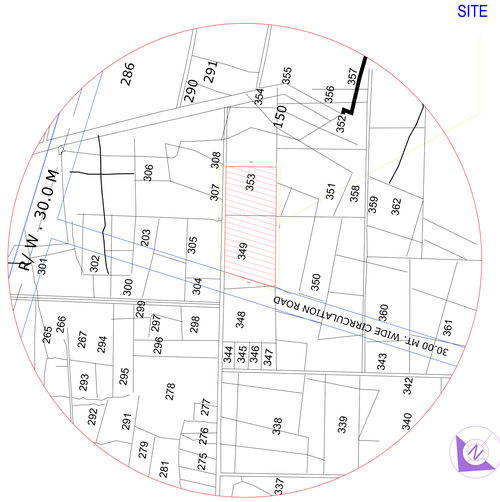
Project Title :PROPOSED PLOTTED AT KHASRA NO- 349 M & 353M, VILLAGE BHOVAPUR ,GHAZIABAD

SITE PLAN
(Scale - 1:200)

PROPOSED SITE



KEY PLAN

KEY PLAN

PROPOSED GREEN AREA DETAILS	PROPOSED PATHWAY DETAILS
1229.06 SQM	53.23 SQM

Individual Plot Setback

Plot No.	Plot Area (Sq.m)	Abutting Road	Front		Side1		Side2		Rear		Coverage	FAR Area
			Req.	Prop.	Req.	Prop.	Req.	Prop.	Req.	Prop.	Prop.	Prop.
12 A	40.00	9.00 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
12	40.00	9.00 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
11	40.00	9.00 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
10	40.00	9.00 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
09	40.00	9.00 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
08	40.00	9.00 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
07	40.00	9.00 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
06	40.00	9.00 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
05	40.00	9.00 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
04	40.00	9.00 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
03	40.00	9.00 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
02	40.00	9.00 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
01	40.00	9.00 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
51	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
50	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
49	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
48	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
47	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
46	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
45	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
44	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
43	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
42	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
41	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
40	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
39	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
38	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
37	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
36	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
35	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
34	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
33	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
32	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
52	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
53	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
54	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
55	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
56	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
57	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
58	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
59	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
60	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
61	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
62	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
63	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
64	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
65	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
66	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
67	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
68	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
69	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
70	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
71	40.00	7.50 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	
71	40.00	9.00 M WIDE ROAD	2.00	-	-	-	-	-	2.00	0.00	0.00	

Individual Plot Area

Plot No.	Plot Area (Sq.m)	Abutting Road	Plot Area		Frontage		Coverage		FAR Area	
			Req.	Prop.	Req.	Prop.	Perm.	Prop.	Perm.	Prop.
12 A	40.00	9.00 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
12	40.00	9.00 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
11	40.00	9.00 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
10	40.00	9.00 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
09	40.00	9.00 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
08	40.00	9.00 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
07	40.00	9.00 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
06	40.00	9.00 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
05	40.00	9.00 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
04	40.00	9.00 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
03	40.00	9.00 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
02	40.00	9.00 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
01	40.00	9.00 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
51	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
50	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
49	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
48	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
47	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
46	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
45	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
44	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
43	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
42	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
41	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
40	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
39	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
38	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
37	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
36	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
35	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
34	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
33	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
32	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
52	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
53	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
54	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
55	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
56	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
57	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
58	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
59	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
60	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
61	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
62	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
63	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
64	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
65	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
66	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
67	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
68	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
69	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
70	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
71	40.00	7.50 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00
71	40.00	9.00 M WIDE ROAD	40.00	100.00	3.00	0.00	0.00	0.00	0.00	0.00

File No	GDA/LD/21-22/0766	Sheet	1
Submission Date	29/12/2021	Scale	1:100

Name of Project	PROPOSED PLOTTED AT KHASRA NO- 349 M & 353M, VILLAGE BHOVAPUR ,GHAZIABAD
Name of Promoter	M/s. EARTHMOVER DEVELOPERS PVT LTD.
Nature of Project	Group Housing / Residential / Commercial / Industrial / Institutional / Mixed Use / Plotted Development / Others
Plot Use	Plot Use: Plotted Non-Residential Development
Authority Name	Ghaziabad Development Authority
Zone	Zone: Non Plotted Residential Development
Land Use	Land Use: Residential use Zone
Project Type	Project Type: Land Development
Development Area	Development Area: Undemarcated Area
Gross Development Area	Gross Development Area: Non-City Area
Approval Project Type	Approval Project Type: New
Scheme	Scheme: Detached Town/ Peripheral / Fringe Area
Area (SQ.M.)	79.7ft
Deduction for net area	
Deducted Area	1256.0
As per site provision	1274.1
Total Plot Area	1274.1
Area Plot No	
(a)Proposed roads	0.0
(b)Proposed Parking	0.0
Public Use	0.0
Net Area of plot = (1-2-3)Area Of PLOT	1274.1
% of Proposed roads Area	0.0
% of Green and open space Area	100.0
Balance area of PLOT - a)	1274.1
Permissible Coverage area	0.0
Proj. Coverage Area	0.0
Perm. FSI Area (-)	0.0
Gain Perm. FSI area	0.0
Total Built up area permissible at	0.0
Permissible Coverage area (%)	0.0
Proposed Coverage Area (%)	0.0
Permissible coverage area (%)	0.0
Balance coverage area (%)	0.0
Proposed Area of	

Color Notes

COLOR INDEX	
PLOT BOUNDARY	
ROAD WIDTH	
PROPOSED CONSTRUCTION	
COMMON PLOT	
FUTURE DEVELOPED (ROAD WIDENING AREA)	
FUTURE T.P.S SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

	Proposed Built up	Existing Built up	Proposed F.A.R	Existing F.A.R
Total Area	0.00	0.00		
Total FSI Area				0.00
Total Ground Coverage Area Added in Built(-) Area				0.00
Free Built(+) Area				0.00
Proposed F.S.I. (consumed)				0.00
Proposed Basement				
Proposed Stilt/Parking				

Proposed Population Calculation

Plot Name	Use	Sub-Use	Range	Nos.	Perm. Persons	Perm. Prop.	Total Persons	Total Prop.
12	Residential	Row House			2	10		10
12	Residential	Row House			2	10		10
11	Residential	Row House			2	10		10
10	Residential	Row House			2	10		10
09	Residential	Row House			2	10		10
08	Residential	Row House			2	10		10
07	Residential	Row House			2	10		10
06	Residential	Row House			2	10		10
05	Residential	Row House			2	10		10
04	Residential	Row House			2	10		10
03	Residential	Row House			2	10		10
02	Residential	Row House			2	10		10
01	Residential	Row House			2	10		10
51	Residential	Row House			2	10		10
50	Residential	Row House			2	10		10
49	Residential	Row House			2	10		10
48	Residential	Row House			2	10		10
47	Residential	Row House			2	10		10
46	Residential	Row House			2	10		10
45	Residential	Row House			2	10		10
44	Residential	Row House			2	10		10
43	Residential	Row House			2	10		10
42	Residential	Row House			2	10		10
41	Residential	Row House			2	10		10
40	Residential	Row House			2	10		10
39	Residential	Row House			2	10		10
38	Residential	Row House			2	10		10
37	Residential	Row House			2	10		10
36	Residential	Row House			2	10		10
35	Residential	Row House			2	10		10
34	Residential	Row House			2	10		10
33	Residential	Row House			2	10		10
32	Residential	Row House			2	10		10
52	Residential	Row House			2	10		10
53	Residential	Row House			2	10		10
54	Residential	Row House			2	10		10
55	Residential	Row House			2	10		10
56	Residential	Row House			2	10		10
57	Residential	Row House			2	10		10
58	Residential	Row House			2	10		10
59	Residential	Row House			2	10		10
60	Residential	Row House			2	10		10
61	Residential	Row House			2	10		10
62	Residential	Row House			2	10		10
63	Residential	Row House			2	10		10
64	Residential	Row House			2	10		10
65	Residential	Row House			2	10		10
66	Residential	Row House			2	10		10
67	Residential	Row House			2	10		10
68	Residential	Row House			2	10		10
69	Residential	Row House			2	10		10
70	Residential	Row House			2	10		10
71	Residential	Row House			2	10		10
71	Residential	Row House	above 100 upto 200sq.m	6	4	20	24	120
12 A	Residential	Row House	above 100 upto 200sq.m	1	4	20	4	20
Grand Total				69			28	730

Land use analysis/Area distribution (Table 2c)

	Proposed Area (Sq. m)	Percentage(%)
Residential	7742.51	59.46
Road Net	3147.21	24.17
Commercial/Activity Center	194.96	1.50
Pvt Utility/Club Area	0.00	0.00
Green/Park/Playground	1229.06	9.44
Public Utilities	111.53	0.86
Sector Shopping	132.96	1.02
Sector Shopping	132.96	1.02
Sector Shopping	132.96	1.02
Public Semi Public	233.00	1.79
Other Area	119.04	0.91
Total net Area	13270.73	100.00

Individual Amenity Check b)

Name	Nos.	Minimum Area		Minimum Count	
		Reqd	Prop.	Reqd	Prop.
Area for Commercial Shops	20.00	194.96	-	1.00	
Area for Sector Shopping	75.00	399.87	-	3.00	
Area for Pvt.Internal Roads	7.00	10.00	1.00	1.00	
Area for Utilities/Electric Area for Garbage Collection Centre	10.00	10.00	1.00	1.00	

Tree Details (Table 2h)

Plot	Name	Nos Of Trees	
		Reqd	Prop.
A	Tree		20

Green and open space Area

Name	Prop. Area
GREEN GREEN	1229.06
CLUB AREA	0.00

Tenements Density Check

Net Density	No.Of Tenements			No.Of Persons		
	Reqd	Perm.	Prop.	Reqd	Perm.	Prop.
TOTAL		69	69		621	730

OWNER'S NAME AND SIGNATURE	M/s. EARTHMOVER DEVELOPERS PVT LTD. sandeepbhg@gmail.com,9971719464
ARCHITECT'S NAME AND SIGNATURE	STRUCTURE ENGINEER
GAURAV SINGLA	GAURAV SINGLA
Ghaziabad Development Authority	
Building Plan Application Number	GDA/LD/21-22/0766
Sanctioned On	15 June 2022
Valid Till	06 Sep 2027
Approved By	Chandra Prakash Tripathi (Chief Architect and Town Planner)
Examined By	Dhananjay Singh (Junior engineer) Rajeev Kumar Shah (Town Planner/ Executive engineer) Chandra Prakash Tripathi (Chief Architect and Town Planner) Brijesh kumar (Secretary) Chandra Prakash Tripathi (Chief Architect and Town Planner) Brijesh kumar (Secretary)

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area :-	12278.73	Total FAR Area :-	0.00
Total Coverage Area :-	0.00	Total BUA Area :-	0.00

The correctness and accuracy of Plotted Information and drawing is a responsibility of POWScreen. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data. 3rd party software/hardware/services, etc. SARVGY Engineers Ltd. is not liable for any damages which may arise from use of validity to use this Application. Tools printer's Name and Mail ID/s are user inputs, which are not verified and not generated by scrutiny software.

File No GDA/LDO/-2207/56 | Sheet 2
Submission Date 29/12/2022 | Scale 1:150

OTHER PROPERTY

11 kv ELECTRIC LINE ABOVE

CHUCK ROAD

OTHER PROPERTY

CHUCK ROAD

OTHER PROPERTY

30M WIDE PROPOSED ROAD

SERVICE PLAN

SERVICE PLAN

OTHER PROPERTY

11 kv ELECTRIC LINE ABOVE

9.00 WIDE ROAD

9.00 WIDE ROAD

7.50 M WIDE ROAD

PURPOSED GREEN
1228.14 SQM

9.00 MT. WIDE ROAD

Convinient shops

12.00 MT. WIDE ROAD

CHUCK ROAD

OTHER PROPERTY

30M WIDE PROPOSED ROAD

LANDSCAPE PLAN

OWNER'S NAME AND SIGNATURE	
M/s. EARTHMADES DEVELOPERS PVT. LTD. sandeepbagla@gmail.com,9971774464	
ARCHITECTS NAME AND SIGNATURE	STRUCTURE ENGINEER
GAURAV SINGLA	
Ghaziabad Development Authority	
Building Plan Application Number	GDA/LS/D/21/224766
Sanctioned On	15 June 2022
Valid Till	06 Sep 2027
Approved By	Chandra Prakash Tripathi (Chief Architect and Town Planner)
Examined By	Dhananjay Singh (Junior engineer) Rajeev Ranjan Shah (Town Planner/ Executive engineer) Chandra Prakash Tripathi (Chief Architect and Town Planner) Brijesh kumar (Secretary) Chandra Prakash Tripathi (Chief Architect and Town Planner) Brijesh kumar (Secretary)

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area :-	12278.73	Total FAR Area :-	0.00
Total Coverage Area :-	0.00	Total BUA Area :-	0.00

The correctness and accuracy of Prepared Information and drawing is a responsibility of PCPO/Owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data. 3rd party software/hardware/human err. (ref. SAPIEN Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Tools printer's 'Name' and 'Blue' mark are user inputs, which are not verified and not generated by scrutiny software.