LEGEND:

SCHEME BOUNDARY — — —

PLOT VACANT SHOWN THIS

INDUSTRIAL AREA BANDAPUR (CHOPANKI EXTENSION)

SCHEDULE OF INDUSTRIAL PLOTS

TYPE	S I Z E	AREA IN SQM	NOs.	SET BACKS			
				FRONT	SIDE I	SIDE II	REAR
B	AS PER SITE	8069.82 TO 9980.80	02	6.00	4.50	4.50	4.50
C	AS PER SITE	6018.31 TO 7116.20	10	6.00	4.50	4.50	4.50
D	AS PER SITE	4578.57	01	6.00	4.50	4.50	4.50
E	AS PER SITE	3566.20 & 3778.22	02	6.00	3.00	3.00	3.00
E1	AS PER SITE	2464.42 & 2612.68	02	5.00	3.00	3.00	3.00
G	AS PER SITE	1220.22 & 3162.71	03	500	3.00	-	2.50
G1	AS PER SITE	816.03 TO 1769.33	12	3.00	3.00	-	1.20
TOTAL NOs. OF PLOTS			32				

SCHEDULE OF RESIDENTIAL PLOTS

TYPE	S I Z E	AREA	NOs.	SET BACKS			
				FRONT	SIDE I	SIDE II	REAR
RA	AS PER SITE	3098.01	01	3.00	9.00	9.00	9.00
TOTAL NOs. OF PLOTS			01				

LAND USE

| PARTICULARS	AREA (IN HECTARE)	%AGE
TOTAL AREA UNDER SCHEME (AS PER REVENUE RECORD) INCLUDING LAND UNDER NADI, NALA JOHAD KHASARA AND UNAPPROACHABLE LAND AT WEST SIDE)	30.50	
TOTAL AREA UNDER SCHEME (AS PER REVENUE RECORD) EXCLUDING LAND UNDER NADI, NALA JOHAD KHASARA AND UNAPPROACHABLE LAND AT WEST SIDE)	24.54	
TOTAL AREA UNDER SCHEME (AS PER PHYSICAL SURVEY) EXCLUDING LAND UNDER NADI, NALA JOHAD KHASARA AND UNAPPROACHABLE LAND AT WEST SIDE)	25.30	100%
AREA UNDER INDUSTRIAL PLOTS	11.805	46.66
AREA UNDER RESIDENTIAL PLOTS	0.309	1.22
AREA UNDER COMMERCIAL	0.209	0.82
AREA UNDER SERVICES	1.541	6.09
AREA UNDER OPEN	1.483	5.86
AREA UNDER ROADS	6.303	24.92
AREA UNDER FUTURE PLANNING	3.650	14.43

AREA UNDER NADI ,NALA, JOHAD SHOWN THUS

TENTATIVE REVISED LAY OUT PLAN OF INDUSTRIAL AREA BANDAPUR (CHOPANKI EXTENSION),BHIWADI

SCALE : 1 cm.= 40.00 mtr.	DRG. NO.	IPI/1625/2020 DT. 20.07.2020

(VISHAL MATHUR)
SR. DRAUGHTSMAN

(VIKAS RAJ JAIN)
ASSTT. TOWN PLANNER

(SANJAY M. WAGHMARE)
SR. TOWN PLANNER
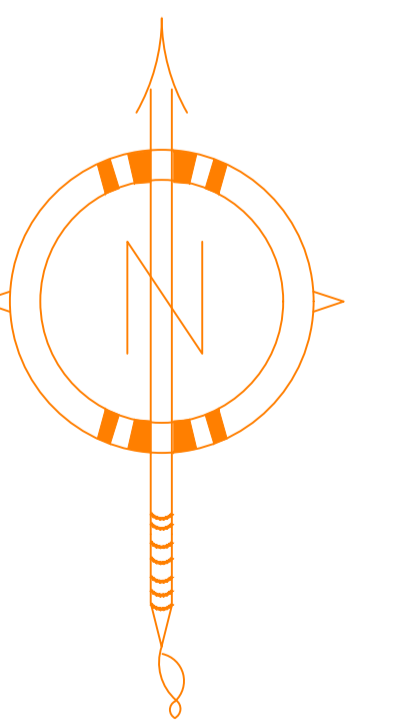
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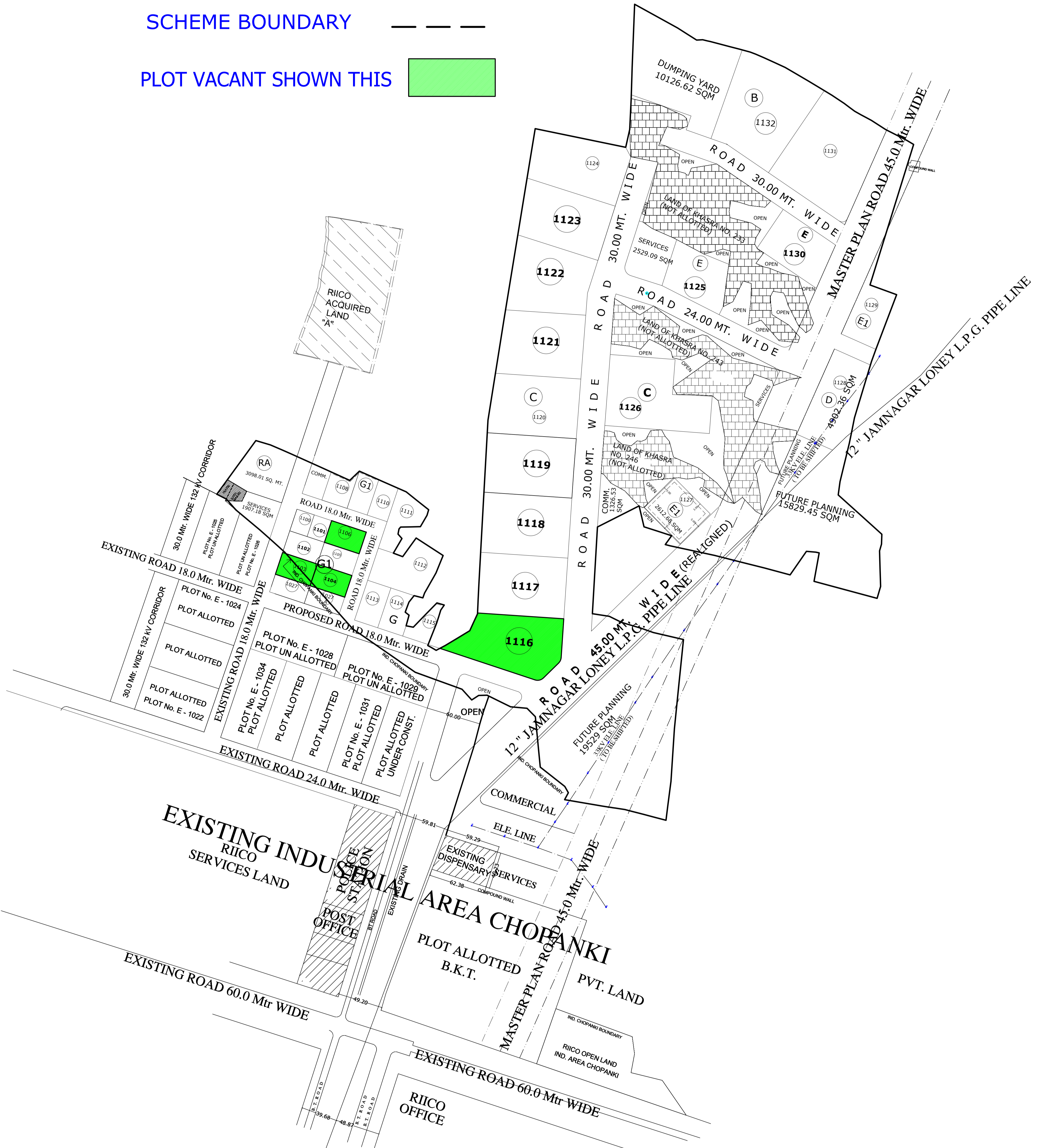
NOTES:

1. UNIT OFFICE SHALL CHECK THE DIFFERENCE OF THE LAND AREA AS PER REVENUE RECORD AND AREA SURVEYED AND SHALL TAKE NECESSARY ACTION. SAME SHALL ALSO BE INTIMATED TO HO.

2. ALLOTMENT OF PLOTS SHALL BE DONE ONLY AFTER DEMARCATION AT SITE. IF THERE IS ANY VARIATION, SAME MAY BE INFORMED TO HO FOR NECESSARY AMENDMENT.

3. ALL THE EXISTING ELECTRIC LINES, WHICH ARE NOT IN THE ALIGNMENT OF THE PLANNED ROADS, SHALL BE GOT SHIFTED BEFORE ALLOTMENT OF PLOTS.

4. PROPOSED MASTER PLAN ROAD PASSING THROUGH THIS AREA IS PROPOSED TO REALIGNED AT SOUTHERN END AS IT IS PASSING THROUGH ALLOTTED PLOT AT CHOPANKI INDUSTRIAL AREA. PROPOSED REALIGNMENT OF MASTER PLAN ROAD IS SUBJECT TO APPROVAL OF MODIFICATION OF ROAD NETWORK IN MASTER PLAN. UNIT OFFICE HAS TO TAKE APPROPRIATE ACTION IN THIS REGARDS.

5. TO FORMULATE AN INTEGRATED PLAN, ADJOINING UNUTILIZED LAND NEAR UN-ALLOTTED INDUSTRIAL PLOTS AND ICD PLOT AT INDUSTRIAL AREA CHOPANKI IS ALSO RE-PLANNED. LAND UNDER DISPENSARY HAS BEEN SHOWN AS PER SURVEY RECEIVED. HOWEVER, UNIT OFFICE HAS TO TAKE APPROPRIATE ACTION AS THE LAND WAS NOT ALLOTTED TO HEALTH DEPARTMENT.

6. PART LAND AREAS OF SOME PLANNED PLOTS ARE FALLING IN CHOPANKI INDUSTRIAL AREA AS WELL AS IN BANDAPUR INDUSTRIAL AREA. THEREFORE, IT IS PROPOSED THAT 3 NOS. OF PLOTS OF G1 TYPE I.E. PLOT NO. 1103, 1104, 1027(A) SHALL BE ALLOTTED IN BANDAPUR INDUSTRIAL AREA. PLOT NOS. 1027 & 1029 SHALL BE ALLOTTED IN CHOPANKI INDUSTRIAL AREA. ONLY PART AREA OF THESE PLOTS FALLING IN BANDAPUR INDUSTRIAL AREA HAS BEEN TAKEN IN LAND USE SCHEDULE.

7. UNIT OFFICE BEFORE IMPLEMENTATION MAY CONSULT UIT, BHIWADI FOR ROAD ALIGNMENT.

8. USE OF SERVICES/OPEN (RAIN WATER HARVESTING) AREA LAND MARKED IN THE LAYOUT PLAN SHALL BE UTILIZED AS PER TECHNICAL REQUIREMENT AND ITS SUITABILITY. ANY MODIFICATION REQUIRED ON ACCOUNT OF TECHNICAL REQUIREMENT SHALL BE GOT DONE.

9. IN THIS LAYOUT PLAN, PLOT NUMBERS HAS BEEN STARTED FROM 1100

10. UNIT OFFICE HAS TO SUBMIT THE DEMARCATION PLAN FOR FINAL APPROVAL OF COMPETENT AUTHORITY

11. THIS DRAWING HAS SUPERSEDED EARLIER APPROVED DRAWING NO. IPI/1126/2014 DATED 08.09.2014

12. UNIT OFFICE SHALL 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

13. THIS DRAWING HAS BEEN APPROVED BY THE COMMITTEE IN MEETING HEADED BY MD HELD ON DATED 09.07.2020

KEY LOCATION PLAN
NOT TO SCALE