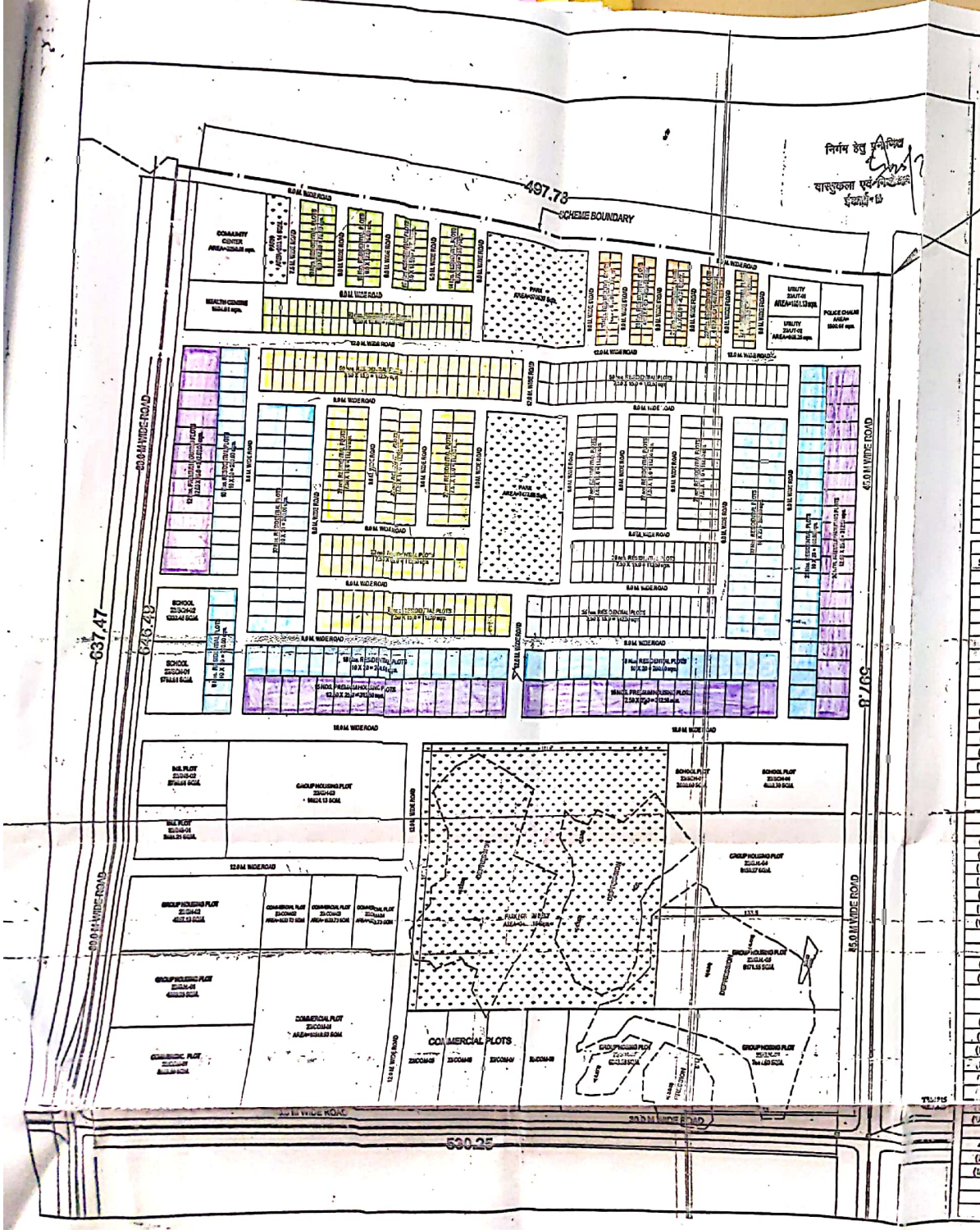
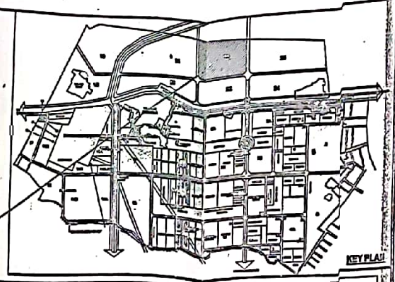
SECT-23





LAND USE OF SECTOR-23 (WITHOUT TLP ROAD)				
	TOTAL SECTOR AREA		AREA (ACRE) 78.98	AREA (M²) 318618.30
S.NO.	DESCRIPTION	AREA (M²)	AREA (ACRE)	%
1	GREEN	48173.17	11.90	15.07%
2	RESIDENTIAL	160331.25	39.50	50.01%
(i)	GROUP HOUSING PLOTS	52930.28	13.08	16.53%
(ii)	PLOTTED/HOUSES	86352.45	21.31	26.99%
(iii)	PREMIUM HOUSING PLOTS	20748.52	5.13	6.49%
3	FACILITIES	16342.31	4.04	5.11%
(i)	SCHOOL	9787.07	2.42	3.06%
(ii)	POLICE CHAUKI	1500.61	0.37	0.47%
(iii)	HEALTH CENTRE	1804.61	0.45	0.56%
(iv)	COMMUNITY CENTER	3250.01	0.80	1.02%
4	UTILITY	2017.39	0.50	0.63%
5	INSTITUTIONAL	5237.83	1.29	1.64%
6	COMMERCIAL	29316.28	7.24	9.17%
7	ROAD AREA	58700.07	14.51	18.37%
	TOTAL	319318.30		100.00%

RESIDENTIAL PLOTS DETAILS			
S.N.O.	PLOTS/HOUSES SIZE (METER)/PLOT NO.	AREA (SQMT.)	NO.
1	PLOTS / HOUSES		
(i)	12.50X25.00 (PREMIUM HOUSING)	312.50	63
(ii)	10.0X20.0	200.00	13
(iii)	7.50X15.0	112.50	38
(iv)	6.0X12.5	75.00	11
(v)	4.85X8.40	40.74	1
	TOTAL		76
2	GROUP HOUSING PLOTS		
(i)	23/G.H.-01	4983.23	1
(ii)	23/G.H.-02	4857.12	1
(iii)	23/G.H.-03	10824.13	1
(iv)	23/G.H.-04	9139.27	1
(v)	23/G.H.-05	9171.15	1
(vi)	23/G.H.-06	7611.80	1
(vii)	23/G.H.-07	6243.58	1
	TOTAL	52830.28	7
	TOTAL RESIDENTIAL PLOTS		76

NON RESIDENTIAL PLOTS DETAILS			
1	FACILITY PLOTS		
(i)	23/SCH-01	1533.44	1
(ii)	23/SCH-02	1799.81	1
(iii)	23/SCH-03	2000.00	1
(iv)	23/SCH-04	4653.70	1
(v)	HEALTH CENTER	1804.61	1
(vi)	POLICE CHAUKI	1500.61	1
(vii)	COMMUNITY CENTER	3250.01	1
	TOTAL		7
2	INSTITUTIONAL PLOTS		
(i)	23/INS-01	2756.61	1
(ii)	23/INS-02	2481.21	1
	TOTAL	5237.82	2
3	COMMERCIAL PLOTS		
(i)	23/COM-01	10519.93	1
(ii)	23/COM-02	1633.73	1
(iii)	23/COM-03	1633.73	1
(iv)	23/COM-04	1633.73	1
(v)	23/COM-05	2033.16	1
(vi)	23/COM-06	2045.78	1
(vii)	23/COM-07	2057.20	1
(viii)	23/COM-08	2073.81	1
	TOTAL	21552.87	8
4	UTILITY PLOTS		
(i)	23/UT-01	1051.13	1
(ii)	23/UT-02	966.25	1
	TOTAL	2017.38	2
	TOTAL NON RESIDENTIAL PLOTS		19

UPAVP

ARCHITECTURE AND PLANNING UNIT-5
U.P.HOUSING & DEVELOPMENT BOARD
NEELGIRI COMPLEX,INDIRA NAGAR,LUCKNOW
E-mail ID. - ap5@upavp.com

LS- 1700-2005

CD-1 Baghpat

DRAWING NO.- UPHDB/APD/U-5/MVY/Revised LOP/SECTOR-23/ABC/20.07.22/150/23

NOTE -

1. THIS LAY OUT PLAN HAS BEEN PREPARED ON THE BASIS OF FEASIBILITY RECEIVED FROM EXEN. C.D., BAGHPAT-01 VIDE HIS LETTER NO.-200/Y-1/17 DATED 13.03.2021
2. THIS LAY OUT PLAN HAS BEEN PREPARED ON THE BASIS OF FEASIBILITY RECEIVED FROM EXEN. C.D., BAGHPAT-01 VIDE HIS LETTER NO.-555/Y-1/128 DATED 23.06.2021
3. THIS LAY OUT PLAN HAS BEEN PREPARED ON THE BASIS OF FEASIBILITY RECEIVED FROM EXEN. C.D., BAGHPAT-01 VIDE HIS LETTER NO.-655/Y-1/149 DATED 13.07.2021 AND S.E. BAGAPAT CIRCLE VIDE HIS LETTER NO.-1324/A.P.D.-12/129 DATED-04.08.2021
4. THIS LAY OUT PLAN HAS BEEN PREPARED ON THE BASIS OF FEASIBILITY RECEIVED FROM EXEN. C.D., BAGHPAT-01 VIDE HIS LETTER NO.-727/Y-1/171 DATED 04.08.2021 AND S.E. BAGAPAT CIRCLE VIDE HIS LETTER NO.-13 /A.P.D.-12/133 DATED-11.08.2021
5. THIS LAY OUT PLAN HAS BEEN PREPARED ON THE BASIS OF INFORMATION RECEIVED FROM EXEN. C.D.-BAGHPAT-01 VIDE HIS LETTER NO.-920/G-27/38 DATED 12.10.2021.
6. THIS LAY OUT PLAN HAS BEEN PREPARED ON THE BASIS OF INFORMATION RECEIVED FROM EXEN. C.D.-BAGHPAT-01 VIDE HIS LETTER NO.-1083/Y-1/237 DATED 01.12.2021.
7. THIS LAY OUT PLAN HAS BEEN PREPARED ON THE BASIS OF INFORMATION RECEIVED FROM EXEN. C.D.-BAGHPAT-01 VIDE HIS LETTER NO.-240/Y-1/48 DATED 02.03.2022.
8. THIS LAY OUT PLAN HAS BEEN FINALIZED ON THE BASIS OF INFORMATION RECEIVED FROM EXEN. C.D.-BAGHPAT-01 VIDE HIS LETTER NO.-285/Y-1/55 DATED 12.04.2022 AND S.E. BAGHPAT VIDE HIS LETTER NO.-452/APD-12/33 DATED 14.04.2022.
9. THIS LAY OUT PLAN HAS BEEN FINALIZED ON THE BASIS OF DECISION TAKEN IN HIGH LEVEL COMMITTEE MEETING HELD IN HEAD OFFICE DATED-15.03.2022.

INDEX

1. 40.74 वर्गमी. के भूखण्ड
2. 75.00 वर्गमी. के भूखण्ड
3. 112.50 वर्गमी. के भूखण्ड
4. 200.00 वर्गमी. के भूखण्ड
5. 312.50 वर्गमी. के भूखण्ड

J.E. A.E. E.E.

SCHEME :- MANDOLA VIHAR YOJNA, GHAZIABAD.

PROJECT :- REVISED LAY OUT PLAN OF SECTOR - 23

DATE	NORTH
19.07.2022	N

SHIVBARAN RAM, DGM(CIVIL)	19/07/22
P.C.K. Surya, M.A., A.I.A., ASSTT. ARCH. PLANNER	19/7/22
ARVIND DEO, M.A., A.I.A., (M.A.(SOC), M.ARCH.(LAND)), ASSTT. PLANNER	19/7/22
[illegible], SENIOR ARCHITECT PLANNER	19-7-2022.
CHIEF ARCHITECT PLANNER	
AJAY CHAUHAN, LA.G., AVIS ASSTT.	

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