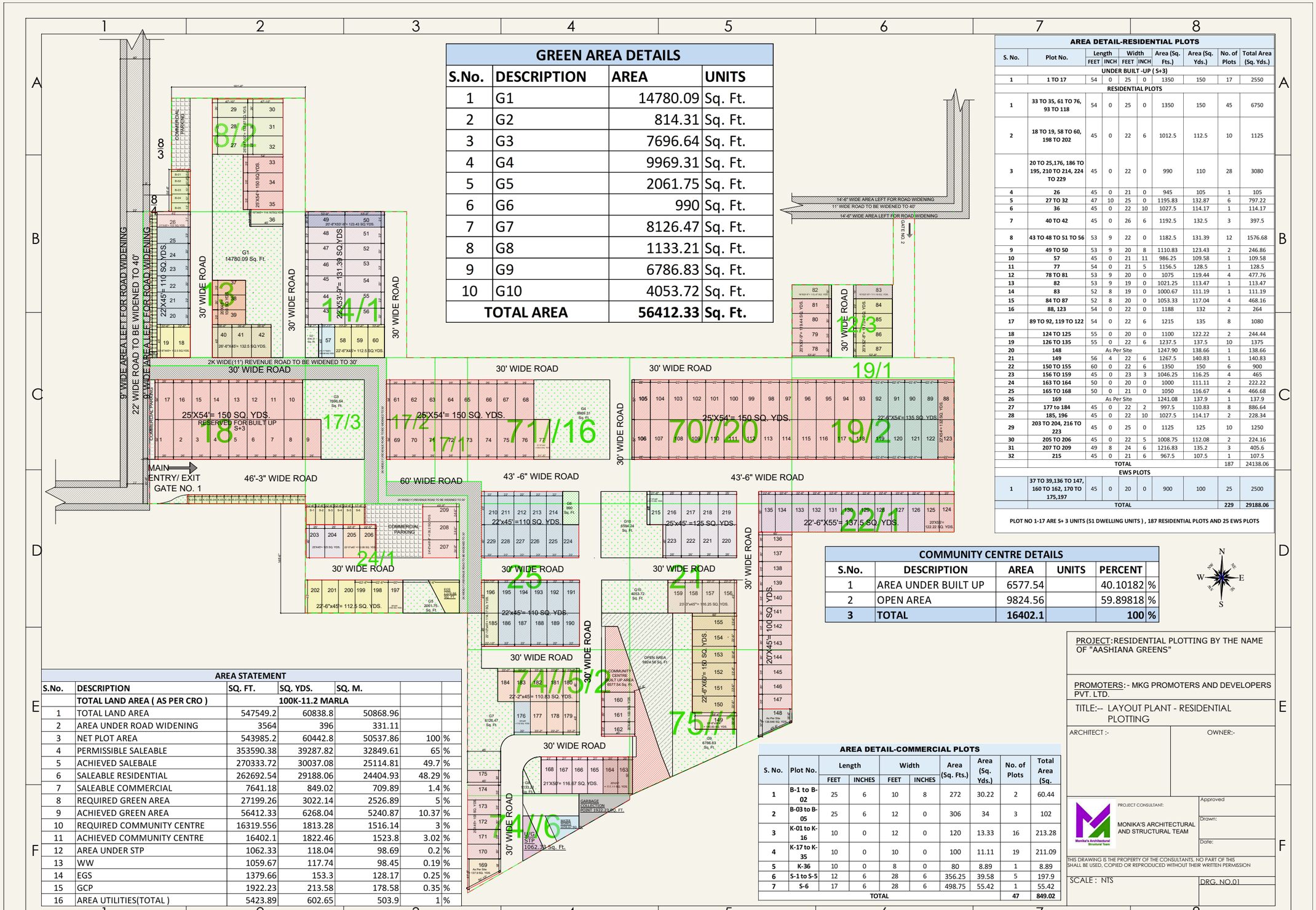
Base rate, EDC and PLC wording are provided by the owner as of 26 September 2026. Prices apply here to the residential plot offer only. Obtain a written quotation for all applicable charges and terms.

This presentation is for project information and review. Final specifications, permissions, availability and terms are governed by the applicable sanctioned records and executed agreements.

AASHIANA GREENS | REFERENCE LAYOUT

MKG Group | In Joint Venture with Address Contructions

Reference drawing: verify the current sanctioned plan and plot availability. Exclusive Realty Partner: 3S Estates.



GREEN AREA DETAILS			
S.No.	DESCRIPTION	AREA	UNITS
1	G1	14780.09	Sq. Ft.
2	G2	814.31	Sq. Ft.
3	G3	7696.64	Sq. Ft.
4	G4	9969.31	Sq. Ft.
5	G5	2061.75	Sq. Ft.
6	G6	990	Sq. Ft.
7	G7	8126.47	Sq. Ft.
8	G8	1133.21	Sq. Ft.
9	G9	6786.83	Sq. Ft.
10	G10	4053.72	Sq. Ft.
TOTAL AREA		56412.33	Sq. Ft.

AREA DETAIL-RESIDENTIAL PLOTS

S. No.	Plot No.	Length FEET	Length INCH	Width FEET	Width INCH	Area (Sq. Fts.)	Area (Sq. Yds.)	No. of Plots	Total Area (Sq. Yds.)
UNDER BUILT -UP (S+3)									
1	1 TO 17	54	0	25	0	1350	150	17	2550
RESIDENTIAL PLOTS									
1	33 TO 35, 61 TO 76, 93 TO 118	54	0	25	0	1350	150	45	6750
2	18 TO 19, 58 TO 60, 198 TO 202	45	0	22	6	1012.5	112.5	10	1125
3	20 TO 25,176, 186 TO 195, 210 TO 214, 224 TO 229	45	0	22	0	990	110	28	3080
4	26	45	0	21	0	945	105	1	105
5	27 TO 32	47	10	25	0	1195.83	132.87	6	797.22
6	36	45	0	22	10	1027.5	114.17	1	114.17
7	40 TO 42	45	0	26	6	1192.5	132.5	3	397.5
8	43 TO 48 TO 51 TO 56	53	9	22	0	1182.5	131.39	12	1576.68
9	49 TO 50	53	9	20	8	1110.83	123.43	2	246.86
10	57	45	0	21	11	986.25	109.58	1	109.58
11	77	54	0	21	5	1156.5	128.5	1	128.5
12	78 TO 81	53	9	20	0	1075	119.44	4	477.76
13	82	53	9	19	0	1021.25	113.47	1	113.47
14	83	52	8	19	0	1000.67	111.19	1	111.19
15	84 TO 87	52	8	20	0	1053.33	117.04	4	468.16
16	88, 123	54	0	22	0	1188	132	2	264
17	89 TO 92, 119 TO 122	54	0	22	6	1215	135	8	1080
18	124 TO 125	55	0	20	0	1100	122.22	2	244.44
19	126 TO 135	55	0	22	6	1237.5	137.5	10	1375
20	148	As Per Site				1247.90	138.66	1	138.66
21	149	56	4	22	6	1267.5	140.83	1	140.83
22	150 TO 155	60	0	22	6	1350	150	6	900
23	156 TO 159	45	0	23	3	1046.25	116.25	4	465
24	163 TO 164	50	0	20	0	1000	111.11	2	222.22
25	165 TO 168	50	0	21	0	1050	116.67	4	466.68
26	169	As Per Site				1241.08	137.9	1	137.9
27	177 to 184	45	0	22	2	997.5	110.83	8	886.64
28	185, 196	45	0	22	10	1027.5	114.17	2	228.34
29	203 TO 204, 216 TO 223	45	0	25	0	1125	125	10	1250
30	205 TO 206	45	0	22	5	1008.75	112.08	2	224.16
31	207 TO 209	49	8	24	6	1216.83	135.2	3	405.6
32	215	45	0	21	6	967.5	107.5	1	107.5
TOTAL								187	24138.06
EWS PLOTS									
1	37 TO 39,136 TO 147, 160 TO 162, 170 TO 175,197	45	0	20	0	900	100	25	2500
TOTAL								229	29188.06

PLOT NO 1-17 ARE S+ 3 UNITS (51 DWELLING UNITS) , 187 RESIDENTIAL PLOTS AND 25 EWS PLOTS

COMMUNITY CENTRE DETAILS					
S.No.	DESCRIPTION	AREA	UNITS	PERCENT	
1	AREA UNDER BUILT UP	6577.54		40.10182	%
2	OPEN AREA	9824.56		59.89818	%
3	TOTAL	16402.1		100	%

AREA STATEMENT

S.No.	DESCRIPTION	SQ. FT.	SQ. YDS.	SQ. M.		
	TOTAL LAND AREA (AS PER CRO)	100K-11.2 MARLA				
1	TOTAL LAND AREA	547549.2	60838.8	50868.96		
2	AREA UNDER ROAD WIDENING	3564	396	331.11		
3	NET PLOT AREA	543985.2	60442.8	50537.86	100	%
4	PERMISSIBLE SALEABLE	353590.38	39287.82	32849.61	65	%
5	ACHIEVED SALEBALE	270333.72	30037.08	25114.81	49.7	%
6	SALEABLE RESIDENTIAL	262692.54	29188.06	24404.93	48.29	%
7	SALEABLE COMMERCIAL	7641.18	849.02	709.89	1.4	%
8	REQUIRED GREEN AREA	27199.26	3022.14	2526.89	5	%
9	ACHIEVED GREEN AREA	56412.33	6268.04	5240.87	10.37	%
10	REQUIRED COMMUNITY CENTRE	16319.556	1813.28	1516.14	3	%
11	ACHIEVED COMMUNITY CENTRE	16402.1	1822.46	1523.8	3.02	%
12	AREA UNDER STP	1062.33	118.04	98.69	0.2	%
13	WW	1059.67	117.74	98.45	0.19	%
14	EGS	1379.66	153.3	128.17	0.25	%
15	GCP	1922.23	213.58	178.58	0.35	%
16	AREA UTILITIES(TOTAL)	5423.89	602.65	503.9	1	%

AREA DETAIL-COMMERCIAL PLOTS

S. No.	Plot No.	Length FEET	Length INCHES	Width FEET	Width INCHES	Area (Sq. Fts.)	Area (Sq. Yds.)	No. of Plots	Total Area (Sq.
1	B-1 to B-02	25	6	10	8	272	30.22	2	60.44
2	B-03 to B-05	25	6	12	0	306	34	3	102
3	K-01 to K-16	10	0	12	0	120	13.33	16	213.28
4	K-17 to K-35	10	0	10	0	100	11.11	19	211.09
5	K-36	10	0	8	0	80	8.89	1	8.89
6	S-1 to S-5	12	6	28	6	356.25	39.58	5	197.9
7	S-6	17	6	28	6	498.75	55.42	1	55.42
TOTAL								47	849.02

PROJECT:RESIDENTIAL PLOTTING BY THE NAME OF "AASHIANA GREENS"

PROMOTERS:- MKG PROMOTERS AND DEVELOPERS PVT. LTD.

TITLE:-- LAYOUT PLANT - RESIDENTIAL PLOTTING

ARCHITECT :-

OWNER:-

PROJECT CONSULTANT: MONIKA'S ARCHITECTURAL AND STRUCTURAL TEAM

Approved

Drawn:

Date:

THIS DRAWING IS THE PROPERTY OF THE CONSULTANTS. NO PART OF THIS SHALL BE USED, COPIED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION

SCALE : NTS

DRG. NO.01

Original drawing, attribution and proprietary notice retained. Not to scale in this presentation.

THE MKG GROUP PORTFOLIO

More from the developer.

In Joint Venture with Address Contructions

OTHER PROJECTS

01 MKG Estate

02 Boston Street

In Joint Venture with Address Contructions

EXCLUSIVE REALTY PARTNER

3S ESTATES

90528-33333

Kurali Ropar Highway

Other project names and partner designations supplied by the owner. This brochure does not offer units or quote terms for those projects.