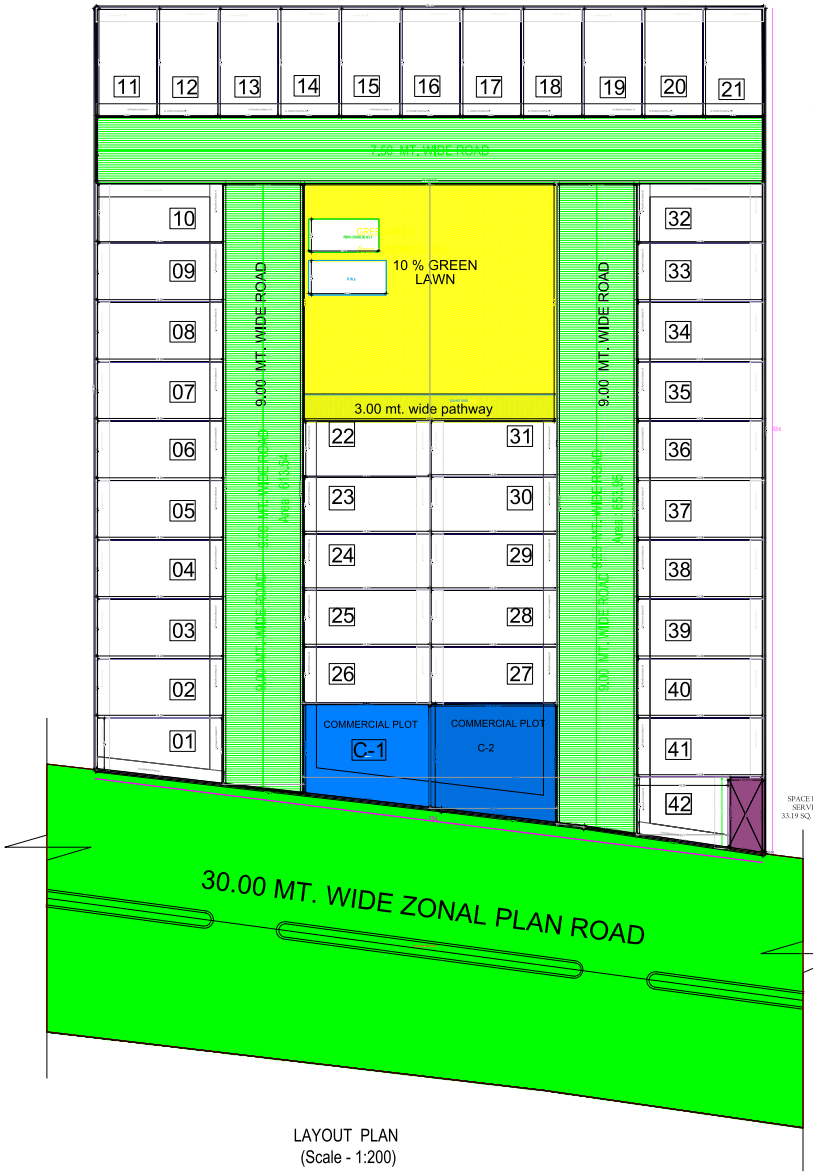
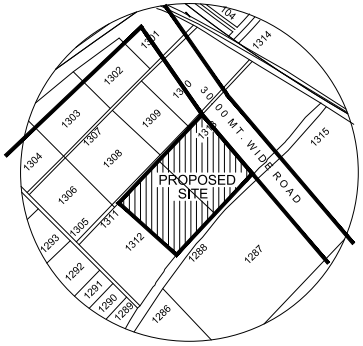
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Project Title :SUBMISSION DRAWING FOR THE PROPOSED PLOTTING DEVELOPMENT AT KHASRA NO.- 1312m,1313m AT VILLAGE NOORNAGAR GHAZIABAD (U.P.)

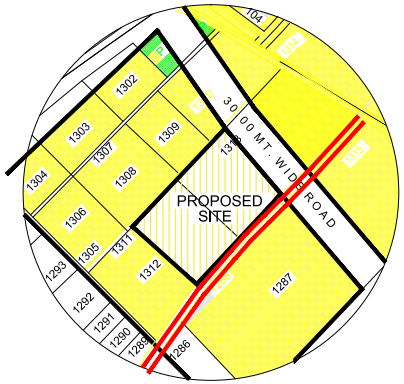
File No	GDA/LD/20-21/0970	Sheet	1
Submission Date	2021-03-31	Scale	1:100



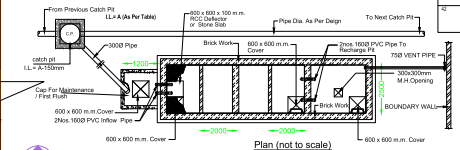
LAYOUT PLAN
(Scale - 1:200)



KHASRA PLAN

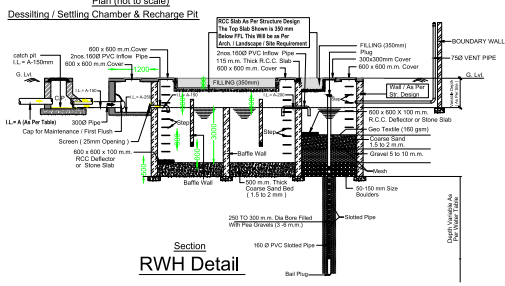


SITE SUPERIMPOSE ON ZONAL PLAN



Plan (not to scale)

Dessilting / Settling Chamber & Recharge Pit



Individual Plot Setback

Plot No.	Prem.-Bldg.	Abutting Road	Front		Side1		Side2		Rear		Coverage	FSI Area
			Reqd	Prop.	Reqd	Prop.	Reqd	Prop.	Reqd	Prop.	Prop.	Prop.
12 A		7.50 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
01		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	-	-	0.00	0.00
01		30.00 MT. WIDE MAIN ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
02		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
03		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
04		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
05		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
06		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
07		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
08		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
09		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
10		7.50 MT. WIDE ROAD	1.50	-	-	-	-	-	-	-	0.00	0.00
10		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
11		7.50 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
12		7.50 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
14		7.50 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
15		7.50 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
16		7.50 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
17		7.50 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
18		7.50 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
19		7.50 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
20		7.50 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
21		7.50 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
22		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
23		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
24		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
25		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
26		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
27		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
28		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
29		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
30		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
31		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
32		7.50 MT. WIDE ROAD	1.50	-	-	-	-	-	-	-	0.00	0.00
32		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
33		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
34		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
35		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
36		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
37		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
38		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
39		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
40		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
41		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	1.50	-	0.00	0.00
42		9.00 MT. WIDE ROAD	1.50	-	-	-	-	-	-	-	0.00	0.00
42		30.00 MT. WIDE MAIN ROAD	1.50	-	-	-	-	-	1.50	-	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
12 A	7.50 MT. WIDE ROAD	46.80	-	83.63	3.50	5.83	0.00	0.00	0.00	-	0.00
01	9.00 MT. WIDE ROAD	46.80	-	85.15	3.50	14.35	0.00	0.00	0.00	-	0.00
01	30.00 MT. WIDE MAIN ROAD	46.80	-	95.58	3.50	6.69	0.00	0.00	0.00	-	0.00
02	9.00 MT. WIDE ROAD	46.80	-	95.58	3.50	6.69	0.00	0.00	0.00	-	0.00
03	9.00 MT. WIDE ROAD	46.80	-	95.58	3.50	6.69	0.00	0.00	0.00	-	0.00
04	9.00 MT. WIDE ROAD	46.80	-	95.58	3.50	6.69	0.00	0.00	0.00	-	0.00
05	9.00 MT. WIDE ROAD	46.80	-	95.58	3.50	6.69	0.00	0.00	0.00	-	0.00
06	9.00 MT. WIDE ROAD	46.80	-	95.58	3.50	6.69	0.00	0.00	0.00	-	0.00
07	9.00 MT. WIDE ROAD	46.80	-	95.58	3.50	6.69	0.00	0.00	0.00	-	0.00
08	9.00 MT. WIDE ROAD	46.80	-	95.58	3.50	6.69	0.00	0.00	0.00	-	0.00
09	9.00 MT. WIDE ROAD	46.80	-	95.58	3.50	6.69	0.00	0.00	0.00	-	0.00
10	7.50 MT. WIDE ROAD	46.80	-	95.58	3.50	6.69	0.00	0.00	0.00	-	0.00
10	9.00 MT. WIDE ROAD	46.80	-	95.47	3.50	6.68	0.00	0.00	0.00	-	0.00
11	7.50 MT. WIDE ROAD	46.80	-	83.63	3.50	5.83	0.00	0.00	0.00	-	0.00
12	7.50 MT. WIDE ROAD	46.80	-	83.63	3.50	5.83	0.00	0.00	0.00	-	0.00
14	7.50 MT. WIDE ROAD	46.80	-	83.63	3.50	5.83	0.00	0.00	0.00	-	0.00
15	7.50 MT. WIDE ROAD	46.80	-	83.63	3.50	5.83	0.00	0.00	0.00	-	0.00
16	7.50 MT. WIDE ROAD	46.80	-	83.63	3.50	5.83	0.00	0.00	0.00	-	0.00
17	7.50 MT. WIDE ROAD	46.80	-	83.63	3.50	5.83	0.00	0.00	0.00	-	0.00
18	7.50 MT. WIDE ROAD	46.80	-	83.63	3.50	5.83	0.00	0.00	0.00	-	0.00
19	7.50 MT. WIDE ROAD	46.80	-	83.63	3.50	5.83	0.00	0.00	0.00	-	0.00
20	7.50 MT. WIDE ROAD	46.80	-	83.63	3.50	5.83	0.00	0.00	0.00	-	0.00
21	7.50 MT. WIDE ROAD	46.80	-	83.63	3.50	5.83	0.00	0.00	0.00	-	0.00
22	9.00 MT. WIDE ROAD	46.80	-	90.01	3.50	6.30	0.00	0.00	0.00	-	0.00
23	9.00 MT. WIDE ROAD	46.80	-	90.06	3.50	6.37	0.00	0.00	0.00	-	0.00
24	9.00 MT. WIDE ROAD	46.80	-	90.06	3.50	6.37	0.00	0.00	0.00	-	0.00
25	9.00 MT. WIDE ROAD	46.80	-	90.75	3.50	6.36	0.00	0.00	0.00	-	0.00
26	9.00 MT. WIDE ROAD	46.80	-	90.75	3.50	6.36	0.00	0.00	0.00	-	0.00
27	9.00 MT. WIDE ROAD	46.80	-	90.75	3.50	6.36	0.00	0.00	0.00	-	0.00
28	9.00 MT. WIDE ROAD	46.80	-	90.75	3.50	6.36	0.00	0.00	0.00	-	0.00
29	9.00 MT. WIDE ROAD	46.80	-	90.06	3.50	6.37	0.00	0.00	0.00	-	0.00
30	9.00 MT. WIDE ROAD	46.80	-	90.06	3.50	6.37	0.00	0.00	0.00	-	0.00
31	9.00 MT. WIDE ROAD	46.80	-	90.01	3.50	6.30	0.00	0.00	0.00	-	0.00
32	7.50 MT. WIDE ROAD	46.80	-	95.47	3.50	6.68	0.00	0.00	0.00	-	0.00
32	9.00 MT. WIDE ROAD	46.80	-	95.58	3.50	6.69	0.00	0.00	0.00	-	0.00
33	9.00 MT. WIDE ROAD	46.80	-	95.58	3.50	6.69	0.00	0.00	0.00	-	0.00
34	9.00 MT. WIDE ROAD	46.80	-	95.58	3.50	6.69	0.00	0.00	0.00	-	0.00
35	9.00 MT. WIDE ROAD	46.80	-	95.58	3.50	6.69	0.00	0.00	0.00	-	0.00
36	9.00 MT. WIDE ROAD	46.80	-	95.58	3.50	6.69	0.00	0.00	0.00	-	0.00
37	9.00 MT. WIDE ROAD	46.80	-	95.58	3.50	6.69	0.00	0.00	0.00	-	0.00
38	9.00 MT. WIDE ROAD	46.80	-	95.58	3.50	6.69	0.00	0.00	0.00	-	0.00
39	9.00 MT. WIDE ROAD	46.80	-	95.58	3.50	6.69	0.00	0.00	0.00	-	0.00
40	9.00 MT. WIDE ROAD	46.80	-	95.58	3.50	6.69	0.00	0.00	0.00	-	0.00
41	9.00 MT. WIDE ROAD	46.80	-	95.58	3.50	6.69	0.00	0.00	0.00	-	0.00
42	30.00 MT. WIDE MAIN ROAD	46.80	-	74.44	3.50	10.40	0.00	0.00	0.00	-	0.00

AREA STATEMENT — VERSION NO.: 1.60; VERSION DATE: 20/05/2021

PROJECT DETAIL :

Site Address:	
District: Ghaziabad,Tehsil:Ghaziabad,Village:NA	Plot Use: Residential
Authority: Ghaziabad Development Authority	Plot Sub2Use: Plotted Resi development / Plotted Housing
Authority Class: Category A	Development Plan: Master Plan
Authority Grade: Development Authority (DA)	Land Use Zone: Residential use Zone
Case Type: Regular	Land Sub2Use Zone: Residential Zone
Project Type: Layout Development	Layout Type: NA
Nature of Development: NEW	
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	6777.60
	As per site condition	6777.60
	Area of Plot Considered	6777.60
2	Deduction for	
a	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	6777.60
4	% of Green and open space (Reqd.)	677.76
	% of Green and open space (Prop.)	0.00
	Balance area of Plot(3 - 4)	6777.60
	Plot Area For Coverage	6777.60
	Plot Area For FSI	6777.60
	Perm. FSI Area (+)	0.00
5	Total Perm. FSI area	0.00
6	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 Area	0.00
Total FSI Area	0.00
Accessory Use Area Added in BuiltUp Area	63.82
Total BuiltUp Area	63.82
Proposed F.S.I. consumed	0.00
7 Tenement Statement	
8 Parking Proposed At	

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)

Green and open space Area

Name	Prop. Area
GREEN AREA	717.31

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	3830.81	56.22
Road Area	1930.07	27.61
Garbage Collection Center	33.17	0.48
Sector Shopping	181.09	2.62
Convenient Shops	157.07	2.33
Public Open Space	717.31	10.58
Excess Parcel Area	47.43	0.70
Other Area	0.00	0.00
Total net layout	6777.66	100.00

Individual Amenity Check b)

Name	Minimum Area	
	Reqd	Prop
Area for Convenient Shops	10.00	157.07
Area for Sector Shopping	20.00	181.09

Proposed Population Calculation

Plot No.	Use	Sub Use	Range	Nos.	Perm. Unit	Perm. Persons	Total Persons/Plot	Total
21	Residential	Row House						
20	Residential	Row House						
19	Residential	Row House						
18	Residential	Row House						
17	Residential	Row House						
16	Residential	Row House						
15	Residential	Row House						
14	Residential	Row House						
12 A	Residential	Row House						
12	Residential	Row House						
11	Residential	Row House						
10	Residential	Row House						
09	Residential	Row House						
08	Residential	Row House						
07	Residential	Row House						
06	Residential	Row House						
05	Residential	Row House						
04	Residential	Row House						
03	Residential	Row House						
02	Residential	Row House						
01	Residential	Row House	above 56 upto 150sq.mt.	42	2	10	10	420.00
01	Residential	Row House						
32	Residential	Row House						
34	Residential	Row House						
35	Residential	Row House						
36	Residential	Row House						
37	Residential	Row House						
38	Residential	Row House						
39	Residential	Row House						
40	Residential	Row House						
41	Residential	Row House						
31	Residential	Row House						
30	Residential	Row House						
29	Residential	Row House						
28	Residential	Row House						
27	Residential	Row House						
22	Residential	Row House						
23	Residential	Row House						
24	Residential	Row House						
25	Residential	Row House						
26	Residential	Row House						
42	Residential	Row House						
Grand Total								420

Tenements Density Check

Site Housing density	No Of Tenements			No Of Persons		
	Reqd	Perm	Prop	Reqd	Perm	Prop
	-	0.00	84	-	308.90	420

OWNER'S NAME AND SIGNATURE

M/S VAKUNTAM BUILDCON PVT. LTD.,dushyantnigam@gmail.com,9810888916

ARCHEINO'S NAME AND SIGNA

abhishek kumar

CA/2014/63100

ENGINEER

Ghaziabad Development Authority

Building Plan Application Number

GDA/LD/20-21/0970

Sanctioned On

26 Jun 2021

Valid Till

03 Feb 2027

Approved By

Ashcesh Shivpuri (Chief Architect and Town Planner)

Examined By

Satish Chandra Kushwaha (Junior engineer)

Rajeev Ratan Shah (Town Planner/ Executive engineer)

Ashcesh Shivpuri (Chief Architect and Town Planner)

Santosh Kumar Rai (Secretary)

Krishna Karunesh (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: -	6777.60	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

ISO_A0_(841.00_x_1189.00_MM)

The correctness and accuracy of Proposal information and drawing is a responsibility of PORowner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardwareservices, etc. Bolt Rock Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Project Title :SUBMISSION DRAWING FOR THE PROPOSED PLOTTING DEVELOPMENT AT KHASRA NO.- 1312m,1313m AT VILLAGE NOORNAGAR GHAZIABAD (U.P.)

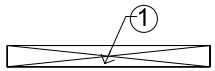
File No	GDA/LD/20-21/0970	Sheet	2
Submission Date	2021-03-31	Scale	1:100

GREEN AREA DETAIL

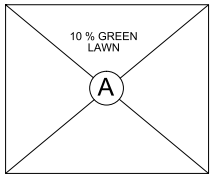
S.NO	DIMENSIONS	AREA SQ. MT.
A.	28.560 X 23.745	678.15
	TOTAL AREA	678.15

PATWAY AREA

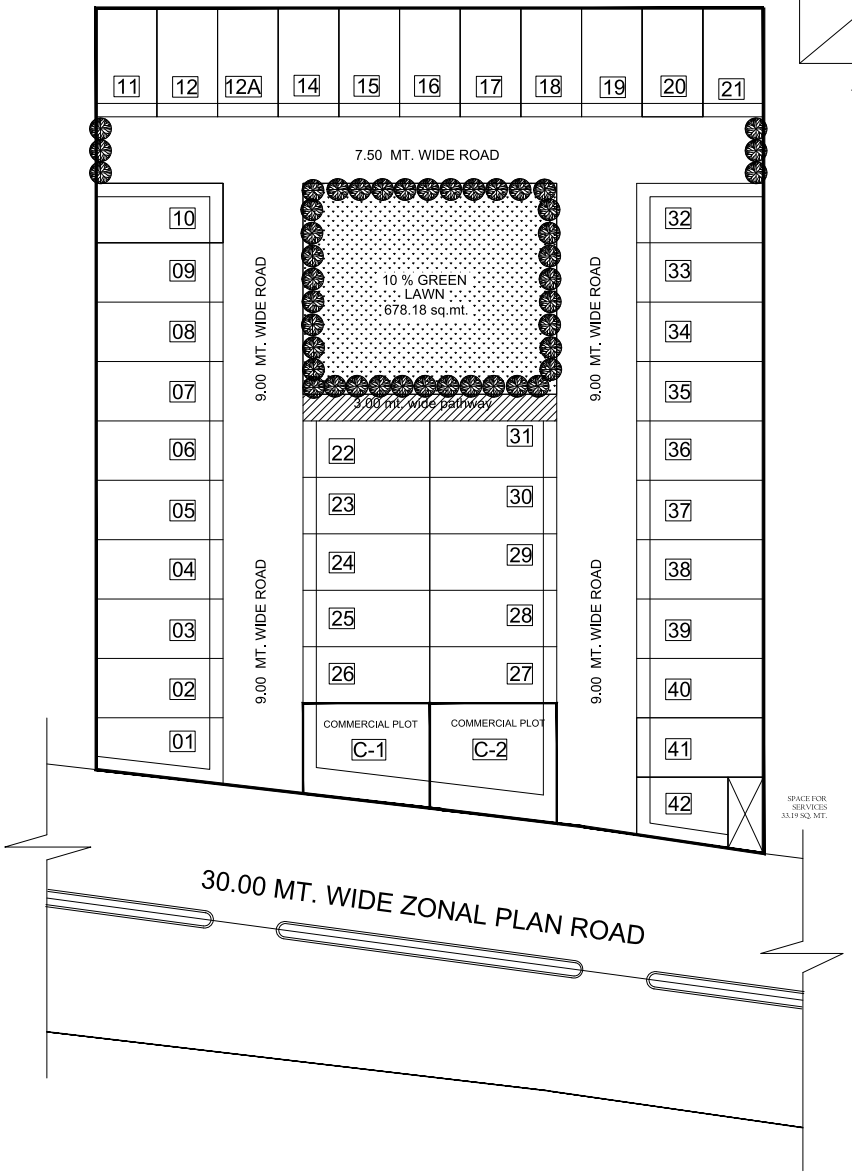
S.NO	DIMENSIONS	AREA SQ. MT.
1.	28.560 X 3.00	85.68
	TOTAL AREA	85.68

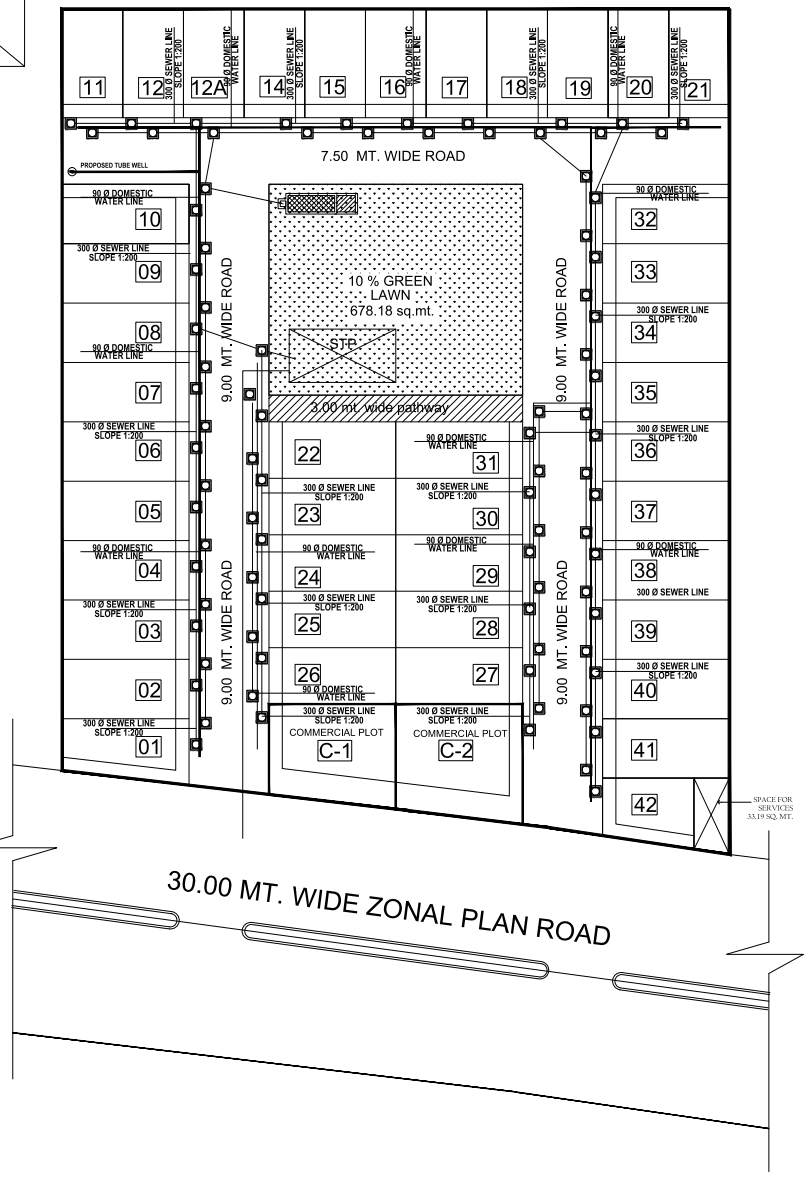


PATHWAY AREA



GREEN AREA





OWNER'S NAME AND SIGNATURE

M/S VAKUNTAM BUILDCON PVT. LTD., dushyantnigam@gmail.com, 8810888916

ARCHITECT'S NAME AND SIGNATURE

ENGINEER

abhishek kumar

CA/2014/63100

Ghaziabad Development Authority

Building Plan Application Number

GDA/LD/20-21/0970

Sanctioned On

26 Jun 2021

Valid Till

03 Feb 2027

Approved By

Asheesh Shivpuri (Chief Architect and Town Planner)

Examined By

Satish Chandra Kushwaha (Junior engineer)

Rajeev Ratan Shah (Town Planner/ Executive engineer)

Asheesh Shivpuri (Chief Architect and Town Planner)

Santosh Kumar Rai (Secretary)

Krishna Karunesh (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: -	6777.60	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

ISO_A0_(841.00_x_1189.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of PCR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. BoffTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT