INTEGRATED TOWNSHIP
WITH SPECIAL EDUCATION AND WELLNESS ZONE
SECTOR- 86,98,99,104,105&106
SAS NAGAR

PROMOTERS

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

POCKET A1

POCKET A2

POCKET A3

POCKET A6

NEW CLU AREA

REVENUE RASTHA

RESERVED AREA CONVERTED TO PLOTS

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.

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.

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

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%

CLU Detail	(Area in Acres) Sector 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. 8675/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. 6964/CTP(PB)/SP-432 (M) Dated: 28/11/14	-	0.65	-	2.11	0.29	0.68	-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 98	178		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		0.000	0.00
Sector 109	27934		0.170	0.27
			0.232	0.37
			0.465	0.63
Sector 110	5936		0.000	0.00
Total	71299	3600.00		
	Acre	0.890	1.12	1.67

Milk Booth Requirement

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

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. 1518 STP(SAS)/CF-II(GR) Dated 04/06/2025
Senior Town Planner
S.A.S. Nagar

SECTOR 98

RESERVED AREAS

S.NO	POCKET NOS.	QTY	SIZE	AREA (IN ACRES)
1	1	1	-	0.27
2	2	1	-	0.10
3	3	1	-	0.17
4	4	1	-	0.42
5	5	1	-	0.30
6	6	1	-	0.19
7	7	1	-	0.40
8	8	1	-	0.11
9	9	1	-	0.12
10	10	1	-	0.52
11	11	1	-	1.04
12	12	1	-	0.71
13	13	1	-	0.13
14	14	1	-	0.17
15	15	1	-	0.19
16	16	1	-	0.40
17	17	1	-	0.13
18	18	1	-	0.66
19	19	1	-	0.23
20	20	1	-	0.26
21	21	1	-	0.02
22	21a	1	-	5.32
23	22	1	-	0.34
24	23	1	-	1.53
25	24	1	-	0.31
26	25	1	-	0.29
27	26	1	-	0.02
28	27	1	-	0.13
29	28	1	-	0.20
30	29	1	-	0.24
31	30	1	-	0.24
32	31	1	-	0.20
33	32	1	-	0.27
34	33	1	-	0.46
35	33a	1	-	0.13
36	34	1	-	0.50
37	35	1	-	0.50
38	36	1	-	1.39
39	37	1	-	0.12
40	38	1	-	0.42
41	39	1	-	0.35
42	40	1	-	0.55
43	41	1	-	0.36
44	42	1	-	0.38
45	43	1	-	0.10
46	44	1	-	0.12
47	45	1	-	0.05
48	46	1	-	0.13
49	47	1	-	0.17
50	48	1	-	0.32
51	49	1	-	0.16
TOTAL RESERVED AREA (IN ACRES)				21.84
RESIDENTIAL AREA (IN ACRES)	No. OF PLOTS	178		12.83
COMMERCIAL (IN ACRES)				0.83
TOTAL SALEABLE AREA IN ACRES)				13.66

SECTOR 99

RESERVED AREAS

S.NO	POCKET NOS.	QTY	SIZE	AREA (IN ACRES)
1	1A	1	-	0.12
2	5	1	-	0.25
TOTAL RESERVED AREA (IN ACRES)				0.37
Approved Resid. Area	No. of Plots	115		5.15
New Resid Area Added	No. of Plots	4		0.216
RESIDENTIAL AREA (IN ACRES)	No. OF PLOTS	119		5.366
EWS (IN ACRES)				2.42
TOTAL SALEABLE AREA (IN ACRES)				7.786

SECTOR 104

RESERVED AREAS

S.NO	POCKET NOS.	QTY	SIZE	AREA (IN ACRES)
1	3	1	-	0.13
TOTAL RESERVED AREA (IN ACRES)				0.130
Approved Resid. Area	No. of Plots	180		9.620
New Resid Area Added	No. of Plots	7		0.381
RESIDENTIAL AREA (IN ACRES)	No. OF PLOTS	187		10.00
EWS (IN ACRES)				1.11
TOTAL SALEABLE AREA (IN ACRES)				11.11

SECTOR 105

RESERVED AREAS

S.NO	POCKET NOS.	QTY	SIZE	AREA (IN ACRES)
1	1	1	-	0.24
2	2	1	-	0.05
3	3	1	-	0.37
4	4	1	-	0.10
5	5	1	-	0.20
6	6	1	-	0.07
7	7	1	-	0.21
8	9	1	-	0.19
9	11	1	-	0.24
10	13	1	-	0.11
11	15	1	-	0.23
12	17	1	-	0.08
13	18	1	-	0.42
14	19	1	-	0.26
15	20	1	-	0.06
16	22	1	-	0.36
17	23	1	-	0.32
TOTAL RESD. AREA (IN ACRES)				3.51
RESIDENTIAL AREA (IN ACRES)	No. OF PLOTS	473		35.653
COMMERCIAL (IN ACRES)				6.18
GROUP HOUSING (IN ACRES)				14.084
TOTAL SALEABLE AREA IN ACRES)				55.917

SECTOR 106

RESERVED AREAS

S.NO	POCKET NOS.	QTY	SIZE	AREA (IN ACRES)
TOTAL RESERVED AREA (IN ACRES)				0.00
Approved Resid. Area	No. of Plots	80		5.43
New Resid Area Added	No. of Plots	2		0.124
RESIDENTIAL AREA (IN ACRES)	No. OF PLOTS	82		5.55
TOTAL SALEABLE AREA (IN ACRES)				5.55

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

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PROMOTERS: For EMAAR INDIA LIMITED (Formerly Emaar MGF Land Limited) Authorised Signatory

ARCHITECT: Baljeet — Baljeet Kumar, Architect, Council of Architecture Registration No. CA/2008/42228

COMP.AUTHORITY

PROJECT: MOHALI HILLS

TITLE: DEMARCATION CUM REVISED LAYOUT PLAN

SCALE	DATE	DRAWN	CHECKED	APPROVED
1"= 160'-0"	17 December 2024			

DRG.NO. EM–MP/SUB/MH/1.01A — REV.MK. RR

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)	PROPOSED SALEABLE RESIDENTIAL/COMMERCIAL AREA (IN EACH SECTOR) 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	198
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	8.37	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	10.098			0.00	0.00	0.00	10.098		82	5.55	0.00		0.00	0.00	5.55	5.55	0.945	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	151.807	Block		1.78	0.00	2.64	112.747		854	60.468	1.78		0.00	0.00	62.27	62.27	8.83	13646
			Commercial	Parking	3.54			151.507- (2.64+1.78+3.54 +1.02+29.780)												
				Road & Paving	1.02														
			Residential Block		4.37														
			Reserved (6.11+1.3+28.37)		29.780														
			Total		40.686														
8	109	230.336	Residential Block		31.17	0.00	4.70	226.64		1877	111.776	0.00		0.00	9.06	111.78	120.84	15.69	27934
			Reserved (2.152) Plot development (17.78)		2.152														
												0.000							
					33.32														
9	110	20.129			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			74.91	6.77	33.190	562.44	31.93	3470	241.863	10.29		14.084	32.21	286.84	298.26	43.715	71299

PUBLIC FACILITIES

	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								1.555									1.555	
2	5X 0.75 =	3.75	1x3.96	3.96	1x1.5	1.50			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	1X 0.75 = 12 0.25=	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	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	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	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	2X0.75	1.50	1x4.00	4.00		0.00		1X0.56	0.56	1x0.27	0.27	0.00	0.00	0.00		0.00	6.56	0.40
											1x0.25	0.25						
8	2X 0.75+2X0.77+2X0.75	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		0		0.00		0.00	0.00			0.00		0.00	0.50		0.00	0.50	0.00	
		13.25		16.11		4.71	3.126		2.65		1.87	0.46	1.00		0.06	43.35	8.49	
Required No. of Public Facilities	15			5 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)	2Nos.(3.126)	5 Nos.(2.65)		7 Nos.(1.87)		3 Nos.(0.46)	2 Nos.(1.0)		3 Nos.(0.06)			

S.NO.	SECTOR NO.	SCHEME AREA IN ACRES	NO. OF PLOTS	NEW RESIDENTIAL PLOTS BY S.D.	NEW RESIDENTIAL GROUP HOUSING IN ACRES	POPULATION UNDER GROUP HOUSING @ 200	AREA UNDER E.W.S IN ACRES	EWS @ 250 PERSONS PER ACRE	AREA UNDER COMMERCIAL (I.C.C) IN ACRES	AREA UNDER FACILITIES IN ACRES	TOTAL AREA UNDER COMM. & INSTITUTIONAL (I.C.C) IN ACRES	POPULATION UNDER COMM. & INSTITUTIONAL (I.C.C) @ 150 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	1670	0.00	0	0.00	0	0.83	30.52	11.35	1135	3805
3	99	20.265	119	1783	0.00	0	2.42	726	0.00	7.11	7.11	711	3222
4	104	21.184	187	2695	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	10.098	82	1230	0.00	0	0.00	0	0.51	0.51	51	1281	
7	108	151.807	854	13810	0.00	0	0.00	0	3.78	6.38	8.16	816.00	13646.00
8	109	230.336	1877	27934	0.00	0	9.06	2718	0.000	15.61	15.61	1561.00	27934.00
9	110	20.129	0	0	0.00	0	19.62	5886	0.00	0.50	0.50	50	5936
		638.522	ACRES										71299 PERSONS
		TOTAL DENSITY ACHIEVED=						71299/638.522	=	111.656	PERSONS PER ACRE		