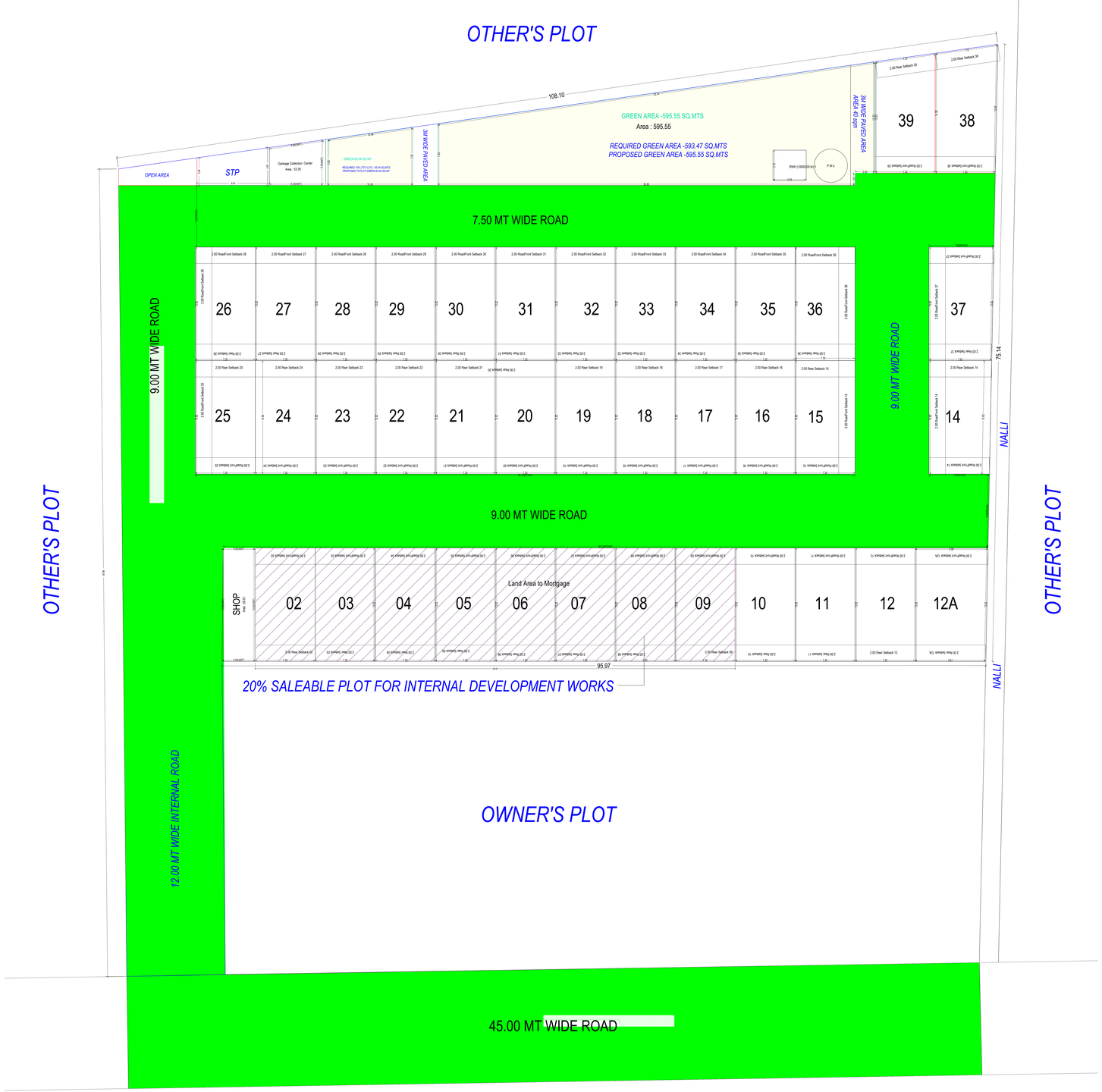
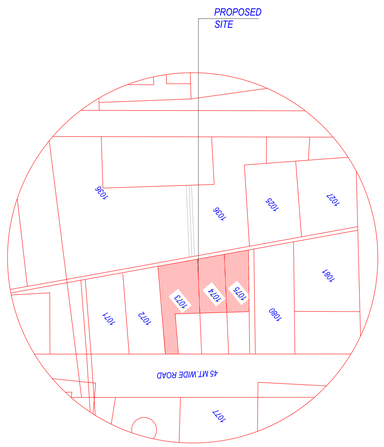
Project Title :PROPOSED RESIDENTIAL PROJECT FOR M/S MNG REALTECH LLP FOR KHASRA NO 1073M,1074M,1075 FOR CONSORTIUM MR. SANJEEV KUMAR AT VILLAGE NOORNAGAR GHAZIABAD(UP)



SITE PLAN
(Scale - 1:100)



KEY PLAN

Individual Plot Setback

Plot No.	Pavm.Bldg	Abutting Road	Front		Side1		Side2		Rear		Coverage	FSI Area	
			Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	Prop	Prop	Prop
12A		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
02		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
03		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
04		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
05		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
06		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
07		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
08		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
09		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
10		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
11		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
12		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
14		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
15		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
16		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
17		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
18		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
19		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
20		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
21		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
22		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
23		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
24		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
25		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
25		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	-	-	0.00	0.00	
26		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	-	-	0.00	0.00	
26		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
27		7.50 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
28		7.50 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
29		7.50 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
30		7.50 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
31		7.50 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
32		7.50 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
33		7.50 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
34		7.50 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
35		7.50 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
36		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
36		7.50 MT WIDE ROAD	2.00	-	-	-	-	-	-	-	0.00	0.00	
37		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
38		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	
39		9.00 MT WIDE ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00	

Individual Plot Area

Plot No.	Abutting Road	Plot Area			Frontage			Coverage			FSI Area		
		Reqd	Perm.	Prop	Reqd	Prop	Factor	Perm	Prop	Prop	Perm	Prop
12A	9.00 MT WIDE ROAD	40.00	-	120.87	3.50	8.68	0.00	0.00	0.00	-	0.00	
02	9.00 MT WIDE ROAD	40.00	-	100.87	3.50	7.30	0.00	0.00	0.00	-	0.00	
03	9.00 MT WIDE ROAD	40.00	-	100.87	3.50	7.30	0.00	0.00	0.00	-	0.00	
04	9.00 MT WIDE ROAD	40.00	-	100.87	3.50	7.30	0.00	0.00	0.00	-	0.00	
05	9.00 MT WIDE ROAD	40.00	-	100.87	3.50	7.30	0.00	0.00	0.00	-	0.00	
06	9.00 MT WIDE ROAD	40.00	-	100.87	3.50	7.30	0.00	0.00	0.00	-	0.00	
07	9.00 MT WIDE ROAD	40.00	-	100.87	3.50	7.30	0.00	0.00	0.00	-	0.00	
08	9.00 MT WIDE ROAD	40.00	-	100.87	3.50	7.30	0.00	0.00	0.00	-	0.00	
09	9.00 MT WIDE ROAD	40.00	-	100.87	3.50	7.30	0.00	0.00	0.00	-	0.00	
10	9.00 MT WIDE ROAD	40.00	-	100.87	3.50	7.30	0.00	0.00	0.00	-	0.00	
11	9.00 MT WIDE ROAD	40.00	-	100.87	3.50	7.30	0.00	0.00	0.00	-	0.00	
12	9.00 MT WIDE ROAD	40.00	-	100.87	3.50	7.30	0.00	0.00	0.00	-	0.00	
14	9.00 MT WIDE ROAD	40.00	-	103.55	3.50	7.30	0.00	0.00	0.00	-	0.00	
15	9.00 MT WIDE ROAD	40.00	-	100.89	3.50	7.30	0.00	0.00	0.00	-	0.00	
16	9.00 MT WIDE ROAD	40.00	-	100.89	3.50	7.30	0.00	0.00	0.00	-	0.00	
17	9.00 MT WIDE ROAD	40.00	-	100.89	3.50	7.30	0.00	0.00	0.00	-	0.00	
18	9.00 MT WIDE ROAD	40.00	-	100.89	3.50	7.30	0.00	0.00	0.00	-	0.00	
19	9.00 MT WIDE ROAD	40.00	-	100.89	3.50	7.30	0.00	0.00	0.00	-	0.00	
20	9.00 MT WIDE ROAD	40.00	-	100.89	3.50	7.30	0.00	0.00	0.00	-	0.00	
21	9.00 MT WIDE ROAD	40.00	-	100.89	3.50	7.30	0.00	0.00	0.00	-	0.00	
22	9.00 MT WIDE ROAD	40.00	-	100.89	3.50	7.30	0.00	0.00	0.00	-	0.00	
23	9.00 MT WIDE ROAD	40.00	-	100.89	3.50	7.30	0.00	0.00	0.00	-	0.00	
24	9.00 MT WIDE ROAD	40.00	-	100.89	3.50	7.30	0.00	0.00	0.00	-	0.00	
25	9.00 MT WIDE ROAD	40.00	-	100.88	3.50	7.30	0.00	0.00	0.00	-	0.00	
26	9.00 MT WIDE ROAD	40.00	-	100.88	3.50	13.82	0.00	0.00	0.00	-	0.00	
27	7.50 MT WIDE ROAD	40.00	-	100.89	3.50	7.30	0.00	0.00	0.00	-	0.00	
28	7.50 MT WIDE ROAD	40.00	-	100.89	3.50	7.30	0.00	0.00	0.00	-	0.00	
29	7.50 MT WIDE ROAD	40.00	-	100.89	3.50	7.30	0.00	0.00	0.00	-	0.00	
30	7.50 MT WIDE ROAD	40.00	-	100.89	3.50	7.30	0.00	0.00	0.00	-	0.00	
31	7.50 MT WIDE ROAD	40.00	-	100.89	3.50	7.30	0.00	0.00	0.00	-	0.00	
32	7.50 MT WIDE ROAD	40.00	-	100.89	3.50	7.30	0.00	0.00	0.00	-	0.00	
33	7.50 MT WIDE ROAD	40.00	-	100.89	3.50	7.30	0.00	0.00	0.00	-	0.00	
34	7.50 MT WIDE ROAD	40.00	-	100.89	3.50	7.30	0.00	0.00	0.00	-	0.00	
35	7.50 MT WIDE ROAD	40.00	-	100.89	3.50	7.30	0.00	0.00	0.00	-	0.00	
36	9.00 MT WIDE ROAD	40.00	-	100.89	3.50	7.30	0.00	0.00	0.00	-	0.00	
37	9.00 MT WIDE ROAD	40.00	-	107.28	3.50	7.30	0.00	0.00	0.00	-	0.00	
38	9.00 MT WIDE ROAD	40.00	-	112.91	3.50	7.32	0.00	0.00	0.00	-	0.00	
39	9.00 MT WIDE ROAD	40.00	-	102.66	3.50	7.30	0.00	0.00	0.00	-	0.00	

A	AREA STATEMENT	File No	CDA/2125/21/0842
		Download Date	28/08/2022
		Sheet	1
		Scale	1:100
		VERSION NO.: 1.0.78	
		VERSION DATE: 09/06/2022	
	PROJECT DETAIL		
	Authority: Ghaziabad Development Authority		Plot Use: Residential
	Authority/Class: Category A		Plot Sub Use: Plotted Resi development / Plotted Housing
	Authority/Grade: Development Authority (DA)		Development Plan: Master Plan
	Case Flow: Regular		Land Use Zone: Residential use Zone
	Project Type: Layout Development		Land Sub Use Zone: Residential Zone
	Nature of Development: NEW		Layout Type: NA
	Development Area: Undeveloped Area		
	SubDevelopment Area: Metro City Area		
	Special Project: NA		
	Site Address: District Ghaziabad,Tehsil Ghaziabad,Village NA		
	AREA DETAILS:		Sq.Mts.
1	Area of Plot As per record		-
	Document Area		6594.00
	As per site condition		6592.85
	Area of Plot Considered		6592.85
2	Deduction for		
	a)Proposed roads		0.00
	b)Any reservations		0.00
	Total(a + b)		0.00
3	Net Area of plot (1 - 2) AREA OF PLOT		6592.85
4	% of Green and open space (Reqd.)		659.29
	% of Green and open space (Prop)		661.49
	Balance area of Plot (1 - 4)		6592.85
	Plot Area For Coverage		6592.85
	Plot Area For FSI		6592.85
	Perm. FSI Area (-)		0.00
	Total Perm. FSI area		0.00
5	Total Built up area permissible at:		
	Permissible Coverage area (%)		0.00
	Proposed Coverage Area (%)		0.00
	Total Prop. Coverage Area (%)		0.00
	Balance coverage area (%)		0.00
-	Proposed Area at:		
-	Proposed Built up / Existing Built up	Proposed F.S.I / Existing F.S.I	
-	Total Area: 0.00 0.00	0.00 0.00	
	Total FSI Area		0.00
	Accessory Use Area Added in Built Up Area:		15.52
	Total Built Up Area		15.52
	Proposed F.S.I. consumed:		0.00
6	Tenement Statement		
4	Tenement Proposed At:		

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	3976.34	58.80
Road Area	1911.84	28.28
Garbage Collection Center	33.30	0.51
SHOP	56.01	0.85
Public Open Space	661.49	10.03
Other Area	93.87	1.42
Total net layout	6592.85	100.00

Tenements Density Check

Net housing density	No Of Tenements			No Of Persons		
	Reqd	Perm	Prop	Reqd	Perm	Prop
750/Hec.	-	99	76	-	495	380

Green and open space Area

Name	Prop. Area
GREEN-65.94 SQ.MT.	65.94
GREEN AREA -595.55 SQ.MTS.	595.55

Proposed Population Calculation

Plot Name	Use	SubUse	Range		Nos.	Perm. Unit/Plot	Perm. Person/Unit	Total Person/Plot	Total	Proposed Unit
37	Residential	Row House	above 90 upto 150sq.mt.	38	5	2		10	380.00	2
14	Residential	Row House				2		10		2
27	Residential	Row House				2		10		2
26	Residential	Row House				2		10		2
17	Residential	Row House				2		10		2
16	Residential	Row House				2		10		2
15	Residential	Row House				2		10		2
36	Residential	Row House				2		10		2
35	Residential	Row House				2		10		2
34	Residential	Row House				2		10		2
33	Residential	Row House				2		10		2
18	Residential	Row House				2		10		2
19	Residential	Row House				2		10		2
32	Residential	Row House				2		10		2
20	Residential	Row House				2		10		2
31	Residential	Row House				2		10		2
30	Residential	Row House				2		10		2
21	Residential	Row House				2		10		2
22	Residential	Row House				2		10		2
29	Residential	Row House				2		10		2
23	Residential	Row House				2		10		2
28	Residential	Row House				2		10		2
24	Residential	Row House				2		10		2
25	Residential	Row House				2		10		2
08	Residential	Row House				2		10		2
07	Residential	Row House				2		10		2
06	Residential	Row House				2		10		2
05	Residential	Row House				2		10		2
03	Residential	Row House				2		10		2
04	Residential	Row House				2		10		2
02	Residential	Row House				2		10		2
09	Residential	Row House				2		10		2
10	Residential	Row House				2		10		2
11	Residential	Row House				2		10		2
12	Residential	Row House				2		10		2
12A	Residential	Row House				2		10		2
38	Residential	Row House				2		10		2
39	Residential	Row House				2		10		2
Grand Total									380	

Individual Amenity Check b)

Name	Minimum Area		Minimum Count	
	Reqd	Prop	Reqd	Prop
Area for Sector Shopping	25.00	56.01	-	1.00

Color Notes

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD ALIGNMENT (ROAD WIDENING AREA)
FUTURE T.P.SCHEME DEDUCTION AREA
EXISTING (To be retained)
EXISTING (To be demolished)

20% SALEABLE PLOT FOR INTERNAL DEVELOPMENT WORKS

S.NO.	PLOT NO.	PLOT AREA
1	2	100.87
2	3	100.87
3	4	100.87
4	5	100.87
5	6	100.87
6	7	100.87
7	8	100.87
8	9	100.87
TOTAL AREA		**806.96**

OWNER'S NAME AND SIGNATURE

M/S MNG REAL TECH LLP FOR KHASRA NO 1073 1074 1075 FOR CONSORTIUM MR. SANJEEV KUMAR
+919891181g,+919@gmail.com,9810982113

ARCHITECT'S NAME AND SIGNATURE — ENGINEER

Abhishek Singh
CA/2017/300596
Ashoka Buildcon
Ashoka Buildcon
Ashoka Buildcon
Ashoka Buildcon
Ashoka Buildcon
Ashoka Buildcon

Ghaziabad Development Authority

Building Plan Application Number
GDA/LT/2021/0842

Download On
28 Aug 2022

Valid Till
16 Sep 2027

Approved By
Chandra Prakash Tripathi (Chief Architect and Town Planner)

Examined By
Nishant Rajpal (Junior engineer)
Rajeev Ranjan Shah (Town Planner Executive engineer)
Chandra Prakash Tripathi (Chief Architect and Town Planner)
Brijesh kumar (Secretary)
Rakesh Kumar Singh (Vice Chairman)

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.

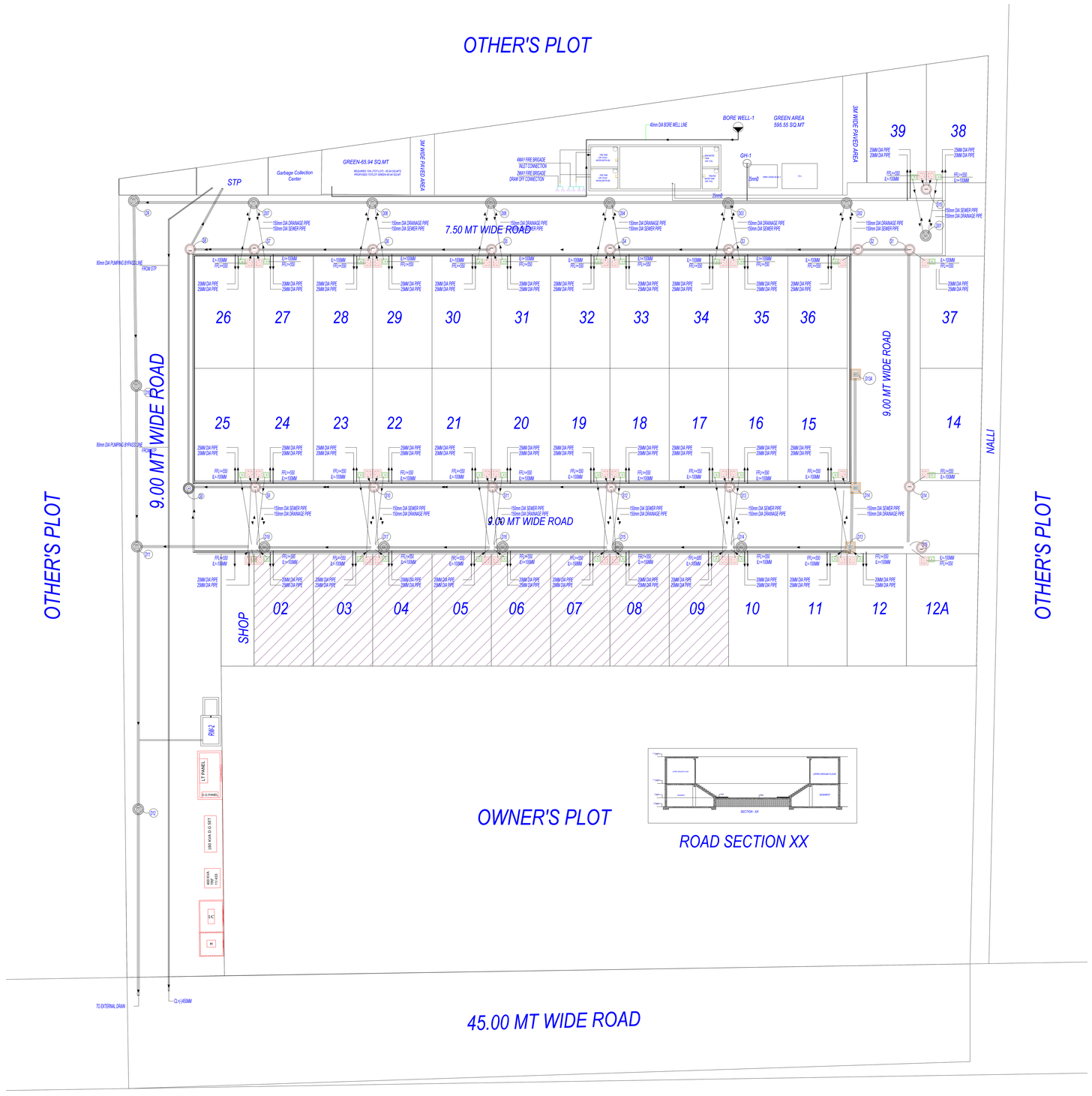
Total Plot Area -	6592.85	Total FAR Area -	0.00
Total Coverage Area -	0.00	Total BUA Area -	0.00

ISO_1LF_3dwxC_6AD_[1682.00_x_2378.00_MM]

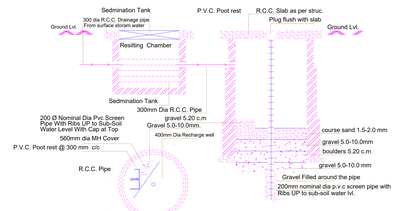
The correctness and accuracy of Proposal Information and drawing is a responsibility of PORDeveler. Accuracy of Society Report is subject to accuracy of end-user provided data. 3rd party software/hardware/services viz. SMPDF Ringcloud Ltd. is not liable for any damages which may arise from use or inability to use the Application. Tools printer's Tabular and Blue color are user inputs, which are not verified and not generated by society software.

Project Title :PROPOSED RESIDENTIAL PROJECT FOR M/S MNG REALTECH LLP FOR KHASRA NO 1073M,1074M,1075 FOR CONSORTIUM MR. SANJEEV KUMAR AT VILLAGE NOORNAGAR GHAZIABAD(UP)

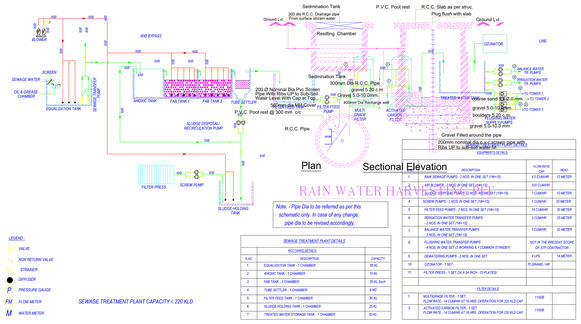
File No	GDA/ZJ/25-21/0842	Sheet	2
Submission Date	28.Aug.2022	Scale	1:100



ROAD SECTION XX



RAIN WATER HARVESTING PIT



RAIN WATER HARVESTING PIT

LEGEND :

- VALVE
- NON RETURN VALVE
- STRAINER
- DIFFUSER
- P PRESSURE GAUGE
- FM FLOW METER
- M WATER METER

Note - Pipe Dia to be referred as per this schematic only. In case of any change, pipe dia to be revised accordingly.

SEWAGE TREATMENT PLANT CAPACITY = 220 KLD

SEWAGE TREATMENT PLANT DETAILS

SEL DIMELSEIALL		
S.NO	DESCRIPTION	CAPACITY
1	EQUALIZATION TANK - 1 CHAMBER	30 KL
2	ANOXIC TANK - 1 CHAMBER	12 KL
3	FAB TANK - 2 CHAMBER	30 KL Each
4	TUBE SETTLER - 1 CHAMBER	8 KL
5	FILTER FEED TANK - 1 CHAMBER	30 KL
6	SLUDGE HOLDING TANK - 1 CHAMBER	20 KL
7	TREATED WATER STORAGE TANK - 1 CHAMBER	30 KL

1	RAW SEWAGE PUMPS - 2 NOS. IN ONE SET (1W+1S)	5.0 CUBAHP	13 METER
2	AIR BLOWER - 2 NOS. IN ONE SET (1W+1S)	200 CUBAHP	
3	SLUDGE DISPOSAL PUMPS / SLUDGE RECIRCULATION PUMPS - 2 NOS. IN ONE SET (1W+1S)	7.5 CUBAHP	15 METER
4	SCREW PUMPS - 2 NOS. IN ONE SET (1W+1S)	1 CUBAHP	20 METER
5	FILTER FEED PUMPS - 2 NOS. IN ONE SET (1W+1S)	10 CUBAHP	20 METER
6	IRRIGATION WATER TRANSFER PUMPS - 2 NOS. IN ONE SET (1W+1S)	2 CUBAHP	20 METER
7	BALANCE WATER TRANSFER PUMPS - 2 NOS. IN ONE SET (1W+1S)	7.5 CUBAHP	20 METER
8	FLUSHING WATER TRANSFER PUMPS - 2 NOS. IN ONE SET (1 WORKING & 1 COMMON STANDBY)	NOT IN THE PRESENT SCOPE OF SYP CONTRACTOR	
9	DEWATERING PUMPS - 2 NOS. IN ONE SET	4 LPS	14 METER
10	GEYSER FOR - 1 SET	15 LBAHAS / HR	
11	FILTER PRESS - 1 SET (24 X 24 INCH - 23 PLATES)		
	FILTER DETAILS		
1	SAND FILTERING FILTERS - 1 SET FLOW RATE - 19 CUBAHR AT 10 HRS OPERATION FOR 220 KLD CAP	11 KSQF	
2	ACTIVATED CARBON FILTER - 1 SET FLOW RATE - 19 CUBAHR AT 10 HRS OPERATION FOR 220 KLD CAP	11 KSQF	

Total Plot Area :-	6592.85
Total Coverage Area :-	0.00
Total FAR Area :-	0.00
Total BUA Area :-	0.00

OWNER'S NAME AND SIGNATURE

M/S MNG REAL TECH LLP FOR KHASRA NO 1073 1074 1075 FOR CONSORTIUM MR. SANJEEV KUMAR (Reg.27(b)@gmail.com,9810928111)

ARCHITECT'S NAME AND SIGNATURE

ENGINEER

Abhishek Singh
CA/2012/92809
Architect Abhishek Singh
Flat No. 102, Ground Floor
Gaur Saksham Apartment
Plot No. GH-01, Sector-16C
Greater Noida
Gautam Buddha Nagar
Uttar Pradesh 201306

Ghaziabad Development Authority

Building Plan Application Number

GDA/ZJ/25-21/0842

Sanctioned On

28 Aug 2022

Valid Till

16 Sep 2027

Approved By

Chandra Prakash Tripathi (Chief Architect and Town Planner)

Examined By

Nishant Rajpal (Junior engineer)

Rajeev Ranan Shah (Town Planner/ Executive engineer)

Chandra Prakash Tripathi (Chief Architect and Town Planner)

Brijesh kumar (Secretary)

Rakesh Kumar Singh (Vice Chairman)

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.

DCL_full_Sheet_4A2_[1682X0_x_2376.00_MM]

The correctness and accuracy of Prepared Information and drawing is a responsibility of PROforever. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data. 3rd party software/hardware/server etc. beyond Engineered Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Tools provided in Tabbar and Blue color are user inputs, which are not verified and not generated by scrutiny software.