

JATLAW GOTHADA

SCHEDULE OF INDUSTRIAL PLOTS

TYPE	PLOT SIZE	AREA	NOS	SETBACKS			
				FRONT	SIDE I	SIDE II	REAR
SP	AS PER SITE	AS PER SITE	02	9.00	9.00	9.00	9.00
C	60.00 X 100.00	6000	01	6.00	4.50	4.50	4.50
D	50.00 X 100.00	5000	01	6.00	4.50	4.50	4.50
E	50.00 X 80.00	4000	06	6.00	3.00	3.00	3.00
EI	40.00 X 75.00	3000	04	5.00	3.00	3.00	3.00
F	30.00 X 65.00	2000	21	5.00	3.00	3.00	3.00
G	30.00 X 50.00	1500	33	5.00	3.00	-	2.50
G1	25.00 X 40.00	1000	08	3.00	3.00	-	1.20
H	20.00 X 35.00	700	28	3.00	3.00	-	1.20
H1	20.00 X 25.00	500	62	3.00	3.00	-	1.20
J	12.50 X 20.00	250	84	3.00	1.50	-	1.20
TOTAL NUMBER OF PLOTS			250				

SCHEDULE OF WAREHOUSING PLOTS

TYPE	PLOT SIZE	AREA	NOS.	SETBACKS			
				FRONT	SIDE I	SIDE II	REAR
WH	30.00 X 65.00	2000	02	5.00	3.00	3.00	3.00
WH1	30.00 X 50.00	1500	02	5.00	3.00	-	2.50
TOTAL NUMBER OF PLOTS			4				

SCHEDULE OF SHOPS


TYPE	PLOT SIZE	AREA (IN SQM)	NOS.	REMARKS
S1	5.00 X 10.00	50.00	6	REFER DWG. NO. IPI/74/82 DATED 24.04.1986
S2	3.00 X 7.50	22.50	18	REFER DWG. NO. IPI/466/86 DATED 28.04.1986
TOTAL NUMBER OF SHOPS			24	

LAND USE SCHEDULE

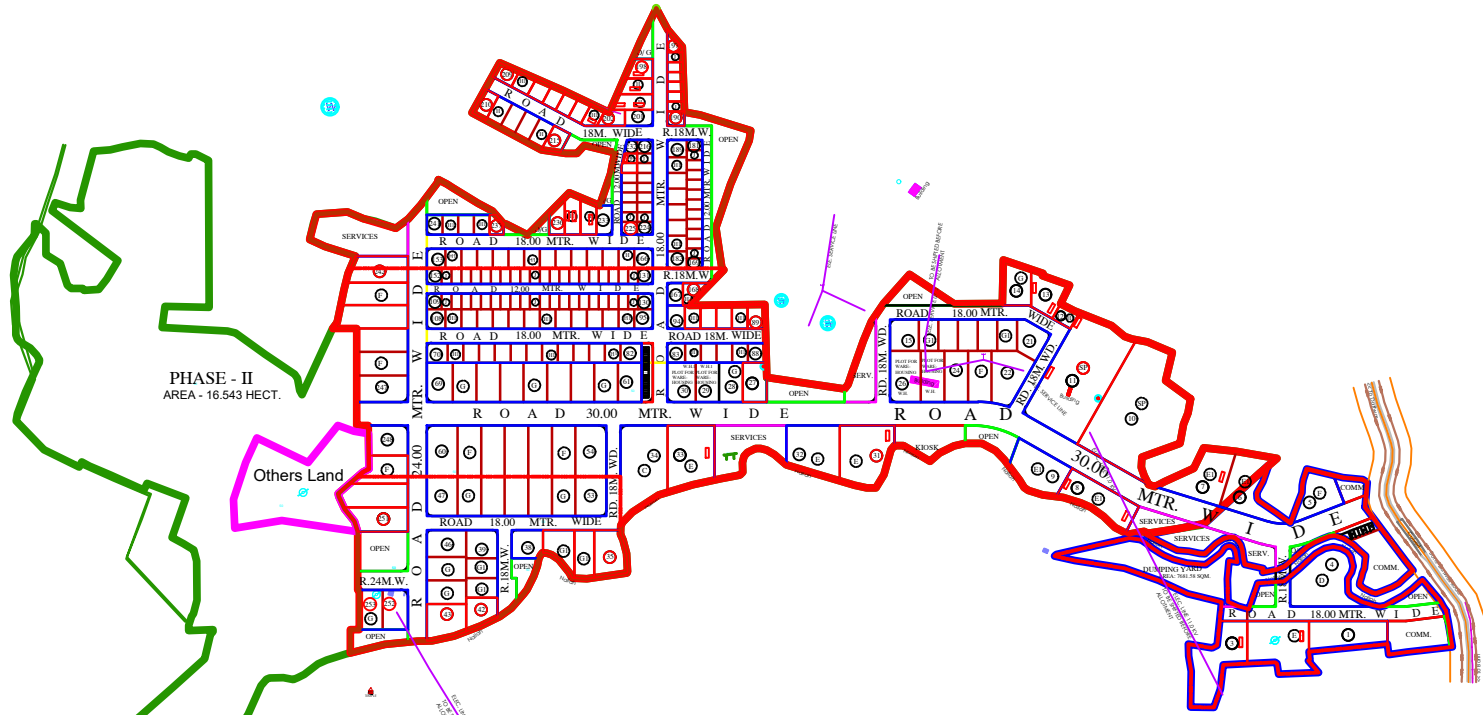
PARTICULARS	AREA (IN HECT.)	PERCENTAGE
TOTAL AREA UNDER SCHEME (AS PER REVENUE RECORDS)	61.340	-
LAND UNDER POSSESSION (AS PER PHYSICAL SURVEY)	60.660	-
AREA UNDER PHASE-I	4.088	100.00
AREA UNDER INDUSTRIAL PLOTS	26.775	60.73%
AREA UNDER COMMERCIAL	1.254	2.84%
AREA UNDER OPEN/ GREEN	2.419	5.49%
AREA UNDER SERVICES	2.523	5.72%
AREA UNDER ROAD	11.117	25.22%

TENTATIVE LAY OUT PLAN OF INDUSTRIAL AREA JATLAW GOTHADA PHASE-I DISTT. SAWAI MADHOPUR

SCALE : 1 cm = 40.00 mtr. DRG. NO. IPI/1860/2022 DT. 15.11.2022

(APOORVA TIWARI) DRAUGHTSMAN	
(RAKESH VYAS) PLANNING ASSISTANT	
(VIKAS RAJ JAIN) DY. TOWN PLANNER	
(SANJAY M. WAGHMARE) SR. TOWN PLANNER	

RIICO



PHASE - II
AREA - 16.543 HECT.

Others Land

Water Body

NOTES:

1. THIS LAYOUT PLAN HAS BEEN PREPARED ON SURVEY OF LAND AND INFORMATION PROVIDED BY UNIT OFFICE.
2. 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.
3. AS PROPOSED BY UNIT OFFICE PLANNING OF PHASE-I HAS BEEN DONE ON AREA MEASURING 44.112 HECT. OUT OF TOTAL AREA 61.34 HECT. (60.66 HECT AS PER PHYSICAL SURVEY).
4. AS PER PHYSICAL SURVEY THE LAND IS LESS COMPARED TO LAND AS PER REVENUE RECORD. UNIT OFFICE MAY TAKE APPROPRIATE ACTION FOR LESS LAND.
5. ALLOTMENT OF PLOTS MAY BE DONE AFTER DEMARCATION OF LAND AT SITE. IF THERE IS ANY VARIATION, SAME MAY BE INFORMED TO HO FOR NECESSARY AMENDMENT.
6. PRIOR TO ALLOTMENT, UNIT OFFICE SHALL ENSURE THAT ALL THE PLOTS SITUATED NEAR NALLAH ARE NOT BE AFFECTED BY HIGH FLOOD LEVEL (HFL) OF NALLAH.
7. 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.
8. 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.
9. 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 DEMANTLING AND RECYCLING FACILITIES AS PER RULES.
10. UNIT OFFICE MAY TAKE APPROPRIATE ACTION FOR RESERVATION OF CONTIGUOUS 2 PLOTS OF 1000 SQM EACH FOR UNITS INVOLVED IN HAZARDOUS WASTES RECYCLING, PRE-PROCESSING AND OTHER UTILIZATION OF HAZARDOUS WASTES IN INDUSTRIAL AREAS FOR WHICH EC IS OBTAINED UNDER CATEGORY 'A' OR 'B' OF EIA NOTIFICATION, 2006.
11. BUILDING PARAMETER FOR NON-INDUSTRIAL PLOTS SHALL BE APPLICABLE AS PER RICO BUILDING REGULATIONS-2021.
12. UNIT OFFICE TO SUBMIT THE DEMARCATION PLAN FOR FINAL APPROVAL OF COMPETENT AUTHORITY.
13. THIS DRAWING HAS BEEN APPROVED BY COMMITTEE HEADED BY MD IN MEETING HELD ON DATED 07.11.2022

NOTE :- ALL PLOTS ARE CLEAR VACANT PLOTS (GREEN CATEGORY) AS THE AREA IS UNDER DEVELOPMENT.