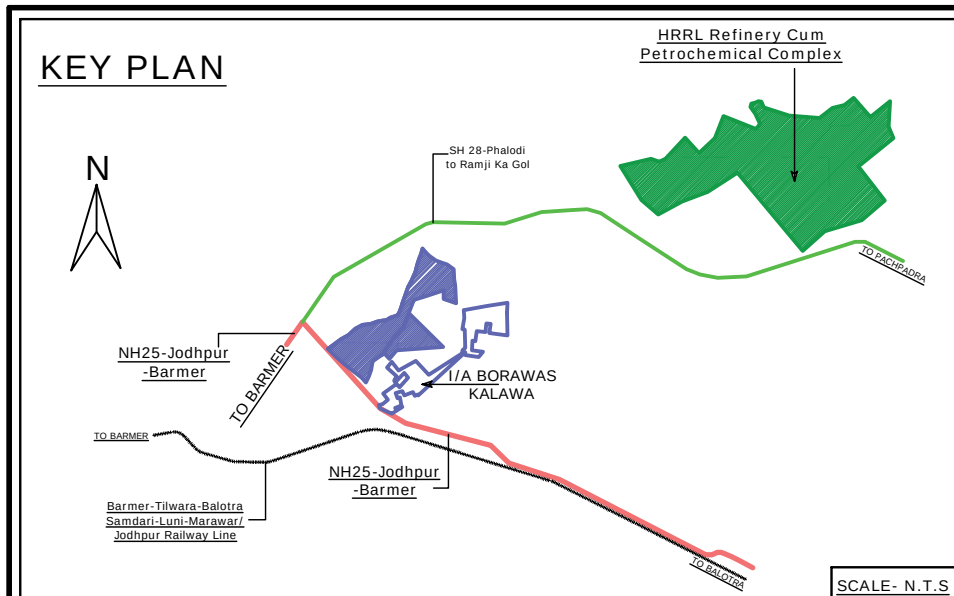




RESERVED PLOTS:-	
RESERVE FOR SC/ST PLOTS-E1-80, G-19, G-50, G1-58 & H-64.	
RESERVE FOR WOMEN PLOTS-F-12, G-23, G1-33 & H-61.	
RESERVE FOR BENCHMARK DISABILITIES PLOTS-G-18 & H-38.	
RESERVE FOR EX-SERVICEMAN PLOTS-G-74 & H-42.	
RESERVE FOR DEPENDENTS OF DECEASED ARMED FORCES SERVICE PERSONNEL PLOTS- G1-93.	
EARMARKED FOR E-WASTE DISMANTLING & RECYCLING FACILITY PLOT NO.-G1-31 & G1-31(A) .	
EARMARKED FOR RECOVERY AND RECYCLING FACILITY PLOT NO-G1-26,G1-27,G1-28,G1-29 & G1-30.	
VACANT PLOTS	



1. THIS LAY OUT PLAN HAS BEEN PREPARED ON P.T. 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 PROPOSED BY UNIT OFFICE, PLANNING OF PHASE-I HAS BEEN DONE ON AREA MEASURING 29.770 HECT. OUT OF TOTAL AREA 243.478 HECT.
4. AS THERE IS NO PHYSICAL CONNECTION AVAILABLE BETWEEN LAND OF VILLAGE BORAWAS AND KALAWA, THEREFORE, UNIT OFFICE MAY TAKE APPROPRIATE ACTION FOR CONNECTIVITY.
5. 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.
6. 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.
7. 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.
8. UNIT OFFICE MAY TAKE APPROPRIATE ACTION FOR RESERVATION OF CONTIGUOUS 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 AND RE-PLANNING IN PHASE-I/II.
9. 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 (PHASE-I/II) FOR WHICH EC IS OBTAINED UNDER CATEGORY 'A' OR 'B' OF EIA NOTIFICATION, 2006.
10. BUILDING PARAMETER FOR NON-INDUSTRIAL & INDUSTRIAL PLOTS SHALL BE APPLICABLE AS PER RICO BUILDING REGULATIONS-2021.
11. UNIT OFFICE TO SUBMIT THE DEMARCATION PLAN FOR FINAL APPROVAL OF COMPETENT AUTHORITY.
12. THIS DRAWING SUPERSEDED EARLIER APPROVED DRAWING NO.PI/1921/2023, DT. 05/04/23, PI/2009/2023, DT 02/11/23.
13. THIS DRAWING HAS BEEN APPROVED BY COMMITTEE HEADED BY MD IN MEETING HELD ON DATED 14.05.2025

BORAWAS KALAWA PHASE-I

SCHEDULE OF INDUSTRIAL PLOTS

TYPE	S I Z E	AREA	NOs.	SET BACKS			
				FRONT	SIDE I	SIDE II	REAR
A	80.00X125.00	10,000	02	6.00	4.50	4.50	4.50
B	80.00X100.00	8,000	03	6.00	4.50	4.50	4.50
E1	40.00X75.00	3000	14	5.00	3.00	3.00	3.00
F	30.00X65.00	2000	08	5.00	3.00	3.00	3.00
G	30.00X50.00	1500	27	5.00	3.00	-	2.50
G1	25.00X40.00	1000	20	3.00	3.00	-	1.20
H	20.00X35.00	700	19	3.00	3.00	-	1.20
TOTAL NOs. OF PLOTS			93				

LAND USE

PARTICULARS	AREA (IN HECTARE)	%AGE
TOTAL AREA UNDER SCHEME (AS PER REVENUE RECORD)	243.440	
TOTAL AREA UNDER SCHEME (AS PER PHYSICAL SURVEY)	243.478	
TOTAL AREA UNDER PHASE-I	29.770	100%
AREA UNDER INDUSTRIAL PLOTS	18.096	60.79
AREA UNDER COMMERCIAL	0.900	3.02
AREA UNDER OPEN	1.763	5.92
AREA UNDER SERVICES	2.060	6.92
AREA UNDER FUTURE PLANNING	0.210	0.71
AREA UNDER ROADS	6.741	22.64

★ HIGH MAST LOCATION(1 nos.)

REVISED LAY OUT PLAN OF INDUSTRIAL AREA BORAWAS KALAWA PHASE-I, DISTT. BARMER

SCALE : 1 cm.= 20.00 mtr.	DRG. NO.	IP1/2116/2025, DT 16/05/25
(GAYTRI MEENA) SR. DRAUGHTSMAN		
(RAKESH VYAS) SR. PLANNING ASSISTANT		
(VIKAS RAJ JAIN) SR. TOWN PLANNER		
(SANJAY WAGHMARE) SR. TOWN PLANNER (GR.-1)		

RIICO