



**SCHEDULE OF I.T. PLOTS**

TYPE	SIZE IN MTS.	SIZE IN MTS. (AREA IN SQ. MT.)	NOS.	SET BACKS
I.T.	AS PER SITE	1501 TO 4000	15	12.00 6.00 6.00 6.00
I.T.	AS PER SITE	4001 TO 10000	04	15.00 9.00 9.00 9.00
TOTAL NO. OF PLOTS			19	

NOTE: - OTHER BUILDING PARAMETER FOR I.T. PLOTS MAY BE PROVIDED AS PER RIICO DISPOSAL OF LAND RULES 1979.

- NOTES:
1. THIS TENTATIVE LAYOUT PLAN (FOR CALCULATION OF THE DEMAND AND OTHER RELATED ISSUES) OF THE LAND UNDER ACQUISITION HAS BEEN PREPARED ON THE SURVEY OF LAND AND INFORMATION PROVIDED BY UNIT OFFICE.
  2. IN THE PLANNING ALIGNMENT OF MASTER PLAN ROAD HAS BEEN KEPT AS PER THE DECISION OF JAIPUR DEVELOPMENT AUTHORITY, WHICH SHALL BE CONFIRMED FROM THE JDA.
  3. THE PLANNING OF RESIDENTIAL AND COMMERCIAL AREA ARE DONE FOR THE COMPENSATION OF LAND IN LIEU OF LAND (AS THE CASE MAY BE DECIDED), THE RESIDENTIAL AND COMMERCIAL BLOCKS SHALL BE ALTER/MODIFY AS PER THE DECISION TAKEN IN THIS REGARD.
  4. ALL THE ELECTRIC LINES NOT IN THE ROAD ALIGNMENT EXCEPT SHOWN HT ELECTRIC LINE SHALL BE SHIFTED BEFORE ALLOTMENT.
  5. IN THE PLANNING A ROAD 6.00 MTS. WIDE IS PROPOSED ON THE NORTHERN SIDE OF VIDHANI VILLAGE.
  6. A 6.00 MTS RASTA HAS BEEN KEPT ALONG THE SCHEME BOUNDARY OF THE INDUSTRIAL AREA ON SOUTHERN SIDE.
  7. THIS PLANNING IS SUBJECT TO APPROVAL OF CHANGE OF LAND USE FROM PERIPHERAL CONTROL BELT AS PER THE JAIPUR MASTER PLAN 2011.
  8. THIS DRAWING HAS BEEN SUPERCEDED BY DRG. NO. IPI/546 / 2009 DT. 26.02.09.
  9. THE BUILDING PARAMETER FOR PROPOSE I.T. PLOTS, COMMERCIAL PLOTS & INSTITUTIONAL PLOTS SHALL BE PROVIDED AS PER RIICO DISPOSAL OF LAND RULES 1979.
  10. IN REVISION INDUSTRIAL PLOT NO. 2040 TO 2083 & 2254 TO 2260 HAS BEEN DELETED.
  11. REVISED LAY OUT PLAN HAS BEEN APPROVED BY MANAGING DIRECTOR VIDE PARA 78/N ON DATED 02.04.09 IN COMPUTER CELL FILE NO. IDIT/IT-PAC / 2008 /189.

**LEGEND:**

- SCHEME BOUNDARY
- ALLOTTED PLOTS
- VACANT ALLOTTABLE PLOTS
- ▨ CANCELLED PLOTS
- ▨ PLOTS PRESENTLY NOT AVAILABLE FOR ALLOTMENT/ AUCTION

**SCHEDULE OF INDUSTRIAL PLOTS**

S.NO.	SIZE IN METER	AREA IN SQ. MT.	NOS.	SET BACKS		
				FRONT	SIDE-1SIDE-2	REAR
SP1	2.5 TO 4 ACRES	AS PER SITE	07	18.00	10.00	10.00
A	80.00X125.00	10000	03	12.00	7.00	7.00
B	80.00X100.00	8000	01	12.00	6.00	6.00
E	50.00X80.00	4000	12	8.00	4.00	4.00
E1	40.00X75.00	3000	08	8.00	3.00	3.00
F	30.00X65.00	2000	60	5.00	3.00	3.00
G	30.00X50.00	1500	15	5.00	3.00	3.00
H	20.00X35.00	700	70	5.00	3.00	2.5
H1	20.00X25.00	500	52	5.00	3.00	2.5
TOTAL NO. OF PLOTS			228			

**SCHEDULE OF RESIDENTIAL PLOTS**

R1	20.00X30.00	600	53	7.5	3.00	3.00	3.00
R2	20.00X25.00	500	18	6.00	3.00	3.00	3.00
R3	15.00X27.00	405	14	6.00	3.00	3.00	3.00
R4	10.00X20.00	200	27	4.50	3.00	3.00	3.00
R5	10.00X15.00	150	25	3.00	3.00	3.00	3.00
TOTAL NO. OF PLOTS			137				

**SCHEDULE OF COMMERCIAL PLOTS**

CP3	10.00X20.00	200	22	4.5	3.00	3.00	3.00
CP4	8.00X12.50	100	56	3.0	3.00	3.00	3.00
TOTAL NO. OF PLOTS			78				

LAND USE	AREA IN ACRES	%AGE
* AREA UNDER SCHEME	537.98	
* AREA LEFT FROM ACQUISITION	41.53	
* NET AREA UNDER PLANNING	496.45	100%
* AREA UNDER INDUSTRIAL PLOTS	110.14	22.19%
* AREA UNDER RESIDENTIAL	14.38	2.89%
* AREA UNDER INSTITUTE	133.39	26.87%
* AREA UNDER I.T. PLOTS	12.95	2.61%
* AREA UNDER ROADS	119.23	24.02%
* AREA UNDER COMMERCIAL	31.79	6.40%
* AREA UNDER SERVICES	8.00	1.61%
* AREA UNDER RESERVED	8.07	1.62%
* AREA UNDER OPEN/ PARK	5.21	1.05%
* AREA UNDER FUTURE PLANNING	39.96	8.05%
* AREA UNDER H.T. CORRIDOR	13.33	2.69%
<b>TOTAL</b>	<b>496.45</b>	<b>100%</b>

PROPOSED ALIGNMENT OF PIPE LINE (WATER) SHOWN THIS  
NOTE: BUILDING PARAMETERS OF NON INDUSTRIAL PLOTS SHALL BE APPLICABLE AS PER OFFICE ORDER NO.IPI/P-2(24)19/2003/IDC/370 DATED 23.05.2008.

**TENTATIVE LAY OUT PLAN**

PROPOSED LAY OUT PLAN OF INDUSTRIAL AREA RAMCHANDRAPURA SITAPURA EXTENSION, SITAPURA, JAIPUR.

SCALE: - 1CM.=40 MT. DRG. NO. IPI/556/2009 DT. 06.04.09

MISHAL MATHUR RAKESH VYAS  
SR.DRAUGHTSMAN SR.DRAUGHTSMAN

SANJAY M. AGHWARE  
DY. TOWN PLANNER

