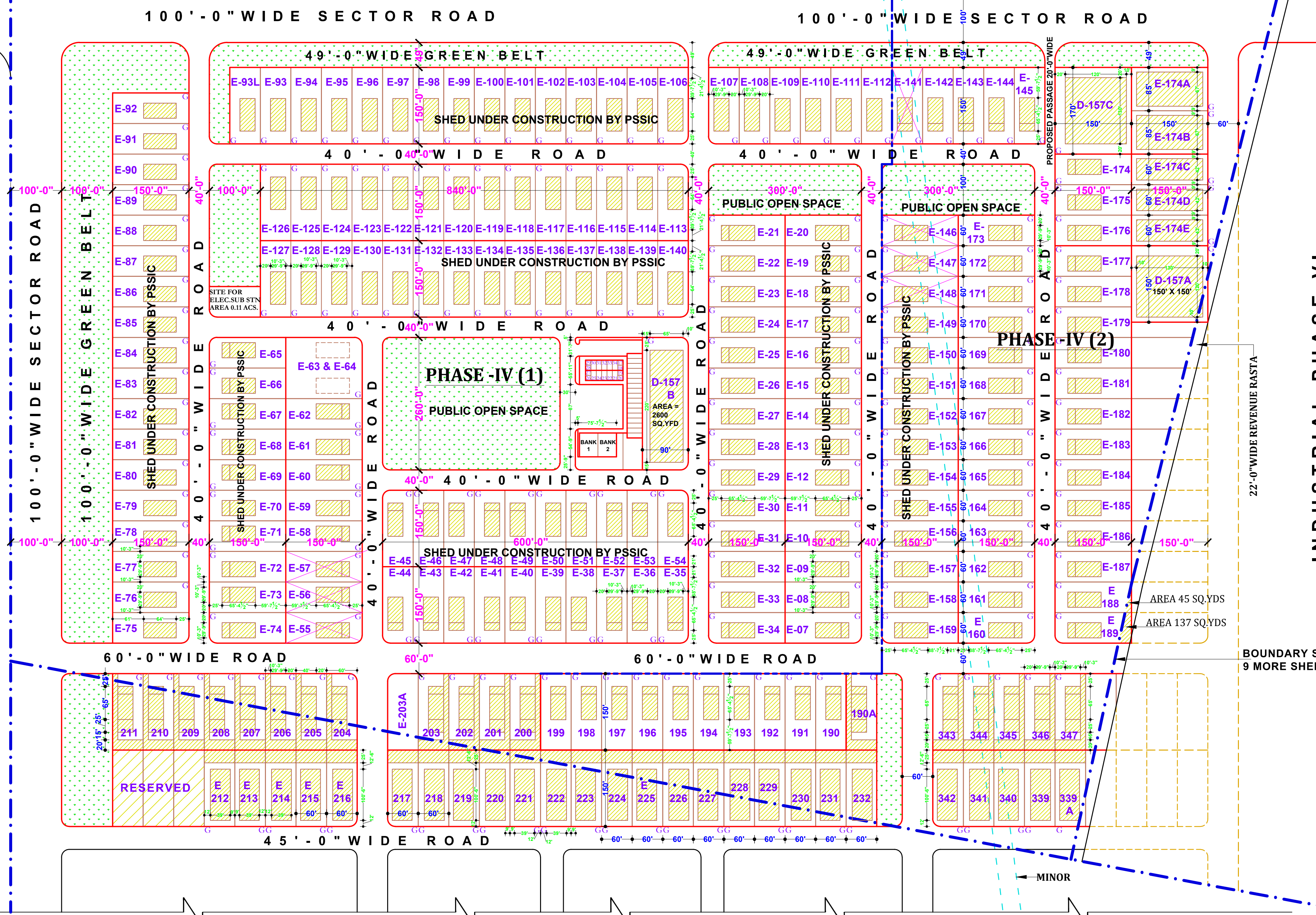


INDUSTRIAL PHASE -III

INDUSTRIAL PHASE -II

PSIEC SCHEME BOUNDARY PHASE -IV



DETAIL OF SHEDS:-

PHASE :- IV-A	A TYPE SHEDS =68	AREA = 48.52 ACS.
	B TYPE SHEDS =67	
02 TOTAL	=135	

PHASE :- IV-B

A TYPE SHEDS =59	AREA = 24.58 ACS.
TOTAL NO. OF SHEDS = 194	
TOTAL AREA = 73.10 ACS.	
7 NOS. NOT CONSTRUCTED	
TOTAL NO. OF SHEDS = 187	

DETAIL OF BUILDING SET BACK LINES FOR SHED TYPE-'A'

S.NO.	FRONT	REAR	SIDE
01	25'-0"	59'-7½"	i) 10'-3" ii) 20'-0"
02	25'-0"	21'-0"	i) 10'-3" ii) 20'-0"

FOR SHED TYPE-'B'

S.NO.	FRONT	REAR	SIDE
01	25'-0"	61'-0"	i) 10'-3" ii) 20'-0"
02	25'-0"	22'-4½"	i) 10'-3" ii) 20'-0"

SALEABLE AREA

S.NO.	CATEGORY	AREA IN SQ. YARDS.
01	AREA UNDER SHEDS	187000
02	AREA UNDER PLOT	30000
03	AREA UNDER ELEC. SUB STN.	6292
04	AREA UNDER COMMERCIAL (40% OF 4264 SQ.YDS AREA)	1705
TOTAL SALEABLE		224997 SQ.YDS

PSIEC LUDHIANA

ZONING PLAN FOR INDUSTRIAL FOCAL POINT PHASE:- IV, DHANDARI KALAN LUDHIANA.

TOTAL AREA OF THE SCHEME:- =73.10 ACS.

ZONING RESTRICTIONS:-

THE USE OF LAND AND TYPE OF BUILDINGS TO BE CONSTRUCTED THERE ON SHALL BE GOVERNED BY AS INDICATED IN THE TABLE BELOW:-

NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN I	TYPE OF BUILDING PERMISSIBLE ON LAND MARKED AS IN COLUMN II
I	ROAD	ROAD FURNITURE & AMEN
II	PUBLIC OPEN SPACE	EDUCATION, PUBLIC & COMMON BLDGS. AMENITIES & LANDSCAPE RES.
III	INDUSTRIAL	INDUSTRIAL & ANCILLARY BUILDING

I) NOTES:-
 ANCILLARY BUILDINGS SHALL MEAN THE BUILDING ANCILLARY TO AND SERVING THE MAIN INDUSTRIAL BUILDING AND INCLUDING ADMINISTRATIVE BUILDING, GARAGE, GODOWN, CYCLE SHED, DISPENSARY, CANTEN, GATE KEEPERS OFFICE AND QUARTERS FOR WATCHMAN AND ACCOMMODATION FOR SUPERIOR STAFF. GARAGES, CYCLE SHEDS COULD BE PROVIDED ALONG WITH THE COMPOUND WALL AS PER STANDARD DESIGN APPROVED BY CHIEF TOWN PLANNER (P.B).
II) DIVISION AND ADDITION OF PLOT :-
 NO PLOT SHALL BE SUB-DIVIDED TWO OR MORE PLOTS UNDER ONE OWNERSHIP MAY HOWEVER BE COMBINED TO FORM A SINGLE PLOT WHICH SEPARATE SANCTION OF ZONING WILL BE REQUIRED FROM MANAGING DIRECTOR PSSIC IN CONSOLIDATION WITH CHIEF TOWN PLANNER (P.B).
III) SITE COVERAGE AND FLOOR SPACE INDEX :-
 a) SITE COVERAGE SHALL BE AS PER STANDARD DESIGN TYPE 'A' AND 'B' PREPARED BY PSSIC.
 PLOT AREA - 1000 SQ. YARDS
 SITE COVERAGE AS PER DESIGN AT INITIAL STAGE ABOUT 25%
 ULTIMATE SITE COVERAGE - 35%
 b) NOT WITH STANDING THE SITE COVERAGE ALLOWED IN THE PROCEEDING SUB - CLASS THE FLOOR SPACE INDEX SHALL NOT EXCEED 0.5
IV) RESIDENTIAL BUILDING FOR STAFF :-
 NO ANCILLARY RESIDENTIAL BUILDING SHALL BE PERMITTED WITHIN FACTORY, PLOT, EXCEPT IN CASE OF SHED TYPE 'A' FOR WHICH STANDARD DESIGN PREPARED BY THIS ORGANIZATION SHALL BE FOLLOWED.
V) BUILDING SET BACK LINES :-
 ALL BUILDING OTHER THAN COMPOUND WALLS AND GATE KEEPER SHED, TIME KEEPER OFFICES, CYCLE SHED, SHALL BE CONSTRUCTED ONLY WITHIN THE PORTION AS INDICATED IN THIS ZONING PLAN. NO SUCH BUILDING SHALL PROJECT BEYOND THE PORTION OF INDICATED AS INDUSTRIAL. IF TWO OR MORE SITE ARE COMBINED TO FORM A SINGLE PLOT, BLANK AREA LYING BETWEEN THE PORTION ZONED FOR BUILDING WITHIN IN THE TWO SITES SHALL BE CONSIDERED AS IF IT WERE ZONED FOR BUILDING PURPOSE.
VI) HEIGHT :-
 a) SUBJECT TO THE PROVISION OF FLOOR SPACE INDEX IN CLAUSE III, THE HEIGHT OF THE INDUSTRIAL AND ADMINISTRATIVE BUILDING SHALL NOT EXCEED 36'-0" OF PORTION IN CASE OF ANY BLOCK OR ELEMENT OF PROPOSED BUILDING MAY BE BY MANAGING DIRECTOR OF P.S.I.C. IN CONSULTATION WITH CHIEF TOWN PLANNER (P.B) BY GIVING DUE REGARD TO OVER-ALL PLANNING.
 b) AN ANCILLARY BUILDING OTHER THAN ADMINISTRATIVE SHALL NOT CONTAIN MORE THAN TWO STOREYS AND SHALL NOT EXCEED 30'-0" IN HEIGHT FROM PLINTH LEVEL.
VII) PLINTH HEIGHT :-
 PLINTH HEIGHT OF MAIN FACTORY SHED NOT BE LESS THAN 1'-0" FOR OTHER IN CASE OF ANCILLARY BUILDINGS THE SAME NOT BE LESS THAN 6" OF PLINTH HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ADJOINING ROAD IN CASE OF SLOPPING SITES SPECIAL PLINTH LEVELS MAY BE OBTAINED FROM CHIEF ENGINEER P.S.I.C.
VIII) BOUNDARY WALL, POSITION GATES, GATE POSTS AND ITS DESIGN:-
 a) BOUNDARY WALL AND GATE POSTS SHALL BE AS PER APPROVED DESIGN BY THE CHIEF TOWN PLANNER (P.B). HEIGHT OF THE BOUNDARY SHALL BE 4'-0".
 b) POSITION OF GATES SHALL BE AS INDICATED ON THE ZONING PLAN AND NO OTHER ACCESS SHALL BE ALLOWED. THE TYPE OF GATE TO BE BUILT SHALL BE APPLIED BY CHIEF ENGINEER PUNJAB STATE SMALL INDUSTRIES CORPORATION LTD. CHANDIGARH.
NOTE:-
 IN NO CASE THE HEIGHT OF THE HEDGES, FENCING OR ANY OTHER ENCLOSURE SHALL EXCEED THE HEIGHT OF BOUNDARY WALL AND IN NO CASE SHEDS CAN BE GROWN OUT SIDE THE BOUNDARY WALL.
IX) DESIGN:-
 DESIGN AND SUPERVISION WILL BE CARRIED OUT BY QUALIFIED STAFF OF THE PUNJAB STATE SMALL INDUSTRIES CORPORATION LTD. CHANDIGARH.

NOTES:-
 THIS DRAWING SUPERSEEDS DRAWING NO. P-2/LZ-12/75, DATED 10 MARCH 1975.
 APPROVED BY SENIOR TOWN PLANNER (S) VIDE HIS MEMO. NO.1899 STP U.S.E.-26 DATED 2.7.75

OFFICE OF THE CHIEF ENGINEER, PUNJAB SMALL INDUSTRIES & EXPORT CORPORATION UDYOG BHAWAN, SECTOR:-17, CHANDIGARH.

SCALE :- 110'-0" TO AN INCH

JOB NO. / DRG. NO.:- P-2/LZ-13/75	DATED :- 28TH APRIL, 1975
PREPARED BY :- J.D.M	CHECKED BY :- J.D.M
ASSTT. TOWN PLANNER:-	EXECUTIVE ENGINEER
	CHIEF ENGINEER

1) THE PART OF THE LAYOUT PLAN OF PHASE IV ADJOINING IV-A HAS BEEN AMENDED IN ACCORDANCE WITH THE LAYOUT PLAN OF PHASE -IV-A HAS BEEN FINALIZED AFTER THE CONSULTATION WITH CHIEF ENGG.

2) THE ZONING OF PLOT NO. 55, 56, 57, 141, 146, 147, 148, 190-A, TO 203 & 204 TO 211 WILL BE THE SAME AS IN CASE OF SHED ALREADY CONSTRUCTED IN THIS PHASE & THE SAME PATTERN FOR EXTENSION SHALL BE FOLLOWED.

NOTE:-
 TOTAL NO. OF PLOTS = 30+187 SHED= 217

NINE PLOTS HAS BEEN CARVED OUT E-174A, TO 174-D AND E-343 TO E- 347 AFTER DISCUSSION WITH THE C.E ON DATED 21.01.82

SCHEME BOUNDARY HAS CHANGE AT THE BACK OF SHED NO. E-174 TO E-189 AS PER DEMARCATON GIVEN BY NAIH TEHSILDAR (PSIEC) AND FIELD STAFF ON DATED 06.04.93.

NOTE:-

- THIS DRAWING HAS BEEN AMENDED TO SHOW CONSTRUCTION OF 10 NOS. A-TYPE SHED i.e. E-190 TO E-199. ON 9.2.1977.
- SITE FOR ELECT. SUB STN. HAS BEEN CONVERTED IN TO PLOTS AND NUMBERED AS D-157B, E-203A & F-101 AS PER DECISION OF ALLOTMENT COMMITTEE HELD ON 10-07-89.
- AREA OF ADJACENT TO PLOT NO. E-170D HAS BEEN CONVERTED INTO 1000 SQ. YARD PLOT AND 2500 SQ. YARD PLOT AND NUMBERED AS D-157A & E-174E.
- PLOT NO. D-157C HAS BEEN ALLOTTED BY D.I. (PB) UNDER OFF THE SELF SCHEME AS PER INTIMATION OF D.G.M (E) THIS AREA WAS PREVIOUSLY EARMARKED FOR ELEC. SUB STN.
- AS PER ORDER OF CHAIRMAN PSIEC ON DATED 23.2.95., 20'-0" WIDE PASSAGE HASE BEEN PROVIDED BETWEEN SHED NO. E-145 & PLOT NO. D-157C.

NOTE:-

- THIS LAYOUT HAS BEEN AMENDED TO SHOW THE SITE NO. -2, FOR 11 K.V SUB-STN ON 21-4-76.
- SITE NO. 3 AND 4 FOR S/S ARE EARMARKED VIDE E.E.-III MEMO NO. PSSIC E.E.III DATED 13.5.76 AREA OF SITE NO. 1,S/S IS REDUCED TO 0.58 ACS. AND TWO PLOTS ARE CREATED INSTEAD.
- TURNING RADIUS AT ALL THE JUNCTIONS OF THE MAJOR ROADS WILL BE 35'-0"
- ALLOTMENT FOR 20 NOS. OF BOOTHS SIZE 9'-9" X 27'-4½" (REV. ON 18.5.77)
- TOTAL NO. OF BOOTHS PROVIDED 34
- BANKS 2

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	LUDHIANA AIRPORT	ELECTRIC SUB-STATION	WATER WORKS
7500	ALL TYPE	9	9	12	YES	NO

NOTE:-
 THIS DRAWING IS COMPUTERISED REPRODUCTION OF ORIGINAL DRG. NO. P-2/LZ-13 /75, DATED. 28TH APRIL, 1975 AND PREPARED ON 22 / 12 / 2016.

FUTURE EXPANSION

EXISTING VILLAGE

IVA

BOUNDARY SHOWING 9 MORE SHEDS

INDUSTRIAL PHASE VI

PHASE-IV (2)

PHASE-IV (1)

RESERVED

MINOR