

# TEJPUR

## SCHEDULE OF INDUSTRIAL PLOTS

TYPE	PLOT SIZE	AREA	NOS.	SETBACKS			
				FRONT	SIDE I	SIDE II	REAR
F	30.00 X 65.00	2000	26	5.0	3.0	3.0	3.0
G	30.00 X 50.00	1500	38	5.0	3.0	-	2.5
G1	25.00 X 40.00	1000	16	3.0	3.0	-	1.2
H	20.00 X 35.00	700	33	3.0	3.0	-	1.2
H1	20.00 X 25.00	500	32	3.0	3.0	-	1.2
J	12.50 X 20.00	250	78	3.0	1.5	-	1.2
TOTAL NUMBER OF PLOTS			223				

## LAND USE SCHEDULE

PARTICULARS	AREA (IN HECT.)	PERCENTAGE
TOTAL AREA UNDER SCHEME (AS PER REVENUE RECORDS)	37.940	-
TOTAL AREA UNDER SCHEME (AS PER PHYSICAL SURVEY)	37.940	-
AREA UNDER PLANNING	37.940	100.00
AREA UNDER INDUSTRIAL PLOTS	19.002	50.08%
AREA UNDER FUTURE PLANNING	6.385	16.83%
AREA UNDER COMMERCIAL	0.605	1.59%
AREA UNDER OPEN/ GREEN	1.976	5.21%
AREA UNDER SERVICES	2.040	5.38%
AREA UNDER ROAD	7.932	20.91%

## TENTATIVE LAY OUT PLAN OF INDUSTRIAL AREA TEJPUR, TEHSIL BEGUN, DISTRICT CHITTORGARH

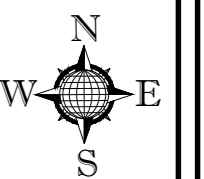
SCALE : 1 cm.=40 Mtr. DRG. NO. IPI/1840/2022 DT. 15.09.2022

(APOORVA TIWARI)  
DRAUGHTSMAN-CUM-TRACER

(RAKESH VYAS)  
PLANNING ASSISTANT

(VIKAS RAJ JAIN)  
Dy. TOWN PLANNER

(SANJAY M. WAGHMARE)  
Sr. TOWN PLANNER



**RIICO**

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

### NOTES:

- THIS LAYOUT PLAN HAS BEEN PREPARED ON SURVEY OF LAND AND INFORMATION PROVIDED BY UNIT OFFICE.
- 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.
- AS LAND IS ALLOTTED AFTER 75 M FROM THE CENTER OF NH, THEREFORE, UNIT OFFICE SHALL GET THE LAND ALLOTTED FACING NATIONAL HIGHWAY LEAVING ROW. LAND UNDER FUTURE PLANNING SHALL BE PLANNED AFTER GETTING SAID LAND.
- 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.
- ON NORTH SIDE, VILLAGE ROAD BT IS NOT LAID ON THE KHASRA OF RASTA. BUT LAND HAS BEEN ALLOTTED KEEPING THE CENTRE OF KHASRA OF RASTA. THEREFORE, BEFORE CONSTRUCTION OF BT & OTHER INFRASTRUCTURE IN THIS ROAD, UNIT OFFICE MAY VERIFY THE LAND STATUS AND MAY BE IMPLEMENTED ACCORDINGLY.
- 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.
- UNIT OFFICE MAY TAKE APPROPRIATE ACTION FOR RESERVATION OF CONTIGUOUS 2 PLOTS OF 1000 SQM EACH FOR UNITS INVOLVED IN HAZARDOUS WASTES RECYCLING, PRE-PROCESSING AND OTHER UTILIZATION OF HAZARDOUS WASTES IN INDUSTRIAL AREAS FOR WHICH EC IS OBTAINED UNDER CATEGORY 'A' OR 'B' OF EIA NOTIFICATION, 2006.
- 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 HAS BEEN APPROVED BY COMMITTEE HEADED BY MD IN MEETING HELD ON DATED 13.09.2022 AND FURTHER IN SECTION FILE (PLANNING OF NEW INDUSTRIAL AREA MINUTES) VIDE PARA NO. 70/N ON DATED 15.09.2022.
- RESERVATION OF PLOT NO. G1-45 TO G1-49 OF 1000 SQM EACH FOR UNITS INVOLVED IN RECOVERY AND RECYCLING FACILITY AND PLOT NO. H1 -74,75 OF 500 SQM EACH FOR UNITS INVOLVED IN E-WASTE DISMANTLING AND RECYCLING FACILITY HAS BEEN DONE FOR THE APPROVED DRAWING VIDE OFFICE ORDER 1979 DATED 04.10.2022

SHOWN THUS:

