Project Title :PROPOSED RESIDENTIAL PLOTTED LAYOUT (RAMPRASTHA AVENUE) ON KH. NO. - 335, 339, 340 m, 360 m, 361 m VILL- BHOWAPUR, TEHSIL- GHAZIABAD, DISTT- GHAZIABAD .OWNERS:- GAY PICTURES PVT LTD. , R HOMES PVT LTD. , KUNAL AHUJA, KAMLA VALLABHA DEVELOPERS PVT. LTD., DINESH KUMAR, JAIKISHAN, GYANENDRA,RAMPRASTHA REAL ESTATE PVT. LTD., RAMPRASTHA NXT PROJECTS PVT. LTD. DEVELOPERS:- R HOMES PVT LTD ADD:- 81, FIRST FLOOR, POORVI MARG, VASANT VIHAR, NEW DELHI - 110057

| | | | |
|---|---|---|---|
| File No | GDA/LD/D.21/0763 | Sheet | 1 |
| Examined Date | 25-Apr-2023 | Scale | 1:150 |
| | | Drawing No. | GDA/LD/D.21/0763 |

3.4.2 (I) व्यवसायिक / कार्यालय भवन (15 मीटर ऊँचाई तक अधिकतम चार मंजिल)

| भूखण्ड का क्षेत्रफल | सैट–बैक (मीटर) | | | |
|---|---|---|---|---|
| | अग्रभाग | पृष्ठ भाग | पार्श्व–1 | पार्श्व–2 |
| 200 तक | 3.0 | 3.0 | — | — |
| 201–500 तक | 4.5 | 3.0 | 3.0 | 3.0 |
| 500 से अधिक | 6.0 | 3.0 | 3.0 | 3.0 |

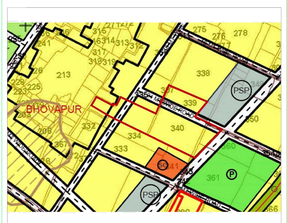
टिप्पणी: (I) व्यवसायिक भवनों में जिनका भू–आच्छादन 500 वर्ग मीटर तक है, में प्रकाश एवं संवातन की व्यवस्था सुनिश्चित होने पर पृष्ठ भाग व पार्श्व में सेट–बैक आवश्यक नहीं होगा, जबकि कोने के भूखण्ड में अग्रभाग के सेट–बैक के बराबर पार्श्व सेट–बैक अनिवार्य होगा। परन्तु निर्मित / विकसित क्षेत्र में पूर्व नियोजित ले–आउट प्लान्स में निर्धारित सेट–बैक्स ही लागू होंगे।

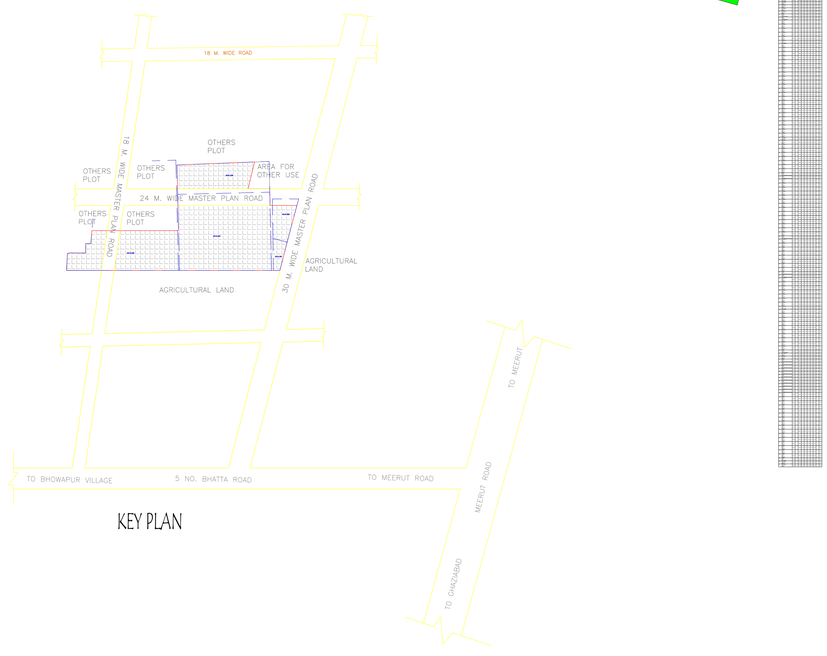
(II) 100 वर्ग मीटर तक क्षेत्रफल के व्यवसायिक एवं कार्यालय भूखण्डों में न्यूनतम फ्रन्ट सैट–बैक 1.5 मीटर होगा।

(III) 101 से 200 वर्ग मीटर तक के क्षेत्रफल के व्यवसायिक एवं कार्यालय भूखण्डों में न्यूनतम फ्रन्ट सैट–बैक 3.0 मीटर होगा।

(IV) भूखण्डीय विकास के अन्तर्गत सेक्टर / नेबरहुड / स्थानीय स्तर के शापिंग सेन्टर का नियोजन पंक्तिबद्ध दुकानों के रूप में किया जा सकता है, जिनमें अग्रभाग में अधिकतम 3 मीटर चौड़े आच्छादित गलियारे (आर्केड) का प्राविधान अनुमन्य होगा।

(Scale - 1:200)




KEY PLAN

| Area Details | | |
|---|---|---|
| AREA STATEMENT | | |
| PROJECT DETAIL | | |
| Authority: Ghaziabad Development Authority | | Plot Use: Residential |
| Inward_No: GDA/LD/D.21/0763 | | Project Type: Group Housing Plan development (Plotted development) |
| Outward_No: | | Nature of Site: Plot |
| Application Type: Development Authority (NA) | | Location: Within Municipal Corporation |
| Case Type: Regular | | Development Plan: Town Scale Development Plan |
| Project Type: Layout Development | | Land Use Zone: Residential use Zone |
| Project Area: Plotted Development | | Land Use Type: NA |
| Development Area: Ghaziabad Area | | |
| Site Classification: Urban Other Scale Area | | |
| Special Project: No | | |
| Site Location | | |
| District:Ghaziabad Tehsil:Ghaziabad Village:Bhowapur | | |
| AREA DETAILS | | SQ.MTR. |
| Total Plot area (As per record) | | |
| Deduction Area | | 2904.14 |
| As per site condition | | 2091.00 |
| Net Plot area (Site area) | | 25127.14 |
| Deduction For | | |
| GP/Proposed roads | | 4171.42 |
| Green area/Park area | | 1256.36 |
| Utility reservation | | 90.00 |
| Area not in Proposal | | 50.00 |
| Net Area | | 19559.36 |
| Net Area (Col.21 "C AREA OF PLOT" | | 25127.14 |
| Plot Area For Coverage | | 25127.14 |
| Max Coverage Area | | 10050.86 |
| Base FAR Allowed | | 2.00 |
| Total Permi. FAR area | | 3.00 |
| | Total Built up area permissible at | |
| Permissible Coverage area (%) | | 40.00 |
| Proposed Coverage Area (%) | | 13.00 |
| Total Prop. Coverage Area (%) | | 3.26 |
| Maximum coverage area (%) | | 40.00 |
| | Proposed Area at | |
| | Proposed G.F. Existing Built up | Proposed F.F. Existing F.F. |
| Total Area | 0.00 0.00 | 0.00 0.00 |
| Total Coverage Area | | 819.00 |
| Additional Area Made Available to Authority Area | | 146.25 |
| Total Built Up Area | | 146.25 |
| Number of Units Proposed | | 54 |
| Proposed Tenement | | |
| Tenement Proposed At | | |

Color Notes

COLOR INDEX
PLOT BOUNDARY
ROAD WIDTH
PROPOSED CONSTRUCTION
COMMON PLOT
PLOTS UNDER ROAD WIDENING AREA
PLOTS IN 12 M ZONE DEDUCTION AREA
EXISTING (To be retained)
EXISTING (To be demolished)

Tenements Density Check

| Net Income | No Of Tenements | | | | No Of Persons | | | |
|---|---|---|---|---|---|---|---|---|
| | Proposed | Total | Permi. | Total | Proposed | Total | Permi. | Total |
| 19559.36 | 54 | | 195 | | 1890 | | 2340 | |

Green and open space Area

| Name | Prop. Area |
|---|---|
| GREEN AREA | 1256.36 |
| GREEN AREA | 1256.36 |
| GREEN AREA | 341.37 |

Land use analysis/Area distribution (Table 3c)

| Area Usage Under Residential Use | Proposed Area in sq. mtr. | Percentage(%) |
|---|---|---|
| Plotted Area | 8475.75 | 43.32 |
| Road Area | 3604.75 | 18.42 |
| Garbage Collection Center | 10.07 | 0.05 |
| Electric Substation Center | 10.08 | 0.05 |
| For Informal Area | 7.55 | 0.03 |
| Anganwadi/Creches | 7.55 | 0.03 |
| Anganwadi/Creches | 7.55 | 0.03 |
| For Informal Area | 7.55 | 0.03 |
| Recreational/Amenities | | |
| Green Area | 1256.36 | 6.42 |
| Green Area | 1256.36 | 6.42 |
| Community | 320.00 | 1.63 |
| Public Open Space | 1256.36 | 6.42 |
| Sector Shopping | 620.57 | 3.17 |
| Total net focus | 20127.14 | 102.85 |

Individual Amenity Check (c)

| Name | Minimum Area | | Minimum Count | |
|---|---|---|---|---|
| | Total | Prop. | Total | Prop. |
| Converted Shops | 620.57 | 620.57 | | 1.00 |
| Sector Shopping | 620.00 | 620.57 | | 1.00 |
| For Informal Area | 20.00 | 20.00 | | 0.00 |
| Anganwadi/Creches | | | | |
| Garbage Collection Center | 30.00 | 30.00 | 2.00 | 2.00 |

Individual Plot Setback

| | Plot area | Abutting Road | Front | | Side1 | | Side2 | | Rear | | Coverage | FAR Area |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Requ | Prop | Requ | Prop | Requ | Prop | Requ | Prop | Prop | Prop |
| B1 | 150.00 | 18.00 M. WIDE MASTER PLAN ROAD | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B2 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B3 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B4 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B5 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B6 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B7 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B8 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B9 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B10 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B11 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B12 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B13 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B14 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B15 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B16 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B17 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B18 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B19 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B20 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B21 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B22 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B23 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B24 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B25 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B26 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B27 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B28 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B29 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B30 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B31 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B32 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B33 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B34 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B35 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B36 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B37 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B38 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B39 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B40 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B41 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B42 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B43 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B44 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B45 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B46 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B47 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B48 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B49 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B50 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B51 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B52 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B53 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B54 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B55 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B56 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B57 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B58 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B59 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B60 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B61 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B62 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| B63 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| C1 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| C2 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| C3 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| C4 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| C5 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| C6 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| C7 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| C8 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| C9 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| C10 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| C11 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| C12 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| C13 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| C14 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| C15 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| C16 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| C17 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| C18 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| C19 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| C20 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| C21 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| C22 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| C23 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| D1 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| D2 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| D3 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| D4 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| D5 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| D6 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| D7 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| D8 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| D9 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |
| D10 | 150.00 | 9.00 M. WIDE Internal Road | 3.00 | | - | - | - | - | 3.00 | 0.00 | 0.00 | 0.00 |

Proposed Population Calculation

| Plot Number | Use | Subuse | Range | Nos. | Num. Usefful | Pers. Persons/unit | Total Residential | Total |
|---|---|---|---|---|---|---|---|---|
| B1 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B2 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B3 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B4 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B5 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B6 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B7 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B8 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B9 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B10 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B11 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B12 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B13 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B14 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B15 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B16 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B17 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B18 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B19 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B20 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B21 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B22 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B23 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B24 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B25 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B26 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B27 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B28 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B29 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B30 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B31 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B32 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B33 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B34 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B35 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B36 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B37 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B38 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B39 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B40 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B41 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B42 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B43 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B44 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B45 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B46 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B47 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B48 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B49 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B50 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B51 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B52 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B53 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B54 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B55 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B56 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B57 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B58 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B59 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B60 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B61 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B62 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| B63 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| C1 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| C2 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| C3 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| C4 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| C5 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| C6 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| C7 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| C8 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| C9 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| C10 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| C11 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| C12 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| C13 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| C14 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| C15 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| C16 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| C17 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| C18 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| C19 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| C20 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| C21 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| C22 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| C23 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| D1 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| D2 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| D3 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| D4 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| D5 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| D6 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| D7 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| D8 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| D9 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| D10 | Residential | Row House | | 1 | 6 | | 6 | 6 |
| Grand Total | | | | | | | | 1260 |

| | |
|---|---|
| Total Plot Area - | 25127.14 |
| Total Coverage Area - | 0.00 |
| Total FAR Area - | 0.00 |
| Total BUA Area - | 0.00 |

OWNER'S NAME AND SIGNATURE
AMIT YADAV,vineyhada@gmail.com,+917210409391

ARCHITECT'S NAME AND SIGNATURE
ROHIT DABAS
CA/2007/67813
DABAS & ASSOCIATES
OFFICE NO. 2, 2ND FLOOR,
PLOT NO. 99, POCKET-7,
SECTOR-24, ROHINI,
DELHI-110085

ENGINEER

Ghaziabad Development Authority

Building Plan Application Number
GDA/LD/D.21/0763
Sanctioned On
25 Apr 2023
Valid Till
25 Apr 2028
Approved By
Chandra Prakash Tripathi (Chief Architect and Town Planner)
Examined By
Ashok Sharma (Junior engineer)
Rajeev Ranan Shah (Town Planner/ Executive engineer)
Chandra Prakash Tripathi (Chief Architect and Town Planner)
Rajeev Ranan Shah (Town Planner/ Executive engineer)
Chandra Prakash Tripathi (Chief Architect and Town Planner)
Brijesh kumar (Secretary)

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.

The correctness and accuracy of Proposed Information and drawing is a responsibility of PO/Owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data. 3rd party software/hardware/services etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Tools printed in Tabloid and Blue/ Color are user inputs, which are not verified and not generated by scrutiny software.

ISO_full_bleed_4A0_(1682.00_x_2378.00_MM)

Project Title :PROPOSED RESIDENTIAL PLOTTED LAYOUT (RAMPRASTHA AVENUE) ON KH. NO. - 335, 339, 340 mi, 360 mi, 361 mi VILL- BHOWAPUR, TEHSIL- GHAZIABAD, DISTT- GHAZIABAD .OWNERS:- GAY PICTURES PVT LTD. , R HOMES PVT LTD. , KUNAL AHUJA, KAMLA VALLABHA DEVELOPERS PVT. LTD., DINESH KUMAR, JAIKISHAN, GYANENDRA,RAMPRASTHA REAL ESTATE PVT. LTD., RAMPRASTHA NXT PROJECTS PVT. LTD. DEVELOPERS:- R HOMES PVT LTD ADD:- 81, FIRST FLOOR, POORVI MARG, VASANT VIHAR, NEW DELHI - 110051

| File no : | GDA/23/D-21/0763 | Sheet | 2 |
|---|---|---|---|
| Generated Date | 2021-09-13 | Scale | 1:150 |

### DETAIL OF RESIDENTIAL PLOT AREA BLOCK B

| S.NO. | PLOT NO. | FRONT | REAR | R-SIDE | L-SIDE | AREA SQ.MT. | SET BACK FRONT | REAR | LHS | RHS |
|---|---|---|---|---|---|---|---|---|---|---|
| 28 | B1 TRAPEZIUM | 10.17 (10.17+9.88)*1/2 10.015 | 9.88 | 15.00 15.000 | 15.00 | 150.22 | 2.00 | 2.00 | 1.50 | |
| 29 | B2 | 7.00 | 7.00 | 15.00 | 15.00 | 105.00 | 2.00 | 2.00 | | |
| 30 | B3 | 7.00 | 7.00 | 15.00 | 15.00 | 105.00 | 2.00 | 2.00 | | |
| 31 | B4 | 7.00 | 7.00 | 15.00 | 15.00 | 105.00 | 2.00 | 2.00 | | |
| 32 | B5 | 7.00 | 7.00 | 15.00 | 15.00 | 105.00 | 2.00 | 2.00 | | |
| 33 | B6 | 7.00 | 7.00 | 15.00 | 15.00 | 105.00 | 2.00 | 2.00 | | |
| 34 | B7 | 7.00 | 7.00 | 15.00 | 15.00 | 105.00 | 2.00 | 2.00 | | |
| 35 | B8 | 7.00 | 7.00 | 15.00 | 15.00 | 105.00 | 2.00 | 2.00 | | |
| 36 | B9 TRAPEZIUM | 9.80 10.15 (9.80+10.15)*1/2 10.000 | | 15.00 15.000 | 15.00 | 149.98 | 2.00 | 2.00 | | 1.50 |
| 37 | B10 TRAPEZIUM | 10.15 (10.15+9.88)*1/2 10.040 | 9.88 | 15.00 15.000 | 15.00 | 150.61 | 2.00 | 2.00 | 1.50 | |
| 38 | B11 | 7.00 | 7.00 | 15.00 | 15.00 | 105.00 | 2.00 | 2.00 | | |
| 39 | B12 | 7.00 | 7.00 | 15.00 | 15.00 | 105.00 | 2.00 | 2.00 | | |
| 40 | B13 | 7.00 | 7.00 | 15.00 | 15.00 | 105.00 | 2.00 | 2.00 | | |
| 41 | B14 | 7.00 | 7.00 | 15.00 | 15.00 | 105.00 | 2.00 | 2.00 | | |
| 42 | B15 | 7.00 | 7.00 | 15.00 | 15.00 | 105.00 | 2.00 | 2.00 | | |
| 43 | B16 | 7.00 | 7.00 | 15.00 | 15.00 | 105.00 | 2.00 | 2.00 | | |
| 44 | B17 | 7.00 | 7.00 | 15.00 | 15.00 | 105.00 | 2.00 | 2.00 | | |
| 45 | B18 TRAPEZIUM | 9.82 10.12 (9.82+10.12)*1/2 9.970 | | 15.00 15.000 | 15.00 | 149.58 | 2.00 | 2.00 | | 1.50 |
| 46 | B19 TRAPEZIUM | 10.44 10.12 (10.44+10.12)*1/2 10.280 | | 15.30 15.700 | 15.70 | 161.45 | 2.00 | 2.00 | 1.50 | |
| 47 | B20 | 8.00 | 8.00 | 15.70 | 15.70 | 125.60 | 2.00 | 2.00 | | |
| 48 | B21 | 8.00 | 8.00 | 15.70 | 15.70 | 125.60 | 2.00 | 2.00 | | |
| 49 | B22 | 8.00 | 8.00 | 15.70 | 15.70 | 125.60 | 2.00 | 2.00 | | |
| 50 | B23 | 8.00 | 8.00 | 15.70 | 15.70 | 125.60 | 2.00 | 2.00 | | |
| 51 | B24 | 8.00 | 8.00 | 15.70 | 15.70 | 125.60 | 2.00 | 2.00 | | |
| 52 | B25 | 8.00 | 8.00 | 15.70 | 15.70 | 125.60 | 2.00 | 2.00 | | |
| 53 | B26 TRAPEZIUM | 10.57 10.89 (10.57+10.89)*1/2 10.730 | | 15.70 15.700 | 15.70 | 168.43 | 2.00 | 2.00 | | 1.50 |
| 54 | B27 TRAPEZIUM | 10.66 10.30 (10.66+10.30)*1/2 10.480 | | 15.70 15.700 | 15.70 | 164.54 | 2.00 | 2.00 | 1.50 | |
| 55 | B28 | 8.00 | 8.00 | 15.70 | 15.70 | 125.60 | 2.00 | 2.00 | | |
| 56 | B29 | 8.00 | 8.00 | 15.70 | 15.70 | 125.60 | 2.00 | 2.00 | | |
| 57 | B30 | 8.00 | 8.00 | 15.70 | 15.70 | 125.60 | 2.00 | 2.00 | | |
| 58 | B31 | 8.00 | 8.00 | 15.70 | 15.70 | 125.60 | 2.00 | 2.00 | | |
| 59 | B32 | 8.00 | 8.00 | 15.70 | 15.70 | 125.60 | 2.00 | 2.00 | | |
| 60 | B33 | 8.00 | 8.00 | 15.70 | 15.70 | 125.60 | 2.00 | 2.00 | | |
| 61 | B34 TRAPEZIUM | 10.35 10.72 (10.35+10.72)*1/2 10.535 | | 15.70 15.700 | 15.70 | 165.45 | 2.00 | 2.00 | | 1.50 |
| 62 | B35 TRAPEZIUM | 10.42 10.05 (7.68+7.96)*1/2 10.235 | | 15.70 15.700 | 15.70 | 160.72 | 2.00 | 2.00 | 1.50 | |
| 63 | B36 | 8.00 | 8.00 | 15.70 | 15.70 | 125.60 | 2.00 | 2.00 | | |
| 64 | B37 | 8.00 | 8.00 | 15.70 | 15.70 | 125.60 | 2.00 | 2.00 | | |
| 65 | B38 | 8.00 | 8.00 | 15.70 | 15.70 | 125.60 | 2.00 | 2.00 | | |
| 66 | B39 | 8.00 | 8.00 | 15.70 | 15.70 | 125.60 | 2.00 | 2.00 | | |
| 67 | B40 | 8.00 | 8.00 | 15.70 | 15.70 | 125.60 | 2.00 | 2.00 | | |
| 68 | B41 | 8.00 | 8.00 | 15.70 | 15.70 | 125.60 | 2.00 | 2.00 | | |
| 69 | B42 TRAPEZIUM | 10.60 10.97 (10.60+10.96)*1/2 10.785 | | 15.70 15.700 | 15.70 | 169.27 | 2.00 | 2.00 | | 1.50 |
| 70 | B43 TRAPEZIUM | 10.02 9.67 (10.03+9.67)*1/2 9.850 | | 15.02 15.050 | 15.00 | 147.74 | 2.00 | 2.00 | | |
| 71 | B44 | 8.00 | 8.00 | 15.70 | 15.70 | 105.00 | 2.00 | 2.00 | | |
| 72 | B45 | 8.00 | 8.00 | 15.70 | 15.70 | 105.00 | 2.00 | 2.00 | | |
| 73 | B46 | 8.00 | 8.00 | 15.70 | 15.70 | 105.00 | 2.00 | 2.00 | | |
| 74 | B47 | 8.00 | 8.00 | 15.70 | 15.70 | 105.00 | 2.00 | 2.00 | | |
| 75 | B48 | 8.00 | 8.00 | 15.70 | 15.70 | 105.00 | 2.00 | 2.00 | | |
| 76 | B49 | 8.00 | 8.00 | 15.70 | 15.70 | 105.00 | 2.00 | 2.00 | | |
| 77 | B50 | 8.00 | 8.00 | 15.70 | 15.70 | 105.00 | 2.00 | 2.00 | | |
| 78 | B51 | 8.00 | 8.00 | 15.70 | 15.70 | 105.00 | 2.00 | 2.00 | | |
| 79 | B52 | 7.00 | 7.00 | 15.00 | 15.00 | 105.00 | 2.00 | 2.00 | | |
| 80 | B53 | 7.00 | 7.00 | 15.00 | 15.00 | 105.00 | 2.00 | 2.00 | | |
| 81 | B54 | 7.00 | 7.00 | 15.00 | 15.00 | 105.00 | 2.00 | 2.00 | | |
| 82 | B55 | 7.00 | 7.00 | 15.00 | 15.00 | 105.00 | 2.00 | 2.00 | | |
| 83 | B56 | 7.00 | 7.00 | 15.00 | 15.00 | 105.00 | 2.00 | 2.00 | | |
| 84 | B57 | 7.00 | 7.00 | 15.00 | 15.00 | 105.00 | 2.00 | 2.00 | | |
| 85 | B58 | 7.00 | 7.00 | 15.00 | 15.00 | 105.00 | 2.00 | 2.00 | | |
| 86 | B59 | 7.00 | 7.00 | 15.00 | 15.00 | 105.00 | 2.00 | 2.00 | | |
| 87 | B60 TRAPEZIUM | 9.57 9.87 (9.57+9.87)*1/2 9.700 | | 15.00 15.000 | 15.00 | 145.77 | 2.00 | 2.00 | | |
| 88 | B61 TRAPEZIUM | 13.24 9.16 (13.24+9.16)*1/2 11.200 | | 15.00 15.145 | 15.49 | 167.95 | 3.00 | 2.50 | 1.50 | |
| 89 | B62 TRAPEZIUM | 7.84 8.21 (7.84+8.21)*1/2 8.025 | | 26.40 26.400 | 26.40 | 211.87 | | | | |
| 90 | B63 TRAPEZIUM | 7.84 14.65 (7.84+14.65)*1/2 11.245 | | 27.26 26.830 | 26.40 | 296.86 | | | | 1.50 |
| | TOTAL AREA OF BLOCK B | | | | | 7971.24 | | | | |

### DETAIL OF RESIDENTIAL PLOT AREA BLOCK C

| S.NO. | PLOT NO. | FRONT | REAR | R-SIDE | L-SIDE | AREA SQ.MT. | SET BACK FRONT | REAR | LHS | RHS |
|---|---|---|---|---|---|---|---|---|---|---|
| 91 | C1 TRAPEZIUM | 10.00 10.36 (10.00+10.36)*1/2 10.180 | | 15.20 15.200 | 15.20 | 154.63 | 2.00 | 2.00 | 2.00 | |
| 92 | C2 | 7.00 | 7.00 | 15.20 | 15.20 | 106.36 | 2.00 | 2.00 | | |
| 93 | C3 | 7.00 | 7.00 | 15.20 | 15.20 | 106.36 | 2.00 | 2.00 | | |
| 94 | C4 | 7.00 | 7.00 | 15.20 | 15.20 | 106.36 | 2.00 | 2.00 | | |
| 95 | C5 | 7.00 | 7.00 | 15.20 | 15.20 | 106.36 | 2.00 | 2.00 | | |
| 96 | C6 | 7.00 | 7.00 | 15.20 | 15.20 | 106.36 | 2.00 | 2.00 | | |
| 97 | C7 | 7.00 | 7.00 | 15.20 | 15.20 | 106.36 | 2.00 | 2.00 | | |
| 98 | C8 | 7.00 | 7.00 | 15.20 | 15.20 | 106.36 | 2.00 | 2.00 | | |
| 99 | C9 | 7.00 | 7.00 | 15.20 | 15.20 | 106.36 | 2.00 | 2.00 | | |
| 100 | C10 | 7.00 | 7.00 | 15.20 | 15.20 | 106.36 | 2.00 | 2.00 | | |
| 101 | C11 | 7.00 | 7.00 | 15.20 | 15.20 | 106.36 | 2.00 | 2.00 | | |
| 102 | C12 TRAPEZIUM | 9.33 11.57 (9.33+11.57)*1/2 10.450 | | 15.36 15.200 | 15.20 (15.36+15.20)*1/2 15.280 | 158.80 | 2.00 | 2.00 | | 1.50 |
| 103 | C13 TRAPEZIUM | 8.74 6.49 (8.74+6.49)*1/2 7.615 | | 15.20 (15.20+15.36)*1/2 15.280 | 15.36 | 115.71 | 2.00 | 2.00 | 1.50 | |
| 104 | C14 | 7.00 | 7.00 | 15.20 | 15.20 | 106.36 | 2.00 | 2.00 | | |
| 105 | C15 | 7.00 | 7.00 | 15.20 | 15.20 | 106.36 | 2.00 | 2.00 | | |
| 106 | C16 | 7.00 | 7.00 | 15.20 | 15.20 | 106.36 | 2.00 | 2.00 | | |
| 107 | C17 | 7.00 | 7.00 | 15.20 | 15.20 | 106.36 | 2.00 | 2.00 | | |
| 108 | C18 | 7.00 | 7.00 | 15.20 | 15.20 | 106.36 | 2.00 | 2.00 | | |
| 109 | C19 | 7.00 | 7.00 | 15.20 | 15.20 | 106.36 | 2.00 | 2.00 | | |
| 110 | C20 | 7.00 | 7.00 | 15.20 | 15.20 | 106.36 | 2.00 | 2.00 | | |
| 111 | C21 | 7.00 | 7.00 | 15.20 | 15.20 | 106.36 | 2.00 | 2.00 | | |
| 112 | C22 | 7.00 | 7.00 | 15.20 | 15.20 | 106.36 | 2.00 | 2.00 | | |
| 113 | C23 TRAPEZIUM | 10.00 9.65 (10.00+9.65)*1/2 9.825 | | 15.20 15.200 | 15.20 | 149.32 | 2.00 | 2.00 | | |
| | TOTAL AREA OF BLOCK C | | | | | 2599.30 | | | | |

### DETAIL OF RESIDENTIAL PLOT AREA BLOCK D

| S.NO. | PLOT NO. | FRONT | REAR | R-SIDE | L-SIDE | AREA SQ.MT. | SET BACK FRONT | REAR | LHS | RHS |
|---|---|---|---|---|---|---|---|---|---|---|
| 114 | D1 TRAPEZIUM | 9.12 7.00 (9.12+7.00)*1/2 8.060 | | 7.00 14.410 | 14.48 (15.49+14.33)*1/2 14.910 | 115.50 | 2.00 | 2.00 | 1.50 | |
| 115 | D2 | 7.00 | 7.00 | 14.33 | 14.33 | 100.31 | 2.00 | 2.00 | | |
| 116 | D3 | 7.00 | 7.00 | 14.33 | 14.33 | 100.31 | 2.00 | 2.00 | | |
| 117 | D4 | 7.00 | 7.00 | 14.33 | 14.33 | 100.31 | 2.00 | 2.00 | | |
| 118 | D5 | 7.00 | 7.00 | 14.33 | 14.33 | 100.31 | 2.00 | 2.00 | | |
| 119 | D6 | 7.00 | 7.00 | 14.33 | 14.33 | 100.31 | 2.00 | 2.00 | | |
| 120 | D7 TRAPEZIUM | 8.02 8.02 (8.02+8.20)*1/2 8.020 | | 14.33 14.330 | 14.33 (14.33+14.33)*1/2 14.330 | 114.96 | 2.00 | 2.00 | | |
| 121 | D8 TRAPEZIUM | 8.83 7.58 (8.83+7.58)*1/2 8.205 | | 13.57 13.530 | 13.49 (14.57+13.49)*1/2 14.030 | 118.96 | 2.00 | 2.00 | | |
| 122 | D9 | 8.83 | 8.83 | 13.57 | 13.57 | 119.91 | 2.00 | 2.00 | | |
| 123 | D10 TRAPEZIUM | 8.83 10.84 (10.05+12.04)*1/2 9.835 | | 13.72 13.645 | 13.57 (13.72+13.57)*1/2 | 133.52 | 2.00 | 2.00 | | 1.50 |
| | TOTAL AREA OF BLOCK D | | | | | 1104.40 | | | | |
| | TOTAL AREA OF BLOCK A, B, C & D | | | | | 14278.83 | | | | |

### DETAIL OF RESIDENTIAL PLOT AREA BLOCK A

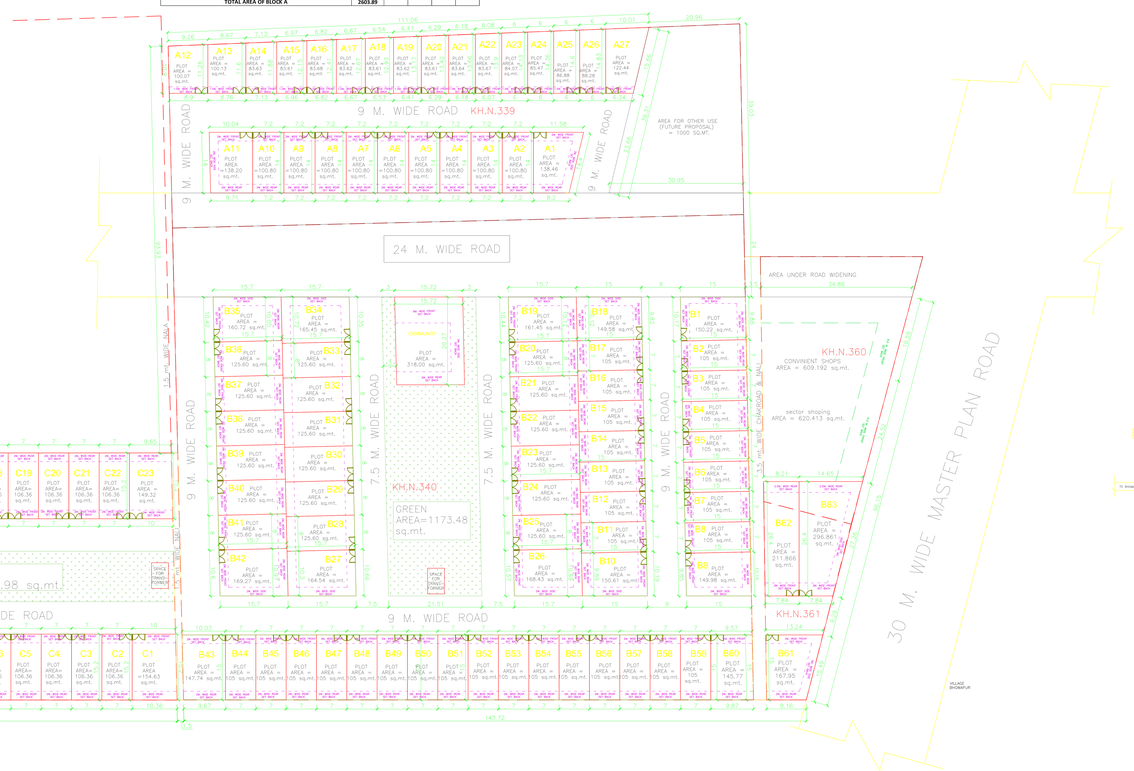
| S.NO. | PLOT NO. | FRONT | REAR | R-SIDE | L-SIDE | AREA SQ.MT. | SET BACK FRONT | REAR | LHS | RHS |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | A1 TRAPEZIUM | 11.58 8.20 1/2*(11.58+8.20)*14 | | 14.00 14.000 | 14.40 | 138.46 | 2.00 | 2.00 | 1.50 | |
| 2 | A2 | 7.20 | 7.20 | 14.00 | 14.00 | 100.80 | 2.00 | 2.00 | | |
| 3 | A3 | 7.20 | 7.20 | 14.00 | 14.00 | 100.80 | 2.00 | 2.00 | | |
| 4 | A4 | 7.20 | 7.20 | 14.00 | 14.00 | 100.80 | 2.00 | 2.00 | | |
| 5 | A5 | 7.20 | 7.20 | 14.00 | 14.00 | 100.80 | 2.00 | 2.00 | | |
| 6 | A6 | 7.20 | 7.20 | 14.00 | 14.00 | 100.80 | 2.00 | 2.00 | | |
| 7 | A7 | 7.20 | 7.20 | 14.00 | 14.00 | 100.80 | 2.00 | 2.00 | | |
| 8 | A8 | 7.20 | 7.20 | 14.00 | 14.00 | 100.80 | 2.00 | 2.00 | | |
| 9 | A9 | 7.20 | 7.20 | 14.00 | 14.00 | 100.80 | 2.00 | 2.00 | | |
| 10 | A10 | 7.20 | 7.20 | 14.00 | 14.00 | 100.80 | 2.00 | 2.00 | | |
| 11 | A11 TRAPEZIUM | 10.06 9.71 (10.06+9.71)*1/2 9.875 | | 14.00 14.000 | 14.00 | 138.20 | 2.00 | 2.00 | 1.50 | |
| 12 | A12 TRAPEZIUM | 8.900 9.360 (8.9+9.36)*1/2 9.080 | | 11.360 11.000 | 10.90 | 100.07 | 1.50 | 2.00 | | |
| 13 | A13 TRAPEZIUM | 8.760 8.670 (8.76+8.67)*1/2 8.715 | | 11.600 11.430 | 11.26 | 100.13 | 1.50 | 2.00 | | |
| 14 | A14 TRAPEZIUM | 7.18 7.18 (7.13+7.13)*1/2 7.130 | | 11.80 11.740 | 11.60 | 83.63 | 1.50 | | | |
| 15 | A15 TRAPEZIUM | 6.96 6.97 (6.96+6.97)*1/2 6.965 | | 12.15 12.015 | 11.88 (12.15+11.88)*1/2 | 83.61 | 1.50 | | | |
| 16 | A16 TRAPEZIUM | 6.82 6.82 (6.82+6.82)*1/2 6.820 | | 12.41 12.280 | 12.15 (12.41+12.15)*1/2 | 83.68 | 1.50 | | | |
| 17 | A17 TRAPEZIUM | 6.67 6.67 (6.67+6.67)*1/2 6.670 | | 12.67 12.540 | 12.41 (12.67+12.41)*1/2 | 83.62 | 1.50 | | | |
| 18 | A18 TRAPEZIUM | 6.53 6.54 (6.53+6.54)*1/2 6.535 | | 12.93 12.800 | 12.67 (12.93+12.67)*1/2 | 83.61 | 1.50 | | | |
| 19 | A19 TRAPEZIUM | 6.41 6.41 (6.41+6.41)*1/2 6.410 | | 13.17 13.050 | 12.93 (13.17+12.93)*1/2 | 83.62 | 1.50 | | | |
| 20 | A20 TRAPEZIUM | 6.29 6.29 (6.29+6.29)*1/2 6.290 | | 13.40 13.395 | 13.17 (13.40+13.17)*1/2 | 83.61 | 1.50 | | | |
| 21 | A21 TRAPEZIUM | 6.18 6.18 (6.18+6.18)*1/2 6.180 | | 13.66 13.540 | 13.42 (13.66+13.42)*1/2 | 83.64 | 1.50 | | | |
| 22 | A22 TRAPEZIUM | 6.07 6.08 (6.07+6.08)*1/2 6.075 | | 13.90 13.780 | 13.66 (13.90+13.66)*1/2 | 83.67 | 1.50 | | | |
| 23 | A23 TRAPEZIUM | 6.00 6.00 (6+6)*1/2 6.000 | | 14.15 14.015 | 13.90 (14.15+13.90)*1/2 | 84.07 | 1.50 | | | |
| 24 | A24 TRAPEZIUM | 6.00 6.00 (6+6)*1/2 6.000 | | 14.36 14.345 | 14.15 (14.36+14.15)*1/2 | 85.47 | 1.50 | | | |
| 25 | A25 TRAPEZIUM | 6.00 6.00 (6+6)*1/2 6.000 | | 14.60 14.480 | 14.36 (14.60+14.36)*1/2 | 86.88 | 1.50 | | | |
| 26 | A26 TRAPEZIUM | 6.00 6.00 (6+6)*1/2 6.000 | | 14.83 14.715 | 14.60 (14.83+14.60)*1/2 | 88.28 | 1.50 | | | |
| 27 | A27 TRAPEZIUM | 6.34 10.01 (6.34+10.01)*1/2 8.175 | | 15.66 15.145 | 14.83 (15.66+14.83)*1/2 | 122.44 | 1.50 | | | |
| | TOTAL AREA OF BLOCK A | | | | | 2603.89 | | | | |

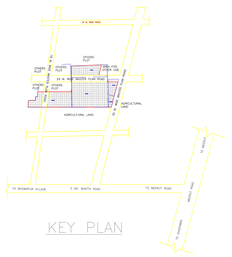
### BHOWAPUR LAND AREA STATEMENT

| S.NO. | KH. NO. | OWNER | AREA OF KHASRA AS PER OWNERSHIP (IN SQ.MT.) | AREA UNDER 24 M. WIDE MASTER PLAN ROAD | AREA UNDER 18 M. WIDE MASTER PLAN ROAD | AREA FOR OTHERS USE | NET LAND AREA UNDER RESIDENTIAL ZONE / FOR SCHEME |
|---|---|---|---|---|---|---|---|
| 1 | 335 | GAY PICTURES PVT LTD | 8089 | | 1037.08 | | 7051.92 |
| 2 | 339 | R HOMES PVT LTD | 1774 | 861.20 | | | 912.80 |
| 3 | | KUNAL AHUJA | 4046 | | | | 4046 |
| 4 | 340 mi | M/S KAMLA VALLABH DEVELOPERS | 3182 | 2303.94 | | 1000 | 878.06 |
| 5 | | RAMPRASTHA REALSTATE PVT LTD | 3730 | | | | 3730 |
| 6 | | DINESH KUMAR | 236.33 | | | | 236.33 |
| 7 | | JAIKISHAN | 236.33 | | | | 236.33 |
| 8 | | GYANENDRA | 236.33 | | | | 236.33 |
| 9 | | RAMPRASTHA NXT PROJECTS PVT LTD | 6849 | | | | 6849 |
| 10 | 360 mi | RAMPRASTHA REAL ESTATE PVT LTD | 1800 | 336.74 | | | 1463.26 |
| 11 | 361 mi | RAMPRASTHA REAL ESTATE PVT LTD | 645 | | | | 645 |
| 12 | | TOTAL | 30823.99 | 3501.88 | 1037.08 | 1000 | 26285.03 |
| | | NET PLOT AREA UNDER SCHEME (26285.03 - 1000 ) | | | | | 25285.03 |

PROPOSED BOOTH/KIOSK AREA (3 NO'S) = 22.500 sq.mt.
CONTINENT SHOPS AREA 30 SQ.MT. = 30.000 sq.mt.

| PLOTS DESCRIPTION | NO OF PLOTS |
|---|---|
| 50 TO 150 SQ.MT. | 109 |
| 150 TO 300 SQ.MT. | 14 |
| TOTAL RESIDENTIAL PLOTS | 123 |




Project Title :PROPOSED RESIDENTIAL PLOTTED LAYOUT (RAMPRASTHA AVENUE) ON KH. NO. - 335, 339, 340 mi, 360 mi, 361 mi VILL- BHOWAPUR, TEHSIL- GHAZIABAD, DISTT- GHAZIABAD .
OWNERS:- GAY PICTURES PVT LTD. , R HOMES PVT LTD. , KUNAL AHUJA, KAMLA VALLABHA DEVELOPERS PVT. LTD., DINESH KUMAR, JAIKISHAN, GYANENDRA,
RAMPRASTHA REAL ESTATE PVT. LTD., RAMPRASTHA NXT PROJECTS PVT. LTD.
DEVELOPERS:- R HOMES PVT LTD ADD:- 81, FIRST FLOOR, POORVI MARG, VASANT VIHAR, NEW DELHI - 110051

Owner Sign:-

Architect Sign:-

| TITLE | LAYOUT | SCALE = |
|---|---|---|
| | | Drawn By- SACHIN TYAGI |
| Drg. No. | 01 | Date:- |
| | | Checked By- RAHUL GUPTA |


Architect:-
RD DESIGN ATRIUM
ARCHITECTS & URBAN PLANNERS
1st FLOOR, D-15,SECTOR-7 NOIDA-201301
Ph: 0120-4220585; 4525430
e-mail:- office@rddesign.in


OWNER'S NAME AND SIGNATURE
AMIT YADAV, email:yadav@amprasha.in,9212245036

ARCHITECT'S NAME AND SIGNATURE
ROHIT DABAS
CA/2007/87003
DESIGN TIMES
A-2, SECTOR-18
NOIDA-201301
U.P.

ENGINEER

Ghaziabad Development Authority

Building Plan Application Number
GDA/LD/20-21/0763

Sanctioned On
21 Apr 2023

Valid Till
21 Apr 2028

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

Examined By
Ashish Sharma (Junior engineer)
Rajeev Ratan Shah (Town Planner/ Executive engineer)
Chandra Prakash Tripathi (Chief Architect and Town Planner)
Rajeev Ratan Shah (Town Planner/ Executive engineer)
Chandra Prakash Tripathi (Chief Architect and Town Planner)
Brijesh Kumar (Secretary)

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) A Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

| Total Plot Area: - | 25127.14 | Total FAR Area: - | 0.00 |
|---|---|---|---|
| Total Coverage Area: - | 0.00 | Total BUA Area: - | 0.00 |

SO_full_bilaad_AAD_(1852)0_L_2378.00_MM)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