

P.S.I.E.C.

LAY-OUT PLAN OF INDUSTRIAL FOCAL POINT, PHASE-IX, MOHALI (OLD AND EXPANSION) (S.A.S. NAGAR)

DETAIL OF AREA OF IFP PHASE -IX, MOHALI. (OLD)

TOTAL SCHEME AREA

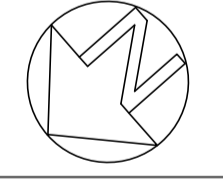
S.NO.	CATEGORY	AREA
1.	AREA UNDER PLOTS (IND.)	39.77 Acres
2.	AREA UNDER COMMERCIAL AREA	1.05 Acres
3.	AREA UNDER ELECTRIC SUB-STATION	2.00 Acres
TOTAL SALEABLE AREA		42.82 Acres

DETAIL OF INDUSTRIAL PLOTS :-

S.NO.	CATEGORY	NO. OF PLOTS	AREA
1.	1/2 Acres & Above	10	5.34 Acres
2.	2 KANAL PLOTS	56	13.08 Acres
3.	477.77 Sq. Yards	212	21.05 Acres
4.	250 Sq. Yards	5	12.30 Acres
TOTAL		283	39.77 Acres

- NOTE:-
- AREA OF NALLA .70 ACRE HAS NOT BEEN REQUIRED BY THE L.A.O PR. CHANDIGARH.
 - LAYOUT PLAN HAS BEEN AMENDED BY THE RETAINING THE EXISTING COURSE OF THE NALLA DATED 05.02.1984.
 - PROPOSED LAYOUT PLAN HAS BEEN PREPARED AS PER REVISED SURVEY REVEALED FROM M.E. I VIDE LETTER NO. P.S.I.E.C./E.E. 13640 DATED 28.02.1984.
 - PLOTS UNDER THE DIFFERENT CATEGORY PROVIDED AS PER DEMAND SUPPLIED BY THE G. VIDE HIS U.O No. P.S.I.E.C./FINANCE/985 DATED 28.03.1984.
 - 40% OF COMMERCIAL AREA AS EDIT IN PLOT AREA WHICH IS 30'-0" PORTION OF COMMERCIAL SECTOR ROAD (170'-0" WIDE) HAS BEEN THE SCHEME AS DISCUSSED WITH C.T.P. PS.
 - LAYOUT PLAN HAS BEEN REVISED AS PER THE INSTRUCTION GIVEN BY G.E. ON 21.10.
 - LAYOUT PLAN HAS BEEN AMENDED TO CARVED OUT 1.2 Acres PLOTS AS PER DECISION OF ALLOTMENT COMMITTEE HELD ON 14.08.86.
 - 35'-0" WIDE STRIP HAS BEEN RESERVED FROM LAYING THE STORM WATER BUT THIS LAND IS INCLUDED IN PLOTS AND AN UNDERTAKING OF NO OBJECTION WILL BE TAKEN FROM OWNERS. THE STRIP HAS BEEN RESERVED IN REFERENCE LETTER NO. E.E. I/3515. DATED 20.03.87.
 - SITE FOR 6KV SUB-STATION HAS BEEN REDUCED TO 2 Acres AND SHIFTED TO RESERVED AREA FOR THE PUBLIC BUILDING VIDE D.O LETTER FROM ENGINEER-IN-CHIEF P.E.E.B. PATIALA NO. 11262 DATED 21.8.87.
 - P.S.I.E.C. PLOT JOINING SAWARAJ ENGINE AND ACROSS THE DRAIN HAVE BEEN PLANNED INTO SMALL PLOTS AS DISCUSSED IN THE ROOM OF CHIEF ENGINEER ON DATED 16.10.1990.
 - AS PER THE ORDER OF S.T.P. P.S.I.E.C. PLOT NO. 612-613 HAS BEEN SHIFTED BETWEEN PLOT NO. 336 & 342 AND NO. 342-A WHICH IS RESERVED FOR THE H.T. WIRES ON DATED 16.03.1999 AS XEN (ELECTRICAL) INFORMATION THAT RESERVED LAND NOT REQUIRED FOR H.T. LINE VIDE LETTER NO. E.E. (E) 211 DATED 04.02.99.
 - IN VIEW OF NOTICE GIVEN BY B.B.M.B. TO ALLOTTEE UNDER THE ELECTRIC RULES PLOT NO. 614-615 HAS BEEN SHIFTED IN FRONT OF PLOT NO. 331-332 AND APPROVED BY JMD ON FILE.
 - PLOT MEASURING 1.02 Acres OUT OF WATER WORKS AREA HAS BEEN CREATED FOR CONSTRUCTION OF E.S.I DISPENSARY AS PER THE ORDER OF WORTHY MANAGING DIRECTOR DATED 10.12.1999. ACCORDING TO THE COURT ORDER DATED 29.10.1998 IS RESPECTED OF C.M. NO. 11544/97 C.W.P. NO. 9909/92 PLOT OF 500 Sq. Yards. CATEGORY HAS BEEN CARVED OUT OF THE LAND LAYING RESERVED FOR WATER WORKS AS SHOWN IN RED COLOR HOWEVER 40'-0" WIDE ROAD HAS BEEN PROVIDED TO GIVE THE ACCESS TO THESE PLOTS.
 - AS PER ORDER OF MANAGING DIRECTOR DATED 11.05.2015 PLOT NO. 355 RELOCATED IN BETWEEN PLOT NO. 407-408 AND LAND ADJOINING PLOT NO. 354 KEPT AS GREEN PARK.

OFFICE OF THE CHIEF ENGINEER
PUNJAB SMALL INDUSTRIES & EXPORT CORPORATION
18, HIMALAYAN MARG,
UDYOG BHAWAN, SECTOR 17-A CHANDIGARH



SCALE:- 1"=200'-0"
REVISED ON-22.10.85
DATED -7.6.1985

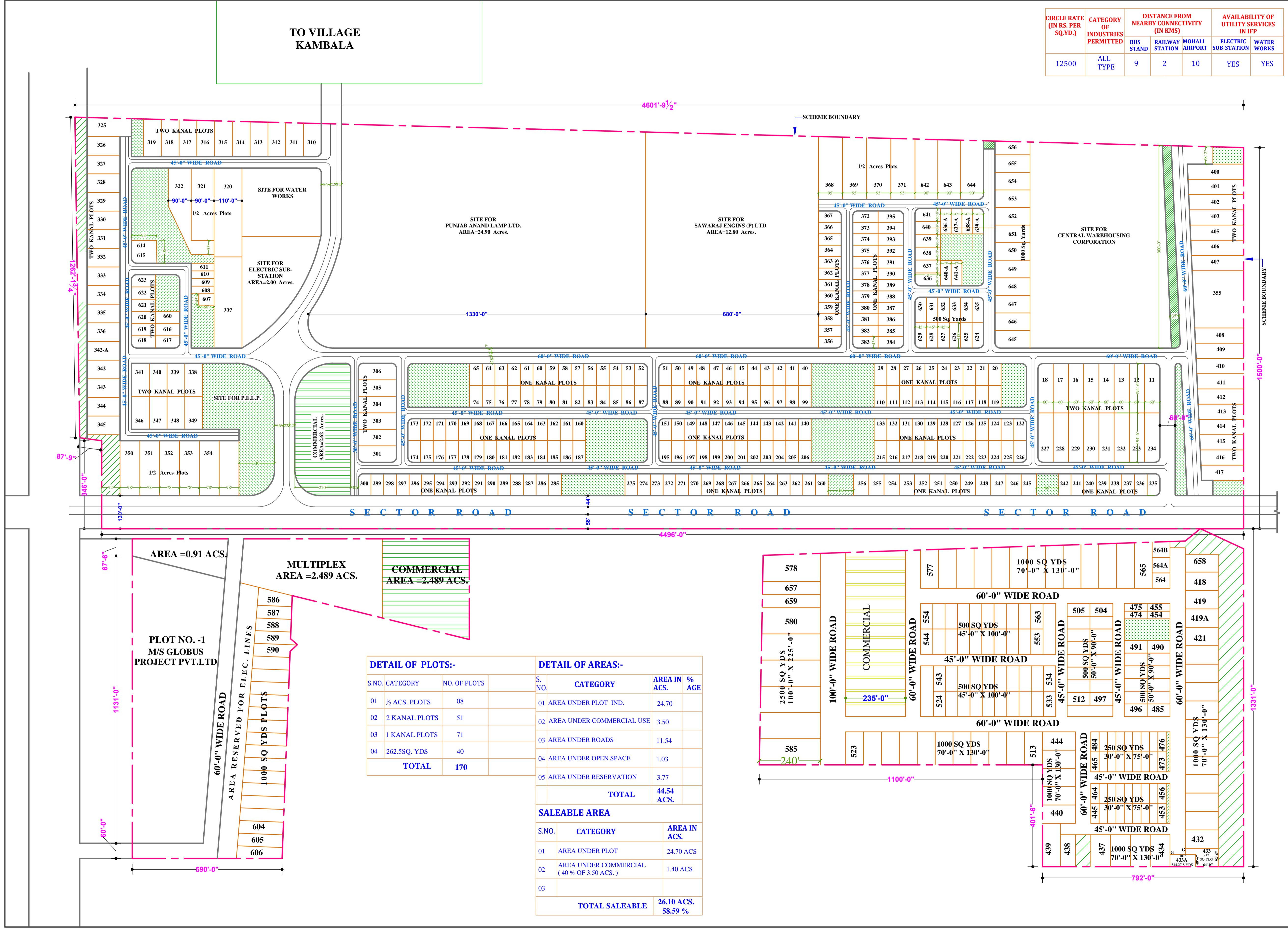
DRAWN BY: -sd/-
DIVISIONAL TOWN PLANNER
CHECKED BY: -sd/-
CHIEF ENGINEER

DRAWING PREPARED IN AUTO CAD
THIS DRAWING PREPARED ON THE BASED OF DRAWING NO. - DATED -

VINOD DHIMAN
DRAWN BY (J.D.M):-
CHECKED BY (J.D.M):-

(SUKHDEV SINGH)
ASSTT. TOWN PLANNER:-
VIKAS GUPTA
CHECKED BY (J.D.M):-
(J.S. RANDHWA)
GENERAL MANAGER (PLANNING):-

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	9	2	10	YES	YES



DETAIL OF PLOTS:-			DETAIL OF AREAS:-		
S.NO.	CATEGORY	NO. OF PLOTS	S. NO.	CATEGORY	AREA IN ACS. % AGE
01	1/2 ACS. PLOTS	08	01	AREA UNDER PLOT IND.	24.70
02	2 KANAL PLOTS	51	02	AREA UNDER COMMERCIAL USE	3.50
03	1 KANAL PLOTS	71	03	AREA UNDER ROADS	11.54
04	262.5SQ. YDS	40	04	AREA UNDER OPEN SPACE	1.03
TOTAL		170	TOTAL		44.54 ACS.
SALEABLE AREA					
S.NO.	CATEGORY	AREA IN ACS.			
01	AREA UNDER PLOT	24.70 ACS			
02	AREA UNDER COMMERCIAL (40% OF 3.50 ACS.)	1.40 ACS			
03					
TOTAL SALEABLE		26.10 ACS.	58.59 %		

