

# INDUSTRIAL AREA TALAB GAON

## SCHEDULE OF INDUSTRIAL PLOTS

TYPE	S I Z E	AREA	NOs.	SET BACKS			
				FRONT	SIDE I	SIDE II	REAR
H	20.00X35.00	700	36	3.00	3.00	-	1.20
H1	20.00X25.00	500	72	3.00	3.00	-	1.20
J	12.50X20.00	250	83	3.00	1.50	-	1.20
<b>TOTAL NOs. OF PLOTS</b>			<b>191</b>				

## SCHEDULE OF COMMERCIAL PLOTS

TYPE	S I Z E	AREA	NOs.	SET BACKS
				BUILDING PARAMETERS FOR COMMERCIAL PLOTS AS PER RICCO BUILDING REGULATION - 2021
CP	20.00X35.00	700.00	01	DRG. NO. IPI/74/82 DT.24.04.82
S	5.00 X 10.00 <small>(INCLUDING 1.50 MT. WIDE PLATFORM)</small>	50.00	24	DRG. NO. IPI/74/79
S1	3.00X7.50 <small>(INCLUDING 1.50 MT. WIDE PLATFORM)</small>	22.50	39	
<b>TOTAL NOs. OF PLOTS</b>			<b>64</b>	

## LAND USE

PARTICULARS	AREA (IN HECTARE)	%AGE
TOTAL AREA UNDER SCHEME (AS PER REVENUE RECORD)	17.77	
TOTAL AREA UNDER SCHEME (AS PER PHYSICAL SURVEY )	17.77	100%
AREA UNDER INDUSTRIAL PLOTS	8.832	49.70
AREA UNDER COMMERCIAL	0.525	2.95
AREA UNDER SERVICES (INCLUDING DUMPING YARD & C.F.C.)	1.316	7.41
OPEN H.T. LINE CORRIDOR OPEN FOR PLANTATION	1.191	6.70
AREA UNDER ROADS	5.906	33.24
<b>GRAND TOTAL</b>	<b>17.77</b>	

- NOTES:**
1. THIS PLANNING IS PREPARED ON THE SURVEY RECEIVED FROM UNIT OFFICE AND NOTE DATED 15.09.2021.
  2. 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.
  3. ALLOTMENT OF PLOTS MAY BE DONE AFTER DEMARICATION OF LAND AT SITE. IF THERE IS ANY VARIATION, SAME MAY BE INFORMED TO HO FOR NECESSARY AMENDMENT.
  4. 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.
  5. 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.
  6. UNIT OFFICE MAY TAKE APPROPRIATE ACTION FOR RESERVATION OF CONTIGUOUS 10 PLOTS OF 500 SQM EACH (IN PLACE OF 5 NOS. 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.
  7. 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.
  8. BUILDING PARAMETER FOR NON-INDUSTRIAL PLOTS SHALL BE APPLICABLE AS PER RICCO BUILDING REGULATIONS-2021.
  9. UNIT OFFICE TO SUBMIT THE DEMARICATION PLAN FOR FINAL APPROVAL OF COMPETENT AUTHORITY.
  10. THIS DRAWING HAS BEEN APPROVED BY THE COMMITTEE HEADED BY MD IN MEETING HELD ON .....

## TENTATIVE LAY OUT PLAN OF INDUSTRIAL AREA TALAB GAON TEHSIL HINDOLI DISTRICT BUNDI

SCALE : 1 CM.= 20.00 MTR.      DRG. NO. IPI / / 2021 DT.

BHANU SHANKAR SHARMA SR. DRAUGHTSMAN	
VIKAS RAJ JAIN DY. TOWN PLANNER	
SANJAY WAGHMARE Sr. PLANNING ASSTT.	



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