

# SECTOR - 61

# S.A.S. NAGAR URBAN ESTATE SECTOR - 70

### LEGEND:-

1. RESIDENTIAL
2. MULTISTORIED FLATS
3. EXISTING VILLAGE MATAUR
4. COMMERCIAL
5. EDUCATIONAL
6. PUBLIC BUILDINGS
10. RESERVED
11. ROADS / PUBLIC OPEN SPACES
12. HIGH TENSION LINE
13. UN-ACQUIRED LAND

### DETAIL OF AREAS:

GROSS SECTOR AREA (INCLUDING SECTOR ROADS)	=	124.07	HEC
1. AREA UNDER SECTOR ROADS	=	10.56	"
2. RESERVED OPEN AREA UNDER H.T. LINE	=	3.12	"
3. AREA UNDER EXISTING VILLAGE MATAUR	=	11.156	"
NET PLANNED AREA	=	99.234	HEC
1. AREA UNDER RESIDENTIAL PLOTS	=	14.89	" 15.00%
2. AREA UNDER HOUSEFED COMPLEX	=	36.882	" 37.17%
3. AREA UNDER MULTISTORIED FLATS	=	34.662	"
4. AREA UNDER COMMERCIAL	=	7.072	" 7.14%
5. AREA UNDER EDUCATIONAL	=	3.588	" 3.62%
6. AREA UNDER PUBLIC BUILDING	=	5.731	" 5.78%
7. RESERVED AREA	=	0.336	" 0.34%
8. AREA UNDER ROADS & OPEN SPACES	=	30.739	" 30.95%

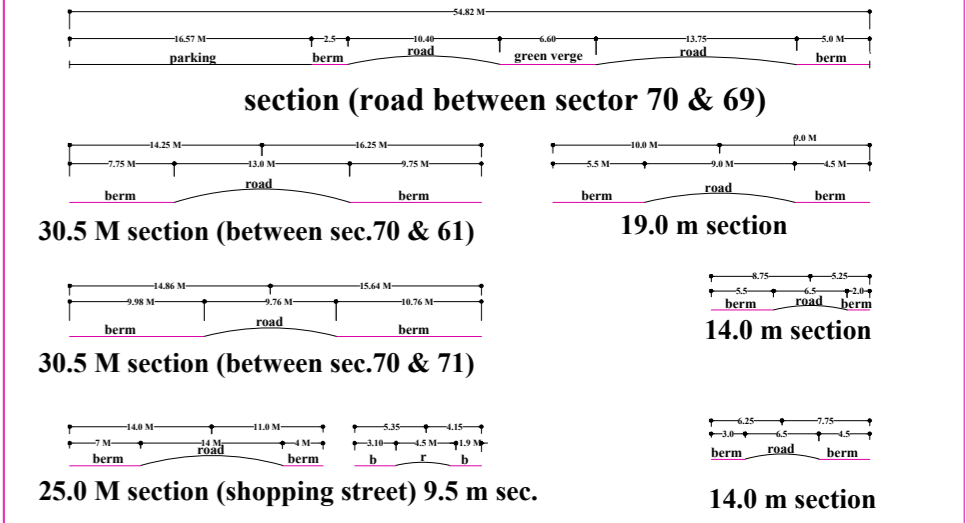
### DETAIL OF PLOTS

S/NO	CATEGORY	SIZE OF PLOT	AREA OF PLOT IN SQ.MTS.	NEW PLOTS PROVIDED	TOTAL NO. PROVIDED	TOTAL NO. OF PLOTS	TOTAL AREA UNDER PLOTS
1.	1 KANAL	15.0x28.0 M	420.00 SQ.M	47	113	160	6.70 HEC.
2.	10 MARLA	12.0x28.0 M	336.00 "	47	46	83	3.13 "
3.	12 MARLA	11.5x22.0 "	253.00 "	-	20	20	0.50 "
4.	10 MARLA	10.0x22.0 "	220.00 "	25	92	117	2.60 "
5.	8 MARLA	8.0x18.0 "	144.00 "	-	89	89	1.50 "
6.	6 MARLA	7.0x18.0 "	126.00 "	-	36	36	0.46 "
<b>TOTAL</b>							<b>14.89 "</b>

### SCHEDULE OF PLOTS

CATEGORY	NOS	TOTAL NOS.
1 KANAL	120-130, 177-237, 1114-1137, 2626-2642 (11) (61) (24) (17)	113
16 MARLAS	131-176 (46)	46
12 MARLAS	1083-1102 (20)	20
10 MARLAS	1001-1008, 1010-1082, 1103-1113 (8) (13) (11)	92
8 MARLAS	2519-2540, 2559-2625 (22)	89
6 MARLAS	2501-2518, 2541-2558 (18) (18)	36

### ROAD CROSS SECTION

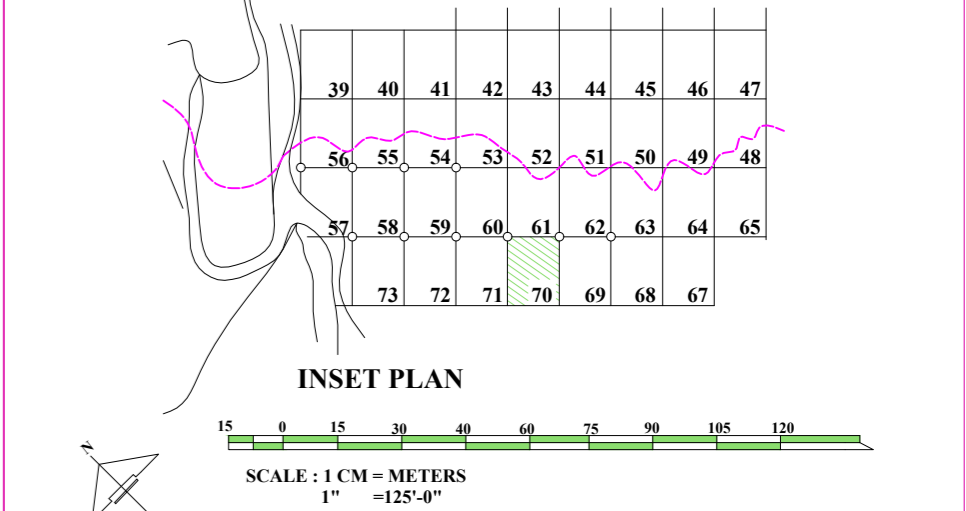


### NOTES:-

1. THIS DRAWING IS BASED ON THE SKETCH LAY-OUT PLAN APPROVED BY THE LAY-OUT PLAN APPROVAL COMMITTEE MEETING HELD 11.1.94.
2. 119 PLOTS ALREADY CURVED OUT IN 'POCKET A' AS ALREADY INDICATED IN DRAWING NO. 964/93 DATED 12.2.93 HAVE BEEN RETAINED AS SUCH IN THE LAY-OUT PLAN.
3. ALL MEASUREMENTS ARE TO BE EXACT & SHOULD BE CHECKED AT SITE.
4. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTRE LINE OF CARRIAGEWAYS WHICH ARE SHOWN IN DASH & DOTS.
5. DETAIL OF SHOPPING CENTRE WILL BE SUPPLIED LATER ON.
6. DETAILED ROAD CROSS SECTIONS WILL BE SUPPLIED LATER ON.
7. THIS DRAWING SUPERSEDES ALL THE PREVIOUS DRAWINGS ON SECTOR-70.
8. SITE FOR INDIA RED CROSS SOCIETY HAS BEEN INCORPORATED AS PER DISTRICT TOWN PLANNER PUDA (M)'S END NO. DIUD T.P.V. 96 / 3214 DT. 1.7.96.
9. WIDTH OF THE PHIRNI ON THE EASTERN SIDE OF VILLAGE MATAUR SECTOR 70 HAS BEEN WIDENED TO 24.40 MT. 80'-0" INSTEAD OF 19 MT / 60'-0" AS PER DECISION TAKEN IN PLANNING AND DESIGN COMMITTEE MEETING HELD ON .5.5.1999.
10. SITE OF P.A.U. GUEST HOUSE HAS BEEN MARKED AS PER PUDA LETTER NO. PUDA-TW-02/10714 DATED 9.10.02.
11. SITE OF GURUDWARA SAHIB HAS BEEN INCORPORATED AS PER PUDA REFERENCE NO. PUDA TW-02/9667 DT 11.9.02.
12. FOR ZONING OF M HIGH SCHOOL REFER DRG. NO. 1666/02, DT 18.12.02.
13. FOR ZONING OF P.A.U. GUEST HOUSE REFER DRG. NO. 1663/02 DT-11.12.02.
14. THE SITE ADJOINING PLOT NO. 114 & 115 HAS BEEN EARMARKED FOR MIDDLE SCHOOL SENT BY PUDA'S LETTER NO. 6014 DT. 4.11.04 PUDA'S DRG. NO. 29 JOB NO. 70 DT 3.3.03.

### NOTE:-

THE DIGITIZED DRAWING IS BASED ON THE ORIGINAL DRAWING OF THE CONCERNED DEPARTMENT. IN CASE OF ANY DISCREPANCY THE DETAILS IN THE ORIGINAL DRAWING SHALL PREVAIL UPON.



### LAY OUT -CUM- DEMARCATION & NUMBERING PLAN

OFFICE OF THE  
DIVISIONAL TOWN PLANNER, S.A.S.NAGAR

Drawing no. (d.t.p S.A.S. nagar) 1066/94	DATED: 14
DRAWN BY:	CHECKED BY:
-sd- asst.town planner	-sd- senior town planner
-sd- district town planner	-sd- chief town planner

PARAS REALTECH  
PHONE NUMBER : 984100969  
SCO 17, CLOCKTOW HIGH  
STREET, PHASE 4, MANE  
NEW CHANDIGARH

GREEN BELT

EXISTING VILLAGE  
MATAUR AREA: 11.156 HEC  
(AREA NOT ACQUIRED)

PROPOSED SITE  
FOR SCHOOL  
AREA-6.96 Acs.

PUBLIC BUILDING  
AREA - 0.972 HEC.

REHABILITATION CENTRE  
FOR SPINAL INJURY  
AREA-5.090 ACS

GERU TEG BHADUR  
HOUSEFED COMPLEX  
AREA-7.27 HEC  
D.O.A-20.78 ACS

CO-OPERATIVE  
TRAINING CENTER  
AREA-0.85 ACS  
D.O.A-20.90 ACS

SANJAY PUBLIC SCHOOL  
AREA-1.38 ACS  
D.O.A-12.42

VIVEK HIGH SCHOOL  
AREA-8.95 ACS  
D.O.A-16.60

SITE FOR MULTI STOREYED FLATS  
(GABRIEL CO-OPATIVE) HOUSE  
BUILDING SOCIETY  
AREA: 4.28 ACS

COMMUNITY CENTRE  
AREA-6.71 ACS

PRIMARY SCHOOL  
AREA-0.85 ACS

L.L.C. HOUSES  
AREA-5.46 ACS

MUNDI CO-OP. SOCIETY  
AREA-3.221 ACS  
D.O.A-17.498

RISHI APARTMENT  
AREA: 2.38 ACS.

SOUL SPICE  
MS FLATS  
AREA: 2.38 ACS.

S.C. AREA: 4.231 ACS  
D.O.A-16.998

AREA: 4.231 ACS.

RESERVED  
AREA: 3.414 ACS.

C.E.D.T  
AREA: 3.215 HEC  
D.O.A-10.594

L.C.L. FLATS  
AREA: 5.135 ACS  
D.O.A-9.21998

GURUDWARA  
AREA-8.27 HEC

JUNCTION TO  
DETAIL

JUNCTION TO  
DETAIL

30.50 M WIDE SECTOR ROAD

10.40 M WIDE ROAD

13.75 M WIDE ROAD

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