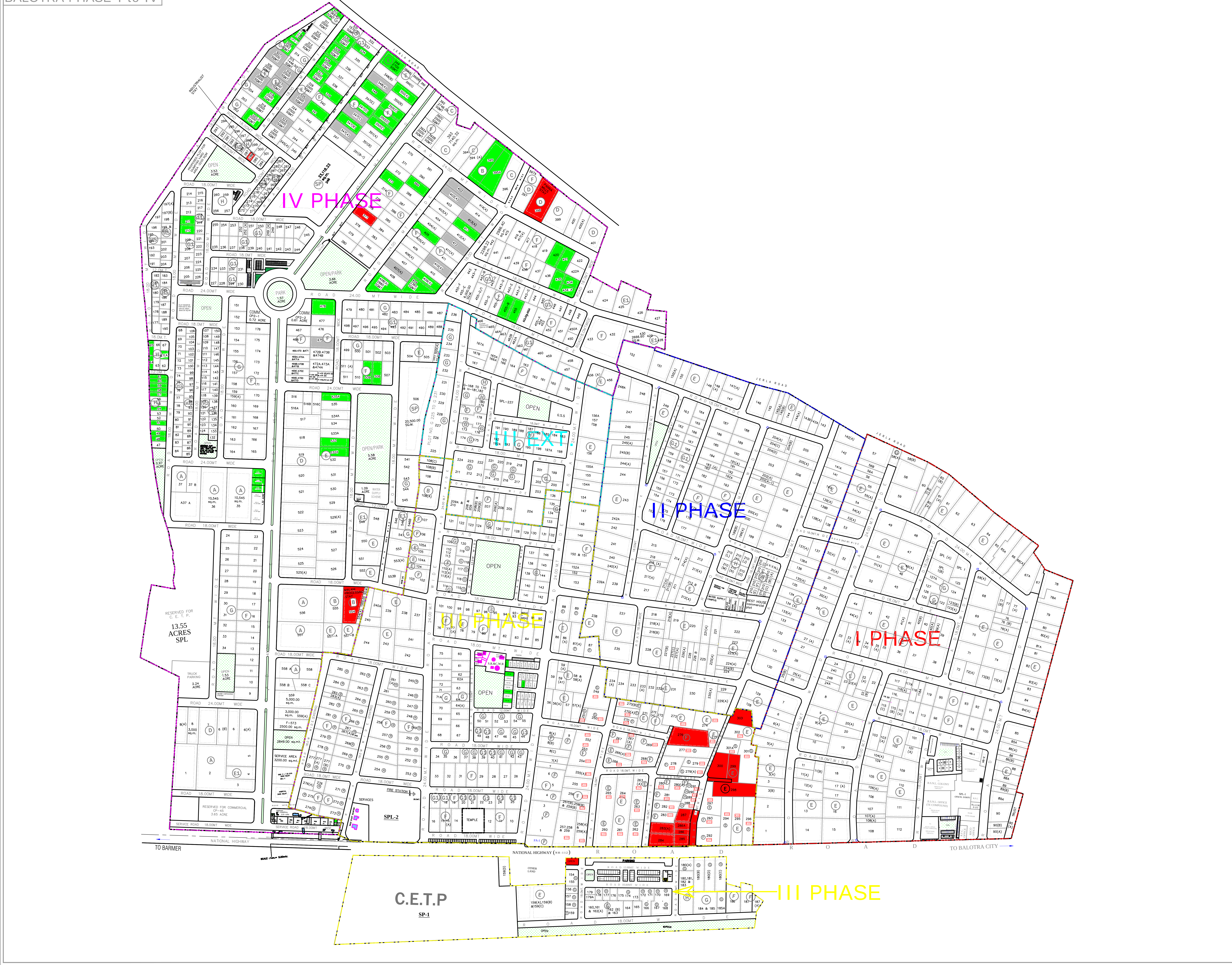
BALOTRA PHASE-I to IV



INDUSTRIAL AREA BALOTRA PHASE-IV

NORTH

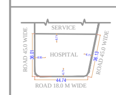
SCHEDULE OF PLOTS PHASE IV
(TABLE REVISED AT UNIT ON DATED 26.10.2021)
AS PER ALLOTMENT & RESERVE DUE TO SHIFTING MATTER)

4th phase

TYPE OF PLOTS	NOS	AREA IN SQM
A	12.0000	86540.0000
B	5.0000	24550.0000
C	4.0000	18785.0000
D	22.0000	96005.0000
E	27.0000	82074.0000
E1	12.0000	28752.0000
F	181.0000	360534.0000
G	54.0000	89792.0000
G1	76.0000	82595.0000
H	34.0000	24305.0000
H1	34.0000	18329.0000
H2	77.0000	31182.0000
H3	23.0000	7140.0000
HS	24.0000	14312.0000
SP	2.0000	53600.0000
SPL	2.0000	55335.0000
CASE COMPENSATION	12.0000	3715.6100
CP1 (Commercial)	7.0000	5315.0000
CP2 (Commercial)	2.0000	5313.0000
CP3 (Commercial)	2.0000	1211.0000
S1 (Commercial)	60.0000	1350.0000
S2 (Commercial)	36.0000	648.0000
K (Commercial)	25.0000	126.5000
	733.000000	

NOTE:- PLOT NO.38 TO 46, 258, 309, 352 TO 369, 512 TO 515,536 TO 540, (TOTAL 38 NOs)DELETED.

LAND USE	AREA	PERCENTAGE
AREA UNDER SCHEME	394.46 ACRES	100.00 %
AREA UNDER IND. PLOTS	257.98 - 00.59 = 257.39 ACRES	64.40 % (65.25%)
AREA UNDER ROADS	86.79 +00.59 = 87.38 ACRES	22.00 % (22.15%)
AREA UNDER OPEN	18.92 ACRES	04.79 %
AREA UNDER COMMERCIAL	9.03 ACRES	02.29 %
AREA UNDER SERVICES	5.92 ACRES	01.50 %
AREA UNDER TRUCK PARKING	2.27 ACRES	0.58 %
AREA UNDER C.E.T.P.	13.55 ACRES	03.44 %



SITE PLAN FOR HOSPITAL PLOT
BUILDING PARAMETER FOR HOSPITAL PLOT
MAX.GROUND COVERAGE = 40 % OF TOTAL PLOT AREA
MAX.HEIGHT OF BUILDING = 30 MTR (SUBJECT TO NOC FROM FIRE FIGHTING DEPT.)
STD.F.A.R. 1.0
MAX.F.A.R. 2.0 ABOVE STANDARD FAR WITH BETTERMENT LEVY AS DECIDED
PARKING - 1.0 ECU/100 SQM OF TOTAL BUILT UP AREA
(FAR AREA) + 25% EXTRA FOR VISITOR PARKING

NOTE: - AS PROPOSED BY UNIT OFFICE PLOT FOR HOSPITAL MEASURING 3000 SQM HAS BEEN PLANNED IN AREA RESERVED FOR SERVICES MANAGING DIRECTOR HAS APPROVED THE ABOVE REVISION VIDE PARA NO.29/N DT.09.04.2014 IN UNIT FILE RESERVED FOR SERVICES MANAGING DIRECTOR HAS APPROVED THE ABOVE REVISION VIDE PARA NO.29/N DT.09.04.2014 IN UNIT FILE

LEGEND:

SCHEME BOUNDARY

VACANT ALLOT-ABLE PLOTS

DISPUTED PLOTS

RESERVE FOR SHIFTING

NOTE:-

1. THIS DRAWING HAS BEEN PREPARED AS PER PROPOSAL RECEIVED FROM UNIT OFFICE WIDE REGIONAL MANAGER NOTE DATED 09.09.2009
2. THIS DRAWING SUPERCEED TO EARLIER APPROVED BY MANAGING DIRECTOR IPI/555/2009 DATED 20.03.2009
3. THIS DRAWING HAS BEEN APPROVED BY MANAGING DIRECTOR VIDE PARA NO. 71/N ON DATED 19.12.2009 IN SECTION FILE
4. THIS DRAWING SUPERCEED TO DRAWING NO. IPI /612/2010 DT.10.02.2010 AS PER APPROVAL OF M.D. WIDE PARA NO.21/N ON DATED 14.05.2010 IN DRAWING SECTION FILE

NOTE:-

AS PROPOSED BY UNIT OFFICE A PLOT MEASURING 3200 SQM HAS BEEN PLANNED FOR DUMPING YARD IN LAND RESERVED FOR OPEN,IN LIEU OF OPEN IND PLOT NO. H2-125 TO H2 132 HAS BEEN EARMARKED AS OPEN AN IND.PLOT MEASURING 3200 SQM HAS BEEN PLANNED IN SERVICE AREA NEAR G.S.S. PLOT
MD HAS APPROVED ABOVE SAID REVISION IN LAYOUT PLAN VIDE PARA NO 188/N ON DATED 08.03.2019 IN SECTION FILE.

EXISTING LAYOUT PLAN OF INDUSTRIAL AREA PHASE-I to IV BALOTRA DISTT. BALOTRA

TERRACED COPY		SCALE :1cm.= 40.00mtr.
APPROVAL	DRG. NO.	IPI/612/2010 DATED 10.02.2010

	REVISION RECORD	APPROVAL
	IPI/640/2010 DATED 18.05.2010	
	IPI/654/2010 DATED 14.07.2010	
R.K. MEHERCHANDANI SR. DRAUGHTS,MAN	IPI/663/2010 DATED 31.08.2010	
	IPI/670/2010 DATED 23.09.2010	
	IPI/989/2014 DATED 10.04.2014	
	IPI/1177/2015 DATED 28.05.2015	
R.G. MAHAWAR ASSTT. TOWN PLANNER	IPI/1484/2019 DATED --.--.2019	
R.K.TULARA DY.TOWN PLANNER		

RIICO BALOTRA