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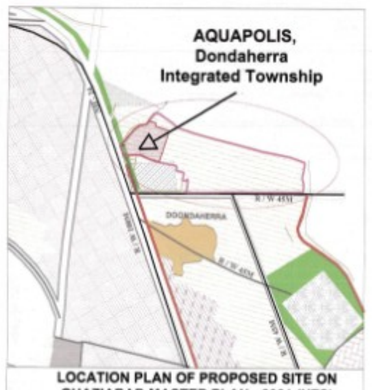
KEY PLAN:

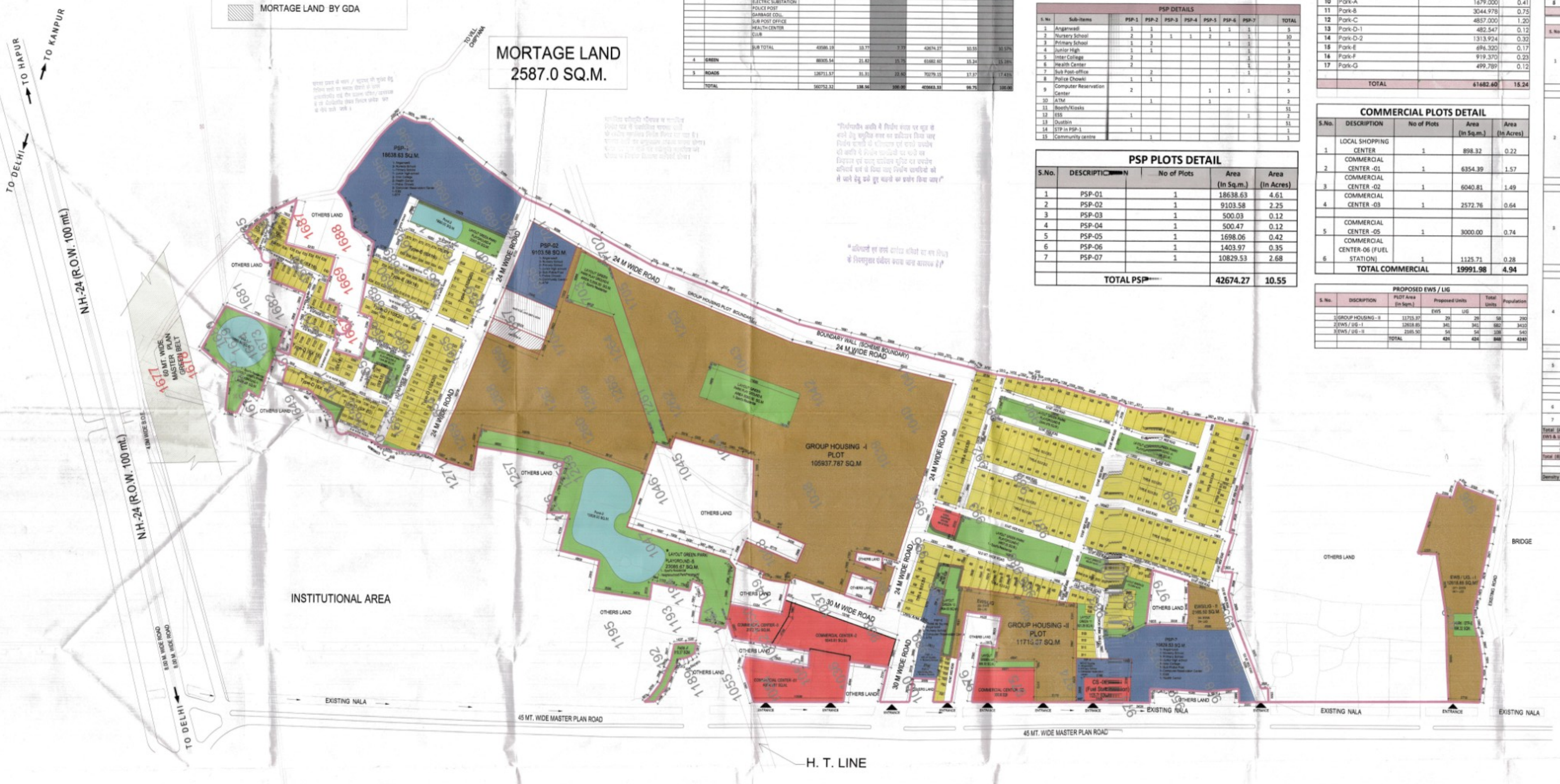


LOCATION PLAN OF PROPOSED SITE ON GHAZIABAD MASTER PLAN - 2021 (NTS)

LEGEND:

- NEW LICENCE BOUNDARY
- PLOTTED DEVELOPMENT
- GROUP HOUSING PLOT/EWS/LIG
- PUBLIC/SEMI PUBLIC
- COMMERCIAL
- LAYOUT GREEN
- MASTER PLAN GREEN BELT
- TO BE DEVELOPED IN FUTURE
- LAND ACQUISITION QUASHED BY HIGH COURT
- MORTAGE LAND BY GDA

MORTAGE LAND
2587.0 SQ.M.



REVISED LAYOUT PLAN WITH SAJRA SUPERIMPOSE

Total quashed Land area by High Court = 23.65 acres out of which
Khasra no. 940,948,959,979,989,997,1036M,1044M,1045/1M,1045/3M,1046/1,1047M,1048/1M,1049,
1051M,1062M,1055/1/2,1189M,1192M,1193M,1194M,1195M,1257M,1259M,1270/1M,1849,1876= 13.80 Acres.(approx.) Balance area in consortium companies

Details of U/S 5A :-
Khasra no. 997M,1020M,1048/1M,1049,1051M,1062M,1055/1/2M,1189M,1192M,1193M,1194M,1195M = 2.53 Acres. (approx.)

Details Dumping Yard :-
Khasra no. 937/1,937/2,938,939,941m,944m,946,949,951,953,958,983/3= 15.30 Acres.(approx.)

NOTE :-

1. Disputed land under dumping yard is pending under appeal no. - CA no. 000548/2016 converted from S.L.P.of 2011 at Hon'ble Supreme Court level.

2. Disputed land includes land quashed by High Court, land under 5A, other disputed land.

3. The zoning, plotted developments and other approvals of DPR 2006/ 2011 are not shown in the disputed area due to land under litigations, other issues etc.,but details of these areas as per the earlier approvals will be resubmitted to GDA after the litigations, issues are concluded.

PREVIOUS SANCTIONED PLAN IN 2011 AREA CHART AS/MASTER PLAN						PROPOSED AREA		
S.NO.	DESCRIPTION		AREA IN SQM.	AREA IN ACRES	% ACHIVED	AREA IN SQM.	AREA IN ACRES	% ACHIVED
1	RESIDENTIAL AREA							
		PLOTTED	123716.79	30.57		76597.82	18.93	
		GROUP HOUSING 1	134765.10	33.30		105937.79	26.18	
		GROUP HOUSING 2				11715.37	2.89	
		EWS / LIG	20235.00	5.00		14784.35	3.65	
		SUB TOTAL	278676.42	68.86	49.79	209035.33	51.65	51.78%
2	COMMERCIAL		23473.60	5.80	4.19	19991.98	4.94	4.95%
3	PUBLIC / SEMI PUBLIC							
		HIGH SCHOOL/ PRIMERY SCHOOL						
		ELECTRIC SUBSTATION						
		POLICE POST						
		GARBAGE COLL						
		SUB POST OFFICE						
		HEALTH CENTER						
		CLUB						
		SUB TOTAL	43586.18	10.77	7.79	42674.27	10.55	10.57%
4	GREEN		88305.54	21.82	15.78	61682.60	15.24	15.28%
5	ROADS		126711.57	31.31	22.64	70279.15	17.37	17.41%
	TOTAL		560752.32	138.56	100.00	403663.33	99.75	100.00

Fa[illegible]cilities Provided							
Total		TOTAL PO[illegible]POPULATION				25415	
S. No	Sub-items	Threshold population	Re[illegible] Area[illegible] (in sqm)	Min [illegible]quired	Required Numbers	Provided Numbers	Area to be Provided (in sqm)	Area in Acres
1	Anganwadi	5000	250	5	5	5	1250	0.31
2	Nursery School	2500	500	10	10	10	5000	1.24
3	Primary School	5000	1000	5	5	5	5000	1.24
4	Junior High	7500	2000	3	3	3	6000	1.48
5	Inter College	10000	4000	3	3	3	12000	2.97
6	Health Center	15000	800	2	3	3	2400	0.59
7	Sub Post-office	10000	100	3	3	3	300	0.07
8	Police Chowki	15000	1500	2	2	2	3000	0.74
9	Computer Reservation Center	5000	50	5	5	5	250	0.06
10	ATM	15000	81	2	2	2	162	0.04
11	Booth/Kiosks	500	7.5	51	51	51	383	0.09
12	ESS	15000	500	2	2	2	1000	0.25
13	Dustbin	500	15	51	51	51	765	0.19
14	STP in PSP-1		2500	1	1	1	2500	0.62
15	Community centre	25000	1500	1	1	1	1500	0.37
		TOTAL	TOTAL REQUIRED PSP				41510.00	10.26
			TOTAL PROPOSED PSP				42674.27	10.54

Sport's Facilities							
16	Neighbourhood Park/Playground	15000	15000	1	1	15000	3.71
17	Sport's Residential	5000	5000	5	5	25000	6.18
	TOTAL					40000	9.88

PSP DETAILS									
S. No	Sub-items	PSP-1	PSP-2	PSP-3	PSP-4	PSP-5	PSP-6	PSP-7	TOTAL
1	Anganwadi	1	1			1	1	1	5
2	Nursery School	2	3	1	1	2		1	10
3	Primary School	1	2				1	1	5
4	Junior High	1	1					1	3
5	Inter College	2					1	1	3
6	Health Center	2					1	1	3
7	Sub Post-office		2				1		3
8	Police Chowki	1	1						2
9	Computer Reservation Center	2				1	1	1	5
10	ATM		1			1			2
11	Booth/Kiosks								51
12	ESS	1						1	2
13	Dustbin								51
14	STP in PSP-1	1							1
15	Community centre		1						1

PSP PLOTS DETAIL

S.No.	DESCRIPTI[illegible]N	No of Plots	Area (In Sq.m.)	Area (In Acres)
1	PSP-01	1	18638.63	4.61
2	PSP-02	1	9103.58	2.25
3	PSP-03	1	500.03	0.12
4	PSP-04	1	500.47	0.12
5	PSP-05	1	1698.06	0.42
6	PSP-06	1	1403.97	0.35
7	PSP-07	1	10829.53	2.68
	TOTAL PSP[illegible]		42674.27	10.55

Rain Water Harvesting Pond	Pond Area (Sq.Mt.)	Pond Area (Acres)
Required Area for Rain Water Harvesting (3% of total layout area i.e. 99.75 Acres)	20183.17	4.987
Pond-1	5480.000	1.354
Pond-2	1890.000	0.467
Pond-3	12890.000	3.183
TOTAL PROPOSED AREA	20260.000	5.004

Calculation of Green within Sushant Aquapolis			
S. No.	Name of Park	Area (Sq.Mt.)	Area (Acres)
1	Park/Playground/RWH Pond-1	6828.280	1.69
2	Park/Playground/RWH Pond-3	1344.980	0.33
3	Park/RWH Pond-4	3307.330	0.82
4	Park/RWH Pond-5	23085.670	5.70
5	Park/Playground/RWH Pond-6	5005.000	1.24
6	Park/RWH Pond-8	5402.870	1.34
7	Park-9	859.330	0.21
8	Park-10	1834.930	0.45
9	Parks-11	521.280	0.13
10	Park-A	1679.000	0.41
11	Park-B	3044.978	0.75
12	Park-C	4857.000	1.20
13	Park-D-1	482.547	0.12
14	Park-D-2	1313.924	0.32
15	Park-E	696.320	0.17
16	Park-F	919.370	0.23
17	Park-G	499.789	0.12
	TOTAL	61682.60	15.24

COMMERCIAL PLOTS DETAIL

S.No.	DESCRIPTION	No of Plots	Area (In Sq.m.)	Area (In Acres)
1	LOCAL SHOPPING CENTER	1	898.32	0.22
2	COMMERCIAL CENTER -01	1	6354.39	1.57
3	COMMERCIAL CENTER -02	1	6040.81	1.49
4	COMMERCIAL CENTER -03	1	2572.76	0.64
5	COMMERCIAL CENTER -05	1	3000.00	0.74
6	COMMERCIAL CENTER-06 (FUEL STATION)	1	1125.71	0.28
	TOTAL COMMERCIAL		19991.98	4.94

PROPOSED EWS / LIG						
S. No.	DISCRIPTION	PLOT Area (In Sqm.)	Proposed Units		Total Units	Population
			EWS	LIG		
1	GROUP HOUSING - II	11715.37	29	29	58	290
2	EWS / LIG - I	12828.85	341	341	682	3410
3	EWS / LIG - II	2585.50	54	54	108	540
		TOTAL	424	424	848	4240

Area Chart for Sushant Aquapolis		
DESCRIPTION	Area (IN SQ.M.)	Area (IN ACRES)
Total License Area	618724.43	152.89
Area of Graveyard	7209.48	1.78
Area under Nala and adjoining Road	41399.38	10.23
Area of Samadhi	1011.72	0.25
Net License/Scheme Area	569109.92	140.63
Landuse of Master Plan		
Area under Master Plan Green Belt	6839.19	1.69
Area under Institutional	1537.81	0.38
Land Acquisition Quashed by High Court	56257.83	13.90
U/S 5A	10234.94	2.53
Disputed land due to dumping yardissue, under litigation at Hon'ble Supreme Court level	61899.96	15.30
To be Developed in future	28676.86	7.09
Balance Area under Residential	403663.33	99.75

Proposed Land Uses for AQUAPOLIS, Doondaherra				
S. No.	Land use Particulars	Area (In SQ.M.)	Area (In Acres)	% of [illegible] total
1	Residential	209035.33	51.65	51.79%
a	Plotted	76597.82	18.93	18.98%
b	Group Housing-I	105937.79	26.18	26.24%
c	Group Housing-II	11715.37	2.89	2.90%
d	EWS/LIG - I	12618.85	3.12	3.13%
e	EWS/LIG - II	2165.50	0.54	0.54%
2	Commercial	19991.98	4.94	4.95%
3	Public/ Semi Public	42674.27	10.55	10.57%
4	Green	61682.60	15.24	15.28%
5	Roads	70279.15	17.37	17.41%
	Total	403663.33	99.75	100.00

ESTIMATION OF POPULATION

S. No.	SECTORS	PLOT SIZE (In mtr.)	PLOT Area (In Sqm.)	NO. OF PLOTS	TOTAL AREA (Sqm.)	Units allowed	Total Units	#Population
1	A	10.80 x 21.00	200.00	61	12200.00	4	244	1220
		13.80 x 21.00	325.00	1	325.00	4	4	20
		14.80 x 21.00	365.00	8	2920.00	4	32	160
		15.80 x 21.00	387.50	1	387.50	4	4	20
		16.80 x 21.00	407.00	1	407.00	4	4	20
		OOO	150-300	34	5971.94	4	96	480
		OOO	300 & ABOVE	6	2970.48	4	24	120
		TOTAL		102	27181.87		408	2040
2	B	8.00 x 16.00	128.00	6	768.00	2	12	60
		8.00 x 16.125	130.00	9	1175.40	2	18	90
		10.00 x 16.00	160.00	9	1440.00	4	36	180
		10.00 x 25.00	250.00	41	10250.00	4	164	820
		13.00 x 25.00	340.00	4	1360.00	4	16	80
		14.60 x 25.00	365.00	4	1460.00	4	16	80
		16.00 X 16.00	256.00	1	256.00	4	4	20
		16.00 x 25.00	400.00	1	400.00	4	4	20
		OOO	50-150	1	146.38	2	2	10
		OOO	150-300	13	2811.14	4	52	260
		OOO	300 & ABOVE	3	1156.54	4	12	60
		TOTAL		92	21323.26		336	1680
3	D	8.00 x 18.50	136.00	3	408.00	4	12	60
		9.00 x 18.00	162.00	6	972.00	4	24	120
		10.00 x 16.00	160.00	1	160.00	4	4	20
		10.00 x 20.00	200.00	31	6200.00	4	124	620
		11.00 x 18.00	198.00	1	198.00	4	4	20
		12.00 x 19.40	234.00	1	234.00	4	4	20
		14.00 X 20.00	280.00	2	560.00	4	8	40
		15.00 x 20.00	300.00	1	300.00	4	4	20
		OOO	50-150	15	1914.53	2	30	150
		OOO	150-300	32	6905.75	4	128	640
		TOTAL		93	17011.78		342	1710
4	E	8.00 x 16.00	128.00	27	3456.00	2	54	270
		8.75 x 16.00	140.00	1	140.00	2	2	10
		9.25 x 16.00	148.00	1	148.00	2	2	10
		10.00 x 16.00	160.00	1	160.00	4	4	20
		10.00 x 20.00	200.00	10	2000.00	4	40	200
		11.00 x 16.00	176.00	4	704.00	4	16	80
		12.00 x 16.00	192.00	1	192.00	4	4	20
		13.00 x 20.00	260.00	4	1040.00	4	16	80
		OOO	50-150	6	750.94	2	12	60
		OOO	150-300	9	1685.337	4	36	180
		TOTAL		64	10276.277		186	930
5	F	OOO	50-150	7	551.63	2	14	70
		OOO	150-300	2	303.00	4	8	40
		TOTAL		9	854.63		22	110
		GRAND TOTAL		360	76597.82		1294	6470
6	Group Housing-I	105937.79	26.18	-		@250 units/ha	2648	13240
7	Group Housing-II	11715.37	2.89	-		@250 units/ha	290	1450
Total (A)							4235	21175
EWS & LIG Provision								
	II EWS						424	2120
	II LIG						424	2120
Total (B)							848	4240
					GRAND TOTAL		5083	25415
Density							630 PPH	

INTEGRATED TOWNSHIP REVISED LAYOUT PLAN AT DOONDAHERRA, GHAZIABAD

DRAWING TITLE: **REVISED LAYOUT PLAN FOR SUSHANT AQUAPOLIS (WITH SAJRA)**

NORTH N

SCALE	CHECKED BY
1:2000	
DATE	DEALT BY

OWNER SIGN.

TOWN PLANNER SIGN. | ARCHITECT SIGN.

Sandeep Kumar
Town Planner
AITP-072/06

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