

S.A.S. NAGAR

SECTOR - 64
(URBAN ESTATE)

INSET PLAN

SCHEDULE OF AREAS:-

Total area of sector	264.84 acs.
Area falling in U.T	20.50 acs.
Area falling in PUNJAB	244.34 acs.

Area under periphery roads	14.96 acs.
Net planned area	229.38 acs.
Area under residential	97.93 acs. 42.72 %
Area under commercial	17.00 acs. 7.40 %
Area under multistoreyed flats (S.B.I)	8.37 acs. 3.64 %
Area under multistoreyed flats	2.78 acs. 1.22 %
Area under staff quarters P.T.I.	4.00 acs. 1.74 %
Area under public buildings	2.73 acs. 1.19 %
Area under educational institutions	14.72 acs. 6.42 %

Area under water works	1.36 acs. 0.60 %
Area under reserved low-lying	8.31 acs. 3.62 %
Area under reserved pocket	1.60 acs. 0.69 %
Area under roads & open spaces	64.39 acs. 28.07 %
Area under housefed	6.19 acs. 2.69 %

SCHEDULE OF PLOTS :-

S.no.	category	size of plots	area in sq. yds.	total plots	total area in acs.
1.	one kanal	50'-0" x 90'-0"	500 sq.yds.	232	24.50 acs.
2.	16 marlas	40'-0" x 90'-0"	400 sq.yds.	129	10.70 acs.
3.	10 "	33'-9" x 70'-0"	262.5 sq.yds.	713	38.98 acs.
4.	8 "	30'-0" x 60'-0"	200 sq.yds.	491	21.02 acs.
5.	6 "	22'-6" x 60'-0"	150 sq.yds.	10	0.314 acs.
6.	4 "	20'-0" x 45'-0"	100 sq.yds.	134	2.866 acs.

- Total nos. of residential plots 1709 nos.
- Total area of residential plots 97.93 acs.

NOTES:-

- All measurements shown on plan should be cross checked on demarcation of roads at site. If any discrepancy, it should be brought to the notice of D.T.P (S.A.S. NAGAR)
- All dimensions are taken from the centre line of the carriage ways which are shown on the plan in dash & dot.
- Radius of the curves on road carriage - ways shall be laid out as shown on plan.
- The existing trees are shown in the plan shall not be cut unless it interferes in the laying of the road carriage - ways .
- Public health and other services shall be laid as per the road cross - sections supplied by the divisional town planner, s.a.s. nagar.
- The boundary of punjab / u.t. is tentative and should be confirmed from L.A.O. urban estates, punjab, chandigarh.
- The lay-out of the road falling in u.t. area (adjoining to sector -64 in dotted) is merely suggested for integrated planning .
- This demarcation plan is based on the sketch - layout plan no. c.t.p.(pb.) 35/76 dated 7.9.76 of sector - 64.
- Site nos. 6 & 7 are proposed to be taken in the 11th phase when the actual demand & discharge of T.W. nos. 1 to 6 is known.
- Govt / private schools identified as approved by c.t.p. (P.B) vide letter no. 1514 c.t.p. (pb.) sp- 275 dated 23-5-89.
- Plot nos. 1201 TO1243 (8 marlas) have been incorporated in this drawing, as approved by govt. (punjab) vide no. 3-1-80.(part file) 2 UDI 2530 dt. 8.2.85.
- Site allotted to P.H.D.B for social housing vide D.HUD'S Letter No. 15m (M-107) 90/9933 dated 21-5-90.
- Site for model welfare centre allotted vide secretary urban development Deptt. letter no. 3/ 205/ 85 /2 hg-1/13465 dated 7-9-90.
- Primary school 175'-0"X455'-0"X100'-0"X19'-6" (Area = 1.87 ACS.) allotted to education deptt. vide govt. Letter no. 3 / 17 /90 /3 hg-1/ 14826 DATED 26-10-90.
- Govt. primary school site 175'-X455'- reduced it to 150'X339' as decided by C.T.P. (PB) on 19-7-91 in his office. AND VIDE HIS MEMO NO. 3327 C.T.P (pb) sp- 275 DATED 7-6-91.
- Site for defence services office institute for training of wards of ex-servicemen approved by housing commissioner vide letter no. P.H.B-DTP- 91 / SS - 20 / 11564 DATED. 17.12.91.
- Site for rest house has been approved by c.t.p. vide his letter no. 1574 c.t.p. (pb) / sc-73 dated 17-7-92 , AREA 0.53 ACS
- Land use of electric grid station (size 50'X90') has been changed to commercial (Rehri stand as per decision taken up in planning and design committee meeting held on 18-4-2002.
- Site of D.A.V. SR. SEC. School has been earmarked as per puda's letter no. 4 / 92 dt. 5-3-01 & its zoning clauses shall be read with puda's drg. no. 3 job no. misc -64 dated 28-2-01.
- Site of SR.SEC. School has been earmarked as per puda's letter no. 6405 dated 6-12-05 & its zoning clauses shall be read with puda's drg. no. 07 job no. misc-64 dated 16-11-05.
- site of defence services institute for ward of ex-serviceman has been earmarked as per puda's letter no. 3378 dated 7-5-06 & zoning clauses shall be read with puda's drg. no. 08 job no. misc.-64 dated 26-05-06.
- Site for Shri Durga Mandir has been allotted vide letter no. / memo no. e.o.gnada-2010/1428-24 dated 13-04-2010.

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.

DEMARCATION CUM NUMBERING
PLAN, SECTOR - 64OFFICE OF THE DIVISIONAL TOWN PLANNER
S.A.S NAGAR

DRG. NO: 703/90 DATED: 23-1-90

TRACED BY: CHECKED BY:

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

SECTOR - 49

SECTOR - 63

SECTOR - 63

SECTOR - 65

SECTOR - 65

SECTOR - 67

NIPER