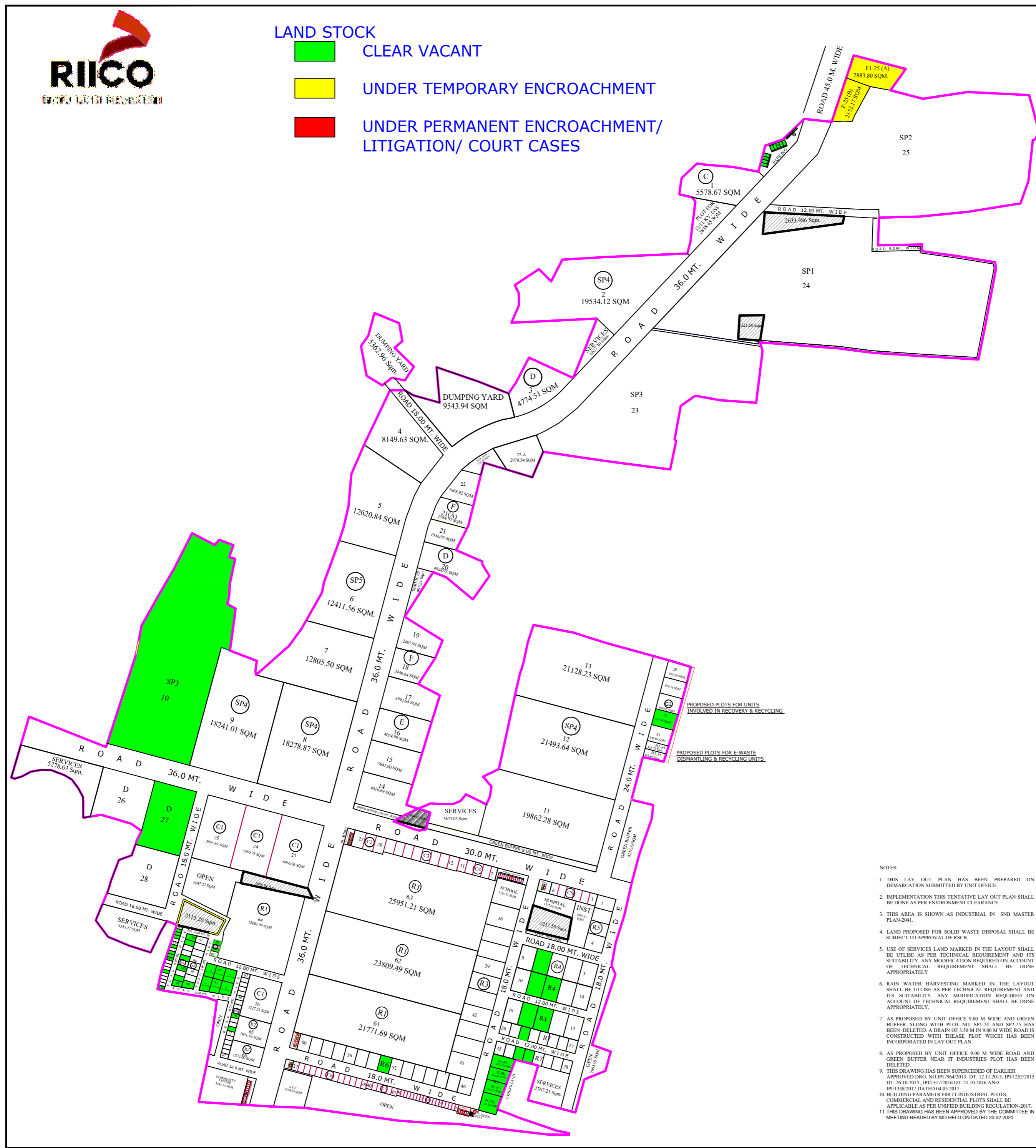




- LAND STOCK**
- CLEAR VACANT
 - UNDER TEMPORARY ENCROACHMENT
 - UNDER PERMANENT ENCROACHMENT/ LITIGATION/ COURT CASES



KOLILA JOGA

SCHEDULE OF INDUSTRIAL PLOTS

S.NO	SIZE IN METER	AREA	NOS.	SET BACKS		
				FRONT	SIDE	REAR
SP1	AS PER SITE	ABOVE 15 ACRE	01	9.00	9.00	9.00
SP2	AS PER SITE	ABOUT 11 ACRE	01	7.50	4.50	4.50
SP3	AS PER SITE	ABOUT 9 ACRE	02	7.50	4.50	4.50
SP4	AS PER SITE	ABOUT 5 ACRE	06	7.50	4.50	4.50
SP5	AS PER SITE	ABOUT 3 ACRE	04	7.50	4.50	4.50
D	AS PER SITE	ABOUT 5000 SQ. MT.	05	6.00	4.00	4.00
E	AS PER SITE	ABOUT 4000 SQ. MT.	04	6.00	4.00	4.00
E1	AS PER SITE	ABOUT 2883.80 SQ. MT.	01	6.00	3.00	3.00
F	AS PER SITE	ABOUT 2883.80 SQ. MT.	07	6.00	3.00	3.00
G1	AS PER SITE	ABOUT 850 SQ. MT.	05	3.00	3.00	1.20
H1	AS PER SITE	ABOUT 450 SQ. MT.	02	3.00	3.00	1.20
TOTAL NO. OF PLOTS				39		

SCHEDULE OF RESIDENTIAL PLOTS

S.NO	SIZE IN METER	AREA IN SQ. MT.	NOS.	SET BACKS		
				FRONT	SIDE	REAR
R1	AS PER SITE	AS PER SITE	04	9.00	9.00	9.00
R2	AS PER SITE	AS PER SITE	02	9.00	6.00	6.00
R3	25.00x45.00	1125	10	3.00	4.50	4.50
R4	24.00x36.00	864	15	3.00	4.50	4.50
R5	20.00x28.00	560	08	3.00	3.00	3.00
R6	18.00x25.00	450	15	3.00	3.00	3.00
R7	15.00x20.00	300	22	3.00	3.00	3.00
R8	10.00x18.00	180	08	3.00	-	2.00
R9	8.00x15.00	120	10	3.00	-	1.50
R10	7.00x12.00	84	24	3.00	-	-
R11	5.00x10.00	50	20	3.00	-	-
TOTAL NO. OF PLOTS				138		

SCHEDULE OF COMMERCIAL PLOT/ SHOPS

S.NO	SIZE IN METER	AREA IN SQ. MT.	NOS.	SET BACKS		
				FRONT	SIDE	REAR
C1	AS PER SITE	AS PER SITE	04	9.00	9.00	9.00
C2	16.00x25.00	400	03	6.00	3.00	3.00
C3	14.00x21.00	294	08	6.00	3.00	3.00
C4	12.50x20.00	250	05	6.00	3.00	3.00
C5	12.00x18.00	216	06	6.00	-	2.00
C6	9.00x14.00	126	13	3.00	-	1.50
C7	7.50x12.00	90	06	3.00	-	-
C8	5.00x10.00	50	28	3.00	-	-
S1	3.00x7.50	22.50	13	REF. DR. NO. IPI/466/86		
S2	3.00x6.00	18	18	REF. DR. NO. IPI/466/86		
S3	3.00x4.50	13.50	16	REF. DR. NO. IPI/741/79		
S4	3.00x3.00	9	16	REF. DR. NO. IPI/742/79		
TOTAL NO. OF SHOPS/PLOTS				136		

LAND USE

PARTICULARS	AREA (IN HECTARE)	PERCENTAGE
TOTAL AREA UNDER SCHEME + UNUTILIZED AVAILABLE LAND ACQUIRED FOR ROAD	84.172	100
AREA UNDER INDUSTRIAL PLOT	44.598	52.75
AREA UNDER RESIDENTIAL PLOT	13.715	16.29
AREA UNDER COMMERCIAL PLOTS/SHOPS	03.819	3.79
AREA UNDER INSTITUTE PLOT	0.188	0.22
AREA UNDER FACILITIES	0.650	0.77
(A) COMMUNITY CENTRE	0.324	0.39
(B) SCHOOL	0.173	0.21
(C) HOSPITAL	0.153	0.18
AREA UNDER SERVICES	03.772	4.48
OPEN / GREEN BUFFER	02.797	3.32
AREA UNDER ROAD	14.590	17.33
AREA UNDER S.T.P.	0.243	0.29

PORTION NOT UNDER ACQUISITION

- NOTES:**
- THIS LAY OUT PLAN HAS BEEN PREPARED ON DEMARCATION SUBMITTED BY UNIT OFFICE.
 - IMPLEMENTATION THIS TENTATIVE LAY OUT PLAN SHALL BE DONE AS PER ENVIRONMENT CLEARANCE.
 - THIS AREA IS SHOWN AS INDUSTRIAL IN SNB MASTER PLAN-2041.
 - LAND PROPOSED FOR SOLID WASTE DISPOSAL SHALL BE SUBJECT TO APPROVAL OF RSCB.
 - USE OF SERVICES LAND MARKED IN THE LAYOUT SHALL BE UTILISE AS PER TECHNICAL REQUIREMENT AND ITS SUITABILITY. ANY MODIFICATION REQUIRED ON ACCOUNT OF TECHNICAL REQUIREMENT SHALL BE DONE APPROPRIATELY.
 - RAIN WATER HARVESTING MARKED IN THE LAYOUT SHALL BE UTILISE AS PER TECHNICAL REQUIREMENT AND ITS SUITABILITY. ANY MODIFICATION REQUIRED ON ACCOUNT OF TECHNICAL REQUIREMENT SHALL BE DONE APPROPRIATELY.
 - AS PROPOSED BY UNIT OFFICE 9.00 M WIDE ROAD AND GREEN BUFFER ALONG WITH PLOT NO. SP1-24 AND SP2-25 HAS BEEN DELETED. A DRAIN OF 3.50 M IN 9.00 M WIDE ROAD IS CONSTRUCTED WITH THESE PLOT WHICH HAS BEEN INCORPORATED IN LAY OUT PLAN.
 - AS PROPOSED BY UNIT OFFICE 9.00 M WIDE ROAD AND GREEN BUFFER NEAR IT INDUSTRIES PLOT HAS BEEN DELETED.
 - THIS DRAWING HAS BEEN SUPERCEDED OF EARLIER APPROVED DRG. NO. IPI/864/2013 DT. 12.11.2013, IPI/152/2015 DT. 26.10.2015, IPI/1317/2016 DT. 21.10.2016 AND IPI/1336/2017 DATED 04.05.2017.
 - BUILDING PARAMETER FOR INDUSTRIAL PLOTS, COMMERCIAL AND RESIDENTIAL PLOTS SHALL BE APPLICABLE AS PER UNIFIED BUILDING REGULATION-2017.
 - THIS DRAWING HAS BEEN APPROVED BY THE COMMITTEE IN MEETING HEADED BY MD HELD ON DATED 20.02.2020.

FINAL LAY OUT PLAN OF INDUSTRIAL AREA KOLILA JOGA DISTT. ALWAR (Raj.)

SCALE : 1 cm. = 20.00 mtr. DRG. NO. IPI/1559/2020 DT. 26.02.2020

(VISHAL MATHUR)
SR. DRAUGHTSMAN

(VIKAS RAJ JAIN)
ASST. TOWN PLANNER

(SANJAY M. WAGHMARE)
SR. TOWN PLANNER

