

BEETHAN 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	10000	01	6.00	4.50	4.50	4.50
B	80.00X100.00	8000	11	6.00	4.50	4.50	4.50
E	50.00X80.00	4000	09	6.00	3.00	3.00	3.00
E1	40.00X75.00	3000	11	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	14	5.00	3.00	-	2.50
G1	25.00X40.00	1000	07	3.00	3.00	-	1.20
H	20.00X35.00	700	86	3.00	3.00	-	1.20
H1	20.00X25.00	500	45	3.00	3.00	-	1.20
J	12.50X20.00	250	81	3.00	1.50	-	1.20
TOTAL NOS. OF PLOTS			273				

LAND USE

PARTICULARS	AREA (IN HECTARE)	%AGE
TOTAL AREA UNDER SCHEME (AS PER REVENUE RECORD) (INCLUDING LAND OF APPROACH ROAD 30 M WIDE)	116.65	
LAND UNDER POSSESSION AS PER PHYSICAL SURVEY (INCLUDING LAND OF APPROACH ROAD 30 M WIDE)	122.26	
AREA UNDER SCHEME IN PHASE-I st.	49.796	100
AREA UNDER INDUSTRIAL PLOTS	30.663	61.57
AREA UNDER COMMERCIAL	1.233	2.47
AREA UNDER SERVICES	2.884	5.80
AREA UNDER OPEN/ GREEN	2.621	5.26
AREA UNDER ROAD	12.395	24.90

NOTES:

- THIS LAYOUT PLAN HAS BEEN PREPARED ON SURVEY OF LAND AND INFORMATION PROVIDED BY UNIT OFFICE.
- 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 FIRST PHASE AREA HAS BEEN DONE ON AREA MEASURING 49.796 HECT. OUT OF TOTAL AREA 116.65 HECT. (122.26 HECT. AS PER PHYSICAL SURVEY)
- 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.
- THIS PLANNING HAS BEEN DONE IN ANTICIPATION OF APPROACH ROAD OF SUITABLE WIDTH (30 M) TO BE PROVIDED BY UNIT OFFICE TO PROPOSED INDUSTRIAL AREA FROM THE MAJOR CONNECTING ROAD.
- 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.
- PRIOR TO ALLOTMENT, UNIT OFFICE SHALL ENSURE THAT ALL THE PLOTS SITUATED NEAR DAM ARE NOT BE AFFECTED BY HIGH FLOOD LEVEL (HFL) OF DAM.
- 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.
- 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 FOR WHICH EC IS OBTAINED UNDER CATEGORY 'A' OR 'B' OF EIA NOTIFICATION, 2006.
- BUILDING PARAMETER FOR NON-INDUSTRIAL PLOTS SHALL BE APPLICABLE AS PER RICO BUILDING REGULATIONS-2021
- UNIT OFFICE TO SUBMIT THE DEMARCATION PLAN FOR FINAL APPROVAL OF COMPETENT AUTHORITY.
- THIS DRAWING SUPRESED EARLIER APPROVED DRAWING NO. IPI/1745/2021 DT.22.10.2021
- THIS DRAWING HAS BEEN APPROVED IN THE COMMITTEE MEETING HEADED BY THE MANAGING DIRECTOR ON DATED 13.09.2022

LAND AREA BOUNDARY

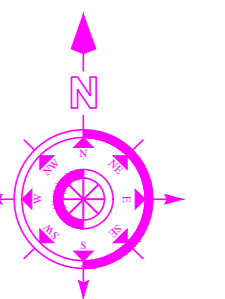
TENTATIVE LAY OUT PLAN OF INDUSTRIAL AREA BEETHAN, DISTRICT JALORE.

SCALE : 1 cm. = 40.00 mtr. DRG. NO. IPI/1841/2022 DT.15.09.2022

(BHANU SHANKER SHARMA)
Sr DRAUGHTSMAN.

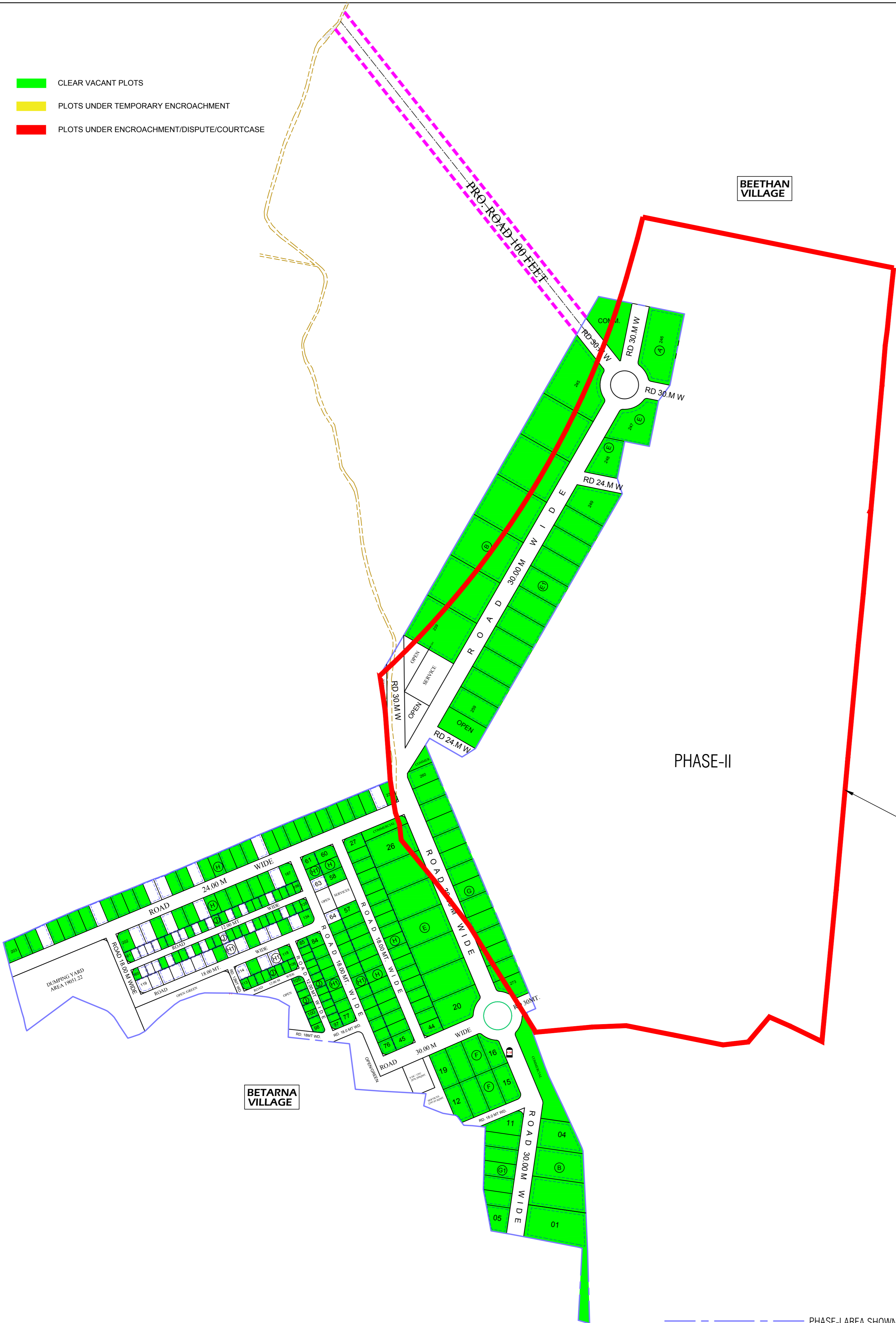
(VIKAS RAJ JAIN)
Dy. TOWN PLANNER

(SANJAY M. WAGHMARE)
SR. TOWN PLANNER



RIICO

- CLEAR VACANT PLOTS
- PLOTS UNDER TEMPORARY ENCROACHMENT
- PLOTS UNDER ENCROACHMENT/DISPUTE/COURT CASE



PHASE-I AREA SHOWN THUS