

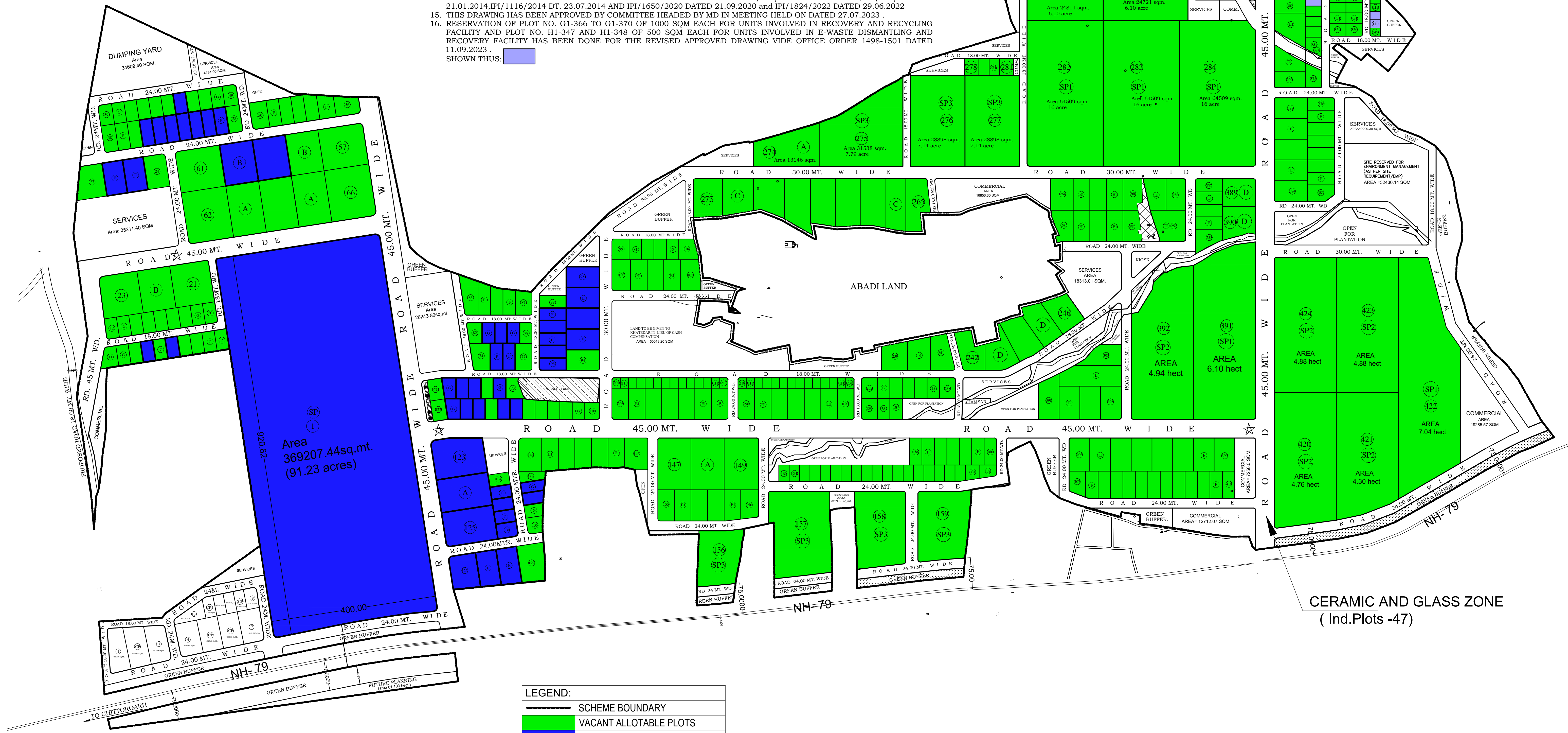
A. CERAMIC AND GLASS ZONE ZONE AREA = 79.706 HECT. SALEABLE AREA 53.058 HECT.
 B. GENERAL INDUSTRY ZONE ZONE AREA = 280.979 HECT. SALEABLE AREA 168.215 HECT.

- NOTES:
- THIS LAYOUT PLAN HAS BEEN PREPARED ON SURVEY OF LAND AND INFORMATION PROVIDED BY UNIT OFFICE.
 - UNIT OFFICE INFORMED THAT LAND MEASURING 361.50 HECT IS UNDER POSSESSION WITH CORPORATION. OUT OF THIS LAND, LAND MEASURING 1.18 HECT. ACQUIRED BY NHAI, HENCE, LAND REMAINS 360.32 HECT. FURTHER INFORMED THAT CHARAGAH LAND MEASURING 0.67 HECT OF KHASARA NO. 3131 (IN SHAPE OF RASTA) HAS NOT BEEN ALLOTTED. HOWEVER, IT WAS PROPOSED TO INCORPORATE IN THE PLANNING. THEREFORE, UNIT OFFICE MAY TAKE APPROPRIATE ACTION ON THE ALLOTMENT OF THIS LAND AND ALSO DEMARCATION OF LAND ACQUIRED BY NHAI.
 - THIS LAYOUT PLAN HAS BEEN REPLANNED AS PER PROPOSAL OF UNIT OFFICE AND BP CELL FOR CREATION OF A PLOT MEASURING ABOUT 91 ACRES FOR MAJOR ANCHOR INVESTORS, RE-PLANNING OF JVVNL PLOT.
 - EARLIER, THIS LAYOUT HAS BEEN RE-PLANNED COMPLETELY AS PER PROPOSAL OF UNIT OFFICE AND BP CELL FOR CREATION OF CERAMIC AND GLASS ZONE, RE-PLANNING OF PLOT NO. SP-1 AND SHIFTING OF LOCATION OF 132 KV G.S.S AND AS PER PROPOSAL OF REGIONAL MANAGER, BHILWARA FOR DEMARCATING LAND WHICH IS TO BE GIVEN TO KHATEDAR IN LIEU OF CASH COMPENSATION VIDE NOTE DATED 19.12.2011, SAME HAS BEEN RETAINED.
 - 6 M WIDE ROAD PROPOSED ALONG WITH THE PERIPHERY OF ABADI AREA SITUATED WITHIN THE BOUNDARY OF INDUSTRIAL AREA.
 - UNIT OFFICE SHALL CHECK ALL THE INPUTS GIVEN IN THE SURVEY PLAN, IF THERE IS ANY VARIATION WITH RESPECT TO GROUND SITUATION, SAME MAY BE INFORMED TO HEAD OFFICE FOR NECESSARY AMENDMENTS.
 - ALLOTMENT OF PLOTS MAY BE DONE AFTER DEMARCATION OF LAND AT SITE, IF THERE IS ANY VARIATION, SAME MAY BE INFORMED TO HO FOR NECESSARY AMENDMENT.
 - PRIOR TO ALLOTMENT, UNIT OFFICE SHALL ENSURE THAT ALL THE PLOTS SITUATED NEAR RIVER/NADI/NALLAH (IF ANY) ARE NOT BE AFFECTED BY HIGH FLOOD LEVEL (HFL) OF RIVER/NADI/NALLAH.
 - ALL THE L. T. ELECTRIC LINES NOT IN THE ROAD ALIGNMENT SHALL BE SHIFTED. FOR H.T. ELECTRIC LINES (IF ANY), THE ELECTRICITY RULES SHALL BE FOLLOWED.
 - USE OF OPEN AREA (RAIN WATER HARVESTING AREA) AND SERVICES LAND MARKED IN THE LAYOUT SHALL BE UTILIZED AS PER TECHNICAL REQUIREMENT AND ITS SUITABILITY. ANY MODIFICATION REQUIRED ON ACCOUNT OF TECHNICAL REQUIREMENT SHALL BE DONE APPROPRIATELY.
 - UNIT OFFICE MAY TAKE APPROPRIATE ACTION FOR RESERVATION OF CONTIGUOUS 5 PLOTS OF 1000 SQM EACH FOR UNITS INVOLVED IN RECOVERY AND RECYCLING FACILITY AND CONTIGUOUS 2 PLOTS OF 500 SQM EACH FOR UNITS INVOLVED IN E-WASTE DISMANTLING AND RECYCLING FACILITIES AS PER RULES.
 - BUILDING PARAMETER FOR NON-INDUSTRIAL PLOTS SHALL BE APPLICABLE AS PER RIICO BUILDING REGULATIONS-2021.
 - UNIT OFFICE TO SUBMIT THE DEMARCATION PLAN FOR FINAL APPROVAL OF COMPETENT AUTHORITY.
 - THIS DRAWING SUPERSEDED EARLIER DRAWING NO. I.E. REV. IPI/871/2013 DT. 18.03.2013, IPI/975/2014 DT. 21.01.2014, IPI/1116/2014 DT. 23.07.2014 AND IPI/1650/2020 DATED 21.09.2020 AND IPI/1824/2022 DATED 29.06.2022
 - THIS DRAWING HAS BEEN APPROVED BY COMMITTEE HEADED BY MD IN MEETING HELD ON DATED 27.07.2023 .
 - RESERVATION OF PLOT NO. G1-366 TO G1-370 OF 1000 SQM EACH FOR UNITS INVOLVED IN RECOVERY AND RECYCLING FACILITY AND PLOT NO. H1-347 AND H1-348 OF 500 SQM EACH FOR UNITS INVOLVED IN E-WASTE DISMANTLING AND RECOVERY FACILITY HAS BEEN DONE FOR THE REVISED APPROVED DRAWING VIDE OFFICE ORDER 1498-1501 DATED 11.09.2023 .
- SHOWN THUS:

AREA NOT INCLUDING IN SCHEME :-

SRL. NO.	SYMBOL	TYPE OF LAND
1.		NALLAH
2.		SHAMSAN
3.		TEMPLE
4.		PRIVATE LAND

★ HIGH MAST LOCATION



LEGEND:

	SCHEME BOUNDARY
	VACANT ALLOTABLE PLOTS
	ALLOTTED PLOTS
	PLOT PROPOSED FOR E-AUCTION
	TEMPORARY ENCROACHMENT
	ENCROACHMENT / DISPUTED

SONIYANA

SCHEDULE OF INDUSTRIAL PLOTS

TYPE	S I Z E (IN METER)	AREA (IN SQ.MT)	Nos.	SET BACKS			
				FRONT	SIDE I	SIDE II	REAR
SP	AS PER SITE	ABOUT 36.92 HECT	01	9.00	9.00	9.00	9.00
SP1	AS PER SITE	6.00 TO 8.00 HECT.	05	9.00	9.00	9.00	9.00
SP2	AS PER SITE	4.00 TO 5.00 HECT.	05	7.50	4.50	4.50	4.50
SP3	AS PER SITE	2.00 TO 3.00 HECT.	11	7.50	4.50	4.50	4.50
A	80.00m x 125.00m	10000.00	12	6.00	4.50	4.50	4.50
B	80.00m x 100.00m	8000.00	8	6.00	4.50	4.50	4.50
C	60.00m x 100.00m	6000.00	09	6.00	4.50	4.50	4.50
D	50.00m x 100.00m	5000.00	07	6.00	4.50	4.50	4.50
E	50.00m x 80.00m	4000.00	35	6.00	3.00	3.00	3.00
E1	40.00m x 75.00m	3000.00	55	5.00	3.00	3.00	3.00
F	30.00m x 65.00m	1950.00	72	5.00	3.00	3.00	3.00
G	30.00m x 50.00m	1500.00	90	5.00	3.00	-	2.50
G1	25.00m x 40.00m	1000.00	76	3.00	3.00	-	1.20
H1	20.00m x 25.00m	500.00	38	3.00	3.00	-	1.20
TOTAL Nos. OF PLOTS			424				

SCHEDULE OF COMMERCIAL PLOTS

CP	W.B.	AREA (IN SQ.MT)	AS PER RIICO BUILDING REGULATIONS 2021
CP	50.00m x 80.00m	4000.00	07
CP1	25.00m x 50.00m	1250.00	06
W.B.	25.00m x 21.00m	525.00	01
TOTAL Nos. OF PLOTS			14

SCHEDULE OF SHOPS

S	AREA (IN SQ.MT)	AS PER RIICO BUILDING REGULATIONS 2021	
S	3.00M X 7.50M	22.50	
TOTAL Nos. OF PLOTS			26

LAND USE

PARTICULAR	AREA (IN HECTARE)	PERCENTAGE
AREA UNDER SCHEME (AS PER REVENUE RECORD AND AVAILABLE AT SITE INFORMED BY UNIT OFFICE)	365.015	
AREA UNDER SHAMSAN (0.19), TEMPLE (0.35), PRIVATE LAND (1.04), REVENUE NALLAH (2.75) WHICH IS NOT ACQUIRED BY RIICO	4.33	
NET AREA UNDER PLANNING	360.685	100 %
AREA UNDER INDUSTRIAL PLOTS	220.120	61.02
AREA UNDER COMMERCIAL	10.982	3.04
AREA UNDER FUTURE PLANNING	01.103	0.31
AREA UNDER SERVICES :		
SERVICES	18.362	
SITE RESERVED FOR ENVIRONMENT MANAGEMENT (AS PER SITE REQUIREMENT/EMP)	3.243	5.99
AREA UNDER RESERVED FOR KHATEDAR	5.001	1.39
AREA UNDER OPEN :		
(A) UNDER OPEN FOR PLANTATION	5.70	
(B) UNDER GREEN BUFFER	16.85	6.67
(C) AREA UNDER SAFE DISTANCE FROM NALLAH (AS PER SITE UNDER ACQUIRED LAND)	1.49	
AREA UNDER ACTUAL NALLAH	1.505	0.42
AREA UNDER N.H. - 79	3.620	1.00
AREA UNDER ROADS	72.709	20.16

REVISED LAY OUT PLAN OF INDUSTRIAL AREA SONIYANA DISTT. CHHITORGARH

SCALE : 1 cm. = 60.00 mtr. DRG. NO. IPI/1967/2023 DT.10.08.2023

BHANU SHANKER SHARMA (Sr.DRAUGHTSMAN)
 VIKAS RAJ JAIN (DY. TOWN PLANNER)
 SANJAY WAGHMARE (SR. TOWN PLANNER)



RIICO

CERAMIC AND GLASS ZONE (Ind.Plots -47)