

LAND AGAINST I.D.C.
AREA (A+B) = 721.68 S.MT.
(20% OF SALABLE AREA)

निर्माणकर्ता अक्षर में निर्माण स्थल पर धूल को हटाने हेतु समुचित ढांच का प्रावधान किया जाए की अवधि में निर्माण समिति एवं उनके समक्ष विवरण एवं डाटा सर्वेक्षण सूचक का समायोजन किया जाए से किया जाए निर्माण समिति को से जाने हेतु दृढ़ वाक्यों का प्रयोग किया जाए।

VILLAS & LAND AGAINST
E.D.C. & A.D.C.
LAND AREA (C) = 571.84 S.MT.
VILLAS AREA = 993.04 S.MT.

AREA DIScription	
PARTICULARS	Area (sq.mt.)
1. TOTAL LAND AREA (as per registry)	8,000.00
2. ACTUAL LAND AREA (as per survey) ON SITE	7,368.94
3. SPACE LEFT FOR 24.00mt. WIDE ROAD WIDENING	475.43
4. NET PLOT AFTER ROAD WIDENING (2 - 3)	6,893.51
5. 10% GREEN OF NET PLOT AREA = 10% OF 6,893.51 = 689.35 sq.mt.	689.35
6. BIFERCATION OF NET PLOT AREA	3,775.83
A. AREA IN 10% GREEN (10.00%)	
B. AREA IN PLOTTING (54.77%)	
a. AREA IN RESIDENTIAL PLOTS (49.41%)	3,405.84
b. AREA IN COMMERCIAL PLOTS (2.89%)	199.40
c. AREA IN COMMUNITY PLOTS (2.47%)	170.59
C. SPACE LEFT FOR SERVICES (1.45%)	100.09
D. AREA IN ROADS (33.78%)	2328.24

संयोजित समायोजी किसी भी विवरण की स्थिति में समायोजन की स्थिति में एक प्रिन्टल प्रमाण अलग।

RESIDENTIAL PLOT AREA CALCULATION

DETAIL -	SIZE (m X m)	AREA (sqm)	No. OF PLOTS	TOTAL AREA (sqm)	PROPOSED no. of units
1 to 18	12.30 X 7.00	84.00	18	1512.00	1 x 18 = 18nos. (18 villas)
19 to 20	12.40 X 7.43	89.16	01	89.16	1 x 1 = 1nos. (1 villas)
21 to 23	(7.08 + 7.776) X 12.00	89.16	01	89.16	1 x 1 = 1nos. (1 villas)
24 to 35	13.30 X 7.68	103.68	03	311.04	1 x 03 = 03nos. (03 villas)
	13.30 X 8.67	117.04	12	1404.48	1 x 12 = 12nos. (12 villas)
		TOTAL	35	3,405.84	35 VILLAS

COMMERCIAL PLOT AREA CALCULATION -

S No.	SIZE (m X m)	AREA (sqm)	No. OF PLOTS	TOTAL AREA (sqm)
C1	17.30 X 11.42	199.40	1	199.40
		TOTAL	1	199.40

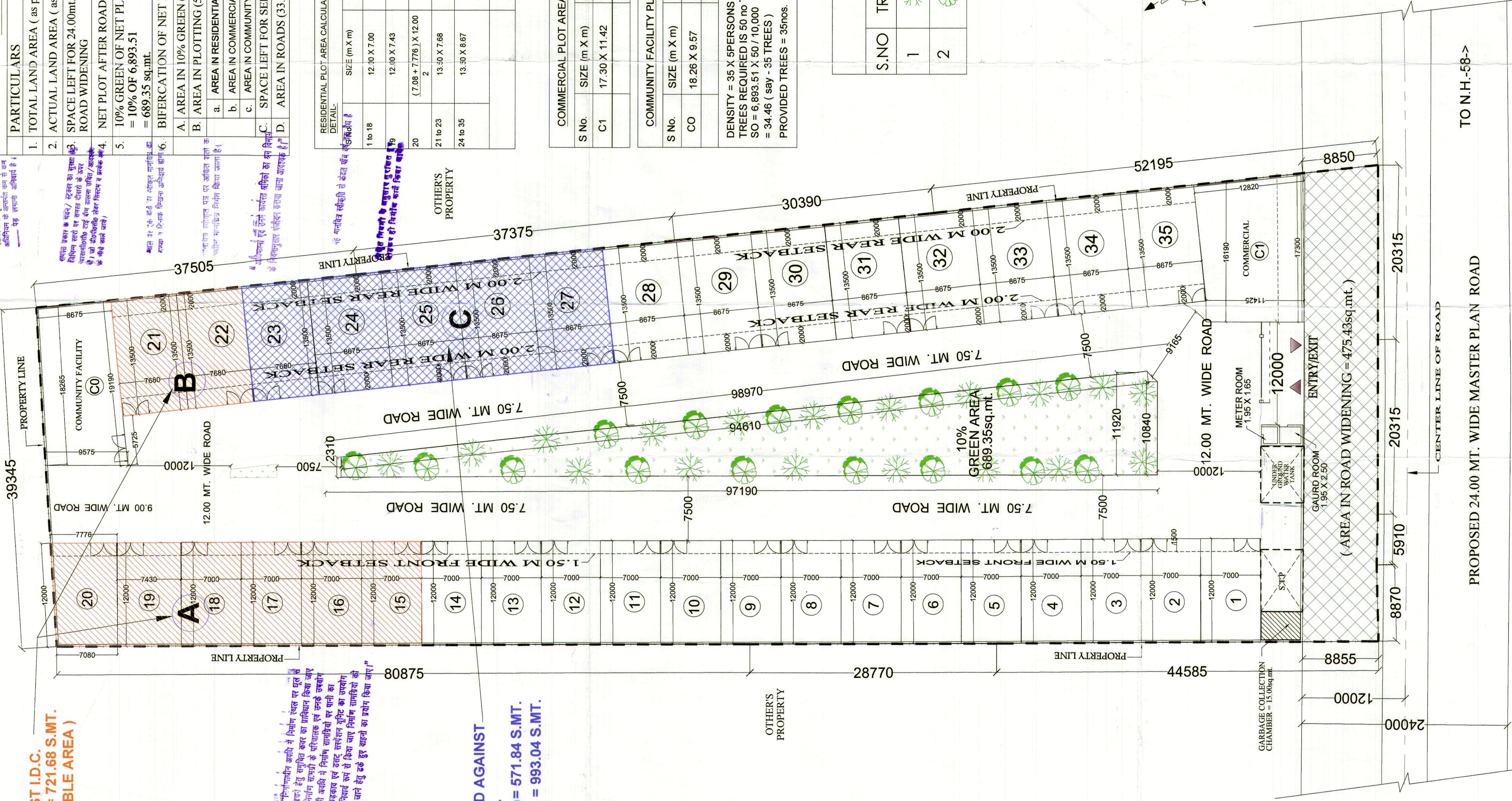
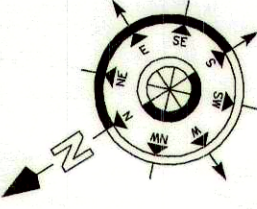
COMMUNITY FACILITY PLOT AREA CALCULATION -

S No.	SIZE (m X m)	AREA (sqm)	No. OF PLOTS	TOTAL AREA (sqm)
CO	18.26 X 9.57	170.59	1	170.59
		TOTAL	1	170.59

DENSITY = 35 X 6PERSONS = 175 PERSONS
TREES REQUIRED IS 50 NO TREES FOR PER HECTAIRE
SO = 6,893.51 X 50 / 10,000
= 34.46 (say - 35 TREES)
PROVIDED TREES = 35nos.

TREES SCHEDULE

S.NO	TREES	DESCRIPTION
1		Ficus benjamina
2		Ashoka



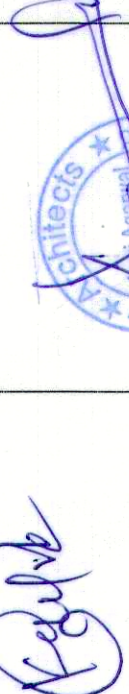
TO N.H.-58->

PROPOSED 24.00 MT. WIDE MASTER PLAN ROAD

CENTER LINE OF ROAD

(AREA IN ROAD WIDENING = 475.43sq.mt.)

PROJECT:	SUBMISSION DRAWING FOR THE PROPOSED LAYOUT PLAN (VILLAS) AT KHASRA NO. - 1022 VILLAGE MORTA GHAZIABAD (U.P.)
OWNER:	M/S. - V.X.L. DEVELOPERS & INFRASTRUCTURES PVT. LTD.
THROUGH:	MR. - K.P. GUPTA
DRAWING TITLE:	SITE LAYOUT PLAN



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SCALE	DATE	SD-02
DESIGN BY	CHECKED BY	