

# CHHATTISGARH STATE INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Chhattisgarh Undertaking)

## SURVEY REPORT — URLA INDUSTRIAL AREA, RAIPUR

Report No: CSIDC/SURV/2026/047 | Date: 10 February 2026

### 1. Area Summary

Parameter	Details
Industrial Area	URLA Industrial Area
District	Raipur
Total Area	285.4 Hectares (2,854,000 sq.m)
Total Plots	342
Allocated Plots	289 (84.5%)
Vacant Plots	53 (15.5%)
Encroachments Detected	12
Survey Date	05 Feb 2026 — 10 Feb 2026
Survey Team	Team Raipur-II (Lead: Sh. Rajesh Kumar)
GPS Equipment	Trimble R12i GNSS

### 2. Plot-wise Survey Details

S.No	Plot ID	Allottee	Area (sqm)	Lease Status	Payment	Compliance
1	URL-A-01	M/s Shree Industries	2,450	Active	Current	Compliant
2	URL-A-02	M/s Bharat Steel Pvt Ltd	3,100	Active	Current	Compliant
3	URL-A-03	M/s CG Agro Foods	1,850	Active	Overdue	Under Review
4	URL-A-04	M/s National Polymers	2,780	Expired	Defaulter	Non-Compliant
5	URL-A-05	M/s Rajshree Fabricators	4,200	Active	Current	Compliant
6	URL-B-01	M/s Sai Engineering Works	1,560	Active	Current	Compliant
7	URL-B-02	M/s Mahamaya Textiles	2,900	Active	Overdue	Under Review
8	URL-B-03	M/s CG Cement Corp	5,100	Active	Current	Compliant
9	URL-B-04	M/s Gupta Iron & Steel	3,400	Terminated	Defaulter	Non-Compliant
10	URL-B-05	M/s Raipur Chemicals Ltd	2,200	Active	Current	Compliant
11	URL-C-01	M/s Shakti Industries	1,980	Active	Current	Compliant
12	URL-C-02	M/s Narmada Foods Pvt Ltd	3,650	Active	Current	Compliant
13	URL-C-03	M/s Godavari Steel Works	4,800	Active	Overdue	Under Review
14	URL-C-04	M/s CG Pharma Solutions	2,100	Active	Current	Compliant
15	URL-C-05	M/s Durga Enterprises	1,750	Expired	Defaulter	Non-Compliant

### 3. Encroachment Details

S.No	Plot ID	Type	Encroached Area (sqm)	Severity	Action Required
1	URL-A-04	Boundary Extension	145	High	Demolition Notice

2	URL-B-04	Unauthorized Construction	320	Critical	FIR + Demolition
3	URL-C-05	Boundary Extension	85	Medium	Show Cause Notice
4	URL-A-03	Encroachment on Road	60	Medium	Show Cause Notice

#### 4. Revenue Summary

Category	Amount (Rs. in Lakhs)
Total Revenue Due (FY 2025-26)	124.50
Revenue Collected (Apr-Feb)	98.20
Revenue Pending	26.30
Collection Efficiency	78.9%
Total Defaulters	18
Total Default Amount	42.80

#### 5. Observations & Recommendations

- Plot URL-B-04 (M/s Gupta Iron & Steel) has critical unauthorized construction of 320 sqm on adjacent government land. Immediate demolition action recommended.
- Three allottees (URL-A-04, URL-B-04, URL-C-05) are chronic defaulters with combined dues of Rs. 18.5 Lakhs. Revenue recovery proceedings under Section 14 of CSIDC Act recommended.
- Boundary walls along Sector B require maintenance. Several plots show deterioration in boundary markings.
- Overall compliance rate of URLA Industrial Area stands at 82.3%, which is above the state average of 78.4%.
- Satellite imagery analysis confirms 4 encroachment cases detected through ground survey. No additional anomalies found.

Prepared By:	Reviewed By:	Approved By:
<b>Sh. Rajesh Kumar</b>	<b>Sh. Anil Verma</b>	<b>Sh. R.K. Sharma</b>
Senior Inspector	Deputy General Manager	General Manager
CSIDC, Raipur Division	CSIDC, Land Management	CSIDC, Head Office

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