

REVISED INTEGRATED TOWNSHIP IN
SECTORS - 98,86,99,105,106,97
SAS NAGAR, MOHALI

(M/s PUMA REALTORS PVT. LTD.)
S.C.O. - 6-7-8, SECTOR 9-D
CHANDIGARH - 160009
PH. 0172-4688400

AREA UNDER PHASE 1 = 85.25 acres
AREA UNDER PHASE 2 = 59.75 acres
AREA TO BE ACQUIRED BY GOVT. FOR PUMA = 12.18 acres
CLU AREA (REGISTERED WITH PUMA) = 132.82 acres

IREO SITE BOUNDARY
MASTER PLAN ROADS
ACQUISITION
VILLAGE BOUNDARY

AREA UNDER CLU (A) = 141.15 acres (Memo no. - 928 CTP(Pb)/SP-432 R dated 19-02-08 CHD.)
+ 3.85 acres (Memo no. - 1108 CTP(Pb)/SP-432 M dated 15-02-11 CHD.)
(LAYOUT Approved vide letter no. 3988 CTP(Pb) MRP 37 dated 05-06-11)

(area under ownership) = 132.82 acres
(area under acquisition to be acquired by govt.) = 12.18 acres

AREA UNDER REVENUE RASTA IN PHASE - 1 = 0.418 acres

STATEMENT OF AREAS (145 ACRES)		
TERMS	PROVIDED (ACRES)	REQUIRED (ACRES)
TOTAL LAND IN CLU (A)	145	
AREA UNDER PHASE - 1 (B)	85.25	
AREA UNDER PHASE - 2 (FUTURE USE) (C)	59.75	
AREA UNDER MASTER PLAN LAND USE (D)	33.18	
AREA UNDER SECTOR DIVIDING ROAD (E)	18.99	
AREA UNDER NET PLANNING (A-D-E)	92.83	
PROVISIONS		
EWS (F)	(5% OF NPA)	4.65
BALANCE AREA (G = NPA - F)		88.18
RESIDENTIAL AREA (47.5% OF G)		36.724
COMMERCIAL AREA (1.5% OF G)		0.34
INSTITUTIONAL AREA (10% OF G)		1.85
PARKS AND OPEN AREA (6% OF G)		6.593
ROADS, PARKING AND UTILITIES (ESS, STP, ETC)		29.120
TOTAL		88.18

STATEMENT OF AREAS OF PHASE - 1		
TERMS	PROVIDED (ACRES)	REMARKS
TOTAL LAND IN CLU	145	
AREA UNDER PHASE - 2 (FUTURE USE)	59.75	
ROADS, PARKING AND UTILITIES (ESS, STP, ETC)	10.15	
AREA UNDER MASTER PLAN LAND USE (SECTOR-98) (x)	4.515	commercial
AREA UNDER MASTER PLAN LAND USE (SECTOR-86) (y)	5.015	institutional
AREA UNDER NET PLANNING IN PHASE - 1	64.985	
PROVISIONS		
EWS (Z)	(5% OF NPA PHASE - 1)	3.94
BALANCE AREA (AA = NPA (PHASE - 1) - Z)		61.045
RESIDENTIAL AREA (47.5% OF AA)		28.996
COMMERCIAL AREA (1.5% OF AA)		0.34
INSTITUTIONAL AREA (10% OF AA)		6.105
PARKS AND OPEN AREA (6% OF AA)		3.663
ROADS, PARKING AND UTILITIES (ESS, STP, ETC)		19.229
TOTAL		61.045

TOTAL SALEABLE AREA (RESIDENTIAL + COMMERCIAL + EWS) = 31.03 ACRES

POPULATION STATEMENT IN PHASE - 1:
 $(357*15) + (7.67*300) + (3.94*400) + (0.34*100) + (0.21*100) + (4*100) + (1.6*100) + (4.515*100)$
 $= 5355 + 2301 + 1576 + 34 + 21 + 400 + 160 + 52 + 10299$ PERSONS


Type of plots	No of plots	Width	Length	Area	AREA IN ACRES
A1	14	9.130	18.440	168.357	0.582
A2	1	8.23	21.600	177.768	0.044
A3	1	9.70	21.600	209.520	0.052
A4	4	9.130	21.600	198.504	0.136
A5	2	9.370	21.600	202.392	0.053
A6	1	9.450	21.600	204.120	0.050
A8	27	9.560	21.600	206.496	1.378
A9	1	9.700	21.360	207.192	0.051
A10	1	9.700	21.440	207.968	0.051
A11	1	9.680	21.610	209.195	0.052
A12	1	9.700	21.570	209.229	0.052
A13	1	AS PER SITE		209.420	0.052
A14	189	9.700	21.600	209.520	9.175
A15	7	9.700	21.680	210.296	0.304
A16	1	AS PER SITE		215.880	0.053
A17	5	9.700	22.000	213.400	0.264
A18	1	9.690	22.170	214.827	0.053
A19	1	9.700	22.240	215.728	0.053
A20	1	10.010	21.600	216.216	0.053
A21	6	9.700	22.400	217.280	0.322
A22	1	9.700	22.600	219.220	0.054
A23	2	10.190	21.600	220.104	0.109
A24	10	9.700	23.000	222.690	0.959
A25	26	9.700	23.600	228.920	1.471
A26	1	11.350	21.735	246.700	0.061
A27	1	10.290	24.050	247.475	0.061
A28	1	10.440	23.750	247.475	0.061
A29	2	10.350	24.050	248.918	0.123
A30	6	10.700	23.750	254.125	0.377
A31	30	10.700	24.050	257.335	1.908
A32	1	AS PER SITE		266.940	0.096
A34	1	AS PER SITE		301.890	0.089
A35	1	AS PER SITE		341.890	0.084
A37	1	13.890	21.600	300.024	0.074
A38	1	AS PER SITE		329.950	0.082
A39	1	AS PER SITE		395.710	0.099
A40	5	8.230	18.440	151.761	0.188
Total Phase 1	357			292.408	19.08
B	69	12.8	22.86	372.608	4.989
B1	16	14.33	22.86	327.988	1.295
B2	1	AS PER SITE		268.7749	0.066
B3	1	AS PER SITE		253.3138	0.063
B4	4	12.8	17.18	219.904	0.217
C	31	9.14	22.86	208.944	1.601
D	8	21.87	40.31	881.5797	1.743
Total Phase 2	130			295.74	9.974
TOTAL	487			588.148	29.054

DETAIL OF COMMERCIAL					
TYPE OF SHOP	SIZE OF SHOP	AREA OF SHOP	NO. OF SHOPS	TOTAL COVERED AREA	FAR ACHIEVED
S.C.O	16.8	5.5	92.4	1108.8	1.75
BOOTH	10.45	2.75	28.74	258.64	1.00
TOTAL			21	1366.74 (0.34 Acres)	2278.24

PARKING REQUIRED = 45.56 ECS = SAY 46 CARS
PARKING PROVIDED = 61 CARS

- Note:**
- Total no. of schools provided are according to the population of Phase - 1 and Phase - 2.
 - Separate services shall be provided for institutional area and services for Phase-2 will be developed after integration of services.
 - Shops (S.C.O) 11 NOS, hypothecated, have been mortgaged to GMADA cannot be sold.

COMPETENT AUTHORITY	
DATE	28-07-2011
DRAWING NO.	PUMA-MO-LP-05
SCALE	1:200
DEALT BY	
CHECKED BY	HUNARDEEP
DRAWING TITLE	REVISED LAYOUT PLAN-2
DRAWING STATUS	APPROVAL

TOWN PLANNER/ARCHITECT	
 Puma Realtors Pvt. Ltd. Authorised Signatory/Architect	
NORTH 