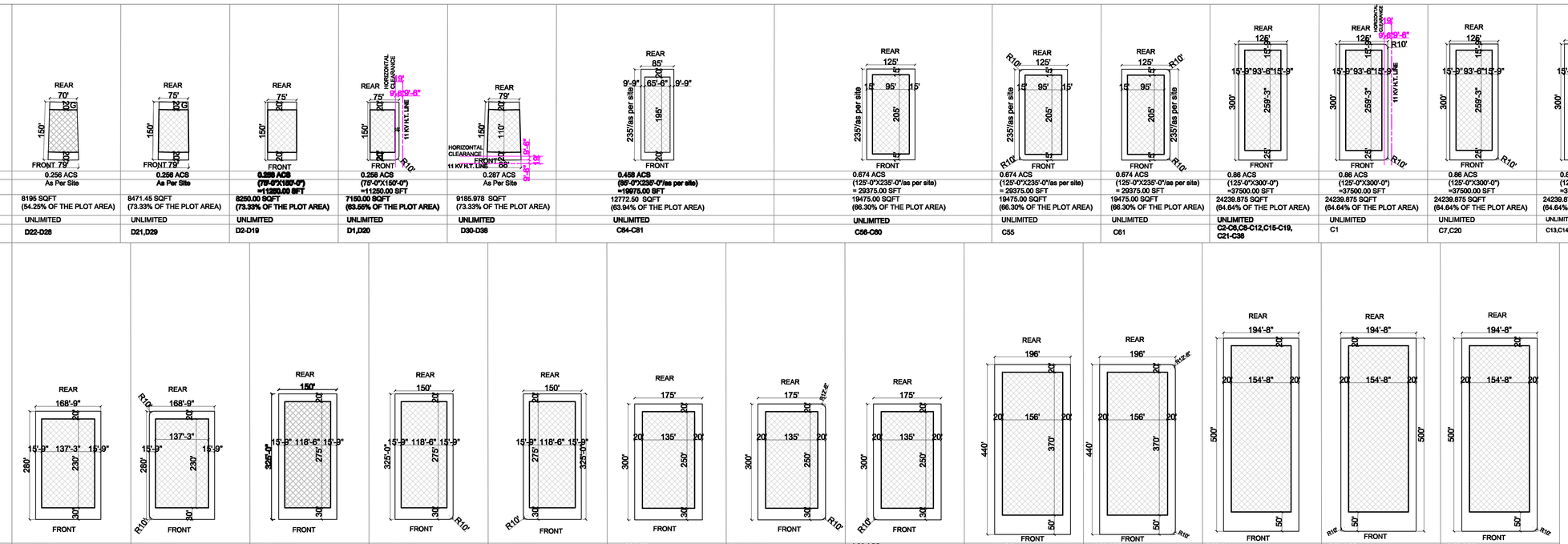
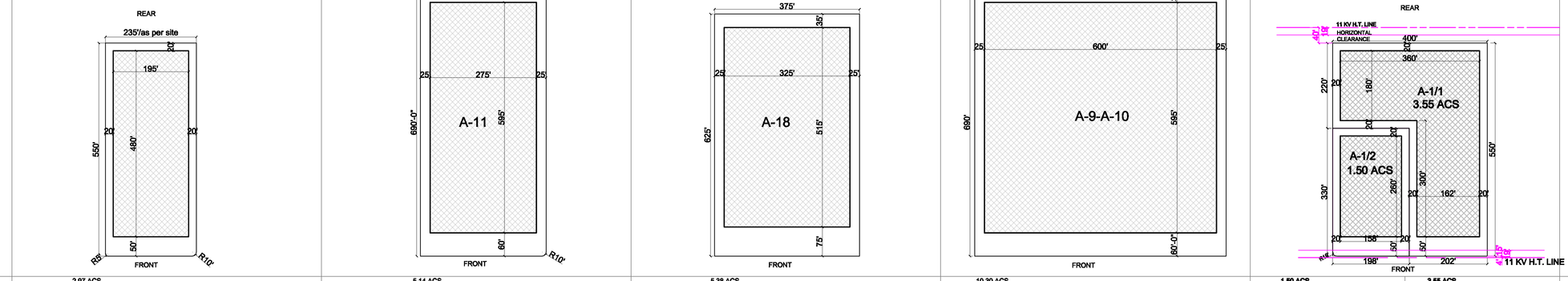
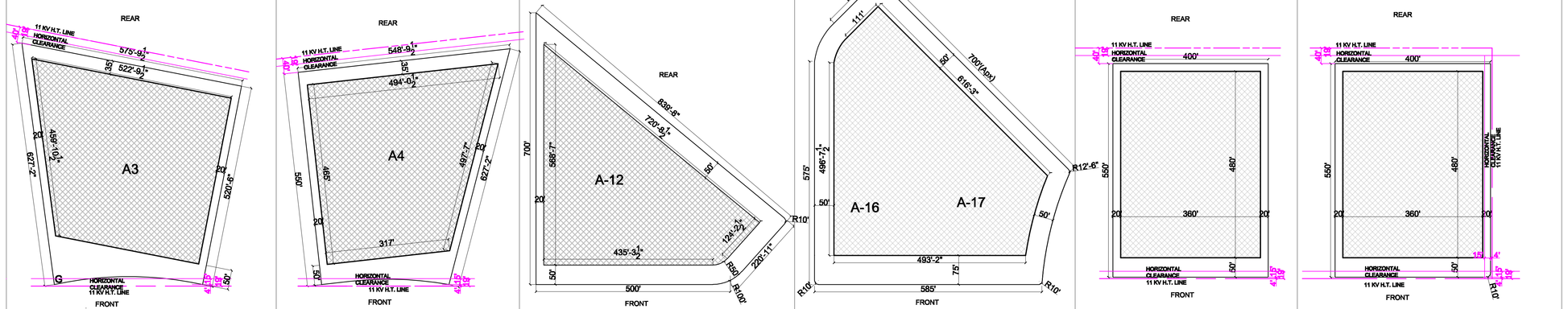
CATEGORY	0.256 ACS	0.256 ACS	0.300 ACS	0.256 ACS	0.287 ACS	0.458 ACS	0.674 ACS	0.674 ACS	0.674 ACS	0.88 ACS	0.88 ACS	0.88 ACS	0.88 ACS	1.00 ACS	1.00 ACS	1.005 ACS
SIZE OF PLOT	As Per Site	As Per Site	(78'-0"X180'-0") =11280.00 SFT	(78'-0"X180'-0") =11250.00 SFT	As Per Site	(80'-0"X235'-0"/as per site) =19975.00 SFT	(125'-0"X235'-0"/as per site) = 29375.00 SFT	(125'-0"X235'-0"/as per site) = 29375.00 SFT	(125'-0"X235'-0"/as per site) = 29375.00 SFT	(125'-0"X300'-0") =37500.00 SFT	(125'-0"X300'-0") =37500.00 SFT	(125'-0"X300'-0") =37500.00 SFT	(125'-0"X300'-0") =37500.00 SFT	(125'-0"X350'-0") =43750.00 SFT	(125'-0"X350'-0") =43750.00 SFT	(125'-0"X375'-0") = 45000.00 SFT
I. ZONED AREA	8196 SQFT (54.25% OF THE PLOT AREA)	8471.45 SQFT (73.33% OF THE PLOT AREA)	8250.00 SQFT (73.33% OF THE PLOT AREA)	7100.00 SQFT (63.55% OF THE PLOT AREA)	9185.978 SQFT (73.33% OF THE PLOT AREA)	12772.50 SQFT (63.94% OF THE PLOT AREA)	19475.00 SQFT (66.30% OF THE PLOT AREA)	19475.00 SQFT (66.30% OF THE PLOT AREA)	19475.00 SQFT (66.30% OF THE PLOT AREA)	24238.875 SQFT (64.64% OF THE PLOT AREA)	24238.875 SQFT (64.64% OF THE PLOT AREA)	24238.875 SQFT (64.64% OF THE PLOT AREA)	24238.875 SQFT (64.64% OF THE PLOT AREA)	28914.875 SQFT (69.09% OF THE PLOT AREA)	28914.875 SQFT (66.09% OF THE PLOT AREA)	29581.125 SQFT (65.73% OF THE PLOT AREA)
II. MAXIMUM F.A.R.	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED
III. PLOT NO.	D22-D28	D21,D29	D2-D19	D1,D20	D30-D38	C54-C61	C56-C60	C55	C61	C5-C8,C9-C12,C15-C19, C21-C36	C1	C7,C20	C13,C14	B49-B56	B48	A19



CATEGORY	1.085 ACS	1.085 ACS	1.119 ACS	1.119 ACS	1.119 ACS	1.20 ACS	1.20 ACS	1.20 ACS	1.98 ACS	1.98 ACS	2.23 ACS	2.23 ACS	2.23 ACS
SIZE OF PLOT	(168'-9"X280'-0") = 47250.00 SFT	(168'-9"X280'-0") = 47250.00 SFT	(150'-0"X325'-0") = 48750.00 SFT	(150'-0"X325'-0") = 48750.00 SFT	(150'-0"X325'-0") = 48750.00 SFT	(175'-0"X300'-0") = 52500.00 SFT	(175'-0"X300'-0") = 52500.00 SFT	(175'-0"X300'-0") = 52500.00 SFT	(196'-0"X440'-0") =86240.0 SFT	(196'-0"X440'-0") = 86240.0 SFT	(194'-8"X500'-0") = 97330.00 SFT	(194'-8"X500'-0") = 97330.00 SFT	(194'-8"X500'-0") = 97330.00 SFT
I. ZONED AREA	31567.50 SQFT (66.80% OF THE PLOT AREA)	31567.50 SQFT (66.80% OF THE PLOT AREA)	32587.50 SQFT (66.84% OF THE PLOT AREA)	32587.50 SQFT (66.84% OF THE PLOT AREA)	32587.50 SQFT (66.84% OF THE PLOT AREA)	33750.00 SQFT (64.28% OF THE PLOT AREA)	33750.00 SQFT (64.28% OF THE PLOT AREA)	33750.00 SQFT (64.28% OF THE PLOT AREA)	57720.00 SQFT (66.93% OF THE PLOT AREA)	57720.00 SQFT (66.93% OF THE PLOT AREA)	66503.80 SQFT (68.33% OF THE PLOT AREA)	66503.80 SQFT (68.33% OF THE PLOT AREA)	66503.80 SQFT (68.33% OF THE PLOT AREA)
II. MAXIMUM F.A.R.	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED
III. PLOT NO.	B15-B21	B22	B23-B27,B30-B47	B28	B29	B2-B7,B9-B14	B1	B8	E3-E5	E1	A14	A15	A13



CATEGORY	2.97 ACS	5.14 ACS	5.38 ACS	10.30 ACS	1.50 ACS	3.55 ACS	23.20 ACS
SIZE OF PLOT	(235'-0"/as per site)X(325'-0") = 129250.00 SFT	(325'-0"X690'-0") = 224250.00 SFT	(375'-0"X525'-0") = 234375.00 SFT	(650'-0"X690'-0") = 448500.00 SFT	(198'-0"X330'-0") = 65340.00 SFT	(400'-0"X220'-0"+202'-0"X330'-0") +66000=65000.00 =154860.00 SFT	(743'-0"X1350'-0") = 1010480.00 SFT
I. ZONED AREA	93600.00 SQFT (72.42% OF THE PLOT AREA)	163625.00 SQFT (72.97% OF THE PLOT AREA)	167375.00 SQFT (71.41% OF THE PLOT AREA)	357000.00 SQFT (79.60% OF THE PLOT AREA)	41080 SQFT (62.87% OF THE PLOT AREA)	113400 SQFT (73.32% OF THE PLOT AREA)	696775.00 SQFT (68.95% OF THE PLOT AREA)
II. MAXIMUM F.A.R.	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED
III. PLOT NO.	SITE FOR SECURITY PRINTING PRESS	A11	A18	A9-A10	A-1/2	A-1/1	SAWRAJ TRACTOR FACTORY



CATEGORY	6.04 ACS	5.68 ACS	6.20 ACS	8.45 ACS	5.05 ACS	5.05 ACS	17.00 ACS
SIZE OF PLOT	As Per Site	As Per Site	As Per Site	As Per Site	400'-0"x550'-0" = 220000.00 SFT	400'-0"x550'-0" = 220000.00 SFT	AS PER SITE
I. ZONED AREA	182472.179 SQFT (74.39% OF THE PLOT AREA)	188627.8045SQFT (76.22% OF THE PLOT AREA)	182617.39 SQFT (68.31% OF THE PLOT AREA)	243779.43 SQFT (69.20% OF THE PLOT AREA)	172800.00 SQFT (78.54% OF THE PLOT AREA)	172800.00 SQFT (78.54% OF THE PLOT AREA)	528750.00 SQFT (71.40% OF THE PLOT AREA)
II. MAXIMUM F.A.R.	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED
III. PLOT NO.	A3	A4	A12	A16-A17	A2,A5	A5	A7

S. A. S. N A G A R

Zoning Clauses:-

The requirements of this Zoning Plan shall have to be fulfilled in addition to the building requirements contained in the Punjab Urban Planning & Development Building Rules 2021, issued vide notification no.G.S.R.144 /P.A.11/1995/Ss.180 and 43/2021 ,Dated 31st August , 2021 and as amended from time to time upto date.

1. Uses Permitted :-
a The site shall be used for Industry and ancillary building only and not for any other purpose what so ever.
b Site shall not be subdivided
c Building shall be constructed within the zoned area shown as thus

2.Permissible Ground Coverage :-
a) For Low Rise Industry :- 65% of site Area.
b) For High Rise Industry :- 40% of site Area.

3. The allottee shall be bound to abide by all the other norms / guidelines / instructions issued from time to time by this Department or any other Departments pertaining to building construction.

4. This revised zoning plan is based on the Zoning Plan Drawing no. D.T.P (S.A.S.Nagar) 972/93 dated 18.3.93 and this drawing shall be referred for the location of the gates.

5. For plots having setbacks less than 15m, NOC from Fire Deptt. shall be required in this regard and in such plots, low rise industry shall be permitted only.

6. **Extraction of Ground Water Resources :-**
As per Memo no. Puda /CA/2013/1713-16 dated 27.02.2013 restrictions the area are imposed on construction and installation of any new structure for extraction of ground water resources without prior specific approval of the Authorized officer (D.C) of the district and subject to the guidelines safeguards envisaged from time to time in this connection by Authority for ground water extraction and water harvesting /recharge etc.

Note: Zoning of Plot no. C39 to C54 shall be same as per already approved Drawing Number 972/93 Dated 18.03.1993.

Note:-This Zoning plan has been superceded the previous Drawing No. D.T.P. (S.A.S. NAGAR) 972/93, Dated.18.03.1993.

THIS ZONING PLAN HAS BEEN TECHNICALLY APPROVED BY CHIEF TOWN PLANNER, PUNJAB, CHANDIGARH VIDE MEMO. NO. 6229-CTP(PB)/ SC-28, DATED-11-10-2021.

Scale :-

REVISED ZONING PLAN OF INDUSTRIAL ESTATE PHASE- I-VI, SECTOR- 57&58, S.A.S. NAGAR.

OFFICE OF THE DISTRICT TOWN PLANNER, S. A. S. N A G A R

Drawing No. D.T.P.(S.A.S. NAGAR) 2396/2021 Dated By:-11-10-2021

Drawn By:- Sukhvinder Kaur Checked By:- Sd/-

Sd/-	Sd/-	Sd/-	Sd/-	Sd/-
PLANNING OFFICER	ASSTT.TOWN PLANNER	DISTT.TOWN PLANNER	SENIOR TOWN PLANNER (S.A.S. NAGAR)	CHIEF TOWN PLANNER (PUNJAB)