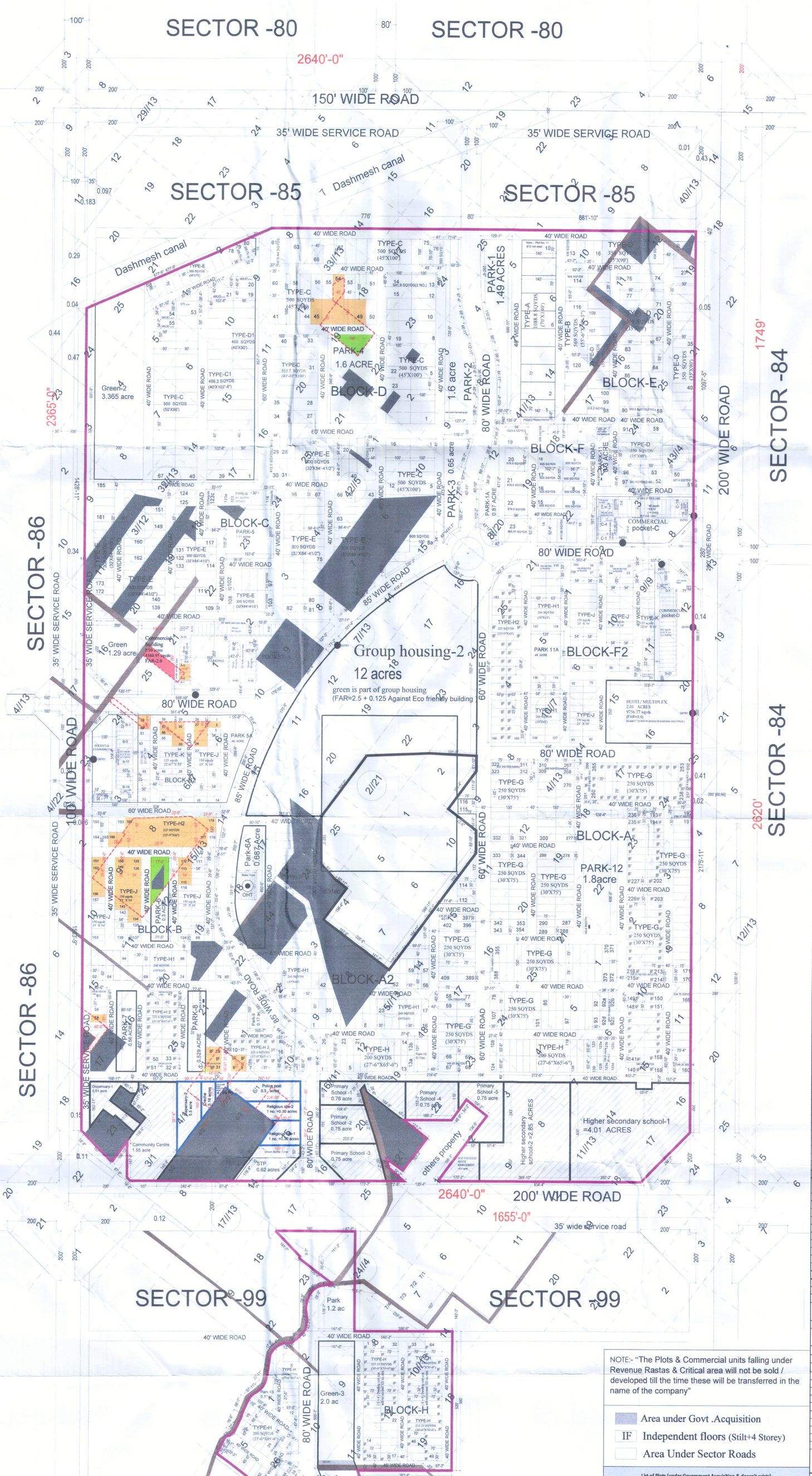
REVISED LAYOUT OF WAVE ESTATE (SEC-85 & 99),MOHALI.



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	
2	13a-13b	2	200	400.00	
3	14-26	13	200	2600.00	
4	58	1	334.72	334.72	
5	59-66	8	250	2000.00	
6	67-68	2	340.25	680.50	
7	69-76	8	250	2000.00	
8	77	1	334.72	334.72	
9	78-92	15	250	3750.00	
10	92a-92d	4	283.33	1133.32	
11	93-107	15	250	3750.00	
12	108-123	16	200	3200.00	
13	123a-123f	6	189.2	1135.20	
14	124-139	16	200	3200.00	
15	140	1	340.25	340.25	
16	141-148	8	250	2000.00	
17	149-150	2	334.72	669.44	
18	151-158	8	250	2000.00	
19	159-160	2	340.25	680.50	
20	161-168	8	250	2000.00	
21	169	1	334.72	334.72	
22	170-191	22	250	5500.00	
23	192	1	238.17	238.17	
24	193	1	233.33	233.33	
25	194-212	19	250	4750.00	
26	213-216	4	208.33	833.32	
27	217-235	19	250	4750.00	
28	236	1	233.33	233.33	
29	237	1	220.8	220.80	
30	238-250	13	250	3250.00	
31	251-252	2	220.8	441.60	
32	253-265	13	250	3250.00	
33	266	1	220.8	220.80	
34	267-268	2	202	404.00	
35	269-308	40	250	10000.00	
36	309-312	4	202	808.00	
37	313-321	9	250	2250.00	
38	322-323	2	202	404.00	
39	324-354	31	250	7750.00	
40	355	1	316	316.00	
41	356-372	17	250	4250.00	
42	373-387	15	250	3750.00	
43	388	1	316	316.00	
44	389-397	9	250	2250.00	
45	401	1	230.45	230.45	
46	402-409	8	250	2000.00	
TOTAL		387		93793.17	19.38
BLOCK-A2 (RESIDENTIAL)					
1	1-4	4	200	800	
2	8-23	16	200	3200	
3	30-42	13	200	2600	
4	52-59	8	200	1600	
5	112-116	5	250	1250	
TOTAL		46		9450	1.95
BLOCK-B (RESIDENTIAL)					
1	1-16	16	225.60	3609.60	
2	29-30	2	225.60	451.20	
3	31-32	2	265.63	531.26	
4	33-40	8	225.60	1804.80	
5	41-42	2	265.63	531.26	
6	43-50	8	225.60	1804.80	
7	51	1	265.63	265.63	
8	58-60	3	225.60	676.80	
9	61	1	265.63	265.63	
10	62-64	3	200.00	600.00	
11	69-74	6	200.00	1200.00	
12	79-80	2	200.00	400.00	
13	86-94	9	200.00	1800.00	
14	99-109	11	150.00	1650.00	
15	110-113	4	177.00	708.00	
16	114-124	11	150.00	1650.00	
17	125-126	2	177.00	354.00	
18	127-148	22	150	3300.00	
19	149-152	4	177.00	708.00	
20	153-163	11	150.00	1650.00	
21	164-193	30	225.00	6750.00	
TOTAL		158		30710.98	6.35
BLOCK-B2 (RESIDENTIAL)					
1	1	1	147.00	147.00	
2	2- 27	26	150.00	3900.00	
3	28	1	147.00	147.00	
4	29-30	2	158.30	316.60	
5	31- 56	26	125.00	3250.00	
6	57-60	4	158.30	633.20	
7	61-73	13	125.00	1625.00	
TOTAL		73		10018.80	2.07
BLOCK-C (RESIDENTIAL)					
1	1-5	5	500	2500.00	
2	8a	1	600	600.00	
3	12-16	5	500	2500.00	
4	17	1	412.5	412.50	
5	20-28	9	300	2700.00	
6	29-30	2	412.5	825.00	
7	31-40	10	300	3000.00	
8	43	1	300	300.00	
9	63-66	4	300	1200.00	
10	67-75	9	300	2700.00	
11	80-96	17	300	5100.00	
12	97	1	311	311.00	
13	98-102	5	300	1500.00	
14	103	1	311	311.00	
15	104-111	8	300	2400.00	
16	114-117	4	300	1200.00	
17	118	1	226	226.00	
18	119-123	5	200	1000.00	
19	123a-123b	2	200	400.00	
20	123c	1	226	226.00	
21	124-125	2	300	600.00	
22	131-133	3	300	900.00	
23	139-140	2	300	600.00	
24	149-151	3	300	900.00	
25	160-162	3	300	900.00	
26	172-173	2	300	600.00	
27	181-184	4	300	1200.00	
28	185	1	374.8	374.80	
TOTAL		112		35486.30	7.33
BLOCK-D (RESIDENTIAL)					
1	1-5	5	500	2500.00	
2	8-12	5	500	2500.00	
3	13-14	2	541.9	1083.80	
4	15-19	5	500	2500.00	
5	22-23	2	500	1000.00	
6	27-40	14	553.7	7751.80	
7	41	1	388.88	388.88	
8	42-59	18	500	9000.00	
11	60	1	388.88	388.88	
12	61	1	419.44	419.44	
13	62-75	14	500	7000.00	
14	76	1	350	350.00	
TOTAL		69		34882.80	7.21
BLOCK-D2 (RESIDENTIAL)					
1	1- 19	19	400	7600.00	
2	20	1	466.67	466.67	
3	21	1	488.62	488.62	
4	22-39	18	456.3	8213.40	
5	40-52	13	500	6500.00	
6	53	1	575	575.00	
7	54-55	2	345.83	691.66	
8	56-67	12	500	6000.00	
9	68-78	11	300	3300.00	
10	79-80	2	268.75	537.50	
TOTAL		80		34372.85	7.10
BLOCK-E (RESIDENTIAL)					
1	1-10	10	1088.8	10888.00	
2	13	1	436	436.00	
3	14-16	3	350	1050.00	
4	27-50	24	350	8400.00	
5	51	1	307.4	307.40	
6	52	1	393	393.00	
7	53-58	6	350	2100.00	
8	59	1	315.2	315.20	
9	60-67	8	350	2800.00	
10	71-77	7	350	2450.00	
11	83-89	7	350	2450.00	
12	90	1	315.2	315.20	
13	91-96	6	350	2100.00	
14	97	1	393	393.00	
15	98	1	315.2	315.20	
16	99-100	2	350	700.00	
17	107-109	3	350	1050.00	
18	114	1	569	569.00	
19	116-120	5	569	2845.00	
TOTAL		89		39877.00	8.24
BLOCK-F (RESIDENTIAL)					
1	1-5	5	356	1780.00	
2	6-9	4	600	2400.00	
3	10-14	5	411.56	2057.80	
4	15-18	4	625	2500.00	
5	19	1	1024.4	1024.40	
6	20-22	3	976.5	2929.50	
7	23	1	965.51	965.51	
TOTAL		23		13657.21	2.82
BLOCK-F2 (RESIDENTIAL)					
1	1- 19	19	125	2375.00	
2	20- 21	2	110.66	221.32	
3	22-23	2	169.98	339.96	
4	24-53	30	150	4500.00	
5	54-57	4	169.98	679.92	
6	58-107	50	150	7500.00	
7	108-109	2	169.98	339.96	
8	110	1	220	220.00	
9	111-144	34	200	6800.00	
10	145	1	220	220.00	
11	146-183	38	225	8550.00	
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	
2	13-14	2	252.9	505.80	
3	15-23	9	200	1800.00	
4	24-25	2	252.9	505.80	
5	26	1	241.98	241.98	
6	27-32	6	200	1200.00	
7	33	1	221.36	221.36	
8	34-45	12	200	2400.00	
9	46	1	184.34	184.34	
10	46a	1	160.85	160.85	
11	47-66	20	200	4000.00	
		63		12820.13	2.65
BLOCK-G2 (RESIDENTIAL)					
1	1-9	9	225	2025.00	
2	10	1	191.6	191.60	
		10		2216.60	0.46
BLOCK-H (RESIDENTIAL)					
1	1-9	9	233.33	2099.97	
2	14-17	4	233.33	933.32	
3	22-46	25	233.33	5833.25	
4	49-64	16	233.33	3733.28	
		54		12599.82	2.60
TOTAL NO. OF PLOTS		1347	TOTAL PLOTTED AREA	361631.82	74.72

GROUP HOUSING (RESIDENTIAL)			
S.NO	TYPE	AREA (IN SQYDS)	AREA (IN ACRES)
1	Group Housing-2	58080	12.00
	TOTAL	58080	12.00

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-A32	32	80.00	2560.00
2	A41-A60	20	80.00	1600.00
TOTAL		52		4160.00
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		132		
TOTAL AREA UNDER COMMERCIAL (IN SQYDS)				26475.65
TOTAL AREA UNDER COMMERCIAL (IN ACRES)				5.470

POPULATION DETAIL	PERSONS
Total No. of Plots	1347
Residential Plots	1122
Independent Floor	225
Population under Plots @15 persons per plot	16830
Population under Independent Floor @20 persons per plot	4500
Total Plotted Population	21330
Area Under Group Housing (in acres)	12.000
Population under Group Housing @ 300 Persons per acre	3600
Area Under EWS (in acres)	12.34
Population under EWS @ 400 Persons per acre	4936
Area Under Commercial (in acres)	5.470
Population under commercial @100 Persons per acre	547
Area under Public Building (in acres)	14.500
Population under Public Building @ 100 Persons per acre	1450
TOTAL POPULATION	31863

AREA UNDER PARKS				
SR. NO.	TYPE	TOTAL AREA	Area	% out of Balance net planned area
		IN SQ. YDS.	IN ACRES	
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 (1.392 Acre Green +0.208 Acre Critical)	6737.28	1.392	
6	PARK - 5	5372.40	1.11	
7	PARK - 5A	2226.40	0.46	
8	PARK - 6 (0.469 Acre Green +0.075 Acre Critical)	2269.96	0.469	
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	Green-2	16286.60	3.365	
22	Green-3	9680.00	2.00	
23	PARK	5808.00	1.20	
GRAND TOTAL		104384.28	21.567	9.65%

PUBLIC BUILDINGS				
Type	no. required	Provided no.	Area	% achieved
Nursery cum primary	6	5	3.76	
Higher secondary school-1&2	2	2	6.86	
Creche	1	1	0.16	
Dispensary-1	1	1	0.51	
Dispensary-2	1	1	0.5	
Community Centre	1	1	1.55	
Religious site-1	1	1	0.3	
Religious site-2	1	1	0.3	
CFC & Sub Post office	1	1	0.06	
Police Post	1	1	0.5	
TOTAL			14.500	6.491%

CLU DETAILS	CLU Granted	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
CLU-3 (5255 CTP (PB) SP-432 (M) dt. 27.07.2011)	102.900	102.900	12.736
CLU-4 (1047 CTP (PB) SP-432 (M) dt. 20.02.2013)	5.049	5.049	0
CLU-5 (343 CTP (PB) SP-432 (M) dt. 21.01.2014)	4.210	4.210	0
De-CLU (01 CTP (PB) SP-432 (M) dt. 01.01.2024)	-14.316	-14.316	0
CLU-6	1.973	1.973	0
CLU-7 (Proposed in this layout plan)	2.275	2.275	0
Total CLU	227.477	225.750	14.463
Area under Revenue Rastas	1.876		
Grand Total (225.750 + 14.463 + 1.876)	242.088		...1
Deductions:-			
Area Excluded in planning	0.992		...2
Area Under Sector roads (Saleability not considered)	5.379		...3
GROSS PLANNED AREA (1-2-3)	235.717		...4
Area under EWS	12.340		...5
NET PLANNED AREA (4-5)	223.377		...6

Type	Area(in sqyds)	Area(in acres)	%age
Total Area Under Resi. Plotted		74.72	
Total Area Under Group Housing		12.00	
Total Area Under Residential		86.72	38.82%
Total Area Under Commercial		5.470	2.45%
Total Area Under EWS		12.340	5.52%
TOTAL SALEABLE ACHIEVED -INCLUDING EWS		104.527	46.79%
PUBLIC BUILDINGS		14.500	
AREA UNDER PARKS		21.567	
Area under roads, services, opens spaces & Future Expansion/ Reserve area, critical land, Revenue Rasta		95.122	
Total Area		235.717	

Salable area has been calculated on NPA

Revised planning in proposed layout			
Sr No.	Proposed Layout	Approved Layout	Area of new inventory (in acres)
1	Block D	Block D (critical area)	0.575
2	Block B 60' & 40' horizontal road	Block B (critical area) 60' & 40' horizontal road (critical area)	2.806
3	Block B2 Commercial Pocket B 80' horizontal road	Block B2 (critical area) Commercial Pocket B (critical area) 80' horizontal road (critical area)	0.288
4	Commercial Pocket A Commercial Building	Commercial Pocket A (critical area) Commercial Building (critical area)	0.175
5	*Public Buildings (re-planned)*		
a	Dispensary-2	Public Buildings	0.500
b	Creche		0.160
c	CFC & Sub Post Office		0.060
d	Police post		0.500
e	Religious site-2		0.300
f	Religious site-1		0.300
	Total		5.664

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

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	17-28, 52-57, 65-68, 75-78, 81-85, 95-98 (under acquisition)
4	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)
5	Block D	6-7, 20-21, 24-26 (under acquisition)
6	Block E	11-12 (doesn't exist) 17-26, 68-70, 78-82, 101-106, 110-113, 115, 121-123 (under acquisition)
7	Block G	1 (doesn't exist) 2-4 (under acquisition)
8	Block H	10-13, 18-21, 47-48 (under acquisition)
	Total Plots	237 Residential Plots (under acquisition)
Commercial		
10	Pocket A	A33-A40 (under acquisition)
	Total	8 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.		C1-535.19 SQYDS(50'X96'-4")
4.		C-500 SQYDS(45'X100')&(50'X90')
5.		D-350 SQYDS(35'X90')
6.		E-300 SQYDS(32'X84'-41/2")&(36'X75')
7.		F-285 SQYDS(32'X80')
8.		G-250 SQYDS(30'X75')
9.		H-200 SQYDS(27'-6"X65'-6")
10.		H1-200 SQYDS(30'-0"X60'-0")
11.		H2-225 SQYDS (33'-9"X60') & (31'-0"X65'-6")
12.		I-302.22 SQYDS(32'X85')
13.		J-150 SQYDS (22'-6"' X 60')
14.		K- 125 SQYDS (22'-6"' X 50')
15.		C1- 456.3 SQYDS (40'X102'-8")
16.		D1-400 SQYDS (40'X90')

Note: - Although due care has been taken in approving the layout plan as per technical norms and title of land, but this approval is not providing any right to the promoters to violate the Rules/ Guidelines of this department or any other department and also not providing any right for illegal sale/ construction/ development. In case any violation found at any stage, promoter shall be liable to get the layout revised accordingly immediately.

• The area in dim colour shown on the Layout Plan has already been approved earlier. Only highlighted coloured portion is been approved now.

FOR CALCULATION PURPOSE ONLY
Vide Letter No. 2599-STP(SAS)55-11(GP) Dated 13/03/2025
Senior Town Planner S.A.S. Nagar
ATP

APPROVED
Vide Letter No. 3280-STP(SAS)55-11(GP) Dated 13/4/2025
Senior Town Planner S.A.S. Nagar

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)

For Country Colonisers Pvt. Ltd.
Authorised Signatory

JANMEJAY CHAUDHARY
B.Arch
COA No. CA/2004/33981

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:-13.08.24
PROJECT NO: