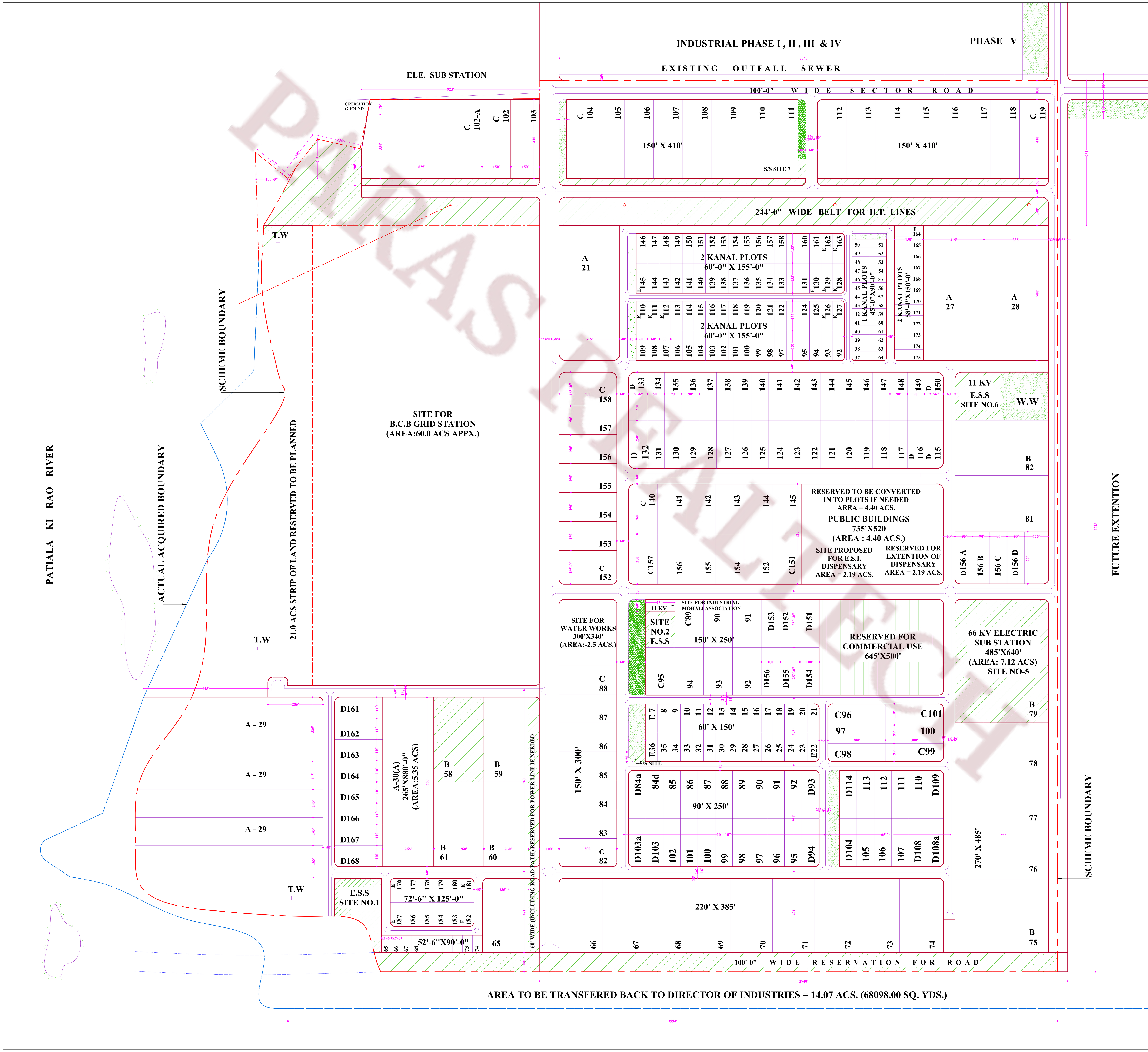

S.A.S. NAGAR

SECTOR - 73
(PHASE-VII)

SCALE: 1" = 100'-0"

INSET PLAN

DETAIL OF AREA:-

Total area of the Scheme :-	377 . 50 Acs.
Area excessively acquired	16 . 50 Acs.
Total Area	394 . 00 Acs.

LAND USE ANALYSIS:-

S. NO	DESCRIPTION	AREA IN ACS.	% OF TOTAL AREA
1.	Area under plots.	216.62 Acs.	57.38 %
2.	Area under commercial use	7.40 Acs.	1.96 %
3.	Area under elec. sub stn.	11.22 Acs.	2.97 %
4.	Area under public buildings	4.40 Acs.	1.16 %
5.	Area under water works	3.76 Acs.	1.00 %
6.	Area under open spaces	3.41 Acs.	0.91 %
7.	Area under reserved	73.81 Acs.	18.56 %
8.	Area under roads	56.88 Acs.	15.06 %
	Total	377.50 Acs.	100.00 %
	Area excessively acquired	16.50 Acs.	16.50 %
	Total	394.00 Acs.	394.00 %

Plot nos. B-57, B-62 & B-63 has not been counted towards saleable area .

Plot nos. B-79 has been counted towards area under elec. sub stations .

S.No	TYPE	AREA IN ACS.	NO. OF PLOTS
1.	A 5ac. and above - A- 21, 27, 28, 29 & 30.		5
2.	B 2 ac - B-59 TO B - B-65 TO B-78, B-80 TO B-82		22
3.	C ¾ and 1 ½ ac. C-82 to C- C- 146 to C- 158	71. 276 Acs.	58
4.	D ½ AC- D- 84 to 150.	39.484 Acs.	76
5.	E ¼ ac - E- 7 to E - 36		30
	TOTAL	---	191

This drawing has been traced from the Drg No. P1/ LN -12 / 75 Dated 2-6-75 revised on 31-8-76 and 19-10-78 .

REVISED STATEMENT OF SALEABLE AREA AS ON 19.8.80

1.	Total saleable area out of 394.00 acs including Area under plots, elc. sub stations, 45% commercial area and 21.00 acs. strip along choe .	252.17 acs. (1220502.80 sq. yds.)
2.	Saleable commercial area.	3.33 acs. (16117.2 sq. yds.)
3.	Area under plots.	216.62 acs. (1048441 sq. yds.)
4.	Area along the choe proposed to be sold to PSEB.	21.00 acs. (101640 sq . yds .)
5.	Area acquired excess proposed to be handed back to D.I. Punjab.	14. 07 acs. (68098. 80 sq.yds.)

NOTE

1. Strip measuring 335'-0"x700' has been numbered a- 20 on account of the dicision taken with C.T.P. PB. that railway line shall not pass below sectors 57, 58 etc and no over date of ammendment 20.9.76 .
2. 60'-0" wide road incorporated as per letter of C.T.P. PB. Memo No. 4512. C.T.P. (PB.) / SC - 49 dt. 24 sep. 1976 ammended on 4.10. 76 .
3. Original plots (4 nos. ¾ ac.) changed to commercial use .
4. Plot no. b-79 is earmarked for 66 kv. ele sub. station in addition to the previous site amended on dated 27.4.76 .
5. Amended on 28.5.76 to create ½ acs. plots. by omitting some of the ¾ ac. plots.
6. Plot no b- 57, b-62 and b-63 has been reserved for rly siding to b.c.b grid station in consultation with s.e.b.c.b and c.t.p. pb. meeting held on 21.6.76 in the room of C.T.P. PB.
7. Plot no b-85 to b-92 have been deleted and the replanning of the pocket containing these plots has been approved by C.T.P. (PB.) vide his memo no. 2156 C.T.P. (PB.) SC. 49 dated 17.10. 78 .
8. Bigger plot nos. a-22 to a- 26 have been converted into smaller plots as per the instructions of chief engineer statement of saleable area for the same is as follows:-

S. NO	CATEGORY	SIZE	NO. OF PLOTS	AREA IN ACS.
1.	2 Kanal plots.	60'-0"X155'-0" 58'-4"X150'-0"	72 12	17.78 Acs.
2.	1 Kanal plots.	45'-0"X90'-0"	28	2.60Acs.
	Total		112 Nos.	20.38 Acs.

Total area of the scheme	25.31 Acs.
Area under plots.	20.38 Acs.
Area under ele sub stations.	-
Area under open spaces.	0.77 Acs.
Area under roads.	4.16 Acs.

9. As discussed with worthy chief engineer planning of A-22 to A-26 has been changed on dated 15.12.80
10. Site for industrial mohali association has been finalised vide letter no. 1163 C.T.P (PB.) SC- 68 dated 29.2.82.
11. 40'-0" wide green space is created between plot no 11 & 60'-0" wide road to accommodate. 11 kv s/s as desired by e.e elct p.s.s.i.c date of amendment 15.11. 76 .
12. The site for 11 kv s/s near Plot No D- 108 has been cancelled & the site measuring 60'-0"x40'-0" has been earmarked near plot. no d 114 as per the suggestion of XEN Kharar vide his memo no. 2983/ nt . 15 date 3.3.77
13. Plots A-29 AND A-30 are allotted to Punjab handloom and textile dev. corporation vide letter no. 11025 - 31 dt. 14.6.77.
14. Two plots of one acre have been created as discussed with the architect p.s.s.i.c and area reserved for P.S.S.I.C store has been reduced to that extent. date of revision 17.8.77
15. Boundary along cremation ground & patiali rao and width of the strip reserved for h.t. lines is modified as per survey plan supplied by s.d.o.-v p.s.s.i.c .
16. Plot measuring 625'-0"x410'-0" has been carved out and numbered as C- 102 a in accordance with the Letter No P S H T DC / X1 / 8 / 3816 dated 31-3-78 .
17. Two 4 acs. plots B-83 and B- 84 has been converted in to ½ acs plots. and renumbered on dated 18- 1- 1979 .
18. Open space adjoining plot nos. d. 84 & d-103 has been converted into plots and four plots no. C-91-A, 91-B & C-92 A, 92-B has has been marked out of the space reserved for commercial use, as desired by the chief engineer. the statment of saleable area has been revised accordingly on 25.10.80
19. This drawing has been approved by C.T.P. (PB.) vide memo no. 576 C.T.P. (PB) / SC-49 dated 3.3.75

PARAS REALTECH
PHONE NUMBER : 9814100969
SCO 17, CLOCKTON HIGH
STREET, PHASE 1,OMAXE
NEW CHANDIGARH

NOTE:-
THIS 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.

NUMBERING PLAN OF INDUSTRIAL FOCAL POINT

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

DRG. NO: (D.T.P S.A.S. NAGAR) 727/90 DATED: 15.6.90

TRACED BY: - Sd - CHECKED BY: - Sd -

- Sd -	- Sd -	- Sd -	- Sd -
Planning Officer	Asstt. Town Planner	Divl. Town Planner	Chief Town Planner