

Name of work :- External Electrification work of sector-10, Siddhartha Vihar Yojna, Ghaziabad.



ARCHITECTURE AND PLANNING
UNIT-5,
NEELGIRI COMPLEX, INDIRA NAGAR,
LUCKNOW.-226016

DRG. NO.- UPHDB/APD/U-5/EVY/628/SEC-10/REVISED LAYOUT PLAN/
21/H-6-23/1/25

NOTE :-
1. THIS LAY OUT PLAN HAS BEEN PREPARED ON THE BASIS OF MEETING HELD ON 09.05.2024, 10.05.2024 AND 22.05.2024
2. THIS LAY OUT PLAN HAS BEEN PREPARED ON THE BASIS OF FEASIBILITY RECEIVED FROM EX.EN C.D-GHAZIABAD-02 WIDE HIS LETTER NO.-1929/M-22/351 DATED-07.08.2024.
3. THIS LAY OUT PLAN HAS BEEN FINALIZED ON THE BASIS OF FEASIBILITY RECEIVED FROM EX.EN. C.D-GHAZIABAD-02 WIDE HIS LETTER NO.-2837/M-22/560 DATED-03.12.2024.

LAND USE OF SECTOR-10 (WITHOUT TLP ROAD)			
	AREA (M ²)	AREA (ACRE)	
TOTAL SECTOR AREA	64369.29	15.91	
KABRISTAN	21694.29	5.38	
NET SECTOR AREA	42675.00	10.55	
S.NO.	DESCRIPTION	AREA (M ²)	AREA (ACRE)
1	RESIDENTIAL	17975.63	4.44
2	COMMERCIAL	6392.54	2.07
3	SCHOOL	816.72	0.20
4	NURSING HOME	606.49	0.15
5	GREEN	3602.56	0.89
6	ROAD AREA	11281.06	2.79
TOTAL		42675.00	100.00%

PLOTS DETAILS WITH CONSTRUCTION PARAMETERS								
(A) RESIDENTIAL PLOTS								
S. NO.	PLOT NO.	APPROX AREA (SQMT.)	NOS.	GR. COV. %	F.A.R.	HEIGHT (M.)		
(I)	10/1 TO 10/56	72.00	56	PARAMETRS AS PER BUILDING BYE LAWS				
(II)	10/57 TO 10/157	112.50	101					
TOTAL			157	---	---	---		
(B) COMMERCIAL PLOTS								
S. NO.	PLOT NO.	AREA (SQMT.)	NOS.	GR. COV. %	F.A.R.	HEIGHT (M.)		
(I)	10/CP-1	1832.81	1	50	1.75	AS PER BUILDING BYE LAWS		
(II)	10/CP-2	1376.44	1					
(III)	10/CP-3	1065.64	1					
(IV)	10/CP-4	1043.16	1					
(V)	10/CP-5	488.18	1					
(VI)	10/CP-6	423.06	1					
(VII)	10/CP-7	418.17	1					
(VIII)	10/CP-8	412.43	1					
(IX)	10/CP-9	406.89	1					
(X)	10/CP-10	401.43	1					
(XI)	10/CP-11	524.28	1					
TOTAL			11	---			---	---
(C) FACILITIES								
S. NO.	PLOT NO.	AREA (SQMT.)	NOS.	GR. COV. %	F.A.R.	HEIGHT (M.)		
(I)	SCHOOL PLOT 10/SCH-01A	816.72	1	40	1.20	AS PER BUILDING BYE LAWS		
(II)	NURSING HOME PLOT 10/N.H-01A	606.49	1	35	1.50			
TOTAL			2	---	---	---		

NOTE:
1. SET BACKS SHOWN AS PER LAYOUT PLAN.
2. PARKING AND OTHER NORMS SHALL BE AS PER UPVIDHI - 2018/ N.B.C.

LEGEND :-

RESIDENTIAL
COMMERCIAL
FACILITIES
PARK/GREEN

INDEX.

S.No.	Particulars	Sym.
01.	11 KV DP 11mtr long SP55 ST Pole	●/●
02.	RMU	□
03.	11/0.433 KV TIR, MFP	▨
04.	SFP	▢
05.	3 X 70/50 Sq mm 11 KV H.T Cable.	—
06.	120 Sq mm 3.5 Core L.T cable.	—
07.	70 Sq mm 3.5 Core L.T cable.	—

SCHEME :-
SIDDHARTH VIHAR YOJNA, GHAZIABAD.

DRG. TITLE :-
REVISED LAYOUT PLAN OF SECTOR-10

DATE: 08.01.2025



SHIVBARAN RAM
DIP. CIVIL

KRISHNA KANT
DIP. ARCH.
ASSTT. ARCHITECT PLANNER

MUKESH KUMAR RUHELA
B.Arch. M. Plan (Housing)
ARCHITECT PLANNER

SANJEEV KASHYAP
B. Planning, M. Planning (Environmental Planning)
A.E.T.P.
SENIOR ARCHITECT PLANNER

CHIEF ARCHITECT PLANNER

Dr. BALKAR SINGH
I.A.S.
AVAS AYUKT

REVISED LAYOUT PLAN

BRAHMPUTRA (L.I.G.)