

# INDUSTRIAL AREA BAGRU CHITROLI

- Vacant
- Temporary Encroachment
- Dispute/ Court Cases

SCHEDULE OF INDUSTRIAL PLOTS						
TYPE	S I Z E	AREA	NOs	SET BACKS		
				FRONT	SIDE I	REAR
SP	AS PER SITE	20051.78	01	7.50	4.50	4.50
B	AS PER SITE	8000	02	6.00	4.50	4.50
C	AS PER SITE	6000	07	6.00	4.50	4.50
E	50.00X80.00	4000	20	6.00	3.00	3.00
E1	40.00X75.00	3000	05	5.00	3.00	3.00
F	30.00X65.00	2000	59	5.00	3.00	3.00
G	30.00X50.00	1500	17	5.00	3.00	3.00
H	20.00X35.00	700	32	3.00	3.00	1.20
TOTAL NOS. OF PLOTS			143			

NOTE:  
PLOT NO. E-47, F-51 & F-56 HAS BEEN KEPT AS RESERVED

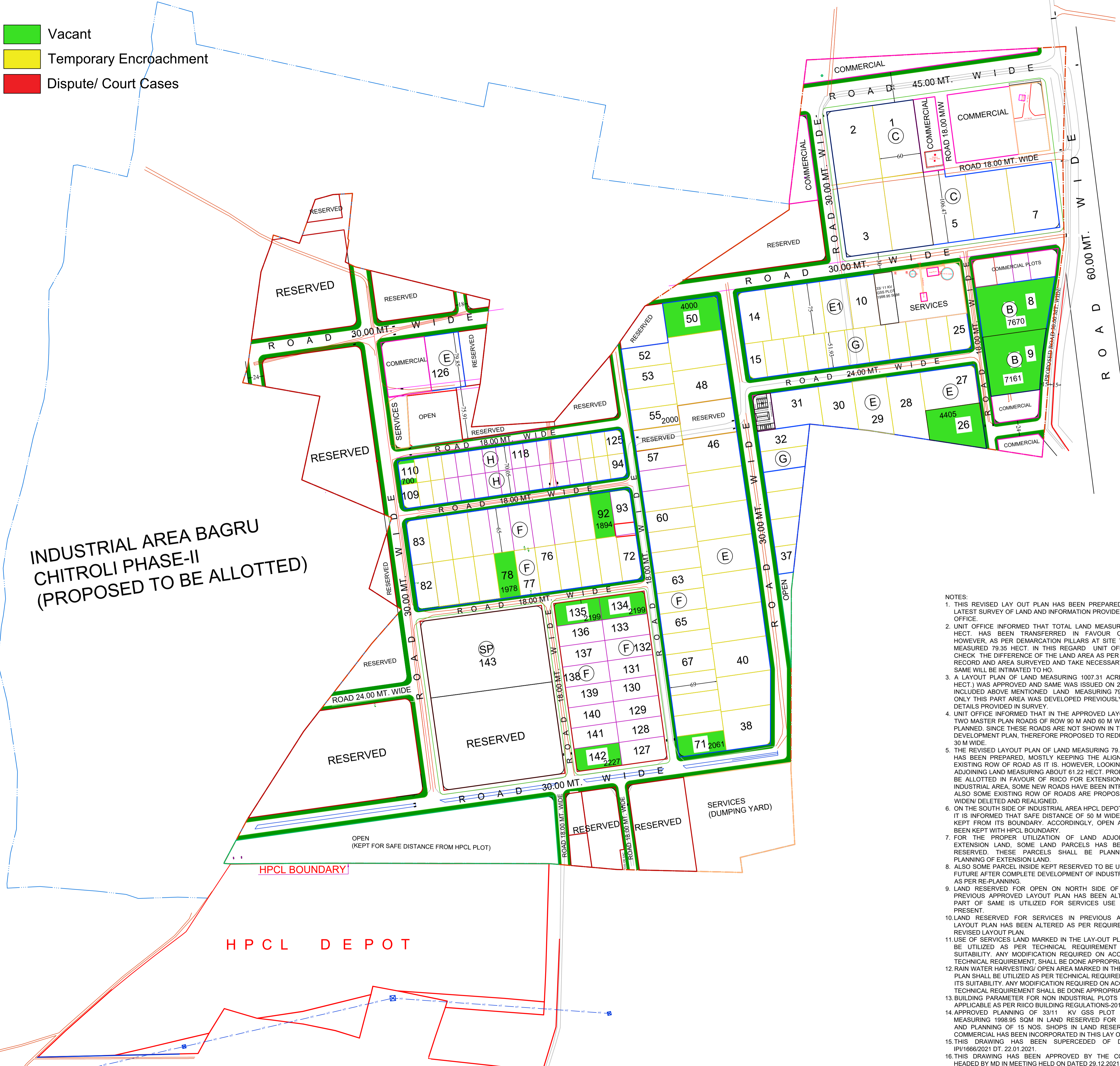
SCHEDULE OF COMMERCIAL PLOTS						
TYPE	S I Z E	AREA	NOs	SET BACKS		
				FRONT	SIDE I	REAR
S	3.00X7.50 (SHOP)	22.50	15	REF. DRG. NO. IPI/742/79		
TOTAL NOS. OF PLOTS			15			

LAND USE	PRESENT	
PARTICULARS	AREA IN HECT.	%AGE
TOTAL AREA UNDER SCHEME (AS PER MUTATION INFORMED BY UNIT OFFICE)	77.80	
TOTAL AREA UNDER SCHEME (AS PER PHYSICAL SURVEY)	79.352	
AREA TAKEN UNDER PLANNING IN PHASE-1ST	79.352	100
AREA UNDER INDUSTRIAL PLOTS	34.307	43.23
AREA UNDER COMMERCIAL	3.146	3.96
AREA UNDER RESERVED	15.742	19.84
AREA UNDER SERVICES/ DUMPING YARD	3.598	4.53
AREA UNDER OPEN	3.822	4.82
AREA UNDER ROADS	18.737	23.62

NOTE: GREEN AREA UNDER ROAD SETION 6.945 8.75%  
FOR DETAIL OF ROAD SECTION REFER DRG. NO. IP&I/204/83 DT. 11.08.83

- SCHEME BOUNDARY FOR PHASE-1ST
- SCHEME BOUNDARY FOR PHASE-II
- ROW OF ROAD AS PER EARLIER APPROVED LAY OUT PLAN
- ALLOTTED PLOT SHOWN THUS

INDUSTRIAL AREA BAGRU CHITROLI PHASE-II (PROPOSED TO BE ALLOTTED)



- NOTES:
- THIS REVISED LAY OUT PLAN HAS BEEN PREPARED ON THE LATEST SURVEY OF LAND AND INFORMATION PROVIDED BY UNIT OFFICE.
  - UNIT OFFICE INFORMED THAT TOTAL LAND MEASURING 77.80 HECT. HAS BEEN TRANSFERRED IN FAVOUR OF RIICO. HOWEVER, AS PER DEMARCATION PILLARS AT SITE THE LAND MEASURED 79.35 HECT. IN THIS REGARD UNIT OFFICE MAY CHECK THE DIFFERENCE OF THE LAND AREA AS PER REVENUE RECORD AND AREA SURVEYED AND TAKE NECESSARY ACTION. SAME WILL BE INTIMATED TO HO.
  - A LAYOUT PLAN OF LAND MEASURING 1007.31 ACRE (407.658 HECT.) WAS APPROVED AND SAME WAS ISSUED ON 2.5.1997. IT INCLUDED ABOVE MENTIONED LAND MEASURING 79.35 HECT. ONLY THIS PART AREA WAS DEVELOPED PREVIOUSLY, AS PER DETAILS PROVIDED IN SURVEY.
  - UNIT OFFICE INFORMED THAT IN THE APPROVED LAYOUT PLAN TWO MASTER PLAN ROADS OF ROW 90 M AND 60 M WIDE WERE PLANNED. SINCE THESE ROADS ARE NOT SHOWN IN THE ZONAL DEVELOPMENT PLAN, THEREFORE PROPOSED TO REDUCE UPTO 30 M WIDE.
  - THE REVISED LAYOUT PLAN OF LAND MEASURING 79.352 HECT. HAS BEEN PREPARED, MOSTLY KEEPING THE ALIGNMENT OF EXISTING ROW OF ROAD AS IT IS. HOWEVER, LOOKING TO THE ADJOINING LAND MEASURING ABOUT 61.22 HECT. PROPOSED TO BE ALLOTTED IN FAVOUR OF RIICO FOR EXTENSION OF THIS INDUSTRIAL AREA, SOME NEW ROADS HAVE BEEN INTRODUCED. ALSO SOME EXISTING ROW OF ROADS ARE PROPOSED TO BE WIDEN/ DELETED AND REALIGNED.
  - ON THE SOUTH SIDE OF INDUSTRIAL AREA HPCL DEPOT IS EXIST. IT IS INFORMED THAT SAFE DISTANCE OF 50 M WIDE IS TO BE KEPT FROM ITS BOUNDARY. ACCORDINGLY, OPEN AREA HAS BEEN KEPT WITH HPCL BOUNDARY.
  - FOR THE PROPER UTILIZATION OF LAND ADJOINS WITH EXTENSION LAND, SOME LAND PARCELS HAS BEEN KEPT RESERVED. THESE PARCELS SHALL BE PLANNED WITH PLANNING OF EXTENSION LAND.
  - ALSO SOME PARCEL INSIDE KEPT RESERVED TO BE UTILIZED IN FUTURE AFTER COMPLETE DEVELOPMENT OF INDUSTRIAL AREA AS PER RE-PLANNING.
  - LAND RESERVED FOR OPEN ON NORTH SIDE OF AREA IN PREVIOUS APPROVED LAYOUT PLAN HAS BEEN ALTERED AS PART OF SAME IS UTILIZED FOR SERVICES USE (WSS) AT PRESENT.
  - LAND RESERVED FOR SERVICES IN PREVIOUS APPROVED LAYOUT PLAN HAS BEEN ALTERED AS PER REQUIREMENT OF REVISED LAYOUT PLAN.
  - USE OF SERVICES LAND MARKED IN THE LAY-OUT PLAN SHALL BE UTILIZED AS PER TECHNICAL REQUIREMENT AND ITS SUITABILITY. ANY MODIFICATION REQUIRED ON ACCOUNT OF TECHNICAL REQUIREMENT, SHALL BE DONE APPROPRIATELY.
  - RAIN WATER HARVESTING/ OPEN AREA MARKED IN THE LAY-OUT PLAN SHALL BE UTILIZED AS PER TECHNICAL REQUIREMENT AND ITS SUITABILITY. ANY MODIFICATION REQUIRED ON ACCOUNT OF TECHNICAL REQUIREMENT SHALL BE DONE APPROPRIATELY.
  - BUILDING PARAMETER FOR NON INDUSTRIAL PLOTS SHALL BE APPLICABLE AS PER RIICO BUILDING REGULATIONS-2018.
  - APPROVED PLANNING OF 33/11 KV GSS PLOT OF AREA MEASURING 1998.95 SQM IN LAND RESERVED FOR SERVICES AND PLANNING OF 15 NOS. SHOPS IN LAND RESERVED FOR COMMERCIAL HAS BEEN INCORPORATED IN THIS LAY OUT PLAN.
  - THIS DRAWING HAS BEEN SUPERCEDED BY DRG. NO. IPI/1666/2021 DT. 22.01.2021.
  - THIS DRAWING HAS BEEN APPROVED BY THE COMMITTEE HEADED BY MD IN MEETING HELD ON DATED 29.12.2021.

## TENTATIVE REVISED LAY OUT PLAN OF INDUSTRIAL AREA BAGRU CHITROLI, DISTT. JAIPUR

SCALE : 1 cm. = 40.00 mtr.	DRG. NO.	IPI/1781/2021 DT. 30.12.2021
(VISHAL MATHUR) PLANNING ASSISTANT	 NORTH	
(VIKAS RAJ JAIN) DY. TOWN PLANNER		
(SANJAY M. WAGHMARE) SR. TOWN PLANNER		

# RIICO