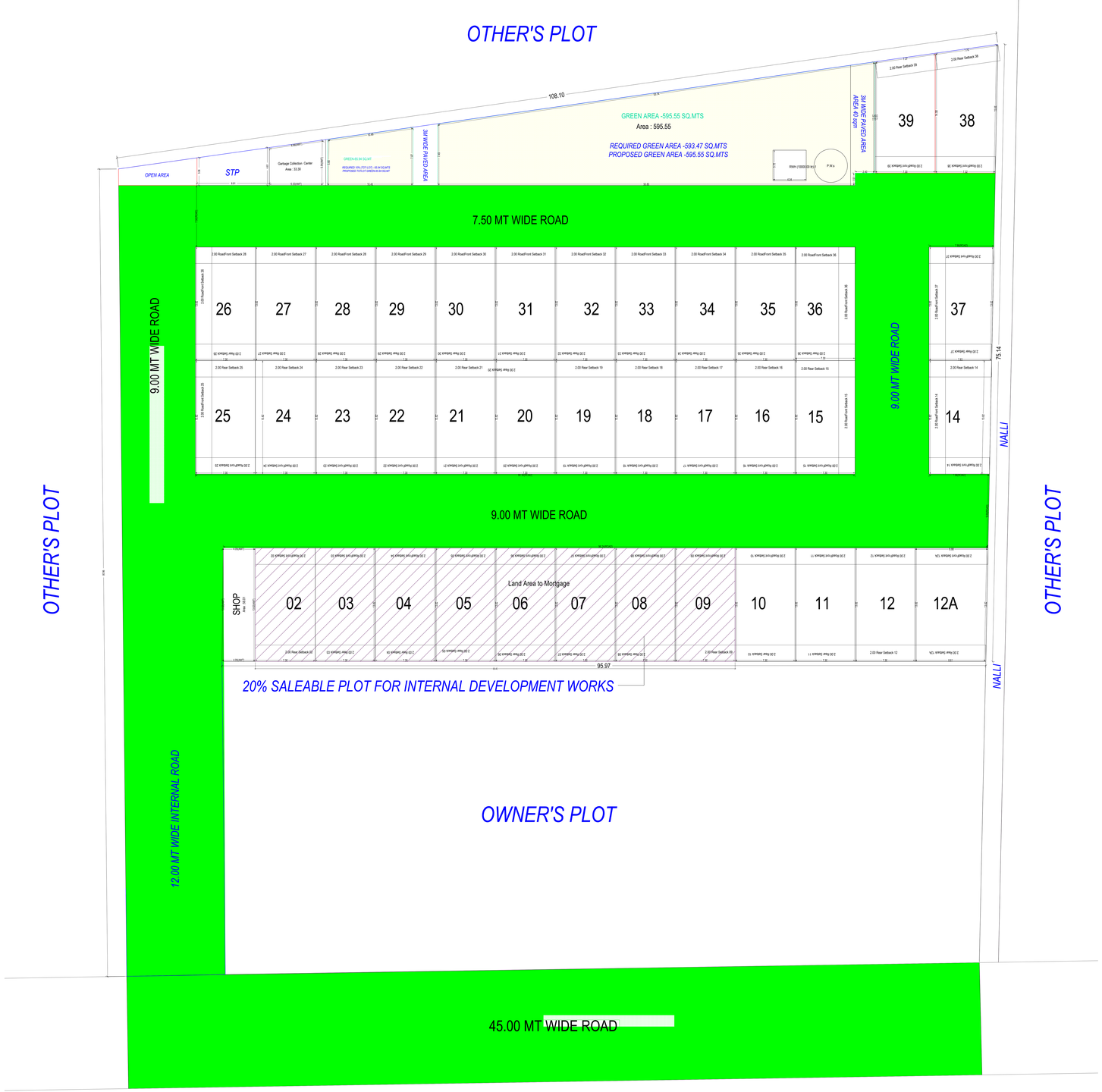
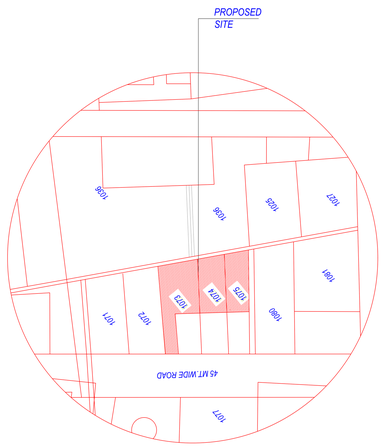
Project Title :PROPOSED RESIDENTIAL PROJECT FOR M/S MNG REALTECH LLP FOR KHASRA NO 1073M,1074M,1075 FOR CONSORTIUM MR. SANJEEV KUMAR AT VILLAGE NOORNAGAR GHAZIABAD(UP)



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	
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		7.50 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		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	7.50 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	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/Track: 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)	5932.85
	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				2		10			1
14	Residential	Row House				2		10			1
27	Residential	Row House				2		10			1
26	Residential	Row House				2		10			1
17	Residential	Row House				2		10			1
16	Residential	Row House				2		10			1
15	Residential	Row House				2		10			1
36	Residential	Row House				2		10			1
35	Residential	Row House				2		10			1
34	Residential	Row House				2		10			1
33	Residential	Row House				2		10			1
18	Residential	Row House				2		10			1
19	Residential	Row House				2		10			1
32	Residential	Row House				2		10			1
20	Residential	Row House				2		10			1
31	Residential	Row House				2		10			1
30	Residential	Row House				2		10			1
21	Residential	Row House				2		10			1
22	Residential	Row House	above 90 upto 150sq.mt.		38	2	5	10		380.00	1
29	Residential	Row House				2		10			1
23	Residential	Row House				2		10			1
28	Residential	Row House				2		10			1
24	Residential	Row House				2		10			1
25	Residential	Row House				2		10			1
08	Residential	Row House				2		10			1
07	Residential	Row House				2		10			1
06	Residential	Row House				2		10			1
05	Residential	Row House				2		10			1
03	Residential	Row House				2		10			1
04	Residential	Row House				2		10			1
02	Residential	Row House				2		10			1
09	Residential	Row House				2		10			1
10	Residential	Row House				2		10			1
11	Residential	Row House				2		10			1
12	Residential	Row House				2		10			1
12A	Residential	Row House				2		10			1
38	Residential	Row House				2		10			1
39	Residential	Row House				2		10			1
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,+919891gmail.com,9810930213

ARCHITECT'S NAME AND SIGNATURE — ENGINEER

Abhishek Singh
CA/2011/55966

Ghaziabad Development Authority

Building Plan Application Number
GDA/LT/2/20-21/0042

Date/Issued On
28 Aug 2022

Valid Till
16 Sep 2027

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

Examined By
Nekram Rajpat (Junior engineer)

Rajeev Karan 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

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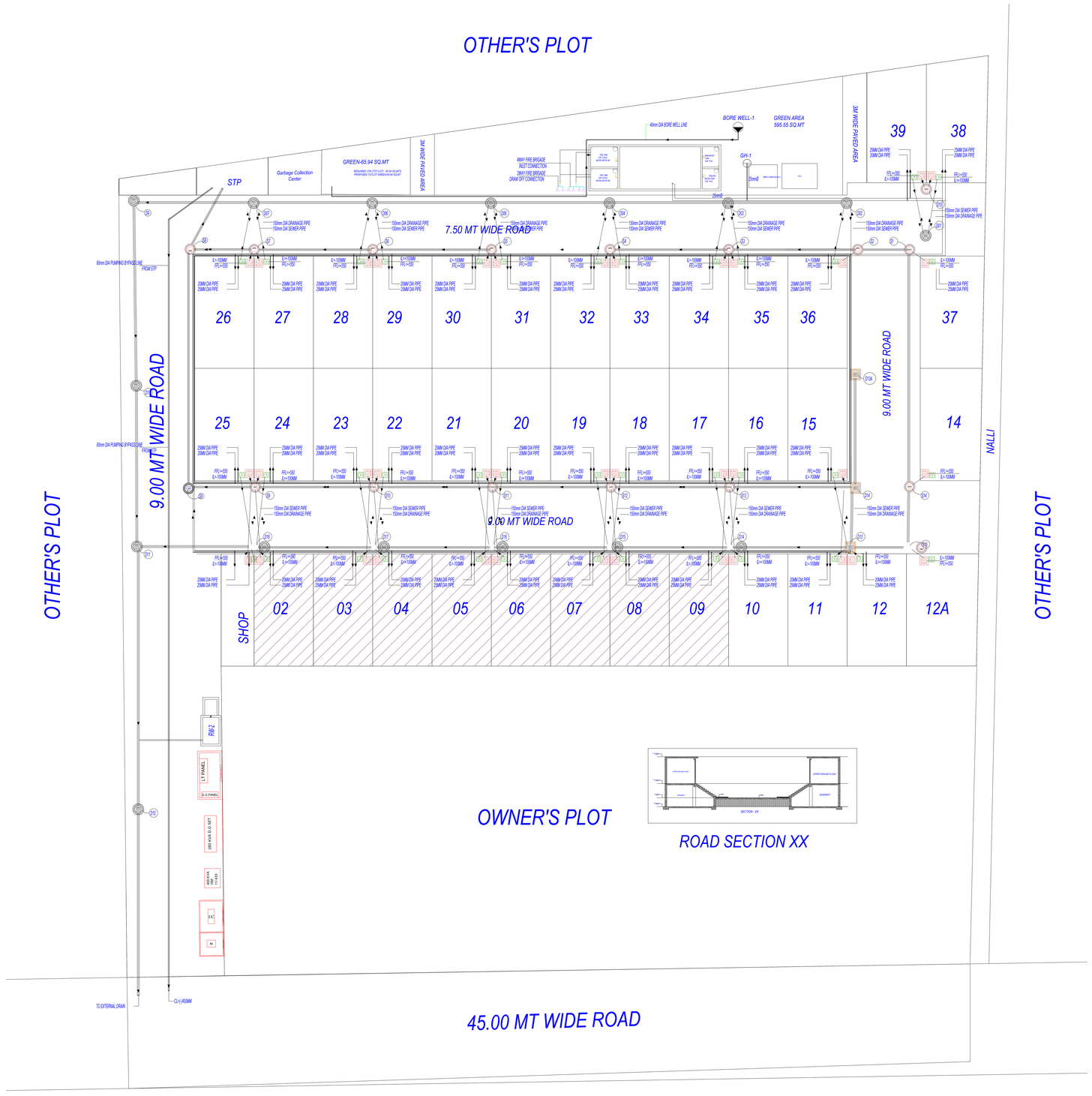
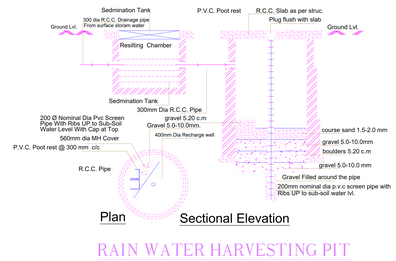
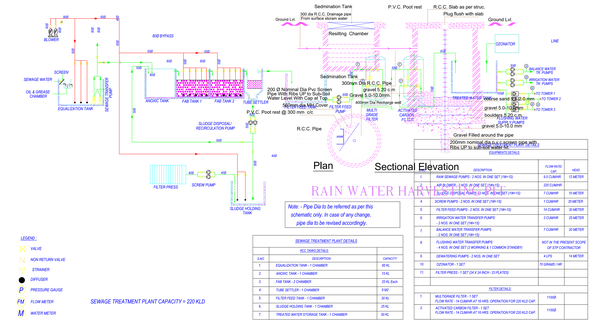
The correctness and accuracy of Proposed Information and drawing is a responsibility of PORDiseiner. Accuracy of Society Report is subject to accuracy of end-user provided data. 3rd party software/hardware/services viz. SMPDF Ringcloud Ltd. or Ltd takes no any damages which may arise from use or inability to use the Application. Yards printer's Tatkal 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/LD/D-21/0842	Sheet	2
Submission Date	28.Aug.2022	Scale	1:100







LEGEND :

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

SEWAGE TREATMENT PLANT DETAILS		
ESL DIMELISTALL		
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	6 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

8	FLOCCULATION TANK - 1 CHAMBER	1.5 KL	
9	DEWATERING PUMPS - 2 NOS. IN ONE SET	4 LPS	14 METER
10	GEDWATOR - 1 SET	15 BOD/KG - HR	
11	FILTER PRESS - 1 SET (24 X 24 INCH - 20 PLATES)		
	FILTER DETAILS		
1	MULTIGRADE FILTER - 1 SET FLOW RATE - 14 CUBIC/HR AT 50 HRS OPERATION FOR (20 KLD CAP)	11/M2	
2	ACTIVATED CARBON FILTER - 1 SET FLOW RATE - 14 CUBIC/HR AT 50 HRS OPERATION FOR (20 KLD CAP)	11/M2	

1	RAW SEWAGE PUMPS - 2 NOS. IN ONE SET (1W+1S)	5.5 CUBIC/HR	13 METER
	AIR BLOWER - 1 NOS. IN ONE SET (1W+1S)	220 CUBIC/HR	
3	SLUDGE DISPOSAL PUMPS (1 NOS. IN ONE SET (1W+1S)	7.5 CUBIC/HR	10 METER
4	SCREW PUMPS - 2 NOS. IN ONE SET (1W+1S)	7.5 CUBIC/HR	20 METER
5	FILTER FEED PUMPS - 2 NOS. IN ONE SET (1W+1S)	10 CUBIC/HR	20 METER
6	IRRIGATION WATER TRANSFER PUMPS - 2 NOS. IN ONE SET (1W+1S)	2.5 CUBIC/HR	25 METER
7	BALANCE WATER TRANSFER PUMPS - 2 NOS. IN ONE SET (1W+1S)	7.5 CUBIC/HR	20 METER
8	FLUSHING WATER TRANSFER PUMPS - 1 NOS. IN ONE SET (1 WORKING & 1 COMMON STANDBY)	NOT IN THE PRESENT SCOPE OF STP CONTRACTOR	
9	DEWATERING PUMPS - 2 NOS. IN ONE SET	4 LPS	14 METER
10	GEDWATOR - 1 SET	15 BOD/KG - HR	
11	FILTER PRESS - 1 SET (24 X 24 INCH - 20 PLATES)		
	FILTER DETAILS		
1	MULTIGRADE FILTER - 1 SET FLOW RATE - 14 CUBIC/HR AT 50 HRS OPERATION FOR (20 KLD CAP)	11/M2	
2	ACTIVATED CARBON FILTER - 1 SET FLOW RATE - 14 CUBIC/HR AT 50 HRS OPERATION FOR (20 KLD CAP)	11/M2	

ROAD SECTION XX

OWNER'S NAME AND SIGNATURE	
M/S MNG REAL TECH LLP FOR KHASRA NO 1073 1074 1075 FOR CONSORTIUM MR. SANJEEV KUMAR (Reg.21)(Regd.user.8910/8021)	
ARCHITECT'S NAME AND SIGNATURE	ENGINEER
Abhishek Singh CA/2012/93898	
	Ghaziabad Development Authority
Building Plan Application Number	
GDA/LD/D-21/0842	
Submitted 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.

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

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The correctness and accuracy of Plotted Information and drawing is a responsibility of PlotReviewer. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data. 3rd party software/hardware/server etc. beyond Ingenious Ltd. is not liable for any damages which may arise from use. Ingenious Ltd. is not liable for any liabilities, such as the liabilities, such as the liabilities, such as the