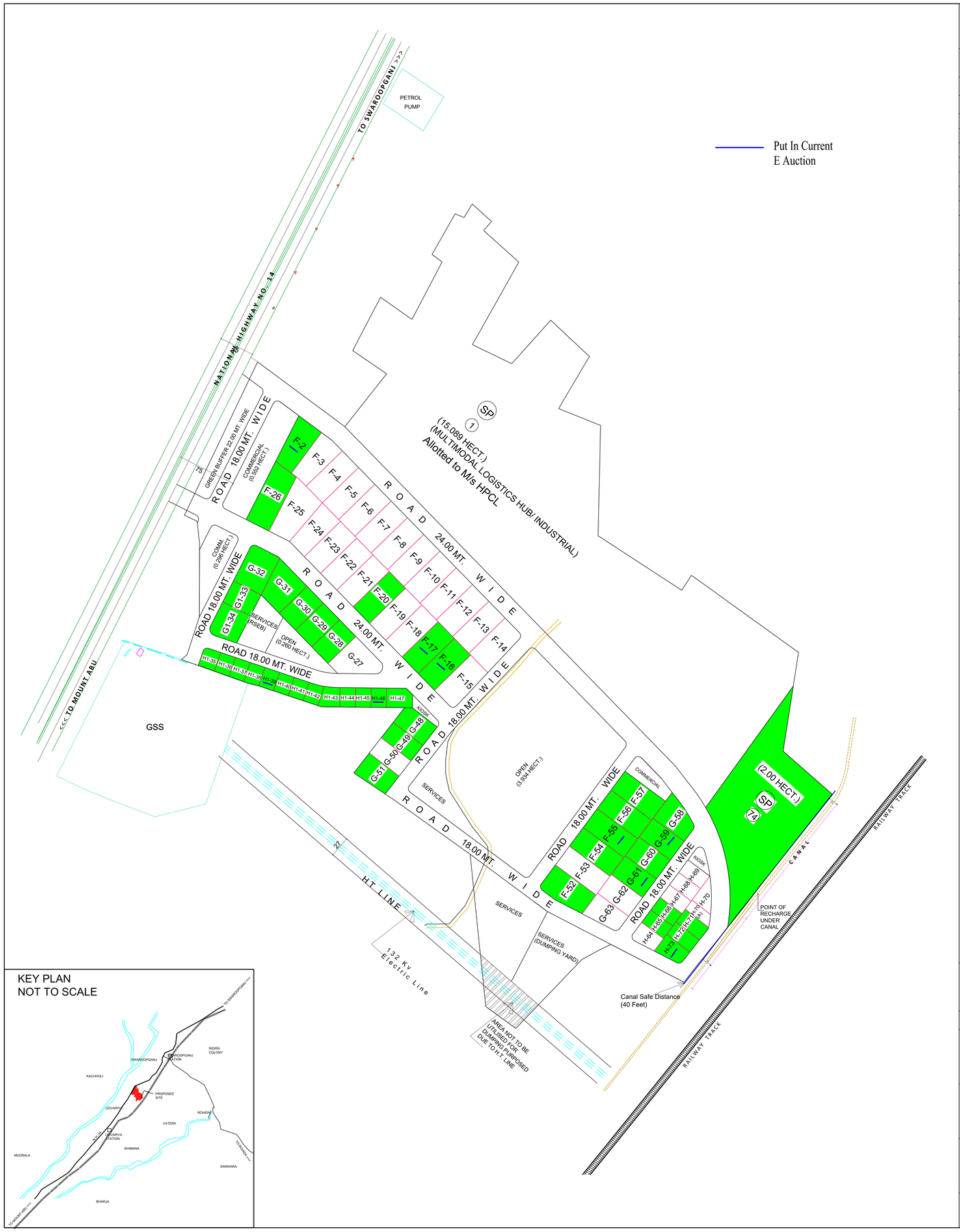

KEY PLAN
NOT TO SCALE

UDWARIYA

SCHEDULE OF PLOTS

TYPE	SIZE (IN METER)	AREA (IN SQ.MT)	NOs.	SET BACKS FRONT	SIDE I	SIDE II	REAR
SP	SPL. INDUSTRIAL PLOT	AS PER SITE	02	9.00	9.00	9.00	9.00
F	30.00m x 65.00m	1950.00	31	5.00	3.00	3.00	3.00
G	30.00m x 50.00m	1500.00	16	5.00	3.00	–	2.50
G1	25.00m x 40.00m	1000.00	02	3.00	3.00	–	1.20
H	20.00m X 35.00m	700.00	10	3.00	3.00	–	1.20
H1	20.00m X 25.00m	500.00	13	3.00	3.00	–	1.20
TOTAL NOs. OF PLOTS			74				

LAND USE SCHEDULE

PARTICULARS	AREA IN HECT.	%AGE
TOTAL AREA UNDER SCHEME (AS PER PHYSICAL SURVEY)	42.337	100
AREA UNDER INDUSTRIAL	27.692	65.40
AREA UNDER COMMERCIAL	1.088	2.56
AREA UNDER SERVICES	2.481	5.86
AREA UNDER OPEN/ GREEN BUFFER	4.558	10.76
AREA UNDER ROADS	6.518	15.39
GRAND TOTAL	42.337	100

NOTES:

1. THIS LAY OUT PLAN HAS BEEN PREPARED ON THE LATEST SURVEY OF LAND AND INFORMATION PROVIDED BY UNIT OFFICE.
2. FOR EXCESS LAND MEASURING 4.56 HECT. UNIT OFFICE MAY REQUEST GOVERNMENT TO SET APART/ALLOT THE EXCESS LAND TO RIICO AS THE VERY KHASARA NUMBER WHICH IS ALLOTTED TO RIICO, HAS EXCESS MEASUREMENT SO THAT RIICO IS ENTITLED FOR ALLOTMENT OF THIS EXCESS LAND ON PAYMENT.
3. LAND OF MEASURING 8-16 BIGHA OF KHASARA NO. 676/399, 422 AND 423 FALLING IN BETWEEN LAND ALLOTTED TO RIICO AND NATIONAL HIGHWAY. UNIT OFFICE INFORMED THAT LAND UNDER SAID KHASARAS SHALL NOT BE ALLOTTED, FALLING IN ROW OF NH, HOWEVER, SAME CAN BE UTILIZED FOR APPROACH ROAD.
4. A PLOT FOR MULTIMODAL LOGISTICS HUB (17.10 HECT.) IS KEPT IN THE PLANNING. POSSIBILITY OF ALLOTMENT OF THE SAME MAY BE FIRST EXPLORED FOR LOGISTIC HUB. IF, NO PROPER RESPONSE IS RECEIVED THEN SAME MAY BE PUT FOR INDUSTRIAL USE.
5. A MANMADE POND IS EXISTING WITHIN THE ALLOTTED LAND, SAME SHALL BE RETAINED IN ENVELOP OF LAND MEASURING 3.93 HECT.
6. SAID POND IS ALSO BEING RECHARGED FROM NALLAH UNDER CANAL FALLING IN PLOT NO. SP-1. ALLOTTEE OF PLOT NO. SP-1 SHALL PROVIDE AN ADEQUATE PASSAGE FOR THIS NALLAH TO TAKE IT UPTO ADJOINING ROAD.
7. EXISTING NALLAH TO THE POND SHALL BE REALIGNED ALONG THE PROPOSED ROADS, THEREFORE, DRAINS MAY BE DESIGNED ACCORDINGLY.
8. USE OF SERVICES LAND AND DUMPING YARD 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.
9. ALL EXISTING ELECTRIC LINES WHICH ARE NOT IN ALIGNMENT OF ROAD SHALL BE SHIFTED.
10. UNIT OFFICE TO TAKE APPROPRIATE ACTION FOR RESERVATION OF CONTIGUOUS 5 PLOTS 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 OFFICE ORDER DATED 18.01.2018 AND 27.03.2018.
11. UNIT OFFICE TO SUBMIT THE DEMARCATION PLAN FOR FINAL APPROVAL OF COMPETENT AUTHORITY.
12. THIS DRAWING HAS BEEN SUPERSIDDED EARLIER APPROVED DRAWING NO. IPI/1518/2019. DT. 16.12.2019
13. THIS DRAWING HAS BEEN APPROVED BY THE COMMITTEE IN THE MEETING HELD ON DATED 09.07.2020.

LAY OUT PLAN OF INDUSTRIAL AREA UDWARIYA TEH. PINDWARA DISTT. SIROHI

SCALE : 1 cm.= 20.00 mtr.

DRG. NO. IPI/1631/2020
DT. 24.07.2020

(VISHAL MATHUR)
SR. DRAUGHTSMAN

(VIKAS RAJ JAIN)
ASSTT. TOWN PLANNER

(SANJAY M. WAGHMARE)
SR. TOWN PLANNER

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RIICO