

LEGEND:
 - - - - - SCHEME BOUNDARY
 [Green Box] E-AUCTION PLOTS

- LEGEND**
1. AREA OF GROUP HOUSING 3.930 HECT. (9.71 ACRE)
 2. AREA OF EMC ZONE 30.163 HECT (74.53 ACRE)
 AREA UNDER INDUSTRIAL PLOTS 24.838 HECT. (61.37 ACRE)
 3. AREA OF AUTO ZONE 248.336 HECT. (613.63 ACRE)
 AREA UNDER INDUSTRIAL PLOTS 171.654 HECT. (424.15 ACRE)
 4. AREA OF GENERAL ZONE 26.742 HECT. (66.08 ACRE)
 AREA UNDER INDUSTRIAL PLOTS 17.474 HECT. (43.17 ACRE)
 5. AREA OF LAND TO BE GIVEN TO KHATEDAR IN LIEU OF CASH COMPENSATION (COMMERCIAL AND RESIDENTIAL) 83.145 HECT. (205.44 ACRE)

PLOT ALLOTTED THROUGH E - AUCTION
 ROAD CONSTRUCTED SHOWN THUS

SCHEDULE OF RESIDENTIAL PLOTS

TYPE	S I Z E	AREA (IN SQ. MT.)	NOs.	SET BACKS		
				FRONT	SIDE I	REAR
RA	11.00X20.00	220.00	924	3.00	-	2.00
RB	10.00X15.00	150.00	350	3.00	-	1.50
RC	8.00X12.50	100.00	270	3.00	-	1.50
RD	6.00X15.00	90.00	98	3.00	-	-
RE	6.00X12.00	72.00	94	3.00	-	-
RF	5.00X12.00	60.00	78	3.00	-	-
TOTAL NOs. OF PLOTS			1814			

SCHEDULE OF COMMERCIAL PLOTS

TYPE	S I Z E	AREA (IN SQ. MT.)	NOs.	SET BACKS		
				FRONT	SIDE I	REAR
CA	11.00X20.00	220.00	149	3.00	-	2.00
CB	10.00X15.00	150.00	93	3.00	-	1.50
CC	8.00X12.50	100.00	130	3.00	-	1.50
CD	6.00X12.00	72.00	64	3.00	-	-
CE	5.00X10.00	50.00	69	3.00	-	-
CF	4.00X9.00	36.00	118	3.00	-	-
S	3.00X7.50 (SHOP)	22.50	124	REF. DRG. NO. IPI/741/79		
S1	3.00X6.00 (SHOP)	18.00	100	REF. DRG. NO. IPI/741/79		
TOTAL NOs. OF PLOTS			847			

NOTE:- OTHER BUILDING PARAMETER FOR THE RESIDENTIAL AND COMMERCIAL PLOTS SHALL BE PRESCRIBED RIICO BUILDING REGULATIONS-2021

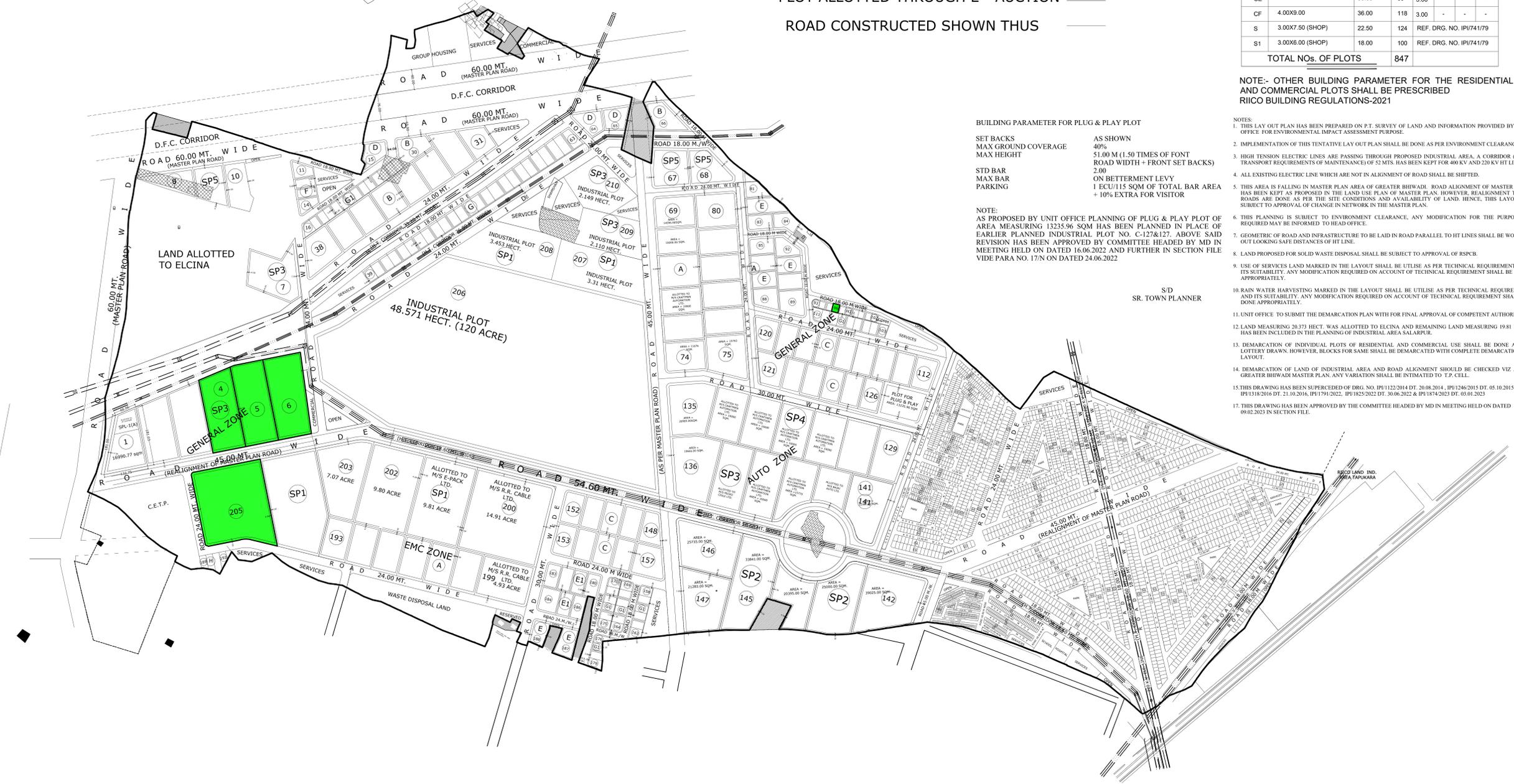
- NOTES:**
1. THIS LAY OUT PLAN HAS BEEN PREPARED ON P.T. SURVEY OF LAND AND INFORMATION PROVIDED BY UNIT OFFICE FOR ENVIRONMENTAL IMPACT ASSESSMENT PURPOSE.
 2. IMPLEMENTATION OF THIS TENTATIVE LAY OUT PLAN SHALL BE DONE AS PER ENVIRONMENT CLEARANCE.
 3. HIGH TENSION ELECTRIC LINES ARE PASSING THROUGH PROPOSED INDUSTRIAL AREA. A CORRIDOR (WITH TRANSPORT REQUIREMENTS OF MAINTENANCE) OF 52 MTS. HAS BEEN KEPT FOR 400 KV AND 230 KV HT LINES.
 4. ALL EXISTING ELECTRIC LINE WHICH ARE NOT IN ALIGNMENT OF ROAD SHALL BE SHIFTED.
 5. THIS AREA IS FALLING IN MASTER PLAN AREA OF GREATER BHIWADI. ROAD ALIGNMENT OF MASTER PLAN HAS BEEN KEPT AS PROPOSED IN THE LAND USE PLAN OF MASTER PLAN. HOWEVER, REALIGNMENT THESE ROADS ARE DONE AS PER THE SITE CONDITIONS AND AVAILABILITY OF LAND. HENCE, THIS LAYOUT IS SUBJECT TO APPROVAL OF CHANGE IN NETWORK IN THE MASTER PLAN.
 6. THIS PLANNING IS SUBJECT TO ENVIRONMENT CLEARANCE. ANY MODIFICATION FOR THE PURPOSE IF REQUIRED MAY BE INFORMED TO HEAD OFFICE.
 7. GEOMETRIC OF ROAD AND INFRASTRUCTURE TO BE LAID IN ROAD PARALLEL TO HT LINES SHALL BE WORKED OUT LOOKING SAFE DISTANCES OF HT LINE.
 8. LAND PROPOSED FOR SOLID WASTE DISPOSAL SHALL BE SUBJECT TO APPROVAL OF RSPCB.
 9. USE OF SERVICES LAND MARKED IN THE LAYOUT SHALL BE UTILISE AS PER TECHNICAL REQUIREMENT AND ITS SUITABILITY. ANY MODIFICATION REQUIRED ON ACCOUNT OF TECHNICAL REQUIREMENT SHALL BE DONE APPROPRIATELY.
 10. RAIN WATER HARVESTING MARKED IN THE LAYOUT SHALL BE UTILISE AS PER TECHNICAL REQUIREMENT AND ITS SUITABILITY. ANY MODIFICATION REQUIRED ON ACCOUNT OF TECHNICAL REQUIREMENT SHALL BE DONE APPROPRIATELY.
 11. UNIT OFFICE TO SUBMIT THE DEMARCATION PLAN WITH FOR FINAL APPROVAL OF COMPETENT AUTHORITY.
 12. LAND MEASURING 20.373 HECT. WAS ALLOTTED TO ELCINA AND REMAINING LAND MEASURING 19.81 HECT. HAS BEEN INCLUDED IN THE PLANNING OF INDUSTRIAL AREA SALARPUR.
 13. DEMARCATION OF INDIVIDUAL PLOTS OF RESIDENTIAL AND COMMERCIAL USE SHALL BE DONE AFTER LOTTERY DRAWN; HOWEVER, BLOCKS FOR SAME SHALL BE DEMARCATED WITH COMPLETE DEMARCATION OF LAYOUT.
 14. DEMARCATION OF LAND OF INDUSTRIAL AREA AND ROAD ALIGNMENT SHOULD BE CHECKED VIZ A VIZ GREATER BHIWADI MASTER PLAN. ANY VARIATION SHALL BE INTIMATED TO T.P. CELL.
 15. THIS DRAWING HAS BEEN SUPERCEDED BY DRG. NO. IPI/1122/2014 DT. 20.08.2014, IPI/1246/2015 DT. 05.10.2015, IPI/1318/2016 DT. 21.10.2016, IPI/1791/2022, IPI/1825/2022 DT. 30.06.2022 & IPI/1874/2023 DT. 03.01.2023
 17. THIS DRAWING HAS BEEN APPROVED BY THE COMMITTEE HEADED BY MD IN MEETING HELD ON DATED 09.02.2023 IN SECTION FILE.

BUILDING PARAMETER FOR PLUG & PLAY PLOT

SET BACKS AS SHOWN
 MAX GROUND COVERAGE 40%
 MAX HEIGHT 51.00 M (1.50 TIMES OF FRONT ROAD WIDTH + FRONT SET BACKS)
 STD BAR 2.00
 MAX BAR ON BETTERMENT LEVY
 PARKING 1 ECU/115 SQM OF TOTAL BAR AREA + 10% EXTRA FOR VISITOR

NOTE:
 AS PROPOSED BY UNIT OFFICE PLANNING OF PLUG & PLAY PLOT OF AREA MEASURING 13235.96 SQM HAS BEEN PLANNED IN PLACE OF EARLIER PLANNED INDUSTRIAL PLOT NO. C-127&127. ABOVE SAID REVISION HAS BEEN APPROVED BY COMMITTEE HEADED BY MD IN MEETING HELD ON DATED 16.06.2022 AND FURTHER IN SECTION FILE VIDE PARA NO. 17/N ON DATED 24.06.2022

S/D
 SR. TOWN PLANNER



INDUSTRIAL AREA SALARPUR (KHUSHKHERA EXTENSION)

SCHEDULE OF INDUSTRIAL PLOTS

TYPE	S I Z E	AREA	NOs.	SET BACKS		
				FRONT	SIDE I	REAR
SP	AS PER SITE	120 ACRES	01	9.00	9.00	9.00
SP1	AS PER SITE	ABOUT 10 ACRES	08	7.50	4.50	4.50
SP2	AS PER SITE	ABOUT 7 ACRES	06	7.50	4.50	4.50
SP3	AS PER SITE	ABOUT 5 ACRES	15	7.50	4.50	4.50
SP4	AS PER SITE	ABOUT 4 ACRES	07	7.50	4.50	4.50
SP5	AS PER SITE	ABOUT 3 ACRES	05	7.50	4.50	4.50
A	80.00X125.00	10,000	19	7.50	4.50	4.50
B	80.00X100.00	8,000	10	6.00	4.50	4.50
C	60.00X100.00	6,000	27	6.00	4.50	4.50
D	50.00X100.00	5,000	03	6.00	4.50	4.50
E	50.00X80.00	4,000	14	6.00	3.00	3.00
E1	40.00X75.00	3,000	07	6.00	3.00	3.00
F	30.00X65.00	2,000	04	5.00	3.00	3.00
G	30.00X50.00	1,500	25	5.00	3.00	2.50
G1	25.00X40.00	1,000	45	3.00	3.00	1.20
H	20.00X35.00	700	04	3.00	3.00	1.20
H1	20.00X25.00	500	10	3.00	3.00	1.20
TOTAL NOs. OF PLOTS			210			

LAND USE

PARTICULARS	AREA (IN HECTARE)	%AGE
TOTAL AREA UNDER SCHEME (AS PER REVENUE RECORD)	427.44	
TOTAL AREA UNDER SCHEME (AS PER PHYSICAL SURVEY)	423.531	
LAND UNDER ELCINA NOT INCLUDED IN THIS SCHEME	20.373	
AREA REMAINS UNDER THE SCHEME	403.158	100%
AREA UNDER INDUSTRIAL PLOTS	213.966	53.07
AREA UNDER RESIDENTIAL / GROUP HOUSING PLOTS	33.844	8.39
AREA UNDER COMMERCIAL	8.725	2.16
OPEN		
A. OPEN FOR PLANTATION (INCLUDING LAND OF KHASRA OF NALA, DEMARCATED AS	6.586	
B. GREEN BELT FOR PLANTATION	0.734	
C. H.T. CORRIDOR	21.404	
SUB TOTAL		28.724 7.13
AREA UNDER D.F.C. CORRIDOR (AS PER RECORD 7.033 HECT.)	6.484	1.61
AREA UNDER ROADS	90.637	22.49
AREA UNDER SERVICES	12.032	2.99
AREA UNDER C.E.T.P.	4.301	1.06
AREA UNDER WASTE DISPOSAL	3.825	0.95
AREA UNDER SCHOOL	0.330	0.08
AREA UNDER HOSPITAL	0.290	0.07
GRAND TOTAL	403.158	

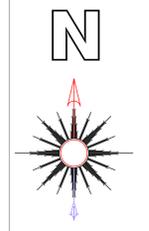
TENTATIVE REVISED LAY OUT PLAN OF INDUSTRIAL AREA SALARPUR (KHUSHKHERA EXTENSION), BHIWADI

SCALE : 1 cm. = 60.00 mtr. DRG. NO. IPI/1897/2023 DT. 22.02.2023

(VISHAL MATHUR)
 PLANNING ASSISTANT

(VIKAS RAJ JAIN)
 DY. TOWN PLANNER

(SANJAY M. WAGHMARE)
 SR. TOWN PLANNER



RIICO