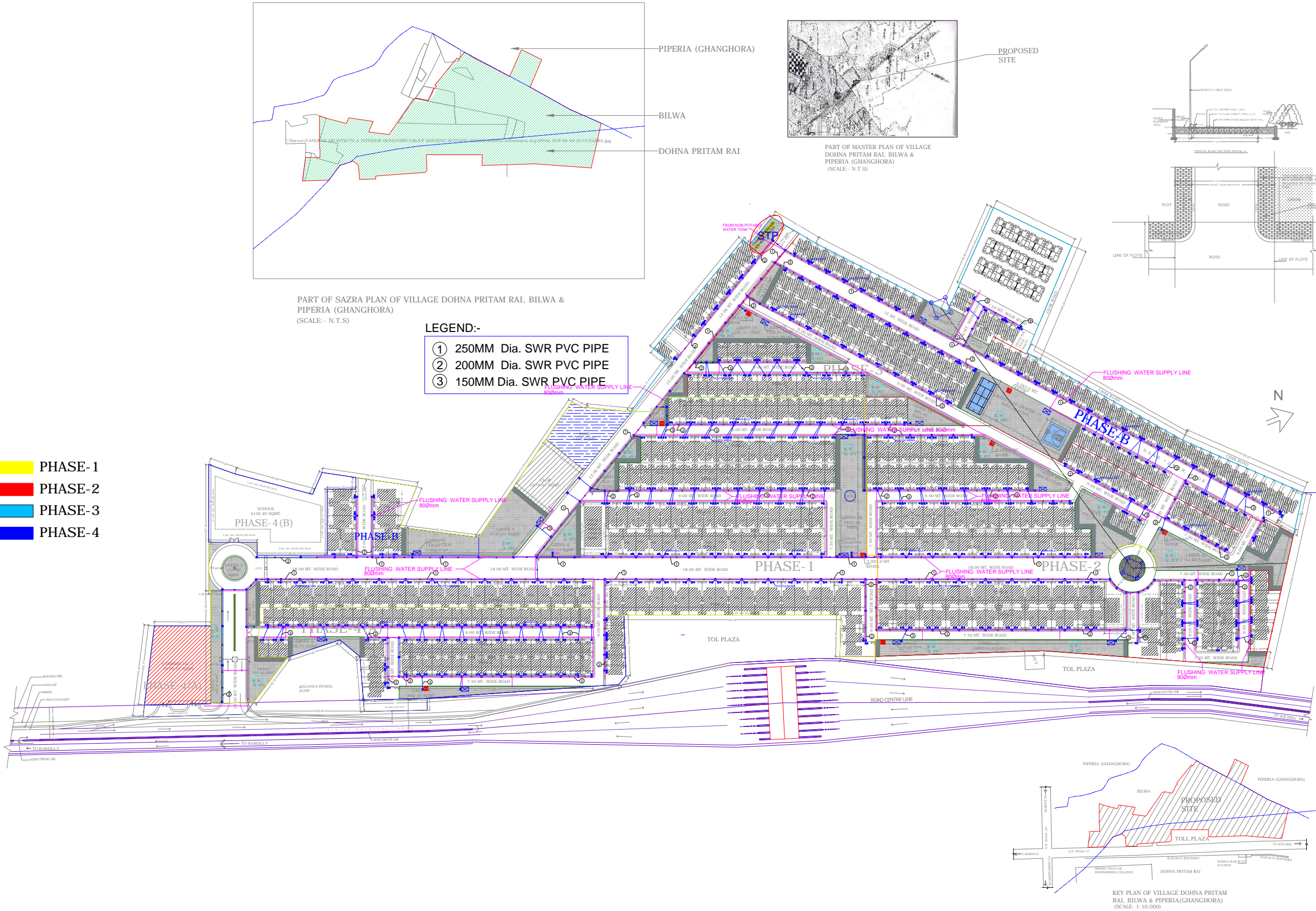


- PHASE-1  
PHASE-2  
PHASE-3  
PHASE-4



PROJECT:-  
REVISED RESIDENTIAL LAYOUT PLAN FOR THE TOWNSHIP  
1. BELONGING TO BANYAN INFRACON PVT. LTD.  
THROUGH ITS MANAGER SHREE VIKAS MALHOTRA,  
G-8 VIKAS DEEP DIST. CENTRE LAXMI NAGAR, DELHI.  
2. POPULAR INFRA TECH PVT. LTD  
THROUGH ITS DIRECTOR SHREE SANJEEV MOHAN DUVEY,  
BL-14, SECOND FLOOR, ANANAD VIHAR,  
JAIL ROAD HARI NAGAR, NEW DELHI.  
3. WELCOME INFRA DEVELOPERS PVT. LTD  
THROUGH ITS DIRECTOR SHREE VIKAS MALHOTRA,  
BL-14, SECOND FLOOR, ANANAD VIHAR,  
JAIL ROAD HARI NAGAR, NEW DELHI.  
4. MARS BUILDTECH PVT. LTD  
THROUGH ITS DIRECTOR SHREE SANJEEV MOHAN DUVEY,  
BL-14, SECOND FLOOR, ANANAD VIHAR,  
JAIL ROAD HARI NAGAR, NEW DELHI.  
5. WELCOME INFRA BUILD PVT. LTD  
THROUGH ITS DIRECTOR SHREE VIKAS MALHOTRA,  
REGISTERED OFFICE BL-14, SECOND FLOOR ANANAD VIHAR,  
JAIL ROAD HARI NAGAR, NEW DELHI.  
6. M/S BUILDTECH PVT. LTD  
THROUGH ITS MANAGER SHREE SANJEEV MOHAN DUVEY,  
D-71 GALLI NO.-3, LAXMI NAGAR, DELHI  
7. M/S GLAZE REALTEK PVT. LTD.  
THROUGH ITS DIRECTOR SHREE VIKAS MALHOTRA,  
G-8, VIKAS DEEP  
DISTIC CENTRE, LAXMI NAGAR, NEW DELHI.

FOR ELDECO INFRA BUILD LTD.  
REGD.OFFICE - 201-212  
SPLENDOR FORUM, IIInd FLOOR, JASOLA DISTRICT CENTRE,  
JASOLA, NEW DELHI-110025

AT KHASRA NOS.-476P,477P,501P,502,503P,  
504,505,506,507,509 512P & 513P OF VILLAGE BILWA  
AT KHASRA NOS.- PART OF 438, PART OF 439,440 & 441  
OF VILLAGE DOHNA PRITAM RAI  
AT KHASRA NO.- 898 OF VILLAGE PIPERIA(GHANGHORA)

NOTE:-  
:- ALL RAIN WATER SHALL SLOPE TOWARDS GROUND  
WATER RECHARGING PITS  
:- ALL THE PLOTS OTHER THAN THE TYPICAL PLANS SHALL BE  
CONSTRUCTED AS/ BLDG. BYE LAWS.  
:- THE AREA OF UNEQUAL SIZE PLOTS OF HAVE BEEN  
TAKEN BY POLYLINE  
:- THE DIMENSION OF TRAPEZIUM SHAPED PLOTS HAVE BEEN  
TAKEN OF THE CENTER  
:- TRAPEZIUM SHAPED PLOTS AREA CALCULATED BY POLYLINE

1. AREA UNDER SCHEME	=	1.44128.27 sqmt.
2. AREA UNDER ROAD WIDENING	=	943.79 sqmt.
3.NET SITE AREA AFTER R/W	=	1.43184.48 sqmt.
4.AREA UNDER CRSCS SCHOOL	=	4.139.40 sqmt.
5. AREA LEFT AFTER SCHOOL	=	1.38,045.08 sqmt.
6. AREA UNDER PARKS, GREENS, WATER RECHARGES & OPENS	=	20,857.90 sqmt. 15.00 % OF (5)
7. AREA UNDER EWS & LIG	=	3,537.40 sqmt. 2.54 % OF (5)
8. AREA UNDER PLOTTED DEVELOPMENT	=	68,319.39 sqmt. 49.15% OF (5)
9.AREA UNDER COMMERCIAL 1, 2, 3 & 4 (RECHG. 2017CMT-8 SQMT/NO. =81.90 SQMT)	=	3885.21 sqmt. 2.80 % OF (5)
10.AREA UNDER CLUB	=	1.274.07 sqmt. 0.92% OF (5)
11. AREA UNDER SOLID WASTE	=	159.85 sqmt.
12.AREA UNDER ROAD	=	41011.26 sqmt.

Sr.No.	TYPE	AREA (SQMT)	TOTAL NO OF PLOTS	UNITS
1.	TYPE A	215.06(duplicate)	19 ( 1 NOS. CHALLAN UNIT FOR 400 SQFT/NO. (54X30)	19X1=19 Nos.
2.	TYPE B	107.08(duplicate)	84 ( 1 NOS. CHALLAN UNIT FOR 400 SQFT/NO. (54X30)	84X1=84 Nos.
3.	TYPE C	137.10	123 ( 1 NOS. CHALLAN UNIT FOR 400 SQFT/NO. (54X30)	123X2=246 Nos.
4.	TYPE D	134.81	22 ( 1 NOS. CHALLAN UNIT FOR 400 SQFT/NO. (54X30)	22X2=44 Nos.
5.	TYPE E	108.50	81 ( 1 NOS. CHALLAN UNIT FOR 400 SQFT/NO. (54X30)	81X2=162 Nos.
6.	TYPE F	86.38	211 ( 1 NOS. CHALLAN UNIT FOR 400 SQFT/NO. (54X30)	211X2=422 Nos.

TOTAL NO. OF PLOTTED RESIDENTIAL UNIT =922 Nos.  
TOTAL NO. OF POPULATION (unitsx5=977x5) =4885 Nos.

10% LIG =97.7 SAY 98 UNIT @36 SQMT./UNIT = 3528 SQMT.  
10% EWS = 97.7 SAY 98 UNIT @20 SQMT./UNIT = 1960 SQMT.  
TOTAL UNITS COVERED AREA REQUIRED FOR EWS & LIG = 5488 SQMT.

REQUIRED COMMON AREA (STAIRCASE/LOBBY)  
1 COMMON AREA=4 UNITS (ONE BLOCK)  
NO OF COMMON AREA FOR 196 UNITS  
196/4=49 BLOCKS ( 1 COMMON AREA OF BLOCKS)  
AREA REQUIRED FOR 1 COMMON AREA (STAIRCASE) BLOCK=10 SQMT  
TOTAL AREA REQUIRED FOR 49 COMMON AREA BLOCKS=10X49=490 SQMT  
TOTAL F.A.R AREA(UNITS AREA+COMMON AREA)=5488+490=5978 SQMT

TAKING FAR = 2.0  
REQUIRED PLOT AREA FOR EWS & LIG =  $\frac{5488}{2} = 2989$  SQMT.  
PROVIDED PLOT FOR LIG & EWS = 3537.40 SQMT.

## SEWER LAYOUT, FLUSHING "NON POTABLE"/HORTICULTURE WATER LAYOUT

- LEGEND
- GARBAGE COLLECTION ☒
- KIOSK ☒

SCALE

AS SHOWN

OWNERS SIGN

ARCHITECT

ANUPAM ARCHITECTS &  
INTERIOR DESIGNERS  
B-340, RAJENDRA NAGAR, BAREILLY.  
Mob. 98970 54783

CONSULTANT "MEP"

ART CONSULTANTS  
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