

New Industrial Area (All plots are Vacant)

KEY PLAN
(NOT TO SCALE)

TOONGA

SCHEDULE OF INDUSTRIAL PLOTS

TYPE	S I Z E	AREA	NOS.	SET BACKS			
				FRONT	SIDE I	SIDE II	REAR
A	AS PER SITE	ABOUT 10000	01	6.00	4.50	4.50	4.50
E1	40.00X75.00	3000	29	5.00	3.00	3.00	3.00
F	30.00X65.00	2000	06	5.00	3.00	3.00	3.00
G	30.00X50.00	1500	32	5.00	3.00		2.50
G1	25.00X40.00	1000	02	3.00	3.00		1.20
H	20.00X35.00	700	70	3.00	3.00	-	1.20
H1	20.00X25.00	500	40	3.00	3.00	-	1.20
J	12.50X20.00	250	48	3.00	1.50	-	1.20
TOTAL NOS. OF PLOTS			228				

SCHEDULE OF SHOPS

TYPE	S I Z E	AREA	NOS.	SET BACKS
S	3.00X7.50	22.50	43	REFER DRG. NO. IPI/466/86 DT. 28.04.86

LAND USE

PARTICULARS	AREA (IN HECTARE)	%AGE
TOTAL AREA UNDER SCHEME (AS PER REVENUE RECORD)	113.72	
LAND UNDER POSSESSION (AS PER PHYSICAL SURVEY)	105.284	
AREA UNDER PLANNING PHASE-I	47.116	100
AREA UNDER INDUSTRIAL PLOTS	25.409	53.92
AREA UNDER COMMERCIAL	1.107	2.35
AREA UNDER SERVICES	2.610	5.54
AREA UNDER OPEN/ H.T. CORRIDOR	3.356	7.12
AREA UNDER ROAD	14.632	31.05

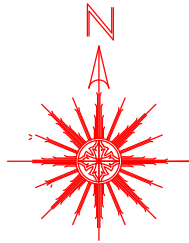
TENTATIVE LAY OUT PLAN OF INDUSTRIAL AREA TOONGA, DISTT. JAIPUR

SCALE : 1 cm.= 40.00 mtr.	DRG. NO.	IPI/1802/2022 DT. 26.04.2022
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(VISHAL MATHUR)
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(VIKAS RAJ JAIN)
DY. TOWN PLANNER

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SR. TOWN PLANNER



RIICO

- NOTE:
- THIS LAY OUT PLAN HAS BEEN PREPARED ON SURVEY AND THE INFORMATION PROVIDED BY UNIT OFFICE.
 - AS PER LAND ALLOTMENT CONDITION ONLY NON-POLLUTING INDUSTRIES CAN SET UP IN THIS AREA.
 - 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 HEAD OFFICE FOR NECESSARY AMENDMENTS.
 - AS PROPOSED BY UNIT OFFICE PLANNING OF PHASE-I HAS BEEN DONE ON AREA MEASURING 47.116 HECT. OUT OF TOTAL AREA 113.72 HECT. (105.284 HECT AS PER PHYSICAL SURVEY).
 - AS PER PHYSICAL SURVEY THE LAND IS LESS COMPARE TO LAND AS PER REVENUE RECORD. UNIT OFFICE MAY TAKE APPROPRIATE ACTION FOR THE LESS LAND.
 - THIS PLANNING HAS BEEN DONE IN-ANTICIPATION OF APPROACH ROAD OF 30 M OF WIDTH TO BE PROVIDED TO PROPOSED INDUSTRIAL AREA FROM THE MAJOR CONNECTING ROAD. NECESSARY ACTION IN THIS REGARD MAY BE TAKEN BY UNIT OFFICE.
 - ALLOTMENT OF PLOTS MAY BE DONE AFTER DEMARICATION OF LAND AT SITE. IF THERE IS ANY VARIATION, SAME MAY BE INFORMED TO HO FOR NECESSARY AMENDMENT.
 - ALL THE L. T. ELECTRIC LINES NOT IN THE ROAD ALIGNMENT SHALL BE SHIFTED. FOR H.T. ELECTRIC LINES (IF ANY), THE ELECTRICITY RULES SHALL BE FOLLOWED.
 - USE OF OPEN AREA (RAIN WATER HARVESTING AREA) AND SERVICES LAND 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.
 - UNIT OFFICE MAY 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 RULES IN THIS PHASE /NEXT PHASE.
 - BUILDING PARAMETER FOR NON-INDUSTRIAL PLOTS SHALL BE APPLICABLE AS PER RIICO BUILDING REGULATIONS-2021.
 - UNIT OFFICE TO SUBMIT THE DEMARICATION PLAN FOR FINAL APPROVAL OF COMPETENT AUTHORITY.
 - THIS DRAWING HAS BEEN SUPERCEDED OF DRG. NO. IPI/1763/2021 DT. 22.11.2021.
 - THIS DRAWING HAS BEEN APPROVED BY THE COMMITTEE HEADED BY MD IN MEETING HELD ON DATED 07.03.2022 & 31.03.2022.