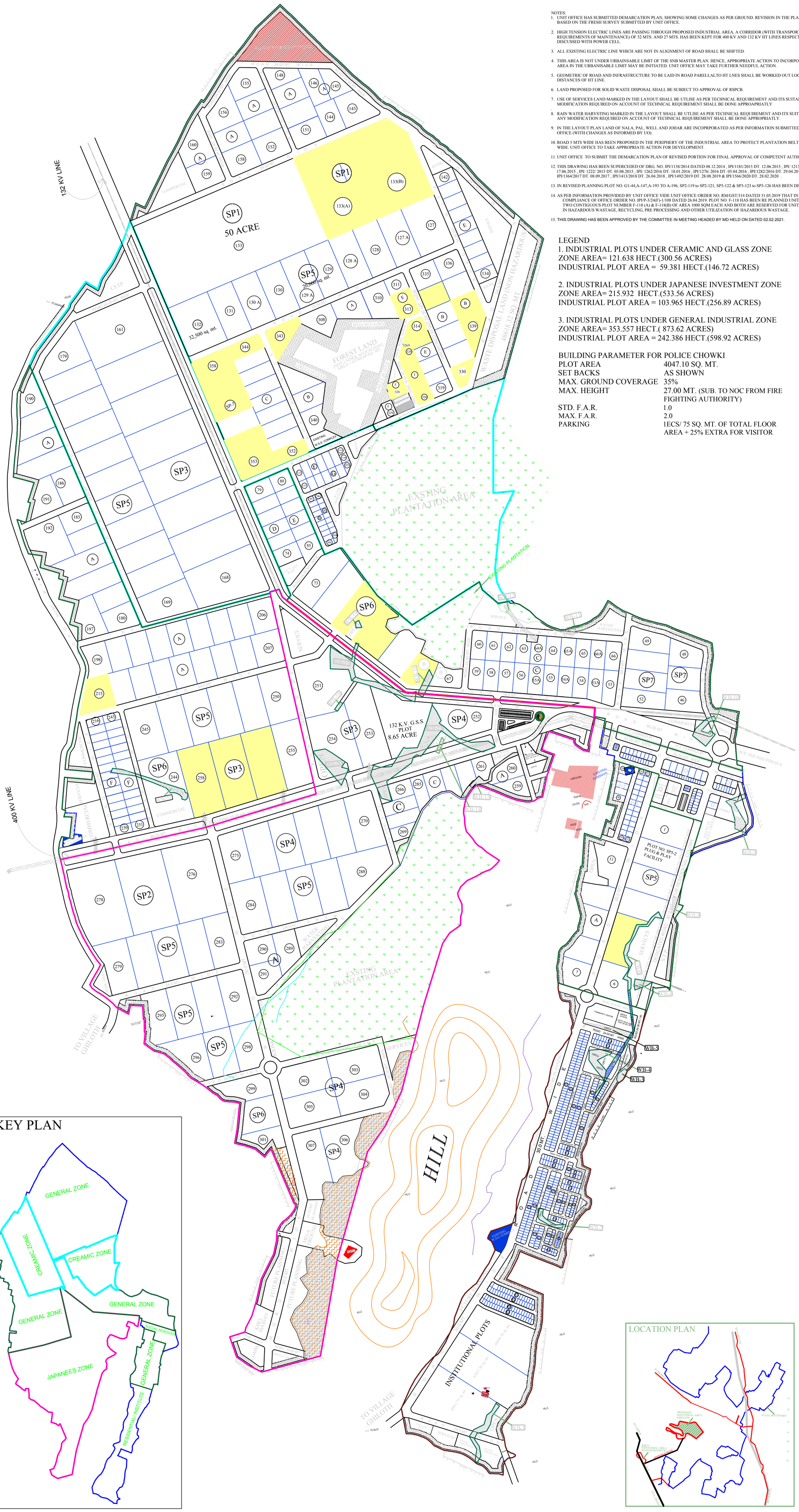

NOTES:

1. UNIT OFFICE HAS SUBMITTED DEMARCATION PLAN, SHOWING SOME CHANGES AS PER GROUND. REVISION IN THE PLANNING IS BASED ON THE FRESH SURVEY SUBMITTED BY UNIT OFFICE.
2. HIGH TENSION ELECTRIC LINES ARE PASSING THROUGH PROPOSED INDUSTRIAL AREA, A CORRIDOR (WITH TRANSPORT REQUIREMENTS OF MAINTENANCE) OF 52 MTS. AND 27 MTS. HAS BEEN KEPT FOR 400 KV AND 132 KV HT LINES RESPECTIVELY, AS DISCUSSED WITH POWER CELL.
3. ALL EXISTING ELECTRIC LINE WHICH ARE NOT IN ALIGNMENT OF ROAD SHALL BE SHIFTED.
4. THIS AREA IS NOT UNDER URBAINSABLE LIMIT OF THE SNB MASTER PLAN. HENCE, APPROPRIATE ACTION TO INCORPORATE THIS AREA IN THE URBANISABLE LIMIT MAY BE INITIATED. UNIT OFFICE MAY TAKE FURTHER NEEDFUL ACTION.
5. GEOMETRIC OF ROAD AND INFRASTRUCTURE TO BE LAID IN ROAD PARELLALTO HT LNES SHALL BE WORKED OUT LOOKING SAFE DISTANCES OF HT LINE.
6. LAND PROPOSED FOR SOLID WASTE DISPOSAL SHALL BE SUBJECT TO APPROVAL OF RSPCB.
7. USE OF SERVICES LAND MARKED IN THE LAYOUT SHALL BE UTLISE AS PER TECHNICAL REQUIREMENT AND ITS SUITABILITY. ANY MODIFICATION REQUIRED ON ACCOUNT OF TECHNICAL REQUIREMENT SHALL BE DONE APPROAPRIATLY
8. RAIN WATER HARVSTING MARKED IN THE LAYOUT SHALL BE UTLISE AS PER TECHNICAL REQUIREMENT AND ITS SUITABILITY. ANY MODIFICATION REQUIRED ON ACCOUNT OF TECHNICAL REQUIREMENT SHALL BE DONE APPROPRIATLY.
9. IN THE LAYOUT PLAN LAND OF NALA, PAL, WELL AND JOHAR ARE INCOPRPORATED AS PER INFORMATION SUBMITTED BY UNIT OFFICE (WITH CHANGES AS INFORMED BY UO).
10. ROAD 5 MTS WIDE HAS BEEN PROPOSED IN THE PERIPHERY OF THE INDUSTRIAL AREA TO PROTECT PLANTATION BELT OF 15 MTS. WIDE. UNIT OFFICE TO TAKE APPROPRIATE ACTION FOR DEVELOPMENT.
11. UNIT OFFICE TO SUBMIT THE DEMARCATION PLAN OF REVISED PORTION FOR FINAL APPROVAL OF COMPETENT AUTHORITY.
12. THIS DRAWING HAS BEEN SUPERCEDED OF DRG. NO. IPI/1138/2014 DATED 08.12.2014 , IPI/1181/2015 DT. 12.06.2015 , IPI/ 1213 / 2015 DT. 17.06.2015 , IPI/ 1222/ 2015 DT. 05.08.2015 , IPI/ 1262/2016 DT. 18.01.2016 , IPI/1276/ 2016 DT. 05.04.2016 , IPI/1282/2016 DT. 29.04.2016 , IPI/1364/2017 DT. 08.09.2017 , IPI/1413/2018 DT. 26.04.2018 , IPI/1492/2019 DT. 28.08.2019 & IPI/1566/2020 DT. 28.02.2020 .
13. IN REVISED PLANNING PLOT NO. G1-44,A-147,A-193 TO A-196, SP2-119 to SP2-121, SP5-122 & SP3-123 to SP3-126 HAS BEEN DELETED.
14. AS PER INFORMATION PROVIDED BY UNIT OFFICE VIDE UNIT OFFICE ORDER NO. RM/GST/314 DATED 31.05.2019 THAT IN COMPLIANCE OF OFFICE ORDER NO. IPI/P-3/24(F)-1/108 DATED 26.04.2019. PLOT NO. F-118 HAS BEEN RE PLANNED UNIT OFFICE IN TWO CONTIGUOUS PLOT NUMBER F-118 (A) & F-118(B) OF AREA 1000 SQM EACH AND BOTH ARE RESERVED FOR UNITS INVOLVED IN HAZARDOUS WASTAGE, RECYCLING, PRE PROCESSING AND OTHER UTILIZATION OF HAZARDOUS WASTAGE.
15. THIS DRAWING HAS BEEN APPROVED BY THE COMMITTEE IN MEETING HEADED BY MD HELD ON DATED 02.02.2021.

LEGEND

1. INDUSTRIAL PLOTS UNDER CERAMIC AND GLASS ZONE
ZONE AREA= 121.638 HECT.(300.56 ACRES)
INDUSTRIAL PLOT AREA = 59.381 HECT.(146.72 ACRES)

2. INDUSTRIAL PLOTS UNDER JAPANESE INVESTMENT ZONE
ZONE AREA= 215.932 HECT.(533.56 ACRES)
INDUSTRIAL PLOT AREA = 103.965 HECT.(256.89 ACRES)

3. INDUSTRIAL PLOTS UNDER GENERAL INDUSTRIAL ZONE
ZONE AREA= 353.557 HECT.(873.62 ACRES)
INDUSTRIAL PLOT AREA = 242.386 HECT.(598.92 ACRES)

BUILDING PARAMETER FOR POLICE CHOWKI

PLOT AREA	4047.10 SQ. MT.
SET BACKS	AS SHOWN
MAX. GROUND COVERAGE	35%
MAX. HEIGHT	27.00 MT. (SUB. TO NOC FROM FIRE FIGHTING AUTHORITY)
STD. F.A.R.	1.0
MAX. F.A.R.	2.0
PARKING	1ECS/ 75 SQ. MT. OF TOTAL FLOOR AREA + 25% EXTRA FOR VISITOR

GHILOTH

SCHEDULE OF INDUSTRIAL PLOTS

S.NO.	SIZE IN METER	AREA IN SQ. MT.	NOS.	SET BACKS			
				FRONT	SIDE-1	SIDE-2	REAR
SP1	AS PER SITE	25 ACRE & ABOVE	02	9.00	9.00	9.00	9.00
SP2	AS PER SITE	13 TO 16 ACRE	03	9.00	9.00	9.00	9.00
SP3	AS PER SITE	7 TO 11 ACRE	15	7.50	4.50	4.50	4.50
SP4	AS PER SITE	5 TO 6 ACRE	13	7.50	4.50	4.50	4.50
SP5	AS PER SITE	4 TO 5 ACRE	50	7.50	4.50	4.50	4.50
SP6	AS PER SITE	3 TO 4 ACRE	09	7.50	4.50	4.50	4.50
SP7	AS PER SITE	2.5 TO 3 ACRE	13	7.50	4.50	4.50	4.50
A	80.00X125.00	10000	63	6.00	4.00	4.00	4.00
B	80.00X100.00	8000	15	6.00	4.00	4.00	4.00
C	AS PER ISTE	6000	38	6.00	4.00	4.00	4.00
D	50.00X100.00	5000	06	6.00	4.00	4.00	4.00
E	50.00X80.00	4000	24	6.00	3.00	3.00	3.00
F	30.00X65.00	2000	45	5.00	3.00	3.00	3.00
G	30.00X50.00	1500	07	5.00	3.00	-	2.50
G1	25.00X40.00	1000	05	3.00	3.00	-	1.20
H	20.00X35.00	700	10	3.00	3.00	-	1.20
H1	20.00X25.00	500	37	3.00	3.00	-	1.20
TOTAL NO. OF PLOTS			355				

SCHEDULE OF RESIDENTIAL PLOTS

RA	6.00X10.00	60	20	3.00	-	-	1.50
RB	9.00X12.00	108	27	3.00	-	-	2.50
RC	10.00X15.00	150	36	3.00	-	-	2.50
RD	10.00X20.00	200	447	4.50	-	-	2.50
TOTAL NO. OF PLOTS			530				

SCHEDULE OFCOMMERCIAL PLOTS

CA	5.00X10.00	50	18	-	-	-	-
CB	9.00X15.00	135	29	3.00	-	-	2.50
CC	10.00X20.00	200	13	4.50	"	"	2.50
CD	12.00X22.00	264	16	4.50	3.00	-	3.00
CE	15.00X25.00	375	09	6.00	3.00	-	3.00
CF	20.00X30.00	600	07	7.50	3.00	3.00	3.00
CG	25.00X40.00	1000	11	9.00	4.50	4.50	4.50
TOTAL NO. OF PLOTS			103				
SHOPS (5.00X10.00 MT.)			46	REFER DRG. NO. IPI/74/82 DT. 24.04.82			
SHOPS (3.00X7.50 MT.)			64	REFER DRG. NO. IPI/466/86 DT. 28.04.86			
SHOPS (3.00X4.50 MT.)			21	REFER DRG. NO. IPI/466/86 DT. 28.04.86			
TOTAL			131				

LAND USE

PARTICULARS	AREA (IN HECTARE)	%AGE
TOTAL AREA UNDER SCHEME (AS PER REVENUE RECORD)	747.33	
AREA SURVEYED BY UNIT OFFICE	753.901	
AREA UNDER FOREST LAND (NOT UNDER ACQUISITION)	6.578	
NET AREA UNDER PLANNING	747.323	100.00
AREA UNDER INDUSTRIAL PLOT	405.733	54.29
AREA UNDER RESIDENTIAL PLOTS	10.081	1.35
AREA UNDER INSTITUTIONAL PLOTS	14.368	1.92
AREA UNDER COMMERCIAL	12.441	1.66
AREA UNDER SERVICES	19.745	2.64
AREA UNDER COMMUNITY CENTRE	0.866	0.11
AREA UNDER KHEL MAIDAN	0.900	0.12
AREA UNDER MELA GROUND	1.774	0.24
AREA UNDER FUTURE PLANNING	6.482	0.87
AREA UNDER ROAD	129.536	17.34
AREA UNDER OPEN (A) UNDER OPEN = 11.268 HECT. (INCLUDING LAND OF KHASRA OF NALA, PAL, WELL AND JOHAR DEMARCATED AS (B) UNDER PLANTATION = 84.614 H. (C) GREEN BUFFER = 26.069 HECT. (D) GREEN BUFFER = 8.257 HECT. (WITH HILL) (E) WATER HARVESTING = 7.611	137.819	18.45
AREA UNDER WASTE DISPOSAL	5.150	0.69
AREA UNDER S.T.P.	0.552	0.07
AREA UNDER C.E.T.P.	1.876	0.25

KEY PLAN

LOCATION PLAN

(TENTATIVE LAY OUT PLAN FOR ENVIRONMENTAL CLEARANCE ONLY)

REVISED LAY OUT PLAN OF INDUSTRIAL AREA GHILOTH DISTT. ALWAR.

SCALE : 1 cm.= 60.00 mtr.	DRG. NO.	
(VISHAL MATHUR) SR. DRAUGHTSMAN		
(VIKAS RAJ JAIN) ASSISTANT TOWN PLANNER		N
(SANJAY M. WAGHMARE) SR. TOWN PLANNER		

RIICO