

INDUSTRIAL AREA GORAU, DIST-VAISHALI

Total Area- 51.33 Acre

Reserve For Plastic Park

Reserved for Plastic Park Land Details Industrial Area, Goraul, Vaishali For Irregular Plots, Only area / one dimension is given				
NOTE: 1] ALL THE PLOTTING DONE IN MIS SYSTEM AND CONVERTED TO FPS SYSTEM AS / INSTRUCTIONS OF BIADA				
2] ROUNDING OFF ERRORS DUE TO ABOVE				
S.No.	Plot No.	Area (In Sq.Ft)	Dimension (In feet)	Remarks
RED ZONE				
1	R-1	9358.00		
2	R-2	6661.00	65'-7" X 101'-5"	
3	R-3	6661.00	65'-7" X 101'-5"	
4	R-4	6661.00	65'-7" X 101'-5"	
5	R-5	6661.00	65'-7" X 101'-5"	
6	R-6	6661.00	65'-7" X 101'-5"	
7	R-7	6661.00	65'-7" X 101'-5"	
8	R-8	13297.00	65'-7" X 101'-5"	
9	R-9	15960.00		
ORANGE ZONE				
1	O-1	8292.00	60'-2" Wide	
2	O-2	8236.00	60'-2" Wide	
3	O-3	8180.00	60'-2" Wide	
4	O-4	8124.00	60'-2" Wide	
5	O-5	11248.00	60'-2" Wide	
6	O-6	14074.00	111'-6 1/2" X 147'-4"	
7	O-7	16434.00	111'-6 1/2" X 147'-4"	
8	O-8	19663.00	133'-4 1/2" X 147'-4"	
9	O-9	16738.00	133'-4 1/2" X 125'-6"	
10	O-10	16738.00	133'-4 1/2" X 125'-6"	
11	O-11	19663.00	133'-4 1/2" X 147'-4"	
12	O-12	19663.00	133'-4 1/2" X 147'-4"	
13	O-13	16738.00	133'-4 1/2" X 125'-6"	
14	O-14	25632.00	88'-1" Wide	
15	O-15	25340.00	88'-1" Wide	
16	O-16	25052.00	88'-1" Wide	
17	O-17	12757.00	141'-1" X 90'-5"	
18	O-18	12757.00	141'-1" X 90'-5"	
19	O-19	21587.00		
20	O-20	7108.00		
21	O-21	9899.00		
22	O-22	6661.00	65'-7" X 101'-5"	
23	O-23	6661.00	65'-7" X 101'-5"	
24	O-24	6661.00	65'-7" X 101'-5"	
25	O-25	6661.00	65'-7" X 101'-5"	
26	O-26	6661.00	65'-7" X 101'-5"	
27	O-27	6661.00	65'-7" X 101'-5"	
28	O-28	13566.00	65'-7" X 101'-5"	
29	O-29	12750.00		
WHITE ZONE				
1	W-1	5965.00	72'-5" Wide	
2	W-2	6023.00	72'-4" Wide	
3	W-3	6070.00	72'-4" Wide	
4	W-4	5977.00	70'-8" Wide	
5	W-5	6022.00	70'-8" Wide	
6	W-6	6066.00	70'-8" Wide	
7	W-7	8433.00	60'-2" Wide	
8	W-8	8348.00	60'-2" Wide	
9	W-9	16434.00	111'-6 1/2" X 147'-4"	
10	W-10	19663.00	133'-4 1/2" X 147'-4"	
11	W-11	19663.00	133'-4 1/2" X 147'-4"	
12	W-12	19663.00	133'-4 1/2" X 147'-4"	
13	W-13	7751.00	65'-7" X 118'-2"	
14	W-14	7751.00	65'-7" X 118'-2"	
15	W-15	7751.00	65'-7" X 118'-2"	
16	W-16	7751.00	65'-7" X 118'-2"	
17	W-17	7425.00	62'-10" X 118'-2"	
18	W-18	7425.00	62'-10" X 118'-2"	
19	W-19	7425.00	62'-10" X 118'-2"	
20	W-20	7425.00	62'-10" X 118'-2"	
21	W-21	7425.00	62'-10" X 118'-2"	
22	W-22	7425.00	62'-10" X 118'-2"	
23	W.F.C-1(E)	238142.00	787'-5" Wide	
GREEN ZONE				
1	G-1	5957.00	64'-0" Wide	
2	G-2	6002.00	65'-7" Wide	
3	G-3	5957.00	67'-3" Wide	
4	G-4	6035.00	70'-6" Wide	
5	G-5	6076.00	73'-10" Wide	
6	G-6	6004.00	73'-10" Wide	
7	G-7	6120.00	74'-8" Wide	
8	G-8	148505.00	399'-6 1/2" X 377'-2 1/2"	
9	G-9	73694.00	197'-1 1/2" X 374'-0"	
10	G-10	12308.00	124'-8" Wide	
11	G-11	12368.00	124'-8" Wide	
12	G-12	12428.00	124'-8" Wide	



Reserve For Plastic Park-



TOTAL LAND AREA AS / REPORT = 52.58 ACRES TOTAL LAND AREA AS PER SURVEY = 51.33 ACRES (ALLOTTABLE) LAND SURVEYED BUT NO ACCESS - (0.34+0.36+0.22+0.33) = 1.25 ACRES (NOT ALLOTTABLE)				
S.No.	LAND USE	AREA IN ACRES	AREA IN PERCENT OF TOTAL AREA	TOTAL PLOT NOS.
1	TOTAL LAND ALLOTTED FOR INDUSTRIES	27.82	54.20%	
S.No.	PLOT SIZE	PLOT NOS.	TOTAL AREA IN ACRES	AREA IN PERCENT OF ALLOTTABLE AREA
A	BELOW 0.75 ACRES	R1 TO R7, O1 TO O4, O20 TO O27, W1 TO W8, W13 TO W22, G1 TO G7	7.31	25.55
B	0.75 ACRE TO 1.00 ACRES	R8 TO R9, O5 TO O19, O17 TO O18, O28 TO O29, W9 TO W12, G8 TO G12	7.30	28.41
C	1.00 ACRE TO 2.00 ACRES	O4 TO O6, O15	2.24	8.05
D	2.00 ACRE TO 5.00 ACRES	G9	1.69	6.08
E	5.00 ACRE TO 10.00 ACRES	G8	3.41	12.25
F	ABOVE 10.00 ACRES	W.F.C-1(E)	5.47	19.65
	TOTAL		27.82	100.00
2	TOTAL LAND ALLOTTED FOR SERVICES / AMENITIES AS / IPRS 2.0	5.42	10.56%	
S.No.	PLOT NO.	USAGE	AREA IN ACRES	AREA IN PERCENT OF SERVICES AREA
A	S1	SUPPORT SERVICES R / CFC	0.32	5.95
B	S2	SUB STATION & GAS TERMINAL	1.00	18.47
C	S3	PLOT FOR SOLID WASTE MANAGEMENT	0.08	1.51
D	S4	SERVICE PLOT	2.87	49.31
E	S5	SURVEY CENTRE / DISPENSARY	0.08	1.60
F	S6	IND. HOUSING	0.35	6.66
	TOTAL		5.42	100.00
3	TOTAL LAND ALLOTTED FOR GREEN AREA, MEDIAN AREA AND LANDSCAPING OVER UTILITY CORRIDOR	7.93	13.70%	
4	TOTAL LAND ALLOTTED FOR ROADS / RIGHT OF WAY / PEDESTRIAN PATHWAY / CYCLING PATH / CONVEYANCE SYSTEM / STREET LIGHTS / STORM WATER DRAINS ETC.	11.06	21.54%	
	TOTAL		51.33	100.00%

- PLOT NO. S-1 FOR . SUPPORT SERVICE . CFC
- PLOT NO. S-2 FOR . SUB STATION . GAS TERMINAL
- PLOT NO. S-3 FOR . SOLID WASTE DISPOSAL
- PLOT NO. S-4 FOR . OVER HEAD WATER TANK . SEWAGE TREATMENT . EFFLUENT TREATMENT . LOGISTICS TERMINAL . ENVIRONMENTAL MONITORING
- PLOT NO. S-5 FOR . SKILL DEV. CENTRE . DISPENSARY
- PLOT NO. S-6 FOR . INDUSTRIAL HOUSING

PROJECT:- GORAU INDUSTRIAL AREA DIST-VAISHALI	SHEET TITLE:- PROPOSED SITE PLAN	CLIENT :- BIHAR INDUSTRIAL AREA DEVELOPMENT AUTHORITY (A GOVT. OF BIHAR UNDERTAKING) UDYOG BHAWAN 1ST FLOOR EAST GANDHI MAIDAN PATNA-800 004	DATE :- 18-01-2021	NORTH:- 	ARCHITECTS :- 100 - B, Patliputra colony , Opp. P & M Mall, Near Notre Dame Academy, Patna 800013 Tel / Fa x: 2267175 / 2275624 Email: contact@kapoors.biz . Web: WWW.Kapoors.Biz
			SHEET NO :- A/01		