

AREA STATEMENT	
PROJECT DETAIL:	
Authority: Ghazabad Development Authority	Plot Use: Residential
AuthorityClass: Category A	Plot SubUse: Plotted Res development / Plotted Housing
AuthorityGrade: Development Authority (DA)	Development Plan: Zonal Development Plan
CaseTrack: Regular	Land Use Zone: Residential use Zone
Project Type: Layout Development	Land SubLine Zone: Residential Zone
Nature of Development: NEW	Layout Type: NA
Development Area: New Area	
SubDevelopment Area: Metro City Area	
Special Project: NA	
Site Address: District Ghazabad, Tehsil Ghazabad, Village NA	
AREA DETAILS:	Sq.Mts
1. Area of Plot As per record	
Document Area	7514.79
As per site condition	7514.79
Area of Plot Considered	7514.79
2. Deduction for	
a) Proposed roads	0.00
b) Open spaces	0.00
Total (a + b)	0.00
3. Net Area of plot (1 - 2) AREA OF PLOT	7514.79
Green and open space	754.23
Plot Area For Coverage	7514.79
Plot Area For FAR	7514.79
Perm. FAR Area (1.25)	9393.49
Total Perm. FAR area (1.25)	9393.49
4. Total Built up area permissible at:	
Permissible Coverage area (45.00 %)	3381.66
Proposed Coverage Area (%)	19.44
Total Prop. Coverage Area (%)	0.00
Balance coverage area (45.00 %)	3381.66
5. Proposed Built up	Proposed Area at
Total Area:	Existing Built up
Proposed FAR	Existing FAR
Total FAR Area:	0.00
Acres/Use Area Added in BuiltUp Area:	19.44
Total BuiltUp Area:	19.44
Proposed FAR consumed	0.00
6. Tenement Proposed At:	

Proposed Population Calculation									
Plot Name	Use	SubUse	Range	Nos.	Perm. Unit/Plot	Perm. Person/Unit	Total Person/Plot	Total	
04	Residential	Row House		2	2	10			
05	Residential	Row House		2	2	10			
06	Residential	Row House		2	2	10			
07	Residential	Row House		2	2	10			
08	Residential	Row House		2	2	10			
09	Residential	Row House		2	2	10			
10	Residential	Row House		2	2	10			
11	Residential	Row House		2	2	10			
12	Residential	Row House	above 20 upto 150sq.mt.	23	5	115	230		
13	Residential	Row House		2	2	10			
14	Residential	Row House		2	2	10			
15	Residential	Row House		2	2	10			
16	Residential	Row House		2	2	10			
17	Residential	Row House		2	2	10			
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19	Residential	Row House		2	2	10			
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95	Residential	Row House		2	2	10			
96	Residential	Row House		2	2	10			
97	Residential	Row House		2	2	10			
98	Residential	Row House		2	2	10			
99	Residential	Row House		2	2	10			
100	Residential	Row House		2	2	10			
Grand Total							310		

Number of EWS/LIG unit required				
Sl. No.	Plot Type	Nos. of Plot	No. of unit in one plot	Total Number of unit
1.	Single Dwelling Unit	27	1	27
Total :		27		27
Number of EWS/LIG unit required (10% LG)			3.00	0
Number of EWS/LIG unit required (10% EWS)			3.00	0
Total :		27		30

Tenements Density Check				
Net housing density 750/Hac.	No. Of Tenements		No. Of Persons	
	Regd	Perm	Regd	Perm
	113	62	564	310

Green and open space Area		
Name	Prop. Area	
10% MANDATORY GREEN AREA 751.47 Sq.M	885.45	

Tree Details (Table 3h)		
Plot	Name	Nos. Of Trees
	Regd	Prop
	-	40

Individual Amenity Check b)		
Name	Minimum Area	Prop
	Regd	Prop
	25.00	185.73
	-	1.00

Land use analysis/Area distribution (Table 2c)				
Area covered under	Proposed Area in sq. mt.	Percentage(%)		
Plotted Area	3812.24	50.73		
Road Area	2010.99	26.76		
Garbage Collection Center	15.00	0.20		
For informal Area	7.50	0.10		
Kiosk/Shop/Platform	185.73	2.47		
Sector Shopping	185.73	2.47		
Convenient Shops	185.73	2.47		
Club	373.03	4.96		
Public Open Space	754.23	10.04		
Excess Paved Area	131.22	1.75		
Other Area	43.51	0.58		
Total net layout	7514.79	100.00		

Individual Plot Area									
Plot No.	Abutting Road	Plot Area		Frontage		Coverage		FAR Area	
		Regd	Perm	Prop	Prop	Factor	Perm	Prop	Prop
01	12.00 M WIDE INTERNAL ROAD	40.00	-	127.63	3.50	8.15	0.00	0.00	- 0.00
02	12.00 M WIDE INTERNAL ROAD	40.00	-	126.96	3.50	8.15	0.00	0.00	- 0.00
03	12.00 M WIDE INTERNAL ROAD	40.00	-	126.24	3.50	8.15	0.00	0.00	- 0.00
04	12.00 M WIDE INTERNAL ROAD	40.00	-	125.53	3.50	8.15	0.00	0.00	- 0.00
05	12.00 M WIDE INTERNAL ROAD	40.00	-	124.83	3.50	8.15	0.00	0.00	- 0.00
06	12.00 M WIDE INTERNAL ROAD	40.00	-	124.12	3.50	8.15	0.00	0.00	- 0.00
07	12.00 M WIDE INTERNAL ROAD	40.00	-	123.41	3.50	8.15	0.00	0.00	- 0.00
08	12.00 M WIDE INTERNAL ROAD	40.00	-	122.70	3.50	8.15	0.00	0.00	- 0.00
09	12.00 M WIDE INTERNAL ROAD	40.00	-	146.42	3.50	9.15	0.00	0.00	- 0.00
10	12.00 M WIDE INTERNAL ROAD	40.00	-	141.91	3.50	8.79	0.00	0.00	- 0.00
11	12.00 M WIDE INTERNAL ROAD	40.00	-	141.91	3.50	8.79	0.00	0.00	- 0.00
12	12.00 M WIDE INTERNAL ROAD	40.00	-	141.91	3.50	8.79	0.00	0.00	- 0.00
13	12.00 M WIDE INTERNAL ROAD	40.00	-	141.91	3.50	8.79	0.00	0.00	- 0.00
14	12.00 M WIDE INTERNAL ROAD	40.00	-	148.58	3.50	25.35	0.00	0.00	- 0.00
15	12.00 M WIDE INTERNAL ROAD	40.00	-	214.50	3.50	30.97	0.00	0.00	- 0.00
16	9.00 M WIDE INTERNAL ROAD	40.00	-	180.04	3.50	8.58	0.00	0.00	- 0.00
17	9.00 M WIDE INTERNAL ROAD	40.00	-	153.75	3.50	8.58	0.00	0.00	- 0.00
18	9.00 M WIDE INTERNAL ROAD	40.00	-	188.01	3.50	27.62	0.00	0.00	- 0.00
19	7.50 M WIDE INTERNAL ROAD	40.00	-	148.70	3.50	9.95	0.00	0.00	- 0.00
20	7.50 M WIDE INTERNAL ROAD	40.00	-	130.69	3.50	8.36	0.00	0.00	- 0.00
21	7.50 M WIDE INTERNAL ROAD	40.00	-	133.40	3.50	8.36	0.00	0.00	- 0.00
22	7.50 M WIDE INTERNAL ROAD	40.00	-	134.04	3.50	8.36	0.00	0.00	- 0.00
23	7.50 M WIDE INTERNAL ROAD	40.00	-	135.49	3.50	8.36	0.00	0.00	- 0.00
24	7.50 M WIDE INTERNAL ROAD	40.00	-	135.22	3.50	8.36	0.00	0.00	- 0.00
25	7.50 M WIDE INTERNAL ROAD	40.00	-	135.96	3.50	8.36	0.00	0.00	- 0.00
26	7.50 M WIDE INTERNAL ROAD	40.00	-	137.52	3.50	8.36	0.00	0.00	- 0.00
27	7.50 M WIDE INTERNAL ROAD	40.00	-	137.82	3.50	8.36	0.00	0.00	- 0.00

OWNERS NAME AND SIGNATURE
PROJECT NAME: THE ESTATES OWNER AMIT KUMAR TYAGI,
chaudhrygroup@yahoo.com, 9664012312

ARCHENG'S NAME AND SIGN
PRASHANT CHAUHAN
CA2016/74270

Ghaziabad Development Authority

Building Plan Application Number
GDALD/23-24/0564
Sanctioned On
28 Dec 2024
Valid Till
25 Feb 2030
Approved By
Arvind Kumar (Chief Architect and Town Planner)
Examined By
Manoj kumar Gaur (Junior engineer)
Pawan Gupta (Assistant Engineer)
Arvind Kumar (Town Planner/ Executive engineer)
Arvind Kumar (Chief Architect and Town Planner)
Rajesh Kumar Singh (Secretary)
Atul Vats (Vice Chairman)

**Mortgage Land area Required For
Internal development work @ 20%
Of Saleable plotted Area**

**= 20% of (3812.24 +185.73 +181.24
+373.03)**

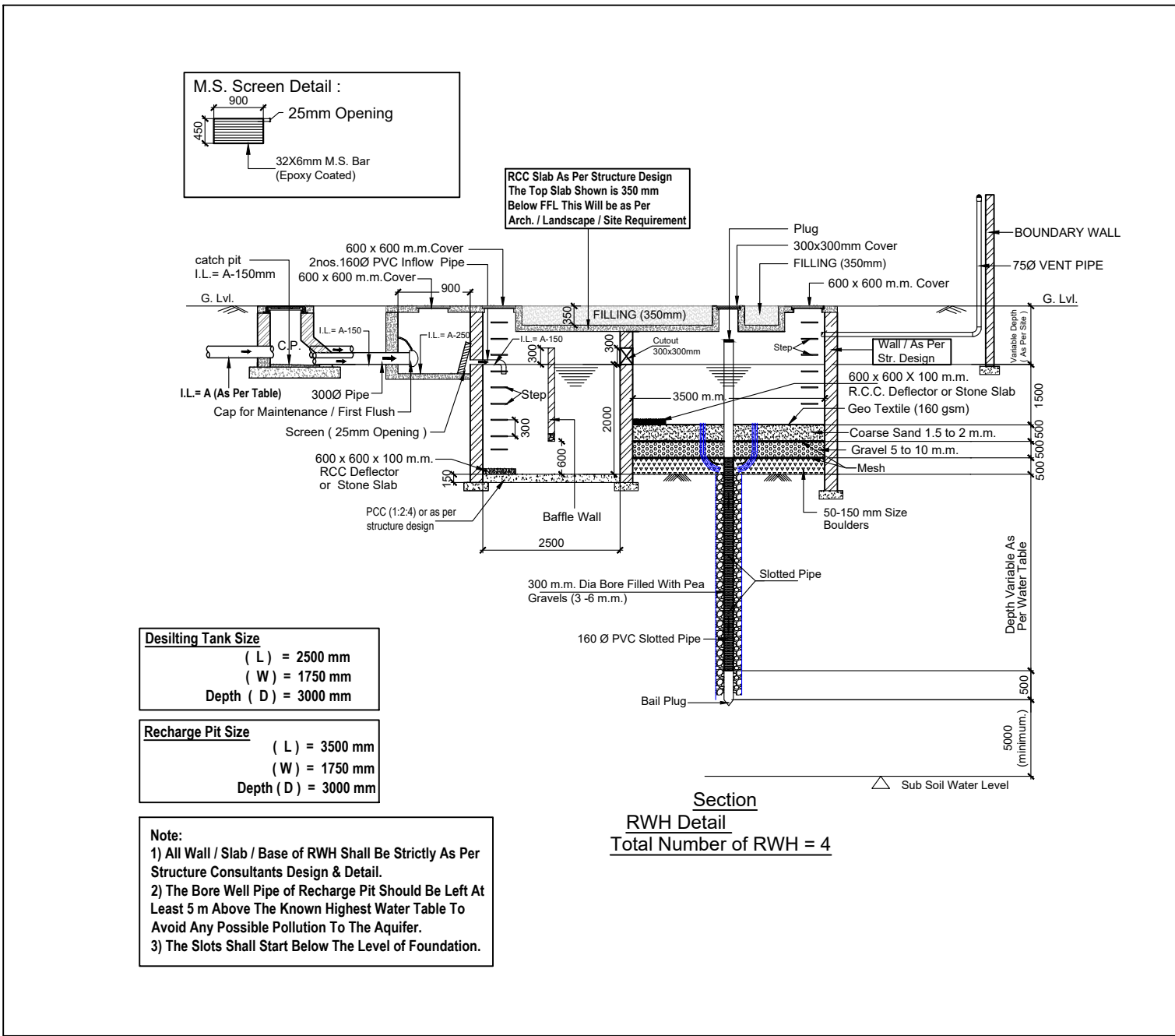
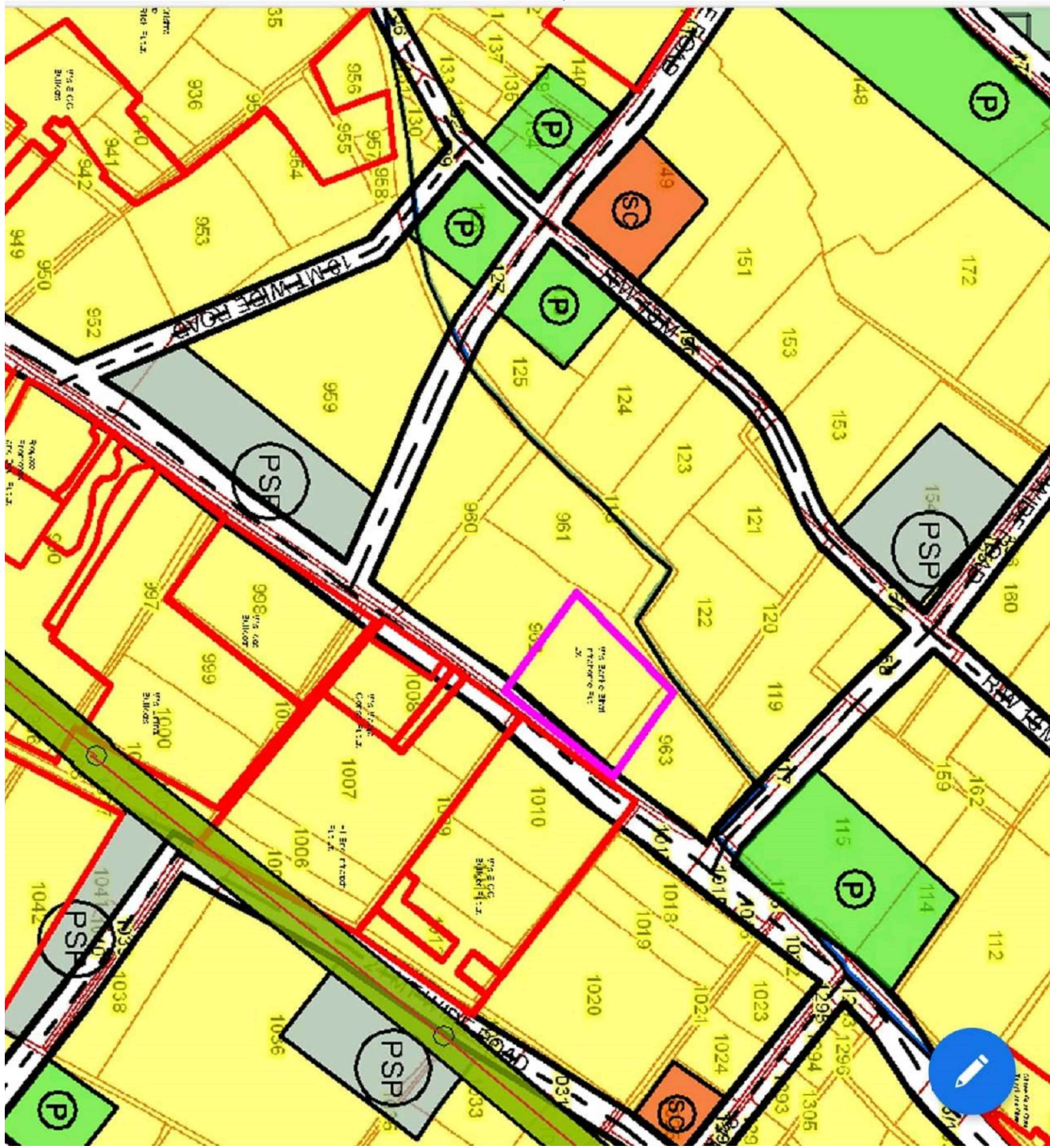
=20% of 4552.34

= 910.47 SQMT

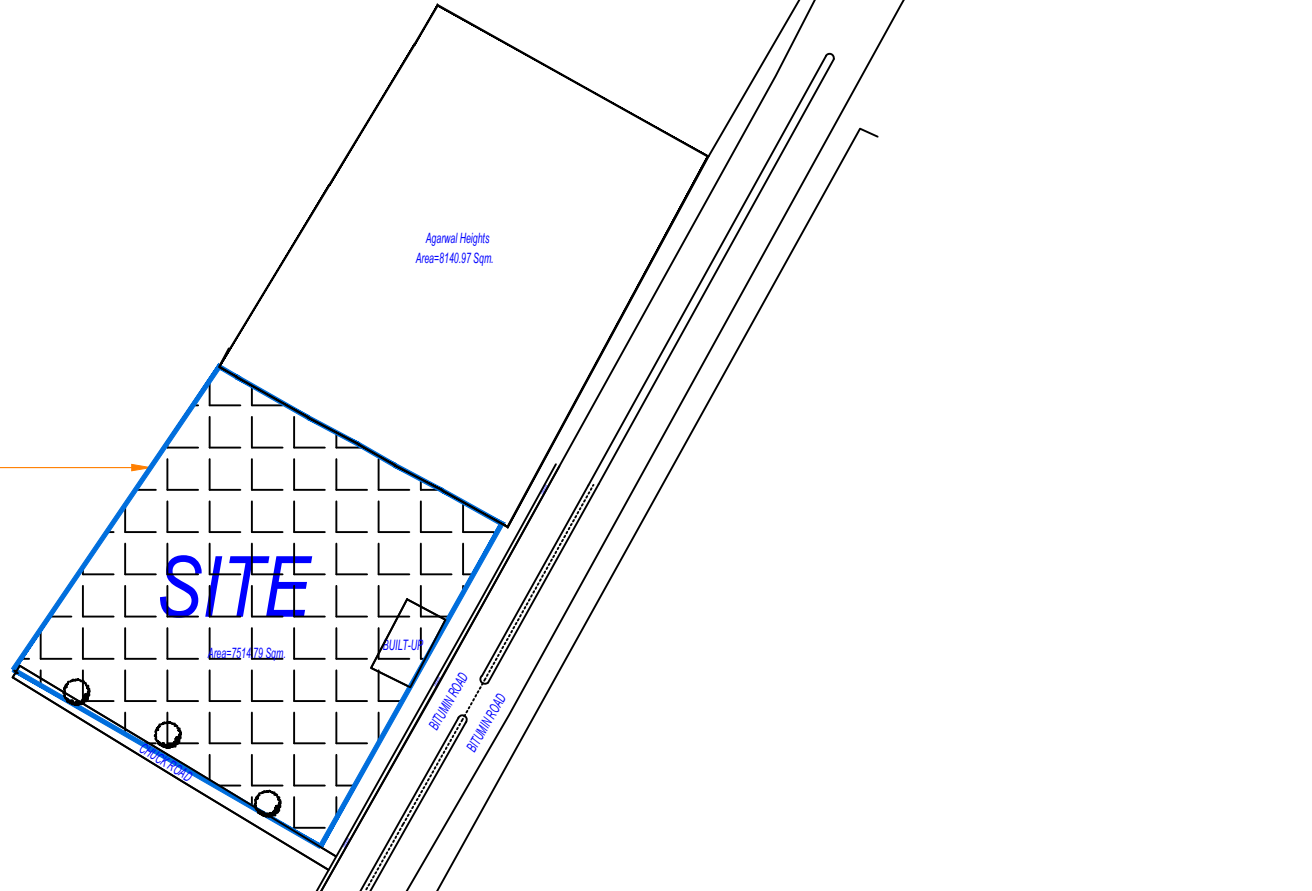
**DETAILS OF LAND TO BE
MORTGAGED ARE AS BELOW**

Plots Mortgage Details		
S.No	Plot No.	Area
1.	16	160.04
2.	17	153.75
3.	18	188.01
4.	19	148.70
5.	20	133.69
6.	21	133.40
Total area		917.59 Sq.M
Total Land Mortgage For IDC		917.59 SQ.M

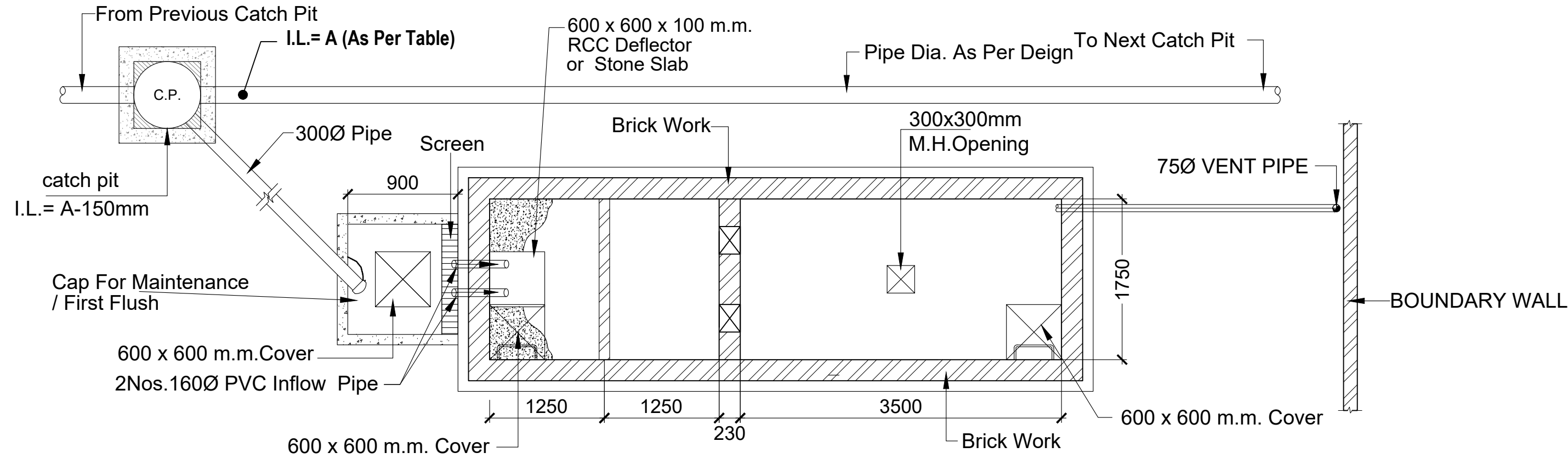
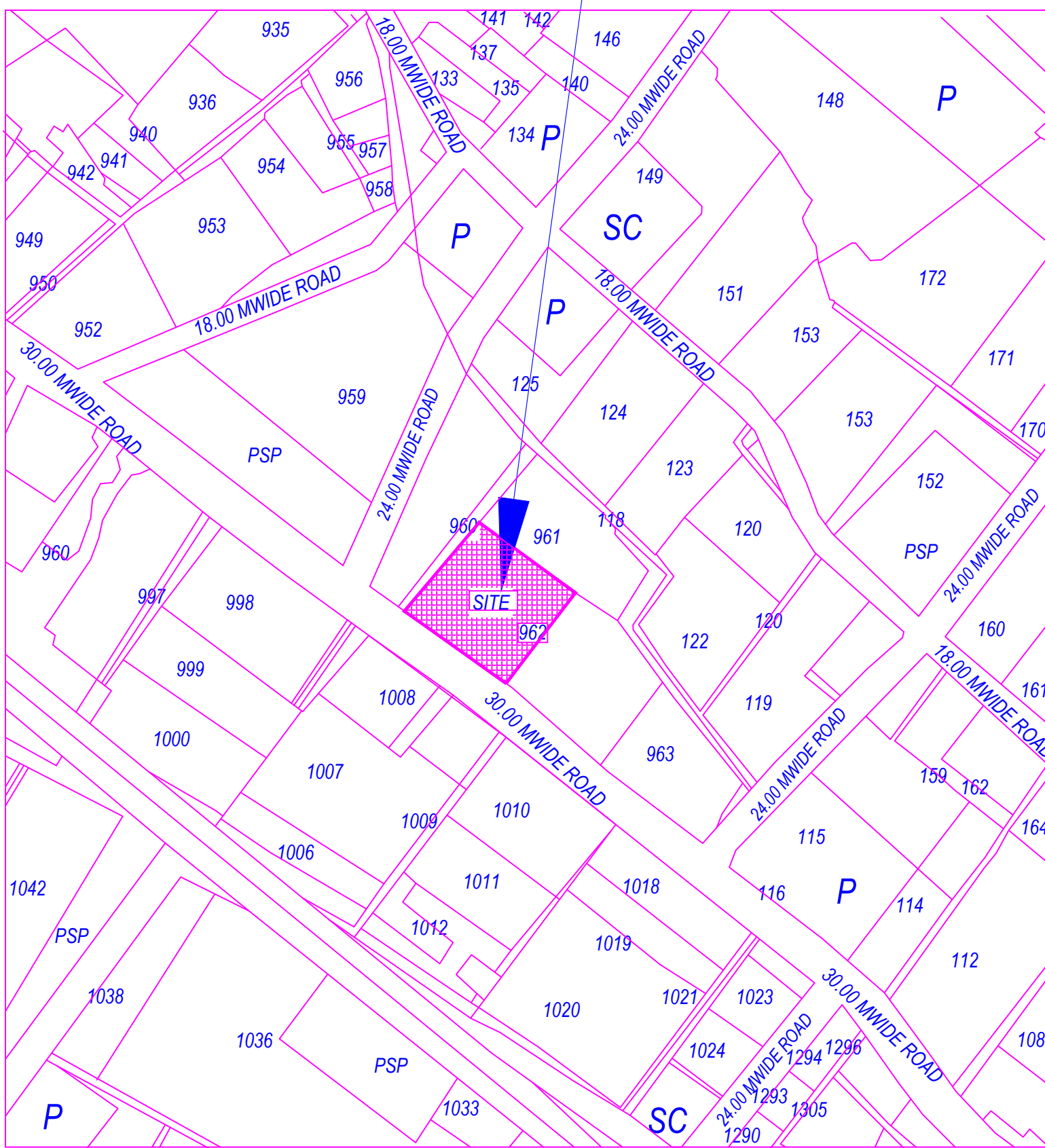
PROPOSED
SITE KHASRA NO.962



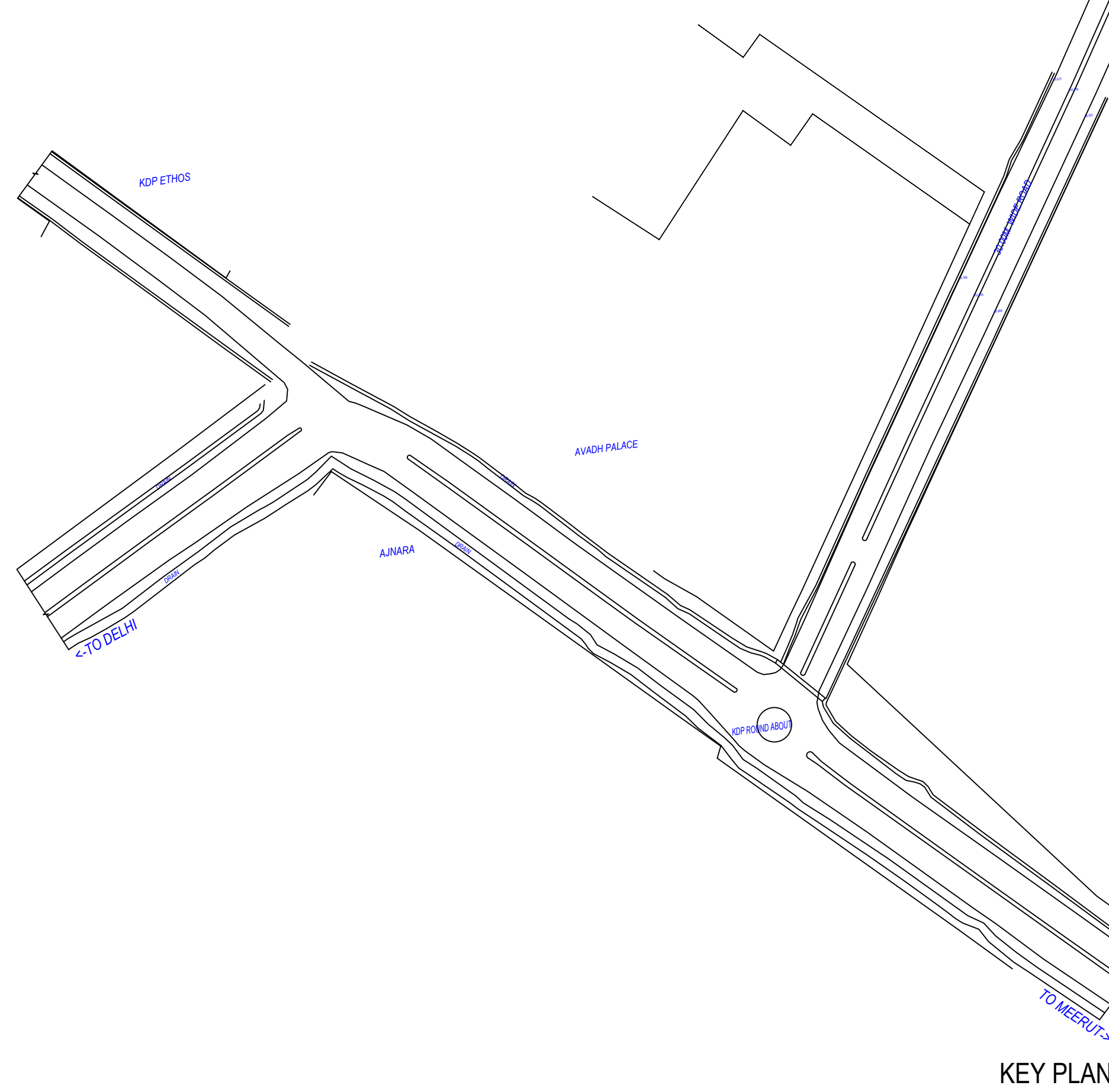
PROPOSED SITE



PROPOSED
SITE KHASRA NO.962



Plan
Desilting Chamber & Recharge Pit



Individual Plot Setback									
Plot No.	Plot Area	Front	Side1	Side2	Rear	Coverage	FAR	Area	Prop.
01	12.00 M WIDE INTERNAL ROAD	2.00	-	-	-	2.00	-	0.00	0.00
02	12.00 M WIDE INTERNAL ROAD	2.00	-	-	-	2.00	-	0.00	0.00
03	12.00 M WIDE INTERNAL ROAD	2.00	-	-	-	2.00	-	0.00	0.00
04	12.00 M WIDE INTERNAL ROAD	2.00	-	-	-	2.00	-	0.00	0.00
05	12.00 M WIDE INTERNAL ROAD	2.00	-	-	-	2.00	-	0.00	0.00
06	12.00 M WIDE INTERNAL ROAD	2.00	-	-	-	2.00	-	0.00	0.00
07	12.00 M WIDE INTERNAL ROAD	2.00	-	-	-	2.00	-	0.00	0.00
08	12.00 M WIDE INTERNAL ROAD	2.00	-	-	-	2.00	-	0.00	0.00
09	12.00 M WIDE INTERNAL ROAD	2.00	-	-	-	2.00	-	0.00	0.00
10	12.00 M WIDE INTERNAL ROAD	2.00	-	-	-	2.00	-	0.00	0.00
11	12.00 M WIDE INTERNAL ROAD	2.00	-	-	-	2.00	-	0.00	0.00
12	12.00 M WIDE INTERNAL ROAD	2.00	-	-	-	2.00	-	0.00	0.00
13	12.00 M WIDE INTERNAL ROAD	2.00	-	-	-	2.00	-	0.00	0.00
14	12.00 M WIDE INTERNAL ROAD	2.00	-	-	-	2.00	-	0.00	0.00
14	9.00 M WIDE INTERNAL ROAD	-	2.00	-	-	-	-	0.00	0.00
15	12.00 M WIDE INTERNAL ROAD	-	-	3.00	-	-	-	0.00	0.00
15	9.00 M WIDE INTERNAL ROAD	3.00	-	-	-	3.00	-	0.00	0.00
16	9.00 M WIDE INTERNAL ROAD	3.00	-	-	-	3.00	-	0.00	0.00
17	9.00 M WIDE INTERNAL ROAD	3.00	-	-	-	3.00	-	0.00	0.00
18	7.50 M WIDE INTERNAL ROAD	-	3.00	-	-	-	-	0.00	0.00
18	9.00 M WIDE INTERNAL ROAD	3.00	-	-	-	3.00	-	0.00	0.00
19	7.50 M WIDE INTERNAL ROAD	2.00	-	-	-	2.00	-	0.00	0.00
20	7.50 M WIDE INTERNAL ROAD	2.00	-	-	-	2.00	-	0.00	0.00
21	7.50 M WIDE INTERNAL ROAD	2.00	-	-	-	2.00	-	0.00	0.00
22	7.50 M WIDE INTERNAL ROAD	2.00	-	-	-	2.00	-	0.00	0.00
23	7.50 M WIDE INTERNAL ROAD	2.00	-	-	-	2.00	-	0.00	0.00
24	7.50 M WIDE INTERNAL ROAD	2.00	-	-	-	2.00	-	0.00	0.00
25	7.50 M WIDE INTERNAL ROAD	2.00	-	-	-	2.00	-	0.00	0.00
26	7.50 M WIDE INTERNAL ROAD	2.00	-	-	-	2.00	-	0.00	0.00
27	7.50 M WIDE INTERNAL ROAD	2.00	-	-	-	2.00	-	0.00	0.00

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.

Total Plot Area: -	7514.79	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	19.41

OWNER'S NAME AND SIGNATURE

PROJECT NAME: THE ESTATES OWNER AMIT KUMAR TYAGI, chaudhrygroup@gmail.com, 9654012312

ARCHITECT'S NAME AND SIGNATURE

PRASHANT CHAUHAN
CA2016/74270

QR Code

Ghaziabad Development Authority

Building Plan Application Number

GDA/LD/23-24/0564

Sanctioned On

28 Dec 2024

Valid Till

25 Feb 2030

Approved By

Arvind Kumar (Chief Architect and Town Planner)

Examined By

Manoj kumar Gaur (Junior engineer)

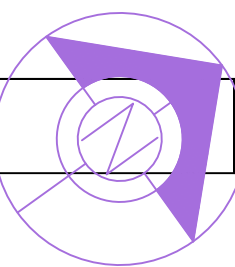
Pawan Gupta (Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)

Arvind Kumar (Chief Architect and Town Planner)

Rajesh Kumar Singh (Secretary)

Atul Vats (Vice Chairman)



POPULATION DENSITY CALCULATION

PERMISSIBLE DENSITY = 750 PERSONS PER HECTARE

= 750 PERSONS X LAND AREA

= 750 X .7514

PERMISSIBLE DENSITY = 563 PERSONS

PROPOSED DENSITY = 135 PERSONS

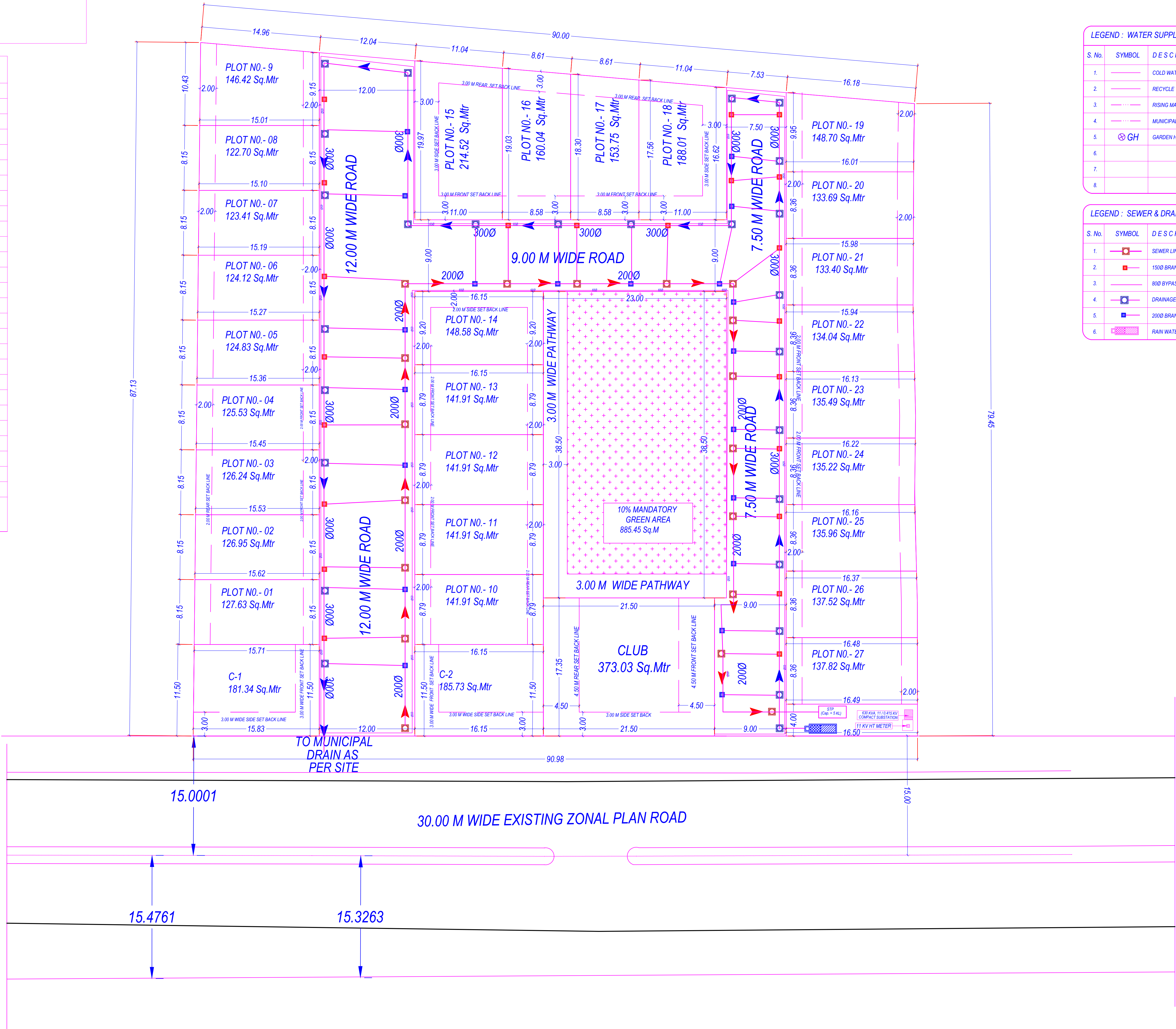
PLOT NO.	PLOT AREA IN SQ.MT.	NO.OF PERMISSIBLE D.U.	PROPOSED D.U.	NO OF PEOPLE PER UNIT
1.	127.63	1	1	5
2.	126.95	1	1	5
3.	126.24	1	1	5
4.	125.53	1	1	5
5.	124.83	1	1	5
6.	124.12	1	1	5
7.	123.41	1	1	5
8.	122.70	1	1	5
9.	146.42	1	1	5
10.	141.91	1	1	5
11.	141.91	1	1	5
12.	141.91	1	1	5
13.	141.91	1	1	5
14.	148.58	1	1	5
15.	214.52	1	1	5
16.	160.04	1	1	5
17.	153.75	1	1	5
18.	188.01	1	1	5
19.	148.70	1	1	5
20.	133.69	1	1	5
21.	133.40	1	1	5
22.	134.04	1	1	5
23.	135.49	1	1	5
24.	135.22	1	1	5
25.	135.96	1	1	5
26.	137.52	1	1	5
27.	137.82	1	1	5
TOTAL	3812.24	27	27	135

COMMERCIAL CALCULATION

PERMISSIBLE COMMERCIAL @5% OF LAND AREA = 5% OF 7514.78
= 5 X 7514.78 / 100
= 375.73 SQMT.

PROPOSED COMMERCIAL		
S.No	Plot No.	Area
1.	C-1	181.34 Sq.Mtr
2.	C-2	185.73 Sq.Mtr
	TOTAL	367.07 Sq.Mtr

CLUB AREA = 373.03 Sq.Mtr



LEGEND : WATER SUPPLY

S. No.	SYMBOL	DESCRIPTION
1.	—	COLD WATER SUPPLY LINE
2.	—	RECYCLE WATER SUPPLY LINE
3.	—	RIISING MAINS FROM TUBEWELL (RWD)
4.	—	MUNICIPAL WATER SUPPLY LINE (RWD)
5.	⊗ GH	GARDEN HYDRANT
6.		
7.		
8.		

LEGEND : SEWER & DRAIN

S. No.	SYMBOL	DESCRIPTION
1.	—	SEWER LINE
2.	—	1500 BRANCH SEWERAGE CONNECTION
3.	—	800 BYPASS SEWER LINE
4.	—	DRAINAGE LINE
5.	—	2000 BRANCH DRAIN CONNECTION
6.	—	RAIN WATER HARVESTING PIT

OWNER'S NAME AND SIGNATURE

PROJECT NAME: THE ESTATES OWNER: AMIT KUMAR TYAGI,
chaudhrygroup@yahoo.com, 9654012312

ARCHITECT'S NAME AND SIGNATURE

PRASHANT CHAUHAN
CA/2016/74270

ENGINEER

Ghaziabad Development Authority



Building Plan Application Number

GDA/LD/23-24/0564

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Approved By

Arvind Kumar (Chief Architect and Town Planner)

Examined By

Manoj kumar Gaur (Junior engineer)

Pawan Gupta (Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)

Arvind Kumar (Chief Architect and Town Planner)

Rajesh Kumar Singh (Secretary)

Atul Vats (Vice Chairman)