






DATE:- 20-05-24

LEGEND:

-  SCHEME BOUNDARY
-  CLEAR VACANT PLOTS
-  PLOTS UNDER TEMPORARY ENCROACHMENT
-  PLOT UNDER ENCROACHMENT/ DISPUTE/ COURT CASE
-  PLOT UNDER PROCESS OF REVISED PLANNING

- NOTES:
- THIS LAYOUT PLAN IS PREPARED ON THE BASIS OF CONCEPTUAL PLAN AND REPORT SUBMITTED BY RSPCB, HENCE, MODIFIED LAYOUT PLAN MAY BE CHECKED BY THEM.
 - 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.
 - 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 DEMARCATION OF LAND AT SITE, IF THERE IS ANY VARIATION, SAME MAY BE INFORMED TO HO FOR NECESSARY AMENDMENT.
 - PRIOR TO ALLOTMENT, UNIT OFFICE SHALL ENSURE THAT ALL THE PLOTS SITUATED NEAR WATER POND/CANAL ARE NOT BE AFFECTED BY HIGH FLOOD LEVEL (HFL) OF WATER POND/CANAL.
 - 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.
 - 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.
 - RESERVATION OF PLOTS FOR UNITS INVOLVED IN RECOVERY AND RECYCLING FACILITY AND UNITS INVOLVED IN E-WASTE DISMANTLING AND RECYCLING FACILITIES IS NOT BE DONE AS THE WHOLE PARK IS FOR WASTE RECYCLING PARK.
 - 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-2021.
 - UNIT OFFICE TO SUBMIT THE DEMARCATION PLAN FOR FINAL APPROVAL OF COMPETENT AUTHORITY.
 - THIS LAY OUT PLAN HAS BEEN APPROVED BY THE COMMITTEE HEADED BY MD IN MEETING HELD ON DATED 03.03.2023



WASTE RECYCLING PARK, THOLAI

SCHEDULE OF INDUSTRIAL PLOTS							
TYPE	S I Z E	AREA	NOs	SET BACKS			
				FRONT	SIDE I	SIDE II	REAR
A	100.00 X 100.00	10,000	06	6.00	4.50	4.50	4.50
D	50.00X100.00	5,000	14	6.00	4.50	4.50	4.50
E1	50.00 X 50.00	2500	26	5.00	3.00	3.00	3.00
G1	25.00X40.00 20.00X50.00	1000	54	3.00	3.00	-	1.20
TOTAL NOs. OF PLOTS			100				

LAND USE		
PARTICULARS	AREA (IN HECTARE)	%AGE
TOTAL AREA UNDER SCHEME (AS PER REVENUE RECORD)	48.21	
TOTAL AREA UNDER SCHEME (AS PER PHYSICAL SURVEY)	48.21	100%
AREA UNDER INDUSTRIAL PLOTS	25.153	52.17
AREA UNDER COMMERCIAL	0.957	1.98
AREA UNDER SERVICES	3.624	7.52
AREA UNDER GREEN/ GREEN BUFFER	6.462	13.40
AREA UNDER ROADS	12.014	24.93

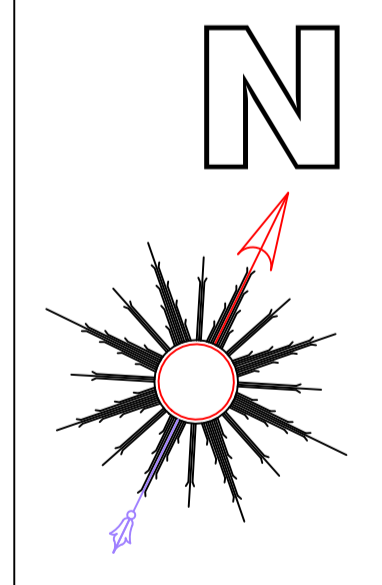
PROPOSED TENTATIVE LAY OUT PLAN OF WASTE RECYCLING PARK AT THOLAI.

SCALE : 1 cm. = 20.00 mtr. DRG. NO. IPI/1902/2023 DT. 14.03.2023

(VISHAL MATHUR)
PLANNING ASSISTANT

(VIKAS RAJ JAIN)
DY. TOWN PLANNER

(SANJAY M. WAGHMARE)
SR. TOWN PLANNER



RIICO