

KOTARA

SCHEDULE OF INDUSTRIAL PLOTS

TYPE	S I Z E	AREA	NOS.	SET BACKS			
				FRONT	SIDE I	SIDE II	REAR
E	50.00X80.00	4000	04	6.00	3.00	3.00	3.00
F	30.00X65.00	2000	63	5.00	3.00	3.00	3.00
G	30.00X50.00	1500	38	5.00	3.00	-	2.50
G1	25.00X40.00	1000	35	3.00	3.00	-	1.20
H	20.00X35.00	700	26	3.00	3.00	-	1.20
H1	20.00X25.00	500	18	3.00	3.00	-	1.20
J	12.50X20.00	250	52	3.00	1.50	-	1.20
WH	30.00X65.00	4000	04	6.00	3.00	3.00	3.00
TOTAL NOS. OF PLOTS			240				

SCHEDULE OF COMMERCIAL PLOTS

TYPE	S I Z E	AREA (IN SQ. MT.)	NOS.	SET BACKS			
				FRONT	SIDE I	SIDE II	REAR
CA	25.00X40.00	1000	05	4.5/6.00	4.5	4.5	4.5

LAND USE

PARTICULARS	AREA (IN HECTARE)	%AGE
TOTAL AREA UNDER SCHEME (AS PER REVENUE RECORD)	242.34	
LAND UNDER POSSESSION AS PER PHYSICAL SURVEY	110.00	
AREA UNDER PLANNING IN PHASE-I	49.902	100
AREA UNDER INDUSTRIAL PLOTS	29.366	58.85
AREA UNDER COMMERCIAL	1.569	3.14
A. COMMERCIAL(PLOTS/SHOPS/KIOSK)	1.464	
B. BANK	0.053	
C. WEIGH BRIDGE	0.052	
AREA UNDER SERVICES	2.587	5.19
A. SERVICES	1.448	
B. DISPENSARY	0.063	
C. POLICE STATION	0.050	
D. DUMPING YARD	1.026	
AREA UNDER OPEN/ GREEN	3.220	6.45
AREA UNDER ROAD	13.160	26.37

NOTE: GREEN AREA UNDER ROAD SECTION 5.305 HECT.

TENTATIVE LAY OUT PLAN OF INDUSTRIAL AREA KOTARA TEH. BASEDI DISTT. DHOLPUR

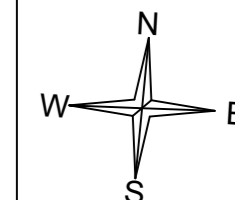
SCALE : 1 cm. = 40.00 mtr.

DRG. NO.

(VISHAL MATHUR)
PLANNING ASSISTANT

(VIKAS RAJ JAIN)
ASSTT. TOWN PLANNER

(SANJAY M. WAGHMARE)
SR. TOWN PLANNER



RIICO

LEGEND:



GREEN (CLEAR VACANT PLOTS)



YELLOW (PLOT UNDER TEMPORARY ENCROACHMENT)



RED (PLOT UNDER ENCROACHMENT / DISPUTE)

NOTES:

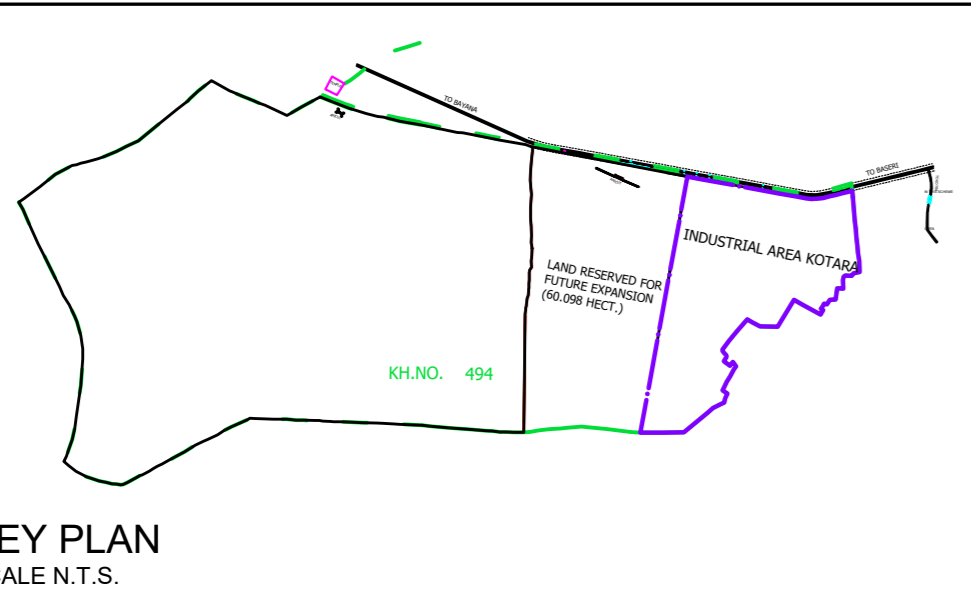
- Plots (G1-205 to G1-209) reserved for unit involved in recovery & recycling facilities by unit office order no 1390-1398 dated 26-10-21.
- Plots (H1-171 to H1-172) reserved for unit involved in E-waste dismantling & recycling facilities by unit office order no 1390-1398 dated 26-10-21.
- Total 11 Plots (F-15,F-228,F-160 (Each 2000 sqm), G-137,G-149 (Each 1500 sqm) G1-195 (Each 1000 sqm), H-185 (Each 700 sqm), H1-39 (Each 500 sqm), J-39, J-88, J-42 (Each 250 sqm)) reserved for SC/ST candidates by minute dated 24-01-22.
- Total 11 Plots (F-126,F-227,F-236 (Each 2000 sqm), G-139,G-221 (Each 1500 sqm) G1-200 (Each 1000 sqm), H-180 (Each 700 sqm), H1-71 (Each 500 sqm), J-79, J-68, J-65 (Each 250 sqm)) reserved for Woman enterprises candidates by minute dated 24-01-22.
- Total 07 Plots (F-130,F-230(Each 2000 sqm), G-222 (Each 1500 sqm) G1-98 (Each 1000 sqm), H-183 (Each 700.0 sqm), J-80, J-84 (Each 250 sqm)) reserved for disable person by minute dated 24-01-22.
- Total 05 Plots (F-101(2000 sqm), G-210(1500 sqm) G1-99 (1000 sqm), H-31 (Each 700 sqm), J-60(250 sqm)) reserved for Ex- Service man candidates by minute dated 24-01-22.
- Total 02 Plots (F-234(2000 sqm), J-67 (Each 250 sqm)) reserved for SC/ST candidates by minute dated 24-01-22.

NOTES:

- 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.
- AS PROPOSED BY UNIT OFFICE PLANNING OF FIRST PHASE HAS BEEN DONE ON AREA MEASURING 49.902 HECT. OUT OF TOTAL LAND 242.34 HECT.
- 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.
- 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.
- 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.
- 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.
- CONSENT FROM RSPCB MAY BE OBTAINED FOR PROPOSED AREA FOR DUMPING YARD BEFORE ALLOTMENT/USE, IF REQUIRED.
- 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.
- 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.
- BUILDING PARAMETER FOR NON-INDUSTRIAL PLOTS SHALL BE APPLICABLE AS PER RIICO BUILDING REGULATIONS-2018.
- UNIT OFFICE TO SUBMIT THE DEMARCATION PLAN FOR FINAL APPROVAL OF COMPETENT AUTHORITY.
- THIS DRAWING HAS BEEN APPROVED BY MANAGING DIRECTOR

KEY PLAN

SCALE N.T.S.



TO BAYANA

TO BASERI

TO KOTRA

LAND RESERVED FOR FUTURE EXPANSION (60.098 HECT.)

