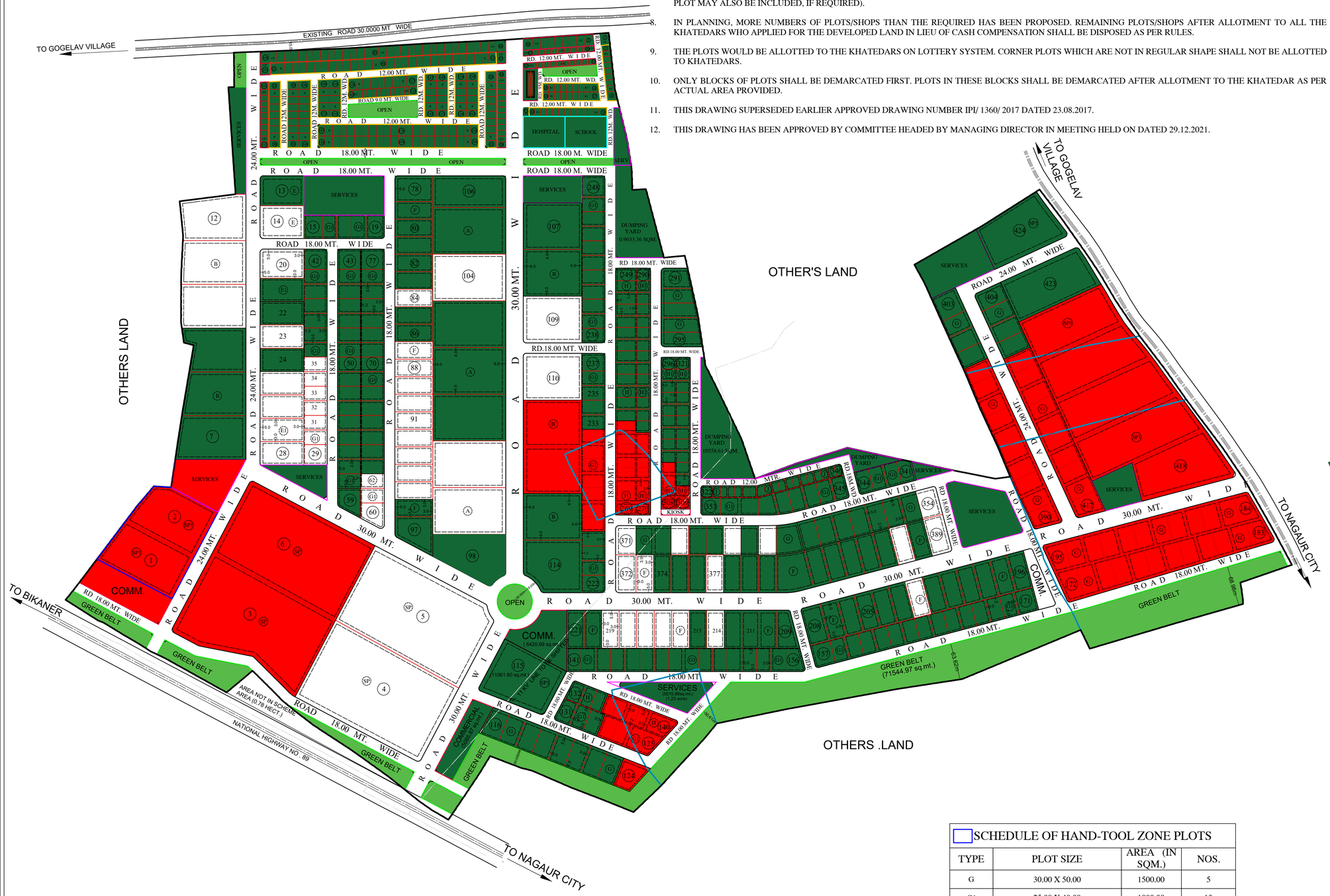
CLEAR VACANT PLOTS

PLOT UNDER TEMPORARY ENCROACHMENT

PLOT UNDER ENCROACHMENT/ DISPUTE / COURT CASE

NOTES:

1. THIS PLANNING IS PREPARED ON THE SURVEY RECEIVED FROM UNIT OFFICE AND LETTER DATED 21.04.2017.
2. USE OF SERVICES LAND MARKED IN THE LAYOUT SHALL BE UTILIZE AS PER TECHNICAL REQUIREMENT AND ITS SUITABILITY. ANY MODIFICATION REQUIRED ON ACCOUNT OF TECHNICAL REQUIREMENT SHALL BE DONE APPROPRIATELY.
3. LAND PROPOSED FOR SOLID WASTE DISPOSAL SHALL BE SUBJECT TO APPROVAL OF RSPCB.
4. UNIT OFFICE TO SUBMIT THE DEMARCATION PLAN FOR FINAL APPROVAL FROM THE COMPETENT AUTHORITY.
5. ALL EXISTING ELECTRIC LINE WHICH ARE NOT IN ALIGNMENT OF ROAD SHALL BE SHIFTED.
6. PLOTS PLANNED ON LANDS WHICH ARE UNDER COURT STAY MARKED AS SHALL BE ALLOTTED AFTER GETTING FULL POSSESSION OF SAME .
7. TO ACCOMMODATE THE AREA TO BE GIVEN TO THE KHATEDAR AS PER ITS ACTUAL SHARE OF LAND, THE PLOTS IN THE PARTICULAR ROW SHALL BE ALLOTTED BY CHANGING ITS WIDTH AND KEEPING CONSTANT DEPTH OF THE PLOT. ALSO BY MERGING OF PLOTS/PART OF PLOT (PART AREA OF CORNER PLOT MAY ALSO BE INCLUDED, IF REQUIRED).
8. IN PLANNING, MORE NUMBERS OF PLOTS/SHOPS THAN THE REQUIRED HAS BEEN PROPOSED. REMAINING PLOTS/SHOPS AFTER ALLOTMENT TO ALL THE KHATEDARS WHO APPLIED FOR THE DEVELOPED LAND IN LIEU OF CASH COMPENSATION SHALL BE DISPOSED AS PER RULES.
9. THE PLOTS WOULD BE ALLOTTED TO THE KHATEDARS ON LOTTERY SYSTEM. CORNER PLOTS WHICH ARE NOT IN REGULAR SHAPE SHALL NOT BE ALLOTTED TO KHATEDARS.
10. ONLY BLOCKS OF PLOTS SHALL BE DEMARCATED FIRST. PLOTS IN THESE BLOCKS SHALL BE DEMARCATED AFTER ALLOTMENT TO THE KHATEDAR AS PER ACTUAL AREA PROVIDED.
11. THIS DRAWING SUPERSEDED EARLIER APPROVED DRAWING NUMBER IPI/ 1360/ 2017 DATED 23.08.2017.
12. THIS DRAWING HAS BEEN APPROVED BY COMMITTEE HEADED BY MANAGING DIRECTOR IN MEETING HELD ON DATED 29.12.2021.



GOGELAV

SCHEDULE OF INDUSTRIAL PLOTS

TYPE	PLOT SIZE	AREA	NOS.	SETBACKS			
				FRONT	SIDE I	SIDE II	REAR
SP	AS PER SITE	AS PER SITE	4	7.50	4.50	4.50	4.50
SP1	AS PER SITE	AS PER SITE	10	7.50	4.50	4.50	4.50
A	80.00 X 125.00	10000	9	6.00	4.50	4.50	4.50
B	80.00 X 100.00	8000	14	6.00	4.50	4.50	4.50
E	50.00 X 80.00	4000	2	6.00	4.50	4.50	4.50
E1	40.00 X 75.00	3000	9	5.00	3.00	3.00	3.00
F	30.00 X 65.00	2000	64	5.00	3.00	3.00	3.00
G	30.00 X 50.00	1500	84	5.00	3.00	-	2.50
G1	25.00 X 40.00	1000	132	3.00	3.00	-	1.20
H	20.00 X 35.00	700	30	3.00	3.00	-	1.20
H1	20.00 X 25.00	500	47	3.00	3.00	-	1.20
J	12.50 X 20.00	250	19	3.00	1.50	-	1.20
TOTAL NUMBER OF PLOTS			424				

SCHEDULE OF COMMERCIAL & SHOPS

TYPE	PLOT SIZE	AREA (IN SQM.)	NOS.	SETBACKS
CP	12.50 X 20.00	250.00	45	AS PER RIICO BUILDING REGULATIONS 2021
CP1	10.00 X 15.00	150.00	28	AS PER RIICO BUILDING REGULATIONS 2021
CP2	5.00 X 10.00	50.00	39	AS PER RIICO BUILDING REGULATIONS 2021
S	3.00 X 7.50	22.50	15	REFER DWG. NO. IPI/ 741/ 79
S1	3.00 X 6.00	18.00	15	REFER DWG. NO. IPI/ 741/ 79
TOTAL NUMBER OF SHOPS			142	

SCHEDULE OF RESIDENTIAL PLOTS

TYPE	PLOT SIZE	AREA (IN SQM.)	NOS.	SETBACKS
R	12.50 X 20.00	250.00	155	AS PER RIICO BUILDING REGULATIONS 2021
R1	10.00 X 15.00	150.00	40	AS PER RIICO BUILDING REGULATIONS 2021
R2	08.00 X 15.00	120.00	14	AS PER RIICO BUILDING REGULATIONS 2021
TOTAL NUMBER OF SHOPS			209	

LAND USE SCHEDULE

PARTICULARS	AREA (IN HECT.)	PERCENTAGE
TAL AREA UNDER SCHEME (PER REVENUE RECORDS)	152.9500	-
AREA UNDER SCHEME (PER PHYSICAL SURVEY)	152.9500	-
AREA UNDER PLANNING	152.950	100.00
AREA UNDER INDUSTRIAL PLOTS	94.100	61.52%
AREA UNDER COMMERCIAL	4.139	2.71%
AREA UNDER OPEN/ GREEN	10.276	6.72%
AREA UNDER SERVICES	8.284	5.42%
AREA UNDER INSTITUTIONAL	0.767	0.50%
AREA UNDER RESIDENTIAL	4.750	3.11%
AREA UNDER ROAD	30.633	20.03%

SCHEDULE OF HAND-TOOL ZONE PLOTS

TYPE	PLOT SIZE	AREA (IN SQM.)	NOS.
G	30.00 X 50.00	1500.00	5
G1	25.00 X 40.00	1000.00	13
H	20.00 X 35.00	700.00	21
H1	20.00 X 25.00	500.00	47
J	12.50 X 20.00	250.00	19
TOTAL NUMBER OF SHOPS			105
TOTAL AREA UNDER HAND-TOOL ZONE PLOTS			6.425 Hectare

REVISED LAY OUT PLAN OF INDUSTRIAL AREA GOGELAV, DISTRICT NAGAUR

SCALE : 1 cm.= 40 Mtr.

DRG. NO. IPI / 1782 / 2021
DATE 30.12.2021

(RAKESH VYAS)
PLANNING ASSISTANT

(VIKAS RAJ JAIN)
Dy. TOWN PLANNER

(SANJAY M. WAGHMARE)
Sr. TOWN PLANNER

RIICO