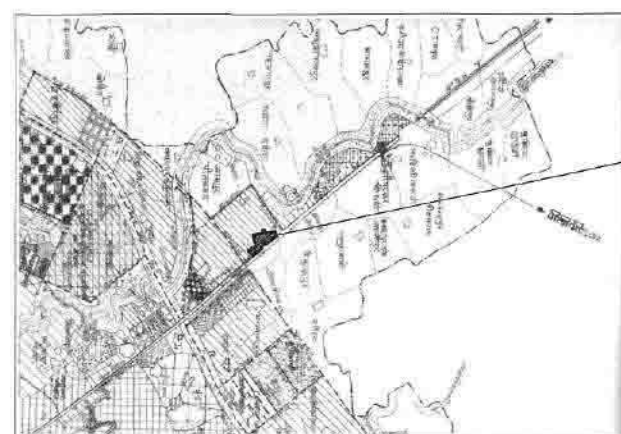


PART OF SAZRA PLAN OF VILLAGE DOHNA PRITAM RAI, BILWA & PEEPERIA (GHANGHORA)
(SCALE:- N.T.S)



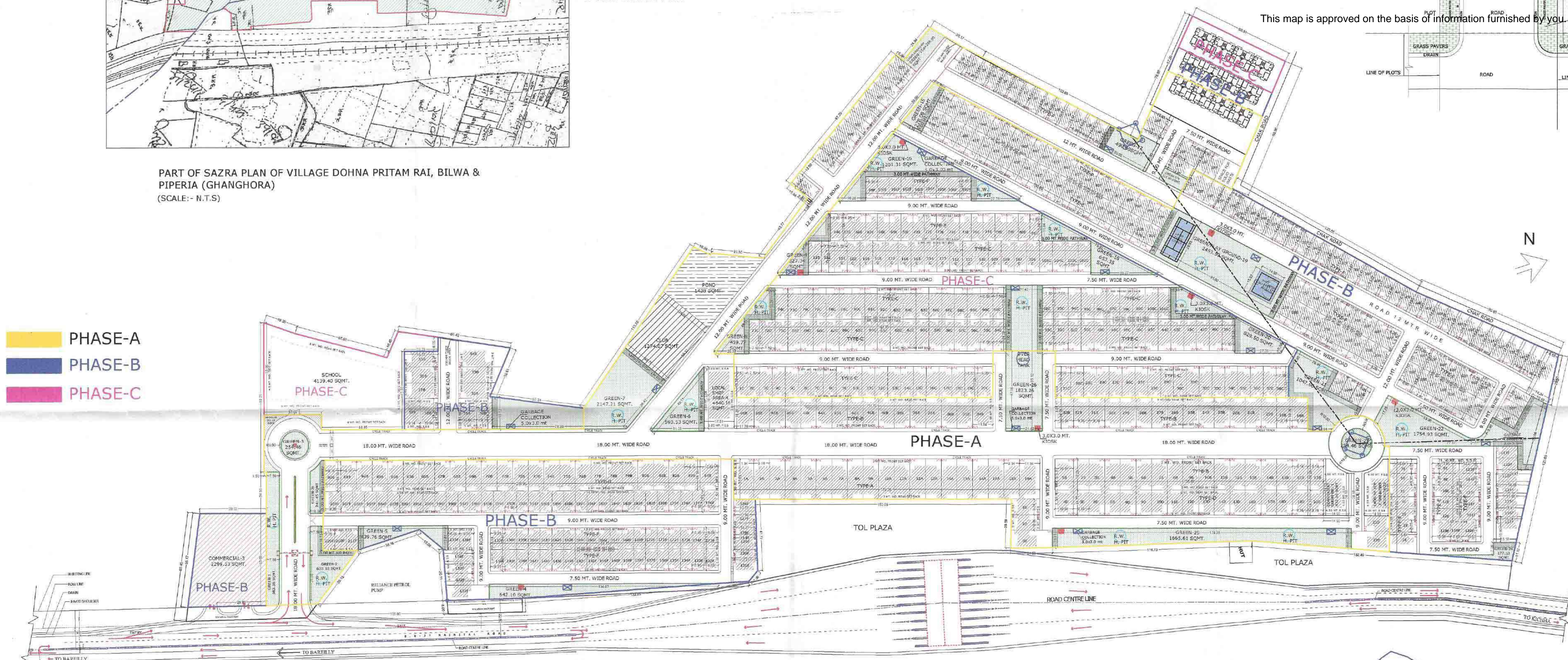
PART OF MASTER PLAN OF VILLAGE DOHNA PRITAM RAI, BILWA & PEEPERIA (GHANGHORA)
(SCALE:- N.T.S)

Examined By Ajay Kumar Garg (Junior Engineer), Ambarish Kumar Srivastav (Secretary), ASHEESH SHIVPURI (CTP), Avinash Chandra Arya (Junior Engineer), Mohan Lal (Executive Engineer), Ram Kumar Chaudhary (Asst Engineer)

Approval certificate issued separately is integral part of this approved plan

This map is approved on the basis of information furnished by you. If any information is found to be incorrect then this approval will stand as cancelled.

PHASE-A
PHASE-B
PHASE-C



LAYOUT PLAN
SCALE-1:1000

AREA UNDER PARKS,
GREEN, POND & OPEN PATHWAY

GREEN -1 = 583.38 SQ.MT.
GREEN -2 = 603.18 SQ.MT.
GREEN -2a = 241.45 SQ.MT.
GREEN -3 = 254.46 SQ.MT.
GREEN -3a = 151.13 SQ.MT.
GREEN -4 = 642.10 SQ.MT.
GREEN -5 = 439.76 SQ.MT.
GREEN -6 = 590.53 SQ.MT.
GREEN -7 = 2147.21 SQ.MT.
GREEN -8 = 459.77 SQ.MT.
GREEN -9 = 327.34 SQ.MT.
GREEN -15 = 278.08 SQ.MT.
GREEN -15a = 256.90 SQ.MT.
GREEN -16 = 1201.31 SQ.MT.
GREEN -17 = 490.69 SQ.MT.
GREEN -17a = 111.60 SQ.MT.
GREEN -18 = 653.35 SQ.MT.
GREEN -19 = 2453.59 SQ.MT.
GREEN -20 = 829.50 SQ.MT.
GREEN -21 = 1047.60 SQ.MT.
GREEN -22 = 1754.93 SQ.MT.
GREEN -23 = 254.46 SQ.MT.
GREEN -24 = 177.13 SQ.MT.
GREEN -25 = 1665.21 SQ.MT.
GREEN -26 = 1823.24 SQ.MT.
POND = 1438.00 SQ.MT.
TOTAL GREEN = 20875.90 SQ.MT.

POND FOR WATER RECHARGE AREA = 1438 SQMT
GARBAGE COLLECTION AREA 15 SQMT @ 1NO. FOR 500 PERSON
TOTAL REQ. GARBAGE COLLECTION AREA = 5515/500 = 11.03X15 = 165.45 SQMT
TOTAL PROVIDED GARBAGE COLLECTION AREA = 285 SQMT

TOTAL GROUND COVERAGE & F.A.R. AREA DETAILS

PLT. TYPE	PLT. SIZE (SQ.MT.)	PLT. AREA (SQ.MT.)	TOTAL NO. OF PLT.	COVERED COVERAGE PER UNIT (SQ.MT.)	TOTAL GROUND COVERAGE (SQ.MT.)	F.A.R. AREA (SQ.MT.)	NON F.A.R. AREA (SQ.MT.)	TOTAL F.A.R. AREA (SQ.MT.)	TOTAL AREA UNDER F.A.R. (SQ.MT.)
VILLA TYPE-A (DUPLICATE UNIT)	9.14x12.53	215.06	19	179.79 (83%)	2866.01	179.79 (1.71 F.A.R.)	25,799.19-109.01	210.62	2609.64
VILLA TYPE-B (DUPLICATE UNIT)	9.14x12.53	215.06	84	109.40 (51%)	9122.04	224.21 (1.34 F.A.R.)	23,449.81-108.75	180.76	2088.51
VILLA TYPE-C	7.50x12.53	117.99	123	89.11 (76%)	10962.33	159.82 (1.58 F.A.R.)	15,331.22-268.45	289.01	3181.34
VILLA TYPE-D	6.14x14.75	134.81	32	87.63 (65%)	1027.86	235.92 (1.75 F.A.R.)	21,282.22-479.15	519.24	5684.49
VILLA TYPE-E	6.14x14.75	134.81	81	70.52 (56%)	5712.12	189.87 (1.75 F.A.R.)	15,799.81-1278.99	1579.47	16838.46
VILLA TYPE-F	6.85x12.53	85.78	231	64.78 (75%)	15048.38	172.76 (2.00 F.A.R.)	11,903.21-2315.90	3645.26	3991.46
SCHOOL	4129.40	4129.40	1	1448.79 (35%)	1448.79	4967.28 (1.20 F.A.R.)	249.00	4967.28	5215.28
COMMERCIAL-1	432.26	432.26	1	239.36 (55%)	239.36	518.71 (1.20 F.A.R.)	39.00	518.71	578.71
COMMERCIAL-2	432.26	432.26	1	239.36 (55%)	239.36	518.71 (1.20 F.A.R.)	39.00	518.71	578.71
COMMERCIAL-3	432.26	432.26	1	239.36 (55%)	239.36	518.71 (1.20 F.A.R.)	39.00	518.71	578.71
COMMERCIAL-4	432.26	432.26	1	239.36 (55%)	239.36	518.71 (1.20 F.A.R.)	39.00	518.71	578.71
COMMERCIAL-5	432.26	432.26	1	239.36 (55%)	239.36	518.71 (1.20 F.A.R.)	39.00	518.71	578.71
CLUB	1274.02	1274.02	1	509.63 (40%)	509.63	1911.10 (1.50 F.A.R.)	46.23	1911.10	1957.33
SW & LG	3527.40	3527.40	1	1768.70 (50%)	1768.70	7074.80 (2.00 F.A.R.)	3685.70	7074.80	9753.50
TOTAL			559		49710.77		13895.01	13284.87	14609.91



PROJECT:-
REVISED RESIDENTIAL LAYOUT PLAN FOR THE T-1 BELONGING TO BANYAN INFRACON PVT. LTD. THROUGH ITS MANAGER SHREE SANJEEV MOHA BL-14, SECOND FLOOR, ANANAD VIHAR, JAIL ROAD HARI NAGAR, NEW DELHI.
2. WELCOME INFRA DEVELOPERS PVT. LTD THROUGH ITS DIRECTOR SHREE SANJEEV MOHA BL-14, SECOND FLOOR, ANANAD VIHAR, JAIL ROAD HARI NAGAR, NEW DELHI.
3. WELCOME INFRA DEVELOPERS PVT. LTD THROUGH ITS DIRECTOR SHREE SANJEEV MOHA BL-14, SECOND FLOOR, ANANAD VIHAR, JAIL ROAD HARI NAGAR, NEW DELHI.
4. WELCOME INFRA DEVELOPERS PVT. LTD THROUGH ITS DIRECTOR SHREE SANJEEV MOHA BL-14, SECOND FLOOR, ANANAD VIHAR, JAIL ROAD HARI NAGAR, NEW DELHI.
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8. WELCOME INFRA DEVELOPERS PVT. LTD THROUGH ITS DIRECTOR SHREE SANJEEV MOHA BL-14, SECOND FLOOR, ANANAD VIHAR, JAIL ROAD HARI NAGAR, NEW DELHI.

Approved On 24 May 2019
Valid Till 23 May 2024

Approved By Divya Mittal (Vice Chairman)

Approval certificate issued separately is integral part of this approved plan

This map is approved on the basis of information furnished by you. If any information is found to be incorrect then this approval will stand as cancelled.

AT KHASRA NOS. 4769, 4770, 5019, 502, 503P, 504, 505, 506, 507, 509, 512P & 513P OF VILLAGE BILWA AT KHASRA NOS. PART OF 438, PART OF 439, 440 & 441 OF VILLAGE DOHNA PRITAM RAI AT KHASRA NO. - 895 OF VILLAGE PEEPERIA (GHANGHORA)

NOTE:-
1. ALL RAIN WATER SHALL SLOPE TOWARDS GROUND WATER RECHARGE PITS.
2. ALL THE PLOTS OTHER THAN THE TYPICAL PLANS SHALL BE CONSTRUCTED AS/ BLDG. BYE LAWS.
3. THE AREA OF UNEQUAL SIZE PLOTS OF HAVE BEEN TAKEN BY POLYLINE.
4. THE DIMENSION OF TRAPEZIUM SHAPED PLOTS HAVE BEEN TAKEN OF THE CENTER.
5. TRAPEZIUM SHAPED PLOTS AREA CALCULATED BY POLYLINE.

1. AREA UNDER SCHOOL = 1,41128.27 sqmt.
2. AREA UNDER ROAD WIDENING = 945.79 sqmt.
3. NET SITE AREA AFTER R/W = 1,43184.48 sqmt.
4. AREA UNDER CBSCE SCHOOL = 4,135.40 sqmt.
5. AREA LEFT AFTER SCHOOL = 1,39,045.08 sqmt.
6. AREA UNDER PARKS, GREENS, WATER RECHARGES & CRENS = 20,857.90 sqmt. 15.00 % OF (5)
7. AREA UNDER EWS & LG = 3,537.40 sqmt. 2.54 % OF (5)
8. AREA UNDER PLOTTED DEVELOPMENT = 68,319.39 sqmt. 49.15 % OF (5)
9. AREA UNDER COMMERCIAL 1, 2, 3 & 4 (KIOSK 147X31M=4.5 SQMTX NO. = 1.00 SQMT) = 3885.21 sqmt. 2.80 % OF (5)
10. AREA UNDER CLUB = 1,274.02 sqmt. 0.92 % OF (5)
11. AREA UNDER SOLID WASTE = 159.85 sqmt.
12. AREA UNDER ROAD = 41011.25 sqmt.

UNITS CALCULATION FOR EWS & LG
1. TYPE-A 215.06 (8.00X12.53) 19 190.19 Nos.
2. TYPE-B 215.06 (8.00X12.53) 84 84.00 Nos.
3. TYPE-C 117.99 (7.50X12.53) 123 123.00 Nos.
4. TYPE-D 134.81 (6.14X14.75) 32 32.00 Nos.
5. TYPE-E 134.81 (6.14X14.75) 81 81.00 Nos.
6. TYPE-F 85.78 (6.85X12.53) 231 231.00 Nos.
TOTAL NO. OF PLOTTED RESIDENTIAL UNIT = 922 Nos.
TOTAL NO. OF POPULATION (unitsx5=977x5) = 4885 Nos.

10% LG = 97.7 SAY 98 UNIT @ 36 SQMT./UNIT = 3528 SQMT.
10% EWS = 97.7 SAY 98 UNIT @ 20 SQMT./UNIT = 1960 SQMT.
TOTAL UNITS COVERED AREA REQUIRED FOR EWS & LG = 5488 SQMT.

REQUIRED COMMON AREA (STAIRCASE/LOBBY) 1 COMMON AREA = 4 UNITS (ONE BLOCK)
NO OF COMMON AREA FOR 196 UNITS 196/4=49 BLOCKS (COMMON AREA OF BLOCKS)
AREA REQUIRED FOR 1 COMMON AREA (STAIRCASE) BLOCK=10 SQMT
TOTAL AREA REQUIRED FOR 49 COMMON AREA BLOCKS=10x49=490 SQMT
TOTAL F.A.R AREA (UNITS AREA+COMMON AREA)=5488+490=5978 SQMT
TAKING FAR = 2.0
REQUIRED PLOT AREA FOR EWS & LG = 5488/2 = 2744 SQMT.
PROVIDED PLOT FOR LG & EWS = 3537.40 SQMT.

SHEET TITLE

LAYOUT SUB DRG

LEGEND

GARBAGE COLLECTION

KIOSK

SCALE

OWNERS SIGN

AS SHOWN

ARCHITECT

ANUPAM ARCHITECTS & INTERIOR DESIGNERS

B-340, RAJENDRA NAGAR, BAREILLY.

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