

LAND AGAINST I.D.C.
AREA (A)+(B)= 721.68 S.MT.
(20% OF SALABLE AREA)

VILLAS & LAND AGAINST
E.D.C. & A.D.C.
LAND AREA (C)= 571.84 S.MT.
VILLAS AREA = 993.04 S.MT.

"निर्माणधीन अवधि में निर्माण स्थल पर घूल से बचने हेतु समुचित कवर का प्राविधान किया जाए निर्माण समूही के परिचालक एवं उनके उपयोग की अवधि में निर्माण सामग्रियों पर पानी का छिड़काव एवं डस्ट सस्पेंशन युनिट का उपयोग अनिवार्य रूप से किया जाए निर्माण सामग्रियों को ले जाने हेतु ढके हुए वाहनों का प्रयोग किया जाए।"

OTHER'S PROPERTY

GARBAGE COLLECTION CHAMBER = 15.00sq.mt.

10% GREEN AREA
689.35sq.mt.

(AREA IN ROAD WIDENING = 475.43sq.mt.)

PROPOSED 24.00 MT. WIDE MASTER PLAN ROAD

TO N.H.-58->

AREA DISCRIPTION

PARTICULARS	Area (sq.m.)
1. TOTAL LAND AREA (as per registry)	8,000.00
2. ACTUAL LAND AREA (as per survey) ON SITE	7,368.94
3. SPACE LEFT FOR 24.00mt. WIDE ROAD WIDENING	475.43
4. NET PLOT AFTER ROAD WIDENING (2 - 3)	6,893.51
5. 10% GREEN OF NET PLOT AREA = 10% OF 6,893.51 = 689.35 sq.mt.	689.35
6. BIFERCATION OF NET PLOT AREA	
A. AREA IN 10% GREEN (10.00%)	689.35
B. AREA IN PLOTTING (54.77%)	3,775.83
a. AREA IN RESIDENTIAL PLOTS (49.41%)	3,405.84
b. AREA IN COMMERCIAL PLOTS (2.89%)	199.40
c. AREA IN COMMUNITY PLOTS (2.47%)	170.59
C. SPACE LEFT FOR SERVICES (1.45%)	100.09
D. AREA IN ROADS (33.78%)	2328.24

RESIDENTIAL PLOT AREA CALCULATION DETAIL-

S.No.	SIZE (m X m)	AREA (sqm)	No. OF PLOTS	TOTAL AREA(sqm)	PROPOSED no. of units
1 to 18	12.00 X 7.00	84.00	18	1512.00	1 x 18 = 18nos. (18 villas)
19	12.00 X 7.43	89.16	01	89.16	1 x 1 = 1nos. (1 villas)
20	(7.08 + 7.776) X 12.00 2	89.16	01	89.16	1 x 1 = 1nos. (1 villas)
21 to 23	13.50 X 7.68	103.68	03	311.04	1 x 03 = 03nos. (03 villas)
24 to 35	13.50 X 8.67	117.04	12	1404.48	1 x 12 = 12nos. (12 villas)
	TOTAL		35	3,405.84	35 VILLAS

COMMERCIAL PLOT AREA CALCULATION -

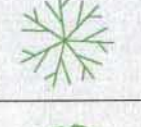
S No.	SIZE (m X m)	AREA (sqm)	No. OF PLOTS	TOTAL AREA(sqm)
C1	17.30 X 11.42	199.40	1	199.40
	TOTAL		1	199.40

COMMUNITY FACILITY PLOT AREA CALCULATION -

S No.	SIZE (m X m)	AREA (sqm)	No. OF PLOTS	TOTAL AREA(sqm)
CO	18.26 X 9.57	170.59	1	170.59
	TOTAL		1	170.59

DENSITY = 35 X 5PERSONS = 175 PERSONS
TREES REQUIRED IS 50 no TREES FOR PER HECTAIRE
SO = 6,893.51 X 50 / 10,000
= 34.46 (say - 35 TREES)
PROVIDED TREES = 35nos.

TREES SCHEDULE

S.NO	TREES	DESCRIPTION
1		Ficus benjamina
2		Ashoka



PROJECT:
SUBMISSION DRAWING FOR THE PROPOSED LAYOUT PLAN (VILLAS) AT KHASRA NO. - 1022 VILLAGE MORTA GHAZIABAD (U.P.)
OWNER :
M/s. - V.X.L. DEVELOPER'S & INFRASTRUCTURE'S PVT. LTD.
THROUGH :
Mr. - K.P. GUPTA
DRAWING TITLE:
SITE LAYOUT PLAN

DEVELOPER'S

ARCHITECT'S SIGN.

Design Studio

ANUJ AGARWAL ARCHITECTS
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SCALE
DESIGN BY
DEALT BY
A. CHAUHAN
CHECKED BY
DATE
DRG. No.
SD-02