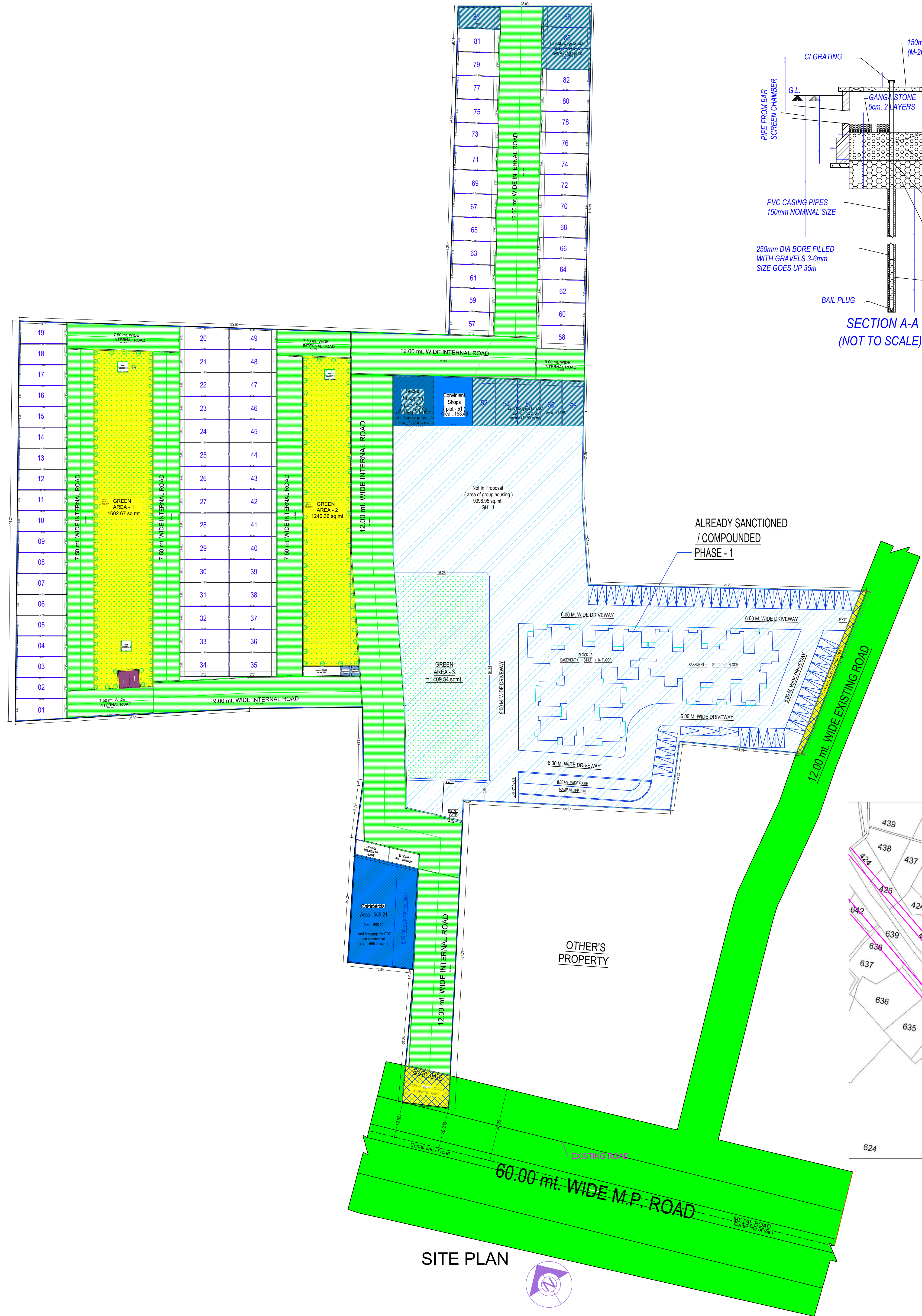


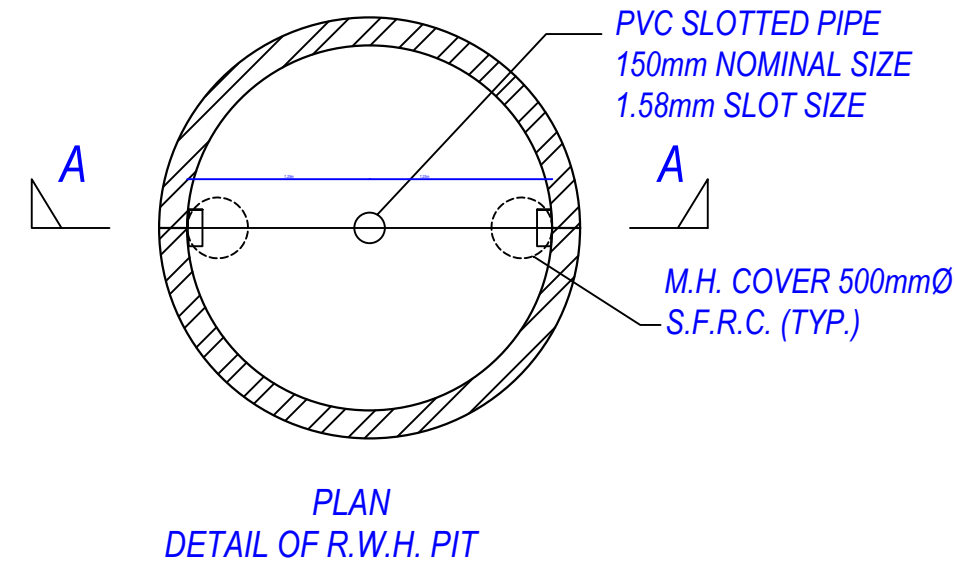
File No	GDALD/22-23/1602	Sheet	1 / 2
Submission Date	2023-03-09	Scale	1:100
Version Date	05/04/2024		
A AREA STATEMENT			
PROJECT DETAIL :			
Authority: Ghazabad Development Authority	Plot Use: Residential		
Authority Class: Category A	Plot Sub Use: Plotted Rise development / Plotted Housing		
Authority Grade: Development Authority (DA)	Development Plan: Master Plan		
Case Track: Regular	Land Use Zone: Residential Use Zone		
Project Type: Layout Development	Land Sub Use Zone: Residential Zone		
Nature of Development: NEW	Layout Type: NA		
Development Area: Undeveloped Area			
Sub Development Area: Other Town Area			
Special Project: Affordable Housing under Policy 2021 (AHP 2021)			
Site Address: District Ghazabad, Tehsil Modinagar, Village Jh			
AREA DETAILS :			
1. Area of Plot As per record	-	28548.68	
Document Area		28548.68	
As per site condition		18942.53	
Area of Plot Considered			
2. Deduction for			
Area under		209.20	
Road Widening		209.20	
Area under existing		9396.95	
Group housing		9396.95	
Totals - B1		9065.15	
3. Net Area of plot (1 - 2) AREA OF PLOT		18942.53	
Green and open space		2843.04	
Proposed Area At:			
Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Total Area	0.00	0.00	0.00
Total FAR Area			0.00
Accessory/Use Area Added in BuiltUp Area			0.00
Total BuiltUp Area:			0.00
Proposed FAR Consumed:			0.00
C. Tenement Statement			
4. Tenement Proposed At:			
Minimum Proposed Units			
Plot Name	Total number of Proposed Plots	Plots having area less than 100 Sqmt.	
	Rept	Prop	
	84	42	84
Land use analysis/Area distribution (Table 2c)			
Area covered under	Proposed Area in sq. mt.	Percentage(%)	
Residential Plotted Area	7342.83	38.76	
Road Area	7865.84	40.47	
Garbage Collection Center	15.00	0.08	
Garbage Collection Center	15.00	0.08	
For informal	7.50	0.04	
Apparel/Shop/Platform	7.50	0.04	
For informal	164.56	0.87	
Apparel/Shop/Platform	153.49	0.81	
Convenient Shops (plot - 51)	595.21	2.93	
Commercial	2843.04	15.01	
Public Open Space (Green)	172.55	0.91	
Service Area	18942.53	100.00	
Total net layout			

Number of EWS/LIG unit required						
Sl. No.	Plot Type	Nos. of Plot	No. of unit in one plot	Total Number of units	Proposed LIG/WS Unit	
Total :	0	0	0	0.00	0	
Number of EWS/LIG unit required (10% LIG)	0	0	0.00	0		
Number of EWS/LIG unit required (10% EWS)	0	0	0.00	0		
Total :	0	0	0	-		
Tenements Density Check						
Net housing density	No Of Tenements			No Of Persons		
	Rept	Perm	Prop	Rept	Perm	Prop
150/mc.	-	285	84	1421	420	
Green and open space Area for plotted Development						
Name		Prop. Area				
GREEN AREA - 1		1602.67 sq.mt.				
GREEN AREA - 2		1240.38 sq.mt.				

Color Notes		
COLOR INDEX		
PLOT BOUNDARY		
ABUTTING ROAD		
PROPOSED CONSTRUCTION		
COMMON PLOT		
ROAD ALIGNMENT (ROAD WIDENING AREA)		
FUTURE T.P. SCHEME DEDUCTION AREA		
EXISTING (To be retained)		
EXISTING (To be demolished)		



EXISTING GROUP HOUSING / COMPOUNDED (BLOCK - B) DETAIL		
1	PLOT AREA IN GROUP HOUSING	9,396.95
2	LESS 15% GREEN AREA	1,409.54
3	NET PLOT AREA AFTER 15% GREEN AREA	7,987.41
4	EXISTING STILT/GROUND COVERAGE (12.83 %)	1025.25
5	TOTAL EXISTING F.A.R. COVERAGE (1.16)	9320.02
6	EXISTING RESIDENTIAL UNITS	119



LAND MORTGAGE DETAIL

A) AGAINST SECURITY OF EDC

AMOUNT WITH INTEREST = 1,60,42,057/-

MORTGAGE AREA :-

1) COMMERCIAL PLOT AREA = 555.20

Commercial
Sector Rate Calculate (18,000/-)

Total = 555.20 sq.mt. (A1)
(555.20 x 18,000/-) = 99,93,600/- (B1)

2) Sector shopping = 164.56

PLOT NO. - 50

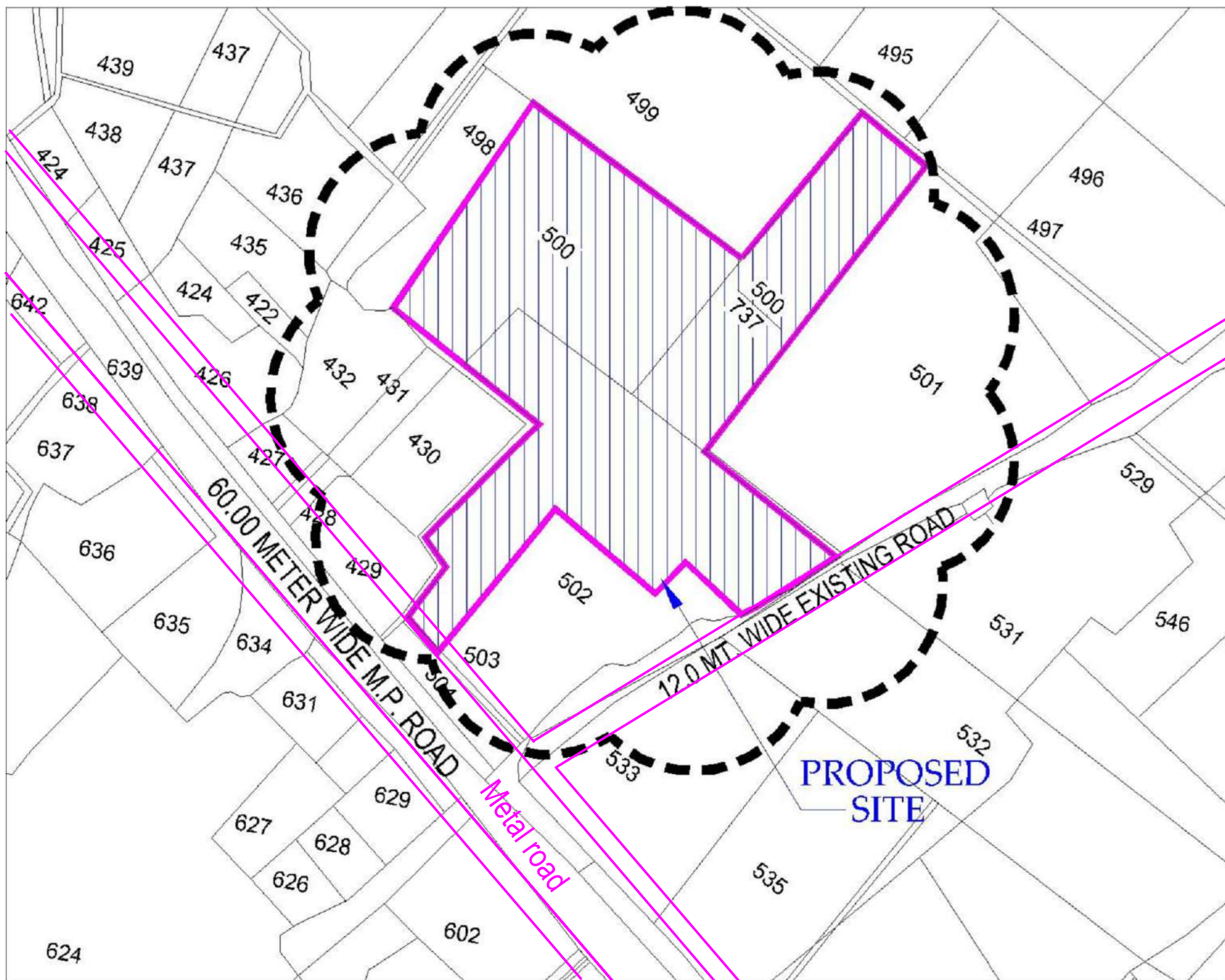
3) RESI. PLOT NO. - (52 to 56 , = 748.82
83 to 86)

sector shopping & Residential
Sector Rate Calculate (6,800/-)

Total = 913.38 sq.mt. (A2)
(913.38 x 6,800/-) = 62,10,984/- (B2)

TOTAL MORTGAGE AREA :- (555.20 + 913.38) = 1,468.58 sq.mt.
(A1 + A2)

TOTAL MORTGAGE VALUE :- (99,93,600 + 62,10,984) = 1,62,04,584/-
(B1 + B2)



SITE PLAN

Total Plot Area: -	18942.53	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00



Portfolio	Asset	Pool Area	Pool Area	Range	Coverage	Pool Area	Pool Area	
01	INTERNAL ROAD	50.00	50.00	92.21	-	5.55	0.00	0.00
02	INTERNAL ROAD	50.00	50.00	87.96	-	5.56	0.00	0.00
03	INTERNAL ROAD	50.00	50.00	87.64	-	5.56	0.00	0.00
04	INTERNAL ROAD	50.00	50.00	87.28	-	5.56	0.00	0.00
05	INTERNAL ROAD	50.00	50.00	86.94	-	5.56	0.00	0.00
06	INTERNAL ROAD	50.00	50.00	86.59	-	5.56	0.00	0.00
07	INTERNAL ROAD	50.00	50.00	86.23	-	5.56	0.00	0.00
08	INTERNAL ROAD	50.00	50.00	85.88	-	5.56	0.00	0.00
09	INTERNAL ROAD	50.00	50.00	85.53	-	5.56	0.00	0.00
10	INTERNAL ROAD	50.00	50.00	85.18	-	5.56	0.00	0.00
11	INTERNAL ROAD	50.00	50.00	84.83	-	5.56	0.00	0.00
12	INTERNAL ROAD	50.00	50.00	84.47	-	5.56	0.00	0.00
13	INTERNAL ROAD	50.00	50.00	84.12	-	5.56	0.00	0.00
14	INTERNAL ROAD	50.00	50.00	83.77	-	5.56	0.00	0.00
15	INTERNAL ROAD	50.00	50.00	83.42	-	5.56	0.00	0.00
16	INTERNAL ROAD	50.00	50.00	83.07	-	5.56	0.00	0.00
17	INTERNAL ROAD	50.00	50.00	82.71	-	5.56	0.00	0.00
18	INTERNAL ROAD	50.00	50.00	82.36	-	5.56	0.00	0.00
19	INTERNAL ROAD	50.00	50.00	82.01	-	6.10	0.00	0.00
20	INTERNAL ROAD	50.00	50.00	82.27	-	6.74	0.00	0.00
21	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
22	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
23	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
24	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
25	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
26	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
27	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
28	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
29	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
30	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
31	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
32	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
33	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
34	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
35	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
36	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
37	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
38	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
39	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
40	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
41	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
42	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
43	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
44	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
45	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
46	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
47	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
48	INTERNAL ROAD	50.00	50.00	82.13	-	6.65	0.00	0.00
49	INTERNAL ROAD	50.00	50.00	84.04	-	5.84	0.00	0.00
50	INTERNAL ROAD	50.00	50.00	86.09	-	6.37	0.00	0.00
51	INTERNAL ROAD	50.00	50.00					
52	INTERNAL ROAD	50.00	50.00	94.78	-	6.37	0.00	0.00
53	INTERNAL ROAD	50.00	50.00	93.46	-	6.37	0.00	0.00
54	INTERNAL ROAD	50.00	50.00	92.15	-	6.37	0.00	0.00
55	INTERNAL ROAD	50.00	50.00	79.51	-	6.38	0.00	0.00
56	INTERNAL ROAD	50.00	50.00	87.29	-	6.73	0.00	0.00
57	INTERNAL ROAD	50.00	50.00	92.24	-	7.95	0.00	0.00
58	INTERNAL ROAD	50.00	50.00	86.86	-	6.73	0.00	0.00
59	INTERNAL ROAD	50.00	50.00	90.87	-	6.52	0.00	0.00
60	INTERNAL ROAD	50.00	50.00	86.43	-	6.73	0.00	0.00
61	INTERNAL ROAD	50.00	50.00	90.85	-	6.52	0.00	0.00
62	INTERNAL ROAD	50.00	50.00	90.85	-	6.52	0.00	0.00
63	INTERNAL ROAD	50.00	50.00	86.02	-	6.73	0.00	0.00
64	INTERNAL ROAD	50.00	50.00	83.63	-	6.00	0.00	0.00
65	INTERNAL ROAD	50.00	50.00	85.61	-	6.73	0.00	0.00
66	INTERNAL ROAD	50.00	50.00	83.66	-	5.84	0.00	0.00
67	INTERNAL ROAD	50.00	50.00	85.30	-	6.73	0.00	0.00
68	INTERNAL ROAD	50.00	50.00	84.85	-	6.73	0.00	0.00
69	INTERNAL ROAD	50.00	50.00	83.72	-	6.00	0.00	0.00
70	INTERNAL ROAD	50.00	50.00	84.36	-	6.73	0.00	0.00
71	INTERNAL ROAD	50.00	50.00	83.78	-	6.00	0.00	0.00
72	INTERNAL ROAD	50.00	50.00	83.85	-	6.73	0.00	0.00
73	INTERNAL ROAD	50.00	50.00	83.78	-	6.00	0.00	0.00
74	INTERNAL ROAD	50.00	50.00	82.33	-	6.73	0.00	0.00
75	INTERNAL ROAD	50.00	50.00	83.81	-	6.00	0.00	0.00
76	INTERNAL ROAD	50.00	50.00	82.81	-	6.73	0.00	0.00
77	INTERNAL ROAD	50.00	50.00	83.94	-	6.00	0.00	0.00
78	INTERNAL ROAD	50.00	50.00	83.94	-	6.00	0.00	0.00
79	INTERNAL ROAD	50.00	50.00	82.33	-	6.73	0.00	0.00
80	INTERNAL ROAD	50.00	50.00	82.87	-	6.00	0.00	0.00
81	INTERNAL ROAD	50.00	50.00	81.95	-	6.73	0.00	0.00
82	INTERNAL ROAD	50.00	50.00	83.91	-	6.00	0.00	0.00
83	INTERNAL ROAD	50.00	50.00	79.93	-	6.72	0.00	0.00
84	INTERNAL ROAD	50.00	50.00	83.94	-	6.00	0.00	0.00
85	INTERNAL ROAD	50.00	50.00	83.89	-	6.00	0.00	0.00
86	INTERNAL ROAD	50.00	50.00	85.86	-	6.00	0.00	0.00

Bhagwan Das Maurya (Junior engineer)

Dhananjay Singh (Assistant Engineer)

