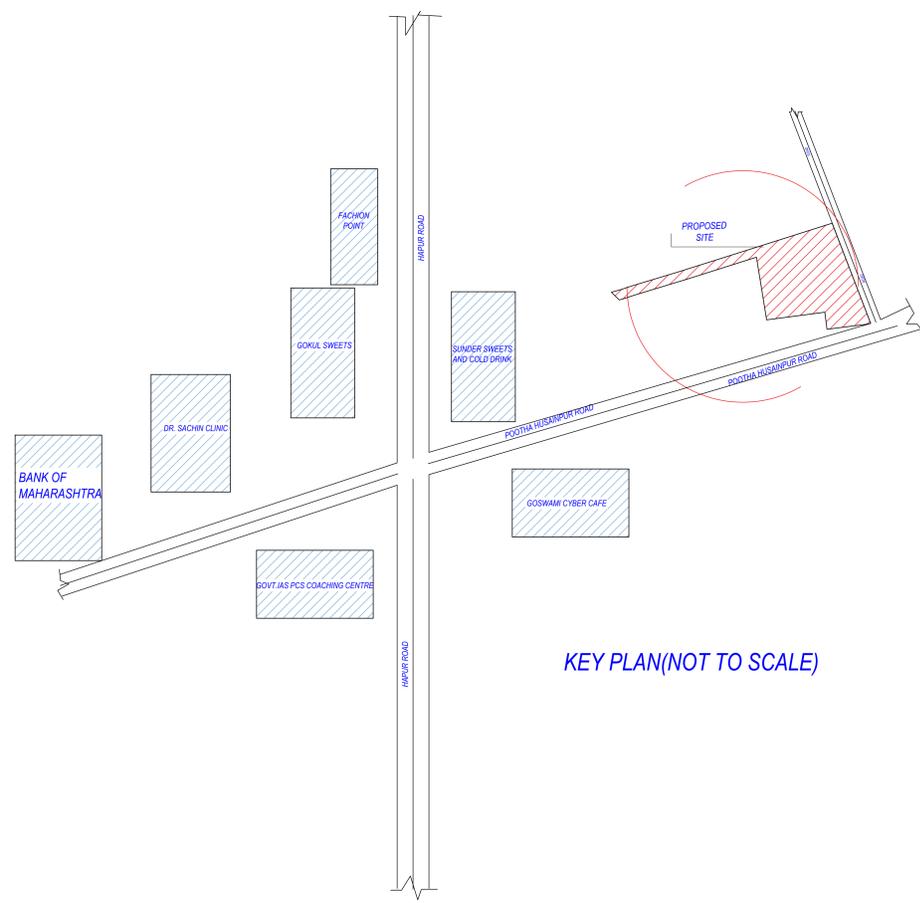


LAYOUT PLAN  
(Scale - 1:1000)



SAJRA SUPERIMPOSE

SAJRA SUPERIMPOSE



KEY PLAN(NOT TO SCALE)

AREA STATEMENT		VERSION NO. 1.0/6	VERSION DATE: 28/10/2024
<b>PROJECT DETAIL</b>			
Authority: Hapur Pithua Development Authority	Plot Use: Commercial		
Authority Class: Category D	Plot Sub Use: Plotted development		
Authority Grade: Development Authority (DA)	Development Plan: Master Plan		
Case Type: Regular	Land Use Zone: Commercial use Zone		
Project Type: Layout Development	Land Sub Use Zone: Other Commercial		
Nature of Development: NEW	Layout Type: NA		
Development Area: Undeveloped Area			
Sub Development Area: Village Area			
Special Project: NA			
Site Address: District Hapur, Tehsil Hapur, Village Nizampur			
<b>AREA DETAILS</b>			
Area of Plot As per record			
Document Area	20340.11		
As per site condition	20340.11		
Area of Plot Considered	19888.39		
Deduction for			
(a) Proposed roads	451.71		
Existing Road Area	451.71		
(b) Any reservations	0.00		
Totals = (a)	451.71		
3. Net Area of plot (1 - 2) AREA OF PLOT			
Existing Road Area	451.71		
Green and open space	2712.59		
Existing Road Area	451.71		
Internal Road Area	1760.58		
Green and open space	1888.84		
Proposed Area at			
Proposed Built up			
Total Area	0.00	0.00	0.00
Total FAR Area	0.00	0.00	0.00
Total Built up Area	0.00		
Proposed FAR consumed	0.00		
C. Tenement Statement			
4. Tenement Proposed At:			

Color Notes

**COLOR INDEX**

PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Yellow
ROAD ALIGNMENT (ROAD WIDENING AREA)	Blue
FUTURE T.P. SCHEME DEDUCTION AREA	Orange
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Light Yellow

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	7907.74	40.83
Road Area	9133.69	46.24
Public Open Space	2712.59	13.73
Total net layout	19754.02	100.00

Tree Details (Table 3h)

Plot	Name	Nos. Of Trees	
		Retd	Prop
100	Tree	100	100

Green and open space Area

Name	Prop. Area
GREEN	267.57
GREEN	284.83
GREEN	2120.59

OWNER'S NAME AND SIGNATURE  
 MS ASPIRE CITY LLP AUTHORIZED SIGNATORY MR. SUNEET KUMAR, aspirecitylo@gmail.com, 9811362255

ARCHITECT'S NAME AND SIGNATURE  
 Yash Singh  
 AM196169410062022  
 For Aspire City LLP  
 Design/Engineer

Hapur Pithua Development Authority

QR Code

Building Plan Application Number  
 HPDA/LD/24-25/0252

Sanctioned On  
 16 Jan 2025

Valid Till  
 18 Feb 2030

Approved By  
 Nitin Gaur (Vice Chairman)

Examined By  
 Angad Singh (Junior engineer)  
 Subhash Chandra Choubey (Assistant Engineer)  
 Rajeev Ratan Shah (Town Planner)  
 Praveen Gupta (Secretary)  
 Nitin Gaur (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: -	19888.39	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

