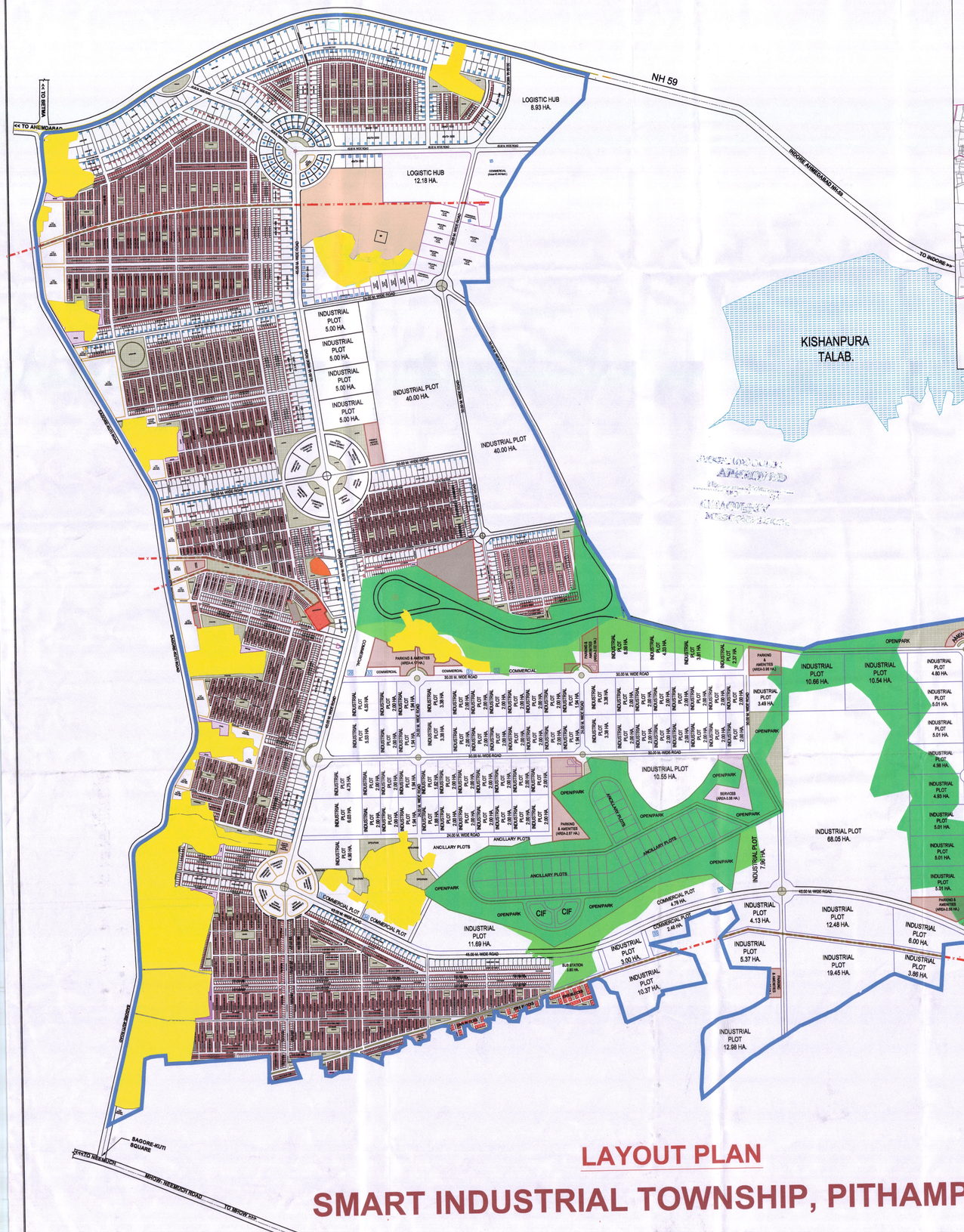
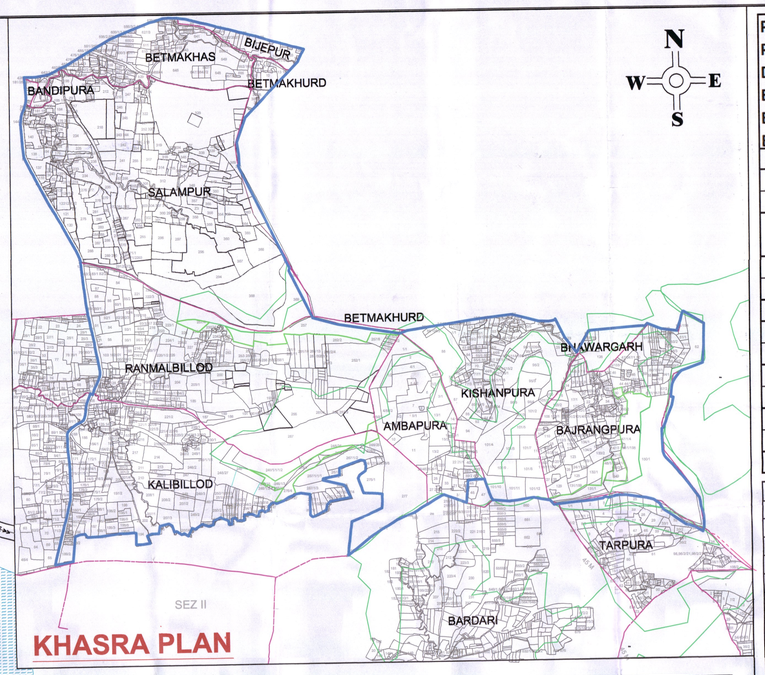
PROPOSED INVESTMENT REGION DEVELOPMENT AND MANAGEMENT SCHEME, PITHAMPUR





KHASRA PLAN

LEGEND OF INVESTMENT REGION	
SYMBOL	DESCRIPTION
	SERVICE AREA
	OPEN/PARK
	PARKING & AMENITIES

LEGEND OF INVESTMENT REGION	
SYMBOL	DESCRIPTION
	SCHEME BOUNDARY
	AMAN CHAMAN TEKRI
	FOREST LAND - KISHANPURA
	FOREST LAND - AS PER KML
	FOREST LAND - OBJECTIONS, APART FROM KML
	EXISTING SCHOOL
	EXISTING ABADI
	MPEB

LAYOUT PLAN

SMART INDUSTRIAL TOWNSHIP, PITHAMPUR SECTOR-7

PROPOSED LAYOUT PLAN FOR SMART INDUSTRIAL TOWNSHIP, PITHMPUR SECTOR -7 UNDER PITHAMPUR INVESTMENT REGION DEVELOPEMNT AND MANAGEMENT SCHEME IN VILLAGES BIJEPUR, BETMAKHAS, BETMAKHURD, BANDIPURA, SALAMPUR, RANMAL BILLOD, KALIBILLOD , AMBAPURA, KISHANPURA, BAJRANGPURA, BHANWARGADH & TARPURA DIST INDORE & DHAR (M.P.)

AREA STATEMENT

S.NO.	Area Calculation	Area in Ha	Percentage
1	Total Land Area	2232.56	
2	Existing Abadi and Other Reservation		
A	Area Under Existing Abadi	115.11	
B	Area Under Existing Temple	0.746	
C	Area Under Existing School	6.428	
D	Area Under Aman Cham Tekri	22.11	
E	Area Under MPEB	1.17	
3	Total (A+B+C+D+E)	145.564	
	Net Planning Area (1-3)	2087.00	100%
	INDUSTRIAL PLANNING AREA	1438.72	68.94%
	RESIDENTIAL PLANNING AREA	648.280	31.06%

AREA STATEMENT FOR INDUSTRIAL LAYOUT (INCLUDING FOREST)

S.NO.	Description	Area in sq.m.	Area in Ha	Percentage
	TOTAL LAND AREA FOR INDUSTRIAL	14387160	1438.72	100%
1	INDUSTRIAL PLOTTED AREA	9260100	926.010	64.36%
2	COMMERCIAL IN INDUSTRIAL	349600	34.960	2.43%
3	ANCILLARY PLOTS	406500	40.650	2.83%
4	LOGISTIC HUB	275600	27.560	1.92%
5	HOTEL,HOSPITAL, DEV. SKILL & ADMINISTRATIVE PLOTS	53405	5.341	0.37%
6	OPEN PARK AREA	868000	86.800	6.03%
7	SERVICES AREA	246300	24.630	1.71%
8	PARKING AND AMENITIES	286100	28.610	1.99%
9	ROAD AND CIRCULATION	2641555	264.156	18.36%
	TOTAL	14387160	1438.716	100.00%

AREA STATEMENT FOR RESIDENTIAL LAYOUT (INCLUDING FOREST)

S.NO.	Description	Area in sq.m.	Area in Ha	Percentage
1	TOTAL RESIDENTIAL LAND	6482800	648.28	
2	RESIDENTIAL PLOTTED AREA	3009580	300.96	46.42%
3	COMMERCIAL AREA	1042271	104.23	16.08%
4	COMMERCIAL PLOT FOR MPIDC	327507	32.75	5.05%
4	COMMUNITY HALL	8369	0.84	0.13%
5	OPEN PARK AREA	400800	40.08	6.18%
6	SCHOOL AREA	3759	0.38	0.06%
7	INFORMAL SECTOR AREA	40571	4.06	0.63%
8	SERVICES AREA	29070	2.91	0.45%
9	ROAD AND CIRCULATION	1620873	162.09	25.00%
	TOTAL		648.280	100.00%

Area Statement (by Plot Size)

Type	Plot Size	Plot Area	No.	Total Area (in Hect.)
Resi	6.10 x 12.19	74.359	93	0.69
	6.10 x 15.25	93.025	7007	65.18
	9.15 x 15.25	139.5375	8203	114.47
	12.19 x 18.29	222.9551	857	19.11
	12.19 x 24.38	297.1922	1492	44.34
	12.19 x 34	414.46	18	0.75
	25 x 34	850	4	0.34
	25 x 40	1000	277	27.70
	Odd Size		1179	28.38
Comm	25 x 40	1000	173	17.30
	31 x 65	2015	147	29.62
	40 x 75	3000	61	18.30
	Odd Size		208	39.01
Total			**19719**	**405.19**

REVISED LAYOUT - 01
APPROVED
No. 59 Date 17.07.2023
ED
MPIDC (RO) INDORE

Planning Consultant
BHAVYA PASRICHA
Urban And Regional Planner
AITP/2022/9248

CLIENT :-

MADHYA PRADESH INDUSTRIAL DEVELOPMENT CORPORATION (MPIDC), INDORE

PROJECT NAME :-

SMART INDUSTRIAL TOWNSHIP, PITHAMPUR SECTOR-7

SCALE :- 1:8000

50m 0 50 100 150m

NORTH

CONSULTANT

MEHTA & ASSOCIATES LLP
ARCHITECT & URBAN PLANNERS
102 1st Floor, Ganesh Plaza, NS 3rd Theatre, Indore - 452 001
Ph.0731-254, Email: bhavisharma.arvind@gmail.com

A.E	E.E	CGM	CE	ED