

LAND USE	PERMISSIBLE AS PER UGIDCR-2022	AREA PROVIDED	
		IN SQ.M.	%
1. INDUSTRIAL	Max. 65 %	77104.67	62.45 %
2. RESIDENTIAL	Max. 4 %	NIL	NIL
3. COMMERCIAL	Max. 1 %	1232.67	0.99 %
4. TRANSPORTATION & COMMUNICATION AREA	Min. 25 %	30990.28	25.10 %
5. PUBLIC-SEMI PUBLIC	Min. 1 %	1539.66	1.25 %
6. GREEN / PARK	Min. 9 %	12599.97	10.21 %
TOTAL		123467.25	100 %

DRAWING TITLE: SHEET-1	LAYOUT PLAN
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Drawn By:- Er. Arun	Checked By:- Ar. Sameer Gupta
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ARCHITECT SIGN



OWNER SIGN

For SHIV JYOTI INDUSTRIAL ESTATE

Shiv Gupta (Partner)

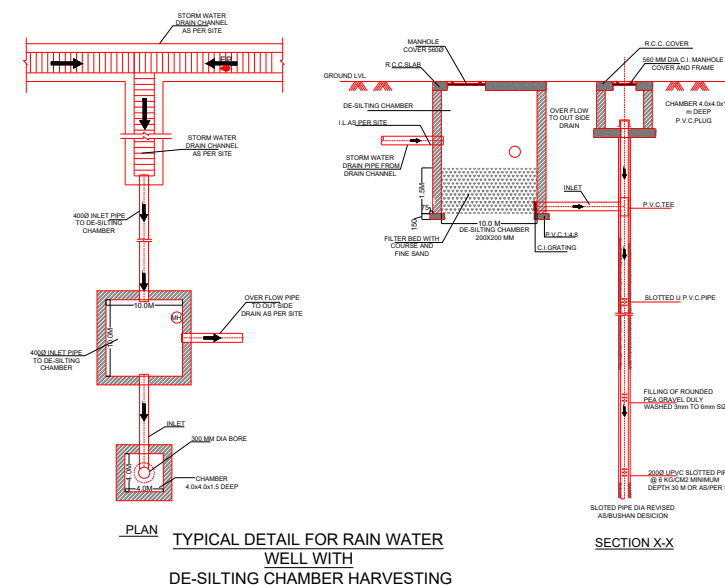
DATE :- 24-04-2025



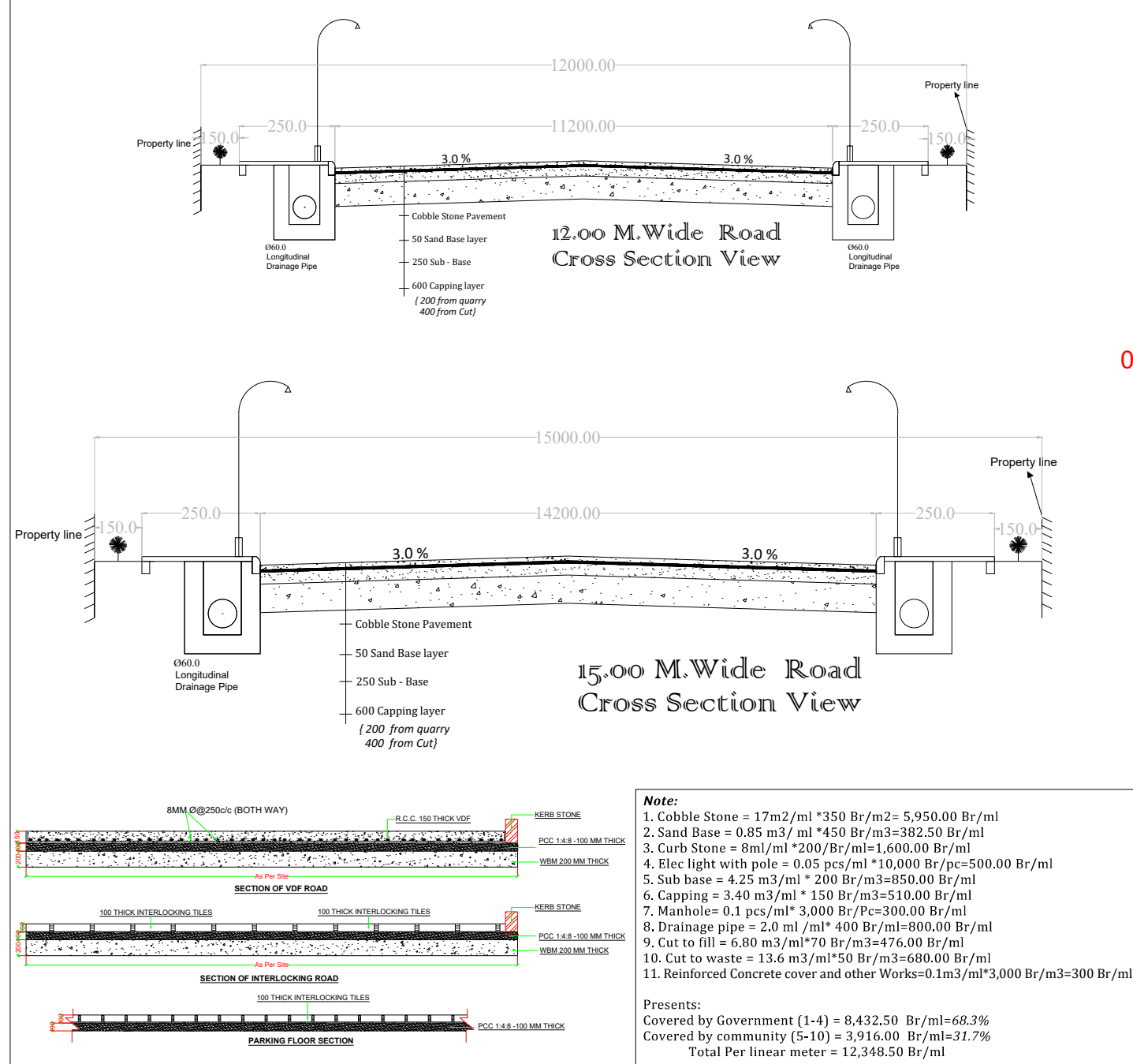
REQUIRED 125 TREES PER HEC.	
TOTAL LAND AREA	= 12.47107 HEC
12.47017 x 125	= 1558.88 TREES
PROVIDED TREES	= 1559 TREES

LAND PLANTATION / GREEN PARK

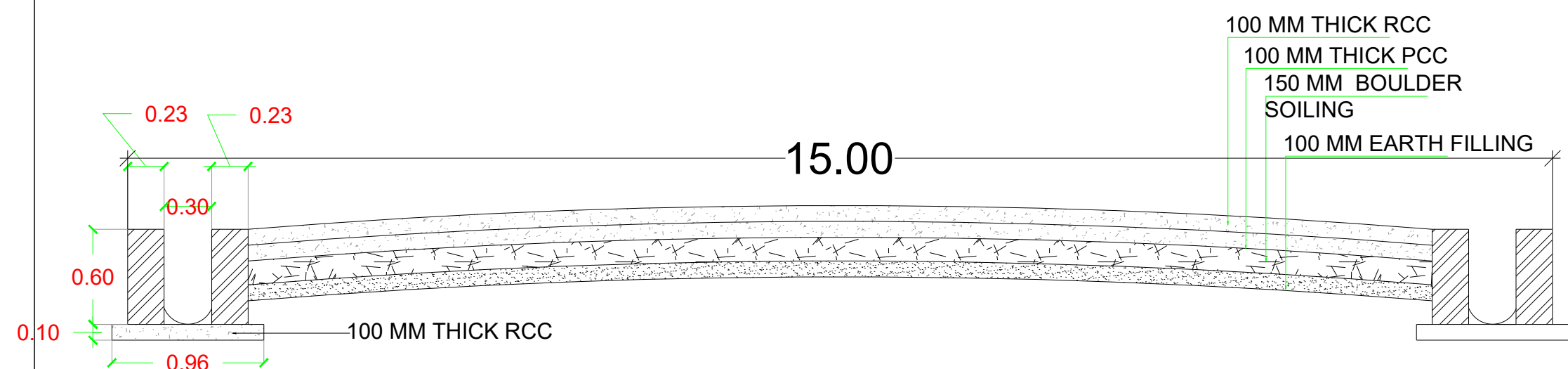
GREEN BELT -1	= 4095.61 SQ.M.
GREEN BELT -2	= 1100.12 SQ.M.
GREEN BELT -3	= 2098.31 SQ.M.
GREEN BELT -4	= 5305.90 SQ.M.
TOTAL AREA	= 12599.94 SQ.M.

[illegible]

PLOTING AREA STATEMENT									
SR. NO.	AREA	SR. NO.	AREA	SR. NO.	AREA	SR. NO.	AREA	SR. NO.	AREA
P-1	1232.67 SQ.M.	P-18	951.69 SQ.M.	P-34	1118.23 SQ.M.	P-50	1342.23 SQ.M.	P-66	3466.89 SQ.M.
P-2	1263.61 SQ.M.	P-19	979.63 SQ.M.	P-35	971.55 SQ.M.	P-51	1365.90 SQ.M.	P-67	3481.78 SQ.M.
P-3&3' UTILITY+ESS	1539.66 SQ.M.	P-20	828.68 SQ.M.	P-36	451.57 SQ.M.	P-52	1389.58 SQ.M.		
P-4	610.82 SQ.M.	P-21	831.51 SQ.M.	P-37	1907.36 SQ.M.	P-53	660.89 SQ.M.		
P-5	824.58 SQ.M.	P-22	832.10 SQ.M.	P-38	699.18 SQ.M.	P-54	660.89 SQ.M.		
P-6	856.92 SQ.M.	P-23	1638.04 SQ.M.	P-39	687.79 SQ.M.	P-55	652.35 SQ.M.		
P-7	858.71 SQ.M.	P-24	1643.26 SQ.M.	P-40	823.62 SQ.M.	P-56	652.35 SQ.M.		
P-8	613.80 SQ.M.	P-25	1621.50 SQ.M.	P-41	823.62 SQ.M.	P-57	712.11 SQ.M.		
P-9	803.33 SQ.M.	P-26	1600.15 SQ.M.	P-42	1925.49 SQ.M.	P-58	712.11 SQ.M.		
P-10	879.58 SQ.M.	P-27	1577.91 SQ.M.	P-43	1253.06 SQ.M.	P-59	712.11 SQ.M.		
P-11	901.75 SQ.M.	P-28	1130.37 SQ.M.	P-44	1253.06 SQ.M.	P-60	712.11 SQ.M.		
P-12	920.64 SQ.M.	P-29	940.46 SQ.M.	P-45	1253.06 SQ.M.	P-61	705.07 SQ.M.		
P-14	533.44 SQ.M.	P-30	940.46 SQ.M.	P-46	1252.68 SQ.M.	P-62	1805.74 SQ.M.		
P-15	1294.54 SQ.M.	P-31	1408.87 SQ.M.	P-47	2541.99 SQ.M.	P-63	1050.35 SQ.M.		
P-16	973.31 SQ.M.	P-32	1118.23 SQ.M.	P-48	1452.96 SQ.M.	P-64	2430.58 SQ.M.		
P-17	966.82 SQ.M.	P-33	1118.23 SQ.M.	P-49	1318.16 SQ.M.	P-65	3395.31 SQ.M.		
= 15074.18 SQ.M.									
- 1539.66 SQ.M.									
= 13534.52 SQ.M.		= 19161.09 SQ.M.		= 19733.38 SQ.M.		= 18959.68 SQ.M.		= 6948.67 SQ.M.	
TOTAL PLAT AREA =78337.34 SQ.M.									

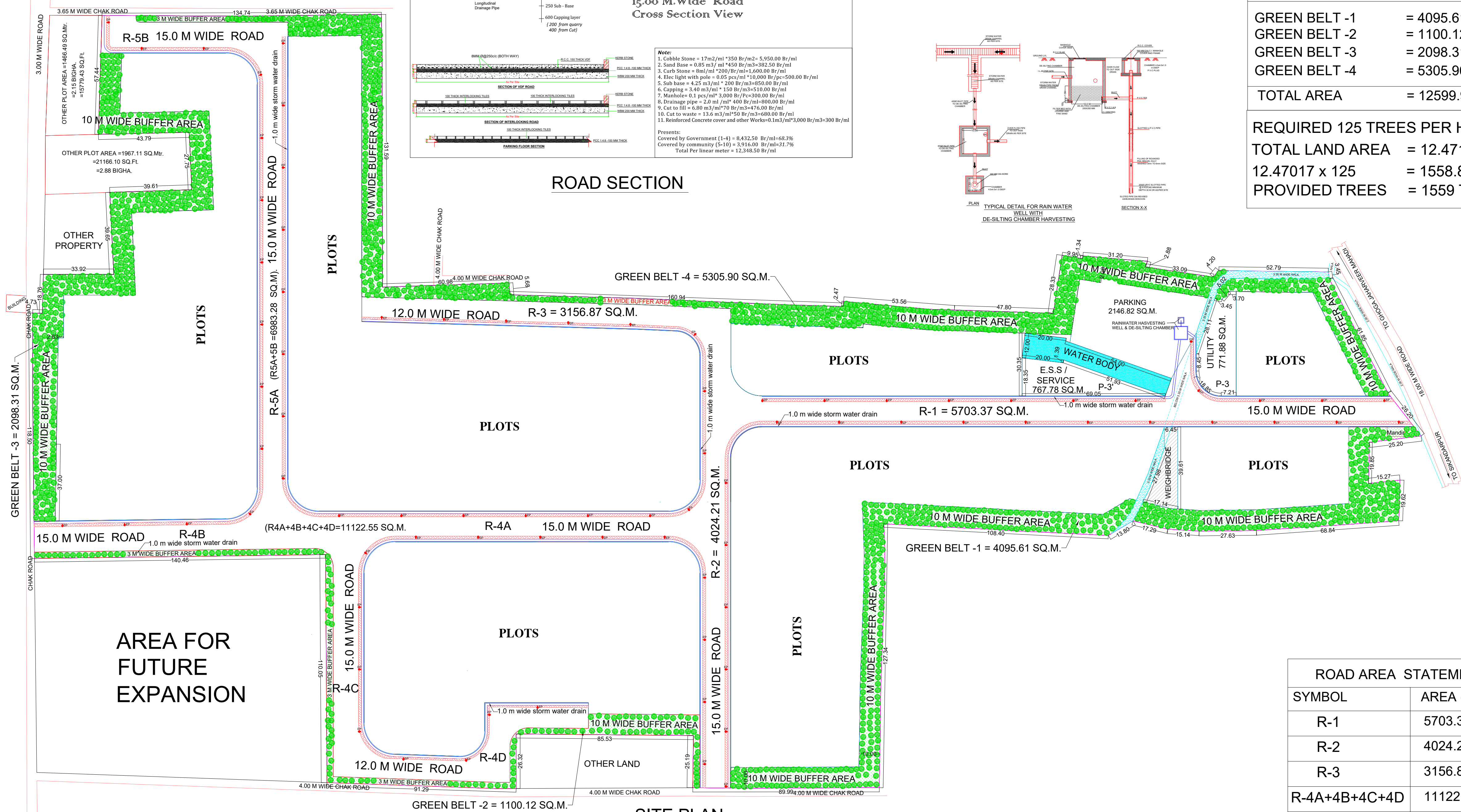
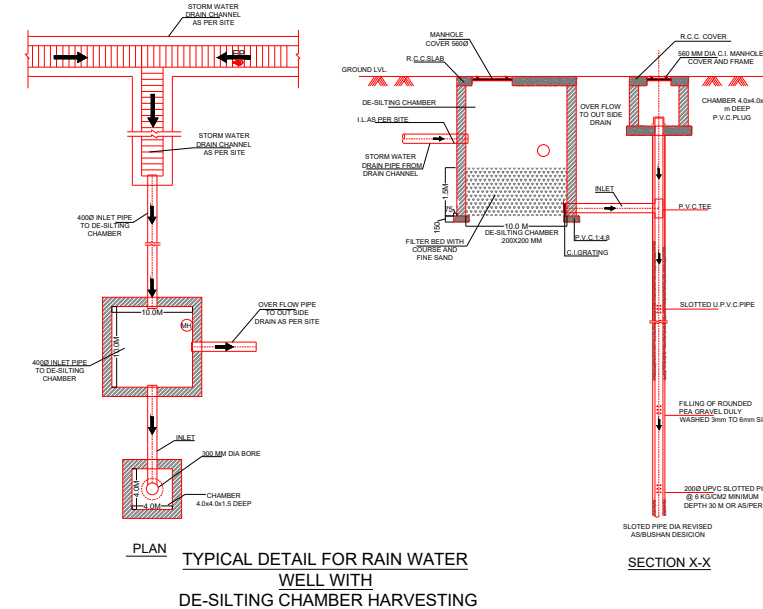


ROAD SECTION



TYPICAL ROAD & DRAIN SECTION

LAND PLANTATION / GREEN PARK	
GREEN BELT -1	= 4095.61 SQ.M.
GREEN BELT -2	= 1100.12 SQ.M.
GREEN BELT -3	= 2098.31 SQ.M.
GREEN BELT -4	= 5305.90 SQ.M.
TOTAL AREA	= 12599.97 SQ.M.
REQUIRED 125 TREES PER HEC.	
TOTAL LAND AREA	= 12.47107 HEC
12.47017 x 125	= 1558.88 TREE
PROVIDED TREES	= 1559 TREES



SITE PLAN

ROAD AREA STATEMENT	
SYMBOL	AREA (SQ.M.)
R-1	5703.37 SQ.M.
R-2	4024.21 SQ.M.
R-3	3156.87 SQ.M.
R-4A+4B+4C+4D	11122.55 SQ.M.
R-5A+5B	6983.28 SQ.M.
TOTAL AREA = 30990.28 SQ.M.	

DRAWING TITLE:	ROAD & LANDSCAPE PLAN
SHEET-2	

**PROPOSED INDUSTRIAL PLOTTING FOR
SHIV JYOTI INDUSTRIAL ESTATE, AT
KH.NO.288,290,,293, SIKENDERPUR AND KH.
NO,313,316,318,319,325,327,328,331,332,334,
335,336,337,338, 344 +³⁰⁴/₄₇₉ VILL:- LAKESHARI,
TEHSIL BHAGWANPUR, HARIDWAR (U.K)**



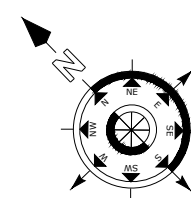
M/s Sameer Gupta & Associates
M-3,M-4,Hotel Flora Shivalik Nagar,
Haridwar M.b. No.9005847086

Drawn By:-
Er. Arun

Checked By:-
Ar. Sameer Gupta

NORTH

SCALE = 1:100



NOTE:
ALL DIMENSIONS ARE IN METER

ARCHITECT SIGN



OWNER SIGN

For SHIV JYOTI INDUSTRIAL ESTATE

PARTNER

~~Shiv Gupta (Partner)~~

DATE :- 24-04-2025