



- NOTE:**
1. THIS LAY OUT PLAN HAS BEEN PREPARED ON P.T. SURVEY OF LAND AND INFORMATION PROVIDED BY UNIT OFFICE.
 2. THIS PLANNING IS SUBJECT TO ENVIRONMENT CLEARANCE, ANY MODIFICATION FOR THE PURPOSE, IF REQUIRED, MAY BE INFORMED TO HEAD OFFICE. IMPLEMENTATION OF THIS TENTATIVE LAYOUT PLAN SHALL BE DONE AS PER ENVIRONMENT CLEARANCE.
 3. 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.
 4. UNIT OFFICE MAY REPHRASE THE POSSIBILITIES OF CONNECTION OF THE 45 M WIDE ROADS WITH THE STATE HIGHWAY (NODUPUR-BARMAR ROAD).
 5. AS THERE IS NO PHYSICAL CONNECTION AVAILABLE BETWEEN LAND OF VILLAGES BORAWAS AND KALAWA, THEREFORE, UNIT OFFICE MAY TAKE APPROPRIATE ACTION FOR CONNECTIVITY.
 6. 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.
 7. 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.
 8. USE OF OPEN AREA (RAIN WATER HARVESTING AREA) AND SERVICES LAND MARKED IN THE LAYOUT SHALL BE UTILIZED AS PER TECHNICAL REQUIREMENT AND ITS SUSTAINABILITY. ANY MODIFICATION REQUIRED ON ACCOUNT OF TECHNICAL REQUIREMENT SHALL BE DONE APPROPRIATELY.
 9. UNIT OFFICE MAY TAKE APPROPRIATE ACTION FOR PRESERVATION OF CONTIGUOUS 8 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 AND REG-PLANNING IN PHASE-I/II.
 10. UNIT OFFICE MAY TAKE APPROPRIATE ACTION FOR PRESERVATION OF CONTIGUOUS 8 PLOTS OF 1000 SQM EACH FOR UNITS INVOLVED IN HAZARDOUS WASTES RECYCLING, FIRE-FIGHTING AND OTHER UTILIZATION OF HAZARDOUS WASTES IN INDUSTRIAL AREAS (PHASE-I/II) FOR WHICH NO IS OBTAINED UNDER CATEGORY 'A' OR 'B' OF HSA NOTIFICATION, 2006.
 11. BUILDING PARAMETER FOR NON-INDUSTRIAL & INDUSTRIAL PLOTS SHALL BE APPLICABLE AS PER HICO BUILDING REGULATIONS-2001.
 12. UNIT OFFICE TO SUBMIT THE DEMARCATION PLAN FOR FINAL APPROVAL OF COMPETENT AUTHORITY.
 13. THIS DRAWING SUPERSEDES EARLIER APPROVED DRAWING NO.17/1981/2025, D.T. 05/04/25
 14. THIS DRAWING HAS BEEN APPROVED BY COMMITTEE HEADED BY MD IN MEETING HELD ON DATED

BORAWAS KALAWA PHASE-II

SCHEDULE OF INDUSTRIAL PLOTS

TYPE	S I Z E	AREA	NOs.	SET BACKS			
				FRONT	SIDE I	SIDE II	REAR
SP	AS PER SITE	ABOVE 50000	07	9.00	9.00	9.00	9.00
A	80.00X125.00	10,000	03	6.00	4.50	4.50	4.50
D	50.00X100.00	5,000	17	6.00	4.50	4.50	4.50
E	50.00X80.00	4000	04	6.00	3.00	3.00	3.00
E1	40.00X75.00	3000	70	5.00	3.00	3.00	3.00
F	30.00X65.00	2000	44	5.00	3.00	3.00	3.00
G	30.00X50.00	1500	23	5.00	3.00	-	2.50
G1	25.00X40.00	1000	54	3.00	3.00	-	1.20
H	20.00X35.00	700	14	3.00	3.00	-	1.20
H1	20.00X25.00	500	13	3.00	3.00	-	1.20
TOTAL NOs. OF PLOTS			249				

LAND USE

PARTICULARS	AREA (IN HECTARE)	%AGE
TOTAL AREA UNDER SCHEME (AS PER REVENUE RECORD)	243.440	
TOTAL AREA UNDER SCHEME (AS PER PHYSICAL SURVEY)	243.478	
TOTAL AREA UNDER PHASE-I	20.770	
TOTAL AREA UNDER PHASE-II	213.708	100%
AREA UNDER INDUSTRIAL PLOTS	148.087	69.29
AREA UNDER COMMERCIAL	4.151	1.94
AREA UNDER OPEN	12.328	5.77
AREA UNDER SERVICES (WITH DUMPING YARD)	12.268	5.74
AREA UNDER FUTURE PLANNING	-	-
AREA UNDER ROADS	36.874	17.26

(FOR DEMARCATION PURPOSE)

REVISED LAY OUT PLAN OF INDUSTRIAL AREA BORAWAS KALAWA PHASE-II, DISTT. BARMER

SCALE : 1 cm.= 80.00 mtr.	DRG. NO.	
(GAYTRI MEENA) SR. DRAUGHTSMAN		
(RAKESH VYAS) PLANNING ASSISTANT		
(VIKAS RAJ JAIN) DY. TOWN PLANNER		
(SANJAY WAGHMARE) SR. TOWN PLANNER		

RIICO