

UPDATED ON DATED : 24.09.2024

STONE PARK MASALPUR

| SCHEDULE OF PLOTS | | | | | | | |
|---------------------|--------------|----------------|-----|-----------|--------|--------|------|
| TYPE | S I Z E | AREA (IN SQM.) | NOS | SET BACKS | | | |
| | | | | FRONT | SIDE 1 | SIDE 2 | REAR |
| B | 80.00X100.00 | 8000.00 | 10 | 6.00 | 4.00 | 4.00 | 4.00 |
| C | 60.00X100.00 | 6000.00 | 14 | 6.00 | 4.00 | 4.00 | 4.00 |
| D | 50.00X100.00 | 5000.00 | 15 | 6.00 | 4.00 | 4.00 | 4.00 |
| E | 50.00X80.00 | 4000.00 | 03 | 6.00 | 3.00 | 3.00 | 3.00 |
| E1 | 40.00X75.00 | 3000.00 | 24 | 5.00 | 3.00 | 3.00 | 3.00 |
| F | 30.00X65.00 | 2000.00 | 105 | 5.00 | 3.00 | 3.00 | 3.00 |
| G | 30.00X50.00 | 1500.00 | 40 | 5.00 | 3.00 | - | 2.50 |
| G1 | 25.00X40.00 | 1000.00 | 46 | 3.00 | 3.00 | - | 1.20 |
| H1 | 20.00X25.00 | 500.00 | 03 | 3.00 | 3.00 | - | 1.20 |
| J | 12.50X20.00 | 250.00 | 95 | 3.00 | 1.50 | - | 1.20 |
| TOTAL NOS. OF PLOTS | | | | 355 | | | |

ONLY PHASE-I HAS BEEN DEVELOPED YET FOR THIS INDUSTRIAL AREA.

- DEVELOPED PHASE-I
- CLEAR VACANT PLOTS


APPROVED BY HO ON 02.02.2018 FOR PHASE I (50 ACRES)

| SCHEDULE OF PLOTS FOR PHASE I | | | | | | | |
|-------------------------------|----------------|--------------|------|-----------|--------|--------|------|
| TYPE | SIZE | AREA (SQ.M.) | NOS. | SET BACKS | | | |
| | | | | FRONT | SIDE 1 | SIDE 2 | REAR |
| B | 80.00 X 100.00 | 8000.00 | 03 | 6.00 | 4.00 | 4.00 | 4.00 |
| C | 60.00 X 100.00 | 6000.00 | 05 | 6.00 | 4.00 | 4.00 | 4.00 |
| E | 50.00 X 80.00 | 4000.00 | 03 | 6.00 | 3.00 | 3.00 | 3.00 |
| F | 30.00 X 65.00 | 2000.00 | 07 | 5.00 | 3.00 | 3.00 | 3.00 |
| G | 30.00 X 50.00 | 1500.00 | 09 | 5.00 | 3.00 | - | 2.50 |
| G1 | 25.00 X 40.00 | 1000.00 | 19 | 3.00 | 3.00 | - | 1.20 |
| TOTAL NO. OF PLOTS | | | 46 | | | | |

| LAND USE | | |
|--|-------------------|---------|
| PARTICULARS | AREA (IN HECTARE) | %AGE |
| TOTAL AREA UNDER SCHEME (AS PER SURVEY PLAN) | 113.94 | 100% |
| AREA UNDER INDUSTRIAL PLOTS | 67.49 | 59.23 % |
| AREA UNDER COMMERCIAL | 2.40 | 2.11 % |
| AREA UNDER SERVICES | 4.32 | 3.79 % |
| AREA UNDER DISPLAY CENTER & C. F. C. | 1.10 | 0.97 % |
| AREA UNDER ROADS | 24.27 | 21.30 % |
| AREA UNDER WASTE DISPOSAL PLOT | 2.00 | 1.76 % |
| AREA UNDER STP | 0.65 | 0.57 |
| AREA UNDER H.T. CORRIDOR | 4.19 | 3.68 % |
| AREA UNDER GREEN BUFFER | 3.75 | 3.29 % |
| AREA UNDER OPEN | 3.61 | 3.16 % |
| AREA UNDER RAIN WATER HARVESTING | 0.16 | 0.14 % |

TENTATIVE PLAN FOR DEMARCATION
PROPOSED LAY OUT PLAN OF INDUSTRIAL AREA STONE PARK, MASALPUR, Dist. KARAUJI.

SCALE : 1 cm = 40.00 mt DRG. NO IPI/976 /2014. DT. 04 -02-

| | |
|--------------------------------------|---|
| (HARIOM BAHUGUNA) SR. DRAUGHTSMAN |  |
| (RINKU BANSAL) (DY. TOWN PLANNER) | |

RIICO

- NOTES:**
- THIS LAYOUT PLAN HAS BEEN PREPARED ON P.T. 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 H.O. FOR NECESSARY AMENDMENTS.
 - THE AREA OF LAND AS INFORMED BY UNIT OFFICE IS 113.94 HECTARE WHERE AS PER REVENUE RECORD IS 113.900 HECTARE. THE LAND INFORMED BY UNIT OFFICE IS IN EXCESS. HENCE MAY CHECK THE AREA AND SUBMIT THE DEMARCATED BOUNDARY (SIMANKAN) OF THE SCHEME AREA UNIT OFFICE SHALL SUBMIT THE DEMARCATION PLAN FOR FINAL APPROVAL OF COMPETENT AUTHORITY.
 - THE UNIT OFFICE SHALL CHECK THE LAND VARIATION IN THE AREA AS PER REVENUE RECORD AND AS AVAILABLE AT SITE.
 - THIS TENTATIVE LAYOUT PLAN IS NOT FOR IMPLEMENTATION.
 - THIS PLANNING IS SUBJECT TO ENVIRONMENTAL CLEARANCE. ANY MODIFICATION FOR THE PURPOSE IF REQUIRED MAY BE INFORMED TO HEAD OFFICE.
 - ALL THE EXISTING ELECTRIC LINE, NOT IN THE ALIGNMENT OF THE ROAD, SHALL BE SHIFTED BEFORE ALLOTMENT. CONSENT FROM RSPCB MAY BE OBTAINED FOR PROPOSED AREA FOR SOLID WASTE BEFORE ALLOTMENT, IF REQUIRED.
 - USE OF SERVICES LAND MARKED IN THE LAYOUT SHALL BE UTILIZED AS PER TECHNICAL REQUIREMENT AND ITS SUITABILITY. ANY MODIFICATION REQUIRED ON ACCOUNT REQUIREMENT SHALL BE DONE APPROPRIATELY.
 - RAIN WATER HARVESTING MARKED IN THE LAYOUT SHALL BE UTILIZED AS PER TECHNICAL REQUIREMENT AND ITS SUITABILITY. ANY MODIFICATION REQUIRED ON ACCOUNT REQUIREMENT SHALL BE DONE APPROPRIATELY.
 - THIS DRAWING HAS APPROVED BY MANAGING DIRECTOR VIDE PARA NO. 54/N ON DATED 01.02.2014 IN SECTION FILE.

NOTE : THIS DRAWING HAS BEEN PREPARED ONLY FOR DISPLAY PURPOSE. FOR ANY DETAIL PLEASE SEE ORIGINAL APPROVED DRAWING OF INDUSTRIAL AREA STONE PARK MASALPUR.