

BORKHANDI KALAN PH-I



CLEAR VACANT PLOTS

NOTE :-THIS DRAWING HAS BEEN PREPARED ONLY FOR DISPLAY PURPOSE.
FOR ANY DETAIL,PLEASE SEE ORIGINAL APPROVED DRAWING OF INDUSTRIAL AREA BORKHANDI KALAN PHASE-I.

BORKHANDI KALAN

SCHEDULE OF INDUSTRIAL PLOTS							
TYPE	SIZE IN METERS	AREA IN Sq.Mt.	NOS.	SET BACKS			
				FRONT	SIDE I	SIDE II	REAR
E	50.00 X 80.00	4000	08	06.00	3.00	3.00	3.00
E1	40.00 X 75.00	3000	09	05.00	3.00	3.00	3.00
F	30.00 X 65.00	1950	15	05.00	3.00	3.00	3.00
G	30.00 X 50.00	1500	04	05.00	3.00	--	2.50
G1	2500 X 40.00	1000	05	03.00	3.00	--	1.20
TOTAL NOS OF PLOTS			41				

SCHEDULE OF SHOPS				
TYPE	SIZE IN METERS	AREA IN Sq.Mt.	NOS.	REFER DRAWING NO.
S	03.00 X 07.50	22.50	15	DRG. NO. IPI/741/79
TOTAL NOS OF PLOTS			15	

LAND USE SCHEDULE		
TOTAL SCHEME AREA AS PER REVENUE	40.250 Hect.	
TOTAL SCHEME AREA AS PER SURVEY	42.153 Hect.	
TOTAL AREA FOR PLANNING OF PHASE-Ist	16.932 Hect.	100.00 %
AREA UNDER INDUSTRIAL PLOTS	10.612 Hect.	62.67 %
AREA UNDER COMMERCIAL	0.677 Hect.	03.99 %
AREA UNDER SERVICES	1.099 Hect.	06.49 %
AREA UNDER OPEN/ GREEN	0.879 Hect.	05.19 %
AREA UNDER ROAD	3.665 Hect.	21.66 %

- NOTES:
1. THIS LAYOUT PLAN HAS BEEN PREPARED ON SURVEY OF LAND AND INFORMATION PROVIDED BY UNIT OFFICE.
 2. 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.
 3. AS PER PHYSICAL SURVEY THE LAND IS MORE COMPARED TO LAND AS PER REVENUE RECORD. UNIT OFFICE MAY TAKE APPROPRIATE ACTION FOR THE MORE LAND.
 4. 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.
 5. 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.
 6. 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.
 7. 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 IN THIS PHASE/NEXT PHASE.
 8. BUILDING PARAMETER FOR NON-INDUSTRIAL PLOTS SHALL BE APPLICABLE AS PER RIICO BUILDING REGULATIONS-2021.
 9. UNIT OFFICE TO SUBMIT THE DEMARCATION PLAN FOR FINAL APPROVAL OF COMPETENT AUTHORITY.
 10. THIS DRAWING HAS BEEN APPROVED BY THE MANAGING DIRECTOR VIDE PARA NO./N DATE IN UNIT OFFICE FILE.

TENTATIVE LAYOUT PLAN OF INDUSTRIAL AREA BORKHANDI KALAN PH-I, DISTRICT TONK

SCALE 1 CM = 40.0 Mt	Drg.No.	
DEALT BY		
VISHAL MATHUR PLANNING ASSISTANT		
VIKAS RAJ JAIN DY. TOWN PLANNER		
SANJAY WAGHMARE SR. TOWN PLANNER		

RIICO