

KALADWAS

SCHEDULE OF IND. PLOTS				SET-BACK FOR INDUSTRIAL PLOTS (IN MET)			
TYPE	S I Z E	AREA	NOS.	FRONT	SIDE 1	SIDE 2	REAR
SP-1	AS PER SITE	26.60 ACRE	01	9.0	9.0	9.0	9.0
SP-2	AS PER SITE	18.07 ACRE	01	9.0	9.0	9.0	9.0
SP-3	AS PER SITE	21.29 ACRE	01	9.0	9.0	9.0	9.0
SP-4	AS PER SITE	1.84 ACRE	01	7.50	4.50	4.50	4.50
SP-5	AS PER SITE	05.00 ACRE	01	7.50	4.50	4.50	4.50
SP-6	AS PER SITE	05.00 ACRE	01	7.50	4.50	4.50	4.50
A	AS PER SITE	10,000.00	02	7.50	4.50	4.50	4.50
B	AS PER SITE	8,000.00	03	6.00	4.50	4.50	4.50
E	50.00m x 80.00m	4000.00	20	6.00	3.0	3.0	3.0
E1	40.00m x 75.00m	3000.00	12	5.00	3.0	3.0	3.0
F	20.00m x 65.00m	2000.00	48	5.00	3.0	3.0	3.0
G	30.00m x 50.00m	1500.00	59	5.00	3.0	3.0	2.50
GI	25.00m x 40.00m	1000.00	89	5.0	3.0	3.0	1.20
H	20.00m x 35.00m	700.00	27	5.0	3.0	3.0	1.20
TOTAL NOS. OF PLOTS				266			

SCHEDULE OF RESIDENTIAL PLOTS				SET-BACK FOR RESIDENTIAL & COMMERCIAL PLOTS (IN MET)			
TYPE	S I Z E	AREA	NOS.	SIDE 1	SIDE 2	REAR	
RA	23.25 X 43.00	1000.00	124	4.5	4.5	4.5	
RB	23.00 X 43.00	989.00	25	4.5	4.5	4.5	
RB1	22.50 X 40.00	900.00	24	4.5	4.5	4.5	
RC	15.00 X 35.00	525.00	31	3.0	3.0	3.0	
RC1	16.00 X 27.00	400.00	34	3.0	3.0	3.0	
RD	15.00 X 30.00	450.00	30	3.0	3.0	3.0	
RD1	15.00 X 27.00	405.00	25	3.0	3.0	3.0	
RE	15.00 X 25.00	375.00	39	3.0	3.0	3.0	
RE1	12.00 X 27.00	324.00	38	3.0	3.0	3.0	
RE3	12.00 X 25.00	300.00	50	3.0	3.0	3.0	
RF	10.00 X 25.00	250.00	19	3.0	3.0	3.0	
RF1	10.00 X 20.00	200.00	62			2.0	
RF2	9.00 X 19.50	175.50	46			2.0	
RG	9.00 X 18.00	162.00	147			1.5	
RG1	7.50 X 18.00	135.00	40			1.5	
RG2	8.00 X 15.00	120.00	165			1.5	
RG3	7.50 X 15.00	112.50	108			1.5	
RH	6.00 X 15.00	90.00	232				
RH1	6.00 X 12.00	72.00	99				
RH2	5.00 X 11.00	55.00	84				
RH3	5.00 X 9.00	45.00	85				
RH4	5.00 X 7.00	35.00	65				
TOTAL NOS. OF PLOTS				1572			

SCHEDULE OF COMMERCIAL PLOTS				SET-BACK FOR COMMERCIAL PLOTS (IN MET)			
TYPE	S I Z E	AREA	NOS.	SIDE 1	SIDE 2	REAR	
CP-1	25.00m x 60.00m	1500.00	03	4.5	4.5	4.5	
CP-3	20.00m x 35.00m	700.00	14	3.0	3.0	3.0	
CP-2	20.00m x 25.00m	500.00	28	3.0	3.0	3.0	
CP-4	18.00m x 25.00m	450.00	18	3.0	3.0	3.0	
CP	16.00m x 22.50m	360.00	14	3.0	3.0	3.0	
CP-9	12.00m x 20.00m	240.00	22	3.0	3.0	3.0	
CP-1	12.00m x 15.00m	180.00	52			2.0	
CP-3	11.00m x 15.00m	165.00	43			2.0	
S6	10.00m x 15.00m	150.00	78			1.5	
S5	8.00m x 15.00m	120.00	62			1.5	
TOTAL NOS. OF PLOTS				334			

SCHEDULE OF SHOPS				
TYPE	S I Z E	AREA IN SQ.M	NOS.	
S7	6.00m x 12.00m (Including 1.50 mt. platform)	72.00	62	
S	5.00m x 30.00m (Including 1.50 mt. platform)	50.00	172	
S4	3.00m x 5.00m (Including 1.50 mt. platform)	22.50	176	
S1	3.00m x 6.00m (Including 1.50 mt. platform)	18.00	190	
S2	3.00m x 4.50m (Including 1.50 mt. platform)	13.50	146	
S3	3.00m x 3.00m	9.24	203	
TOTAL NOS. OF SHOPS				949

LAND USE	AREA IN ACRE	PERCENTAGE
TOTAL AREA UNDER SCHEME	582.75	
AREA UNDER IND. PLOTS	225.16	38.62
AREA UNDER INSTITUTIONAL PLOTS	66.12	1.02
AREA UNDER RESIDENTIAL PLOTS	99.82	17.11
AREA UNDER COMMERCIAL	249.88	5.12
AREA UNDER OPEN	23.17	3.98
AREA UNDER BUFFER ZONE (GREEN BELT)	15.99	2.73
AREA UNDER ROADS & PARKING	149.89	25.57
AREA UNDER SERVICE	1.54	0.26
AREA UNDER C. T. P.	10.09	1.73
AREA RESERVED FOR A.V.V.N.L.	8.80	1.51
AREA RESERVED FOR SCHOOL	0.76	0.13
AREA RESERVED FOR INDUSTRIAL	1.48	0.25
AREA UNDER COMMUNITY CENTRE	2.12	0.36
AREA UNDER S. T. P.	2.15	0.37
AREA UNDER RESERVED	0.76	0.12

- EARLIER NOTES:
- THIS DRAWING IS ONLY FOR DEMARCATION PURPOSE.
 - PLOTS INDICATING BY HI TYPE (18.0 X 30.0) MEASURING 540 SQ.M IS PLANNED FOR ADDRESS ONLY.
 - FINAL LAY OUT PLAN WILL BE ISSUED AFTER DEMARCATION PLAN RECEIVED FROM THE UNIT OFFICE.
 - THIS LAY OUT PLAN WAS EARLIER REVISION UNDER FRAMEWORK OF EARLIER APPROVED LAYOUT PLAN, TO FULFILL PLOTS TO BE PLANNED FOR KALADWAR AND TO ACCOMMODATE OTHER PROPOSALS. THE PLAN IS BEING REVISED AS PER THE REQUIREMENT BASED FOR E. C.
- NOTES:
- THIS DRAWING HAS BEEN REVISED AS PER THE PROPOSAL OF U. O. to exclude CHARGAH LAND (12.38 HECT.) AND LAND OF KHASRA NO. 1348 (111 HECT.) FROM THE EARLIER APPROVED SCHEME AREA.
 - UNIT OFFICE SHALL CHECK THE STATUS OF LAND FALLING IN THE SCHEME AREA AS WELL AS THE LAND MARKS AS NOT ACQUIRED UNDER POSSESSION.
 - IMPLEMENTATION OF THIS REVISED LAY OUT PLAN SHALL BE DONE AS PER THE REQUIREMENT OF ENVIRONMENT CLEARANCE.
 - ALL EXISTING ELECTRIC LINE WHICH ARE NOT IN ALIGNMENT OF ROAD SHALL BE SHIFTED.
 - THIS PLANNING IS SUBJECT TO ENVIRONMENT CLEARANCE. ANY MODIFICATION FOR THE PURPOSE IF REQUIRED MAY BE INFORMED TO HEAD OFFICE.
 - LAND PROPOSED FOR CTP & STP SHALL BE SUBJECT TO TECHNICAL REQUIREMENT.
 - UNIT OFFICE SHALL SUBMIT THE DEMARCATION PLAN FOR FINAL APPROVAL OF COMPETENT AUTHORITY.
 - P. NO. 104 TO 109 & 62 TO 67 SHALL BE KEPT RESERVED AND ALLOTMENT SHALL BE DONE AFTER SETTLEMENT OF THE COURT CASE OF KALADWAR. THESE MAY BE UTILISED FOR CTP IF REQUIRED.
 - THIS DRAWING SUPERSEDES EARLIER APPROVED DRAWING NO. IP/88/2015, DT. 27.02.2015, IP/80/2015, DT. 30.08.2015, IP/90/2014, DT. 30.02.2014, IP/113/2014, DT. 18.07.2014, IP/123/2014, DT. 22.08.2014, IP/264/2015, DT. 30.11.2015, IP/250/2015, DT. 01.05.2016 AND IP/145/2015 DATED 08.05.15.
 - AS PER INFORMATION PROVIDED BY UNIT OFFICE IN COMPLIANCE OF OFFICE ORDER IP/1-324 (F)-1/108 DATED 24.04.19 PLAT NO. GI-235 AND GI-236 ARE RESERVED FOR UNIT UNDER CONSTRUCTION. FURTHER SETBACKS FOR PROCESSING & OTHER UTILIZATION OF HAZARDOUS WASTE RECYCLING, PRE-PROCESSING & OTHER UTILIZATION OF HAZARDOUS WASTE.
 - THIS DRAWING HAS ALREADY BEEN APPROVED BY MANAGING DIRECTOR WIDE PARA NO. 3080 IN DATED 07.09.2015 BY UNIT OFFICE. FURTHER SETBACKS HAS BEEN INTRODUCED & SAME HAS BEEN APPROVED BY MANAGING DIRECTOR WIDE PARA NO. 77 IN DATED 07.09.19 IN SECTION FILE.

REVISED LAY OUT PLAN OF INDUSTRIAL AREA KALADWAS EXT. UDAIPUR.

SCALE: - 1 cm. = 40.00 metr.

DRG. NO. IP/1586/2015, DT/ 2013/2020

(BHANU SHARMA)
DRAUGHTSMAN

(VIKAS RAJ JAIN)
ASST. TOWN PLANNER

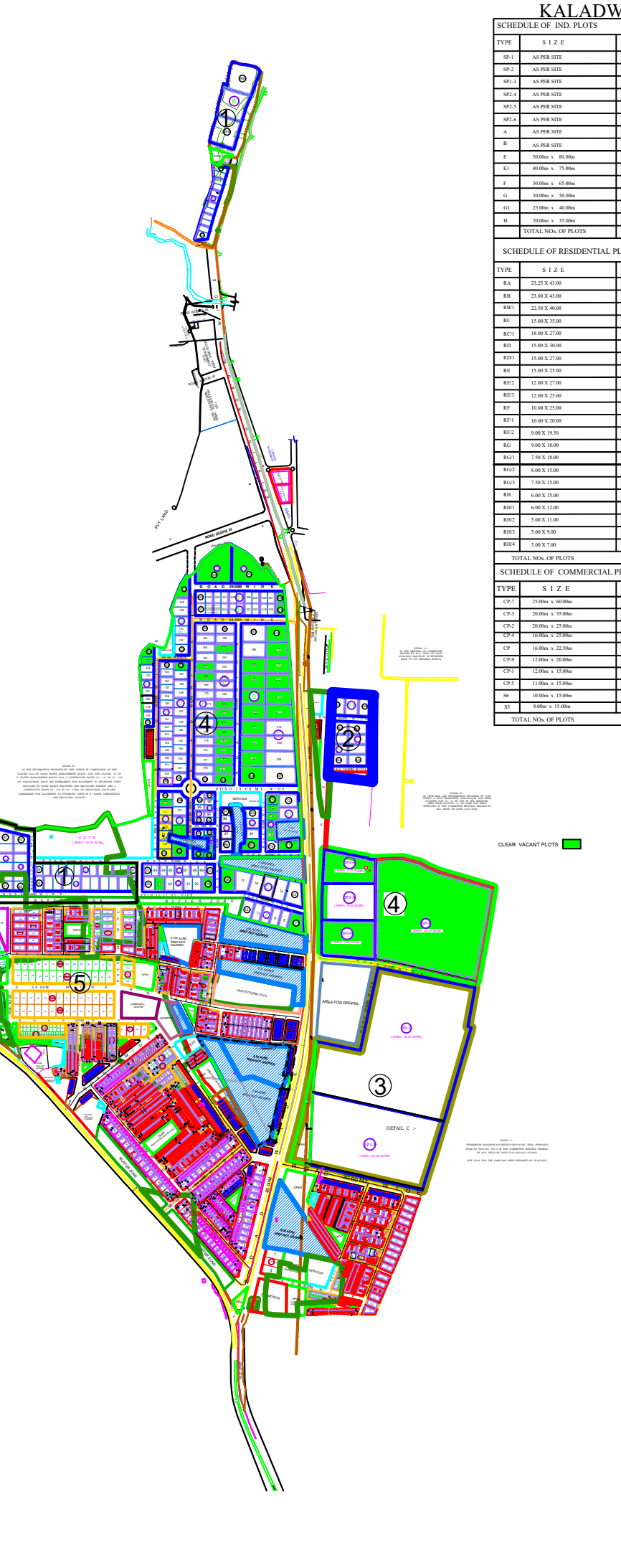
(SANJAY M. WAGHMARE)
SR. TOWN PLANNER

NORTH

RIICO

LEGEND

- IT & EMC INDUSTRIES ZONE
ZONE AREA= 13.56 HECT.(33.50 ACRES)
INDUSTRIAL PLOT AREA = 8.22 HECT.(20.31 ACRES)
- MARBLE & MINERAL ZONE
ZONE AREA= 3.75 HECT.(9.27 ACRES)
INDUSTRIAL PLOT AREA = 2.70 HECT.(6.67 ACRES)
- PHARMACEUTICALS ZONE
ZONE AREA= 26.62 HECT.(65.78 ACRES)
INDUSTRIAL PLOT AREA = 25.56 HECT.(63.36 ACRES)
- GENERAL INDUSTRIAL ZONE
ZONE AREA= 72.57 HECT.(179.32 ACRES)
INDUSTRIAL PLOT AREA = 53.97 HECT.(133.36 ACRES)
- RESIDENTIAL / COMMERCIAL ZONE
ZONE AREA= 121.16 HECT.(299.39 ACRES)



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