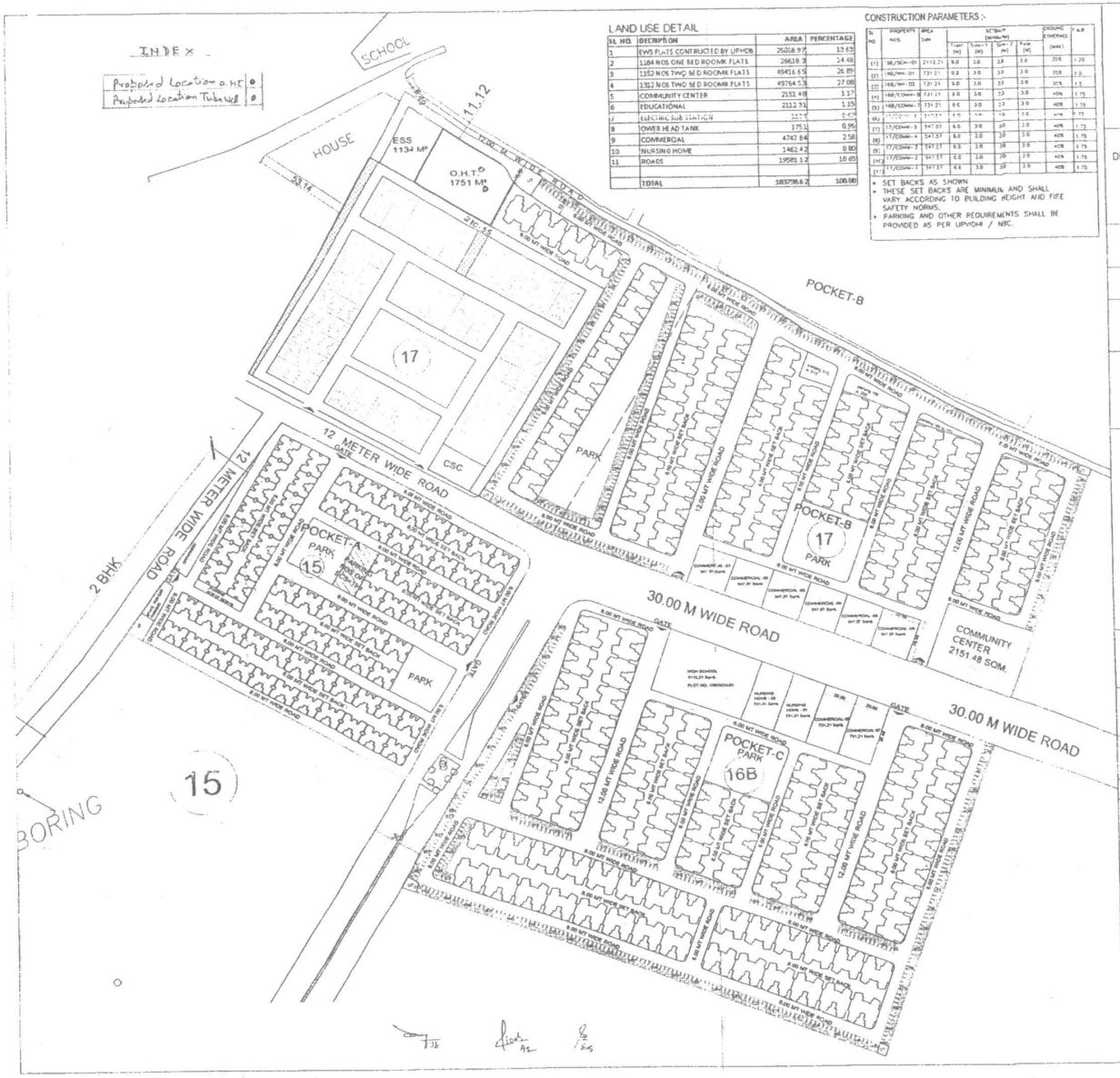


LAND USE DETAIL

SL NO.	DESCRIPTION	AREA	PERCENTAGE
1	EWS FLATS CONTRUCTED BY UPHDB	25018.97	13.63
2	1184 NOS ONE BED ROOMK FLATS	26638.3	14.46
3	1352 NOS TWO BED ROOMK FLATS	49416.65	26.89
4	1352 NOS TWO BED ROOMK FLATS	49764.53	27.08
5	COMMUNITY CENTER	2151.48	1.17
6	EDUCATIONAL	2112.93	1.15
7	ELECTRIC SUB STATION	1174	0.64
8	OWER HEAD TANK	1751.4	0.96
9	COMMERCIAL	4747.84	2.58
10	NURSING HOME	1462.42	0.80
11	ROADS	19585.12	10.65
	TOTAL	183796.62	100.00

CONSTRUCTION PARAMETERS :-

SL NO	PROPERTY NOS.	AREA (SQM)	SETBACK (MINIMUM) Front (M)	Side-I (M)	Side-II (M)	Rear (M)	GROUND COVERAGE (MAX)	F.A.R
(1)	16B/SCH-01	2112.21	9.0	3.0	3.0	3.0	35%	1.20
(2)	16B/NH-01	731.21	9.0	3.0	3.0	3.0	35%	2.0
(3)	16B/NH-02	731.21	9.0	3.0	3.0	3.0	35%	2.5
(4)	16B/COMM-06	731.21	9.0	3.0	3.0	3.0	40%	1.75
(5)	16B/COMM-7	731.21	9.0	3.0	3.0	3.0	40%	1.75
(6)	17/COMM-1	547.37	9.0	3.0	3.0	3.0	40%	1.75
(7)	17/COMM-3	547.37	9.0	3.0	3.0	3.0	40%	1.75
(8)	17/COMM-4	547.37	9.0	3.0	3.0	3.0	40%	1.75
(9)	17/COMM-5	547.37	9.0	3.0	3.0	3.0	40%	1.75
(10)	17/COMM-2	547.37	9.0	3.0	3.0	3.0	40%	1.75
(11)	17/COMM-1	547.37	9.0	3.0	3.0	3.0	40%	1.75

- SET BACKS AS SHOWN
- THESE SET BACKS ARE MINIMUM AND SHALL VARY ACCORDING TO BUILDING HEIGHT AND FIRE SAFETY NORMS.
- PARKING AND OTHER REQUIREMENTS SHALL BE PROVIDED AS PER UPVDHP / NBC.

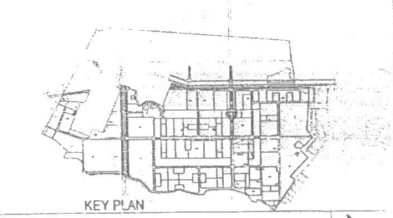
UPAVP

ARCHITECTURE AND PLANNING SECTION
UNIT-5, NEELGIRI COMPLEX,INDIRA NAGAR,LUCKNOW.-226016

DRG. NO- SHEET NO. 01

FILE NO.- APD/UNIT-V/GZB/MANDOLA VIHAR/GZB-SECTOR-15/2014 LIG/EWS/01/HC/36 LOP/SAMAJWADI YOJNA/GZB

SANCTIONED LANDUSE PLAN	REVISED LANDUSE PLAN
RESIDENTIAL	RESIDENTIAL
	AREA OF POCKET A = 26618.3 SQ. M. AREA OF POCKET B = 49416.65 SQ. M. AREA OF POCKET C = 49764.53 SQ. M.
	Nos. OF BLOCK 2 BHK - 154 Nos. OF BLOCK 1 BHK - 74 Nos OF SURFACE PARKING - 804 STILT CAR PARKING (2BHK) - 1252 STILT CAR PARKING (1BHK) - 296



KEY PLAN

SCALE 50 M. 25 0 50 100M.

SCHEME :- MANDOLA VIHAR YOJANA ,GHAZIABAD.

DRG TITLE :- PART LAY OUT AND NUMBERING PLAN OF SECTOR -15 , 16B & 17

DATE: 25.06.2015

KRISHNA KANT A.I.I.A. ARCH. ASSTT.	26/6/15
MUKESH RUHELA B.ARCH. M. PLANNING (HOUSING) A.I.T.P. ASSTT.ARCHITECT PLANNER	
SANJEEV KASHYAP B.PLANNING M.PLANNING(ENVIROMENTAL), A.I.T.P. ARCHITECT PLANNER	26-6-2015
CHIEF ARCHITECT PLANNER	
SHAHABUDDIN MOHAMMAD I.A.S. AVAS AYUKT	