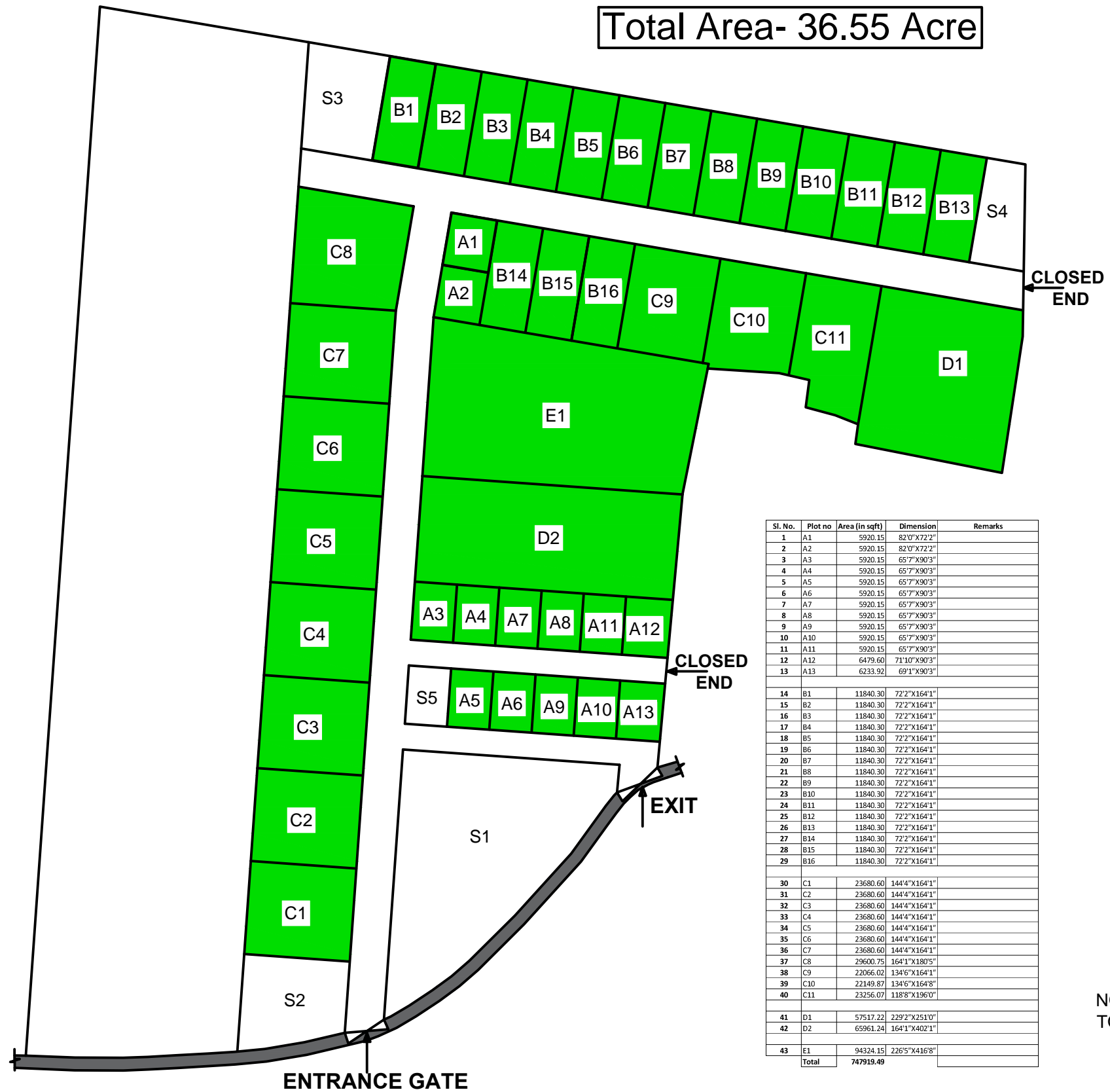


INDUSTRIAL AREA NEW SIWAN

Total Area- 36.55 Acre



Vacant Land-



TOTAL LAND AREA AS PER BIADA REPORT = 28.30 ACRES					
TOTAL LAND AREA AS PER LAND SURVEY = 36.55 ACRES					
LAND USE TABLE					
Sl. No.	LAND USE	AREA IN ACRES	AREA IN PERCENT OF TOTAL AREA	TOTAL PLOT NO	
1	TOTAL LAND ALLOTTED FOR INDUSTRIES	17.17	69.95		
S. No.	PLOT SIZE	PLOT Nos.	Total area in acres	Total area in percent of allotable area	
A	Below 0.25 acres	A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, A13	1.79	10.41	13
B	0.25 acre to 0.50 acres	B1, B2, B3, B4, B5, B6, B7, B8, B9, B10, B11, B12, B13, B14, B15, B16	4.35	25.33	17
C	0.50 acre to 1.0 acres	C1, C2, C3, C4, C5, C6, C7, C8, C9, C10, C11	6.03	35.14	11
D	1.0 acre to 2.0 acres	D1, D2	2.83	16.51	2
E	2.0 acre to 5.0 acres	E1	2.17	12.61	1
	Total		17.17	100	44
2	TOTAL LAND ALLOTTED FOR SERVICES		3.36	13.68	
S. N	Plot No.	Usage	Area in Acres	Area in percent of services	
A	S1	PHC, Rest house, Fire Hydrant, Canteen, Skill Development Center, Security, OH water tank	1.88	55.64	
B	S2	BIADA office, commercial complex	0.5	14.88	
C	S3	STP & ETP	0.6	17.68	
D	S4	Power Station	0.4	11.8	
	TOTAL		3.38	100	
3	TOTAL LAND ALLOTTED FOR ROADS/ RIGHT OF WAY/ PEDESTRIAN PATHWAY/ CYCLING PATH/ MEDIAN/CONVEYANCE SYSTEM/ STREET LIGHTS/ STORM WATER DRAINS ETC.		4.02	16.37	
	TOTAL		24.55	100.00	
4	TOTAL LAND ALLOTTED FOR GREEN AREA/ 100 M LAND LEFT FROM RIVER BANK		12.00		

Sl. No.	Plot no	Area (in sqft)	Dimension	Remarks
1	A1	5920.15	82'0"X72'2"	
2	A2	5920.15	82'0"X72'2"	
3	A3	5920.15	65'7"X90'3"	
4	A4	5920.15	65'7"X90'3"	
5	A5	5920.15	65'7"X90'3"	
6	A6	5920.15	65'7"X90'3"	
7	A7	5920.15	65'7"X90'3"	
8	A8	5920.15	65'7"X90'3"	
9	A9	5920.15	65'7"X90'3"	
10	A10	5920.15	65'7"X90'3"	
11	A11	5920.15	65'7"X90'3"	
12	A12	6479.60	71'10"X90'3"	
13	A13	6233.92	69'1"X90'3"	
14	B1	11840.30	72'2"X164'1"	
15	B2	11840.30	72'2"X164'1"	
16	B3	11840.30	72'2"X164'1"	
17	B4	11840.30	72'2"X164'1"	
18	B5	11840.30	72'2"X164'1"	
19	B6	11840.30	72'2"X164'1"	
20	B7	11840.30	72'2"X164'1"	
21	B8	11840.30	72'2"X164'1"	
22	B9	11840.30	72'2"X164'1"	
23	B10	11840.30	72'2"X164'1"	
24	B11	11840.30	72'2"X164'1"	
25	B12	11840.30	72'2"X164'1"	
26	B13	11840.30	72'2"X164'1"	
27	B14	11840.30	72'2"X164'1"	
28	B15	11840.30	72'2"X164'1"	
29	B16	11840.30	72'2"X164'1"	
30	C1	23680.60	144'4"X164'1"	
31	C2	23680.60	144'4"X164'1"	
32	C3	23680.60	144'4"X164'1"	
33	C4	23680.60	144'4"X164'1"	
34	C5	23680.60	144'4"X164'1"	
35	C6	23680.60	144'4"X164'1"	
36	C7	23680.60	144'4"X164'1"	
37	C8	29600.75	164'1"X180'5"	
38	C9	22066.02	134'6"X164'1"	
39	C10	22149.87	134'6"X164'8"	
40	C11	23256.07	118'8"X196'0"	
41	D1	57517.22	229'2"X251'0"	
42	D2	65961.24	164'1"X402'1"	
43	E1	94324.15	226'5"X416'8"	
Total		747919.49		

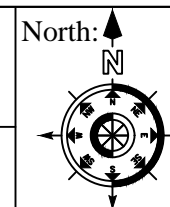
- S1: PHC, Rest house, Fire Hydrant, Canteen, Security, OH water tank
- S2: BIADA office, commercial complex
- S3: STP & ETP
- S4: Power Station
- S5: Skill Development Center

NOTE: DISCREPANCY IN PLOT AREA IS SUBJECT TO VERIFICATION WITH CADASTRAL SURVEY MAP

PROJECT:
NEW SIWAN INDUSTRIAL AREA
AT NEW SIWAN

CLIENT:
BIHAR INDUSTRIAL AREA DEVELOPMENT AUTHORITY
(A GOVT. OF BIHAR UNDERTAKING)
UDYOG BHAWAN 1ST FLOOR
EAST GANDHI MAIDAN
PATNA- 80004

SHEET TITLE:
MASTER PLAN



DRG. NO.
CD 01

DATE:
28.12.2020

AKS DESIGN

ARCHITECTS ENGINEERS VALUERS ESTIMATORS INTERIOR DESIGNERS

INDRAPURI, SHIV MANDIR ROAD, PATNA 800 024

Mob. 9835812470, email. ar.aks@yahoo.com, Web. aksdesign.in