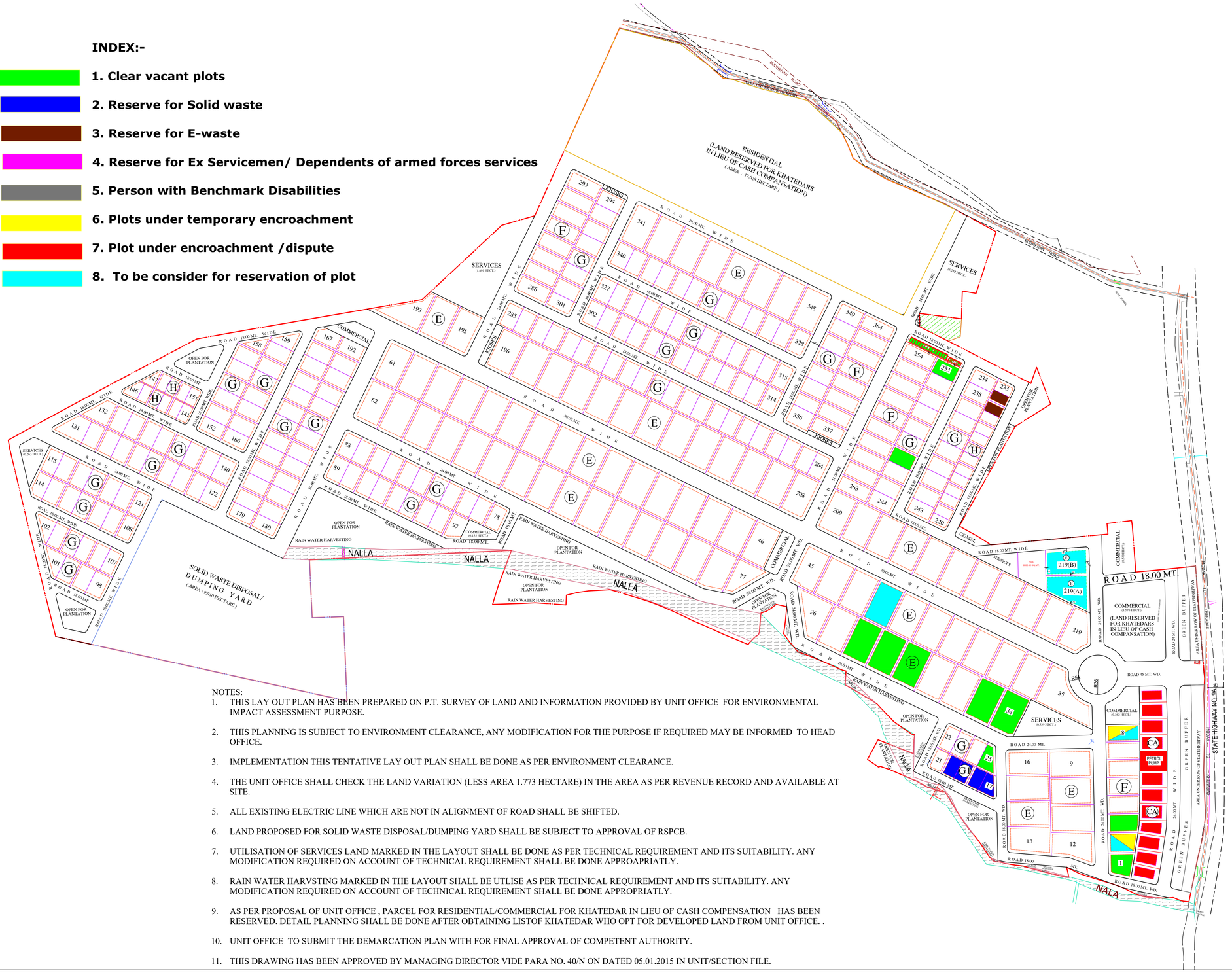
INDEX:-

1. Clear vacant plots
2. Reserve for Solid waste
3. Reserve for E-waste
4. Reserve for Ex Servicemen/ Dependents of armed forces services
5. Person with Benchmark Disabilities
6. Plots under temporary encroachment
7. Plot under encroachment /dispute
8. To be consider for reservation of plot



NOTES:

1. THIS LAY OUT PLAN HAS BEEN PREPARED ON P.T. SURVEY OF LAND AND INFORMATION PROVIDED BY UNIT OFFICE FOR ENVIRONMENTAL IMPACT ASSESSMENT PURPOSE.
2. THIS PLANNING IS SUBJECT TO ENVIRONMENT CLEARANCE, ANY MODIFICATION FOR THE PURPOSE IF REQUIRED MAY BE INFORMED TO HEAD OFFICE.
3. IMPLEMENTATION THIS TENTATIVE LAY OUT PLAN SHALL BE DONE AS PER ENVIRONMENT CLEARANCE.
4. THE UNIT OFFICE SHALL CHECK THE LAND VARIATION (LESS AREA 1.773 HECTARE) IN THE AREA AS PER REVENUE RECORD AND AVAILABLE AT SITE.
5. ALL EXISTING ELECTRIC LINE WHICH ARE NOT IN ALIGNMENT OF ROAD SHALL BE SHIFTED.
6. LAND PROPOSED FOR SOLID WASTE DISPOSAL/DUMPING YARD SHALL BE SUBJECT TO APPROVAL OF RSPCB.
7. UTILISATION OF SERVICES LAND MARKED IN THE LAYOUT SHALL BE DONE AS PER TECHNICAL REQUIREMENT AND ITS SUITABILITY. ANY MODIFICATION REQUIRED ON ACCOUNT OF TECHNICAL REQUIREMENT SHALL BE DONE APPROAPRIATLY.
8. RAIN WATER HARVSTING MARKED IN THE LAYOUT SHALL BE UTLISE AS PER TECHNICAL REQUIREMENT AND ITS SUITABILITY. ANY MODIFICATION REQUIRED ON ACCOUNT OF TECHNICAL REQUIREMENT SHALL BE DONE APPROPRIATLY.
9. AS PER PROPOSAL OF UNIT OFFICE , PARCEL FOR RESIDENTIAL/COMMERCIAL FOR KHATEDAR IN LIEU OF CASH COMPENSATION HAS BEEN RESERVED. DETAIL PLANNING SHALL BE DONE AFTER OBTAINING LISTOF KHATEDAR WHO OPT FOR DEVELOPED LAND FROM UNIT OFFICE. .
10. UNIT OFFICE TO SUBMIT THE DEMARCATION PLAN WITH FOR FINAL APPROVAL OF COMPETENT AUTHORITY.
11. THIS DRAWING HAS BEEN APPROVED BY MANAGING DIRECTOR VIDE PARA NO. 40/N ON DATED 05.01.2015 IN UNIT/SECTION FILE.

INDUSTRIAL AREA GUNDI-FATEHPUR

SCHEDULE OF INDUSTRIAL PLOTS

TYPE	S I Z E	AREA	NOs.	SET BACKS FRONT	SIDE I	SIDE II	REAR
E	50.00X80.00	4000	95	6.00	3.00	3.00	3.00
F	30.00X65.00	2000	34	5.00	3.00	3.00	3.00
G	30.00X50.00	1500	205	5.00	3.00	-	2.50
G.1	25.00X40.00	1000	05	3.00	3.00	-	1.20
H	20.00X35.00	700	25	3.00	3.00	-	1.20
TOTAL NOs. OF PLOTS			364				

SCHEDULE OF COMMERCIAL PLOTS

TYPE	S I Z E	AREA	NOs.	SET BACKS FRONT	SIDE I	SIDE II	REAR
CA	30.00 X 50.00	1500.00	12	9.00	4.50	4.50	4.50
TOTAL NOs. OF PLOTS			12				

LAND USE

PARTICULARS	AREA (IN HECTARE)	%AGE
TOTAL AREA UNDER SCHEME (AS PER REVENUE RECORD)	159.410	
TOTAL AREA UNDER SCHEME (AS PER PHYSICAL SURVEY)	157.637	100%
AREA UNDER SH & 18MT. WIDE ROAD	1.328	0.84
AREA UNDER INDUSTRIAL PLOTS	77.965	49.46
PARCEL OF LAND RESERVED FOR KHATEDARS IN LIEU OF CASH COMPANSATION (RESIDENTIAL)	17.028	10.80
AREA UNDER COMMERCIAL	5.365	3.41
AREA UNDER SERVICES	4.764	3.02
AREA UNDER DUMPING YARD/SOLID WASTE	9.910	6.28
OPEN GREEN BUFFER 1.127 OPEN FOR PLANTATION 7.156	8.283	5.26
AREA UNDER NALLAH	2.376	1.51
AREA UNDER ROADS	30.618	19.42
GRAND TOTAL	157.637	

TENTATIVE LAY OUT PLAN OF INDUSTRIAL AREA GUNDI-FATEHPUR TEHSIL RAMGANJMANDI DISTRICT KOTA

SCALE : 1 cm.= 40.00 mtr.

DRG. NO.

IPI / 1144 / 2015 DT.07-01-15

(P K SHARMA)
PLANNING ASSISTANT

(SANJAY M. WAGHMARE)
Sr. TOWN PLANNER

RIICO