

# RALAWAS

★ POSSESSION HAS NOT BEEN YET DUE TO COURT STAY

**NOTES:**

1. THIS LAYOUT PLAN HAS BEEN PREPARED ON SURVEY OF LAND AND INFORMATION PROVIDED BY UNIT OFFICE.
2. SINCE, LAND IS TO BE TAKEN IN POSSESSION, THEREFORE, IF THE LAND IS IN VARIANCE WITH ALLOTTED, SAME SHALL BE INTIMATED BY UNIT OFFICE TO HO AND PLANNING MAY BE REVISED ACCORDINGLY.
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. AS PER PHYSICAL SURVEY THE LAND IS LESS COMPARED TO LAND AS PER REVENUE RECORD, UNIT OFFICE MAY TAKE APPROPRIATE ACTION FOR THE LESS LAND.
5. 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.
6. 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.
7. 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.
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 SUITABILITY, ANY MODIFICATION REQUIRED ON ACCOUNT OF TECHNICAL REQUIREMENT SHALL BE DONE APPROPRIATELY.
9. UNIT OFFICE MAY TAKE APPROPRIATE ACTION FOR RESERVATION OF CONTIGUOUS 5 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.
10. 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.
11. BUILDING PARAMETER FOR NON-INDUSTRIAL PLOTS SHALL BE APPLICABLE AS PER RICO BUILDING REGULATIONS-2021.
12. UNIT OFFICE TO SUBMIT THE DEMARCATION PLAN FOR FINAL APPROVAL OF COMPETENT AUTHORITY.
13. THIS DRAWING SUPERSEDED EARLIER APPROVED DRAWING NO. IPI/17/22/2021 DATED 10.09.2021.
13. THIS DRAWING HAS BEEN APPROVED BY COMMITTEE HEADED BY MD IN MEETING HELD ON DATED 27.07.2023.

**SCHEDULE OF PLOTS**

TYPE	SIZE (IN METER)	AREA (IN SQ.MT.)	Nos.	SET BACKS			
				FRONT	SIDE	REAR	REAR
SP	AS PER SITE	AS PER SITE	03	7.50	4.50	4.50	4.50
SP1	100 X 125	12500	03	7.50	4.50	4.50	4.50
A	80 X 125	10000	06	6.00	4.50	4.50	4.50
B	80 X 100	8000	02	6.00	4.50	4.50	4.50
C	60 X 100	6000	02	6.00	4.50	4.50	4.50
D	50 X 100	5000	03	6.00	4.50	4.50	4.50
F	30 X 85	2550	19	5.00	3.00	3.00	3.00
G	30 X 50	1500	30	5.00	3.00	-	2.50
G1	25 X 40	1000	62	3.00	3.00	-	1.20
H	20 X 35	700	42	3.00	3.00	-	1.20
H1	20 X 25	500	25	3.00	3.00	-	1.20
J	12.50 X 20	250	40	3.00	1.50	-	1.20
WH	50 X 100	5000	04	6.00	4.50	4.50	4.50
TOTAL NOS. OF PLOTS			241				

**LAND USE**

PARTICULARS	AREA (IN HECTARE)	PERCENTAGE
TOTAL AREA UNDER SCHEME (AS PER REVENUE RECORD)	82.125	
TOTAL AREA UNDER SCHEME (AS PER PHYSICAL SURVEY) (EXCLUDING GRAM PANCHAYAT LAND i.e. 1.28 HECT.)	80.196	
AREA UNDER SCHEME	80.196	100.00
AREA UNDER INDUSTRIAL PLOTS	45.852	57.17
AREA UNDER COMMERCIAL	0.905	1.13
AREA UNDER SERVICES (INCLUDING DUMPING YARD)	5.230	6.52
AREA UNDER OPEN/GREEN	6.797	8.48
AREA UNDER H. T. CORRIDOR	1.022	
AREA UNDER ROADS	21.412	26.70

★ HIGH MAST LOCATION (2 Nos.)

**TENTATIVE LAY OUT PLAN OF INDUSTRIAL AREA RALAWAS, DIST. DAUSA**

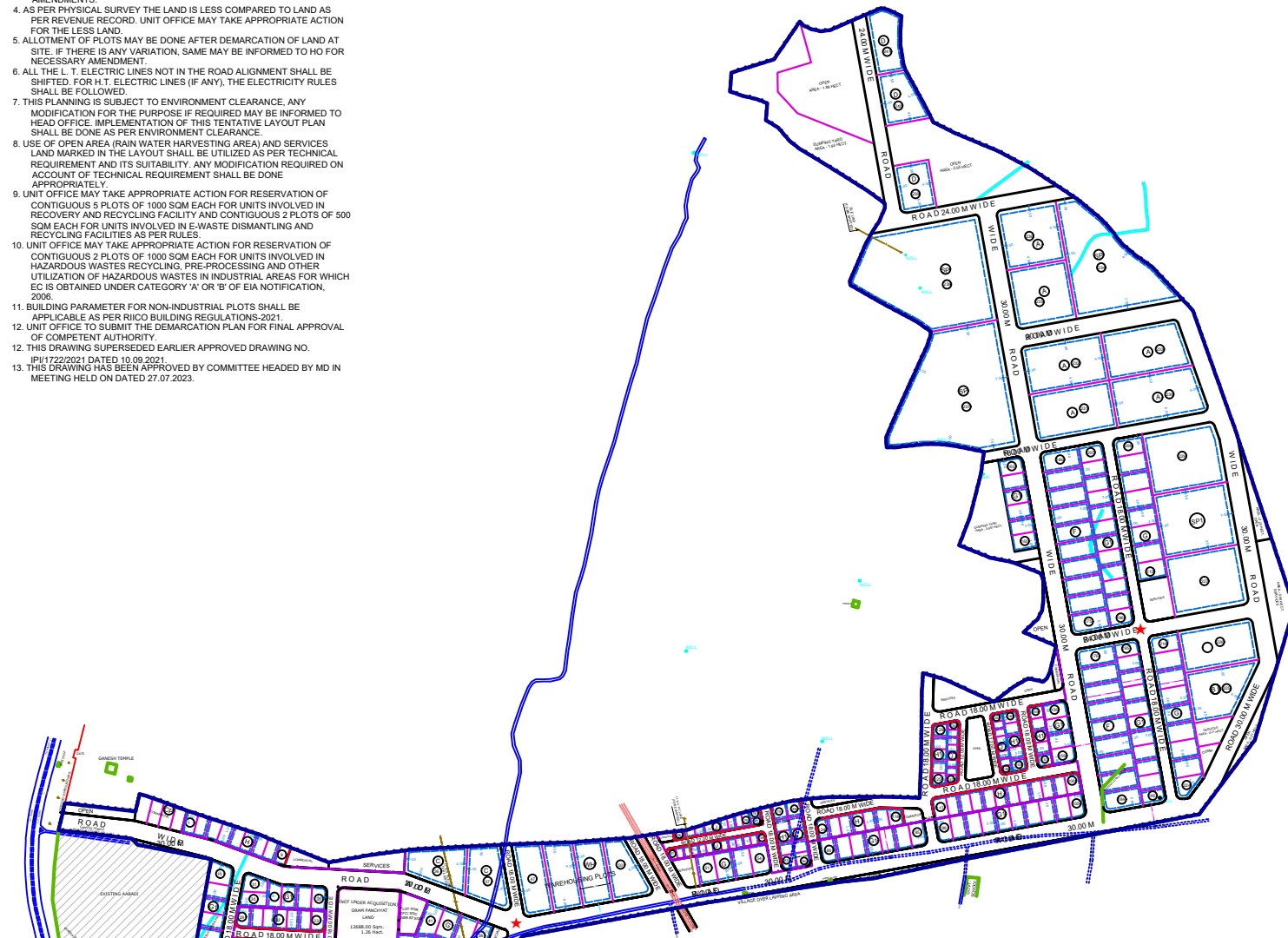
SCALE : 1 cm. = 40.00 mtr. DRG. NO. IPI/1963/2023 DT. 10.08.2023

(GAYTRI MEENA)  
SR. DRAUGHTSMAN

(RAKESH VYAS)  
PLANNING ASSISTANT

(VIKAS RAJ JAIN)  
DEPUTY TOWN PLANNER

(SANJAY M. WAGHMARE)  
SR. TOWN PLANNER



PARTICULARS	AREA (IN HECTARE)	NO. OF PLOTS	SALABLE AREA (IN HECTARE)
MSE	10.241	107	5.424
GENERAL	69.955	134	40.428

**RIICO**