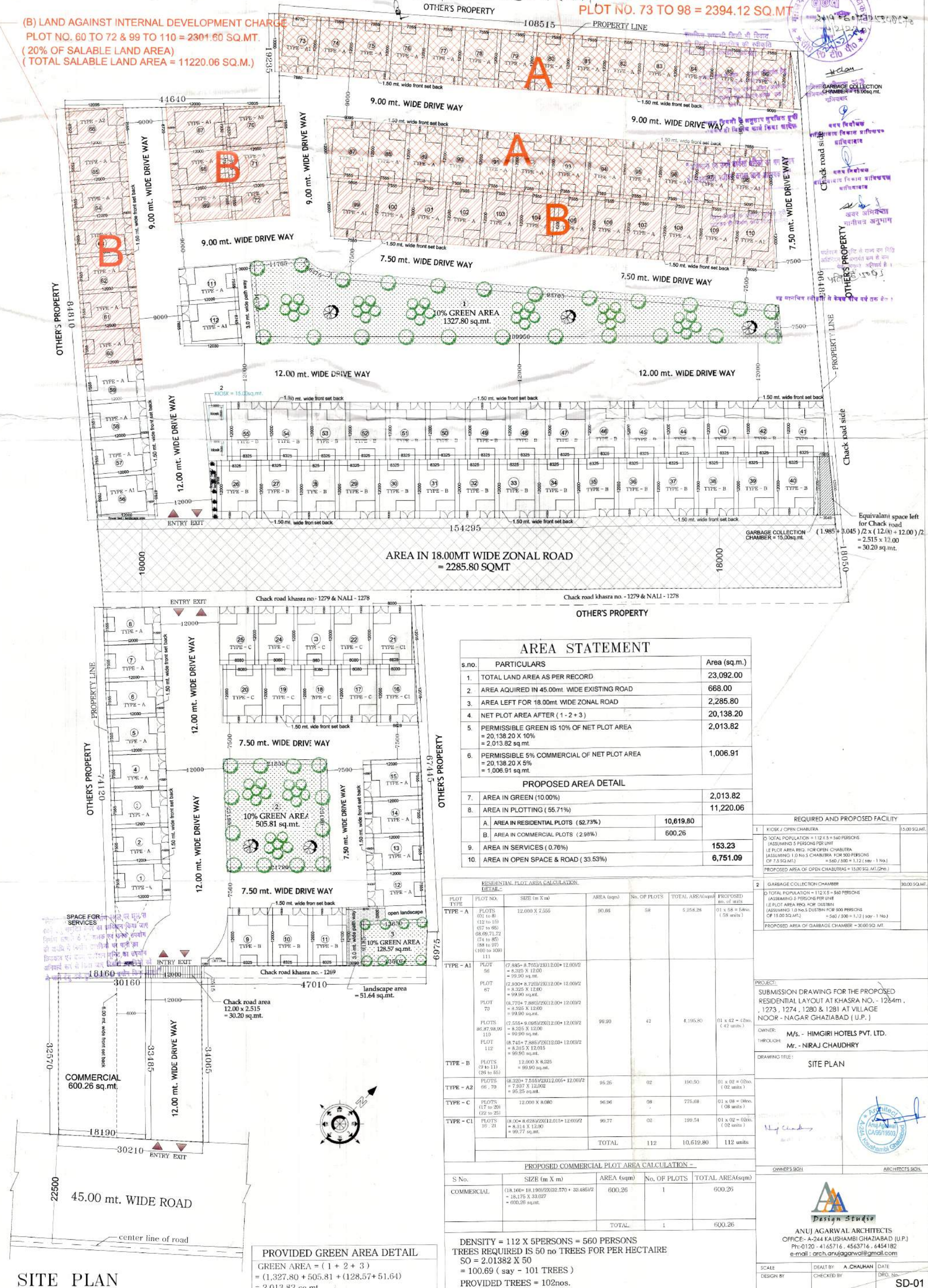


(B) LAND AGAINST INTERNAL DEVELOPMENT CHARGE
PLOT NO. 60 TO 72 & 99 TO 110 = 2301.60 SQ.MT.
(20% OF SALABLE LAND AREA)
(TOTAL SALABLE LAND AREA = 11220.06 SQ.M.)

(A) LAND AGAINST EXTERNAL DEVELOPMENT CHARGE &
ADDITIONAL DEVELOPMENT CHARGE
PLOT NO. 73 TO 98 = 2394.12 SQ.MT.



AREA STATEMENT

s.no.	PARTICULARS	Area (sq.m.)
1.	TOTAL LAND AREA AS PER RECORD	23,092.00
2.	AREA ACQUIRED IN 45.00 mt. WIDE EXISTING ROAD	668.00
3.	AREA LEFT FOR 18.00 mt. WIDE ZONAL ROAD	2,285.80
4.	NET PLOT AREA AFTER (1-2+3)	20,138.20
5.	PERMISSIBLE GREEN IS 10% OF NET PLOT AREA = 20,138.20 X 10% = 2,013.82 sq.mt.	2,013.82
6.	PERMISSIBLE 5% COMMERCIAL OF NET PLOT AREA = 20,138.20 X 5% = 1,006.91 sq.mt.	1,006.91
PROPOSED AREA DETAIL		
7.	AREA IN GREEN (10.00%)	2,013.82
8.	AREA IN PLOTTING (55.71%)	11,220.06
A. AREA IN RESIDENTIAL PLOTS (52.73%)		10,619.80
B. AREA IN COMMERCIAL PLOTS (2.98%)		600.26
9.	AREA IN SERVICES (0.76%)	153.23
10.	AREA IN OPEN SPACE & ROAD (33.53%)	6,751.09

RESIDENTIAL PLOT AREA CALCULATION						
PLOT TYPE	PLOT NO.	SIZE (m X m)	AREA (sqm)	No. OF PLOTS	TOTAL AREA (sqm)	PROPOSED NO. OF UNITS
TYPE - A	12 (1 to 15)	12,000 X 7,500	90,000	58	5,250.00	01 X 58 = 58nos. (58 units)
TYPE - A1	66	(7,385 X 8,705) / 2 X (12,000 X 12,000) / 2 = 8,325 X 12,000 = 99,900 sq.mt.	99,900	42	4,195.80	01 X 42 = 42nos. (42 units)
TYPE - A2	67	(7,330 X 8,720) / 2 X (12,000 X 12,000) / 2 = 8,325 X 12,000 = 99,900 sq.mt.	99,900	42	4,195.80	01 X 42 = 42nos. (42 units)
TYPE - B	111	(8,770 X 7,880) / 2 X (12,000 X 12,000) / 2 = 8,325 X 12,000 = 99,900 sq.mt.	99,900	42	4,195.80	01 X 42 = 42nos. (42 units)
TYPE - C	112	(7,555 X 9,065) / 2 X (12,000 X 12,000) / 2 = 8,325 X 12,000 = 99,900 sq.mt.	99,900	42	4,195.80	01 X 42 = 42nos. (42 units)
TYPE - CI	113	(8,745 X 7,885) / 2 X (12,000 X 12,000) / 2 = 8,315 X 12,015 = 99,900 sq.mt.	99,900	42	4,195.80	01 X 42 = 42nos. (42 units)
TYPE - A1	66	(7,385 X 8,705) / 2 X (12,000 X 12,000) / 2 = 8,325 X 12,000 = 99,900 sq.mt.	99,900	42	4,195.80	01 X 42 = 42nos. (42 units)
TYPE - A2	67	(7,330 X 8,720) / 2 X (12,000 X 12,000) / 2 = 8,325 X 12,000 = 99,900 sq.mt.	99,900	42	4,195.80	01 X 42 = 42nos. (42 units)
TYPE - B	111	(8,770 X 7,880) / 2 X (12,000 X 12,000) / 2 = 8,325 X 12,000 = 99,900 sq.mt.	99,900	42	4,195.80	01 X 42 = 42nos. (42 units)
TYPE - C	112	(7,555 X 9,065) / 2 X (12,000 X 12,000) / 2 = 8,325 X 12,000 = 99,900 sq.mt.	99,900	42	4,195.80	01 X 42 = 42nos. (42 units)
TYPE - CI	113	(8,745 X 7,885) / 2 X (12,000 X 12,000) / 2 = 8,315 X 12,015 = 99,900 sq.mt.	99,900	42	4,195.80	01 X 42 = 42nos. (42 units)
TOTAL						
				112	10,619.80	112 units

PROPOSED COMMERCIAL PLOT AREA CALCULATION

S No.	SIZE (m X m)	AREA (sqm)	No. OF PLOTS	TOTAL AREA (sqm)
COMMERCIAL	(18,160 X 18,190) / 2 X (32,570 X 33,485) / 2 = 18,175 X 33,027 = 600.26 sq.mt.	600.26	1	600.26
TOTAL				600.26

DENSITY = 112 X 5 PERSONS = 560 PERSONS
TREES REQUIRED IS 50 NO TREES FOR PER HECTAIRE
SO = 2.01382 X 50
= 100.69 (say - 101 TREES)
PROVIDED TREES = 102nos.

PROVIDED GREEN AREA DETAIL
GREEN AREA = (1 + 2 + 3)
= (1,327.80 + 505.81 + (128.57 + 51.64))
= 2,013.82 sq.mt.

REQUIRED AND PROPOSED FACILITY	
1. KIOSK / OPEN CHABUTRA	15.00 SQ.MT.
2. GARBAGE COLLECTION CHAMBER	30.00 SQ.MT.

3. TOTAL POPULATION = 112 X 5 = 560 PERSONS (ASSUMING 5 PERSONS PER UNIT) 1. E.P. AREA REQ. FOR OPEN CHABUTRA (ASSUMING 1.0 NO.3 CHABUTRA FOR 500 PERSONS OF 7.5 SQ.MT.) = 560 / 500 = 1.12 (say - 1 No.) PROPOSED AREA OF OPEN CHABUTRAS = 15.00 SQ. MT. (2nos.)	
4. TOTAL POPULATION = 112 X 5 = 560 PERSONS (ASSUMING 5 PERSONS PER UNIT) 1. E.P. AREA REQ. FOR OPEN CHABUTRA (ASSUMING 1.0 NO.3 CHABUTRA FOR 500 PERSONS OF 15.00 SQ.MT.) = 560 / 300 = 1.12 (say - 1 No.) PROPOSED AREA OF GARBAGE CHAMBER = 30.00 SQ. MT.	

PROJECT:
SUBMISSION DRAWING FOR THE PROPOSED
RESIDENTIAL LAYOUT AT KHASRA NO. - 1264m,
1273, 1274, 1280 & 1281 AT VILLAGE
NOOR - NAGAR GHATIABAD (U.P.)

OWNER: M/S. - HIMGIRI HOTELS PVT. LTD.
THROUGH: Mr. - NIRAJ CHAUDHRY

DRAWING TITLE: SITE PLAN

OWNER'S SIGN: ARCHITECT'S SIGN:

DATE: 28/07/2020

SCALE: 1:1000

DESIGN BY: A. CHAUDHRY

CHECKED BY: DATE: 28/07/2020

DRG. No: SD-01

ANUJ AGARWAL ARCHITECTS

OFFICE: A-244 KAUSHAMBI GHATIABAD (U.P.)

Ph: 0120 - 4165716, 4563716, 6454182

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