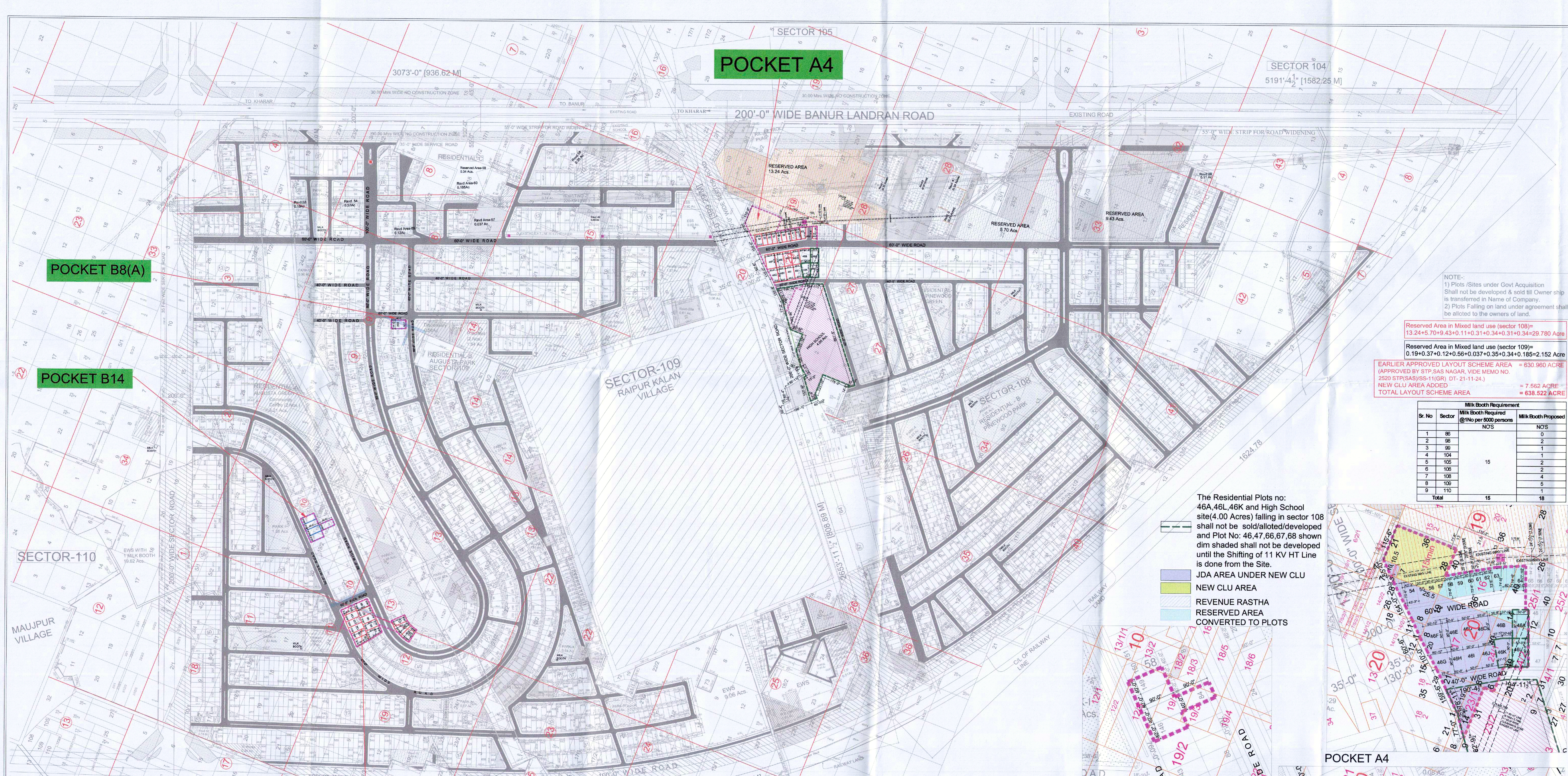
INTEGRATED TOWNSHIP WITH SPECIAL EDUCATION AND WELLNESS ZONE SECTOR- 108,109 & 110 SAS NAGAR

PROMOTERS

EMAAR

Emaar MGF Land Limited
REGD. OFFICE: ECE House, 28 Kasturba Gandhi Marg, New Delhi – 110 001



NOTE:-
1) Plots /Sites under Govt Acquisition Shall not be developed & sold till Owner ship is transferred in Name of Company.
2) Plots Falling on land under agreement shall be alloted to the owners of land.

Reserved Area in Mixed land use (sector 108)= 13.24+5.70+9.43+0.11+0.31+0.34+0.34=29.780 Acre

Reserved Area in Mixed land use (sector 109)= 0.19+0.37+0.12+0.56+0.037+0.35+0.34+0.185=2.152 Acre

EARLIER APPROVED LAYOUT SCHEME AREA = 630.960 ACRE
(APPROVED BY STP SAS NAGAR, VIDE MEMO NO. 2520 STP(SAS)/SS-11(GR) DT- 21-11-24.)
NEW CLU AREA ADDED = 7.562 ACRE
TOTAL LAYOUT SCHEME AREA = 638.522 ACRE

Milk Booth Requirement

Sr. No	Sector	Milk Booth Required @1No per 5000 persons NO'S	Milk Booth Proposed NO'S
1	86	15	0
2	98		2
3	99		2
4	104		1
5	105		1
6	106		2
7	108		2
8	109		4
9	110		5
	Total	15	18

The Residential Plots no: 46A,46L,46K and High School site(4.00 Acres) falling in sector 108 shall not be sold/alloted/developed and Plot No: 46,47,66,67,68 shown dim shaded shall not be developed until the Shifting of 11 KV HT Line is done from the Site.

- JDA AREA UNDER NEW CLU
- NEW CLU AREA
- REVENUE RASTHA
- RESERVED AREA CONVERTED TO PLOTS

SECTOR 108
RESERVED AREAS

S.NO	POCKET NOS.	QTY	SIZE	AREA (IN ACRES)
1	3	1	-	0.38
2	9	1	-	0.13
3	10	1	-	0.04
4	11	1	-	0.083
5	12	1	-	0.47
6	13	1	-	0.08
7	14	1	-	0.25
8	15	1	-	0.29
9	16	1	-	0.12
10	17	1	-	0.23
11	21	1	-	0.12
12	22	1	-	0.05
13	23	1	-	0.21
14	27	1	-	0.19
TOTAL RESERVED AREA (IN ACRES)				2.64
Approved Resid. Area	No. of Plots		831	58.615
New Resi, Area Added	No. of Plots		23	1.873
RESIDENTIAL AREA (IN ACRES)	No. OF PLOTS		854	60.488
GROUP HOUSING (IN ACRES)				0.00
TOTAL SALEABLE AREA (IN ACRES)				60.488

SECTOR 109
RESERVED AREAS

S.NO	POCKET NOS.	QTY	SIZE	AREA (IN ACRES)
1	1	1	-	0.17
2	9	1	-	0.08
3	15	1	-	0.21
4	18	1	-	0.19
5	19	1	-	0.59
6	20	1	-	0.10
7	21	1	-	0.12
8	24	1	-	0.08
9	26	1	-	0.16
10	27	1	-	0.41
11	28a	1	-	0.61
12	29	1	-	0.06
13	33	1	-	0.07
14	34	1	-	0.23
15	37	1	-	0.08
16	40	1	-	0.13
17	41	1	-	0.16
18	42	1	-	0.06
19	43	1	-	0.06
20	46	1	-	0.16
21	47	1	-	0.12
22	48	1	-	0.11
23	51	1	-	0.74
TOTAL RESERVED. AREA (IN ACRES)				4.70
Approved Resid. Area	No. of Plots		1563	110.484
New Resi, Area Added	No. of Plots		14	1.292
RESIDENTIAL AREA (IN ACRES)	No. OF PLOTS		1577	111.776
EWS (IN ACRES)				9.05
GROUP HOUSING (IN ACRES)				0
TOTAL SALEABLE AREA (IN ACRES)				120.826

SECTOR 110

EWS (IN ACRES)	19.62
TOTAL SALEABLE AREA (IN ACRES)	20.12
TOTAL SALEABLE AREA IN ALL SECTORS (IN ACRES)	294.957

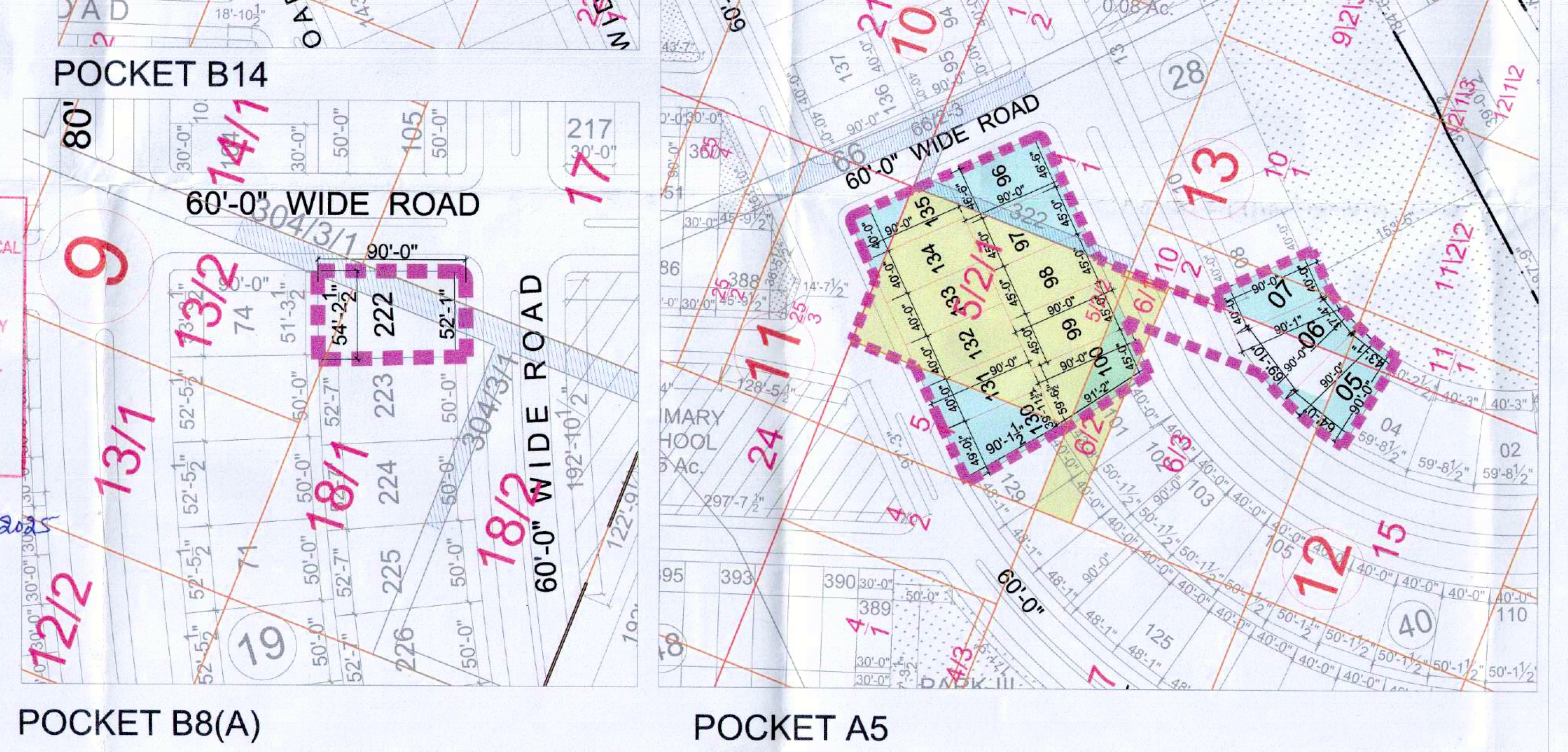
AREA ADDED/DELETED CHART

S.NO	SECTOR	NEW AREA ADDED TO PROJECT SCHEME (In Acres)	AREA DELETED FROM PROJECT SCHEME (In Acres)
A1	99	2.325	0.000
A2	104	0.044	0.000
A3	106	0.275	0.000
A4	108	2.547	0.000
A5	109	0.816	0.000
A6	86	1.555	0.000
TOTAL		7.562	

- NEW RESIDENTIAL PLOTS
- EXISTING RESIDENTIAL PLOTS) (Earlier approved in dotted lines)

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



Total Area of Scheme (In Acres)	638.522	
Area Under EWS (In Acres)	32.21	5.04%
Area of the Scheme After the Deduction of EWS	606.312	
Reserved Area (In Acres)	33.190	
Area under Commercial & Mixed Land Use (In Acres)	44.505	
Net Planned Area (In Acres)	528.617	
Area Under Residential Plotted (In Acres)	241.663	45.72%
Area Under Residential G. Housing (In Acres)	14.084	2.66%
Total Residential Area (In Acres)	255.75	48.38%
Area Under Commercial (In Acres)	10.29	1.95%
Area Under Parks (In Acres) on 606.312 acres	43.715	7.21%
Area Under Facilities (In Acres)	48.77	8.04%
Area Under Roads (In Acres)	170.092	28.05%

(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

MRF CALCULATION AS PER REVISED LAYOUT PLAN MOHALI HILLS

Sector	Population Revised Layout	Effective Area required (Sqm)	Effective Area Proposed (Acre)	MRF Site Area Provided (Acre)
Sector 86	156		0.00	0.00
Sector 98	3805		0.000	0.00
Sector 99	3222		0.000	0.00
Sector 104	3138		0.135	0.23
Sector 105	12177		0.093	0.17
Sector 106	1281		0.000	0.00
Sector 108	13646		0.170	0.27
Sector 109	27934		0.252	0.37
			0.465	0.63
Sector 110	5936		0.000	0.00
Total	71295	3600.00	1.12	1.67
	Acre	0.890		

Note:-
"ALTHOUGH DUE CARE HAS BEEN TAKEN IN APPROVING THE LAYOUT PLAN AS PER TECHNICAL NORMS, BUT THIS APPROVAL IS NOT PROVIDING ANY RIGHT TO YOU TO VIOLATE ANY RULE/GUIDELINES OF THIS DEPARTMENT OR ANY OTHER DEPARTMENT AND ALSO NOT PROVIDE ANY RIGHT FOR ANY ILLEGAL CONSTRUCTION. IN CASE ANY VOILATION FOUND AT ANY STAGE, YOU SHALL BE LIABLE TO GET THE LAYOUT PLAN REVISED ACCORDINGLY IMMEDIATELY.
THE APPROVAL IS SUBJECT TO DECISION OF ANY COURT CASE PREVAILING IN ANY HON'BLE COURT OF LAW, IF ANY"

APPROVED
Vide Letter No. 1598 STP(SAS)/SS-11(GR) Dated 04/06/2025
Senior Town Planner S.A.S. Nagar

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	86	1.555				0.00	0.00	1.555		0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	156
2	98	79.730			0.00	6.77	21.84	51.12		178	12.83	0.83		0.00	0.00	13.66	13.66	6.71	3805
3	99	20.265			0.00	0.00	0.37	19.90		119	5.366	0.00		0.00	2.42	5.37	7.79	0.99	3222
4	104	21.184			0.00	0.00	0.130	21.05		187	10.00	0.00		0.00	1.11	10.00	11.11	1.36	3138
5	106	10.095			0.00	0.00	0.00	10.095		82	5.55	0.00		0.00	0.00	5.55	5.55	0.946	1281
6	105	103.730			0.00	0.00	3.51	100.22		473	35.653	7.68	(6.18 Commercial+1.5 club)	14.084	0.00	57.42	57.42	9.19	12177
7	108	151.507	Commercial	Block	1.78	0.00	2.64	112.747		854	60.488	1.78		0.00	0.00	62.27	62.27	8.83	13646
				Parking	3.54			151.507-(2.64+1.78+3.54+1.02+29.780)											
				Road & Paving	1.02														
			Residential Block		4.57														
			Reserved (0.11+1.3+28.37)		29.780														
				Total	40.686														
8	109	230.336	Residential Block Reserved (2.152) Plot development (17.76)		31.17	0.00	4.70	225.64	9.06	1577	111.776	0.00		0.00	9.06	111.78	120.84	15.69	27934
					2.152							0.000							
					33.32														
9	110	20.120			0.00	0.00	0.00	20.12		0	0.00	0.00		0.00	19.62	0.00	19.62	0.00	5936
	Total	638.522			74.01	6.77	33.190	862.44	31.93	3470	241.563	10.29		14.084	32.21	266.04	298.25	43.715	71295

PUBLIC FACILITIES

S.NO	SECTOR NO.	P.SCHOOL		HIGH SCHOOL		COMMUNITY CENTRE		HEALTH CENTRE / HEALTH FACILITIES	DISPENSARY / HEALTH FACILITIES		RELIGIOUS BUILDING		CRECHE	POLICE POST	SUB - POST OFFICE		TOTAL AREA UNDER FACILITIES (IN ACRES)	STP,ESS, MRF & WATER WORKS
1	86							1.555									1.555	
2	98	6X 0.75 =	3.75	1x3.96	3.96	1x1.8	1.80		2 X 0.5	1.00	1x0.27	0.27	0.00	0.00	2 X 0.02=	0.04	10.52	0.45
3	99	1X 0.75 = 1X2.00=	0.75 2.000	1x3.96	3.96		0.00	0.00		0.00	1x0.27	0.27	0.13	0.00		0.00	7.11	0.00
4	104	0.00	0.00		0.00		0.00	0.00		0.00		0.00	0.00	0.00		0.00	0.00	0.23
5	106	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
6	105	1X 0.75 =	0.75		0.00		0.00	0.00		0.00		0.00	0.14	0.00		0.00	0.89	1.19
7	108	2X0.75	1.50	1x4.00	4.00		0.00		1X0.56	0.56	1x0.27 1x0.25	0.27 0.25	0.00	0.00		0.00	6.58	0.40
8	109	2X 0.76+2X0.77+2X0.78	4.54	2.11+2.08	4.19	2x1.605	3.21	1.57	1X0.58	0.58	3.00	0.81	0.19	0.50	1X 0.02	0.02	15.61	3.22
9	110		0		0.00		0.00	0.00		0.00		0.00	0.00	0.50		0.00	0.50	0.00
	Total		13.29		16.11		4.71	3.125		2.66		1.87	0.46	1.00		0.08	43.28	5.49
	Required No. of Public Facilities	15		6 Nos.		3 Nos.		1 No.	5 Nos.		5 Nos.		3 Nos.	2 Nos.	3 Nos.			
	Proposed No. of Public Facilities	16 Nos.(13.29)		5 Nos.(16.11)		3 Nos.(4.71)		2No.(3.125)	5 Nos.(2.65)		7 Nos.(1.87)		3 Nos.(0.46)	2 Nos.(1.0)	3 Nos.(0.08)			

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	86	1.555	0	0	0	0	0	0	0	1.555	1.555	156	156
2	98	79.730	178	2670	0.00	0	0.00	0	0.83	10.52	11.35	1135	3805
3	99	20.265	119	1785	0.00	0	2.42	726	0.00	7.11	7.11	711	3222
4	104	21.184	187	2805	0.00	0	1.11	333	0.00	0.00	0.00	0.0	3138
5	105	103.730	473	7095	14.084	4225.2	0.00	0	7.68	0.89	8.57	857	12177
6	106	10.095	82	1230	0.00	0	0.00	0	0.00	0.51	0.51	51	1281
7	108	151.507	854	12810	0.00	0	0.00	0	1.78	6.58	8.36	836.00	13646.00
8	109	230.336	1577	23655	0.00	0	9.06	2718	0.000	15.61	15.61	1561.00	27934.00
9	110	20.120	0	0	0.00	0	19.62	5886	0.00	0.50	0.50	50	5936
		638.522	ACRES					71295/638.522					71295 PERSONS
	TOTAL DENSITY ACHIEVED=							=			111.656	PERSONS PER ACRE	

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PROMOTERS	ARCHITECT	COMP. AUTHORITY
For EMAAR INDIA LIMITED (Formerly Emaar MGF Land Limited) Authorised Signatory	Baljeet Kumar, Architect Council of Architecture Registration No. CA/2008/42228	

PROJECT: MOHALI HILLS

TITLE: DEMARCATION CUM REVISED LAYOUT PLAN

SCALE	DATE	DRAWN	CHECKED	APPROVED
1"=800'-0"	17 December 2024			

DRG.NO. EM-MP/SIJB/MH/L.01B | REV.MK. 28