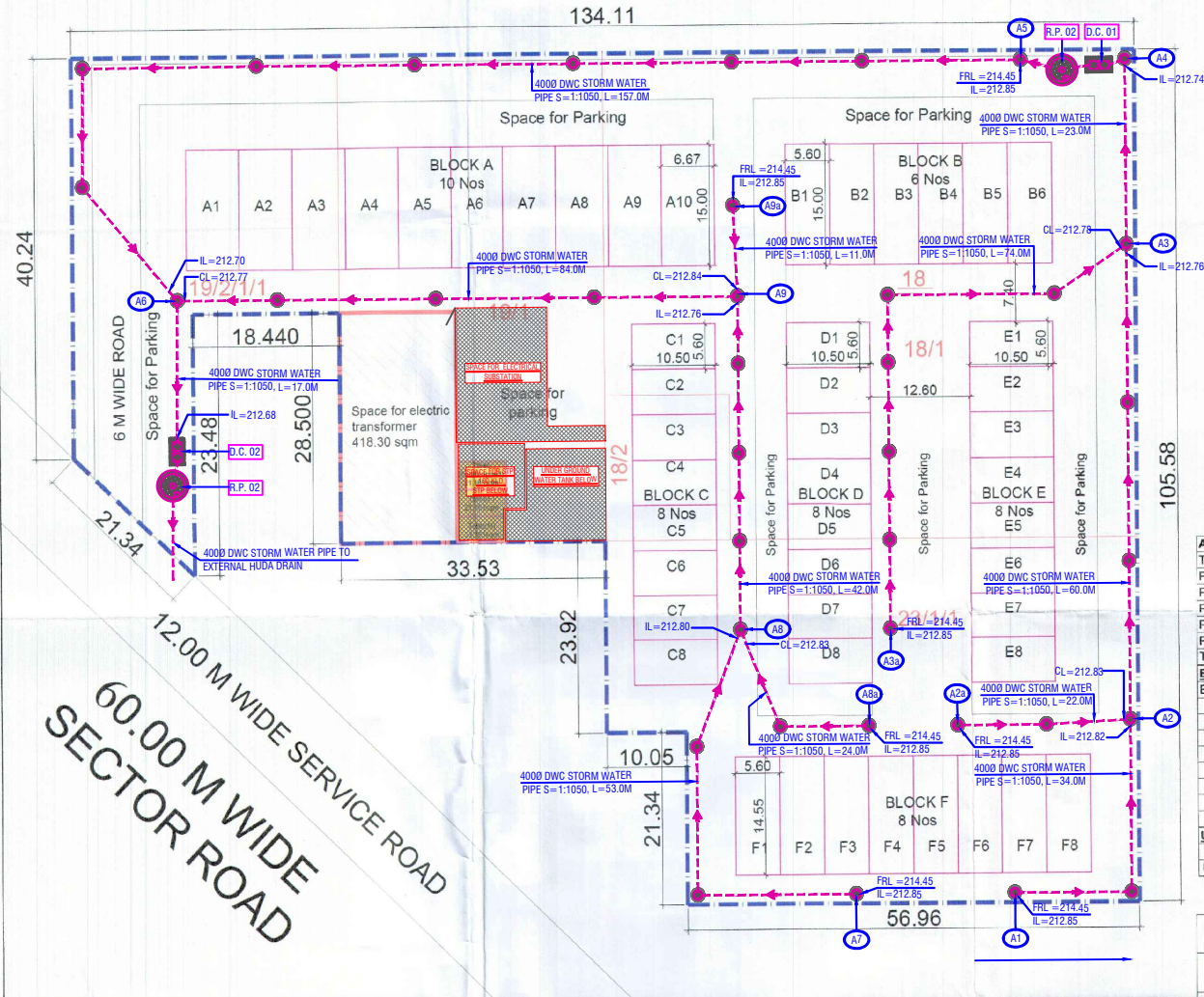






**DRAWING TITLE:-**  
**SITE PLAN**  
**STORM WATER LAYOUT**



**PLUMBING LEGEND:-**

	EXTERNAL STORM WATER LINE
	STORM WATER MANHOLE WITH 5600 PERFORATED MANHOLE COVER
R.P.	RECHARGE PIT, (30000)mm
D.C.	DESILTING CHAMBER (1000 x 2000)mm
910 DIA CIRCULAR MANHOLE UPTO 1.67 M DEPTH	
1220 DIA CIRCULAR MANHOLE UPTO 2.29 M DEPTH	
1520 DIA CIRCULAR MANHOLE ABOVE 2.29 M DEPTH	

L.No- 44 Dt- 13/04/2022  
 DRG. NO:- DTCP 0257 Dated:- 15-04-2022  
 Ic-4433

**AREA STATEMENT**

TOTAL AREA OF THE SCHEME	=	2.51875 Acres
PERMISSIBLE GROUND COVERAGE @35%	=	3567.540 sqm
PROPOSED GROUND COVERAGE	=	6625.483 sqm
PROPOSED AREA FOR OPEN SPACE AND PARKING	=	6625.483 sqm
PERMISSIBLE FAR AREA	=	15289.505 sqm
PROPOSED FAR AREA	=	15289.406 sqm
TOTAL NUMBER OF PLOTS	=	48

**BLOCK SUMMARY**

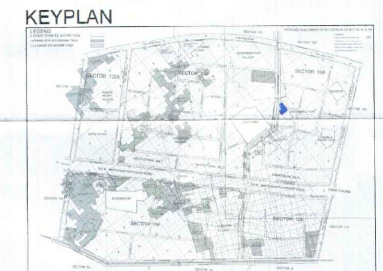
BLOCK NAME	PLOT Name	TYPE	SIZE	AREA	TOTAL PLOT	TOTAL AREA
A	A1-A10	TYPE B1	6.67 x 15.00	100.050	10	1000.5 sqm
B	B1-B6	TYPE B2	5.60 x 15.00	84.000	6	504 sqm
C	C1-C8	TYPE B3	5.60 x 10.50	58.800	8	470.4 sqm
D	D1-D8	TYPE B3	5.60 x 10.50	58.800	8	470.4 sqm
E	E1-E8	TYPE B3	5.60 x 10.50	58.800	8	470.4 sqm
F	F1-F8	TYPE B4	5.60 x 14.55	81.480	8	651.84 sqm
					<b>48</b>	<b>3567.540 sqm</b>
						<b>0.882 Acres</b>

**UTILITY BLOCK- FREE FROM GROUND COVERAGE & FAR**

AREA (SQM)	NO. OF PLOTS	TOTAL AREA
63.49	1	63.490

**LEGEND**

Sr. No.	Particular	LEGEND
1	BOUNDARY LINE	
2	SCO PLOTS	
3	UTILITY(Toilet) BLOCK (63.49SQM)	
4	SPACE FOR ELECTRIC TRANSFORMER (418.30 SQM)	

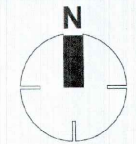


(S.K. SEJRAWAT) DTPI(HQ)  
 (Hitesh Sharma) STP(HQ)  
 (Soham Pandurang) ATP(HQ)  
 (Dinesh Kumar) SO(HQ)

**Architect:**  
 UJJAWAL KUMAR ROY  
 CA/2007/40109

**Owner's Sign:**  
 For Magic Eye Developers Pvt. Ltd.  
 Authorized Signatory

PROPOSED LAYOUT PLAN OF COMMERCIAL PLOTTED COLONY, TOTAL MEASURING 2.51875 ACRES, BEING DEVELOPED BY MAGIC EYE DEVELOPERS PRIVATE LIMITED.





**DRAWING TITLE:-**  
**SITE PLAN FLUSHING & GARDEN IRRIGATION WATER SUPPLY LAYOUT**

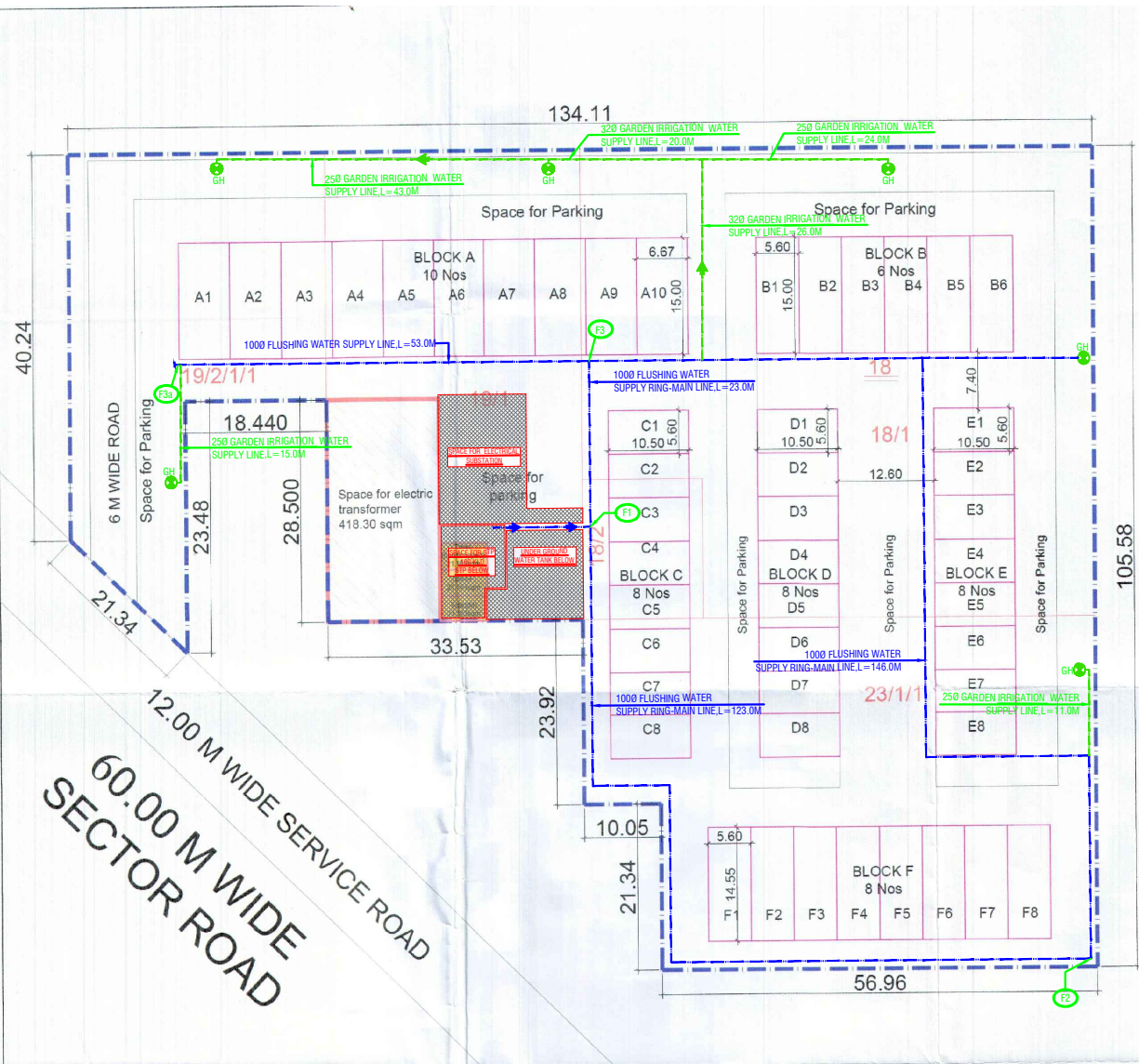
**PLUMBING LEGEND:-**

	DOMESTIC WATER SUPPLY LINE
	FLUSHING WATER SUPPLY LINE
	MUNICIPAL WATER SUPPLY LINE
	GARDEN HYDRANT

**CAPACITY OF UNDER GROUND WATER TANK**

S. NO.	DESCRIPTION	TANK CAPACITY
1.	FIRE WATER TANK	50 KLD
2.	RAW WATER TANK	30 KLD
3.	DOMESTIC WATER TANK	30 KLD

L.No- 14 Dt- 13/04/2022  
 DRG.No- Dtcp 0257 Dated- 15-04-2022  
 Ic- 4423



**AREA STATEMENT**

TOTAL AREA OF THE SCHEME	=	2.51875 Acres	
PERMISSIBLE GROUND COVERAGE @35%	=	3567.551 sqm	
PROPOSED GROUND COVERAGE	=	3567.540 sqm	35.00%
PROPOSED AREA FOR OPEN SPACE AND PARKING	=	6625.463 sqm	65.00%
PERMISSIBLE FAR AREA	=	15289.505 sqm	
PROPOSED FAR AREA	=	15289.406 sqm	150.00%
TOTAL NUMBER OF PLOTS	=	48	

**BLOCK SUMMARY**

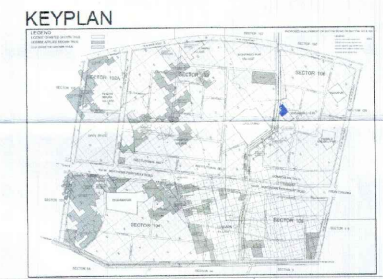
BLOCK NAME	PLOT Name	TYPE	SIZE	AREA	TOTAL PLOT	TOTAL AREA
A	A1-A10	TYPE B1	6.87 x 15.00	100.050	10	1000.5 sqm
B	B1-B6	TYPE B2	5.60 x 15.00	84.000	6	504 sqm
C	C1-C8	TYPE B3	5.60 x 10.50	58.800	8	470.4 sqm
D	D1-D8	TYPE B3	5.60 x 10.50	58.800	8	470.4 sqm
E	E1-E8	TYPE B3	5.60 x 10.50	58.800	8	470.4 sqm
F	F1-F8	TYPE B4	5.60 x 14.55	81.480	8	651.84 sqm
					<b>48</b>	<b>3567.640 sqm</b>
						<b>0.882 Acres</b>

**UTILITY BLOCK- FREE FROM GROUND COVERAGE & FAR**

AREA (SQM)	NO. OF PLOTS	TOTAL AREA
63.49	1	63.490

**LEGEND**

Sr. No.	Particular	LEGEND
1	BOUNDARY LINE	
2	SCO PLOTS	
3	UTILITY (Toilet) BLOCK (63.49SQM)	
4	SPACE FOR ELECTRIC TRANSFORMER (418.30 SQM)	

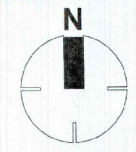


(S.K. SEJRAWAT) DTP(HK)  
 (HITESH SHARMA) STR(HK)  
 (SANTOSH KUMAR) ATR(HK)  
 (S.K. SINGH) STR(HK)  
 (K. ANIRAN PANDURANG, IAS) ETCR(HK)

**Architect:**  
  
**UJJAWAL KUMAR ROY**  
 CA/2007/40109

**Owner's Sign:**  
 For Magic Eye Developers Pvt. Ltd.  
  
 Authorized Signatory

**PROPOSED LAYOUT PLAN OF COMMERCIAL PLOTTED COLONY, TOTAL MEASURING 2.51875 ACRES, BEING DEVELOPED BY MAGIC EYE DEVELOPERS PRIVATE LIMITED.**





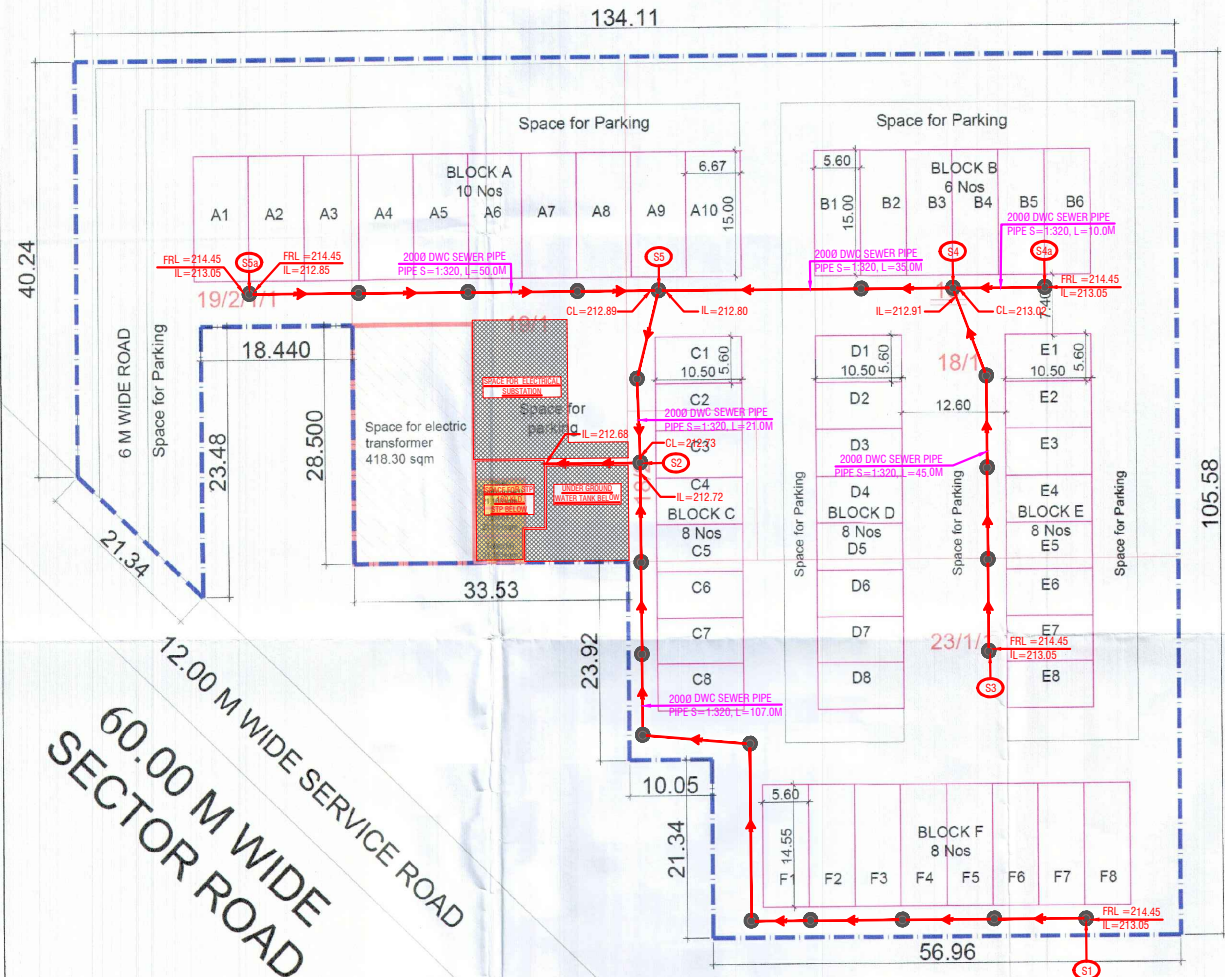
**DRAWING TITLE:-**  
**SITE PLAN**  
**SEWER LAYOUT**

**PLUMBING LEGEND:-**

	EXTERNAL SEWER LINE
	SEWER MANHOLE WITH 5600 MANHOLE COVER

910 DIA CIRCULAR MANHOLE UPTO 1.67 M DEPTH  
 1220 DIA CIRCULAR MANHOLE UPTO 2.29 M DEPTH  
 1520 DIA CIRCULAR MANHOLE ABOVE 2.29 M DEPTH

L.No- 44 Dt- 13/04/2022  
 DRG.No- D/CP 8257 Dated- 15/04/2022  
 LC-4433



**AREA STATEMENT**

TOTAL AREA OF THE SCHEME	=	2.51875 Acres	
PERMISSIBLE GROUND COVERAGE @35%	=	3567.551 sqm	
PROPOSED GROUND COVERAGE	=	3567.540 sqm	35.00%
PROPOSED AREA FOR OPEN SPACE AND PARKING	=	6625.463 sqm	65.00%
PERMISSIBLE FAR AREA	=	15289.505 sqm	
PROPOSED FAR AREA	=	15289.406 sqm	150.00%
TOTAL NUMBER OF PLOTS	=	48	

**BLOCK SUMMARY**

BLOCK NAME	PLOT Name	TYPE	SIZE	AREA	TOTAL PLOT	TOTAL AREA
A	A1-A10	TYPE B1	6.67 x 15.00	100.050	10	1000.5 sqm
B	B1-B6	TYPE B2	5.60 x 15.00	84.000	6	504 sqm
C	C1-C8	TYPE B3	5.60 x 10.50	58.800	8	470.4 sqm
D	D1-D8	TYPE B3	5.60 x 10.50	58.800	8	470.4 sqm
E	E1-E8	TYPE B3	5.60 x 10.50	58.800	8	470.4 sqm
F	F1-F8	TYPE B4	5.60 x 14.55	81.480	8	651.84 sqm
					<b>48</b>	<b>3567.540 sqm</b>
						<b>0.882 Acres</b>

**UTILITY BLOCK- FREE FROM GROUND COVERAGE & FAR**

AREA (SQM)	NO. OF PLOTS	TOTAL AREA
63.49	1	63.490

**LEGEND**

Sr. No.	Particular	LEGEND
1	BOUNDARY LINE	
2	SCO PLOTS	
3	UTILITY(Toilet) BLOCK (63.49SQM)	
4	SPACE FOR ELECTRIC TRANSFORMER (418.30 SQM)	

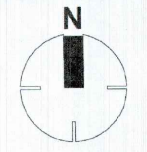


(S.K. SEJRAWAT) (TP/HQ)  
 (Hitesh Sharmar) (STR/HQ)  
 (S.M. SANJAY KUMAR) (ATP/HQ)  
 (DINESH KUMAR) (SD/HQ)  
 (K. MANIRAJAN) (DTP/HQ)  
 (K. MANIRAJAN) (DTP/HQ)

**Architect:**  
  
 UJJAWAL KUMAR ROY  
 CA/2007/40109

**Owner's Sign.:**  
 For: Magic Eye Developers Pvt. Ltd.  
  
 Authorized Signatory

PROPOSED LAYOUT PLAN OF COMMERCIAL PLOTTED COLONY, TOTAL MEASURING 2.51875 ACRES, BEING DEVELOPED BY MAGIC EYE DEVELOPERS PRIVATE LIMITED.





**DRAWING TITLE:-**  
**SITE PLAN**  
**ROAD LAYOUT**



**LEGEND:-**

	BOUNDARY LINE
	SCO PLOTS
	UTILITY (Toilet) BLOCK (63.49SQM)
	SPACE FOR ELECTRIC TRANSFORMER (418.30 SQM)
	INTERNAL ROAD

L.No- 44 Dt- 13/04/2022  
 DRG.no- D/CP 8257 Dated- 15/04/2022  
 Ic- 4423

**AREA STATEMENT**

TOTAL AREA OF THE SCHEME	=	2.51875 Acres	
PERMISSIBLE GROUND COVERAGE @35%	=	3567.540 sqm	
PROPOSED GROUND COVERAGE	=	3567.540 sqm	35.00%
PROPOSED AREA FOR OPEN SPACE AND PARKING	=	6625.463 sqm	65.00%
PERMISSIBLE FAR AREA	=	15289.505 sqm	
PROPOSED FAR AREA	=	15289.406 sqm	150.00%
TOTAL NUMBER OF PLOTS	=	48	

**BLOCK SUMMARY**

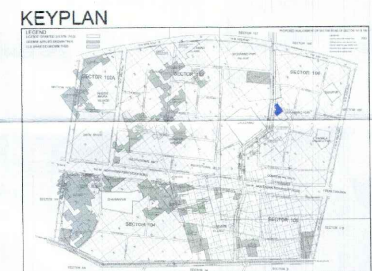
BLOCK NAME	PLOT Name	TYPE	SIZE	AREA	TOTAL PLOT	TOTAL AREA
A	A1-A10	TYPE B1	6.67 x 15.00	100.050	10	1000.5 sqm
B	B1-B6	TYPE B2	5.60 x 15.00	84.000	6	504 sqm
C	C1-C8	TYPE B3	5.60 x 10.50	58.800	8	470.4 sqm
D	D1-D8	TYPE B3	5.60 x 10.50	58.800	8	470.4 sqm
E	E1-E8	TYPE B3	5.60 x 10.50	58.800	8	470.4 sqm
F	F1-F8	TYPE B4	5.60 x 14.55	81.480	8	651.84 sqm
					<b>48</b>	<b>3567.540 sqm</b>
						<b>0.882 Acres</b>

**UTILITY BLOCK- FREE FROM GROUND COVERAGE & FAR**

UTILITY BLOCK	AREA (SQM)	NO. OF PLOTS	TOTAL AREA
UTILITY BLOCK	63.49	1	63.490

**LEGEND**

Sr. No.	Particular	LEGEND
1	BOUNDARY LINE	
2	SCO PLOTS	
3	UTILITY (Toilet) BLOCK (63.49SQM)	
4	SPACE FOR ELECTRIC TRANSFORMER (418.30 SQM)	



(S.K. SRIDHARANI) DT/PHQ2  
 (HITESH SHARMA) STR/PHQ2  
 (R. MANJAND PANDURANG, IAS) DT/CP/PH  
 (UJJAWAL KUMAR ROY) DT/PHQ2

**Architect:**  
  
 UJJAWAL KUMAR ROY  
 CA/2007/40109

**Owner's Sign.:**  
  
 For Magic Eye Developers Pvt. Ltd.  
 Authorized Signatory

PROPOSED LAYOUT PLAN OF COMMERCIAL PLOTTED COLONY, TOTAL MEASURING 2.51875 ACRES, BEING DEVELOPED BY MAGIC EYE DEVELOPERS PRIVATE LIMITED.

