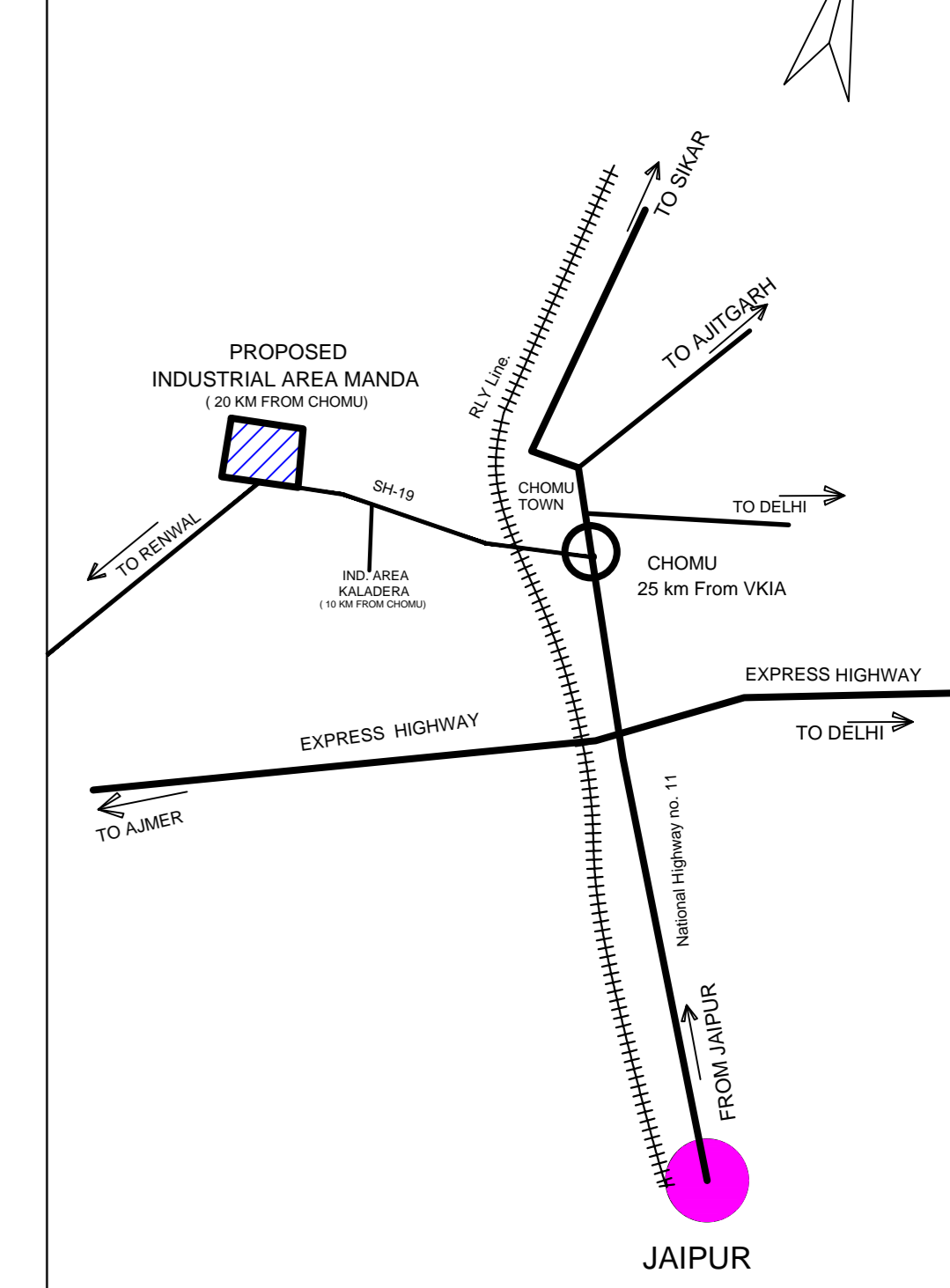


# INDUSTRIAL AREA MANDA

## LOCATION MAP



**AVAILABLE VACANT ALLOTABLE INDUSTRIAL PLOT** (AS ON 22.03.2019)

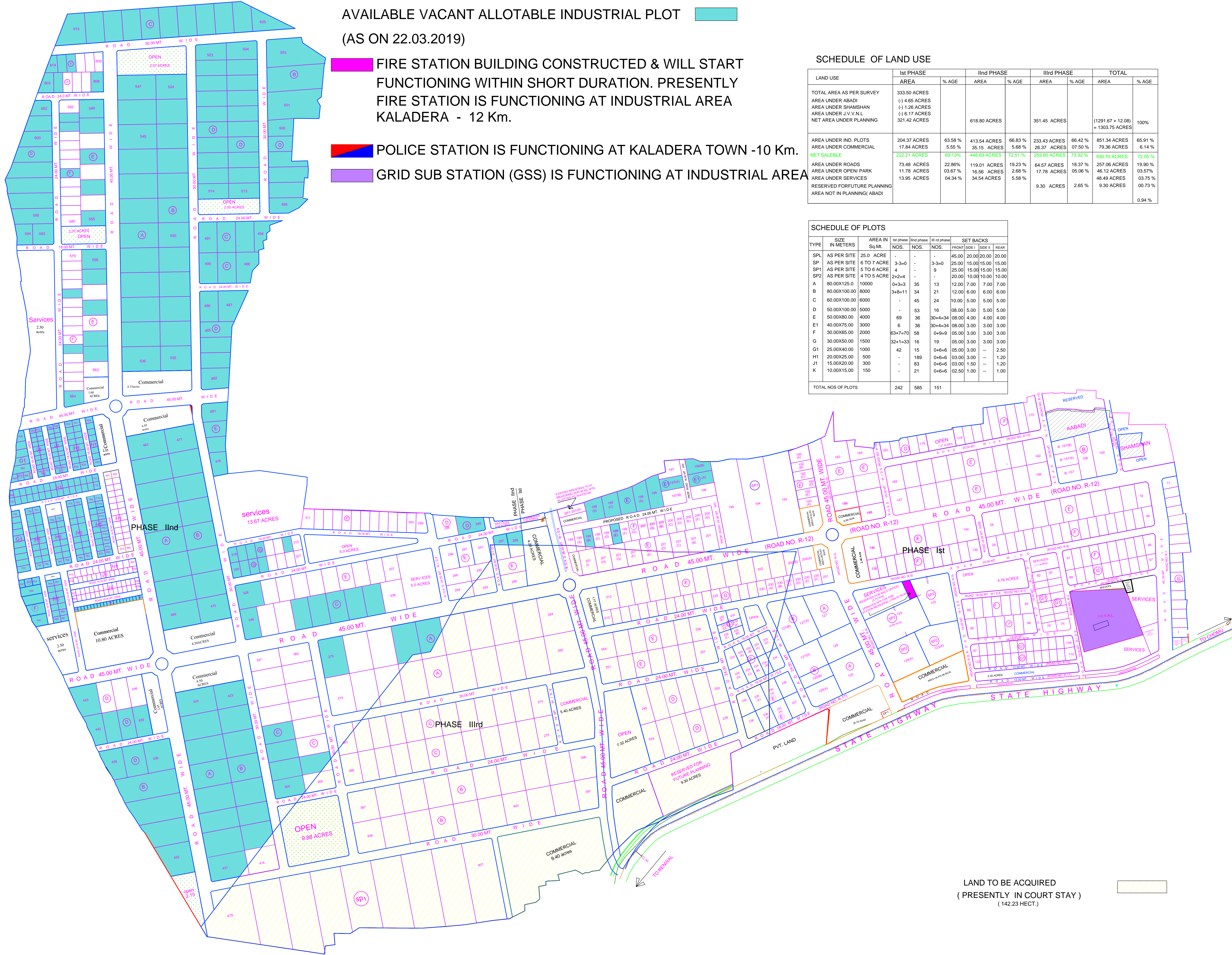
- FIRE STATION BUILDING CONSTRUCTED & WILL START FUNCTIONING WITHIN SHORT DURATION. PRESENTLY FIRE STATION IS FUNCTIONING AT INDUSTRIAL AREA KALADERA - 12 Km.
- POLICE STATION IS FUNCTIONING AT KALADERA TOWN -10 Km.
- GRID SUB STATION (GSS) IS FUNCTIONING AT INDUSTRIAL AREA

### SCHEDULE OF LAND USE

LAND USE	Ist PHASE		IInd PHASE		IInd PHASE		TOTAL	
	AREA	% AGE	AREA	% AGE	AREA	% AGE	AREA	% AGE
TOTAL AREA AS PER SURVEY	333.50 ACRES							
AREA UNDER ABADI	(-) 4.85 ACRES							
AREA UNDER SHAMSHAN	(-) 1.26 ACRES							
AREA UNDER J.V.V.N.L	(-) 8.17 ACRES							
NET AREA UNDER PLANNING	321.42 ACRES		618.80 ACRES		351.45 ACRES		(1291.67 + 12.08) = 1303.75 ACRES	100%
AREA UNDER IND. PLOTS	204.37 ACRES	63.58 %	413.54 ACRES	66.83 %	233.43 ACRES	66.42 %	851.34 ACRES	65.91 %
AREA UNDER COMMERCIAL	17.84 ACRES	5.55 %	35.15 ACRES	5.68 %	26.37 ACRES	7.92 %	79.36 ACRES	6.14 %
NET SALEABLE	222.21 ACRES	69.13%	448.69 ACRES	72.51 %	259.80 ACRES	73.92 %	930.70 ACRES	72.05 %
AREA UNDER ROADS	73.48 ACRES	22.86%	119.01 ACRES	19.23 %	64.57 ACRES	18.37 %	257.06 ACRES	19.90 %
AREA UNDER OPEN/PARK	11.78 ACRES	3.67 %	16.56 ACRES	2.68 %	17.78 ACRES	5.06 %	46.12 ACRES	3.57 %
AREA UNDER SERVICES	13.95 ACRES	4.34 %	34.54 ACRES	5.58 %	9.30 ACRES	2.65 %	48.49 ACRES	3.75 %
RESERVED FOR FUTURE PLANNING							9.30 ACRES	0.72 %
AREA NOT IN PLANNING (ABADI)								0.94 %

### SCHEDULE OF PLOTS

TYPE	SIZE IN METERS	AREA IN Sq.M.	Ist phase			IInd phase			IInd phase			SET BACKS		
			NOS.	NOS.	NOS.	FRONT	SIDE 1	SIDE 2	REAR	FRONT	SIDE 1	SIDE 2	REAR	
SPL	AS PER SITE	25.0 ACRE	-	-	-	45.00	20.00	20.00	20.00					
SP	AS PER SITE	6 TO 7 ACRE	3-3=0	-	-	3-3=0	25.00	15.00	15.00	15.00				
SP1	AS PER SITE	5 TO 6 ACRE	4	-	-	9	25.00	15.00	15.00	15.00				
SP2	AS PER SITE	4 TO 5 ACRE	2+2=4	-	-	-	20.00	10.00	10.00	10.00				
A	80.00x125.0	10000	0+3=3	35	13	12.00	7.00	7.00	7.00					
B	80.00x100.00	8000	3+8=11	34	21	12.00	6.00	6.00	6.00					
C	60.00x100.00	6000	-	45	24	10.00	5.00	5.00	5.00					
D	50.00x100.00	5000	-	53	16	08.00	5.00	5.00	5.00					
E	50.00x80.00	4000	69	36	30+4=34	08.00	4.00	4.00	4.00					
E1	40.00x75.00	3000	6	36	30+4=34	08.00	3.00	3.00	3.00					
F	30.00x65.00	2000	63+7=70	58	16	0+9=9	05.00	3.00	3.00	3.00				
G	30.00x50.00	1500	32+1=33	16	19	05.00	3.00	3.00	3.00					
G1	25.00x40.00	1000	42	15	0+6=6	05.00	3.00	-	2.50					
H1	20.00x25.00	500	-	189	0+6=6	03.00	3.00	-	1.20					
J1	15.00x20.00	300	-	83	0+6=6	03.00	1.50	-	1.20					
K	10.00x15.00	150	-	21	0+6=6	02.50	1.00	-	1.00					
TOTAL NOS OF PLOTS			242	585	151									



### NOTE

- ★ AREA UNDER THIRD PHASE IS PURE TENTATIVE AND SUBJECT TO FINAL DECISION OF HONOURABLE COURT.
  - ★ AREA AS PER REVENUE RECORD IS 1319.00 ACRES WARE AS AS PER SURVEY IS 1303.75 ACRES. THIS DIFFERENCE WILL BE TAKEN CARE OF AFTER DEMARCATION OF THE AREA.
  - ★ FINAL PLAN WILL BE ISSUED AFTER DEMARCATION PLAN TO BE GIVEN BY UNIT OFFICE .
  - ★ THIS DRAWING HAS BEEN APPROVED BY THE MD VIDE PARA NO. /N DT. IN SECTION FILE.
  - ★ BUILDING PARAMETERS OF COMMERCIAL PLOTS WILL BE AS PER RIICO DISPOSAL OF LAND RULES 1979.
  - ★ THIS DRAWING SUPERCEDES EARLIER APPROVED DRAWING NO. IPI / 491/2008 DT.10-11-2008
  - ★ THIS DRAWING REVISED AS PER APPROVAL OF M.D. VIDE PARA NO.36 ON DT. 25.02-2010 IN DRAWING SECTION FILE.
- REVISED PORTION SHOWN THUS

REVISED TENTATIVE LAY OUT PLAN OF INDUSTRIAL AREA MANDA ON CHOMU RENWAL ROAD (S.H. NO. 19) DISTT. JAIPUR.

SCALE 1 CM = 40.0 M	Drig.No.	IPI / 491 / 2008 Dt. 10.11.2008
DEALT BY	REV.-1	IPI / 547 / 2009 Dt. 03.03.2009
R.K.Mehichandani Sr.Draughtsman	REV.-2	IPI / 617 / 2010 Dt. 03.03.2010
S.L.KUMAWAT Sr.Draughtsman	REV.-3	IPI / 861 / 2010 Dt. 11.08.2010
R.G. MAHAWAR ASSTT. TOWN PLANNER		
ANIL KUMAR PATTHIRA DY. TOWN PLANNER		



LAND TO BE ACQUIRED (PRESENTLY IN COURT STAY) (142.23 HECT.)

