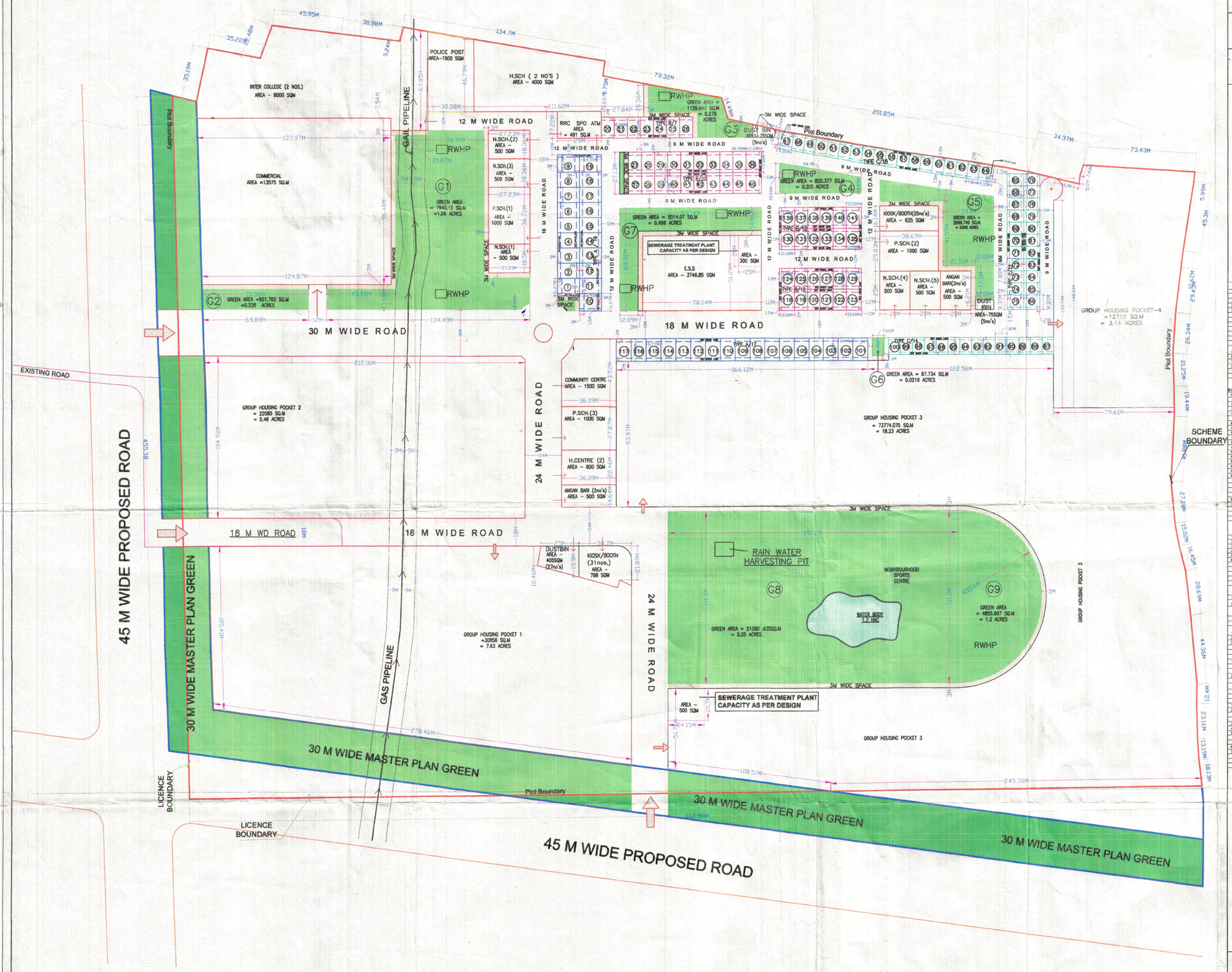


PROJECT TITLE :

INTEGRATED TOWNSHIP AT VILLAGE SHAHPUR BAMHETA

(SAGA CRESENT PARC, GHAZIABAD)

DRAWING NO.	DRAWING TITLE
1 / 2	REVISED LAYOUT
SCALE - 1:1000	

Only Part of Revise Layout Plan Dated... 12-10-2011

NOTES:

1. ALL DIMENSIONS ARE IN METERS

साथ में संलग्न अतिरिक्त शर्तों का अनुपालन सुनिश्चित करना होगा।

समस्त सेवाओं के अभिकल्पन का दायित्व विकासकर्ता का स्वयं का होगा।

मानचित्र की स्वीकृति विकासकर्ता के स्वामित्वाधीन भूमि पर ही दी गयी है। अन्य की भूमि को क्रय करने तक अन्य की भूमि पर केवल टेण्डयूर ही माना जायेगा।

प्रभारी अधिकारी
मास्टर प्लान–(II)

नगर नियोजक
गाजियाबाद विकास प्राधिकरण
गाजियाबाद

सहायक अभियन्ता
मानचित्र अनुभाग

अवर अभियन्ता
मानचित्र अनुभाग

AREA STATEMENT AS PER LAYOUT

AREA CALCULATIONS FOR 73.0 ACRES OF LAND

		ACRES		SQM			
1	TOTAL AREA	72.90		295015.37	29.502	HEC	
2	AREA UNDER MP GREEN	3.64					
3	AREA UNDER 45 M MP ROAD	0.82					
	TOTAL DESIGN AREA	68.44		276999.41	27.70	HEC	
	OWNED LAND	67.910	acres				
	OTHER'S LAND	4.859	acres				
	LMC LAND	0.350	acres				
5	OVERALL MASTER PLAN DENSITY PERMISSIBLE	750.00	PPL/HNC				
6	MAXIMUM POPULATION	20772.48	PPL				
7	ACHIEVED POPULATION	18725.00	PPL				
8	ACHIEVED DENSITY	676.07	PPL/NAC				

SUB-HEAD "A"

S.NO	COMMUNITY FACILITIES	PROVIDED	PLOT AREA REQUIRED (SQMR)	AREA PROVIDED (SQM)
A	EDUCATIONAL			
1	INTER COLLEGE (1 NO. PER 10,000 PPL @4000 SQ.M)	2.00	4000.00	8000.00
2	HIGH SCHOOL (1 NO. PER 7,500 PPL @2000 SQ.M)	2.00	2000.00	4000.00
3	PRIMARY SCHOOL (1 NO. PER 5,000 PPL @1000 SQ.M)	3.00	1000.00	3000.00
4	NURSERY SCHOOL (1 NO. PER 2,500 PPL @500 SQ.M)	5.00	500.00	2500.00
			TOTAL AREA	17500.00
B	OTHERS SERVICES			
5	HEALTH CENTRES (1 NO. PER 15000 PPL @ 800 SQ.M)	1.00	800.00	800.00
6	SUB-POST OFFICE (1 NO. PER 10,000 PPL @ 100 SQ.M)	2.00	100.00	200.00
7	POLICE CHOWKI (1 NO. PER 15000 PPL @ 1500 SQM)	1.00	1500.00	1500.00
8	BSS-33 X V.A. (1 NO. PER 15,000 PPL)	1.00	3746.85	3746.85
9	COMMUNITY CENTRE(1 NO. PER 25,000 PPL @ 1500 SQ.M)	1.00	1500.00	1500.00
10	ATM + EXTENSION COUNTER (1 NO. PER 15,000 PPL @81 SQ.M)	1.00	81.00	81.00
11	RAIL RESERVATION COUNTER (1 NO. PER 5,000 PPL @ 50 SQ.M)	4.00	50.00	200.00
12	ANGANBARI (1 NO. PER 5,000 PPL @ 250 SQ.M)	4.00	250.00	1000.00
13	DUST BIN (1 NO. PER 5,00 PPL @ 15 SQ.M)	37.00	15.00	555.00
14	KIOSK (BOOTH (1 NO. PER 400 PPL)	47.00	25.00	1175.00
15	S.T.P (AS PER DESIGN)	2.00	425.00	850.00
	TOTAL AREA			11607.85
	Total Area under community Facilities			29107.85 — 7.19 ACRES

SUB-HEAD "A1"

C	COMMERCIAL AREA			
7	COMMERCIAL @5% OF TOTAL DESIGN AREA		13848.92	3.42 ACRES

SUB-HEAD "B"

PLOTTED DEVELOPMENT

	PLOT TYPE	NOS	AREA OF PLOT (SQM)	AREA OF PLOT (SQ.FT)	AREA OF PLOT (SQ.YD)	NO OF PPL/PLOT	TOTAL NO OF PPL	TOTAL AREA (SQM)	FRONT SET BACK	REAR SET BACK	SIDE SET BACK
1	TYPE-A (9.77X14.51) Plot no.1 to 19 & 151 to117	32	141.76	1525.93	169.55	10	320	4536.32	2M	3M	
2	TYPE-A(11.77X14.51) Plot no.1,8,10, & 19	4	165.55	1780.45	185.61	10	40	662.20	3M	3M	1.5M
3	TYPE-B (8.93X13.56) Plot no.20 to 46 & 118 to 141	41	118.34	1252.33	139.15	10	410	4770.10	2M	3M	
4	TYPE-B(10.95X13.56) Plot no.38,45,118,123,124,129,130,135,136,5	10	130.77	1472.19	163.58	10	100	1307.70	2M	3M	1.5M
5	TYPE-C (7.81X10.86) Plot no. 47 to 100	50	84.81	912.89	101.43	10	500	4240.50	1.5M	1.5M	
6	TYPE-C(8.31X10.86) Plot no.47,64,70 & 86	4	101.10	1088.24	120.92	10	40	404.40	2M	3M	1.5M
		141					1410.00	15973.20 3.98			

SUB-HEAD "C"

GROUP HOUSING

		NO. OF UNITS	AREA OF LAND (ACRES)	(SQM)	LAND (HAC)	TOTAL NO OF PPL
1	Pocket 1- 124 UNIT/HECT.	359.00	7.14	28895.56	2.89	1795.00
2	Pocket 2 & 3 - 243.51 UNIT/HECT (-EXCLUDING STP @ 3000SQM)	2384.00	24.18	97870.62	9.79	11920.00
	TOTAL FOR RESIDENTIAL DEVELOPMENT AVE. 216.32 UNIT/HEC.	2743.00	31.32	126766.50	12.68	13715.00

SUB-HEAD "D"

1	DETAILS OF L I G/ E W S UNITS		TOTAL NO OF PPL	
2	TOTAL NO. OF LIG/EWS FLATS (20% of flats and dwelling units)(141+359+2384)	720.00	3600.00	
3	TOTAL LAND AREA FOR EWS/LIG FLATS		12710.00 SQM	
			3.14	ACRES
	TOTAL POPULATION		18725.00	PPL

SUB-HEAD "E"

1	TOTAL AREA UNDER GREENS (15% OF LAND AREA) (G1 to G9)	=	41587.80	SQM
			10.39	ACRES

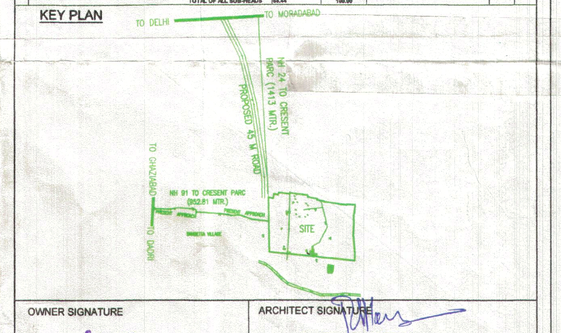
SUB-HEAD "F"

2	TOTAL AREA UNDER ROADS	=	36980.00	SQM
			9.14	ACRES

SUMMARY OF AREAS IN SUB-HEADS

SUB-HEAD NAME	SUB HEAD	AREA (ACRES)	BREAKUP IN %
SUB-HEAD-A	COMMUNITY FACILITY	7.19	10.51
SUB-HEAD-A1	COMMERCIAL	3.42	5.00
	TOTAL	10.61	15.51
SUB-HEAD-B	PLOTS	3.98	5.77
SUB-HEAD-C	GROUP HOUSING	31.32	45.77
SUB-HEAD-D	MUSEUM	3.14	4.59
	TOTAL	38.41	56.13
SUB-HEAD-E	GREEN	10.39	15.02
SUB-HEAD-F	ROADS	9.14	13.35
	TOTAL OF ALL SUB-HEADS	68.44	100.00

KEY PLAN



OWNER SIGNATURE

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Director

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New Delhi, India

ARCHITECT SIGNATURE

RAJIV KHANNA
Architect CA/80/6037

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