

# INDUSTRIAL AREA KAROLI (TAPUKARA EXTENSION)

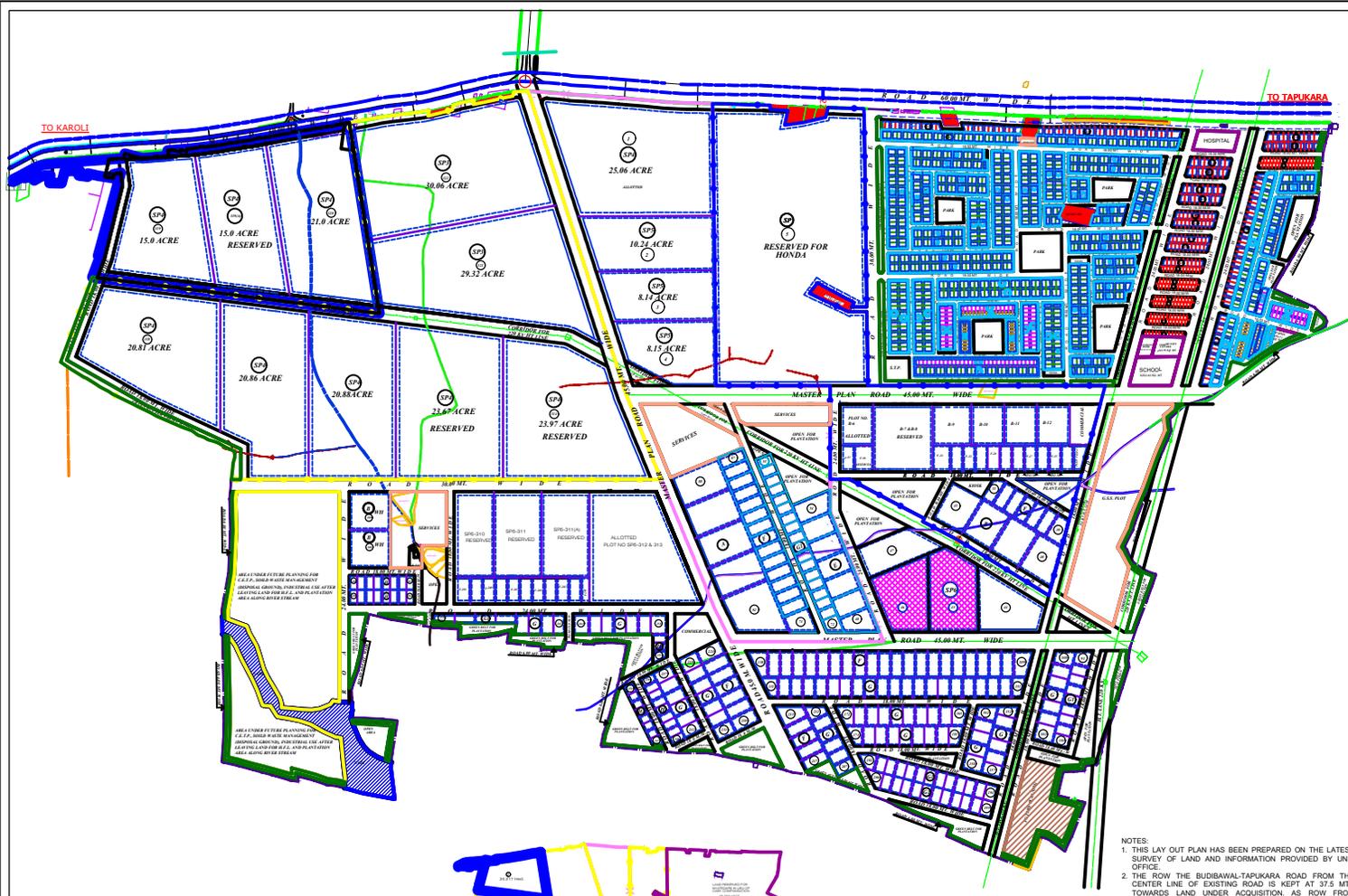
SCHEDULE OF INDUSTRIAL PLOTS									
TYPE	S I Z E	AREA	NO.	SET BACKS					
				FRONT	SIDE	REAR			
SP	AS PER LAY OUT PLAN	ABOUT 50 ACRES	01	0.00	0.00	0.00	0.00	0.00	0.00
SP3	AS PER LAY OUT PLAN	ABOUT 50 ACRES	02	0.00	0.00	0.00	0.00	0.00	0.00
SP4	AS PER LAY OUT PLAN	ABOUT 50 ACRES	07	0.00	0.00	0.00	0.00	0.00	0.00
SP5	AS PER LAY OUT PLAN	ABOUT 50 ACRES	08	7.50	4.00	4.00	4.00	4.00	4.00
SP6	AS PER LAY OUT PLAN	ABOUT 50 ACRES	09	7.50	4.00	4.00	4.00	4.00	4.00
A	80.00X125.00	10,000	05	6.00	4.00	4.00	4.00	4.00	4.00
B	80.00X100.00	8000	13	6.00	4.00	4.00	4.00	4.00	4.00
E	50.00X80.00	4000	07	6.00	3.00	3.00	3.00	3.00	3.00
F	30.00X65.00	2000	20	5.00	3.00	3.00	3.00	3.00	3.00
G	30.00X50.00	1500	08	5.00	3.00	-	-	-	-
H1	20.00X25.00	500	08	3.00	3.00	-	-	-	-
H2	20.00X25.00	500	08	3.00	3.00	-	-	-	-
TOTAL NOs. OF PLOTS			322						

NOTE: WH- PLOT RESERVED FOR WARE HOUSING

SCHEDULE OF RESIDENTIAL PLOTS									
TYPE	S I Z E	AREA	NO.	SET BACKS					
				FRONT	SIDE	REAR			
RA	12.50X24.00	300.00	710	4.50	3.00	-	-	-	-
RB	10.00X20.00	200.00	114	4.50	-	-	-	-	-
RC	8.00X12.50	100.00	106	3.00	-	-	-	-	-
TOTAL NOs. OF PLOTS			960						

SCHEDULE OF COMMERCIAL PLOTS									
TYPE	S I Z E	AREA	NO.	SET BACKS					
				FRONT	SIDE	REAR			
CA	12.50X24.00	300.00	123	4.50	3.00	-	-	-	-
CB	10.00X20.00	200.00	63	4.50	-	-	-	-	-
CC	8.00X12.50	100.00	138	-	-	-	-	-	-
TOTAL NOs. OF PLOTS			334						

LAND USE			
PARTICULARS	AREA IN HECT	PERCENT	USAGE
TOTAL AREA UNDER SCHEME (AS PER REVENUE RECORD)	393.095	100%	
TOTAL AREA UNDER SCHEME (AS PER PHYSICAL SURVEY)	393.095	100%	
PARCEL OF LAND RESERVED FOR HONDA	24.162	6.15	
AREA UNDER INDUSTRIAL PLOTS	189.052	48.10	
AREA UNDER RESIDENTIAL PLOTS	26.274	6.68	
AREA UNDER COMMERCIAL	9.150	2.33	
AREA UNDER FACILITIES	1.871	0.48	
A. HOSPITAL	0.478		
B. COMMUNITY CENTRE	0.385		
C. NURSING HOME	0.193		
D. NURSERY SCHOOL	0.150		
E. SCHOOL	0.734		
AREA UNDER SERVICES	5.114	1.30	
AREA UNDER NAD, NALLAH	9.292	0.84	
AREA UNDER FUTURE PLANNING FOR C.E.P., SOLID WASTE MANAGEMENT, BIODIGA, GREENS, INDUSTRIAL USE AFTER LEASING LAND FOR H.T. L. AND PLANTATION AREA ALONG NALLAH	16.329	4.15	
GREEN AREA	36.300	9.23	
A. OPEN FOR PLANTATION	9.277		
B. GREEN BUFFER	10.752		
C. PARK	3.299		
D. H.T. CORRIDOR	13.112		
AREA UNDER ROADS	72.969	18.56	
AREA UNDER G.S.S. PLOT	6.207	1.58	
AREA UNDER RESERVED FUTURE PLANNING	2.335	0.60	
GRAND TOTAL	393.095	100	



- NOTES:
1. THIS LAY OUT PLAN HAS BEEN PREPARED ON THE LATEST SURVEY OF LAND AND INFORMATION PROVIDED BY UNIT OFFICE.
  2. THE ROW OF THE BUDIBAWAL-TAPUKARA ROAD FROM THE CENTER LINE OF EXISTING ROAD IS KEPT AT 37.5 MTS TOWARDS LAND UNDER ACQUISITION. AS ROW FROM CENTER LINE OF SAID ROAD WAS KEPT 22.5 MTS. TOWARDS INDUSTRIAL AREA TAPUKARA I (AS PER LETTER FROM C.I.P. (N.C.R.) DATED 29th MAY 2007).
  3. UNIT OFFICE CHECK THE DIFFERENCE OF THE LAND AS PER REVENUE RECORD AND SURVEYED AND TAKE NECESSARY ACTION. SAME MAY BE INTIMATED TO HO.
  4. ALL THE L.T. ELECTRIC LINES NOT IN THE ROAD ALIGNMENT SHALL BE SHIFTED. FOR H.T. ELECTRIC LINES, THE ELECTRICITY RULES SHALL BE FOLLOWED.
  5. REMAINING PLOTS PLANNED FOR KHATEDAR SHALL BE DISPOSED AS PER RULES.
  6. THIS PLANNING IS SUBJECT TO APPROVAL OF CHANGE OF LAND USE IN GREATER BHIWADI MASTER PLAN 2031 FOR UTILIZATION OF ACQUIRED LAND FOR INDUSTRIAL PURPOSE FROM OTHER SPECIFIED LAND USES. UNIT OFFICE MAY TAKE FURTHER NEEDFUL ACTION.
  7. LAND PROPOSED FOR SOLID WASTE DISPOSAL SHALL BE SUBJECT TO APPROVAL OF RSPCB.
  8. 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.
  9. 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.
  12. ROAD 6 MTS WIDE HAS BEEN PROPOSED IN THE PERIPHERY OF THE INDUSTRIAL AREA TO PROTECT PLANTATION BELT OF 8 MTS WIDE. UNIT OFFICE TO TAKE APPROPRIATE ACTION FOR DEVELOPMENT.
  13. CORRIDOR FOR HT ELECTRIC LINES ARE KEPT AS PER LETTER OF RVPNL DT: 18.02.2009.
  14. THIS DRAWING HAS BEEN SUPERCEDED BY DRG. NO. IP/1983/2014 DT: 16.05.2014, IP/1214/2015 DATED 18.06.2015 AND IP/ 1257/ 2015 DATED 03.12.2015.

- NOTE:-
1. THE FOLLOWING PLOTS HAVE BEEN REVISED DUE TO THE LAND RESERVED/ ALLOTTED / UNDER PROCESS IN I.D.C. IN APPROVED LAYOUT PLAN VIDE IP/1314/2016 DATED 26.09.2016
    - \* BLOCK FROM PLOT NO.F-273 TO F-291 & SP6-310 TO 313 (DUE TO REVISION IN BLOCK PLAN OF PLOT NO F-273 TO F-280 ARE DELETED).
    - \* BLOCK FROM PLOT NO.B-7 TO B-12 &F-13 TO F-32 (DUE TO REVISION IN BLOCK PLAN OF PLOT NO F-25 TO F-30(NOS) ARE DELETED)
    - \* BLOCK FROM PLOT NO. PLOT NO SP4-319 ,320



LEGEND	ZONE AREA	INDUSTRIAL USE AREA	PLANNING ASST. DRAWN BY	REGIONAL MANAGER CHECKED BY	REGIONAL MANAGER CHECKED BY	S.R.REGIONAL MANAGER APPROVED BY
1. AUTO ZONE INCLUDING LAND FOR HONDA (24.162 HECT).	123.826 HECT.	106.937 HECT.				
2. GENERAL ZONE	151.132 HECT.	72.199 HECT.				
3. ELECTRONIC MANUFACTURING CLUSTER ZONE	49.172 HECT.	34.116 HECT.				
4. RESIDENTIAL AND COMMERCIAL ZONE (LAND TO BE GIVEN TO KHATEDAR IN LIEU OF CASH COMPANSATION)	68.965 HECT.					
5. PLOT RESERVED FOR PLUG & PLAY SHOWN THUS						

## REVISED TENTATIVE LAY OUT PLAN OF INDUSTRIAL AREA KAROLI (TAPUKARA EXTENSION),BHIWADI

SCALE : 1 cm = 40.00 mtr. DRG. NO. DRG. NO./IP/1314/2016 25.09.2016

(VISHAL MATHUR)  
SR. DRAUGHTSMAN

(SANJAY M. WAGH-MARE)  
SR. TOWN PLANNER

RIICO