

NOTES:-
 *COMMERCIAL SETBACK WILL BE DEFINE AT THE TIME OF APPROVAL OF INDIVIDUAL PLAN
 *SEWER WATER WILL BE DISPOSED THROUGH AUTHORITY SEWER LINE IN S.T.P OPERATED BY GDA/NAGAR NIGAM
 *RAINWATER HARVESTING SHALL BE PROVIDED INDIVIDUALLY FOR EACH PLOT AS PER APPROVED DESIGN AND STATUTORY GUIDELINES
 *SHELTER FEE WILL BE PAID AT THE TIME OF SANCTIONING OF INDIVIDUAL SUB PLOTS

PLOT AREA DETAILS

GROSS PLOT AREA	24142.86	SQMT
NET PLOT AREA	24142.86	SQMT

LAND USE DISTRIBUTION

AREA COVERED UNDER PROPOSED AREA IN SQMTR	17760.44	PERCENTAGE
RESIDENTIAL PLOTTED AREA	5010.20	28.56
ROAD AREA	17.12	0.07
KIOSK-K1	17.12	0.07
KIOSK-K2	17.12	0.07
KIOSK-K3	17.12	0.07
COMMERCIAL-C1	292.82	1.21
COMMERCIAL-C2	292.72	1.21
COMMERCIAL-C3	293.09	1.21
COMMERCIAL-C4	293.09	1.21
RETAIL SHOP-R1	17.98	0.07
RETAIL SHOP-R2	17.12	0.07
RETAIL SHOP-R3	17.12	0.07
AREA FOR SERVICES	97.39	0.40
TOTAL NET LAYOUT	24142.86	100.00

PLOT AREA DETAILS

PLOT AREA	24142.86	SQMT
REQUIRED 10 %	2414.286	SQMT

COMMERCIAL PROPOSED

KIOSK-K1	17.12	SQMT
KIOSK-K2	17.12	SQMT
KIOSK-K3	17.12	SQMT
COMMERCIAL-C1	292.82	SQMT
COMMERCIAL-C2	292.62	SQMT
COMMERCIAL-C3	292.72	SQMT
COMMERCIAL-C4	293.09	SQMT
RETAIL SHOP-R1	17.98	SQMT
RETAIL SHOP-R2	17.12	SQMT
RETAIL SHOP-R3	17.12	SQMT
TOTAL	1274.83	SQMT

RESIDENTIAL PLOT AREA DETAILS									
PLOT NO.	AREA [SQ.MTR]	AREA [SQ.YD]	FRONT	REAR	SIDE1	SIDE2	DENSITY	POPULATION	DENSITY
							PLOTT	UNITS	
PLOT NO-01	315.03	376.77	3.00	3.00	3.00	0.00	0.00	20	4
PLOT NO-02	315.03	376.77	3.00	3.00	3.00	0.00	0.00	20	4
PLOT NO-03	305.24	355.06	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-04	304.44	364.11	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-05	303.64	363.15	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-06	302.84	362.47	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-07	302.04	361.98	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-08	301.24	361.50	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-09	300.44	361.01	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-10	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-11	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-12	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-13	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-14	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-15	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-16	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-17	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-18	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-19	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-20	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-21	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-22	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-23	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-24	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-25	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-26	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-27	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-28	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-29	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-30	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-31	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-32	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-33	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-34	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-35	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-36	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-37	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-38	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-39	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-40	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-41	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-42	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-43	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-44	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-45	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-46	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-47	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-48	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-49	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-50	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-51	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-52	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-53	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-54	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-55	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-56	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-57	300.00	360.00	3.00	3.00	0.00	0.00	0.00	20	4
PLOT NO-58	441.69	528.26	3.00	3.00	0.00	0.00	0.00	25	5
TOTAL	17760.44	21241.31						1165	233

PLOT DETAILS BIFURCATION			
HEAD	AREA	%	
RESIDENTIAL PLOTTED AREA	17760.44	73.56	
COMMERCIAL PLOTTED AREA	1274.83	5.28	
ROAD AREA	5010.20	20.75	
SERVICES AREA	97.39	0.40	
TOTAL NET PLOT AREA	24142.86	100.00	

SERVICES FOR FACILITY AS PER DENSITY			
DENSITY	REQUIREMENT	1165	PERSONS
CATEGORY	NOS		REMARK
RETAIL SHOP	3		MIN 10 SQMTR
KIOSK	3		MIN 10 SQMTR
GARBAGE COLLECTION CENTER(SERVICES)	3		MIN 15 SQMTR
PUBLIC TOILET(SERVICES)	3		AS PER DENSITY CHART REQ=18 SQMTR

PLOT DETAILS FOR SANCTIONING			
TYPICAL PLOT NO	BUILT UP	FAR	
KIOSK-01	28.64	23.80	
KIOSK-02	28.64	23.80	
KIOSK-03	28.64	23.80	
RETAIL-02	28.64	23.80	
RETAIL-03	28.64	23.80	
RETAIL-01	27.46	22.62	
TOTAL	170.66	141.62	

SERVICES FOR FACILITY AS PER DENSITY			
DENSITY	REQUIREMENT	1165	PERSONS
CATEGORY	NOS		REMARK
RETAIL SHOP	3		MIN 10 SQMTR
KIOSK	3		MIN 10 SQMTR
GARBAGE COLLECTION CENTER(SERVICES)	3		MIN 15 SQMTR
PUBLIC TOILET(SERVICES)	3		AS PER DENSITY CHART REQ=18 SQMTR

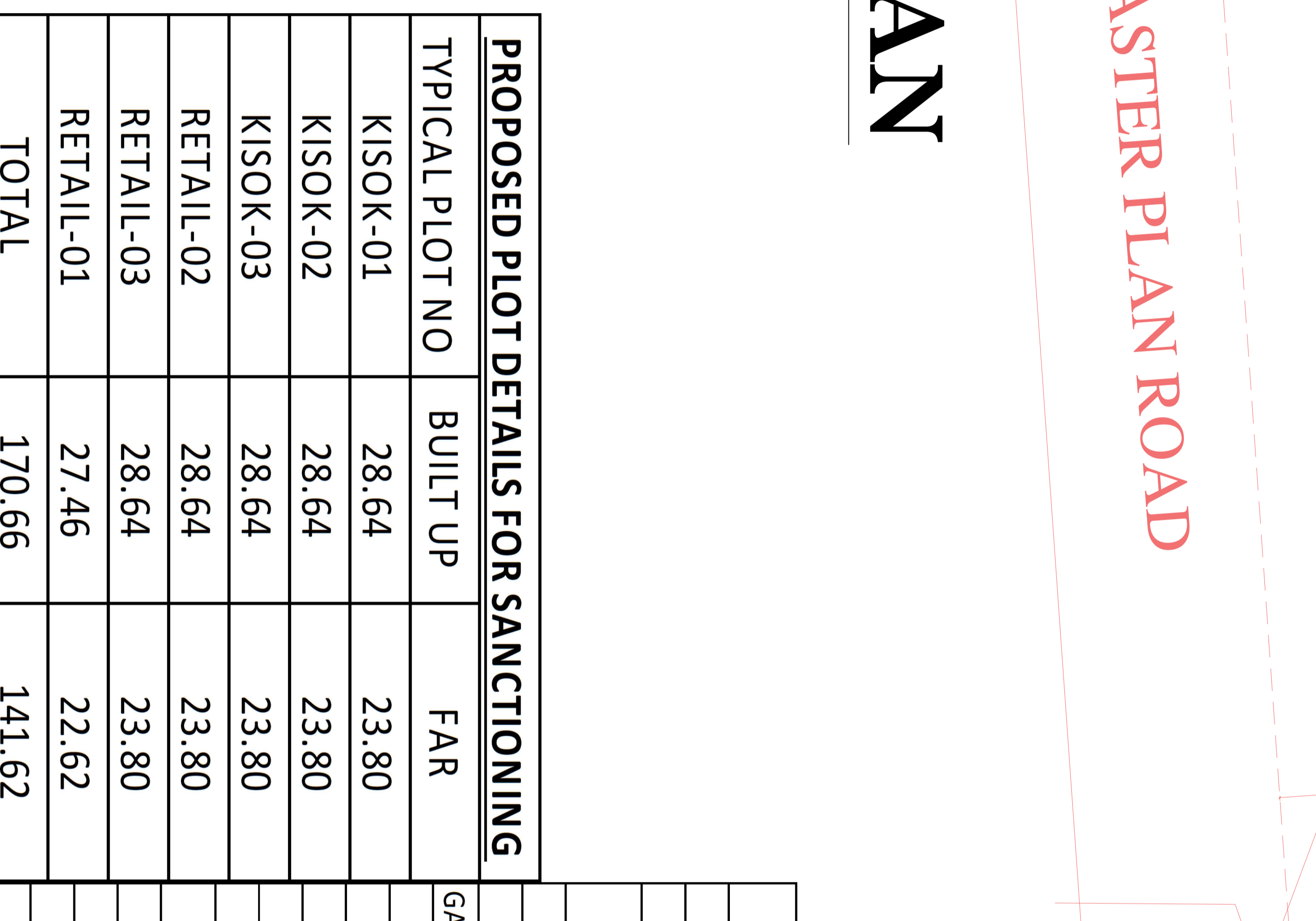
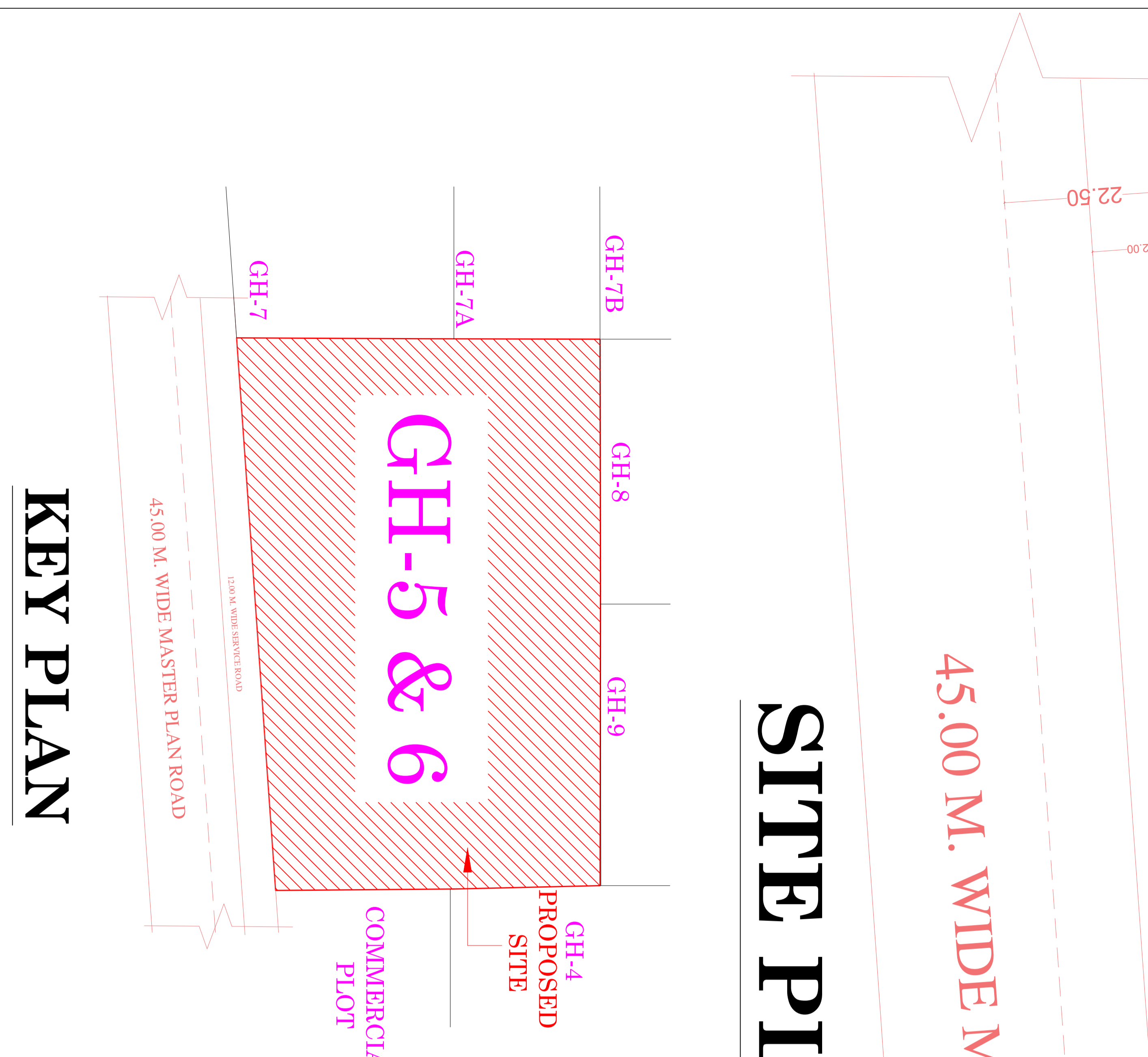
OWNER SIGN: _____ LTP SIGN: _____
 For Registration Reference: _____
 Signature of Architect: _____
 Architect Signature: _____

DRAWING TITLE:-
 LAYOUT PLAN/SITE PLAN

OWNER NAME:
 M/S KADAMBA ESTATES PRIVATE LIMITED
 AUTH. SIGN. MR. SHYAM BIHARI VERMA

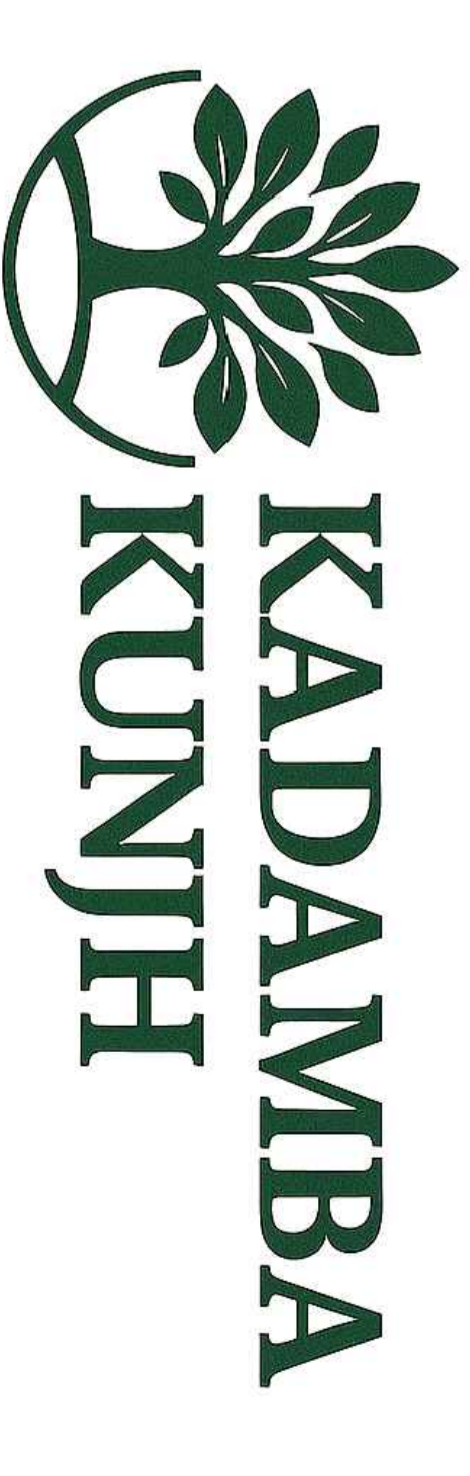
LTP: **YASH ASSOCIATES**
 PROJECTS- ARCHITECTURE, INTERIOR DESIGN
 CONSTRUCTION/VALUATION
 STUDIO I : SHOP 437,FOURTH FLOOR, ADITYA HIGH
 STREET COMPLEX, LAL KUAN,GHAZIABAD-201009
 STUDIO 2:-B-NO. 56, MANSA ROYER COLONY
 BULANDSHAHR-203001
 E-Mail:- ec.yashassociates@gmail.com
 Mob:- +91-9058882476

KEY PLAN

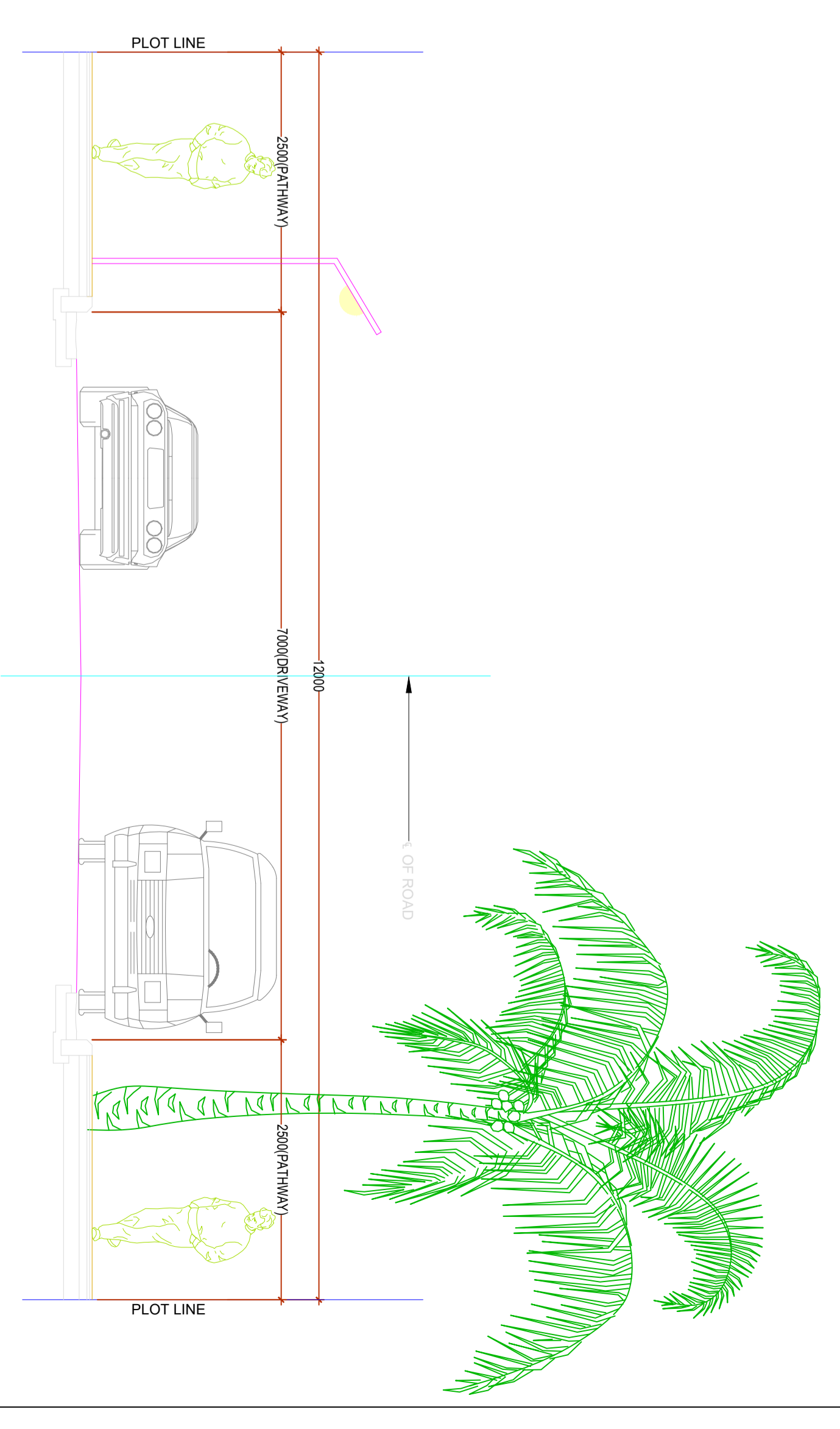


PLOT DETAILS FOR SANCTIONING			
TYPICAL PLOT NO	BUILT UP	FAR	
KIOSK-01	28.64	23.80	
KIOSK-02	28.64	23.80	
KIOSK-03	28.64	23.80	
RETAIL-02	28.64	23.80	
RETAIL-03	28.64	23.80	
RETAIL-01	27.46	22.62	
TOTAL	170.66	141.62	

FILE NO :- GDA/LD/25-26/1586



NOTES:-
 *COMMERCIAL SETBACK WILL BE DEFINE AT THE TIME OF APPROVAL OF INDIVIDUAL PLAN
 *SEWER WATER WILL BE DISPOSED THROUGH AUTHORITY
 *SEWER LINE IN S.T.P LOCATED AT THE KOYAL ENCLAVE
 *RAINWATER HARVESTING SHALL BE PROVIDED INDIVIDUALLY FOR EACH PLOT AS PER APPROVED DESIGN AND STATUTORY GUIDELINES
 *SHELTER FEE WILL BE PAID AT THE TIME OF SANCTIONING OF INDIVIDUAL SUB PLOTS



LEGEND:	
	RESIDENTIAL PLOTS
	COMMERCIAL PLOTS
	KIOSK
	RETAIL SHOP
	STREET LIGHT

OWNER SIGN:
 LTP SIGN:

DRAWING TITLE:-

SERVICE PLAN

OWNER NAME:

M/S KADAMBA ESTATES PRIVATE LIMITED
 AUTH. SIGN. MR. SHYAM BIHARI VERMA

LTP: **YASH ASSOCIATES**

PROJECTS:- ARCHITECTURE, INTERIOR DESIGN
 CONSTRUCTION VALUATION
 STUDIO 1 : SHOP 437,FOURTH FLOOR, ADITYA HIGH
 STREET COMPLEX, IAL KUAN, GHAZIABAD-201009
 STUDIO 2:-B-NO. 56, MANSAROVER COLONY
 BULANDSHAHR-201001
 E-Mail:- cf.yashassociates@gmail.com
 Mob - +91-9058882476

45.00 M. WIDE MASTER PLAN ROAD

SERVICE PLAN



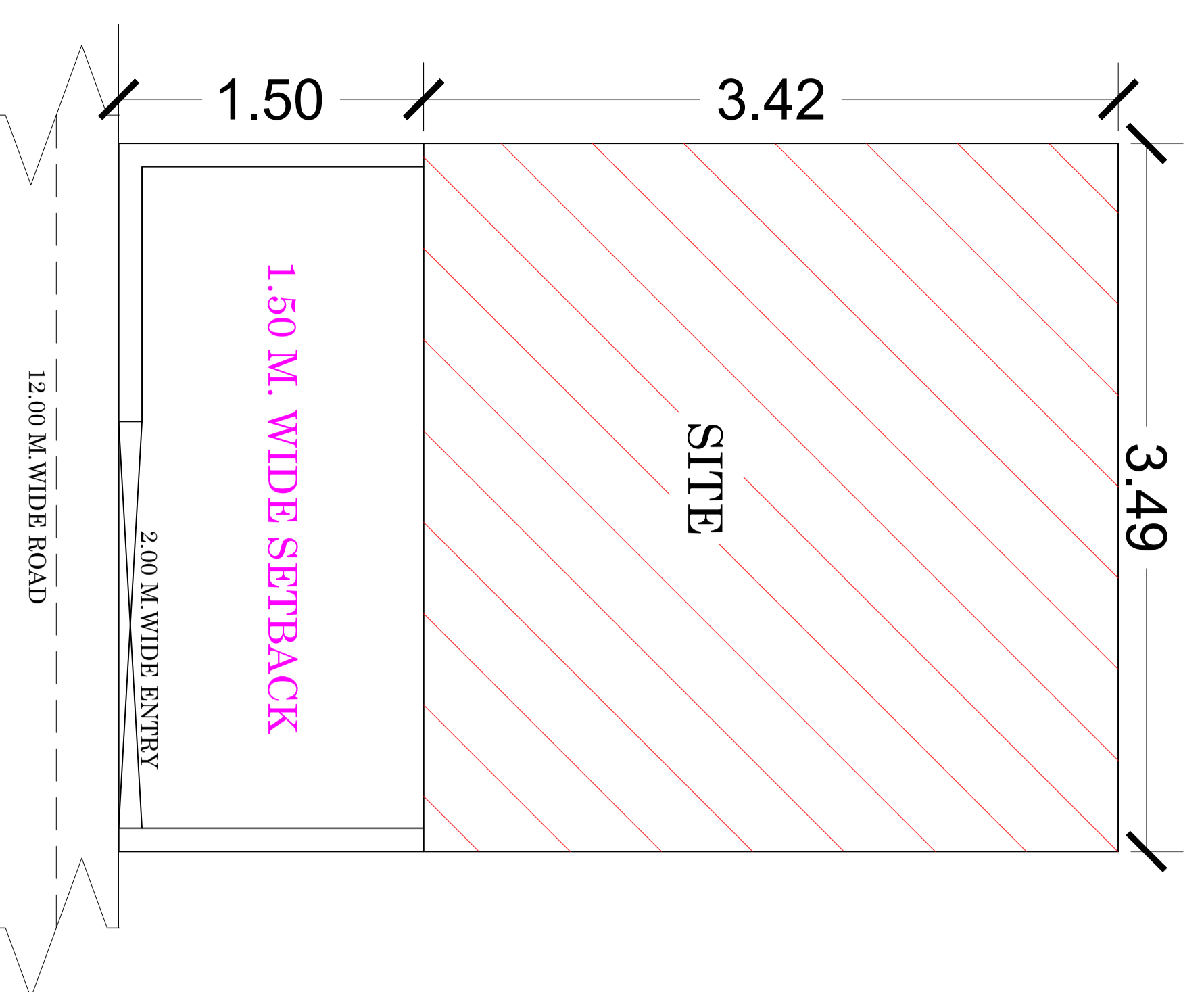
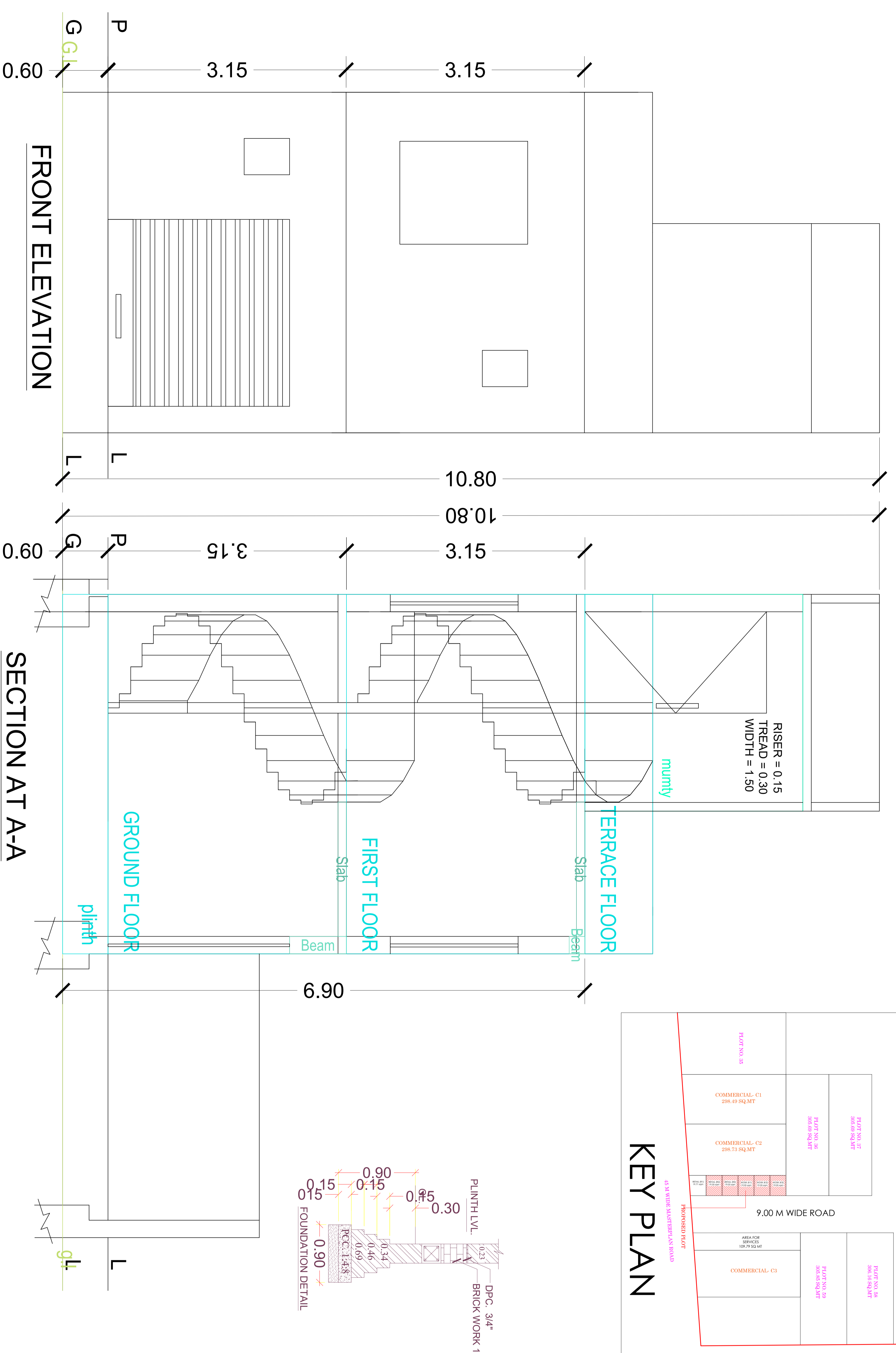
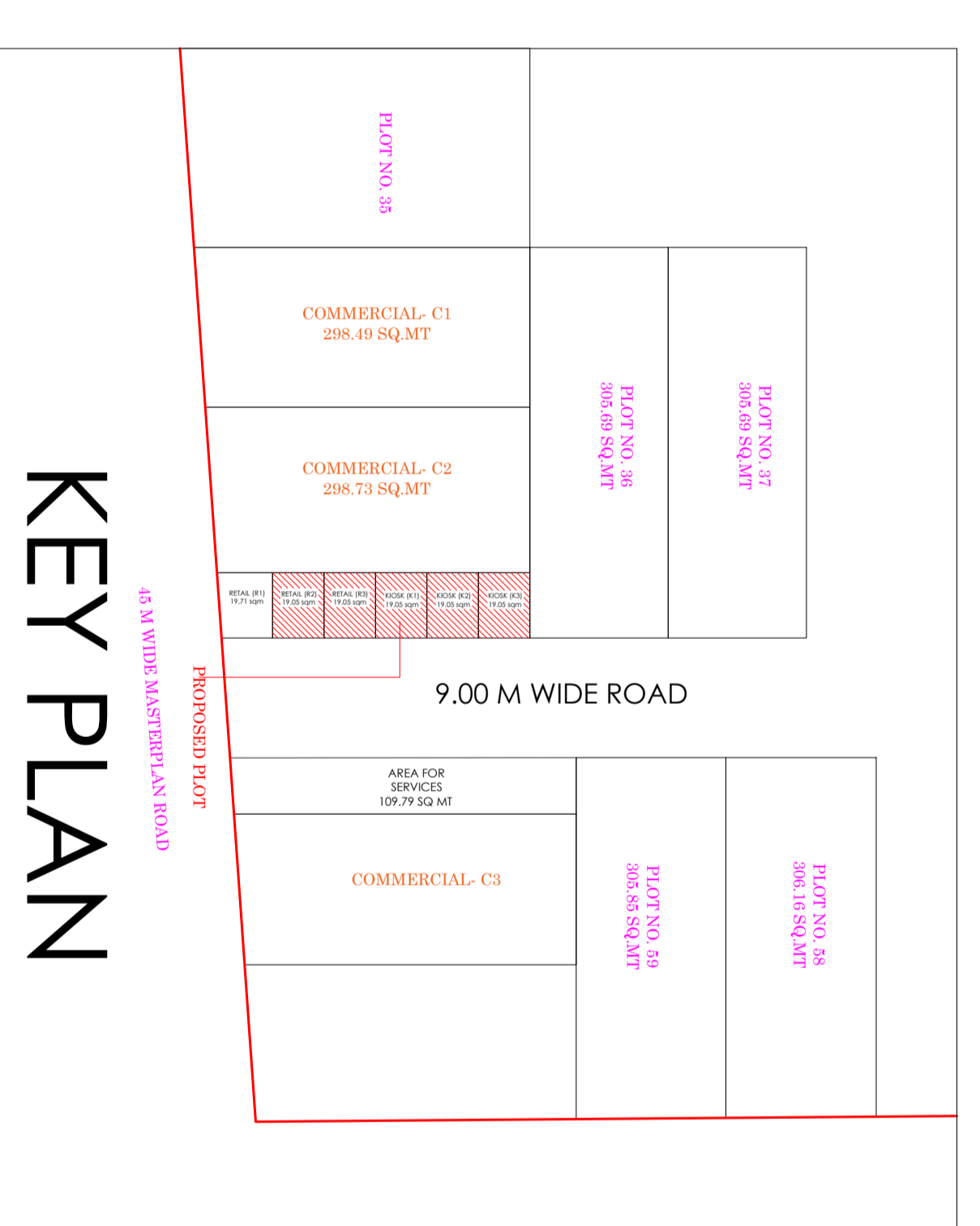
COMMERCIAL PLOT

MASTER SHEET

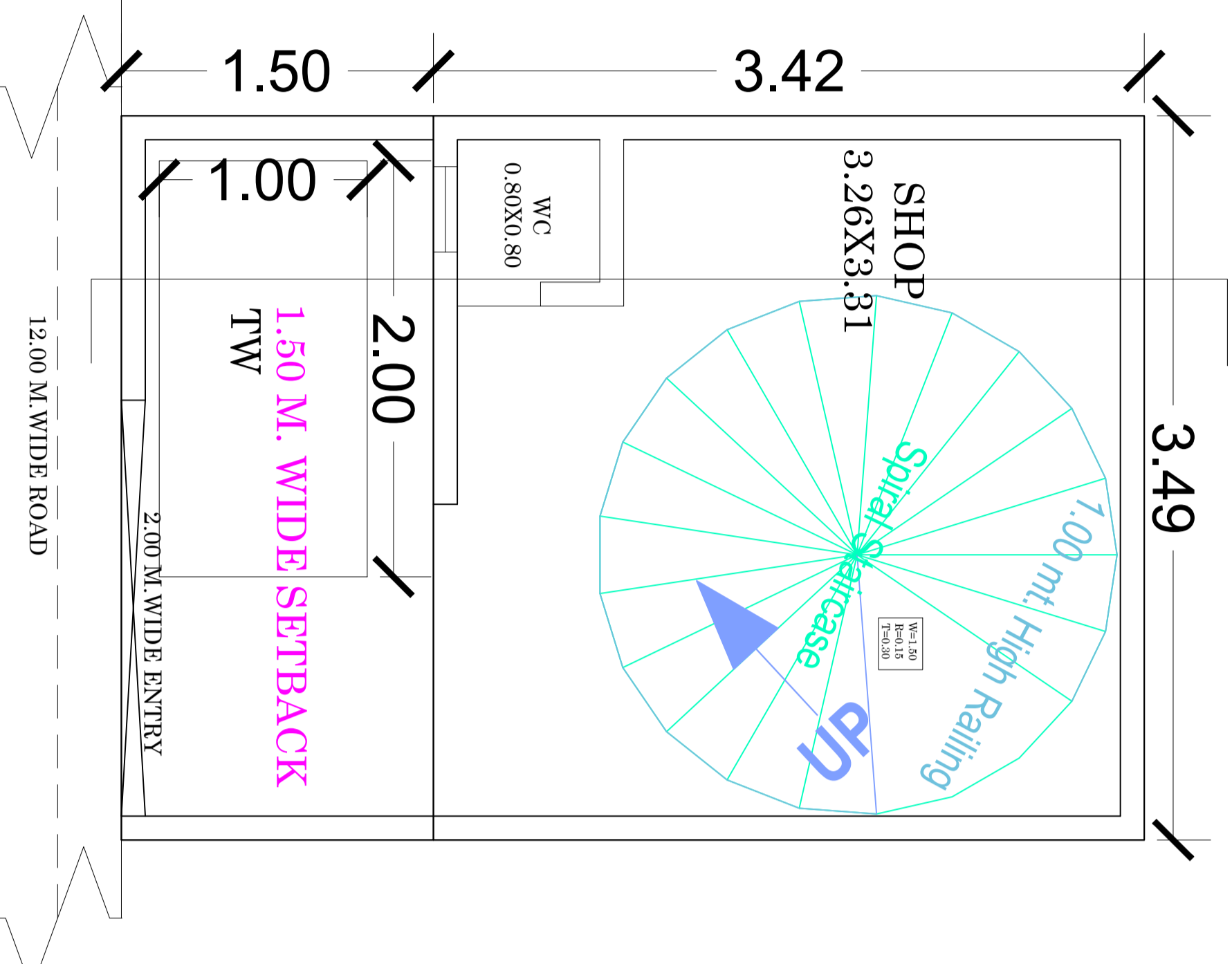
PLOT AREA		17.12	SQMTR
BASIC FAR			
PLOT AREA CONSIDERED	FACTOR	AREA	
17.12	1.5	25.68	
TOTAL PERMISSIBLE FAR		25.68	
PERMISSIBLE GROUND COVERAGE		13.24	
FLOOR NAME	TOTAL BUILT UP	FAR	
GROUND FLOOR PLAN	11.90	11.90	
FIRST FLOOR PLAN	11.90	11.90	
TERRACE	4.84	0.00	
TOTAL	28.64	23.80	

TYPICAL PLOT DETAILS

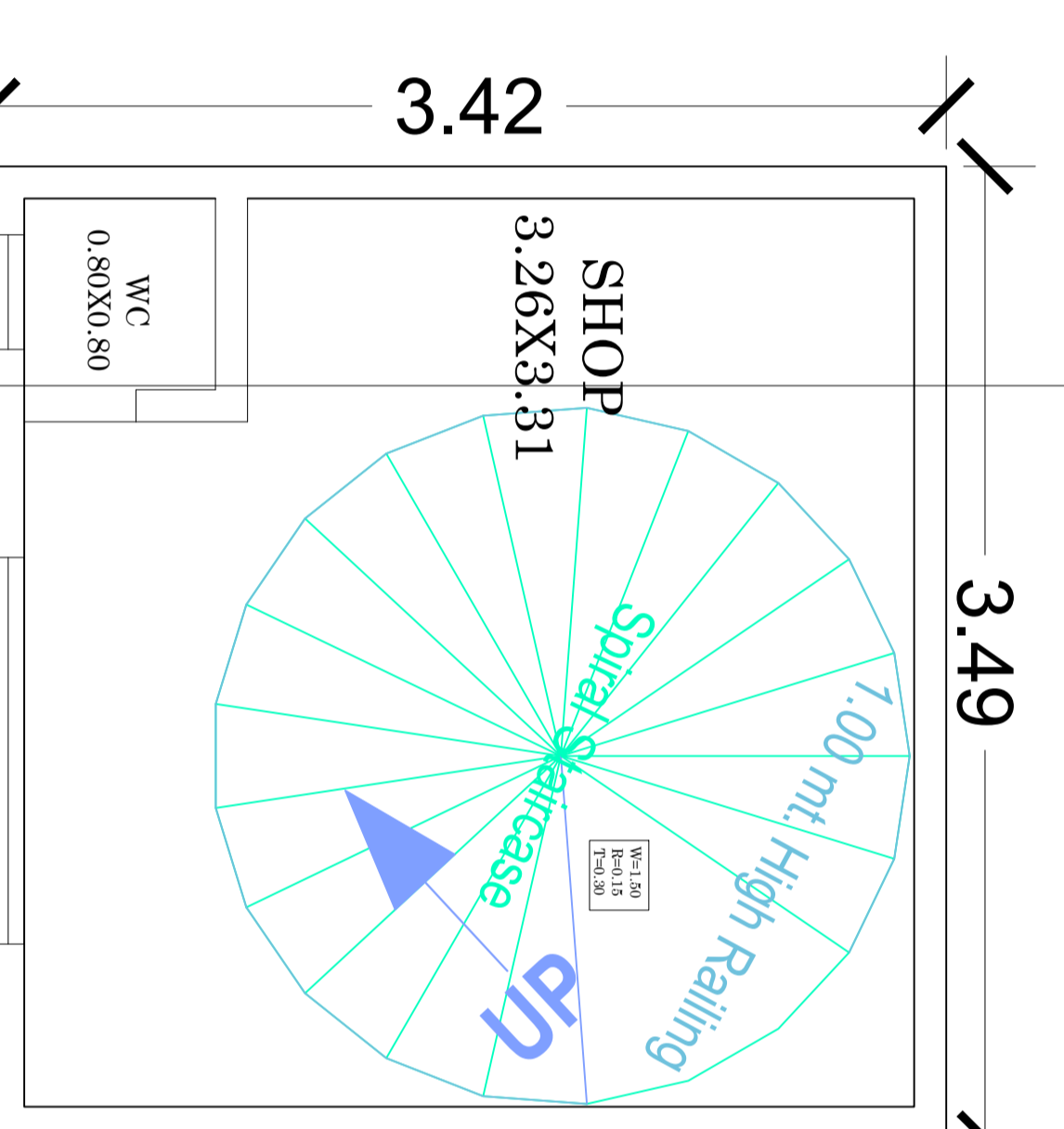
TYPICAL PLOT NO	BUILT UP	FAR
KISOK-01	28.64	23.80
KISOK-02	28.64	23.80
KISOK-03	28.64	23.80
RETAIL-02	28.64	23.80
RETAIL-03	28.64	23.80
TOTAL	143.20	119.00



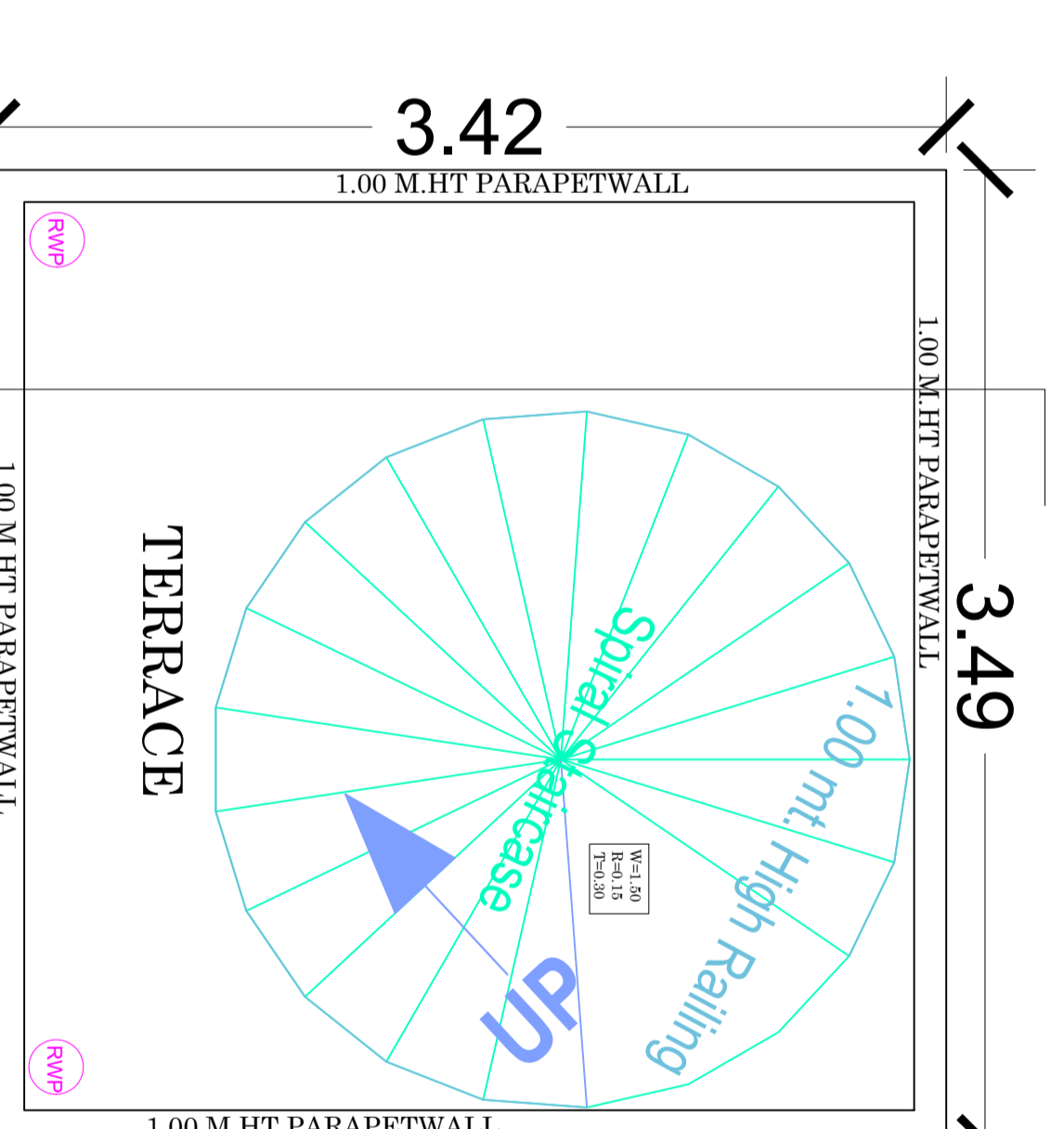
SITE PLAN



GROUND PLAN FLOOR



FIRST PLAN FLOOR



TERRACE PLAN FLOOR

OWNER SIGN:

For Kadamba Estates Ltd.
Signature of Mr. V. V. Srinivas
Authorized Signatory, Director

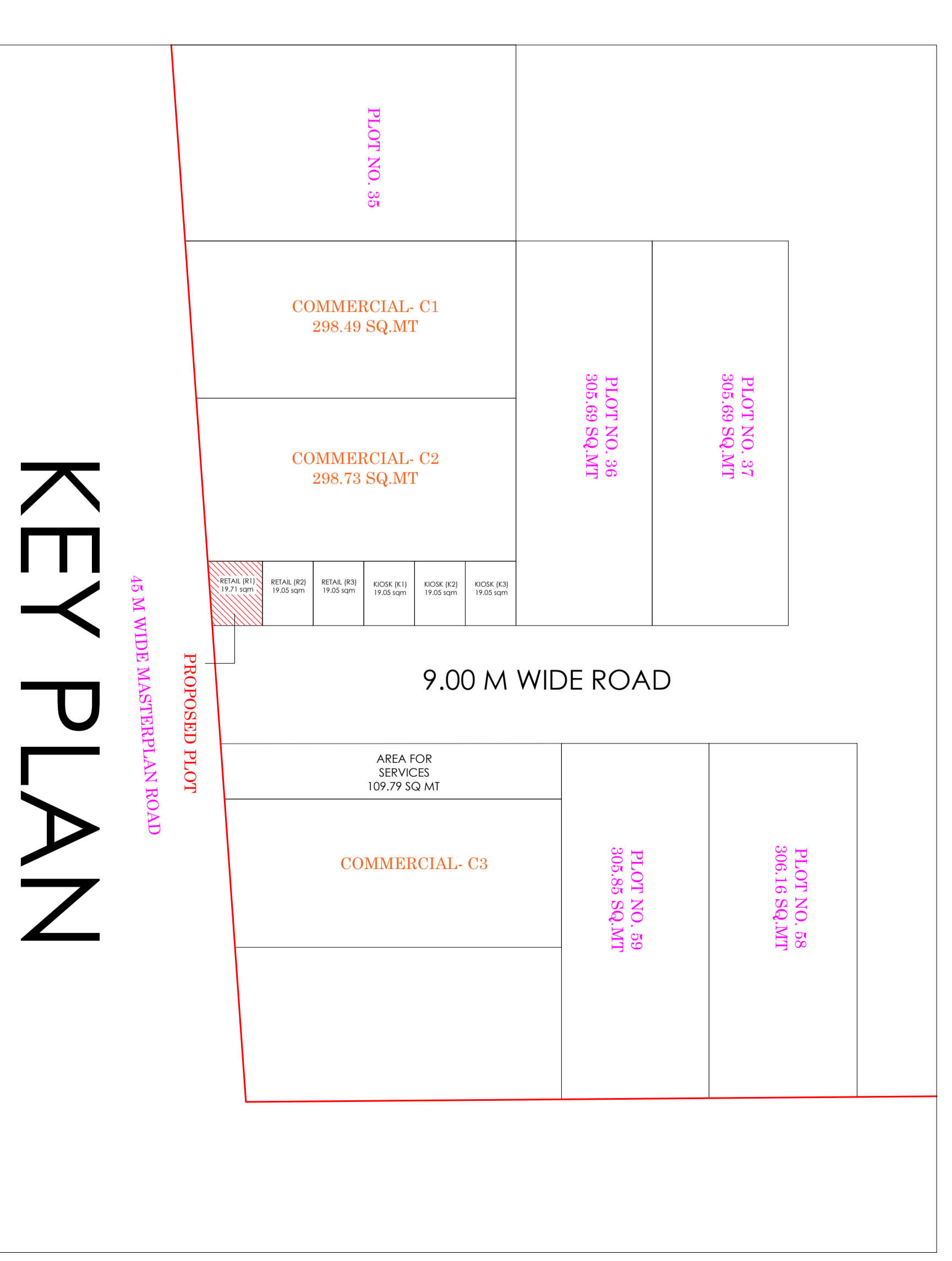
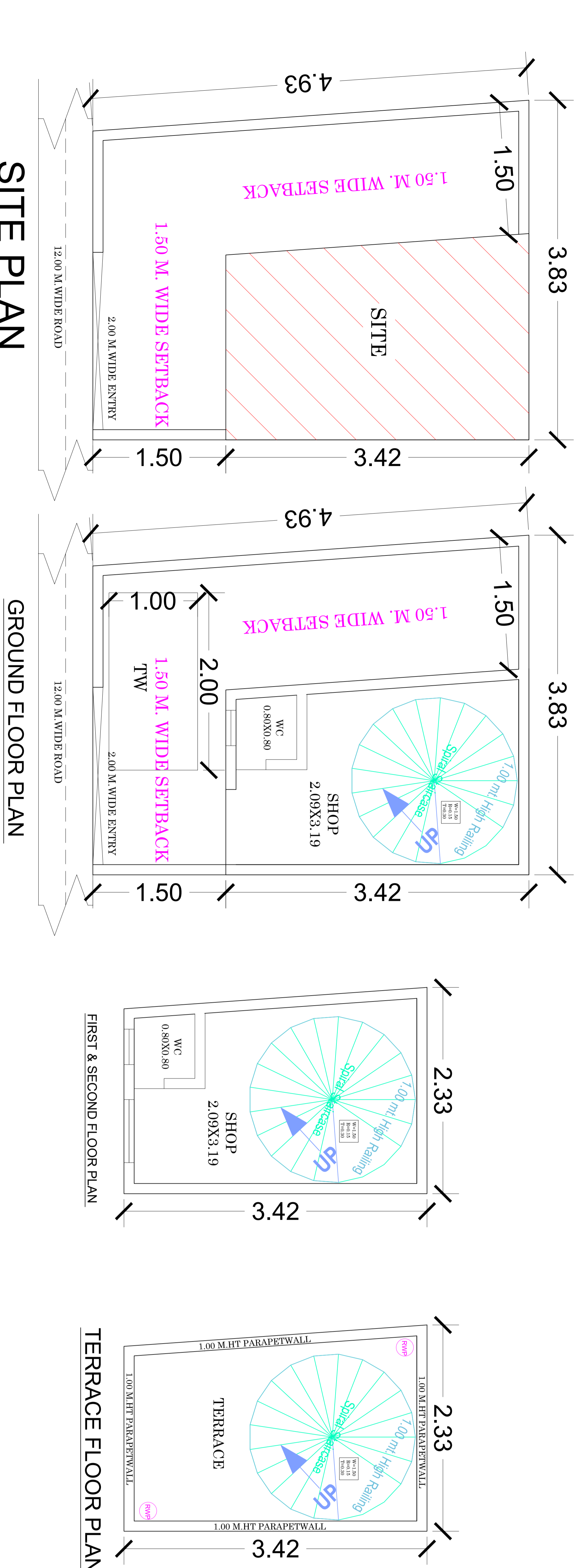
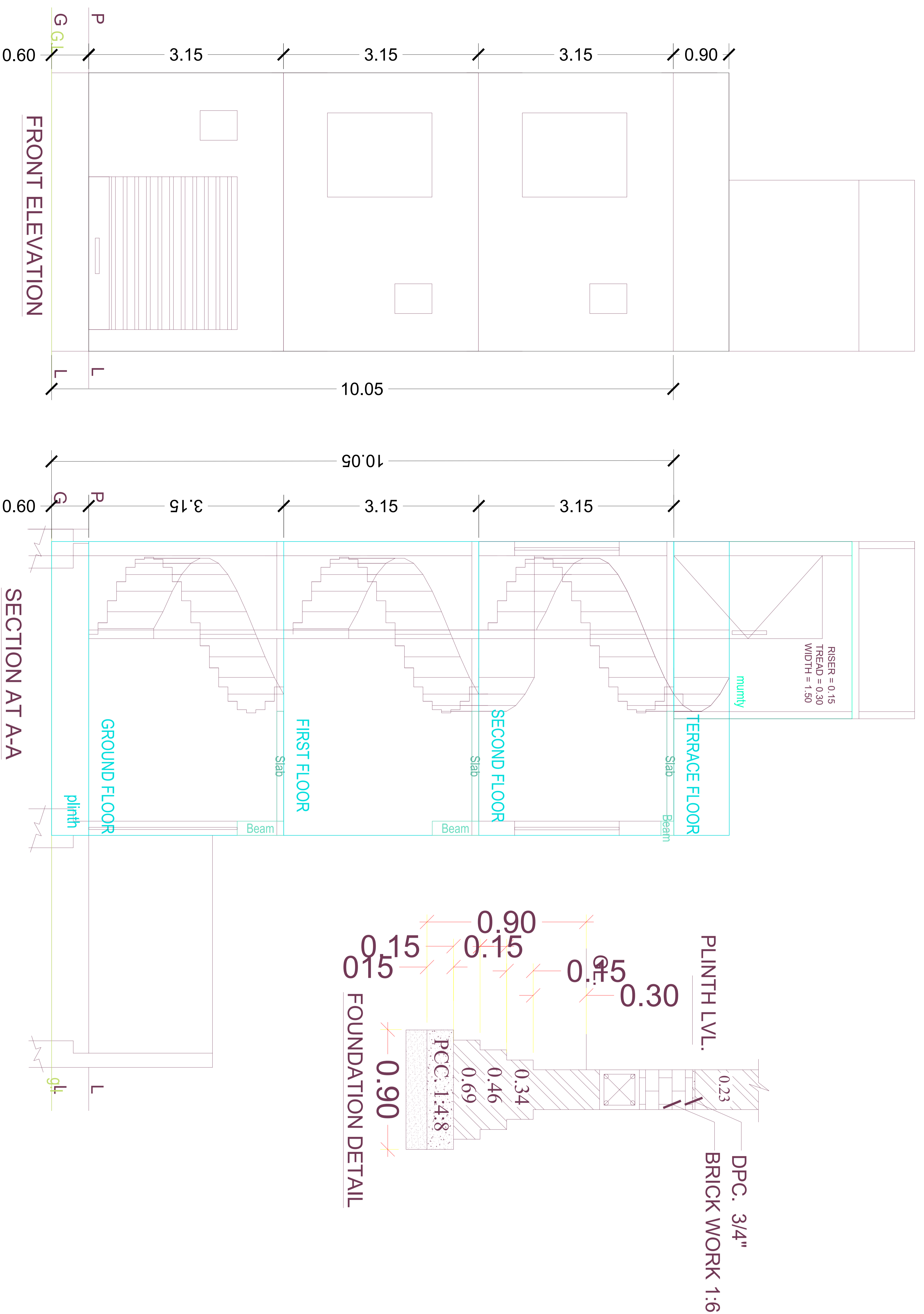
LTP SIGN:



PROPOSED BUILDING PLAN AT TYPICAL PLOT NO KIOSK-01, KIOSK-02, KIOSK-03, RETAIL-02, RETAIL-03 LOCATED AT "KADAMBBA KUNJH" AT PLOT NO GH-5 & 6 AT KOYAL ENCLAVE SCHEME LONI GHAZIABAD UNDER OWNER OF M/S KADAMBBA ESTATES PRIVATE LIMITED THROUGH AUTH. SIGN. MR. SHYAM BIHARI VERMA

MASTER SHEET

PLOT AREA		17.98	SQMTR
BASIC FAR			
PLOT AREA CONSIDERED	FACTOR	AREA	
17.98	1.5	26.97	
TOTAL PERMISSIBLE FAR		26.97	
PERMISSIBLE GROUND COVERAGE		8.74	
FLOOR NAME	TOTAL BUILTUP	FAR	
GROUND FLOOR PLAN	7.54	7.54	
FIRST FLOOR PLAN	7.54	7.54	
SECOND FLOOR PLAN	7.54	7.54	
TERRACE	4.84	0.00	
TOTAL AREA	27.46	22.62	

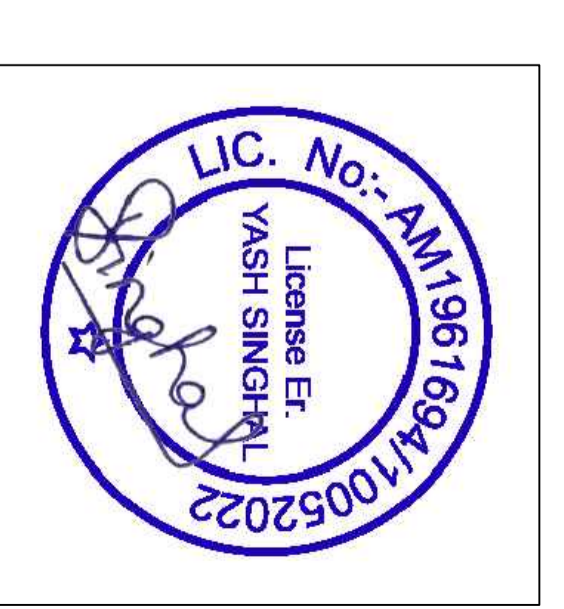


KEY PLAN

OWNER SIGN:

LTP SIGN:

For Kadamba Estates Ltd.
Signer By hand
Authorised Signatory-Director



PROPOSED BUILDING PLAN AT PLOT NO RETAIL-01, LOCATED AT "KADAMBA KUNJH" AT PLOT NO GH-5 & 6 AT KOYAL ENCLAVE SCHEME LONI GHAZIABAD UNDER OWNER OF M/S KADAMBA ESTATES PRIVATE LIMITED THROUGH AUTH. SIGN. MR. SHYAM BIHARI VERMA