

RIICO

SCHEDULE OF PLOTS

TYPE	S I Z E	AREA	NOS.	SET BACKS			
				FRONT	SIDE I	SIDE II	REAR
SP	AS PER SITE	29,000.00	02	25.00	15.00	15.00	15.00
A	80.00m x 125.00m	10,000.00	04	12.00	7.00	7.00	7.00
C	60.00m x 100.00m	6,000.00	07	10.00	5.00	5.00	5.00
E	50.00m x 80.00m	4,000.00	23	8.00	4.00	4.00	4.00
F	30.00m x 65.00m	2,000.00	69	5.00	3.00	3.00	3.00
G	30.00m x 50.00m	1,500.00	18	5.00	3.00	3.00	3.00
G.I	25.00m x 40.00m	1,000.00	24	5.00	-	3.00	2.50
H	20.00m x 35.00m	700.00	10	4.00	-	3.00	2.00

TOTAL NOS. OF PLOTS 157

SCHEDULE OF RESIDENTIAL PLOTS

TYPE	S I Z E	AREA	NOS.	SET BACKS			
				FRONT	SIDE I	SIDE II	REAR
A	12.50m x 24.00m	300.00	52	4.50	3.00	-	3.00
B	10.00m x 20.00m	200.00	109	4.50	1.50	-	2.50
C	8.00m x 17.00m	136.00	218	3.00	1.50	-	2.50

TOTAL NOS. OF PLOTS 379

LAND USE

TOTAL AREA UNDER SCHEME	417.70 ACRES	415.83 ACRES
AREA UNDER FUTURE PLANNING	201.30 ACRES	
AREA UNDER REVISE PLANNING	214.53 ACRES	100%
AREA UNDER IND. PLOTS	108.44 ACRES	50.55%
AREA UNDER ROADS	45.34 ACRES	21.14%
AREA UNDER SERVICES	10.92 ACRES	5.09%
AREA UNDER OPEN	7.44 ACRES	3.46%
AREA UNDER COMMERCIAL	8.26 ACRES	3.88%
AREA UNDER C.E.T.P.	7.00 ACRES	3.26%
AREA UNDER RESIDENTIAL	27.13 ACRES	12.65%

TENTATIVE PLAN FOR DEMARCATION

**REVISED PROPOSED LAYOUT PLAN
SPLIT GROWTH CENTER, OF KARNI
(EXTENSION KARNI IND. AREA)
Distt : BIKANER, RAJASTHAN.**

SCALE : 1 cm. = 40.00 mtr. DRG. NO. IPI/439/2008 DT. 07.03.2008

(R.S. NIRAWAN) Sr. PLANNING ASSTT. REV.-1 IPI/618/2010 DT. 24.03.2010
REV.-2 IPI/649/2010 DT. 17.06.2010

(R G MAHAWAR) ASSTT. TOWN PLANNER

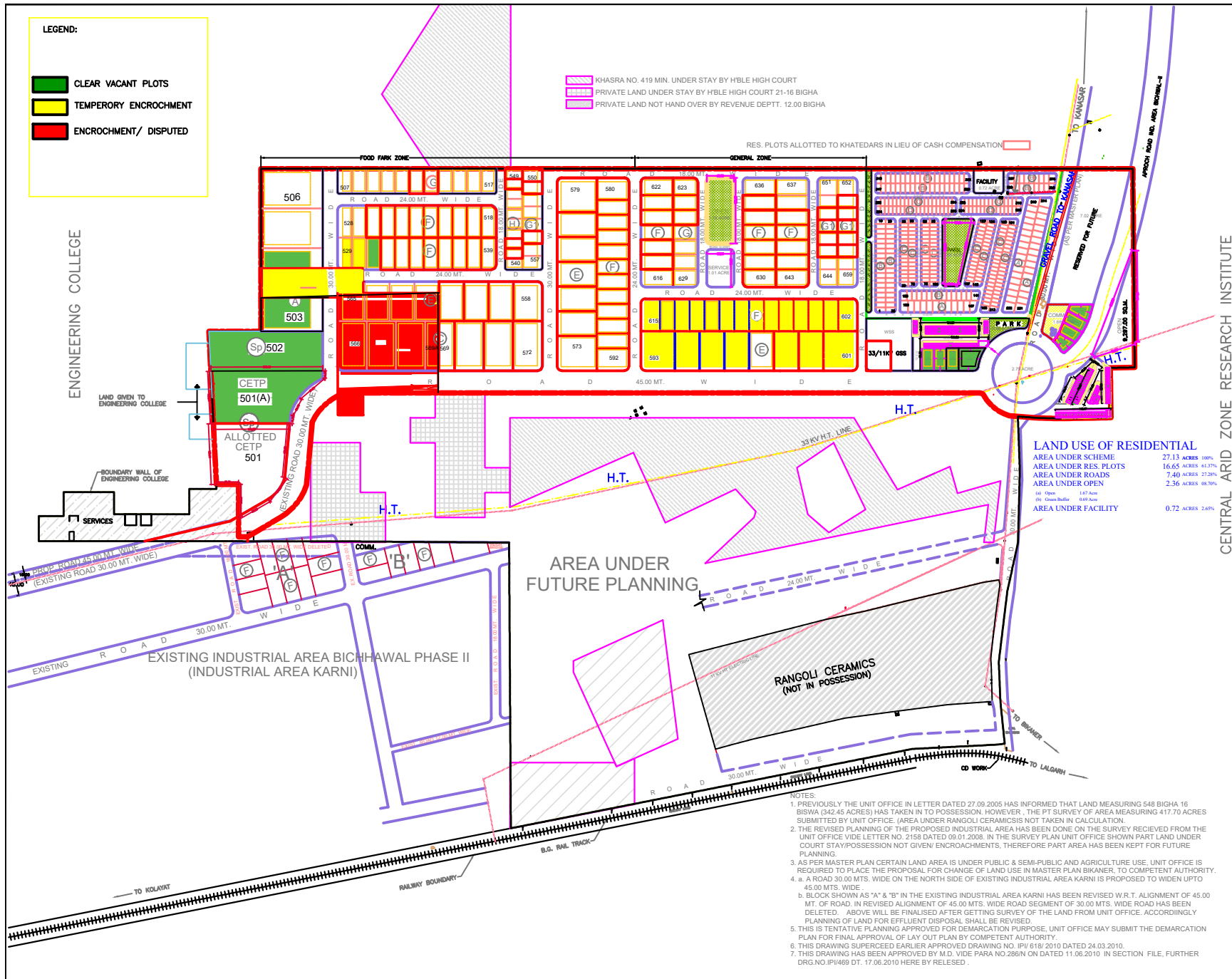
(ANIL KUMAR PATHRIA) DY. TOWN PLANNER



LEGEND:

- CLEAR VACANT PLOTS
- TEMPORARY ENCROACHMENT
- ENCROACHMENT/ DISPUTED

- KHASRA NO. 419 MIN. UNDER STAY BY HBLE HIGH COURT
- PRIVATE LAND UNDER STAY BY HBLE HIGH COURT 21-16 BIGHA
- PRIVATE LAND NOT HAND OVER BY REVENUE DEPTT. 12.00 BIGHA



LAND USE OF RESIDENTIAL

AREA UNDER SCHEME	27.13 ACRES 100%
AREA UNDER RES. PLOTS	16.65 ACRES 61.37%
AREA UNDER ROADS	7.40 ACRES 27.24%
AREA UNDER OPEN	2.36 ACRES 8.70%
Area Open	1.87 Acres
Area Green Buffer	0.69 Acres
Area Under Facility	0.72 ACRES 2.65%

NOTES:

- PREVIOUSLY THE UNIT OFFICE IN LETTER DATED 27.09.2005 HAS INFORMED THAT LAND MEASURING 548 BIGHA 16 BISWA (342.45 ACRES) HAS TAKEN IN TO POSSESSION. HOWEVER, THE PT SURVEY OF AREA MEASURING 417.70 ACRES SUBMITTED BY UNIT OFFICE. (AREA UNDER RANGOLI CERAMICS NOT TAKEN IN CALCULATION).
- THE REVISED PLANNING OF THE PROPOSED INDUSTRIAL AREA HAS BEEN DONE ON THE SURVEY RECEIVED FROM THE UNIT OFFICE VIDE LETTER NO. 2158 DATED 09.01.2008. IN THE SURVEY PLAN UNIT OFFICE SHOWN PART LAND UNDER COURT STAY/POSSESSION NOT GIVEN/ ENCROACHMENTS, THEREFORE PART AREA HAS BEEN KEPT FOR FUTURE PLANNING.
- AS PER MASTER PLAN CERTAIN LAND AREA IS UNDER PUBLIC & SEMI-PUBLIC AND AGRICULTURE USE, UNIT OFFICE IS REQUIRED TO PLACE THE PROPOSAL FOR CHANGE OF LAND USE IN MASTER PLAN BIKANER, TO COMPETENT AUTHORITY.
- a. A ROAD 30.00 MTS. WIDE ON THE NORTH SIDE OF EXISTING INDUSTRIAL AREA KARNI IS PROPOSED TO WIDEN UP TO 45.00 MTS. WIDE.
b. BLOCK SHOWN AS "A" & "B" IN THE EXISTING INDUSTRIAL AREA KARNI HAS BEEN REVISED W.R.T. ALIGNMENT OF 45.00 MT. OF ROAD. IN REVISED ALIGNMENT OF 45.00 MTS. WIDE ROAD SEGMENT OF 30.00 MTS. WIDE ROAD HAS BEEN DELETED. ABOVE WILL BE FINALISED AFTER GETTING SURVEY OF THE LAND FROM UNIT OFFICE. ACCORDINGLY PLANNING OF LAND FOR EFFLUENT DISPOSAL SHALL BE REVISED.
- THIS IS TENTATIVE PLANNING APPROVED FOR DEMARCATION PURPOSE, UNIT OFFICE MAY SUBMIT THE DEMARCATION PLAN FOR FINAL APPROVAL OF LAY OUT PLAN BY COMPETENT AUTHORITY.
- THIS DRAWING SUPERSEED EARLIER APPROVED DRAWING NO. IPI/618/2010 DATED 24.03.2010.
- THIS DRAWING HAS BEEN APPROVED BY M.D. VIDE PARA NO.286IN ON DATED 11.06.2010 IN SECTION FILE, FURTHER DRG.NO.IPI/469 DT. 17.06.2010 HERE BY RELEASED.