

TESTING HONDA CAR UNIT

SCHEDULE OF INDUSTRIAL PLOTS						
TYPE	S I Z E	AREA	NOS	SET BACKS		
				FRONT	SIDE	REAR
SP	AS PER L&V OUT PLAN	ABOUT 60 ACRES	01	9.00	9.00	9.00
SP3	AS PER L&V OUT PLAN	ABOUT 20 ACRES	02	9.00	9.00	9.00
SP4	AS PER L&V OUT PLAN	ABOUT 20 ACRES	07	9.00	9.00	9.00
SP5	AS PER L&V OUT PLAN	ABOUT 7 ACRES	03	7.50	4.50	4.50
SP6	AS PER L&V OUT PLAN	ABOUT 6 ACRES	08	7.50	4.50	4.50
A	80,00X125.00	10,000	05	6.00	4.00	4.00
B	80,00X100.00	8000	13	6.00	4.00	4.00
E	50,00X80.00	4000	07	6.00	3.00	3.00
F	30,00X65.00	2000	96	5.00	3.00	3.00
G	30,00X50.00	1500	88	5.00	3.00	-
G1	25,00X40.00	1000	26	3.00	3.00	-
H	20,00X35.00	700	58	3.00	3.00	-
H1	20,00X25.00	500	08	3.00	3.00	-
TOTAL NOS. OF PLOTS			322			1.20

INDUSTRIAL AREA KAROLI
(TAPUKARA EXTENSION)

SCHEDULE OF INDUSTRIAL PLOTS

TYPE	S I Z E	AREA	NOs	SETBACKS		
				FRONT	SIDE	REAR
SP	AS PER LAY OUT PLAN	2400'S	01	9.00	9.00	9.00
SP3	AS PER LAY OUT PLAN	ABOUT 30' AGRES	02	9.00	9.00	9.00
SP4	AS PER LAY OUT PLAN	ABOUT 20' AGRES	07	9.00	9.00	9.00
SP5	AS PER LAY OUT PLAN	ABOUT 7 AGRES	03	7.50	4.50	4.50
SP6	AS PER LAY OUT PLAN	ABOUT 6 AGRES	08	7.50	4.50	4.50
A	80.00X125.00	10.000	05	6.00	4.00	4.00
B	80.00X100.00	8000	13	8.00	4.00	4.00
E	50.00X80.00	4000	07	6.00	3.00	3.00
F	30.00X65.00	2000	85	5.00	3.00	3.00
G	30.00X50.00	1500	88	5.00	3.00	2.50
G1	25.00X40.00	1000	56	3.00	3.00	1.20
H	20.00X35.00	700	28	3.00	3.00	1.20
H1	20.00X25.00	500	08	3.00	3.00	1.20
TOTAL NOs. OF PLOTS			322			
NOTE: WH+PLOT RESERVED FOR WARE HOUSING						
SCHEDULE OF RESIDENTIAL PLOTS						
TYPE	S I Z E	AREA (SQUAR)	NOs	SETBACKS		
				FRONT	SIDE	REAR
RA	12.50X24.00	300.00	740	4.50	3.00	3.00
RB	10.00X20.00	200.00	114	4.50	-	2.50
RC	8.00X12.50	100.00	106	3.00	-	1.50
TOTAL NOs. OF PLOTS			960			

SCHEDULE OF RESIDENTIAL PLOTS

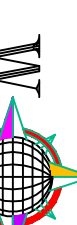
TYPE	S	I	Z	E	AREA (N.50X20.0)	NOS	SETBACKS			
							FRONT	SIDE1	SIDE2	REAR
PA	12.50X24.00				300.00	740	4.50	3.00	-	3.00
FB	10.00X20.00				200.00	114	4.50	-	-	2.50
RC	8.00X12.50				100.00	106	3.00	-	-	1.50
TOTAL NOS. OF PLOTS										
960										
SCHEDULE OF COMMERCIAL PLOTS										
TYPE	S	I	Z	E	AREA (N.50X20.0)	NOS	SETBACKS			
							FRONT	SIDE1	SIDE2	REAR
CA	12.50X24.00				300.00	133	4.50	3.00	-	3.00
CB	10.00X20.00				200.00	63	4.50	-	-	2.50
CC	8.00X12.50				100.00	138	-	-	-	-
TOTAL NOS. OF PLOTS						334				

SCHEDULE OF COMMERCIAL PLOIS

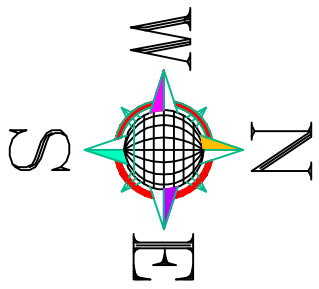
TYPE	S I Z E	AREA (630.00 MT)	NOs	PROCT	SET BACKS	REAR
					FRONT	SIDE
CA	12,500X24.00	300.00	138	4.50	3.00	3.00
CB	10,000X20.00	200.00	88	4.50	-	2.90
CC	8,000X12.50	100.00	138	-	-	-
TOTAL NOS. OF PLOTS			334			
LAND USE			PRESENT			
PARTICULARS			AREA IN HECT.	%AGE		
TOTAL AREA UNDER SCHEME (AS PER REVENUE RECORD)						
TOTAL AREA UNDER SCHEME (AS PER PHYSICAL SURVEY)			389.085	100%		
PARCEL OF LAND RESERVED FOR HONDA			24.182	6.15		
AREA UNDER INDUSTRIAL PLOTS			188.082	48.10		
AREA UNDER RESIDENTIAL PLOTS			28.274	6.88		
AREA UNDER COMMERCIAL			9.150	2.33		
AREA UNDER AQUATICS			1.871	0.48		
A. HOSPITAL			0.478 HECT.			
B. COMMUNITY CENTRE			0.328 HECT.			
C. NURSING HOME			0.188 HECT.			
D. NURSARY SCHOOL			0.150 HECT			
E. SCHOOL			0.734 HECT.			
AREA UNDER SERVICES			5.114	1.30		
AREA UNDER WASH, WALKWAY			3.282	0.84		

LAND UNDER FUTURE PLANNING (RESERVED, SOFT UNDER DEVELOPMENT, OPEN SPACE, OPEN SPACE WITH LEAVING LAND FOR H.F., AND PLANTATION AREA ALONG RIVERSIDE)	AREA	AREA
GREEN AREA		
A. OPEN FOR PLANTATION	9.377 HECT.	9.23
B. GREEN BUFFER	10.752 HECT.	
C. PARK	3.099 HECT.	
D. H.T. CORRIDOR	13.112 HECT.	
AREA UNDER ROADS	72.869	18.66
AREA UNDER G.S.S. PLOT	6.207	1.58
AREA UNDER RESERVED/ FUTURE PLANNING	2.395	0.60
GRAND TOTAL	363.095	100

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

SCALE : 1 cm. = 40.00 mt.	DRG. NO.	
MISHAL MATTLUR, SR. DRAUGHTSMAN		
(SANTAY M. WAGHMARE) SR. TOWN PLANNER		

File



LEGEND:

SCHEME BOUNDARY

CLEAR VACANT PLOTS

UNDER TEMPORARY ENCROACHMENT

UNDER PERMANENT ENCROACHMENT

LEGEND

- | | | |
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| 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 COMPENSATION) | 68.965 HECT. | |

1. THE PLOTS NO.F-124 TO 130,F-218 TO 222,G-131 TO 136 & G-227 TO 231 HAVE BEEN REVISED AT UNIT LEVEL & APPROVED BY UNIT HEAD VIDE PARA NO.51/N DATED 11. 12. 2017.

NOTE:-

1. THE FOLLOWING PLOTS HAVE BEEN REVISED AT UNIT LEVEL DUE TO THE LAND RESERVED/
ALLOTTED / UNDER PROCESS IN I.D.C. IN APPROVED /AVOUT PLAN
VIDE IPJ/13/4/2016 DATED 26.09.2016
- * BLOCK FROM PLOT NO.F-273 TO F-291 & SP6-310 TO 313
(DUE TO REVISION IN BLOCK PLAN PLOT NO F-293 TO F-290(8VOS) ARE DELETED)
- * BLOCK FROM PLOT NO.B-7 TO B-12 &F-13 TO F-32
(DUE TO REVISION IN BLOCK PLAN PLOT NO F-25 TO F-30(6VOS) ARE DELETED)
- * BLOCK FROM PLOT NO. PLOT NO SP4-319 :320

PLANNING ASSTT. ASSTT.	REGIONAL MANAGER	REGIONAL MANAGER
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PLANNING ASSTT. ASSTT.	ASSTT. REGIONAL MANAGER	REGIONAL MANAGER	SR. REGIONAL MANAGER
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1. NOTES:
2. THIS LAY OUT PLAN HAS BEEN PREPARED ON THE LATEST SURVEY OF LAND AND INFORMATION PROVIDED BY THE BUDAPEL-TAPKARA ROAD FORM 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 TAPKARA (AS PER LETTER FROM C.T.P. (NCR) 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 THE L.T. ELECTRIC LINES NOT IN THE ROAD ALIGNMENT SHALL BE SHIFTED FOR HT. 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 CHANCE OF LAND USE IN GREATER BHIVADI 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 SILD WASTE DISPOSAL SHALL BE SUBJECT TO APPROVAL OF RESCH
8. USE OF SERVICES LAND MARKED IN THE LAYOUT SHALL BE UTILISE AS PER TECHNICAL REQUIREMENT AND ITS SUTABILITY. 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 SUTABILITY. ANY MODIFICATION REQUIRED DONE APPROPRIATE 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 9 MTS. WIDE. UNIT OFFICE TO TAKE APPROPRIATE ACTION FOR DEVELOPMENT.
13. CORRIDOR FOR HT. ELECTRIC LINES ARE KEPT AS PER LETTER OF EXVAL. DT. 21/10/2009
14. THIS DRAWING HAS BEEN SURRENDERED OF DRG. NO. P/1/993/2014 DT. 16/05/2014, P/1/24/2015 DATED 08/06/2015 AND P/1/ 1257/ 2015 DATED 03/12/2015

INDUSTRIAL AREA KAROLI
(TAPUKARA EXTENSION)