

UPDATED ON DATED : 24.09.2024



# CHOSALA

SCHEDULE OF INDUSTRIAL PLOTS						
TYPE	PLOT SIZE	AREA	NOS.	SETBACKS		
				FRONT	SIDE I	SIDE II REAR
F	30.00 X 65.00	2000	1	5.0	3.0	3.0
G	30.00 X 50.00	1500	3	5.0	3.0	2.5
GI	25.00 X 40.00	1000	21	3.0	3.0	1.2
H	20.00 X 35.00	700	36	3.0	3.0	1.2
HI	20.00 X 25.00	500	60	3.0	3.0	1.2
J	12.50 X 20.00	250	39	3.0	1.5	1.2
TOTAL NUMBER OF PLOTS				160		

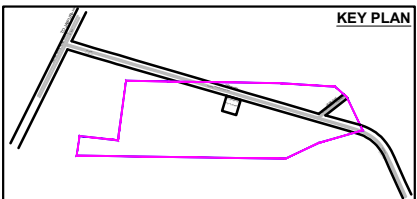
SCHEDULE OF SHOPS				
TYPE	PLOT SIZE	AREA (IN SQM.)	NOS.	SETBACKS
				AS PER RICO BUILDING REGULATIONS 2021
S1	3.00 X 7.50	22.50	13	REFER DWG. NO. IPJ/466/96
TOTAL NUMBER OF SHOPS				13

LAND USE SCHEDULE		
PARTICULARS	AREA (IN HECT.)	PERCENTAGE
TOTAL AREA UNDER SCHEME (AS PER REVENUE RECORDS)	17.700	-
TOTAL AREA UNDER SCHEME (AS PER PHYSICAL SURVEY)	17.709	-
AREA UNDER PLANNING	17.709	100.0000
AREA UNDER INDUSTRIAL PLOTS	9.413	53.15%
AREA UNDER COMMERCIAL	0.405	2.29%
AREA UNDER OPEN/GREEN	0.923	5.21%
AREA UNDER SERVICES	1.407	7.95%
AREA UNDER ROAD	5.561	31.40%

## TENTATIVE LAY OUT PLAN OF INDUSTRIAL AREA CHOSALA, DISTRICT TONK

SCALE : 1 cm.=20 Mtr.	DRG.NO	IPJ/1827/2022 DT.30.06.2022
(APOORVA TIWARI) DRAUGHTSMAN-CUM-TRACER		
(RAKESH VYAS) PLANNING ASSISTANT		
(VIKAS RAJ JAIN) Dy. TOWN PLANNER		
(SANJAY M. WAGHMARE) Sr. TOWN PLANNER		

**RICO**



- 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.
  - THIS PLANNING HAS BEEN DONE IN-ANTICIPATION OF APPROACH ROAD OF 30 M OF WIDTH TO BE PROVIDED TO PROPOSED INDUSTRIAL AREA FROM THE MAJOR CONNECTING ROAD. NECESSARY ACTION IN THIS REGARD MAY BE TAKEN BY UNIT OFFICE.
  - 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 POND ARE NOT BE AFFECTED BY HIGH FLOOD LEVEL (HFL) OF POND.
  - 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.
  - UNIT OFFICE MAY TAKE APPROPRIATE ACTION FOR RESERVATION OF CONTIGUOUS 10 PLOTS OF 500 SQM EACH (IN PLACE OF 5 NOS. 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 RICO BUILDING REGULATIONS-2021.
  - UNIT OFFICE TO SUBMIT THE DEMARCATION PLAN FOR FINAL APPROVAL OF COMPETENT AUTHORITY.
  - THIS DRAWING HAS BEEN SUPERSEDED BY EARLIER APPROVED DRAWING NO. IPJ/1748/2021 DATED 02.11.2021.
  - THIS DRAWING HAS BEEN APPROVED IN COMMITTEE HEADED BY MANAGING DIRECTOR IN MEETING HELD ON DATED 16.06.2022.

CLEAR VACANT PLOTS

PLOTS RESERVED FOR UNITS INVOLVED IN RECOVERY & RECYCLING FACILITIES (PLOT NO. H1-71 TO H1-80)

NOTE :- ALL PLOTS ARE CLEAR VACANT PLOTS (GREEN CATEGORY) AS THE ALLOTMENT PROCESS HAS NOT BEEN STARTED YET. THIS DRAWING HAS BEEN PREPARED ONLY FOR DISPLAY PURPOSE. FOR ANY DETAIL, PLEASE SEE ORIGINAL APPROVED DRAWING OF INDUSTRIAL AREA CHOSALA.