



HSIIDC

REVISED LAYOUT PLAN SECTOR- 2,3,4,5,6,7,8&9 PHASE-I, IMT BAWAL

LEGEND

| | | | |
|--|---------------------------|--|-------------------------|
| | ACQUISITION BOUNDARY PH-I | | OPEN SPACES/ GREEN BELT |
| | EXISTING VILLAGES | | RELEASED LAND |
| | EXISTING INDUSTRIES | | TO BE PLANNED LATER |

AREA STATEMENT

| Sr. No. | DESCRIPTION | IN ACRES |
|---------|--|----------|
| 1 | TOTAL AREA | 1220.35 |
| 2 | TO BE PLANNED LATER | 10.35 |
| 3 | AREA UNDER INDUSTRIAL PLOTS (31.5 acres also allotted to YKK & REI) | 652.30 |
| 4 | AREA UNDER RESIDENTIAL PLOTS | 26.99 |
| 5 | AREA RESERVED FOR COMMERCIAL USE | 72.35 |
| 6 | AREA RESERVED FOR BUDGET HOTEL | 0.50 |
| 7 | AREA RESERVED FOR INSTITUTIONAL USE | 7.43 |
| 8 | AREA UNDER PUBLIC UTILITIES, WATER WORKS, ELECTRIC SUB STATION, PUBLIC BUILDINGS, BANK BUILDING & POLICE STATION | 39.74 |
| 9 | AREA UNDER COMMUNITY CENTRE | 2.66 |
| 10 | AREA UNDER BUS STAND | 0.73 |
| 11 | AREA UNDER CNG FILLING CUM SERVICE STATION | 1.86 |
| 12 | AREA UNDER WAYSIDE AMENITIES | 2.00 |
| 13 | AREA UNDER SR. SECONDARY SCHOOL | 3.65 |
| 14 | AREA UNDER ESI HOSPITAL SITE | 5.08 |
| 15 | AREA UNDER AUTO REPAIR & IDLE PARKING | 6.30 |
| 16 | AREA UNDER GROUP HOUSING SITES | 27.68 |
| 17 | AREA UNDER HSIIDC OFFICE | 3.34 |
| 18 | AREA UNDER LABOUR WELFARE CENTRE | 0.18 |
| 19 | AREA UNDER 132 KV SUB STATION | 3.75 |
| 20 | AREA UNDER GREEN BELTS, PARKING, OPEN SPACES & ROADS ETC. | 353.46 |

DETAIL OF INDUSTRIAL PLOTS

| S.No. | ACRES (IN ACRES) | Sqm. | Sec-2 | Sec-3 | Sec-4 | Sec-5 | Sec-6 | Sec-7 | Sec-8 | Sec-9 | NOS | |
|--------------|------------------|----------|-------|-------|-------|-------|-------|-------|-------|-------|-----|-----|
| 1 | 32 | | | | | | | | 01 | | 01 | |
| 2 | 20.94 | | | | | | | | 01 | | 01 | |
| 3 | 19.5,19 | | 01 | 01 | | | | | | | 02 | |
| 4 | 15 | | | | | | | | 01 | | 01 | |
| 5 | 14 | | | | 01 | | | | | | 01 | |
| 6 | 13 | | | | | | | | 01 | | 01 | |
| 7 | 12 | | | | | | | | | 01 | 01 | |
| 8 | 11.8,11.88 | | | 01 | | 01 | | | | | 02 | |
| 9 | 11.0 | | | | | | | | | 01 | 01 | |
| 10 | 10.50 | | | | | | 01 | | | | 01 | |
| 11 | 9.83, 9.73 | | | | 01 | 01 | | | | | 02 | |
| 12 | 9.40 | | | | | | 01 | | | | 01 | |
| 13 | 8.8, 8.12 | | | | | 01 | | | 01 | | 02 | |
| 14 | 7.4, 7.2 | | | | | | | 02 | | | 02 | |
| 15 | 7.0 | | 01 | | | 01 | 01 | | | | 03 | |
| 16 | 6.9 | | | 01 | | | | | | | 01 | |
| 17 | 6.42 | | | | 01 | | | | | | 01 | |
| 18 | 5.5, 5.48 | | | 02 | | | | | | | 02 | |
| 19 | 5.20 | | | 01 | | | 01 | | | | 02 | |
| 20 | 5.0 | | | | | | 03 | | | | 03 | |
| 21 | 4.3 | | | | 01 | | | | | | 01 | |
| 22 | 4.71 | | | | 03 | | | | | | 03 | |
| 23 | 3.21 & 3.5 | | 02 | | | | 01 | | | | 03 | |
| 24 | 3.0 | | | | | | 02 | | | | 02 | |
| 25 | 2.74 | | | 01 | | | | | | | 01 | |
| 26 | 2.60 & 2.64 | | 01 | 01 | | | | | | | 02 | |
| 27 | 2.50 | | | | | | 02 | | | | 02 | |
| 28 | 2.34 | 90 x 105 | | | | | 18 | | | | 18 | |
| 29 | 2.25 | | | 02 | | | | | | | 02 | |
| 30 | 2.10 | | | 01 | | | | | | | 01 | |
| 31 | 2.0 | | | | | | 02 | | | | 02 | |
| 32 | 2.43 | | 01 | | | | 01 | | | | 02 | |
| 33 | 2.48 | | | | | | | 01 | | | 01 | |
| 34 | 1.3 | 60 x 90 | | | | | 16 | | | | 16 | |
| 35 | 1.22 | | | | | 01 | | | | | 01 | |
| 36 | 1.00 | 45 x 90 | | 32 | 01 | | 26 | 07 | | | 09 | |
| | | 40 x 100 | | | | | | | | | | |
| | | 50 x 88 | | | | | | | | | | |
| | | 45 x 88 | | | | | | | | | | |
| | | 45M WIDE | | | | | | | | | | |
| 37 | 0.89 | | | | | | | 01 | | | 01 | |
| 38 | 0.86 | | 01 | | | | | | | | 01 | |
| 39 | 0.83 | 45 x 75 | | | | | 08 | 37 | | | 45 | |
| 40 | 0.74 | | | 01 | | | | | | | 01 | |
| 41 | 0.6 | | | 02 | | | | | | | 02 | |
| 42 | 0.44 | 30 x 60 | | 38 | | | 59 | 04 | | | 101 | |
| 43 | 0.30 | 60 x 20 | | 06 | | | | | | | 06 | |
| 44 | 0.25 | 17 x 60 | | | | | 54 | | | | 54 | |
| 45 | 0.11 | 15 x 30 | | 18 | 105 | | | | | | 123 | |
| 46 | 0.06 | 10 x 25 | | 21 | | | | | | | 21 | |
| | | 12 x 20 | | | | | | | | | | |
| TOTAL | | | | 27 | 271 | 05 | 05 | 144 | 55 | 02 | 10 | 519 |

PHASE - I NOTES:

- PLOT No. 351-A in Sector 2 has been merged with plot no. 351 as no access was provided to plot no. 351-A.
- Area to be planned later on adjacent to plot no. 717 in sector-6 has been converted into institutional site of an area measuring 0.64 acres.
- The site GH-37 in sector-2 has been converted into community centre with a Green buffer of 5M due to adjoining existing cremation ground and the earlier site reserved for community centre in same sector has been merged with ESI Hospital site.
- Site reserved for public building in sector-6 has now been utilized for Bank Building measuring area 0.05 acre and commercial pocket measuring area 2.72 acre.
- Area reserved for green adjacent to parking in sector 6 has been merged in parking as per the request of IA Div. vide letter dated 20.08.18.
- Open space adjoining industrial plot no. 14, in sector-7 has been proposed as a site for CNG filling cum-service station with an area measuring 73.34 sqmtr.
- Open space adjoining industrial plot no. 131, in sector-7 has been merged in the same plot in reference of letter dated 29.06.2017 sent by AGM(IA), Bawal.
- Open space adjoining industrial plot no. 15 in sector-7 has been reserved for area to be planned later on.
- Area reserved for public building measuring 9.22 acre, opposite site of industrial plot no. 112 to 121 in sector-6 has been converted in to industrial plots.
- As per the report of IA Division vide letter dated 17.12.2017 (CP-76) the Open space adjoining industrial plot no. 33 to 60 in sector-7 has been reserved for electric sub-station as already constructing 11 KV sub-station.
- Area reserved for utility adjoining PHWL in sector-6 has now been reserved for water works area 3.84 acre in reference of letter dated 29.06.2017 sent by AGM(IA), Bawal.
- Area reserved for utility adjoining group housing site GH-21 has been reserved for to be planned later on.
- Area reserved for Public Utilities, Public Building adjoining Industrial plot no. 1 in sector 3 has been converted into Commercial use measuring area 8.07 acre.
- Site reserved for commercial/institutional use measuring area 10.95 ac. adjoining to site reserved for CETP in sector 3 has been bifurcated into 5 nos. of commercial plots (c1 to c5) measuring area 1.00 ac. each, a site for institutional use measuring 4.00 ac. and 22m wide roads have been provided with in these pockets.
- A site of Budget Hotel 0.50 acres has been carved out from the area reserved for commercial use opposite of industrial plot no. 242 in sector 3.
- Site reserved for public utility and public building adjoining industrial plot no. 179 in sector-3 has been bifurcated into 9 nos. of institutional plots with access of 15M wide road.
- Site reserved for public utility adjoining to industrial plot no. 1 in sector-3 has been converted into industrial plot no. 366A measuring area 2.64 acre with access of 20M wide road and rest of area has been reserved for to be planned later on.
- An entry gate has been proposed on 60M wide sector road of sector-2B3.
- As per approved by MD HSIIDC, bearing Drg. No. HSIIDC/IPD/1336, Dt. 18.08.2020, site for 132kv Sub Station measuring area 5.00 acres has been incorporated and area statement has also been amended accordingly.
- As approved by MD HSIIDC bearing Drg. No. HSIIDC/IPD/ 1418, Dated :- 10.03.2022, Commercial site measuring 0.70 acres adjoining plot no. 242 sector 3 has been merged in area of plot no. 245. While doing this exercise, Area statement and detail of plots have also been amended accordingly.

THIS DRAWING SUPERCEDES THE PREVIOUS APPROVED DRG NO. HSIIDC/IPD/952, DATED 07.11.2014 FOR THE PURPOSE OF PHASE - I ONLY.

DRG. NO. HSIIDC/IPD/1225, DATED: 19.12.2018

DRAWN BY:- MANOJ KUMAR (-SD-)

A.T.P.: AKANKSHA (-SD-)

D.T.P.: PRIYANKA (-SD-)

S.T.P.: RAM KUMAR (-SD-)

C.T.P.: GURMEET KAUR (-SD-)

(-SD-)
DIRECTOR CONTROLLED AREA CUM M.D. HSIIDC- DR. NARHARI BANGAR

DETAIL OF RESIDENTIAL PLOTS (Sector-2)

| S.NO. | CATEGORY | SIZE | TOTAL NO. OF PLOTS |
|--------------|------------|-------------|--------------------|
| 1 | 450 Sqm. | 15m x 30m | 96 |
| 2 | 312.5 Sqm. | 12.5m x 25m | 90 |
| 3 | 250 Sqm. | 10m x 25m | 110 |
| 4 | 200 Sqm. | 10m x 20m | 52 |
| TOTAL | | | 348 |

DETAIL OF INSTITUTIONAL PLOTS (Sector - 3)

| S.NO. | AREA (IN SQM) | SIZE (IN METER) | NOS OF PLOTS |
|--------------|---------------|-----------------|--------------|
| 1 | 16244.61 | ---- | 01 |
| 2 | 1259.67 | ---- | 01 |
| 3 | 1249.15 | ---- | 01 |
| 4 | 22.50M WIDE | ---- | 04 |
| 5 | 1012.50 | 22.50x45 | 04 |
| TOTAL | | | 10 |