

INDUSTRIAL PHASE - III

INDUSTRIAL PHASE - II

PSIEC SCHEME BOUNDARY PHASE - IV

100'-0" WIDE SECTOR ROAD

100'-0" WIDE SECTOR ROAD

DETAIL OF SHEDS:-

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

PSIEC LUDHIANA

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

TOTAL AREA OF THE SCHEME:- =73.10 ACS.

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	

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:-

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

DETAIL OF BUILDING SET BACK LINES

FOR SHED TYPE-'A'

S.NO.	FRONT	REAR	SIDE
01	25'-0"	59'-7 1/2"	i) 10'-3" ii) 20'-0"
02	25'-0"	21'-0"	i) 10'-3" ii) 20'-0"

(ULTIMATE)

FOR SHED TYPE-'B'

S.NO.	FRONT	REAR	SIDE
01	25'-0"	61'-0"	i) 10'-3" ii) 20'-0"
02	25'-0"	22'-4 1/2"	i) 10'-3" ii) 20'-0"

(ULTIMATE)

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

NOTES:-

i) ANCILLARY BUILDINGS SHALL MEAN THE BUILDING ANCILLARY TO AND SERVING THE MAIN INDUSTRIAL BUILDING 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 PSIEC IN CONSULTATION WITH CHIEF TOWN PLANNER (P.B).

iii) SITE COVERAGE AND FLOOR SPACE INDEX :- SITE COVERAGE SHALL BE AS PER STANDARD DESIGN TYPE 'A' AND 'B' PREPARED BY PSIEC.

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 :- 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 9' 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.S.I.C.

vi) HEIGHT :- 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.S.I.C IN CONSULTATION WITH CHIEF TOWN PLANNER (P.B) BY GIVING DUE REGARD TO OVER-ALL PLANNING.

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 9' 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.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 WALL 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 ANT 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
DRAWN BY :- Sd/-	DATED :- 28TH APRIL, 1975
ASSTT. TOWN PLANNER:- Sd/-	
EXECUTIVE ENGINEER	CHIEF ENGINEER

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.

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



FUTURE EXPANSION

IVA

EXISTING VILLAGE

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 BEEN CHANGE AT THE BACK OF SHED NO. E-174 TO E-189 AS PER DEMARICATION GIVEN BY NAIB TEHSILDAR (PSIEC) AND FIELD STAFF ON DATED 06.04.93.

NOTE:-

1) 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.

2) SITE FOR ELEC. 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.

3) 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.

4) 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.

5) 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:-

1) THIS LAYOUT HAS BEEN AMENDED TO SHOW THE SITE NO. -2, FOR 11 K.V. SUB-STN ON 21-4-76.

2) SITE NO. 3 AND 4 FOR S/S ARE EARMARKED VIDE E.E.-III MEMO NO. PSIEC 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.

3) TURNING RADIOUS AT ALL THE JUNCTIONS OF THE MAJOR ROADS WILL BE 35'-0"

4) ALLOTMENT FOR 20 NOS. OF BOOTHS SIZE 9'-9" X 27'-4 1/2" (REV. ON 18.5.77)

5) TOTAL NO. OF BOOTHS PROVIDED 34

6) BANKS 2