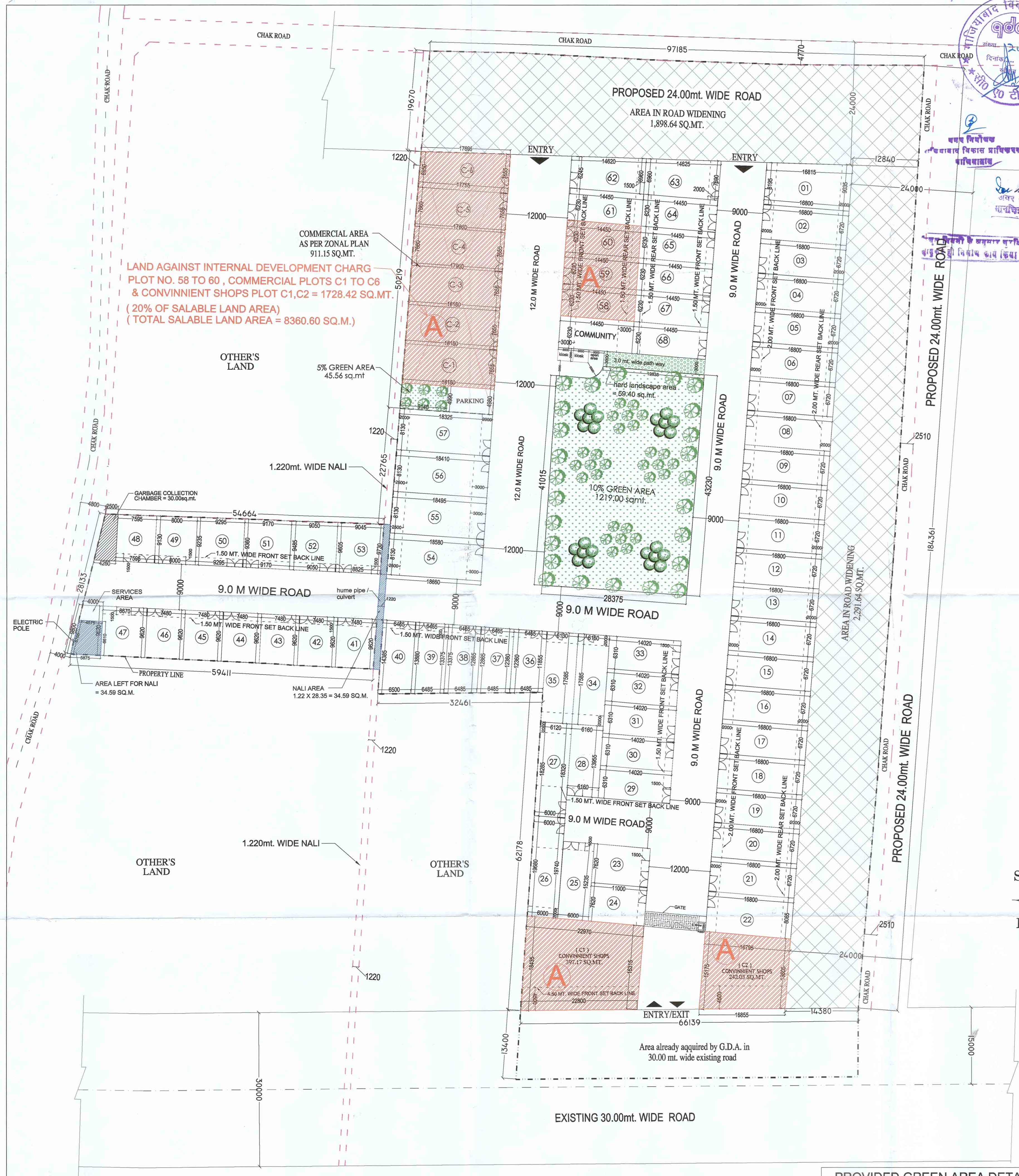




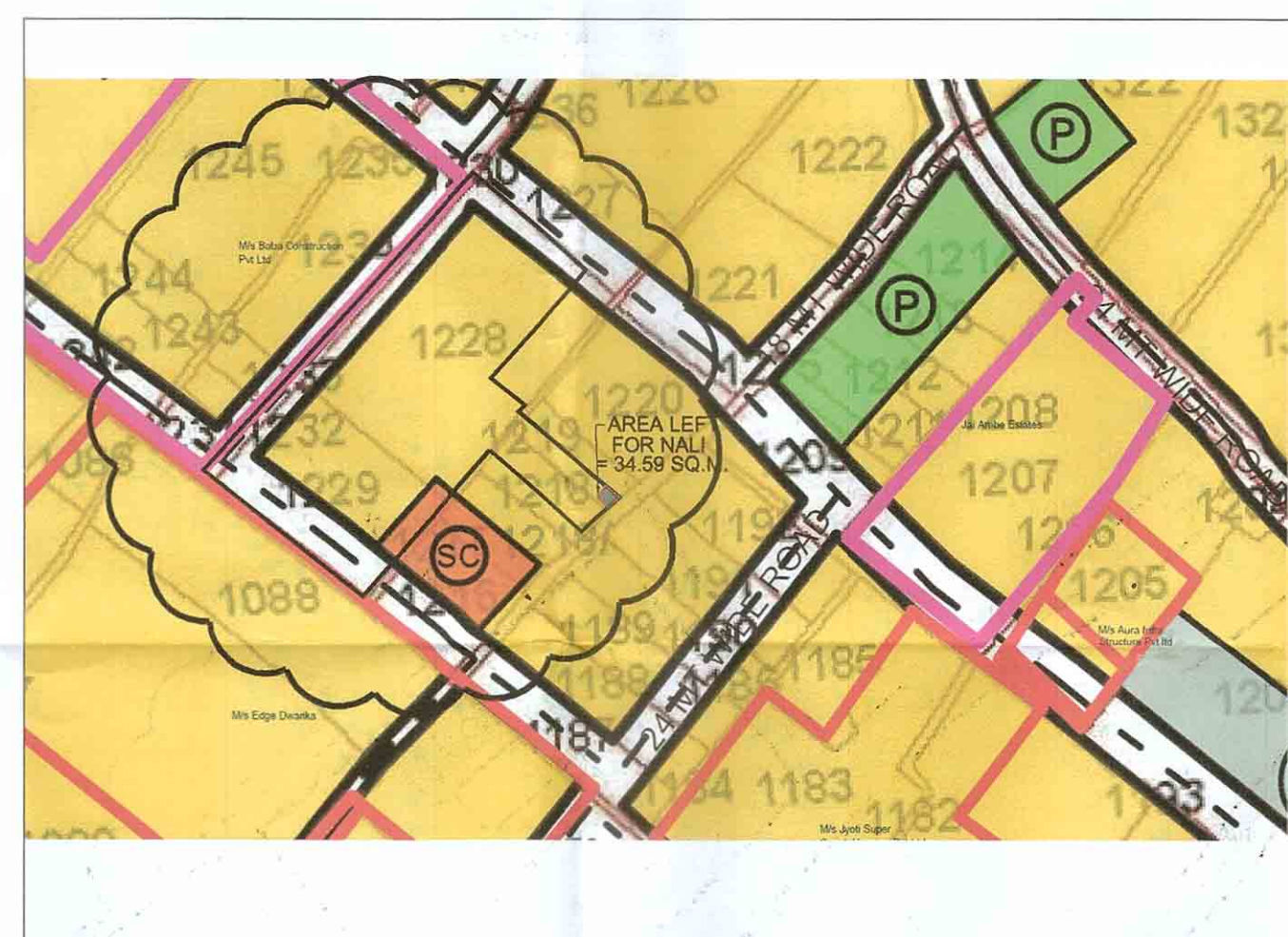
LAND AGAINST INTERNAL DEVELOPMENT CHARG
PLOT NO. 58 TO 60, COMMERCIAL PLOTS C1 TO C6
& CONVINNIANT SHOPS PLOT C1,C2 = 1728.42 SQ.MT.
(20% OF SALABLE LAND AREA)
(TOTAL SALABLE LAND AREA = 8360.60 SQ.M.)

SITE PLAN

PROVIDED GREEN AREA DETAIL	
= 1219.00 + 59.40	
= 1278.40 sq.mt.	



SITE SUPERIMPOSED ON KHASRA PLAN



SITE SUPERIMPOSED ON ZONAL PLAN

ZONAL COMMERCIAL AREA CALCULATION -				
S No.	SIZE (m X m)	AREA (sqm)	No. OF PLOTS	TOTAL AREA(sqm)
PLOTS C-1 to C-3	18.180 X 7.855	139.01	03	417.03
PLOTS C-4	(7.655+7.660)/2 X (17.980+17.860)/2	137.13	01	137.13
PLOTS C-5	(7.655+7.660)/2 X (17.860+17.655)/2	135.58	01	135.58
PLOTS C-6	(7.655+7.660)/2 X (17.755+17.685)/2	129.42	01	129.42
TOTAL				819.16

DENSITY = 136 X 5PERSONS = 680 PERSONS
TREES REQUIRED IS 50 no TREES FOR PER HECTAIRE
SO = 13,695.24 X 50 / 10,000
= 68.47 (say - 69 TREES)
PROVIDED TREES = 70 nos.

REQUIRED AND PROPOSED FACILITY	
1 KIOSK / OPEN CHABUTRA	15.00 SQ.MT.
TOTAL POPULATION = 136 X 5 = 680 PERSONS (ASSUMING 5 PERSONS PER UNIT) IE PLOT AREA REQ. FOR OPEN CHABUTRA (ASSUMING 1.0 No.S CHABUTRA FOR 500 PERSONS OF 7.5 SQ.MT.) = 680 / 500 = 1.36 (say - 2 No.) PROPOSED AREA OF OPEN CHABUTRAS = 15.00 SQ. MT.(2no.)	
2 GARBAGE COLLECTION CHAMBER	30.00 SQ.MT.
TOTAL POPULATION = 136 X 5 = 680 PERSONS (ASSUMING 5 PERSONS PER UNIT) IE PLOT AREA REQ. FOR DUSTBIN (ASSUMING 1.0 No.S DUSTBIN FOR 500 PERSONS OF 15.00 SQ.MT.) = 680 / 500 = 1.36 (say - 2 No.) PROPOSED AREA OF GARBAGE CHAMBER = 30.00 SQ. MT.	

PROJECT:
PROPOSED SUBMISSION DRAWING FOR RESIDENTIAL LAYOUT PROJECT
AT KHASRA NO. - 1228m , 1229 , 1218m & 1219m
VILLAGE NOOR NAGAR GHAZIABAD (U.P.)

OWNER:
M/s. - ASM MANAGMENT CONSULTANTS PVT. LTD.

AUTH. SIGN. -
GAJENDRA PAL SHARMA

DRAWING TITLE: SITE PLAN

OWNER'S SIGN

ARCHITECT'S SIGN.

SCALE

DESIGN BY

CHECKED BY

DATE

DWG. No.

SD-01

ANU AGARWAL ARCHITECTS
OFFICE: A-244 KAUSHAMBI GHAZIABAD (U.P.)
Ph: 0120 - 4165716 , 4563716 , 6454182
e-mail: arch.anujagarwal@gmail.com

AREA STATEMENT		
S.NO	PARTICULARS	SQ.MT.
1	LAND AREA AS PER REGISTRY	18,772.00
2	LAND AREA OF NALI	34.59
3	AREA EXCISE FOR NALI	34.59
4	BALANCE LAND AREA	18,772.00
5	AREA LEFT FOR ROAD WIDENING	5,076.76
a. ROAD WIDENING AREA IN 24.00mt. WIDE ROAD (1,898.64 + 2,291.64)		4,190.28
b. AREA ALREADY ACQUIRED BY G.D.A. IN 30.00mt. WIDE EXISTING ROAD		886.48
TOTAL AREA		5076.76
6	NET PLOT AREA AFTER ROAD WIDENING (4 - 5)	13,695.24
7	DISTRIBUTION OF NET PLOT AREA	
a. area in zonal commercial land use		911.15
b. area in residential land use		12,784.09
total area		13,695.24
A1	BREAK - UP OF ZONAL COMMERCIAL AREA	911.15
a. AREA IN PLOTS (89.90%)		819.16
b. AREA IN 5% GREEN (5%)		45.56
c. AREA IN PARKING (5.10%)		46.43
TOTAL AREA		911.15
A2	BREAK - UP OF RESIDENTIAL LAND AREA	12,784.09
a. AREA IN RESIDENTIAL PLOTS (53.29%)		6,812.22
b. AREA IN CONVINNIANT SHOPS PLOTS 5.00%		639.20
c. AREA IN COMMUNITY PLOT (0.70%)		90.02
d. AREA IN 10% GREEN (10%)		1278.40
e. AREA IN SERVICES+FACILITY AREA 0.72%		92.52
f. AREA IN ROAD (30.29%)		3871.73
TOTAL AREA		12,784.09

RESIDENTIAL PLOT AREA CALCULATION				
S No.	SIZE (m X m)	AREA (sqm)	No. OF PLOTS	TOTAL AREA(sqm)
PLOTS 01	(16.815+16.802)/2 X (8.185+8.035)/2	144.79	01	144.79
PLOTS 02 to 21	16.800 X 8.720	128.80	20	2,576.00
PLOTS 22	16.800 X 8.085	135.49	01	135.49
PLOTS 23	11.000 X 7.620	83.82	02	167.64
PLOTS 24	6.000 X 15.235	91.41	01	91.41
PLOTS 25	6.000 X 15.235	91.41	01	91.41
PLOTS 26	6.000 X 15.235	91.41	01	91.41
PLOTS 27	(16.815+16.802)/2 X (8.185+8.035)/2	144.79	01	144.79
PLOTS 28	(16.815+16.802)/2 X (8.185+8.035)/2	144.79	01	144.79
PLOTS 29 to 33	14.000 X 6.310	88.40	05	442.00
PLOTS 34	6.130 X 17.585	108.32	01	108.32
PLOTS 35	6.130 X 17.585	108.32	01	108.32
PLOTS 36	(6.465+6.485)/2 X (12.300+11.800)/2	78.38	01	78.38
PLOTS 37	(6.465+6.485)/2 X (12.300+11.800)/2	78.38	01	78.38
PLOTS 38	(6.465+6.485)/2 X (12.300+11.800)/2	78.38	01	78.38
PLOTS 39	(6.465+6.485)/2 X (12.300+11.800)/2	78.38	01	78.38
PLOTS 40	(6.465+6.485)/2 X (12.300+11.800)/2	78.38	01	78.38
PLOTS 41 to 45	7.480 X 9.620	71.95	05	359.75
PLOTS 46	6.870 X 9.620	66.00	01	66.00
PLOTS 47	(7.595+7.590)/2 X (8.020+8.130)/2	68.92	01	68.92
PLOTS 48	(7.595+7.590)/2 X (8.020+8.130)/2	68.92	01	68.92
PLOTS 49	(7.595+7.590)/2 X (8.020+8.130)/2	68.92	01	68.92
PLOTS 50	(7.595+7.590)/2 X (8.020+8.130)/2	68.92	01	68.92
PLOTS 51	(7.595+7.590)/2 X (8.020+8.130)/2	68.92	01	68.92
PLOTS 52	(7.595+7.590)/2 X (8.020+8.130)/2	68.92	01	68.92
PLOTS 53	(7.595+7.590)/2 X (8.020+8.130)/2	68.92	01	68.92
PLOTS 54	(7.595+7.590)/2 X (8.020+8.130)/2	68.92	01	68.92
PLOTS 55	(7.595+7.590)/2 X (8.020+8.130)/2	68.92	01	68.92
PLOTS 56	(7.595+7.590)/2 X (8.020+8.130)/2	68.92	01	68.92
PLOTS 57	(7.595+7.590)/2 X (8.020+8.130)/2	68.92	01	68.92
PLOTS 58	(7.595+7.590)/2 X (8.020+8.130)/2	68.92	01	68.92
PLOTS 59	(7.595+7.590)/2 X (8.020+8.130)/2	68.92	01	68.92
PLOTS 60	(7.595+7.590)/2 X (8.020+8.130)/2	68.92	01	68.92
TOTAL				6,812.22

PERMISSIBLE CONVINNIANT SHOPS AREA			
= 5% OF 12,784.09			
= 639.20 sq.mt.			
PROPOSED CONVINNIANT SHOPS PLOT AREA CALCULATION -			
S No.	SIZE (m X m)	AREA (sqm)	TOTAL AREA(sqm)
C1	(22.970+22.800)/2 X (16.435+16.315)/2	397.17	397.17
C2	(16.795+16.855)/2 X (15.175+15.605)/2	242.03	242.03
TOTAL		2	639.20

COMMUNITY FACILITY PLOT AREA CALCULATION -			
S No.	SIZE (m X m)	AREA (sqm)	TOTAL AREA(sqm)
COMMUNITY	14.450 X 6.230	90.02	90.02
TOTAL		1	90.02