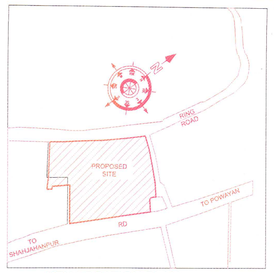
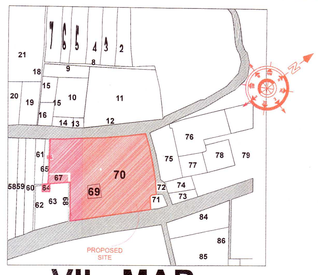
मानचित्र संख्या-1665/2024-25

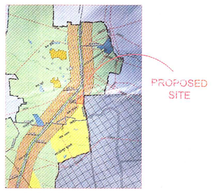


KEY LOCATION PLAN

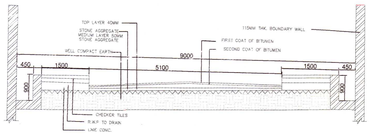


VIL. MAP

VILLAGE NAGARIYA WAHAB,
POWAYAN ROAD, SHAHJAHANPUR, U.P.



LOCATION IN MASTER PLAN



TYPICAL SECTION THROUGH 9.0M WIDE ROAD

स्वीकृत

संलग्न अनुवीक्षण पत्र एवं विकास परिषद में अंकित शर्तों का अनुपालन आवेदक गणों द्वारा किया जाने के बाद ही सक्षिप्त प्रमाणपत्र जारी किया जायेगा।

उ०प्र० (निर्माण कार्य विनियमन अधिनियम) 1958 की धारा 6 के अन्तर्गत मानचित्र के अनुसार निर्माण कार्य करने हेतु पांच वर्ष की अवधि के लिये मानचित्र इस शर्त पर स्वीकृत किया जाता है कि मानचित्र से सम्बन्धित भू में भू-स्वामित्व सम्बन्धी समस्त तथ्यों का दायित्व पूर्ण रूपेण आपी का होगा।

अवर अभियन्ता
विनियमित क्षेत्र, शाहजहाँपुर

नगर मजिस्ट्रेट
नियत प्राधिकारी विनियमित क्षेत्र
शाहजहाँपुर

COMMERCIAL PLOTS DETAIL

S.N.	CATEGORY	PLOT DETAIL	SIZE	NO.OF PLOT	TOTAL AREA
1	COM	C(2B-2A/1)	3.14X9.14	02	57.4
2	COM	C(3-4)	3.14X9.14	02	57.4
3	COM	C-5	3.29X9.14	01	30.07
4	COM	C-6	5.59X5.49	01	30.69
5	COM	C-7	3.92X5.61	01	21.99
5	COM	C-8	3.8X(9.42+9.39)/2	01	35.74
5	COM	C-9	3.29X11.52	01	37.90
5	COM	C-10	3.14X11.52	01	36.17
6	COM	C-11	8.45X6.17	01	52.14
7	COM	C-12	3.65X10.45	01	38.14
8	COM	C-13	3.65X10.36	01	37.81
9	COM	C-14	3.65X10.32	01	37.67
10	COM	C-15	3.65X10.28	01	37.52
11	COM	C-16	3.65X10.23	01	37.34
12	COM	C-17	3.65X10.19	01	37.19
13	COM	C-18	3.65X10.14	01	37.01
14	COM	C-19	3.65X10.10	01	36.87
15	COM	C-20	3.65X10.05	01	36.68
16	COM	C-21	3.65X10.01	01	36.54
17	COM	C-22	3.65X9.96	01	36.35
18	COM	C-23	3.65X9.92	01	36.21
19	COM	C-24	3.65X9.87	01	36.09
20	COM	C-25	3.65X9.83	01	35.88
21	COM	C-26	3.65X9.78	01	35.70
22	COM	C-27	3.65X9.74	01	35.55
23	COM	C-28	3.65X9.69	01	35.37
24	COM	C-29	3.65X9.65	01	35.22
25	COM	C-30	3.65X9.61	01	35.08
26	COM	C-31	3.80X9.33	01	35.45
27	COM	C-32	3.65X9.30	01	33.95
28	COM	C-33	3.65X9.24	01	33.73
29	COM	C-34	3.65X9.21	01	33.62
30	COM	C-35	3.65X9.17	01	33.47
31	COM	C-36	3.65X9.14	01	33.36
32	COM	C-37	3.65X9.10	01	33.22
33	COM	C-38	3.65X9.07	01	33.11
34	COM	C-39	3.65X9.04	01	33.00
35	COM	C-40	3.65X9.00	01	32.85
36	COM	C-41	3.65X8.97	01	32.74
37	COM	C-42	3.65X8.94	01	32.63
38	COM	C-43	3.65X8.90	01	32.59
39	COM	C-44	3.65X8.87	01	32.38
40	COM	C-45	3.65X8.83	01	32.23
41	COM	C-46	3.65X8.82	01	32.19
42	COM	C-47	3.65X8.76	01	31.97
43	COM	C-48	3.65X8.75	01	31.94
44	COM	C-49	3.65X8.69	01	31.72
45	COM	C-50	3.65X8.65	01	31.57
46	COM	C-51	3.65X8.64	01	31.54
TOTAL COMMERCIAL PLOTS				51	1742.79

RESIDENTIAL PLOTS DETAIL

S.N.	CATEGORY	PLOT DETAIL	SIZE OF PLOT	NO.OF PLOT	AREA (IN SQ.M)	TOTAL AREA	POPULATION
1	TYPE- A	A (1-9)	7.30X15.85	09	115.71	1041.35	90
2	TYPE- A	A-10	6.02X16.34	01	98.43	98.43	10
3	TYPE- A	A-11	7.73X15.85	01	122.52	122.52	10
4	TYPE- A	A (12-27)	7.30X15.85	16	115.71	1851.28	160
5	TYPE- A	A-28	7.58X14.35	01	108.77	108.77	10
6	TYPE- A	A (29-32)	7.93X14.60	04	115.78	463.11	40
7	TYPE- A	A-33	7.30X15.85	01	115.71	115.71	10
8	TYPE- A	A (34-66)	7.30X15.85	33	115.71	3818.43	330
9	TYPE-B	B(1-8)	6.68X13.72	08	91.65	733.20	80
10	TYPE-B	B-9	8.63X12.22	01	105.46	105.46	10
11	TYPE-B	B(10-17)	6.68X13.72	08	91.65	733.20	80
12	TYPE-B	B-18	8.56X13.72	01	117.44	117.44	10
13	TYPE-B	B(19-63)	6.68X13.72	45	91.65	4124.23	450
14	TYPE-B	B-64	6.41X13.72	01	87.95	87.95	10
15	TYPE-B	B(65-67)	6.68X13.72	3	91.65	274.95	30
16	TYPE-B	B-(68-71)	6.68X13.74	4	91.78	367.13	40
17	TYPE-B	B(72-74)	6.68X13.73	3	91.72	275.15	30
18	TYPE-B	B-75	11.52X9.42	01	108.52	108.52	10
19	TYPE-B	B-76	8.52X(20.09+20.88)/2	01	174.53	174.53	10
20	TYPE-B	B-77	6.68X(20.09+19.43)/2	01	132.00	132.00	10
20	TYPE-B	B-78	6.68X(19.43+18.85)/2	01	127.86	127.86	10
21	TYPE-B	B-79	6.68X(18.85+18.19)/2	01	123.71	123.71	10
22	TYPE-B	B-80	6.68X13.72	01	91.65	91.65	10
23	TYPE-B	B-81	6.68X(18.19+17.61)/2	01	119.57	119.57	10
24	TYPE-B	B-82	6.68X(17.61+16.99)/2	01	115.56	115.56	10
25	TYPE-B	B-83	6.68X(16.99+16.40)/2	01	111.52	111.52	10
26	TYPE-B	B-84	6.68X(16.40+16.09)/2	01	108.52	108.52	10
27	TYPE-B	B-85	6.68X(16.09+15.78)/2	01	106.45	106.45	10
28	TYPE-B	B-86	6.68X(15.78+15.48)/2	01	104.41	104.41	10
29	TYPE-B	B-87	6.68X(15.48+15.18)/2	01	102.4	102.4	10
30	TYPE-B	B-88	6.68X(15.18+14.87)/2	01	100.37	100.37	10
31	TYPE-B	B-89	6.68X(14.87+14.57)/2	01	98.33	98.33	10
32	TYPE-B	B-90	6.68X(14.57+14.26)/2	01	96.29	96.29	10
33	TYPE-B	B-91	6.68X(14.26+13.95)/2	01	94.22	94.22	10
34	TYPE-B	B-92	6.68X(13.95+13.65)/2	01	92.18	92.18	10
35	TYPE-B	B-93	6.68X(13.65+13.34)/2	01	90.15	90.15	10
36	TYPE-B	B-94	6.68X(13.34+13.03)/2	01	88.08	88.08	10
37	TYPE-B	B-95	5.13X(10.03+9.86)/2	01	51.02	51.02	10
38	TYPE-B	B-96	5.13X(9.86+9.56)/2	01	49.81	49.81	10
39	TYPE-B	B-97	(7.51+7.73)X(11.30+9.42)/2	01	79.04	79.04	10
40	TYPE-B	B-98	(6.86+6.93)X(9.42+8.45)/2	01	61.52	61.52	10
41	TYPE-B	B-99	(6.86 +6.87)X(8.45+8.16)/2	01	56.93	56.93	10
42	TYPE-B	B-100	6.86X(8.16+7.99)/2	01	55.36	55.36	10
43	TYPE-B	B-101	6.86X(7.99+8.09)/2	01	55.15	55.15	10
44	TYPE-B	B-102	(6.86+6.88)X(8.09+8.57)/2	01	57.22	57.22	10
45	TYPE-B	B-103	(6.86+6.88)X(8.57+9.12)/2	01	60.73	60.73	10
46	TYPE-B	B-104	(6.49+6.56)X(6.31+7.31)/2	01	44.40	44.40	10
47	TYPE-B	B-105	(6.49+6.56)X(7.31+8.31)/2	01	50.92	50.92	10
48	TYPE-B	B-106	(6.49+6.56)X(8.31+9.30)/2	01	57.37	57.37	10
49	TYPE-B	B-107	(6.49+6.60)X(9.30+10.52)/2	01	104.45	104.45	10
50	TYPE-B	B-108	(6.00+6.11)X(8.61+7.78)/2	01	43.49	43.49	10
51	TYPE-B	B-109	(6.00+6.11)X(7.78+8.94)/2	01	50.57	50.57	10
52	TYPE-B	B-110	(7.93+8.09)X(8.94+10.55)/2	01	78.01	78.01	10
53	TYPE-B	B-111	(7.93+8.15)X(10.55+12.47)/2	01	92.54	92.54	10
54	TYPE-B	B-112	(7.93+8.16)X(12.47+14.42)/2	01	108.05	108.05	10
55	TYPE-B	B-113	(9.64+12.74)X(14.42+17.82)/2	01	211.41	211.41	10
56	TYPE-D	D(1-3)	9.15X18.30	03	167.45	502.35	30
57	TYPE-D	D(78-79)	9.15X18.30	02	167.45	334.7	20
58	TYPE-D	D-81	9.15X18.30	01	167.45	167.45	10
TOTAL RESIDENCIAL PLOTS				185		19001.12	1850

VIPIN ENCLAVE

POWAYAN RD,
SHAHJAHANPUR

PROPOSED LAYOUT PLAN OF RESIDENTIAL COLONY(PLOTS)
VIPIN ENCLAVE
AT KH.NO. 64,67, 69,70 , VILLAGE NAGARIYA WAHAB, POWAYAN ROAD, SHAHJAHANPUR, U.P.

OWNED BY :-
1. RACHIT AGARWAL S/O LATE VIPIN AGARWAL
2. VINAYAK AGARWAL S/O LATE VIPIN AGARWAL
3. SMT. RADHA AGARWAL W/O LATE VIPIN AGARWAL
4. MUKTA AGARWAL W/O RACHIT AGARWAL
5. SMT. HARSHI AGARWAL W/O VINAYAK AGARWAL
ALL R/O MOH. KASBHARA, CAMBRIDGE COLLEGE, POWAYAN
6. SAURABH AGARWAL
7. SANJAY KUMAR SETHI
8. RAJIV KUMAR GUPTA

LAYOUT PLAN

SCALE 1:500

LEGEND

KRETING AREA SHOWN AS	
COMPLEASING AREA SHOWN AS	
PROPOSED AREA SHOWN AS	
SEWG AREA SHOWN AS	
FUTURE EXPANSION	
PARK / OPEN AREA SHOWN AS	
PATHWAYS SHOWN AS	
ROADS AREA SHOWN AS	
WATER SUPPLY LINE SHOWN AS	
L.T. LINE 11KV & 440V LT PANEL LINE SHOWN AS	
DRAINS SYSTEM AS	
STATE LINE SHOWN AS	

LEGEND

TREES SHOWN AS

COMMUNITY SEPTIC TANK SHOWN AS

AREA ANALYSIS

TOTAL LAND AREA	= 34900.00 SQ.M.
AREA LEFT FOR ROAD WIDENING	= 328.60 SQM
NET LAND AREA	= 34571.40 SQ.M.
GREENERY AREA REQUIRED @ 15 %	= 5235.00 SQM
GREENERY AREA (PARK-1) = 1180.50 SQM	
GREENERY AREA (PARK-2) = 200.80 SQM	
GREENERY AREA (PARK-3) = 1345.50 SQM	
GREENERY AREA (PARK-4) = 2511.10 SQM	
GREENERY AREA PROVIDED	= 5237.90 SQM
RESIDENTIAL PLOTS AREA	= 19001.12 SQM.
ROAD AREA	= 8589.59 SQM.
COMMERCIAL PLOTS AREA (ALLOWED@5%)	= 1744.20 SQM.
COMMERCIAL PLOTS AREA (PROVIDED)	= 1742.79 SQM.
TOTAL NO. OF RESIDENTIAL PLOTS	185
EXISTING TREES	= 1850
TREES REQUIRED @ 125 TREES PER HECTARE	= 436
say TREES	436 TREES 440 TREES

NORTH

SIGN. OF OWNERS

(1) Vinayak Agarwal
(2) Rachit Agarwal
(3) राधा अग्रवाल
(4) MUKTA
(5) Harshi Agarwal
(6) Radha Agarwal

ARCHITECT
ANIL KUMAR SAXENA
CA-731582
ANIL ARCHITECT & ENGINEER
B-340, RAJENDRA NAGAR
BAREILLY, U.P. 243122
Anil Kumar Saxena
Architect & Engineer
CA- 5/82
Bareilly, U.P.
2565600,9 9897056639