

P.S.I.E.C

INDUSTRIAL FOCAL POINT, PHASE-VII, MOHALI (S.A.S. NAGAR) NUMBERING PLAN

SCHEME DETAIL
SCHEME AREA 377.50 Acres
AREA EXCESSIVELY ACQUIRED 14.50 Acres
TOTAL SCHEME AREA 394.00 Acres

LAND ANALYSIS:-	
CATEGORY	AREA
1. AREA UNDER PLOTS (INDUSTRIAL)	216.52 Acres
2. AREA UNDER COMMERCIAL USE	7.40 Acres
3. AREA ELECTRIC SUB-STATION	11.22 Acres
4. AREA UNDER PUBLIC BUILDING	4.40 Acres
5. AREA UNDER WATER WORKS	2.76 Acres
6. AREA UNDER OPEN SPACES	3.41 Acres
7. AREA UNDER RESERVED	73.91 Acres
8. AREA UNDER ROAD	26.88 Acres
9. AREA EXCESSIVELY ACQUIRED	16.50 Acres
TOTAL AREA	394.00 Acres

DETAIL OF PLOTS:-	
S.NO.	NO OF PLOTS
1. Above 2 Acres	27
2. 3000 to 7000 Sq Yards	57
3. 2500 Sq. Yards	93
4. 1000 Sq. Yards	133
5. 400 to 500 Sq. Yards	93
6. 300 Sq. Yards	6
TOTAL AREA	402

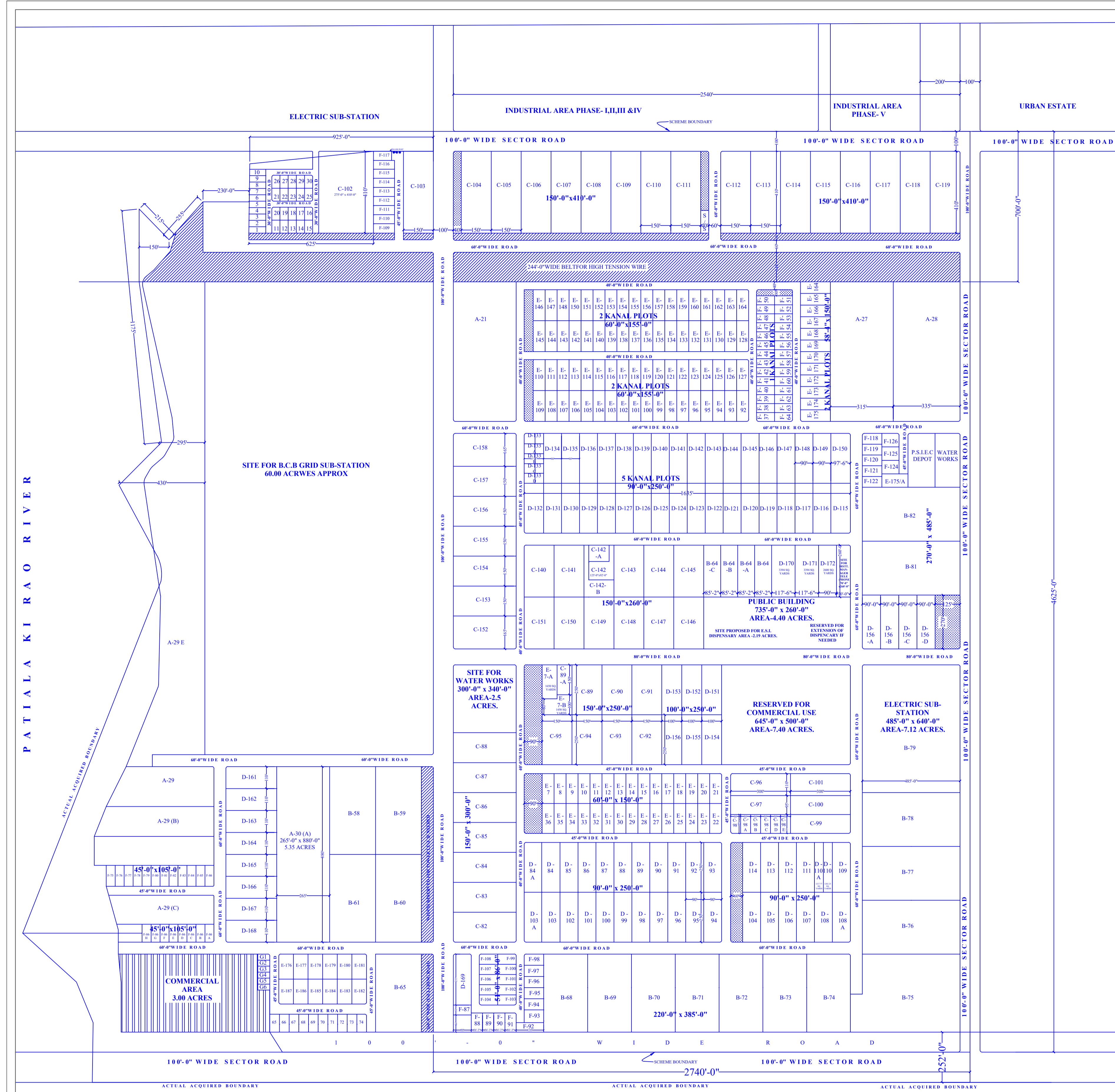
REVISED STATEMENT OF SALEABLE AREA AS ON 19.8.80-
1. TOTAL SALEABLE AREA OUT OF 394.00 ACRES INCLUDING AREA UNDER PLOTS, ELECTRIC SUB-STATION, 45% OF COMMERCIAL AREA AND 21.00 ACRES STRIP ALONG CHOE
ACRES (122050.80 SQ. YARDS)
2. SALEABLE COMMERCIAL AREA (16117.2 SQ. YARDS)
3. AREA UNDER PLOTS (108441 SQ. YARDS)
4. AREA ALONG THE CHOE PROPOSED TO BE SOLD TO P.S.E.B. - 21ACRES (101640 SQ. YARDS)
5. AREA ACQUIRED EXCESS PROPOSED TO BE HANDED BACK TO D.I. PUNJAB. (68098.80 SQ. YARDS)

NOTE:-
STRIP MEASURING 335'-0" x 700'-0" HAS BEEN NUMBERED ON ACCOUNT OF THE DECISION TAKEN WITH THE C.T.P. THAT RAISE LINE SHALL NOT PASSED BELOW SECTOR-57.58 ETC. AND NO OVER BRIDGE SHALL BE CONSTRUCTED CONSEQUENTLY DATED OF AMENDMENT-20.09.76.
60'-0" WIDE ROAD INCORPORATED AS PER LETTER OF C.T.P. MEMO NO. 4152 C.P. (Pb.) S.C. DATED 24 SEPTEMBER 1976 AMENDED ON 04.10.76.
ORIGINAL PLOT (4 NOS. 3 & 4 ACRES) CHANGED COMMERCIAL USE. PLOT NO. B-78 IS MARKED FOR 66 K.V. ELECTRIC SUB-STATION IN ADDITION TO THE PREVIOUS SITE AMENDED ON DATED 27.04.76. AMENDED ON 20.05.76. TO CREATE 1/2 ACRES PLOTS BY OMITTING SOME OF THE 3 & 4 ACRES PLOTS.
AS PER ORDER OF CHIEF ENGINEER PLOT NO. C-102 HAS BEEN CONVERTED INTO TWO PLOTS NEW PLOT NO. C-102 A & C-102 B AS PER DECISION OF ALLOTMENT COMMITTEE HELD ON 05.05.95. 9 NO. 500 SQ. YARDS PLOTS (NO. F-109 TO F-117) HAS BEEN CARVED OUT IN PLACE OF PLOT NO. C-102.
4 NOS. PLOT ABOUT 500-600 SQ. YARDS CATEGORY HAVE BEEN CARVED OUT OF AVAILABLE VACANT LAND BETWEEN WATER WORKS SITE AND BACK OF PLOT NO. F-118 TO F-122 AS PER THE ORDER OF M.D. ON DATED 27.03.2000.
PLOT NO. B-67, B-64 & B-64 HAS BEEN RESERVED FOR RLY. SIDING TO B.C.B. GRID SUB-STATION IN CONSULTATION WITH S.E. B.C.B. AND C.T.P. (Pb.) MEETING HELD ON 21.06.76 IN THE ROOM OF C.T.P. (Pb.) PLOT NO. B-65 TO B-62 HAVE BEEN DELETED AND THE RE-PLANNING OF THE PLOT CONTAINING THESE PLOTS HAS BEEN APPROVED BY C.T.P. (Pb.) VIDE HIS MEMO NO. 2156 C.T.P. (Pb.) S.C. DATED 17.08.76. NO. A-26 HAS BEEN ALLOTTED TO PUNJAB TRACTORS LIMITED & NO. D-19A IS ALLOTTED TO DEPOT SITE ADJOINING WATER WORKS AREA UNDER DEPOT HAS NOT BEEN CONSIDERED AS SALEABLE AREA AS DISCUSSED WITH WORTHY CHIEF ENGINEER PLANNING OF A-22 TO A-26 HAS BEEN CHANGED ON DATED 15.10.80.
SITE FOR INDUSTRIAL ASSOCIATION HAS BEEN FINALIZED VIDE LETTER NO. 1163 C.T.P. (Pb.) S.C. AS DATED 29.02.82.
PLOT NO. A-29A HAS BEEN CONVERTED INTO TWO SMALLER PLOTS OF NO. A-29A AND A-29B AS PER ALLOTMENT ORDER OF M.D. ON DATED 15.02.88.
60'-0" WIDE GREEN SPACE IS CREATED BETWEEN PLOT NO. 111 & 60'-0" ROAD TO ACCOMMODATE 11 K.V. S'S SUBSTATION AS DESIRED BY E.E. ELECTRIC P.S.I.E.C. DATED OF AMENDMENT 14.11.76.
THE SITE FOR 11 K.V. S'S NEAR PLOT NO. D-108 HAS BEEN CANCELED AND THE SITE MEASURING 60'-0" x 40'-0" HAS BEEN EARMARKED NEAR PLOT NO. D-114 AS PER THE SUGGESTION OF MRS. KHARAK VIDE HIS MEMO NO. 2985 NT-15 DATED 03.07.77.
PLOTS A-29 AND A-30 ARE ALLOTTED TO PUNJAB HANDLOOM AND TEXTILE DEV. CORPORATION VIDE LETTER NO. 11025-31 DATED 14.06.77.
TWO PLOTS OF ONE ACRE HAVE BEEN CREATED AS DISCUSSED WITH ARCHITECT P.S.I.E.C. AND AREA RESERVED FOR P.S.I.E.C. STORE HAS BEEN REDUCED TO THAT EXTENT DATED OF REVISION 17.08.77. BOUNDARY ALONG CREMATION GROUND & PATIALA ROAD AND WIDTH OF THE STRIP RESERVE FOR H.T. LINES IS MODIFIED AS PER SURVEY PLAN SUPPLIED BY S.D.O. V. P.S.I.E.C.
PLOT MEASURING 625'-0" x 410'-0" HAS BEEN CARVED OUT AND NUMBERED AS C-102A IN ACCORDANCE WITH THE LETTER NO. P.S.I.E.C. NO. 2683 DATED 31.01.76.
TWO 4 ACRE PLOT B-83 AND B-84 HAS BEEN CONVERTED INTO 1/2 ACRE PLOTS AND RENUMBERED ON DATED 14.01.1979.
OPEN SPACE ADJOINING PLOT NO. D-84 AND D-101 HAS BEEN CONVERTED INTO PLOTS AND FOUR PLOTS NO. C-91A, 91B AND C-92A, 92B HAS BEEN MARKED OUT OF THE SPACE RESERVED FOR COMMERCIAL USE, AS DESIRED BY THE CHIEF ENGINEER. THE STATEMENT OF SALEABLE AREA HAS BEEN REVISED ACCORDINGLY ON 25.10.80.
PLANNING OF PLOT ADJACENT TO PLOT NO. B-58, B-61 AND B-65 HAS BEEN RE-PLANNED TO CREATE ONE 1/2 ACRES PLOT 1/2 ACRES PLOTS, 3 KANAL PLOTS AND ONE KANAL PLOTS AS DISCUSSED WITH CHIEF ENGINEER ON DATED 13.03.87. SINCE THE LAND RESERVED FOR RLY. SIDING H.T. LINES IS NOT REQUIRED NOW AS PER P.S.E.B. C.E./S. LETTER NO. 2693 P.D.S. -89 S-4 DATED 16.10.76.
PLOT NO. B-80 HAS BEEN CONVERTED INTO 4 NO. 1/2 ACRES PLOT AS PER THE DECISION OF 3RD MEETING OF ALLOTMENT COMMITTEE DATED 12TH MAY, 1986.
PLOT NO. B-64 HAS BEEN SHIFTED ADJACENT PLOT NO. C-145 AS DISCUSSED WITH D.I.C. CHAIRMAN ALLOTMENT COMMITTEE AND C.E. VIDE U.O. NO. 12288 DATED 08.02.88. ON ACCOUNT OF CONVERT OF BIGGER PLOTS INTO SMALLER PLOTS OF TWO KANAL AND ONE KANAL CATEGORIZE.
AS PER ORDER OF C.E. ON N1. PAGE-10 FILE OF PLOT NO.-572 PHASE-7 MOHALI. PLOT NO. D-170 TO D-172 HAS BEEN RE-PLANNED CREATE 2000 SQ. YARDS PLOTS.
THIS DRAWING HAS BEEN REVISED ON 22.07.81. AS PER INSTRUCTION GIVEN BY A.T.P.
AS PER ORDER OF CHIEF ENGINEER PLOT NO. B-66, B-67 AND A-29B HAS BEEN CONVERT INTO SMALLER PLOTS.
AS PER ORDER OF WORTHY A.M.D. ON DATED 10.07.2008 PLOT NO. F-123 HAS BEEN RENUMBERED AS E-173A.
RESERVED AREA ADJOINING PLOT NO. C-89 HAS BEEN CONVERTED INTO TWO PLOTS MEASURING 1650 SQ YARDS' AND 1450 SQ. YARDS APPROVED BY M.D. DATED 05.05.2000.
PLOT NO. F-120, F-121, F-122 HAS BEEN CARVED OUT IN ACCORDANCE WITH THE DECISION OF STANDING COMMITTEE MEETING HELD ON 27.07.97.
APPROVED BY C.T.P. (Pb.) VIDE MEMO NO. 576 C.T.P. (Pb.) S.C. 49 DATED 03.07.75.
PLOTS NOS. B-57, B-62, B-63 HAS NOT BEEN COUNTED TOWARDS SALEABLE AREA.
PLOT NO. B-79 HAS BEEN COUNTED TOWARDS AREA UNDER ELECTRIC SUB-STATION.

OFFICE OF THE CHIEF ENGINEER
PUNJAB SMALL INDUSTRIES &
EXPORT CORP.

SCALE:- 1"=220'-0"

DRAWN BY: S/d
CHECKED BY: S/d
DRAWING PREPARED IN AUTO CAD
THIS DRAWING PREPARED ON THE BASIS OF DRAWING NO. -
DATE:-
PARAS REALTECH
PHONE NUMBER: 9814100969
SCO 17, CLOCKTON HIGH STREET, PHASE LOMANE NEW CHANDIGARH



CIRCLE RATE (IN RS. PER SQ.YD.)	CATEGORY OF INDUSTRIES PERMITTED	DISTANCE FROM NEARBY CONNECTIVITY (IN KMS)			AVAILABILITY OF UTILITY SERVICES IN IFP	
		BUS STAND	RAILWAY STATION	MOHALI AIRPORT	ELECTRIC SUB-STATION	WATER WORKS
12500	ALL TYPE	4	6	11	YES	YES