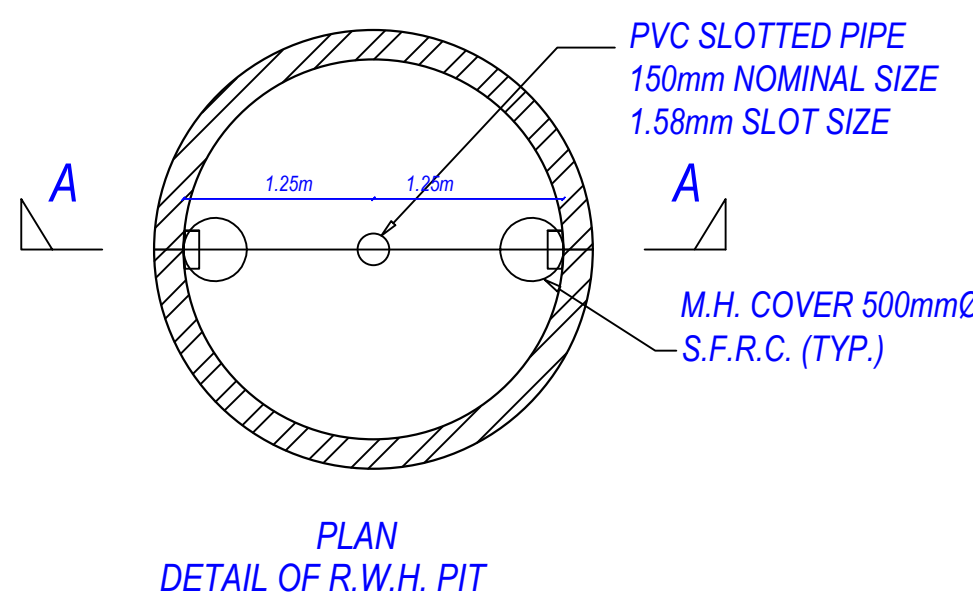
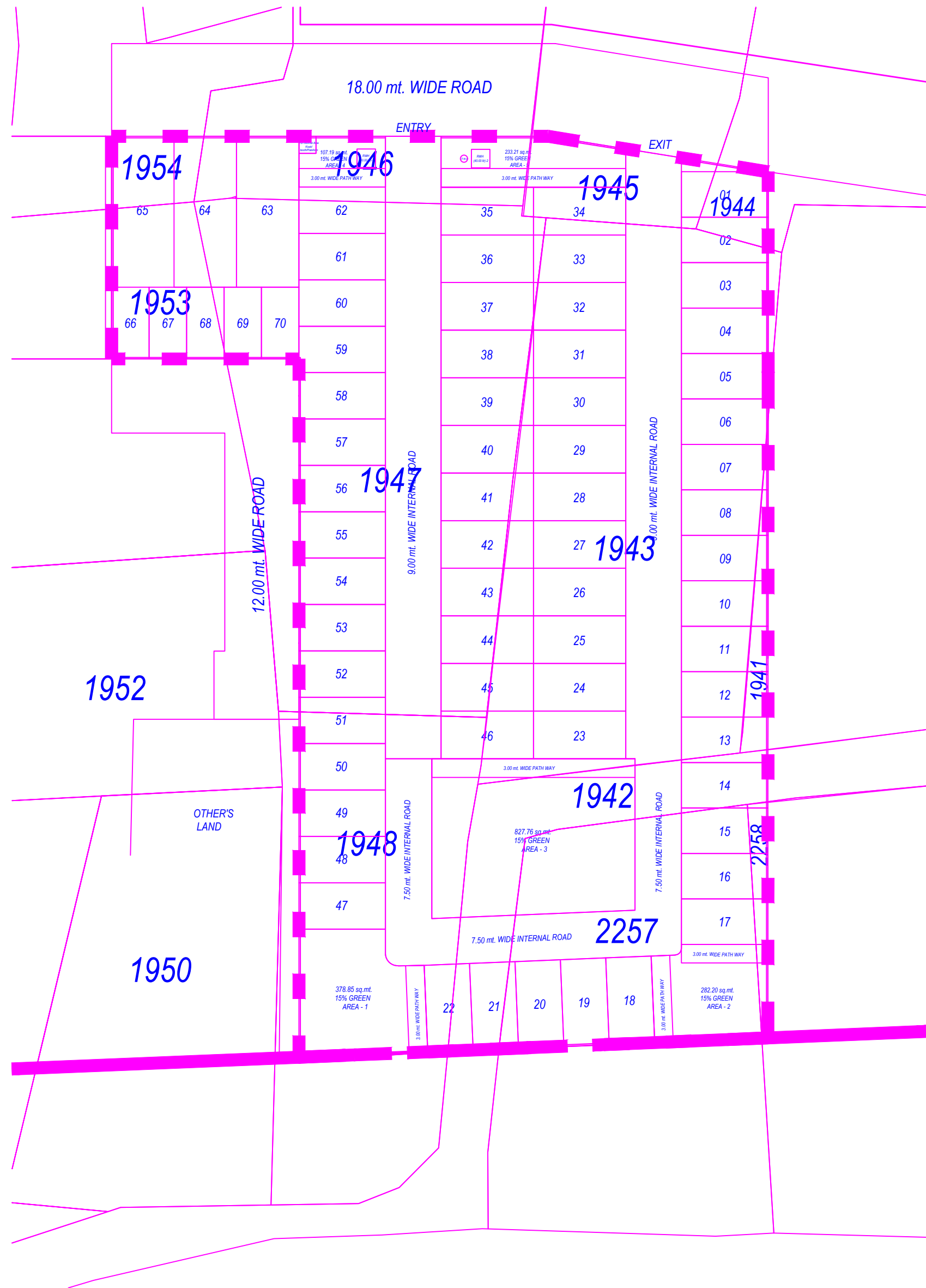
LAYOUT PLAN
(Scale - 1:300)

PERMISSIBLE UNITS / PERSONS & PROPOSED UNITS / PERSONS AREA CALCULATIONS					
PLOT NO.	PLOT AREA	PERMISSIBLE UNITS/PERSONS	PROPOSED UNITS/PERSONS	PROPOSED PERSONS/KIT	PROPOSED PERSONS/KIT
01	103.21	2 units	10 persons	1 unit	5 persons
02	103.27	2 units	10 persons	1 unit	5 persons
03	103.25	2 units	10 persons	1 unit	5 persons
04	103.22	2 units	10 persons	1 unit	5 persons
05	103.20	2 units	10 persons	1 unit	5 persons
06	103.18	2 units	10 persons	1 unit	5 persons
07	103.15	2 units	10 persons	1 unit	5 persons
08	103.13	2 units	10 persons	1 unit	5 persons
09	103.11	2 units	10 persons	1 unit	5 persons
10	103.08	2 units	10 persons	1 unit	5 persons
11	103.06	2 units	10 persons	1 unit	5 persons
12	103.03	2 units	10 persons	1 unit	5 persons
13	103.01	2 units	10 persons	1 unit	5 persons
14	102.98	2 units	10 persons	1 unit	5 persons
15	102.96	2 units	10 persons	1 unit	5 persons
16	102.94	2 units	10 persons	1 unit	5 persons
17	102.91	2 units	10 persons	1 unit	5 persons
18	102.90	2 units	10 persons	1 unit	5 persons
19	102.89	2 units	10 persons	1 unit	5 persons
20	102.87	2 units	10 persons	1 unit	5 persons
21	102.85	2 units	10 persons	1 unit	5 persons
22	102.83	2 units	10 persons	1 unit	5 persons
23	115.04	2 units	10 persons	1 unit	5 persons
24	115.04	2 units	10 persons	1 unit	5 persons
25	115.04	2 units	10 persons	1 unit	5 persons
26	115.04	2 units	10 persons	1 unit	5 persons
27	115.04	2 units	10 persons	1 unit	5 persons
28	115.04	2 units	10 persons	1 unit	5 persons
29	115.04	2 units	10 persons	1 unit	5 persons
30	115.04	2 units	10 persons	1 unit	5 persons
31	115.04	2 units	10 persons	1 unit	5 persons
32	115.04	2 units	10 persons	1 unit	5 persons
33	115.04	2 units	10 persons	1 unit	5 persons
34	115.04	2 units	10 persons	1 unit	5 persons
35	115.04	2 units	10 persons	1 unit	5 persons
36	115.04	2 units	10 persons	1 unit	5 persons
37	115.04	2 units	10 persons	1 unit	5 persons
38	115.04	2 units	10 persons	1 unit	5 persons
39	115.04	2 units	10 persons	1 unit	5 persons
40	115.04	2 units	10 persons	1 unit	5 persons

41	115.04	2 units	10 persons	1 unit	5 persons
42	115.04	2 units	10 persons	1 unit	5 persons
43	115.04	2 units	10 persons	1 unit	5 persons
44	115.04	2 units	10 persons	1 unit	5 persons
45	115.04	2 units	10 persons	1 unit	5 persons
46	115.04	2 units	10 persons	1 unit	5 persons
47	105.05	2 units	10 persons	1 unit	5 persons
48	105.05	2 units	10 persons	1 unit	5 persons
49	105.05	2 units	10 persons	1 unit	5 persons
50	105.05	2 units	10 persons	1 unit	5 persons
51	105.05	2 units	10 persons	1 unit	5 persons
52	105.05	2 units	10 persons	1 unit	5 persons
53	105.05	2 units	10 persons	1 unit	5 persons
54	105.05	2 units	10 persons	1 unit	5 persons
55	105.05	2 units	10 persons	1 unit	5 persons
56	105.05	2 units	10 persons	1 unit	5 persons
57	105.05	2 units	10 persons	1 unit	5 persons
58	105.05	2 units	10 persons	1 unit	5 persons
59	104.74	2 units	10 persons	1 unit	5 persons
60	105.05	2 units	10 persons	1 unit	5 persons
61	105.05	2 units	10 persons	1 unit	5 persons
62	105.05	2 units	10 persons	1 unit	5 persons
63	246.52	4 units	20 persons	4 unit	20 persons
64	246.44	4 units	20 persons	4 unit	20 persons
65	246.44	4 units	20 persons	4 unit	20 persons
66	95.28	2 units	10 persons	1 unit	5 persons
TOTAL	138 units	690 persons	75 units	375 persons	

LIG & EWS UNITS REQUIREMENT & PROPOSED DETAIL					
NO. OF UNITS PROPOSED = 75 nos. so, 10% LIG & EWS REQUIRED FOR PROPOSED UNITS EWS = 75 X 10% = 7.50 (say 8 nos.) LIG = 75 X 10% = 7.50 (say 8 nos.)					
PLOT NO.	PLOT AREA	PROVIDED EWS FLAT	PROVIDED EWS AREA	PROVIDED LIG FLAT	PROVIDED LIG AREA
67 LIG	68.12	—	—	4 nos.	41.0 sq.mt.
68 LIG	68.12	—	—	4 nos.	41.0 sq.mt.
69 EWS	60.01	4 nos.	36.0 sq.mt.	—	—
70 EWS	60.01	4 nos.	36.0 sq.mt.	—	—
TOTAL		8 EWS		8 LIG	



Color Notes

COLOR INDEX

Color	Index
Green	Plot Boundary
Yellow	Plot Boundary
Red	Plot Boundary
Blue	Plot Boundary
Black	Plot Boundary

Tenements Density Check

Net housing density	No. Of Tenements	Prop	No. Of Persons	Prop
750/Hec.	183	138	914	690

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	7538.61	61.93
Provision for LIG EWS Area	256.24	2.10
Road Area	2624.28	20.17
For informal Area	7.51	0.06
Public Open Space	1829.21	15.02
Other Area	18.41	0.15
Total net layout	12175.06	100.00

Tree Details (Table 3h)

PLOT	Name	No. Of Trees
	Tree	Prop
		61

Green and open space Area

Name	Prop. Area
233.31 sq.mt. 15% GREEN AREA - 1	233.21
107.19 sq.mt. 15% GREEN AREA - 2	107.19
282.20 sq.mt. 15% GREEN AREA - 3	282.20
218.85 sq.mt. 15% GREEN AREA - 4	378.85
827.76 sq.mt. 15% GREEN AREA - 5	827.77

OWNERS NAME AND SIGNATURE

M/s AGARWAL ASSOCIATES (PROMOTERS)
LIMITED,prahalad@agarwalassociatesgroup.com,9310502222

ARCHITECT'S NAME AND SIGNATURE

STRUCTURE ENGINEER

ANU AGARWAL

CA/REG/15903

Signature

Date: 12 Mar 2023

Designation: Architect

Ghaziabad Development Authority

12 Mar 2023

12 Mar 2023

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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.

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Total Plot Area: - 12175.06

Total FAR Area: - 0.00

Total Coverage Area: - 0.00

Total BUA Area: - 0.00

Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional

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TREES DETAIL

REQUIRED NO. OF TREES = 61 no s.

PROVIDED NO. OF TREES = 61 nos.

Plot No	Pump-Bldg	Avaling Road		Front		Site1		Site2		Rear		Coverage		FS Area
		Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	
32	NT	5.00 he	2.00	WIDE					2.00	-	0.00	0.00		
33		5.00 he		INTERNAL ROAD	2.00	-	-	-	-	2.00	-	0.00	0.00	
34	NT	5.00 he	2.00	WIDE					2.00	-	0.00	0.00		
35		5.00 he		INTERNAL ROAD	2.00	-	-	-	-	2.00	-	0.00	0.00	
36	NT	5.00 he	2.00	WIDE					2.00	-	0.00	0.00		
37		5.00 he		INTERNAL ROAD	2.00	-	-	-	-	2.00	-	0.00	0.00	
38	NT	5.00 he	2.00	WIDE					2.00	-	0.00	0.00		
39		5.00 he		INTERNAL ROAD	2.00	-	-	-	-	2.00	-	0.00	0.00	
40	NT	5.00 he	2.00	WIDE					2.00	-	0.00	0.00		
41		5.00 he		INTERNAL ROAD	2.00	-	-	-	-	2.00	-	0.00	0.00	
42	NT	5.00 he	2.00	WIDE					2.00	-	0.00	0.00		
43		5.00 he		INTERNAL ROAD	2.00	-	-	-	-	2.00	-	0.00	0.00	
44	NT	5.00 he	2.00	WIDE					2.00	-	0.00	0.00		
45		5.00 he		INTERNAL ROAD	2.00	-	-	-	-	2.00	-	0.00	0.00	
46	NT	5.00 he	2.00	WIDE					2.00	-	0.00	0.00		
47		5.00 he		INTERNAL ROAD	2.00	-	-	-	-	2.00	-	0.00	0.00	
48	NT	5.00 he	2.00	WIDE					2.00	-	0.00	0.00		
49		5.00 he		INTERNAL ROAD	2.00	-	-	-	-	2.00	-	0.00	0.00	
50	NT	5.00 he	2.00	WIDE					2.00	-	0.00	0.00		
51		5.00 he		INTERNAL ROAD	2.00	-	-	-	-	2.00	-	0.00	0.00	
52	NT	5.00 he	2.00	WIDE					2.00	-	0.00	0.00		
53		5.00 he		INTERNAL ROAD	2.00	-	-	-	-	2.00	-	0.00	0.00	
54	NT	5.00 he	2.00	WIDE					2.00	-	0.00	0.00		
55		5.00 he		INTERNAL ROAD	2.00	-	-	-	-	2.00	-	0.00	0.00	
56	NT	5.00 he	2.00	WIDE					2.00	-	0.00	0.00		
57		5.00 he		INTERNAL ROAD	2.00	-	-	-	-	2.00	-	0.00	0.00	
58	NT	5.00 he	2.00	WIDE					2.00	-	0.00	0.00		
59		5.00 he		INTERNAL ROAD	2.00	-	-	-	-	2.00	-	0.00	0.00	
60	NT	5.00 he	2.00	WIDE					2.00	-	0.00	0.00		
61		5.00 he		INTERNAL ROAD	2.00	-	-	-	-	2.00	-	0.00	0.00	
62	NT	5.00 he	2.00	WIDE					2.00	-	0.00	0.00		
63		5.00 he		INTERNAL ROAD	2.00	-	-	-	-	2.00	-	0.00	0.00	
64	NT	5.00 he	3.00	WIDE					2.50	-	0.00	0.00		
65		5.00 he		INTERNAL ROAD	3.00	-	-	-	-	2.50	-	0.00	0.00	
66	NT	5.00 he	3.00	WIDE					2.50	-	0.00	0.00		
67		5.00 he		INTERNAL ROAD	3.00	-	-	-	-	2.50	-	0.00	0.00	

Proposed Population Calculation									
Population	Use	Sub-use	Range	No.	Year	Person	House	House	Person
46	Residential	Flaked		2	2	10			
47	Residential	Flaked		2	2	10			
48	Residential	Flaked		2	2	10			
49	Residential	Flaked		2	2	10			
50	Residential	Flaked		2	2	10			
51	Residential	Flaked		2	2	10			
52	Residential	Flaked		2	2	10			
53	Residential	Flaked		2	2	10			
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55	Residential	Flaked		2	2	10			
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73	Residential	Flaked		2	2	10			
74	Residential	Flaked		2	2	10			
75	Residential	Flaked		2	2	10			
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248	Residential	Flaked		2					

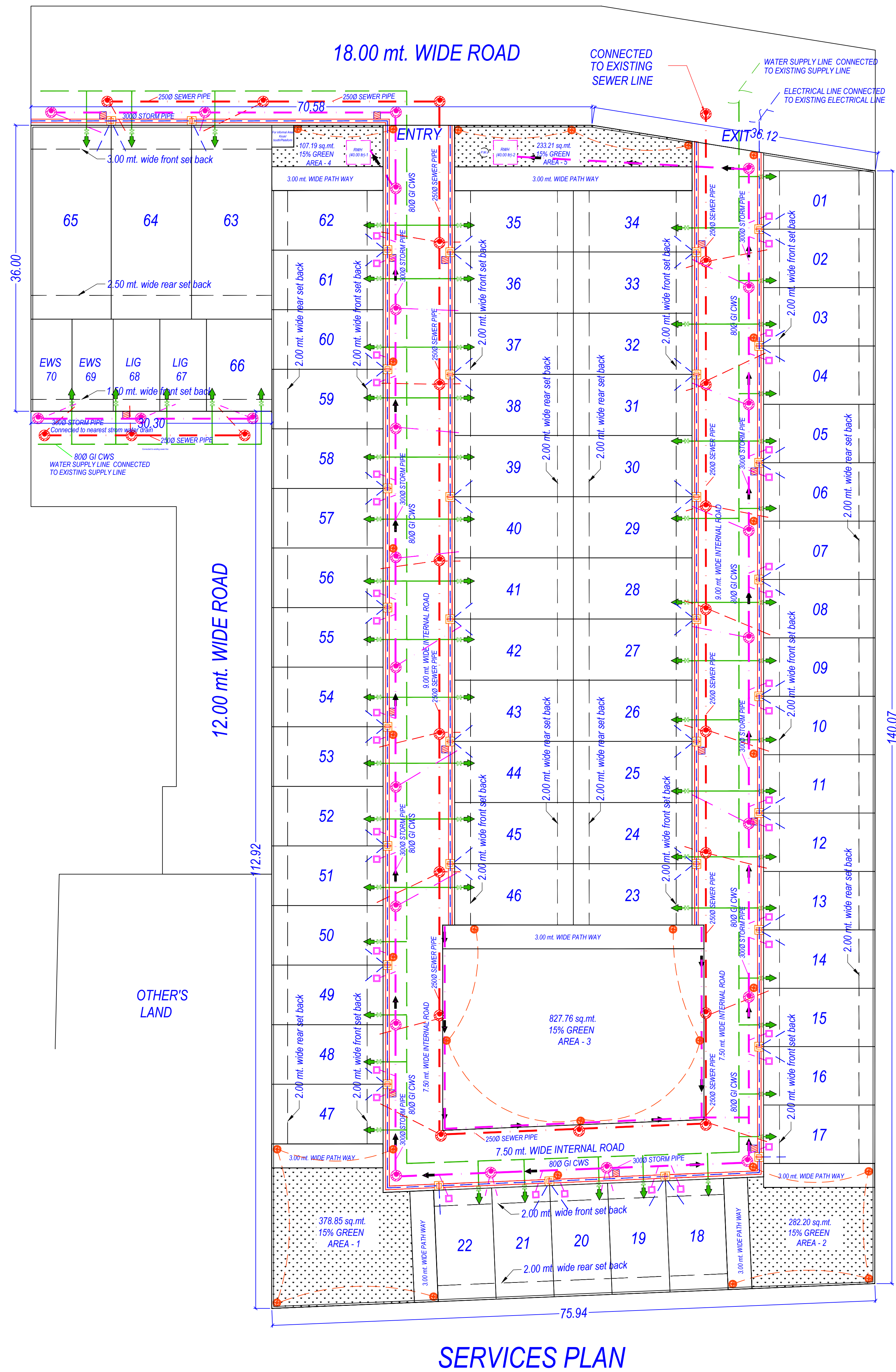
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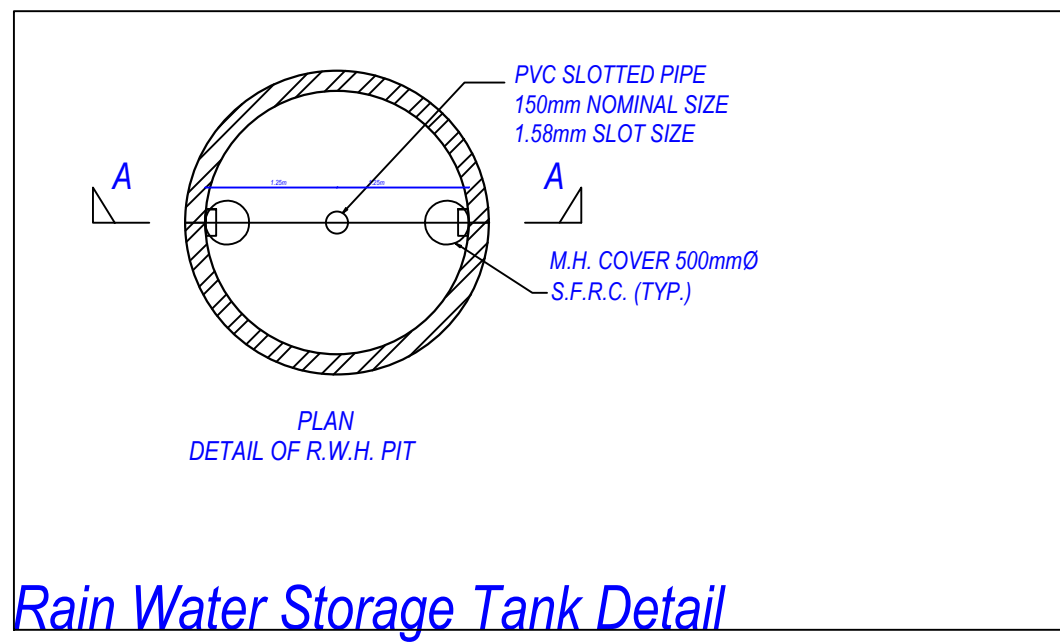
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Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional

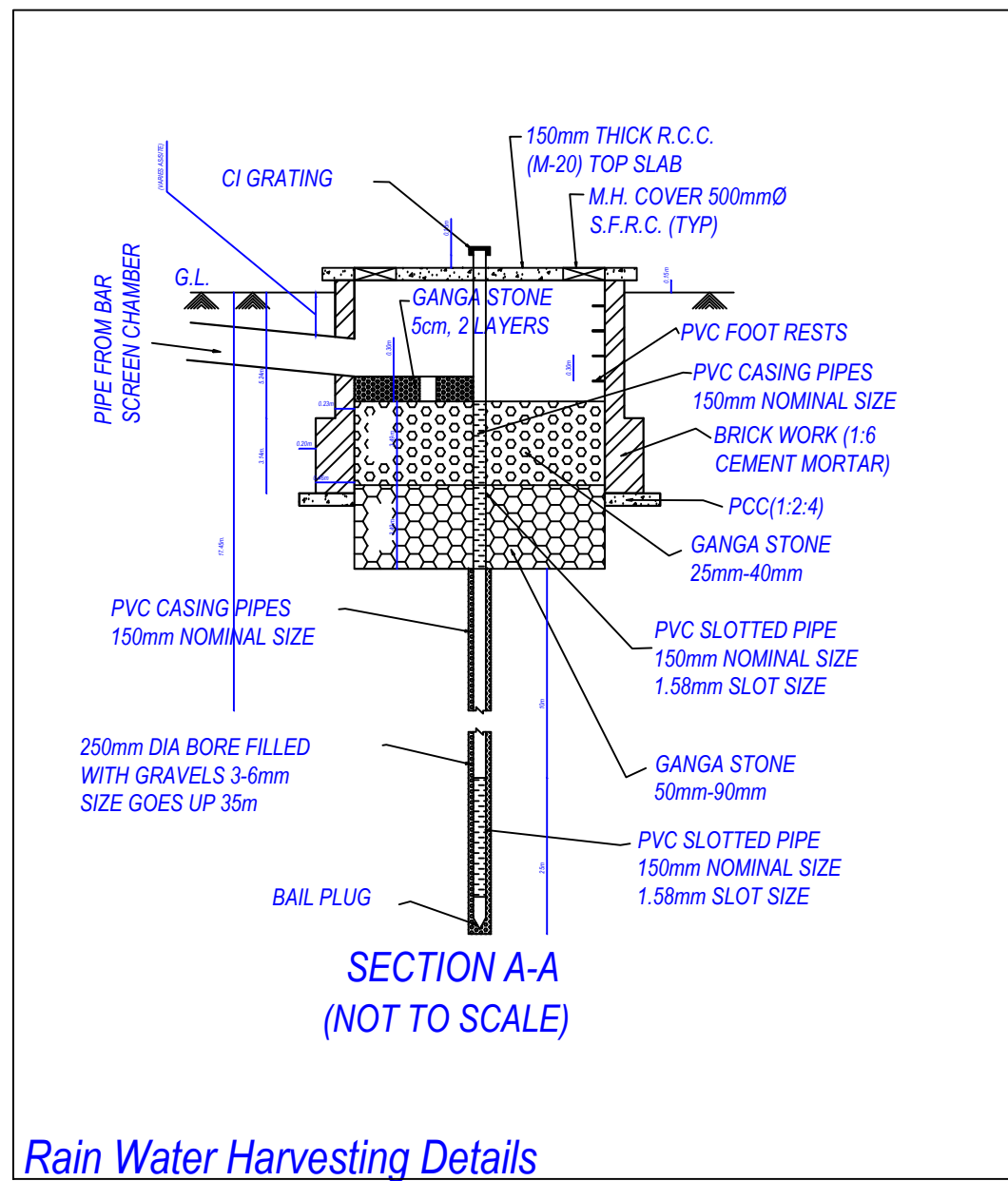
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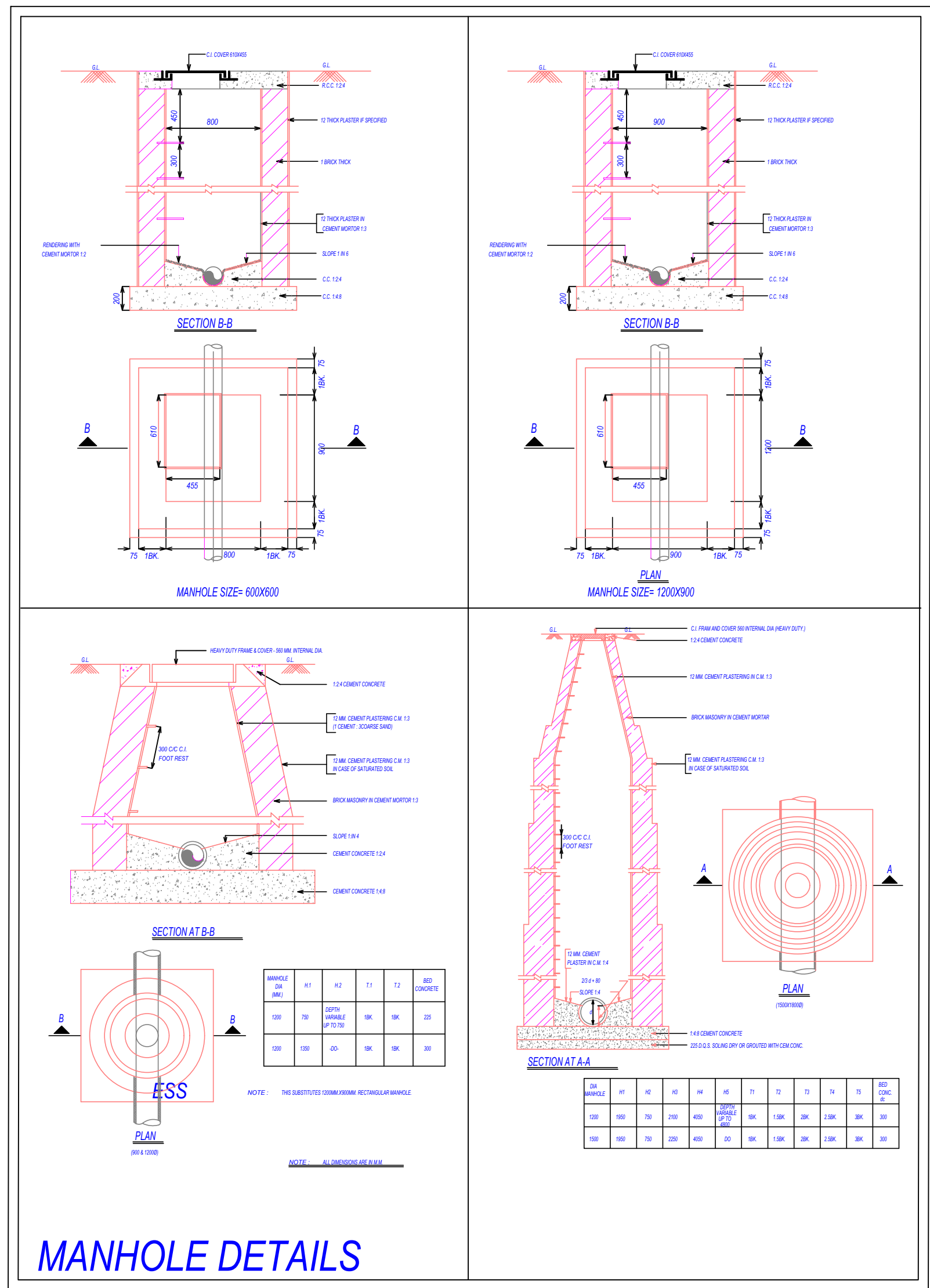
SERVICES PLAN



Rain Water Storage Tank Detail



Rain Water Harvesting Details



MANHOLE DETAILS

As it is part of integrated township so following services

water tank.

: 2 nos. water harvesting will be planned in this pocket.

drain in front

NO.	DESCRIPTION	SIZE	QTY.	LVL.
1.	INLET PIPE MUNICIPAL CONNECTION	1000	1 NO.	±00
2.	INLET PIPE BOREWELL CONNECTION	1000	1 NO.	±00
3.	INLET PIPE FIRE BRIGADE CONNECTION	1000	1 NO.	±00
4.	SUCTION PIPE FROM FIRE TANK	2000	1 NO.	-100
5.	LEVEL CONTROLLER	250	2 NO.	-100
6.	LEVEL INDICATOR (TOP)	250	2 NO.	-100
7.	LEVEL INDICATOR (BOTTOM)	250	2 NO.	-1800
8.	OVER FLOW PIPE	1000	2 NO.	+75
9.	500 MS VENT PIPE MOSQUITO PROOF COUPLING	500	2 NO.	
10.	OVER FLOW PIPE FROM TANK TO TANK	1000	2 NO.	-130
11.	SUCTION PIPE FROM DOMESTIC TANK	800	1 NO.	

SL.	SYMBOL	DESCRIPTION
1.		NP2 PIPE FOR SEWERAGE LINE
2.		G.L. GROUND LEVEL
3.		I.L. INVERT LEVEL
4.		C.L. CONNECTION LEVEL
5.		L=8.0 LENGTH OF PIPE
6.		SEWER LINE MAN HOLE 900X800
7.		DRAIN LINE
8.		RAIN WATER HARVESTING PIT

SYMBOL	DESCRIPTION
	SEWER LINE
	STORM WATER LINE
	SEWER MAN HOLE
	STORM WATER CATCH BASIN
	RAIN WATER HARVESTING PIT
	FEEDER PILLAR
	CABLE TRENCH
	UNDER GROUND CABLE
	ELECTRICAL MAN HOLE
	PEDESTRIAN LIGHT

