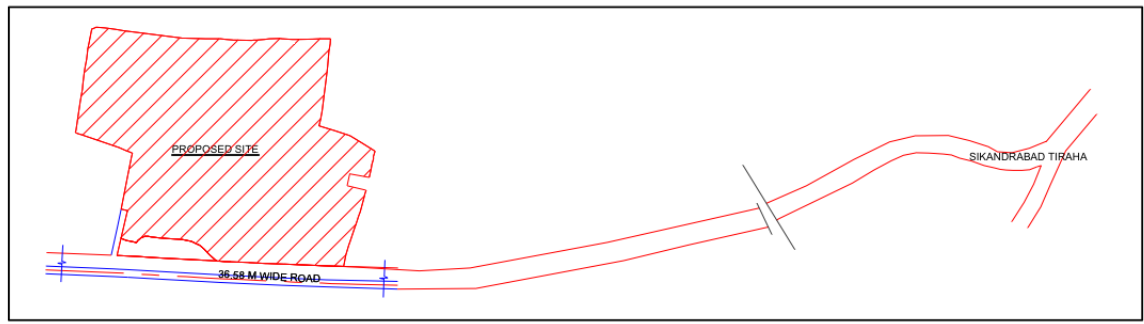
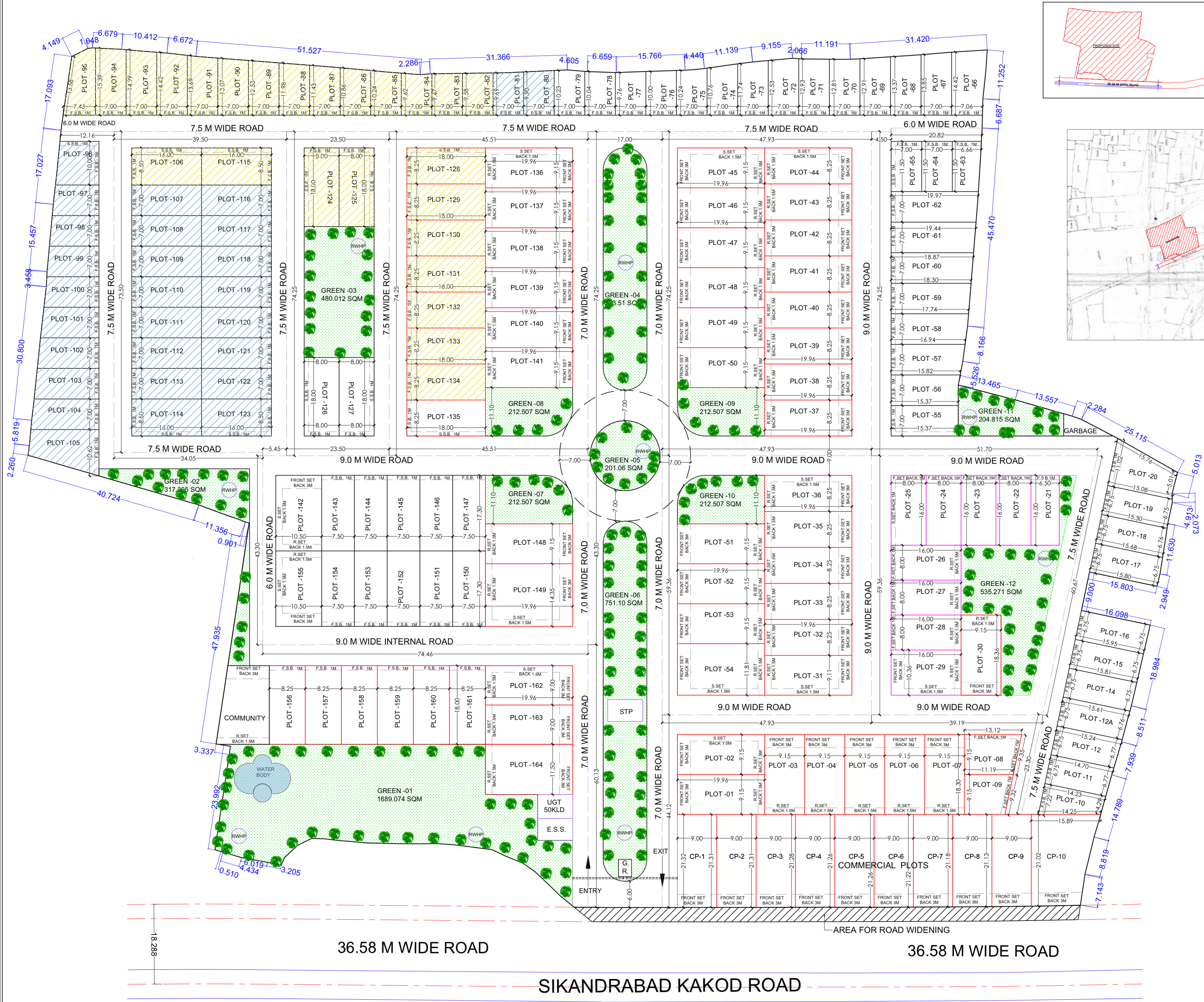
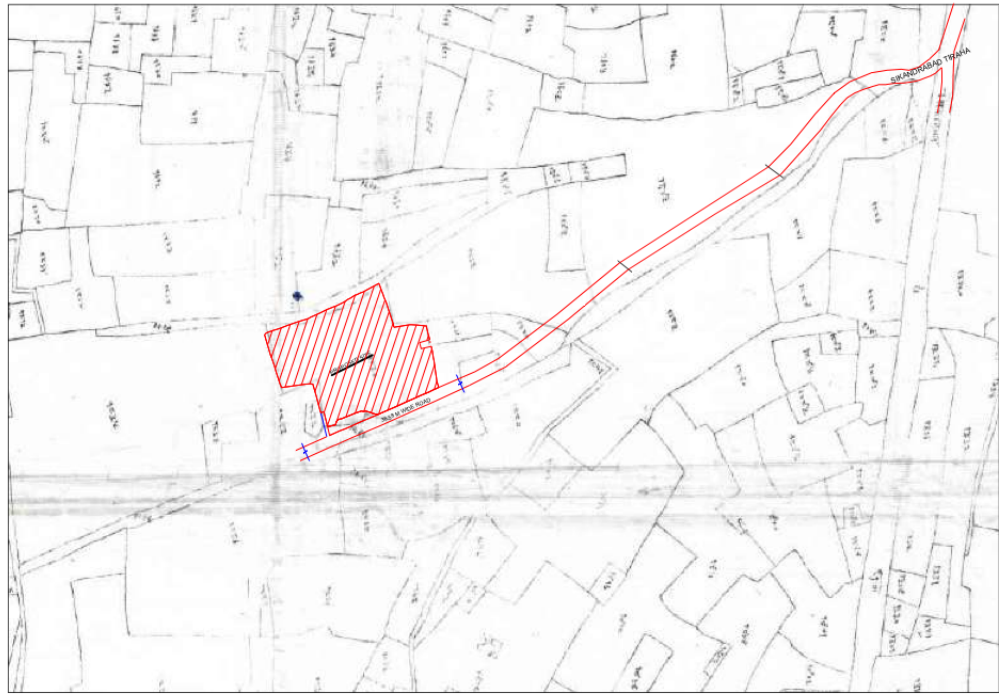
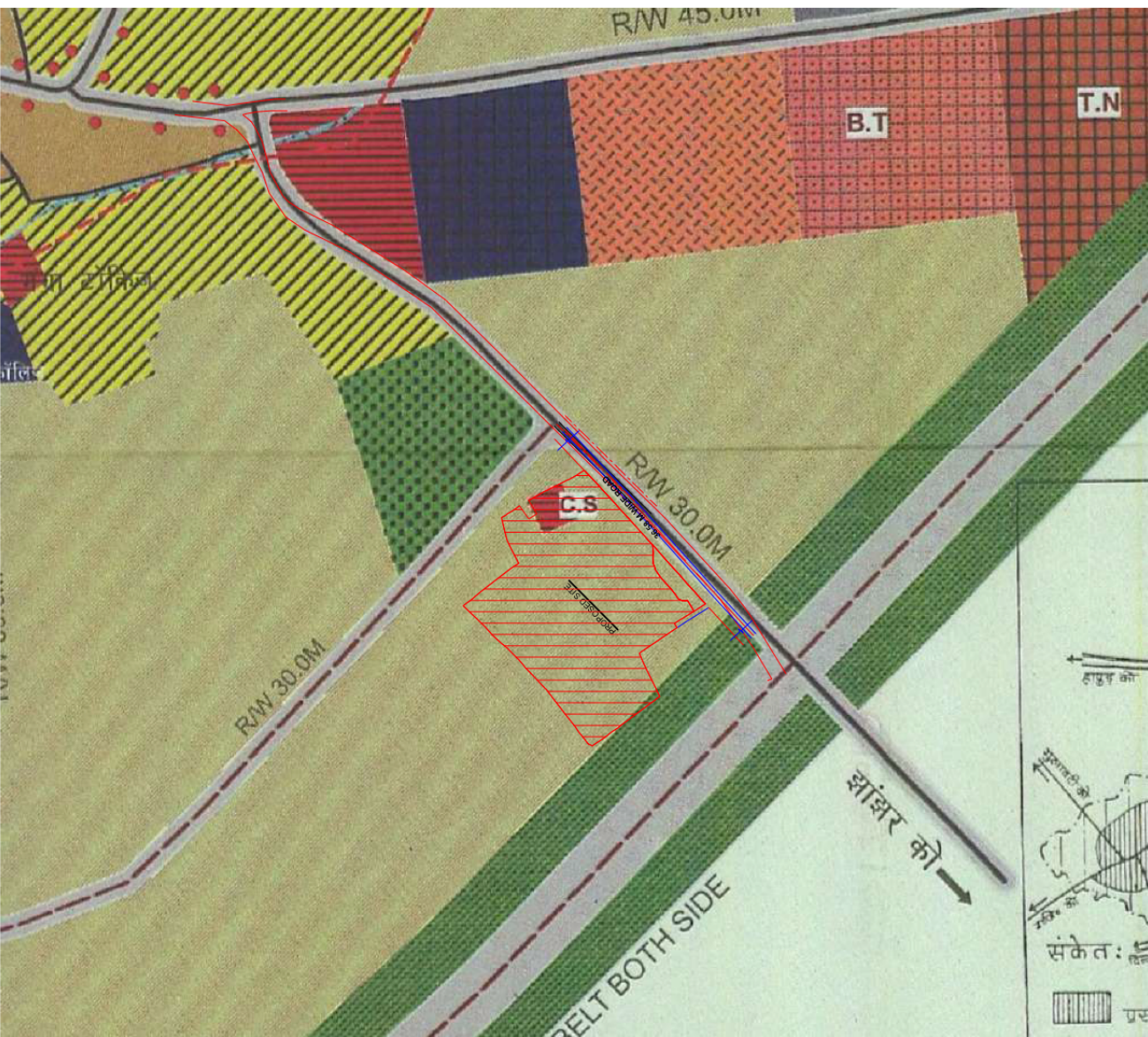




KEY PLAN



SIJRA SUPERIMPOSED PLAN



MASTER PLAN SUPERIMPOSED

AREA CALCULATION FOR COMMERCIAL PLOT								
PLOT NO.	WIDTH	LENGTH	AREA	FRONT SETBACK	REAR SETBACK	SIDE SETBACK-1	SIDE SETBACK-2	REMARKS
			SQM					
1	9.00	(21.317+21.313)/2	191.83	3	-	-	-	
2	9.00	(21.313+21.309)/2	191.80	3	-	-	-	
3	9.00	(21.309+21.282)/2	191.65	3	-	-	-	
4	9.00	(21.282+21.264)/2	191.43	3	-	-	-	
5	9.00	(21.264+21.255)/2	191.33	3	-	-	-	
6	9.00	(21.255+21.220)/2	191.17	3	-	-	-	
7	9.00	(21.220+21.177)/2	190.78	3	-	-	-	
8	9.00	(21.177+21.132)/2	190.39	3	-	-	-	
9	9.00	(21.132+21.023)/2	189.73	3	-	-	-	
10	(15.888+11.251)/2	(21.023+22.350)/2	278.01	3	-	-	-	
TOTAL AREA			1997.30					

PROPOSED SERVICE AREA			
S.No.	Description	AREA SQM	REMARKS
1	Guard Room	12.00	
2	ESS	40.00	
3	Garbage Area	32.08	
4	Community	194.86	
5	STP	40.00	
6	UGT	44.00	
Total Area		362.94	

AREA CALCULATION FOR PROPOSED GREEN			
S.No.	Description	AREA SQM	REMARKS
1	Green-1	1689.07	
2	Green-2	317.84	
3	Green-3	480.01	
4	Green-4	533.51	
5	Green-5	201.06	
6	Green-6	751.10	
7	Green-7	212.51	
8	Green-8	212.51	
9	Green-9	212.51	
10	Green-10	212.51	
11	Green-11	204.81	
12	Green-12	535.27	
TOTAL		5562.71	

AREA DETAIL			
S. No.	Particulars	Area in Sqm	Land use in Percentage
1	Plot Area As per Registry	45040.00	
2	Plot Area in Possession	40371.68	
3	Plot Area in Road Widening	373.60	
4	Net Plot Area	39998.08	
5	Permissible Green Area @ 15% of (Net Plot Area - 3000sqm)	5549.71	13.87%
6	Proposed Green Area	5562.71	13.91%
7	Permissible Commercial Area @ 5% of Plot Area	1999.90	
8	Proposed Commercial Area	1997.34	4.99%
9	Proposed nos. of Commercial Plots	10.00	Nos.
10	Proposed ESS Area	40.00	0.10%
11	Proposed STP Area	40.00	0.10%
12	Proposed Guard Room Area	12.00	0.03%
13	Proposed UGT Area	44.00	0.11%
14	Proposed Garbage Area / Waste Segregation Area (@1 of 15 sqm per 500 persons) Area	32.08	0.08%
15	Proposed Community Area	194.86	0.49%
16	Proposed Plotted Area	21321.90	53.31%
17	Proposed Internal Road Area	10753.19	26.88%
18	Permissible density of Trees @ 50 nos. per hectare of land	200	Persons
19	Proposed Density (Nos.)	820	100.00%
20	Proposed Nos. of Trees	200	Nos.
21	Proposed Nos. of Residential Plots	164	Nos.
22			

AMIT KUMAR DUBEY

Digitally signed by AMIT KUMAR DUBEY
Date: 2026.04.04 18:14:57 +05'30'

CLIENT SIGN :-  Partner	ARCHITECT SIGN :-  Architect
CLIENT :- M/S HIRNOT GROUP ROYAL SWARNJAYANTI PURAM, GHAZIABAD	
PROJECT :- PROPOSED PLOTTED DEVELOPMENT AT KHASRA NO. - 1830 AT SIKANDRABAD, BULANDSHAHR	
ARCHITECT :-  ARCHITECTURE - INTERIORS - LANDSCAPING LGF-18, Mark Mall, Sector-4B, Vasundhara, Ghaziabad, U.P., 201012 Mail :- creativelinesarchitects@gmail.com	
DRAWING TITLE :- SITE LAYOUT PLAN	
DRAWN BY :- RAJNI	Signature Not Verified Digitally signed by AMIT KUMAR DUBEY Date: 20 Apr 2026 18:45:45 Reason: I am the signer of this document
DATE :- 02.04.26	SCALE :- 1:500
	DWG NO. 1/5