NOTE: -

1. WHILE PLANNING THE RESERVED POCKETS THE SALEABLE AREA SHALL NOT INCREASE THE PRESCRIBED PERCENTAGE.

2. TWO REVENUE RASTAS HAVE BEEN ACQUIRED BY GOVT. VIDE LETTER NO. 6354 CTP (Pb)/ SP. 432 (M), DATED 12.09.2011

3. THE AREA UNDER WATER WORKS AND S.T.P HAVE BEEN APPROVED BY PUBLIC HEATLH DEPARTMENT VIDE LETTER NO. GMADA - D.E. (C-II)-2010/136 DATED 08.03.2010 AND APPROVAL FOR E.G.S HAS BEEN SENT TO PUNJAB STATE ELECTRICITY BOARD.

SECTOR -99

SECTOR- 100

100'-0" WIDE SECTOR ROAD

35'-0" WIDE SERVICE LANE

200'-0" WIDE SECTOR ROAD

FROM KHARAR

TO BANUR

ACQUISITION LAND

GROUP HOUSING SITE 1
34481.93 sqyds
7.12 ACRES

GROUP HOUSING SITE 5
19537.32 sqyds
4.04 ACRES

GROUP HOUSING SITE 4
12495.2 sqyds
2.58 ACRE

GROUP HOUSING 2
22503.1 SQYDS
4.65 ACRES

GROUP HOUSING 3
24212.5OSQYDS
5.0 ACRES

GROUP HOUSING 6
27912.12SQYDS
5.76 ACRE

COMMERCIAL SITE 1 AREA
22170.53 sq yds
~4.58ACRE

COMMERCIAL SITE 2
10993.09 SQYDS
2.27 ACRE

HIGH SCHOOL/NURSERY SCHOOL 2
12914.25 SQYDS
2.67 ACRES

HIGH SCHOOL/NURSERY SCHOOL - 1
12895.56 sq yds
2.66 ACRES

NURSERY/PRIMARY SCHOOL -3
4093.22 sqyds
0.85 ACRES

NURSERY SCHOOL 2
5529.71sqyds
1.14 ACRES

NURSERY SCHOOL 1
5564.62 sqyds
0.74 ACRES

E.W.S. SITE
48312.46 sqyds
9.98 ACRES

DISPENSARY
4882.97 SQYDS
1.00 ACRES

POLICE POST
2420.71 sqyds

RESERVED AREA 1
10368.55 sqyds

RESERVED AREA 2
1623.04 sqyds

RESERVED AREA 3
612.55 sqyds

RESERVED AREA 4
147.2 sqyds

RESERVED AREA 5
286.85 sqyds

RESERVED AREA 6
1286.82 sqyds

RESERVED AREA 7
838.2 sqyds

RESERVED AREA 8
653.99 sqyds

RESERVED AREA 9
1392.79 sqyds

RESERVED AREA 10
3224.24 sqyds

RESERVED AREA 11
250 sqyds

RESERVED AREA 12
681.84 sqyds

RESERVED AREA 13
1006.05 sqyds

RESERVED AREA 14
304.53 sqyds

RESERVED AREA 15
1420.1 sqyds

RESERVED AREA 16
611.38 sqyds

RESERVED AREA 17
1371.9 sqyds

RESERVED AREA 18
1855.51 sqyds

RESERVED AREA 19
2078.85 sqyds

RESERVED AREA 20
281.79 sqyds

RESERVED AREA 21
3047.29 sqyds

RESERVED AREA 22
2897.52 sqyds

RESERVED AREA 23
932.35 sqyds

RESERVED AREA 24
3161.2 sqyds

RESERVED AREA 25
2039.45 sqyds

RESERVED AREA 26
482.22 sqyds

RESERVED AREA 27
2231.4 sqyds

RESERVED AREA 28
1701.17 sqyds

RESERVED AREA 29
303.85 sqyds

RESERVED AREA 30
871.1 sqyds

RESERVED AREA 31
478.94 sqyds

RESERVED AREA 32
903.5 sqyds

RESERVED AREA 33
11624.18 sqyds

RESERVED AREA 34
9321.59 sqyds

RESERVED AREA 35
797.88 sqyds

RESERVED AREA 36
957.2 sqyds

RESERVED AREA 37
8302.06 sqyds

DETAIL OF RESERVED AREA :-	
S.NO.	AREA IN SQYDS
RESERVED AREA-1	10368.55
RESERVED AREA-2	1623.04
RESERVED AREA-3	612.55
RESERVED AREA-4	147.2
RESERVED AREA-5	286.85
RESERVED AREA-6	1286.82
RESERVED AREA-7	838.2
RESERVED AREA-8	653.99
RESERVED AREA-9	1392.79
RESERVED AREA-10	3224.24
RESERVED AREA-11	250
RESERVED AREA-12	681.84
RESERVED AREA-13	1006.05
RESERVED AREA-14	304.53
RESERVED AREA-15	1420.1
RESERVED AREA-16	611.38
RESERVED AREA-17	1371.9
RESERVED AREA-18	1855.51
RESERVED AREA-19	2078.85
RESERVED AREA-20	281.79
RESERVED AREA-21	3047.29
RESERVED AREA-22	2897.52
RESERVED AREA-23	932.35
RESERVED AREA-24	3161.2
RESERVED AREA-25	2039.45
RESERVED AREA-26	482.22
RESERVED AREA-27	2231.4
RESERVED AREA-28	1701.17
RESERVED AREA-29	303.85
RESERVED AREA-30	871.1
RESERVED AREA-31	478.94
RESERVED AREA-32	903.5
RESERVED AREA-33	11624.18
RESERVED AREA-34	9321.59
RESERVED AREA-35	797.88
RESERVED AREA-36	957.2
RESERVED AREA-37	8302.06
TOTAL	80338.88
ACRES	16.60

REVISED INTEGRATED LAYOUT PLAN OF SECTOR 104
"PEARLS CITY"

PROMOTERS
PACL LTD.
S.C.O 76, PHASE 9 MOHALI, PUNJAB

APPROVED CLU AREA =729000.8 SQYDS = 150.62 ACRES (INCLUDING ACQUISITION AREA)
VIDE MEMO NO. -18/57/2006-5HG2/6290 DT. 11.07.2006 — (1)

APPROVED CLU AREA-II = 353963.72 SQYDS = 73.133 ACRES
VIDE LETTER NO. -CTP (PB)/ SP-432R MEMO NO.-6900, DT. 20.8.2008
AREA UNDER ACQUISITION = 32718.4 SQYDS (6.76 ACRES)
ACQUIRED AREA = 26232.80 SQYDS (5.42 ACRES)
BALANCED ACQUISITION AREA =(32718.4-26232.80)=6485.6SQYDS = 1.34 ACRES
OWNERSHIP AREA = (383963.72 - 32718.4) SQYDS = 351245.32 SQ YDS(66.373 ACRES) — (2)

APPROVED CLU AREA-III= 59096.4 SQYDS = 12.21 ACRES
VIDE LETTER NO. -CTP (Pb)/SP-432(M)
MEMO NO.-2735, DT. 15.4.2010 — (3)

APPROVED CLU AREA-IV = 26232.8 SQYDS(5.42 ACRES)
VIDE LETTER NO. CTP (Pb)/SP-432(M)
MEMO NO. 6354, DT.12-9-2011 — (4)

SUB TOTAL CLU AREA (1+2+3+4) = 1135575.32 SQYDS (234.62 ACRES) — (5)

ACQUIRED AREA UNDER RASTA =4265.00 SQYDS (0.8812 ACRES) — (6)

YET TO BE ACQUIRED RASTA = (30453.70-4265.00) = 26188.70 SQ YDS =(5.29-0.8812)=5.41ACRES — (7)

TOTAL AREA = (5+6) = (1135575.32+ 4265.00) =1139840.32SQYDS (235.50 ACRES) — (8)

AREA UNDER SECTOR ROAD (1st APPROVAL) = 59860.86 SQ YDS = 12.367 ACRES — (9)

AREA UNDER SECTOR ROAD (2nd APPROVAL) = 36508.12 SQYDS = 7.543 ACRES — (10)

TOTAL AREA UNDER SECTOR ROAD =96368.98 SQYDS = 19.91 ACRES — (9+10)

PLANNING AREA (8-11) = (1139840.32-96368.98) = 1043471.34 SQYD = 215.59 ACRES — (8)

RESERVED AREA =80338.88 SQYDS = 16.60 ACRES — (9)

NET PLANNING AREA =(12-13)= (1043471.34-80338.88) =963132.46 SQYDS (198.99 ACRES) — (8)-(9)

E.W.S AREA = 48312.46 SQYDS = 9.98 ACRES (5.02%) — (4)

BALANCED AREA = (14-15) = 914820 SQYDS = 189.01 ACRES

DETAIL OF PLOTS:

S.NO	PLOTS	SIZE OF PLOT		SQ.YD	NOS	T.AREA	AREA %
1	1-15	50	100	555.56	15	8333.33	
2	18-32	50	100	555.56	15	8333.33	
3	33	as per site		377.94	1	377.94	
4	34-47	40	90	400.00	14	5600.00	
5	48-55	40	90	400.00	8	3200.00	
6	62-69	40	90	400.00	8	3200.00	
7	70-72	50	90	500.00	3	1500.00	
8	73	as per site		731.58	1	731.58	
9	74A	as per site		276.44	1	276.44	
10	74-77	50	90	500.00	4	2000.00	
11	78-84,	40	90	400.00	7	2800.00	
12	86	as per site		394.60	1	394.60	
13	87-95	40	90	400.00	9	3600.00	
14	96-113,114-131	40	90	400.00	36	14400.00	
15	132-141	50	90	500.00	10	5000.00	
16	143-153	50	90	500.00	11	5500.00	
17	154-163	50	90	500.00	10	5000.00	
18	166-175	50	90	500.00	10	5000.00	
19	176	as per site		484.70	1	484.70	
20	177	as per site		428.00	1	428.00	
21	178	as per site		415.88	1	415.88	
22	179	as per site		415.93	1	415.93	
23	180	as per site		424.98	1	424.98	
24	181	as per site		432.15	1	432.15	
25	182	as per site		421.21	1	421.21	
26	183	as per site		421.89	1	421.89	
27	184	as per site		420.19	1	420.19	
28	185	as per site		423.69	1	423.69	
29	187	as per site		490.83	1	490.83	
30	188	as per site		474.50	1	474.50	
31	189	as per site		447.85	1	447.85	
32	190	as per site		491.38	1	491.38	
33	191	as per site		488.82	1	488.82	
34	192	as per site		480.86	1	480.86	
35	195	as per site		426.93	1	426.93	
36	196	as per site		433.33	1	433.33	
37	197	as per site		491.87	1	491.87	
38	198	as per site		427.71	1	427.71	
39	199	as per site		434.65	1	434.65	
40	200	as per site		431.25	1	431.25	
41	201	as per site		431.70	1	431.70	
42	202	as per site		427.38	1	427.38	
43	203	as per site		407.72	1	407.72	
44	204	as per site		408.13	1	408.13	
45	205	as per site		403.08	1	403.08	
46	218	as per site		466.76	1	466.76	
47	219	as per site		445.50	1	445.50	
48	220	as per site		423.21	1	423.21	
49	221	as per site		442.81	1	442.81	
50	222	as per site		473.58	1	473.58	
51	223	as per site		452.15	1	452.15	
52	224	as per site		485.52	1	485.52	
53	225	as per site		469.20	1	469.20	
54	226	as per site		536.28	1	536.28	
55	227	as per site		476.39	1	476.39	
56	228	as per site		473.75	1	473.75	
57	234-236	50	95	527.78	3	1583.33	
58	239	50	95	527.78	1	527.78	
59	250-258	50	95	527.78	9	4750.00	
60	259-261	50	95	527.78	3	1583.33	
61	268-273	50	95	527.78	6	3166.67	
62	278-280	50	95	527.78	3	1583.33	
63	284-285	50	95	527.78	2	1055.56	
64	286-289	50	95	527.78	4	2111.11	
65	1001-1008	36	75	300.00	8	2400.00	
66	1009	as per site		260.32	1	260.32	
67	1010	as per site		345.18	1	345.18	
68	1011-1018	36	75	300.00	8	2400.00	
69	1021-1039	36	80	320.00	19	6080.00	
70	1042,1043, 1043A-1043E	36	80	320.00	7	2240.00	
71	1044A-1044E,1044 1046	36	80	320.00	8	2560.00	
72	1050-1053	36	80	320.00	4	1280.00	
73	1056-1057	36	80	320.00	2	640.00	
74	1063	36	80	320.00	1	320.00	
75	1067	29.58	80	262.93	1	262.93	
76	1068-1072	30	75	250.00	5	1250.00	
77	1074-1079	30	75	250.00	6	1500.00	
78	1083-1084	30	75	250.00	2	500.00	
79	1090-1095	30	75	250.00	6	1500.00	
80	1096-1106	30	75	250.00	11	2750.00	
81	1107-1115	30	75	250.00	9	2250.00	
82	1116-1123	30	75	250.00	8	2000.00	
83	1124-1131	30	75	250.00	8	2000.00	
84	1148-1156	30	75	250.00	9	2250.00	
85	1157	30	75	250.00	1	250.00	
86	1158-1159	30	60	200.00	2	400.00	
87	1162-1164	30	60	200.00	3	600.00	
88	1170-1171	30	60	200.00	2	400.00	
89	1174	30	60	200.00	1	200.00	
90	1179	as per site		281.50	1	281.50	
91	1180	as per site		316.31	1	316.31	
92	1181	as per site		315.38	1	315.38	
93	1198-1205	30	60	200.00	8	1600.00	
94	1208-1209	30	60	200.00	2	400.00	
95	1214-1221	30	60	200.00	8	1600.00	
96	1223-1230	30	60	200.00	9	1800.00	
97	1236-1245	30	60	200.00	10	2000.00	
98	1246-1256	30	60	200.00	11	2200.00	
99	1258-1269	30	60	200.00	12	2400.00	
100	1271-1274	30	60	200.00	4	800.00	
101	1302-1305	30	60	200.00	4	800.00	
102	1310-1316	30	60	200.00	7	1400.00	
103	1318-1343	36	70	280.00	26	7280.00	
104	1344-1355	30	60	200.00	12	2400.00	
105	1356-1363	30	60	200.00	8	1600.00	
106	1364A,1364B, 1364-1373	30	60	200.00	12	2400.00	
107	1380-1384	30	60	200.00	5	1000.00	
108	1385-1391	30	60	200.00	7	1400.00	
108 A	1392	AS PER SITE		198.60	1	198.60	
109	1393-1397	30	60	200.00	5	1000.00	
110	1398-1402	30	60	200.00	5	1000.00	
111	1402A-1402I	30	60	200.00	9	1800.00	
112	1424-1425	36	70	280.00	2	560.00	
113	1428-1433	36	70	280.00	6	1680.00	
114	1434-1442	36	70	280.00	9	2520.00	
115	1445-1446	36	70	280.00	2	560.00	
116	2001-2027	50	90	500.00	27	13500.00	
117	3018	33	60	220.00	1	220.00	
118	2029-2039	30	60	200.00	11	2200.00	
119	2040-2041	33	60	220.00	2	440.00	
120	2042-3052	30	60	200.00	11	2200.00	
121	3053	33	60	220.00	1	220.00	
122	3054-3077	30	70	256.67	24	6160.00	
123	2078	38	70	295.56	1	295.56	
125	2083-2084	38	70	295.56	2	591.11	
126	2085-2088	30	70	256.67	4	1026.67	
127	2089	38	70	295.56	1	295.56	
128	2090-2112	30	70	256.67	23	5900.00	
129	2114-2122	30	70	256.67	9	2310.00	
130	2123-2124	38	70	295.56	2	591.11	
131	2125-2133	30	70	256.67	9	2310.00	
132	2134	38	70	295.56	1	295.56	
133	2135-2142	30	70	256.67	8	2053.33	
134	2143-2144	30	70	295.56	2	591.11	
135	2145-2152	30	70	256.67	8	2053.33	
136	2153	30	70	295.56	1	295.56	
137	2154	38	70	295.56	1	295.56	
138	2155-2161	30	70	256.67	9	2310.00	
139	2164-2165	38	70	295.56	2	591.11	
140	2166-2174	30	70	256.67	9	2310.00	
141	2175	38	70	295.56	1	295.56	
142	2176	35	70	272.22	1	272.22	
143	2177-2186	30	70	233.33	8	1866.67	
144	2185	35	70	233.33	1	233.33	
145	2186-2187	30	70	233.33	2	466.67	
146	2188-2196	30	70	233.33	9	2100.00	
147	2197-2201	30	70	233.33	5	1166.67	
148	2202	30	70	233.33	1	233.33	
149	2203-2210	30	70	233.33	8	1866.67	
150	2211	35	70	272.22	1	272.22	
151	2212	30	60	233.33	1	233.33	
152	2213-2229	30	60	200.00	17	3400.00	
153	2230	30	60	233.33	1	233.33	
154	2231	35	60	233.33	1	233.33	
155	2232-2248	30	60	200.00	17	3400.00	
156	2249	35	60	233.33	1	233.33	
157	2250	30	60	233.33	1	233.33	
158	2251-2261	30	60	200.00	11	2200.00	
159	2262	35	60	233.33	1	233.33	
160	2263-2284	30	60	200.00	22	4400.00	
161	2285	35	60	233.33	1	233.33	
162	2286-2289	30	60	200.00	4	800.00	
163	2290-2291	30	60	200.00	2	400.00	
164	2296-2299	30	60	200.00	6	1200.00	
165	2300-2301	35	60	233.33	2	466.67	
166	2302-2304	30	60	200.00	3	600.00	
167	2305-2308	30	60	200.00	4	800.00	
168	2309-2315	30	60	200.00	7	1400.00	
169	2316	35	60	233.33	1	233.33	
170	2317-2332	35	60	233.33	2	466.67	
171	2333-2349	30	60	200.00	17	3400.00	
172	2318-2331	30	60	200.00	14	2800.00	
173	2334-2347	30	60	200.00	14	2800.00	
174	2348	27.5	60	183.33	1	183.33	
175	2350-2367	27.5	60	150.00	18	2700.00	
176	2367 A	27.5	60	150.00	1	150.00	
177	2368-2384	27.5	60	150.00	17	2550.00	
178	2385	27.5	60	183.33	1	183.33	
179	2386	27.5	60	183.33	1	183.33	
180	2387-2388	27.5	60	150.00	12	1800.00	
181	3001-3018	30	69	230.00	18	4140.00	
182	3052(1)-2	30	69	230.00	2	460.00	
183	3058(1)-5	30	69	230.00	5	1150.00	
				977	287524.84	31.43	
				ACRES	59.41		

GROUP HOUSING				
Sr. No.	G. H. Nos.	area in sq. yds	%	
1	G. H. 1	34481.93		
2	G. H. 2	22503.10		
3	G. H. 3	24212.50		
4	G. H. 4	12495.20		
5	G. H. 5	19537.32		
6	G. H. 6	27912.12		
	Total	141142.17	15.43	
	ACRES	29.16		

COMMERCIAL AREA					
			NO.	AREA IN SQYDS	%
1	1-9,10-44	121	44	5324	
2	45-56	60	12	720	
3	57-84	30	28	840	
4	Comm. 1	22170.53	1	22170.53	
5	Comm. 2	10993.09	1	10993.09	
6	Milk Booth	15.56	8	124.48	
7	Taxi Stand	970.00	1	970.00	
8	Commerc Belt/ center	155.56	1	155.56	
			TOTAL	41297.66	4.51
			ACRES	8.53	

PUBLIC BUILDINGS				
S.NO.	Area Under As:-	AREA IN SQ.YDS	AREA IN	%
1	DISPENSARY	4882.97		
2	NURSERY SCHOOL 1	3564.62		
3	NURSERY SCHOOL 2	5529.71		
4	NURSERY SCHOOL 3	4093.22		
5	NURSERY SCHOOL 4	2630.22		
6	HIGH SCHOOL/NURSERY SCHOOL - 1	12896.56		
7	HIGH SCHOOL/NURSERY SCHOOL - 2	12914.25		
12	CRICHE 1	780.27		
8	COMMUNITY CENTRE	10458.68		
9	POLICE POST	2420.71		
10	RELIGIOUS BUILDING 1	1332.53		
11	RELIGIOUS BUILDING 2	1209.15		
13	POST OFFICE	97.50		
	TOTAL	63020.39	13.10	6.98
	AREA UNDER ROADS, PAVEMENT, PARKING, WATER WORKS, STP, EGS ETC.	316769.26	65.45	34.63

NO.	SCO	F.A.R	NOS.	AREA /UNIT	T.AREA IN SQ YDS.	T.BUILT UP AREA IN SQ YDS.	T. AREA IN SQ MTS.
1.	1-9,10-44	1.75	44	121	5324	9317	7790.13
2.	45-56	1.60	12	60	720	1152	963.21
	BOOTH						
3.	57-84	1.00	28	30	840	840	702.346
						TOTAL	9455.686

AREA UNDER AS COMMERCIAL PARKING 1 & 2

CAR SPACE REQUIRED FOR PARKING -1 & 2

=9455.686 X 2 / 100 = 189.11 OR 190 ECS

REQUIRED CAR SPACE = 190 X 23 = 4370 SQMTS. = 5224.58 SQYDS

TOTAL PARKING AREA PROVIDED = 8738.72+1292.36=10031.08 SQ YDS. = 8390.31 SQ MTS./23 =364.80 OR 365 ECS

POPULATION

PLOTS	977 X15	= 14655 (15 PERSONS PER PLOT)
EWS	400X9.98	= 3992 (400 PERSONS PER ACRES)
GROUP HOUSING	300X29.16	=8748 (300 PERSONS PER ACRES)
COMMERCIAL / PUBLIC BUILDING 100X 21.72		=2172 (100 PERSONS PER ACRES)
TOTAL POPULATION		**= 29567 PERSONS**

GREEN AREA :-

Sr. No.	Green Area	area in sq. yds	%
1	Green 1	3726.80	
2	Green 2	7627.61	
3	Green 3	2947.77	
4	Green 4	2745.33	
5	Green 5	4011.11	
6	Green 6	1866.67	
7	Green 7	5072.50	
8	Green 8	2605.00	
9	Green 9	3781.40	
10	Green 10	1476.35	
11	Green 11	1822.00	
12	Green 12	1265.72	
13	Green 13	1091.35	
14	Green 14	1393.11	
15	Green 15	1279.73	
16	Green 16	2010.28	
17	Green 17	887.29	
18	Green 18	1198.24	
19	Green 19	4114.00	
20	Green 20	5482.24	
21	Play Ground	7861.08	
	Total	64265.58	7.02
	IN ACRES	13.28	

SALEABLE AREA = PLOTS AREA + GROUP HOUSING + COMMERCIAL AREA
(287524.94+141142.17+41297.66)
= **469964.77 SQYDS (97.10 ACRES) =51.37%**
GROSS SALEBLE AREA =SALEBLE AREA + EWS AREA
=469964.77+48312.46
=518277.23 SQ.YDS.(107.08 ACRES)=53.81%

LEGEND
- SCHEME BOUNDARY
- ACQUISITION AREA
- RESERVED AREA
- PLOTTED AREA
- COMMERCIAL AREA
- PUBLIC BUILDING AREA
- GREEN AREA
- RAILWAY TRACK
- RASTA
- PAVEMENT

APPROVED
Vide Letter No. 6225 CTP(Pb)/ SP-432-1
Date 10-09-2012
Chief Town Planner
Punjab, Chandigarh

LOCATION MAP
CHANDIGARH, SANETA, BATHLANA, MDRA, BANUR, PROPOSED SITE, SECTOR 104

ARCHITECT:-
Krishan Dham, CA-94/17123
SCO 358-359, 3rd. Floor,
Sector 34-A, Chandigarh

OWNER:-
For PACL LIMITED
Authorised Signatory

SCALE:- 1" = 160'
DATE:- 23-05-2012
DRAWING NO :- DC/PACL/R-5
DEALT BY:- HARISHWAT
CHECKED BY:- SURINDER

DHAM CONSULTANTS
ARCHITECTS & PLANNERS
S.C.O 358-359, SECTOR 34-A,
CHANDIGARH
PHONE NO. 5009617