

# HARSAUR

## SCHEDULE OF INDUSTRIAL PLOTS

TYPE	PLOT SIZE	AREA	NOS.	SETBACKS			
				FRONT	SIDE I	SIDE II	REAR
GI	25.00 X 40.00	1000	04	3.0	3.0	-	1.2
II	20.00 X 35.00	700	34	3.0	3.0	-	1.2
III	20.00 X 25.00	500	54	3.0	3.0	-	1.2
J	12.50 X 20.00	250	47	3.0	1.5	-	1.2
TOTAL NUMBER OF PLOTS				139			

## SCHEDULE OF SHOPS

TYPE	PLOT SIZE	AREA (IN SQM.)	NOS.	SETBACKS
				AS PER RIICO BUILDING REGULATIONS 2021
S	3.00 X 7.50	22.50	14	REFER DWG. NO. IP/466/96
TOTAL NUMBER OF SHOPS				14

## LAND USE SCHEDULE

PARTICULARS	AREA (IN HECT.)	PERCENTAGE
TOTAL AREA UNDER SCHEME (AS PER REVENUE RECORDS)	16.400	-
TOTAL AREA UNDER SCHEME (AS PER PHYSICAL SURVEY)	16.400	-
AREA UNDER PLANNING	16.400	100.0
AREA UNDER INDUSTRIAL PLOTS	6.845	41.74%
AREA UNDER COMMERCIAL	0.088	0.53%
AREA UNDER OPEN	0.608	3.71%
AREA UNDER SERVICES	0.809	4.93%
AREA UNDER FUTURE PLANNING	4.184	25.51%
AREA UNDER ROAD	3.866	23.58%

- NOTE:-
- THIS LAYOUT PLAN HAS BEEN PREPARED ON SURVEY OF LAND AND INFORMATION PROVIDED BY UNIT OFFICE.
  - 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.
  - ALLOTMENT OF PLOTS MAY BE DONE AFTER DEMARICATION OF LAND AT SITE. IF THERE IS ANY VARIATION, SAME MAY BE INFORMED TO HQ FOR NECESSARY AMENDMENT.
  - AS LAND IS ALLOTTED AFTER 63.98 M TO 83.2 M FROM THE CENTER OF STATE HIGHWAY, THEREFORE, UNIT OFFICE SHALL GET THE LAND ALLOTTED FACING STATE HIGHWAY LEAVING ROW. LAND UNDER FUTURE PLANNING SHALL BE PLANNED AFTER GETTING SAID LAND.
  - PRIOR TO ALLOTMENT, UNIT OFFICE SHALL ENSURE THAT ALL THE PLOTS SITUATED NEAR POND ARE NOT BE AFFECTED BY HIGH FLOOD LEVEL (HFL) OF POND.
  - ALL THE L.T. ELECTRIC LINES NOT IN THE ROAD ALIGNMENT SHALL BE SHIFTED FOR 11 KV ELECTRIC LINES (IF ANY), THE ELECTRICITY RULES SHALL BE FOLLOWED.
  - 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.
  - 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.
  - BUILDING PARAMETER FOR NON-INDUSTRIAL PLOTS SHALL BE APPLICABLE AS PER RIICO BUILDING REGULATIONS-2021.
  - UNIT OFFICE TO SUBMIT THE DEMARICATION PLAN FOR FINAL APPROVAL OF COMPETENT AUTHORITY.
  - THIS DRAWING HAS BEEN APPROVED BY COMMITTEE HEADED BY MD IN MEETING HELD ON DATED .....

## TENTATIVE LAY OUT PLAN OF INDUSTRIAL AREA HARSAUR, TEH. DEGANA, DISTRICT NAGAU

SCALE : 1 cm.=20 Mtr. DRG. NO.

(GAYTRI MEENA)  
SR. DRAFTSMAN

(RAKESH VYAS)  
PLANNING ASSISTANT

(VIKAS RAJ JAIN)  
Dy. TOWN PLANNER

(SANJAY M. WAGHMARE)  
Sr. TOWN PLANNER



RIICO

KHASRA NO:-420 AND 517

