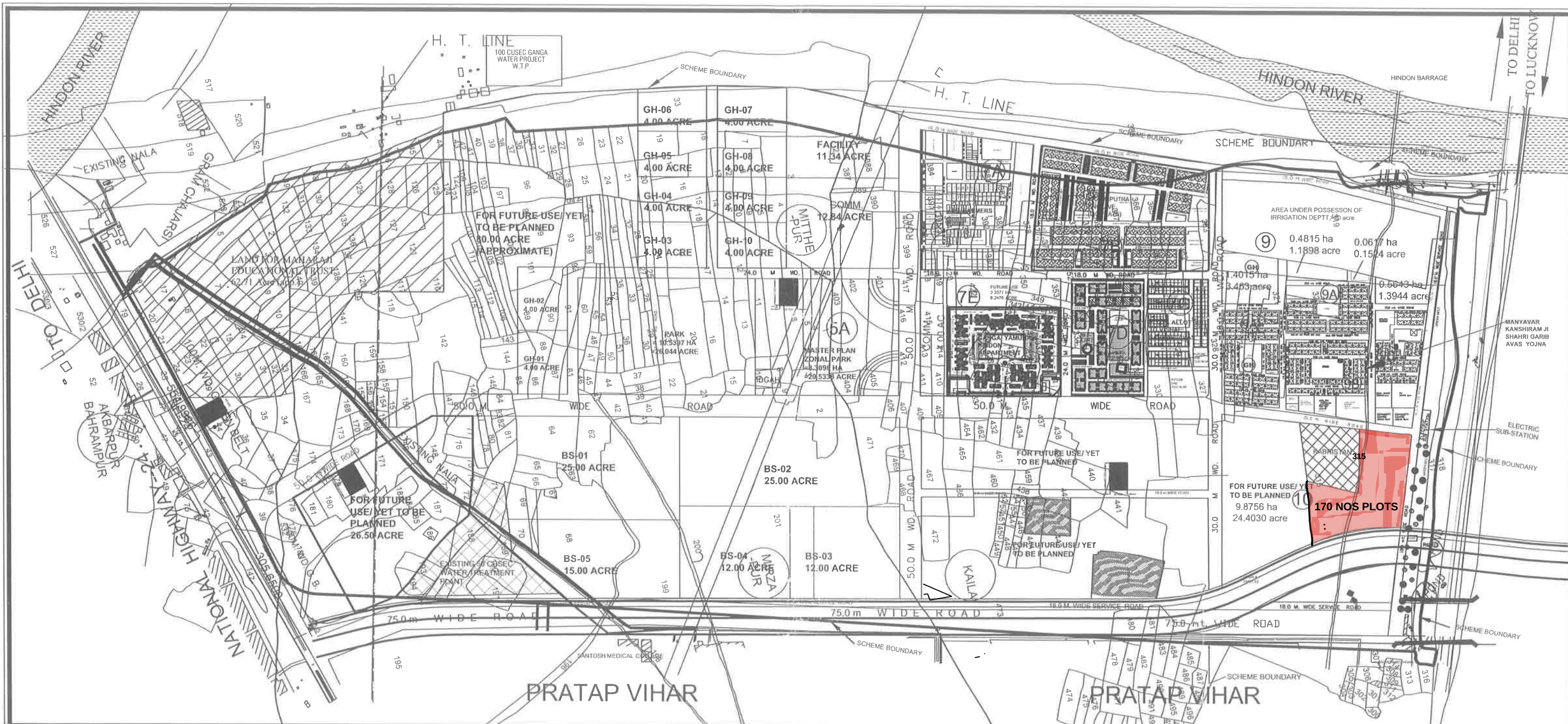




SEVOTTA

UPAVP

ARCHITECTURE AND PLANNING UNIT-1
NEELGIRI COMPLEX, INDIRA NAGAR LUCKNOW
Email : uphdb@sachmet.in

DRG NO.

FILE NO.

SHEET NO.

[Signature]

अधिसासी अभियन्ता
उ०प्र० आवास एवं विकास परिषद
निर्माण खण्ड गाजियाबाद-०२
वसुन्धरा, गाजियाबाद

LEGEND:-

- 1- SCHOOL
- 2- GREEN
- 3- BAAL KALYAN EVAM PRASUTI GHRIH
- 4- COMMUNITY CENTER / FACILITY
- 5- HEALTH CENTER / NURSING HOME

INDEX:-

- 7A- PLOT FOR FARMERS
- 7B- L.I.G. HOUSES -2016 NOS
- 7C- SOCIETY LAND
- 7D- PROPOSED FOR AFFORDABLE HOUSING
- 7E- MULTI STORYEDS FLATS
(GANGA, YAMUNA & HINDON APPARTMENT-1292 NOS)
- 9A- E.W.S. HOUSES -2048 NOS
- 9B- MANYAVER SRI KASHIRAM JI YOJNA HOUSES -1500 NOS

SIDDHARTH VIHAR YOJNA, GHAZIABAD, U.P.

AREA STATEMENT:-

- SCHEME AREA =259.215 HA (640.5317 ACRE)
- AREA UNDER M.P. GREEN BELT =17.4375 HA.(43.0888 ACRE)
- AREA UNDER M.P. INSTITUTIONAL = 1.700 HA (4.200 ACRE)
- AREA UNDER M.P. ROAD =19.2142 HA(47.4791 ACRE)
- NET AREA OF THE SCHEME (RESIDENTIAL) =220.8633 HA(501.2841 ACRE)
- PARK AND OPEN SPACE REQUIRED
(AS PER BYE LAWS 15%) = 30.4295 HA(75.1926 ACRE)
- ALREADY PROVIDED PARK AND OPEN SPACES IN THE LAY OUT PLAN
APART FROM M.P. GREEN =31.2924 HA (77.3249 ACRE)

SCALE:



DATE:-
02.09.2013



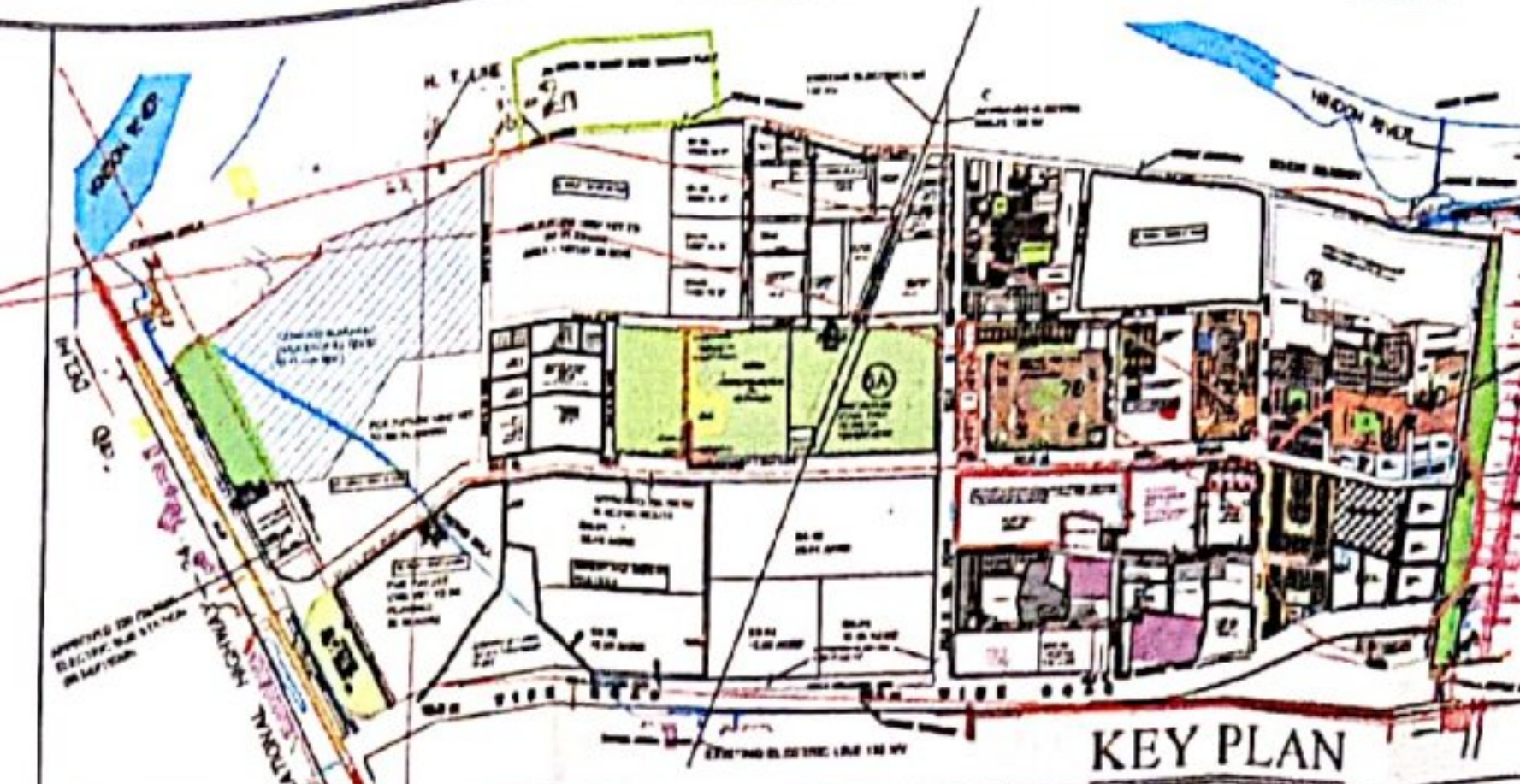


ARCHITECTURE AND PLANNING
UNIT-5,
NEELGIRI COMPLEX, INDIRA NAGAR,
LUCKNOW - 226016

DRG. NO. - UPHDB/APD/U-5/EVY/62B/SEC-10/REVISED LAYOUT PLAN
21/H.C. 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.



COMMUNITY CENTRE

24.0 M. WIDE ROAD

KABRISTAN

EXISTING ROAD

9.0 M. WIDE ROAD

7.50 M. WIDE ROAD

7.50 M. WIDE ROAD

7.50 M. WIDE ROAD

7.50 M. WIDE ROAD

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7.50 M. WIDE ROAD

7.50 M. WIDE ROAD

7.50 M. WIDE ROAD

7.50 M. WIDE ROAD

7.50 M. WIDE ROAD

315

315

75 M WIDE ROAD

TO NH-58

LAND USE OF SECTOR-10 (WITHOUT TLP ROAD)			
S. NO.	DESCRIPTION	AREA (M ²)	AREA (ACRE)
1	RESIDENTIAL	17975.63	4.44
2	COMMERCIAL	8392.54	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	10.55

LEGEND :-

RESIDENTIAL
COMMERCIAL
FACILITIES
PARK/GREEN

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 TC 10/56	72.00	56	PARAMETRS AS PER BUILDING		
(II)	10/57 TO 10/157	112.50	101	BYE LAWS		
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	423.08	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/NH-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

SCHEME :-

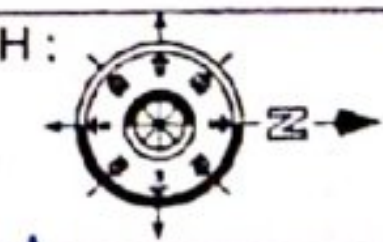
SIDDHARTH VIHAR YOJNA, GHAZIABAD.

DRG. TITLE :-

REVISED LAYOUT PLAN OF SECTOR-10

DATE: 08.01.2025

NORTH :



SHIVBARAN RAM
DIP CIVIL

KRISHNA KANT
DIP ARCH
ASSTT. ARCHITECT PLANNER

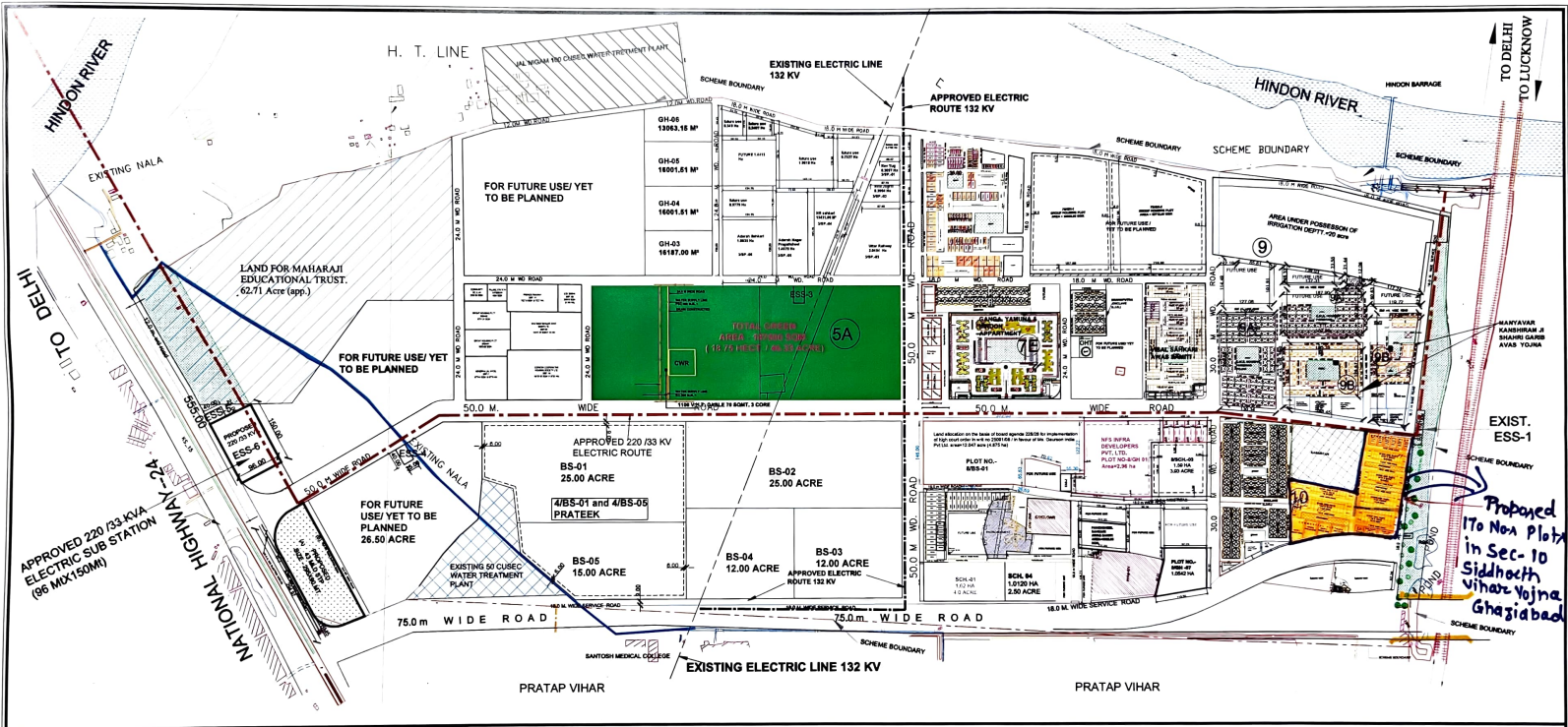
MUKESH KUMAR RUHELA
B ARCH M PLAN (HOUSING)
ARCHITECT PLANNER

SANJEEV KASHYAP
B PLANNING, M PLAN NG (ENVIRONMENTAL PLANNING)
A I T P
SENIOR ARCHITECT PLANNER

CHIEF ARCHITECT PLANNER

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

REVISED LAYOUT PLAN



UPAVP
ARCHITECTURE AND PLANNING UNIT-1
NEEL GIRD COMPLEX,
INDIRA NAGAR LUCKNOW
Email : updb@sachet.in

SIDDHARTH VIHAR YOJNA, GHAZIABAD, U.P.

Handwritten signatures and initials at the bottom right of the page.