

INDUSTRIAL AREA KAROLI (TAPUKARA EXTENSION)

SCHEDULE OF INDUSTRIAL PLOTS

TYPE	S I Z E	AREA	NOS	SET BACKS			
				FRONT	SIDE I	SIDE II	REAR
SP	AS PER LAY OUT PLAN	ABOUT 60 ACRES	01	9.00	9.00	9.00	9.00
SP3	AS PER LAY OUT PLAN	ABOUT 30 ACRES	02	9.00	9.00	9.00	9.00
SP4	AS PER LAY OUT PLAN	ABOUT 25 ACRES	07	9.00	9.00	9.00	9.00
SP5	AS PER LAY OUT PLAN	ABOUT 7 ACRES	03	7.50	4.50	4.50	4.50
SP6	AS PER LAY OUT PLAN	ABOUT 6 ACRES	08	7.50	4.50	4.50	4.50
A	80.00X125.00	10,000	05	6.00	4.00	4.00	4.00
B	80.00X100.00	8000	13	6.00	4.00	4.00	4.00
E	50.00X80.00	4000	07	6.00	3.00	3.00	3.00
F	30.00X65.00	2000	95	6.00	3.00	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	NOS	SET BACKS			
				FRONT	SIDE I	SIDE II	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 COMMERCIAL PLOTS

TYPE	S I Z E	AREA	NOS	SET BACKS			
				FRONT	SIDE I	SIDE II	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				

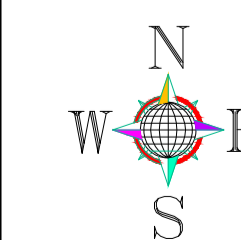
LAND USE	PRESENT	AREA IN HECT.	%AGE
PARTICULARS			
TOTAL AREA UNDER SCHEME (AS PER REVENUE RECORD)		393.095	100%
TOTAL AREA UNDER SCHEME (AS PER PHYSICAL SURVEY)		393.095	100%
PARCEL OF LAND RESERVED FOR HONDA		24.162	6.15
AREA UNDER INDUSTRIAL PLOTS		189.092	48.10
AREA UNDER RESIDENTIAL PLOTS		26.274	6.68
AREA UNDER COMMERCIAL		9.150	2.33
AREA UNDER FACILITIES		1.871	0.48
A. HOSPITAL	0.478 HECT.		
B. COMMUNITY CENTRE	0.326 HECT.		
C. NURSING HOME	0.183 HECT.		
D. NURSARY SCHOOL	0.150 HECT.		
E. SCHOOL	0.734 HECT.		
AREA UNDER SERVICES		5.114	1.30
AREA UNDER NADI, NALLAH		3.292	0.84
AREA UNDER FUTURE PLANNING FOR C.E.T.P., SOLID WASTE MANAGEMENT (DISPOSAL GROUND), INDUSTRIAL USE AFTER LEAVING LAND FOR H.F.L. AND PLANTATION AREA ALONG RIVER STREAM		16.329	4.15
GREEN AREA		36.300	9.23
A. OPEN FOR PLANTATION	9.377 HECT.		
B. GREEN BUFFER	10.752 HECT.		
C. PARK	3.059 HECT.		
D. H.T. CORRIDOR	13.112 HECT.		
AREA UNDER ROADS		72.969	18.56
AREA UNDER G.S.S. PLOT		6.207	1.58
AREA UNDER RESERVED/ FUTURE PLANNING		2.335	0.60
GRAND TOTAL		393.095	100

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

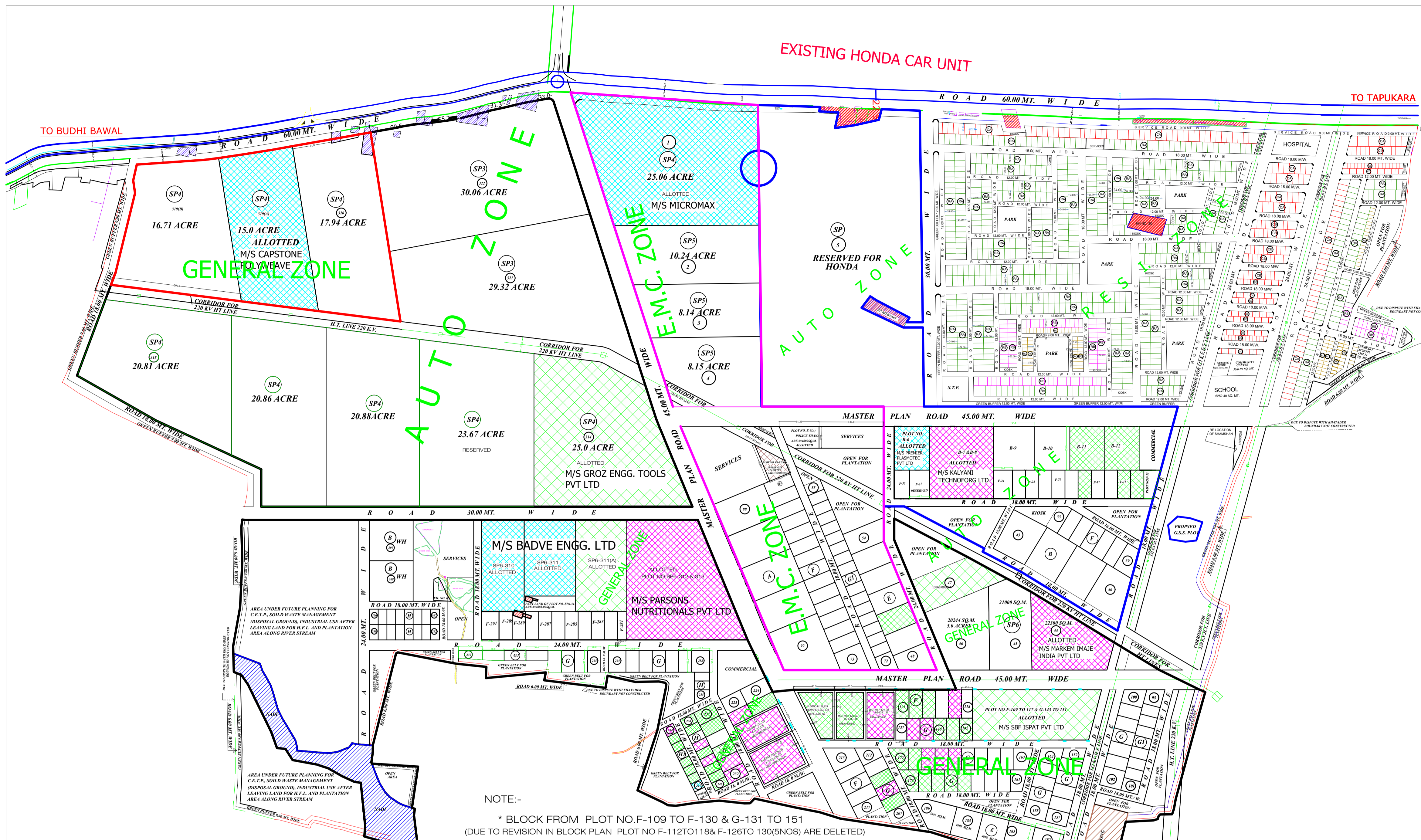
SCALE : 1 cm. = 40.00 mtr. DRG. NO.

(VISHAL MATHUR)
SR. DRAUGHTSMAN

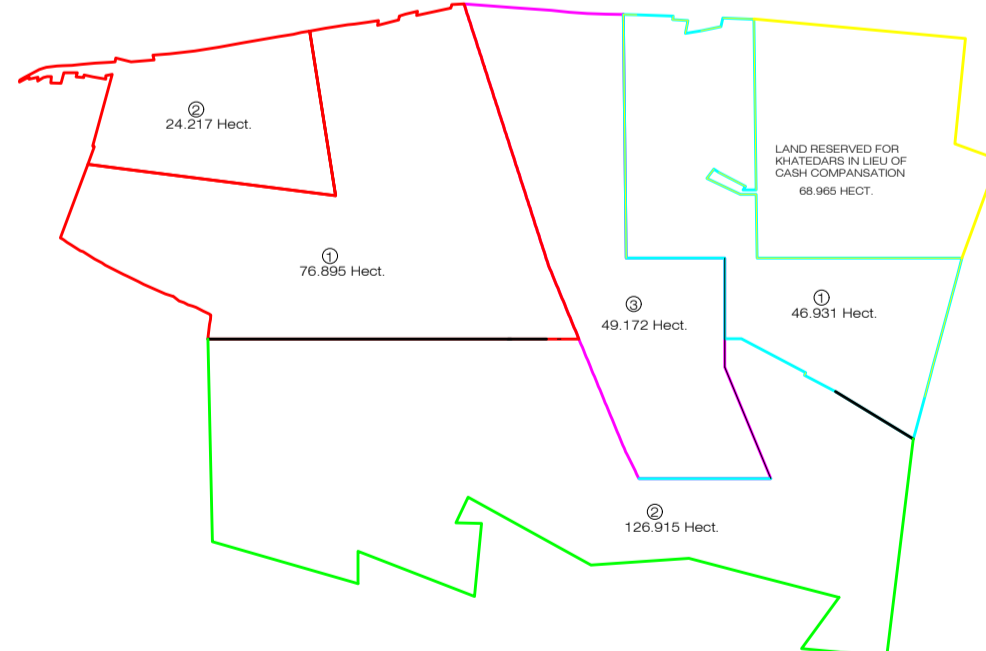
(SANJAY M. WAGHMARE)
SR. TOWN PLANNER



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NOTE:-
 * BLOCK FROM PLOT NO.F-109 TO F-130 & G-131 TO 151 (DUE TO REVISION IN BLOCK PLAN PLOT NO F-112TO118& F-126TO 130(6NOS) ARE DELETED) (DUE TO REVISION IN BLOCK PLAN PLOT NOG-131 TO 153(23NOS) ARE DELETED)
 * BLOCK FROM PLOT NO.F-218 TO F-224 & G-226 TO 231 (DUE TO REVISION IN BLOCK PLAN PLOT NOF-219 TO 223(5NOS) &G-227 TO231(5NOS) ARE DELETED)



* REVISION IN BLOCK FROM PLOT NO. PLOT NO SP4-319 ,320
 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 LAYOUT PLAN VIDE IPI/1314/2016 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-273 TO F-280(8NOS) 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(6NOS) ARE DELETED)
 * BLOCK FROM PLOT NO. PLOT NO SP4-319 , 320
 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.

NOTES:
 1. THIS LAY OUT PLAN HAS BEEN PREPARED ON THE LATEST SURVEY OF LAND AND INFORMATION PROVIDED BY UNIT OFFICE.
 2. THE ROW OF THE BUDI BAWAL-TAPUKARA ROAD FROM 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 TAPUKARA (AS PER LETTER FROM C.T.P. (N.C.R.) 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 HO.
 4. ALL THE L.T. ELECTRIC LINES NOT IN THE ROAD ALIGNMENT SHALL BE SHIFTED, FOR H.T. 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 CHANGE OF LAND USE IN GREATER BHIWADI 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 SOLID WASTE DISPOSAL SHALL BE SUBJECT TO APPROVAL OF RSPCB.
 8. USE OF SERVICES LAND MARKED IN THE LAYOUT SHALL BE UTILISE AS PER TECHNICAL REQUIREMENT AND ITS SUITABILITY. 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 SUITABILITY. ANY MODIFICATION REQUIRED ON ACCOUNT OF TECHNICAL REQUIREMENT SHALL BE DONE APPROPRIATELY.
 10. 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.
 11. CORRIDOR FOR HT ELECTRIC LINES ARE KEPT AS PER LETTER OF RVPNL DT. 21.10.2009.
 12. THIS DRAWING HAS BEEN SUPERCEDED BY DRG. NO. IPI/993/2014 DT. 16.05.2014, IPI/1214/2015 DATED 18.06.2015 AND IPI/ 1257/ 2015 DATED 03.12.2015.

LEGEND

	ZONE AREA	INDUSTRIAL USE AREA
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 COMPANSATION)	68.965 HECT.	

LEGEND:- PLOTS ALLOTTED SHOWN THUS
 PLOTS ALLOTTED & UNDER CONSTRUCTION SHOWN THUS
 PLOTS ALLOTTED & UNDER PRODUCTION SHOWN THUS
 EXISTING 33/11KVA G S S POLICE THANA ADJOINING OF INDUSTRIAL AREA KHUSHKHERA
 EXIST. FIRE STATION APPROX. 1.50KM. FROM I/A KHUSHKHERA

PLANNING ASSTT. ASSTT. REGIONAL MANAGER REGIONAL MANAGER SR.REGIONAL MANAGER