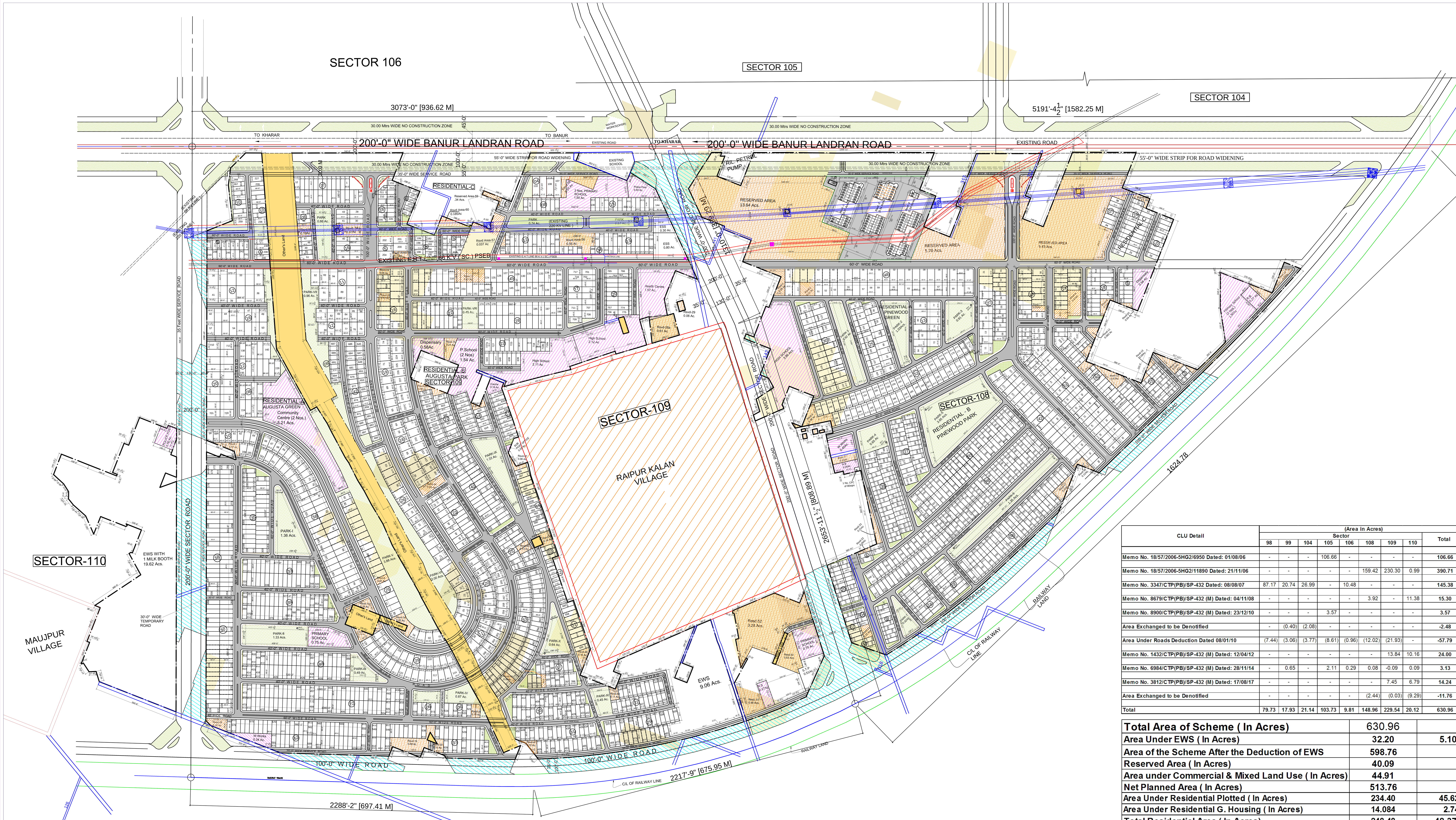

INTEGRATED TOWNSHIP
WITH SPECIAL EDUCATION AND WELLNESS ZONE
SECTOR- 108,109 & 110
SAS NAGAR

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	2	1	-	0.21
3	3	1	-	0.38
4	7	1	-	0.05
5	8	1	-	0.47
6	9	1	-	0.13
7	10	1	-	0.04
8	11	1	-	0.083
9	12	1	-	0.47
10	13	1	-	0.08
11	14	1	-	0.25
12	15	1	-	0.29
13	16	1	-	0.12
14	17	1	-	0.23
15	21	1	-	0.12
16	22	1	-	0.05
17	23	1	-	0.21
18	27	1	-	0.19
TOTAL RESD. AREA (IN ACRES)				3.63
RESIDENTIAL AREA (IN ACRES)		No. OF PLOTS	812	57.32
TOTAL SALEABLE AREA (IN ACRES)				57.32

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	25	1	-	0.12
15	26	1	-	0.16
16	27	1	-	0.41
17	28a	1	-	0.61
18	29	1	-	0.06
19	33	1	-	0.07
20	34	1	-	0.23
21	37	1	-	0.08
22	40	1	-	0.13
23	41	1	-	0.16
24	42	1	-	0.06
25	43	1	-	0.06
26	46	1	-	0.16
27	47	1	-	0.12
28	48	1	-	0.11
29	51	1	-	0.48
30	52	1		3.28
31	53	1		0.63
TOTAL RESD. AREA (IN ACRES)				9.06
RESIDENTIAL AREA (IN ACRES)		No. OF PLOTS	1540	109.22
EWS (IN ACRES)				9.05
GROUP HOUSING (IN ACRES)				0
TOTAL SALEABLE AREA (IN ACRES)				118.27

SECTOR 110

EWS (IN ACRES)	19.62
TOTAL SALEABLE AREA (IN ACRES)	20.12
TOTAL SALEABLE AREA IN ALL SECTORS (IN ACRES)	288.197

(Area in Acres)

CLU Detail	98	99	104	105	106	108	109	110	Total
Memo No. 18/57/2006-5HG2/6950 Dated: 01/08/06	-	-	-	106.66	-	-	-	-	106.66
Memo No. 18/57/2006-5HG2/11890 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. 8679/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	-	-	-	3.57	-	-	-	-	3.57
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)	(8.61)	(0.96)	(12.02)	(21.93)	-	-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

(The sector numbers 98 to 110 sit under a "Sector" heading in the printed table.)

Total Area of Scheme (In Acres)	630.96	
Area Under EWS (In Acres)	32.20	5.10%
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	45.62%
Area Under Residential G. Housing (In Acres)	14.084	2.74%
Total Residential Area (In Acres)	248.48	48.37%
Area Under Commercial (In Acres)	8.51	1.66%
Area Under Parks (In Acres)	43.71	7.30%
Area Under Facilities (In Acres)	42.88	7.16%
Area Under Roads (In Acres)	170.18	28.42%

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

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)	PLOTTED: NOS. OF PLOTS	PLOTTED: 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 + G.H. + COMMERCIAL(IN ACRES)	SALEABLE AREA (INCLUDING E.W.S)	GREEN AREA (IN ACRES)	POPULATION
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
2	99	17.94			0.00	0.00	0.37	17.57		115	5.15	0.00		0.00	2.42	5.15	7.57	0.99	2962
3	104	21.14			0.00	0.00	0.66	20.48		180	9.62	0.00		0.00	1.11	9.62	10.73	1.36	3033
4	106	9.82			0.00	0.00	0.03	9.79		80	5.43	0.00		0.00	0.00	5.43	5.43	0.94	1251
5	105	103.73			0.00	0.00	4.50	99.21		464	34.83	7.68	(6.18 Commercial.+1.5 club)	14.084	0.00	56.59	56.59	9.19	12042
6	108	148.96		Block	1.78	0.00	3.63	108.81		812	57.32	0.00		0.00	0.00	57.32	57.32	8.83	13012
			Commercial	Parking	3.54														
				Road & Paving	1.02														
			Residential Block		3.45														
			Reserved (0.11+1.3+28.77)		30.18														
					39.97														
7	109	229.52	Residential Block		31.17	0.00	9.06	219.82		1540	109.22	0.00		0.00	9.06	109.22	118.28	15.69	27329
			Reserved (2.152) Plot development (17.69)		2.152														
					33.32														
8	110	20.12			0.00	0.00	0.00	20.12		0	0.00	0.00		0.00	19.62	0.00	20.12	0.00	5936
	Total	630.96			73.29	6.77	40.09	546.92	31.55	3369	234.40	8.51		14.084	32.21	256.99	289.70	43.71	69370

PUBLIC FACILITIES

S.NO	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 & WATER WORKS
1	5X 0.75	3.75	1x3.96	3.96	1x1.5	1.50	0.00	2 X 0.5	1.00	1x0.27	0.27	0.00	0.00	2 X 0.02=	0.04	10.52	0.45
2	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	0.00	0.00		0.00		0.00	0.00		0.00		0.00	0.00	0.00		0.00	0.00	0.00
4	0.00	0.00		0.00		0.00	0.00	1X0.51	0.51		0.00	0.00	0.00		0.00	0.51	0.00
5	1X 0.75 =	0.75		0.00		0.00	0.00		0.00		0.00	0.14	0.00		0.00	0.89	1.02
6	2X 0.75 =	1.50	1x3.96	3.96		0.00	0.00	1X0.56	0.56	2x0.26	0.52	0.00	0.00		0.00	6.54	0.40
7	2X 0.75+2X0.77+2X0.75	4.54	1x2.11+1x2.12	4.23	2x1.605	3.21	1.57	1X0.58	0.58	1x0.27	0.27	0.19	0.50	1X 0.02	0.02	15.11	1.95
8		0		0.00		0.00	0.00		0.00		0.00	0.00	0.50		0.00	0.50	0.00
Total		11.29		16.11		4.71	1.57		2.65		1.33	0.46	1.00		0.06	39.18	3.82
Proposed No. of Public Facilities	15		5 Nos.		3 Nos.		1 No.	5 Nos.		5 Nos.		3 Nos.	2 Nos.	3 Nos.			
Required No. of Public Facilities	15 Nos.(11.29)		5 Nos.(16.11)		3 Nos.(4.71)		1 No.(1.57)	5 Nos.(2.65)		5 Nos.(1.33)		3 Nos.(0.46)	2 Nos.(1.0)	3 Nos.(0.06)			

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 @300	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. & INSTITUTINAL USE @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	17.94	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	464	6960	14.084	4225.2	0.00	0	7.68	0.89	8.57	857	12042	
5	106	9.82	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	27329	
8	110	20.12	0	0	0.00	0	19.62	5886	0.00	0.50	0.5	50	5936	
		630.96	ACRES										69370	PERSONS
TOTAL DENSITY ACHIEVED=								69370/630.96		=	109.944	PERSONS PER ACRE		

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

N

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

DRG.NO. EM-MP/SUB/MH/1.01B — REV.MK. R6

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