

KALESARA

SCHEDULE OF INDUSTRIAL PLOTS

TYPE	PLOT SIZE	AREA	NOS.	SETBACKS			
				FRONT	SIDE I	SIDE II	REAR
E	50.00 X 80.00	4000	12	6.00	3.00	3.00	3.00
EI	40.00 X 75.00	3000	4	5.00	3.00	3.00	3.00
F	30.00 X 65.00	2000	23	5.00	3.00	3.00	3.00
G	30.00 X 50.00	1500	14	5.00	3.00	-	2.50
G1	25.00 X 40.00	1000	86	3.00	3.00	-	1.20
H	20.00 X 35.00	700	52	3.00	3.00	-	1.20
H1	20.00 X 25.00	500	52	3.00	3.00	-	1.20
J	12.50 X 20.00	250	30	3.00	1.50	-	1.20
TOTAL NUMBER OF PLOTS			273				

LAND USE SCHEDULE

PARTICULARS	AREA (IN HECT.)	PERCENTAGE
TOTAL AREA UNDER SCHEME (AS PER REVENUE RECORDS)	146.110	-
AREA UNDER PLANNING IN PHASE - Ist	49.120	100.00
AREA UNDER INDUSTRIAL PLOTS	29.306	59.66%
AREA UNDER COMMERCIAL	1.297	2.64%
AREA UNDER OPEN/ GREEN	3.180	6.47%
AREA UNDER SERVICES	2.492	5.07%
AREA UNDER ROAD	12.845	26.16%


SCHEDULE OF SHOPS

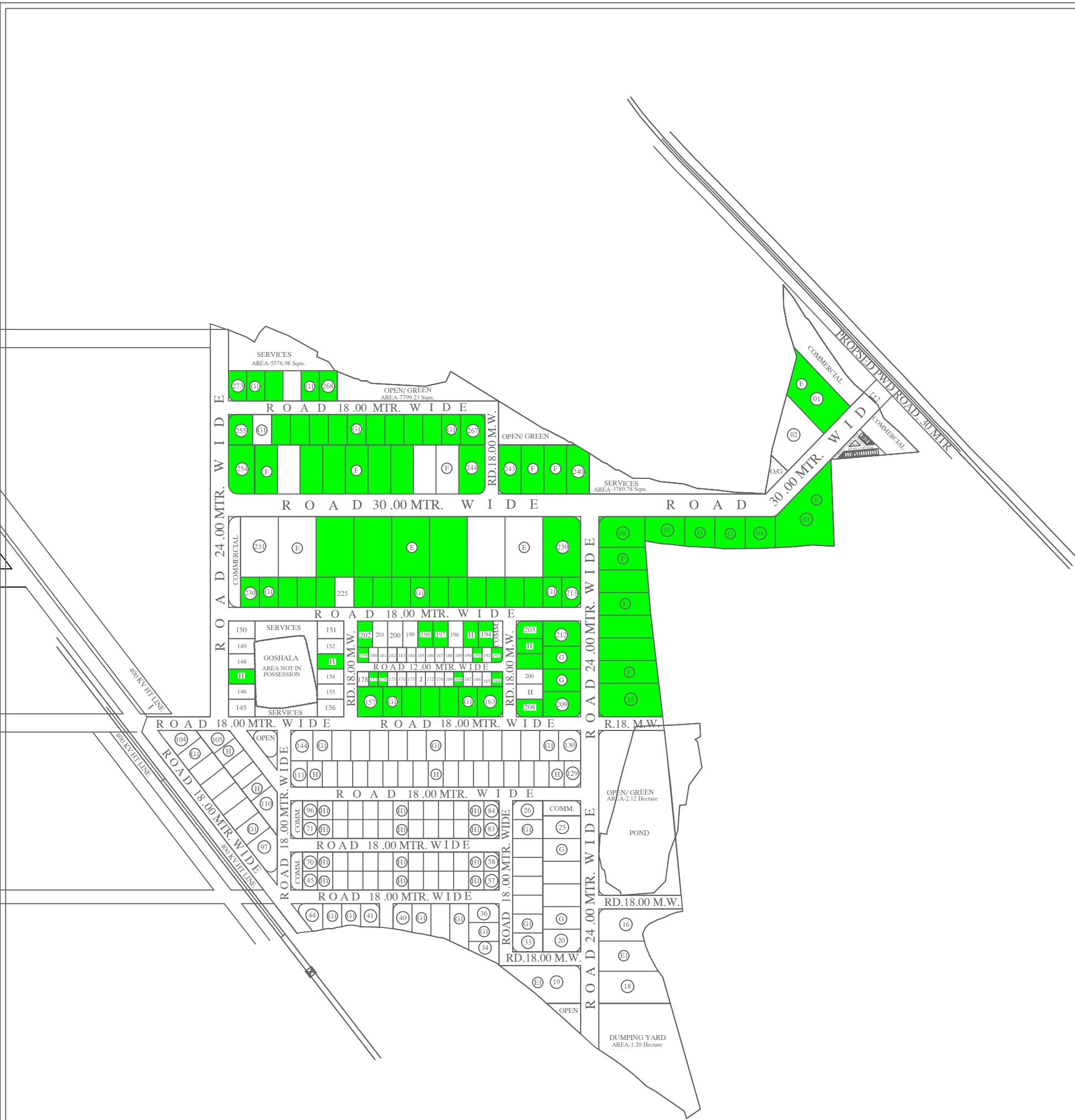
TYPE	SIZE	AREA (IN SQ. MT.)	NOS.	SET BACKS			
				FRONT	SIDE I	SIDE II	REAR
S1	3.00X7.50 (INCLUDING 1.50 MET. WIDE PLATFORM)	22.50	19	REF DRG. NO. IPI/741/79 DT. 24.04.82			

NOTES:

- THIS PLANNING IS PREPARED ON THE SURVEY RECEIVED FROM UNIT OFFICE AND NOTE DATED 27.09.2021.
- THIS AREA IS PROPOSED FOR SETTING UP AND DEVELOPING AN INDUSTRIAL AREA FOR NON-POLLUTING INDUSTRIES.
- 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 PROPOSED BY UNIT OFFICE PLANNING OF PHASE-I HAS BEEN DONE ON AREA MEASURING 49.120 HECT. OUT OF TOTAL AREA 146.110 HECT.
- AS PER PHYSICAL SURVEY, THE LAND UNDER GOSHALA IS MORE COMPARED TO LAND AS PER REVENUE RECORD. UNIT OFFICE MAY TAKE APPROPRIATE ACTION FOR THE MORE LAND.
- ALLOTMENT OF PLOTS MAY BE DONE AFTER DEMARICATION 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 POND ARE NOT BE AFFECTED BY HIGH FLOOD LEVEL (HFL) OF POND.
- 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 DEMARICATION PLAN FOR FINAL APPROVAL OF COMPETENT AUTHORITY.
- THIS DRAWING HAS BEEN APPROVED IN COMMITTEE HEADED BY MANAGING DIRECTOR IN MEETING HELD ON DATED

TENTATIVE LAY OUT PLAN OF INDUSTRIAL AREA KALESARA, TEHSIL- PISANGAN, DISTRICT AJMER.

SCALE : 1 cm. = 40.00 Mtr.	DRG. NO.	
(RAKESH VYAS) PLANNING ASSISTANT		
(VIKAS RAJ JAIN) Dy. TOWN PLANNER		
(SANJAY M. WAGHMARE) Sr. TOWN PLANNER		



VACANT PLOTS