

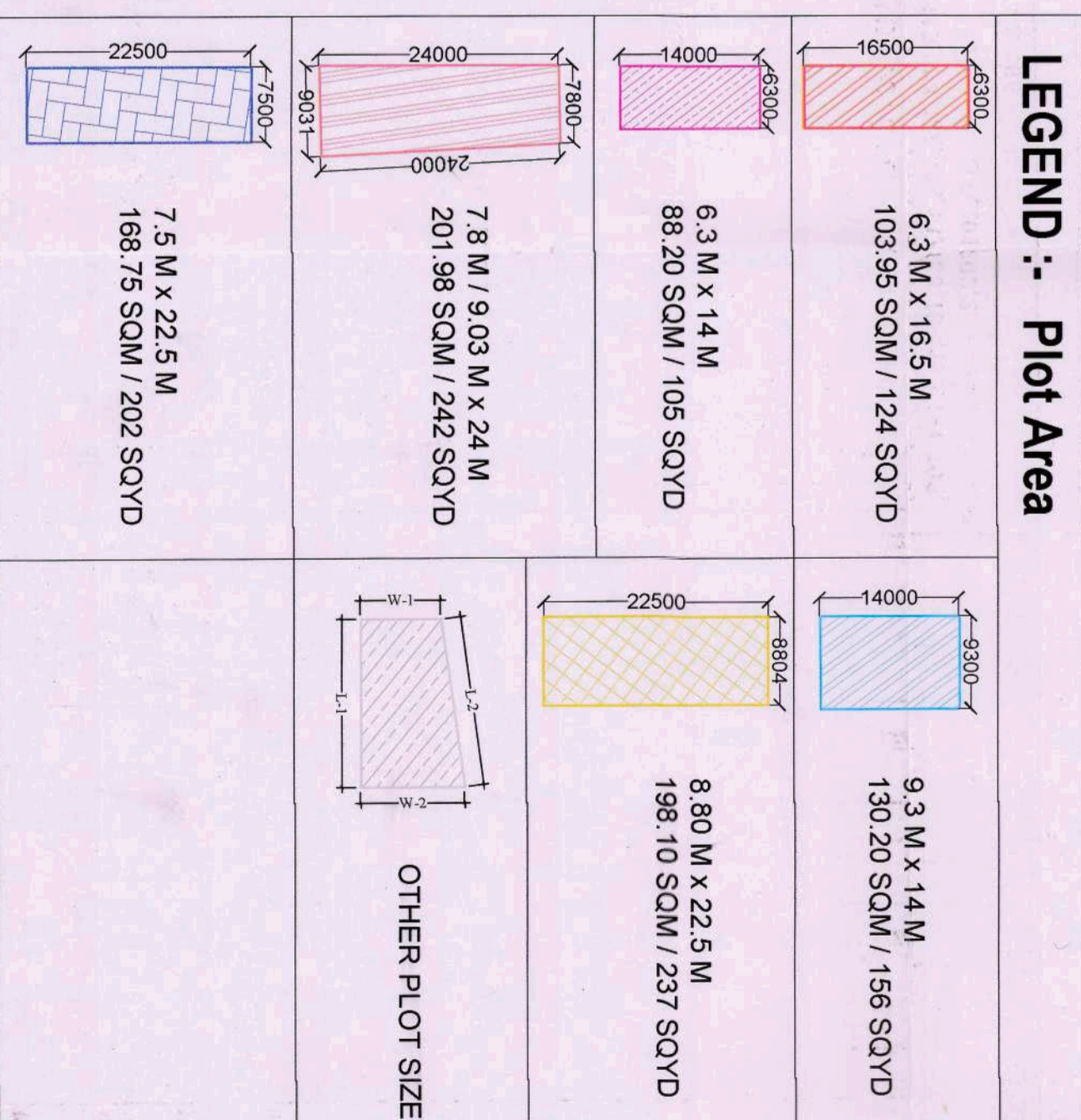
I am hereby submitting herewith the proposed layout plan for the development of the above mentioned plots for the purpose of the above mentioned project. The same has been prepared in accordance with the provisions of the relevant laws and regulations. I hereby declare that the same is true and correct.

APPROVED  
 M. C. S. No. 123456789  
 Date: 12/12/2023  
 Drawing Checked & Verified by: [Signature]  
 M. C. S. No. 123456789

PLOT NO.	PLOT SIZE (M)				PLOT AREA		NO. OF PLOTS	TOTAL PLOT AREA (Sq.M)	PERMISSIBLE FAR	No. of Dues
	L-1	L-2	W-1	W-2	(Sq. M)	(Sq. Yards)				
1	17.83	18.31	6.07	6.05	109.39	1.80	109.39	1.80	196.90	1
2	17.41	17.83	6.31	6.30	110.96	1.80	110.96	1.80	199.73	1
3	17.07	17.41	6.31	6.30	108.58	1.80	108.58	1.80	195.44	1
4	16.82	17.07	6.30	6.30	106.70	1.80	106.70	1.80	192.06	1
5	16.50	16.82	6.31	6.30	104.96	1.80	104.96	1.80	188.93	1
6	16.50	16.50	6.30	6.30	103.95	1.80	103.95	1.80	195.50	50
7	14.00	14.00	6.30	6.30	88.20	1.80	13995.80	1.80	25084.08	158
8	14.00	14.00	9.30	9.30	130.20	1.80	781.20	1.80	1406.16	12
9	14.00	14.00	7.68	7.68	107.50	1.80	107.50	1.80	193.49	1
10	14.00	12.09	6.30	4.70	86.62	1.80	86.62	1.80	155.92	1
11	14.00	13.04	6.37	6.30	87.95	1.80	87.95	1.80	158.31	1
12	14.00	10.50	7.17	6.30	76.88	1.80	76.88	1.80	138.39	1
13	14.00	14.00	5.91	5.91	82.80	1.80	82.80	1.80	148.97	1
14	14.00	17.59	10.66	7.80	167.08	1.80	167.08	1.80	300.74	2
15	20.17	18.86	8.78	7.81	161.64	1.80	161.64	1.80	290.95	2
16	18.80	20.17	8.77	7.80	160.09	1.80	160.09	1.80	288.16	2
17	15.57	18.80	9.15	7.80	142.63	1.80	142.63	1.80	256.73	2
18	12.13	15.57	9.09	7.80	111.94	1.80	111.94	1.80	201.49	1
19	16.50	16.50	8.00	8.00	132.00	1.80	132.00	1.80	237.60	2
20	22.50	22.50	8.80	8.80	198.10	1.80	198.10	1.80	354.18	4
21	22.50	22.50	7.50	7.50	168.75	1.80	168.75	1.80	304.75	2
22	22.88	23.70	7.72	9.59	197.86	1.80	197.86	1.80	356.15	2
23	24.00	24.00	8.00	8.00	192.24	1.80	192.24	1.80	346.03	1
24	24.00	24.00	7.76	9.30	205.22	1.80	205.22	1.80	369.77	1
25	TOTAL PLOT AREA (Residential Plot)				254		26188.57		47139.43	289
26	COMMUNITY HALL / CLUB						800.00	1.50	1200.00	
27	TOTAL PLOT AREA (Residential Plot + Community Hall)				1		26988.57		48339.43	
28	PARKS & PLAY GROUND (G-1 TO G-7)						948.71		400.00	
29	MILK BOOTH (P-10 & P-11)						11716.28		5.94	
30	ROADS						5.94			
31	ELECTRIC FEEDER PILLARS AREA - Size (0.60 X 0.45)				0.27	x	22 Nos			
32	GRAND TOTAL PLOT AREA						40059.50	Sq.M.		

**SET BACKS/ZONAL PLAN FOR PLOTS :-**

PLLOT CATEGORY / SIZE	ABOVE 75.0 Sqm UP TO 120.0 Sqm	ABOVE 120.0 Sqm UP TO 200.0 Sqm	ABOVE 200.0 Sqm UP TO 300.0 Sqm
MAXIMUM COVERAGE ON GROUND FIRST AND SECOND FLOOR	75	75	75
MAXIMUM F.A.R.	180	180	180
MAXIMUM HEIGHT	15	15	15
FRONT SET BACK (AS PER ENVELOPE PLAN)	2.0	3.0	3.25
SIDE SET BACK (AS PER ENVELOPE PLAN)	-	-	3.0 X 4.5
MINIMUM REAR SET BACK (AS PER ENVELOPE PLAN)	4.4 X 2.4	5.2 X 2.4	5.5 X 3.0



**CLIENT :-**  
GAURSONS REALTECH PRIVATE LIMITED  
Gaur Biz Park Plot No.-1, Abhay Khand-II,  
Indrapuram, Ghaziabad

**PROJECT :-**  
Gaur Yamuna City (Pocket-3), Mirzapur Site  
(LFD-3), Sector-19, YEIDA, GREATER NOIDA, U.P.

**TITLE :-**  
Proposed Layout Plan  
Plotted Development  
"1st-B PARK VIEW"

**OWNERS SIGN** \_\_\_\_\_ **ARCHITECT SIGN** \_\_\_\_\_

**"1st-B PARK VIEW"**

SCALE :- SD-03