TOTAL LAND AREA UNDER	**= 34379.00 sq.mt**
AREA UNDER PLOTTED DEVELOPMENT	= 18242.96 sq.mt.(53.06%)
AREA UNDER GREEN	= 5156.89 sq.mt.(15%)
AREA UNDER COMMERCIAL	= 1201.83 sq.mt.(3.50%)
AREA UNDER ROAD	= 9777.32 sq.mt. (28.44%)

AREA UNDER PARKS, GREEN, & OPEN

1. PARK-1 =1311.43 SQMT.
2. PARK-2 =1583.72 SQMT.
3. PARK-3 =2261.74 SQMT.

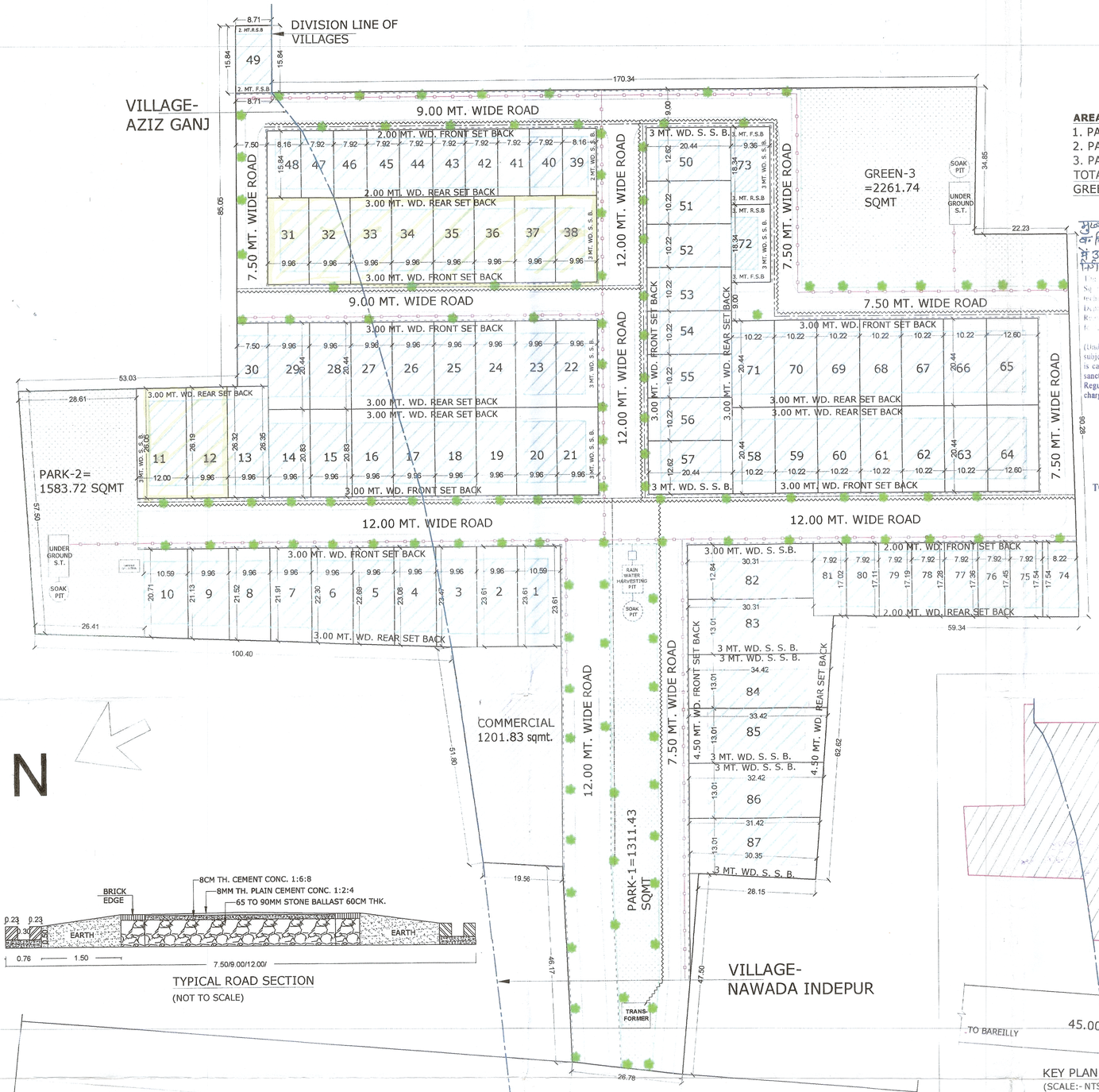
TOTAL AREA UNDER PARKS, GREENS & OPEN = 5156.89 SQMT.

मुख्य नगर एवं ग्राम नियोजक के पत्र संख्या: 1521 / नि.का./ जिला शाहजहाँपुर/2024-25 दिनांक 07.11.2024 में उल्लिखित शर्तों/प्रतिबन्धों के अधीन अनापत्ति दिया जाता है।

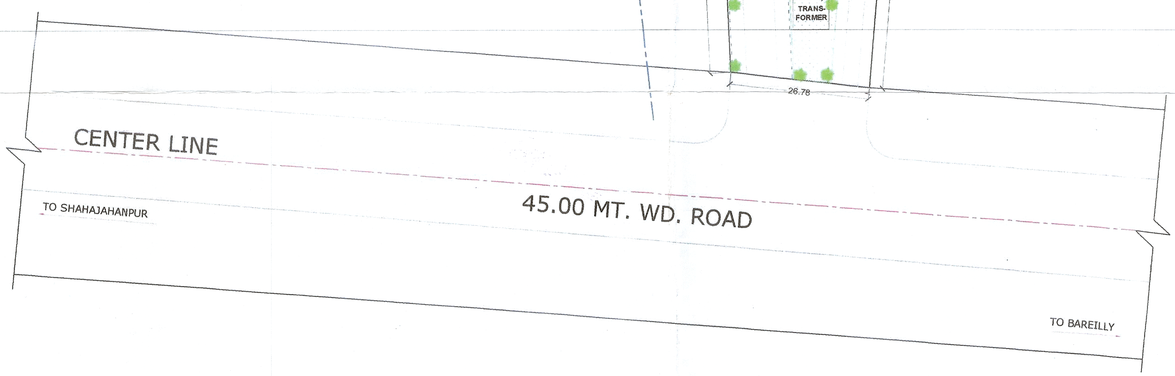
Use Residential plotted development
Sq. meters 34379.00 sq.mt
Dated 7-11-24
Regd. No.
NO OBJECTION
(Under rule 12 (7) & 4 (6) U.P.R.B.O. Act 1975) is issued subject to the condition that no construction or development is carried out or plots disposed off without the specific sanction of prescribed Authority.
Regulated area after payment of required fees, development charges or such other payment as may be required

7-11-24
CHIEF TOWN & COUNTRY PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT
U.P. GOVERNMENT, LUCKNOW

PROJECT:-
PROPOSED RESIDENTIAL LAYOUT PLAN OF "ROYAL ESTATE"
FOR M/S SPKN & SONS PVT. LTD. THROUGH ITS DIRECTOR
MR. SHYAM AGARWAL S/O MR. HITESH KUMAR AGARWAL
R/O SHRI DURGA INDUSTRIES COMPOUND, AZIZGANJ, SHAHJAHANPUR
AND SPKN DEVELOPERS ITS PARTNER
AMAN AGARWAL, PRAMOD KUMAR AGARWAL, RAJEEV KUMAR AGARWAL,
HITESH KUMAR AGARWAL,YOGESH KUMAR AGARWAL,
AJAY AGARWAL & SHYAM AGARWAL
R/O SHRI DURGA INDUSTRIES COMPOUND, AZIZGANJ, SHAHJAHANPUR
SITE AT GATA NO. 695, 696 & 721 OF VILLAGE- AZIZGANJ
GATA NO. 3(P), 4, 5, 6, 7, 8 & 9 OF VILLAGE- NAWADA INDEPUR,
TEHSIL- SADAR, DIST. SHAHJAHANPUR

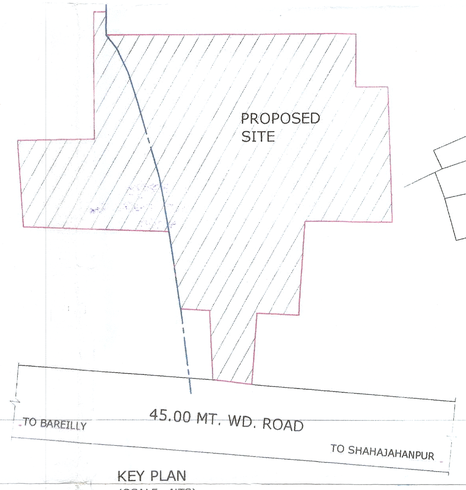


TYPICAL ROAD SECTION
(NOT TO SCALE)



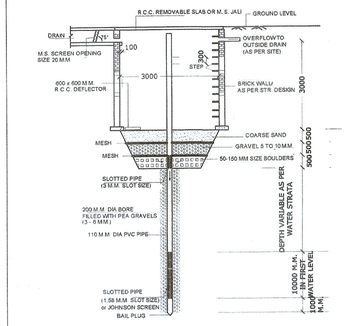
LAYOUT PLAN
(SCALE:- 1:600)

PLOT NOS.	PLOT SIZE (in MT.) L1	L2	W1	W2	Formula (for area)	PLOT AREA (SQ.MT.)	NO. OF PLOT	TOTAL AREA (SQ.MT.)
1	23.61	-	10.59		W1xL1	250.03	1	250.03
2	23.61	-	9.66	-	W1xL1	228.07	1	228.07
3	23.61	23.47	9.66	-	½ xW1x(L1+L2)	227.40	1	227.40
4	23.47	23.08	9.66	-	½ xW1x(L1+L2)	224.84	1	224.84
5	23.08	22.69	9.66	-	½ xW1x(L1+L2)	221.07	1	221.07
6	22.69	22.30	9.66	-	½ xW1x(L1+L2)	217.30	1	217.30
7	22.30	21.91	9.66	-	½ xW1x(L1+L2)	213.53	1	213.53
8	21.91	21.52	9.66	-	½ xW1x(L1+L2)	209.77	1	209.77
9	21.52	21.13	9.66	-	½ xW1x(L1+L2)	206.00	1	206.00
10	21.13	20.71	10.59	-	½ xW1x(L1+L2)	221.54	1	221.54
11	26.05	26.19	12.00	-	½ xW1x(L1+L2)	313.44	1	313.44
12	26.19	26.32	9.96	-	½ xW1x(L1+L2)	253.62	1	253.62
13	26.32	26.35	9.96	-	½ xW1x(L1+L2)	254.40	1	254.40
14-21	20.83	-	9.96	-	W1xL1	207.47	8	1659.76
22-29	20.44	-	9.96	-	W1xL1	203.58	8	1628.64
30	14.93	-	7.50	-	W1xL1	111.98	1	111.98
31-38	20.44	-	9.96	-	W1xL1	203.58	8	1628.64
39-47	15.84	-	7.92	-	W1xL1	125.45	9	1129.05
48	15.84	-	8.41	-	W1xL1	133.21	1	133.21
49	8.71	-	15.84	-	W1xL1	137.97	1	137.97
50	20.44	-	12.62	-	W1xL1	257.95	1	257.95
51-56	20.44	-	10.22	-	W1xL1	208.90	6	1253.40
57	20.44	-	12.62	-	W1xL1	257.95	1	257.95
58-63	20.44	-	10.22	-	W1xL1	208.90	6	1253.40
64-65	12.60		20.44	-	W1xL1	257.54	2	515.08
66-71	20.44	-	10.22	-	W1xL1	208.90	6	1253.40
72-73	18.34	-	9.36	-	W1xL1	171.66	2	343.32
74	17.63	17.54	8.22	8.68	½(W1+W2)x(L1+L2)	148.59	1	148.59
75	17.54	17.45	7.92	-	½ xW1x(L1+L2)	138.56	1	138.56
76	17.45	17.36	7.92	-	½ xW1x(L1+L2)	137.85	1	137.85
77	17.36	17.28	7.92	-	½ xW1x(L1+L2)	137.17	1	137.17
78	17.28	17.19	7.92	-	½ xW1x(L1+L2)	136.50	1	136.50
79	17.19	17.11	7.92	-	½ xW1x(L1+L2)	135.83	1	135.83
80	17.11	17.02	7.92	-	½ xW1x(L1+L2)	135.15	1	135.15
81	17.02	16.99	7.92	-	½ xW1x(L1+L2)	134.68	1	134.68
82	30.31	-	12.84	-	W1xL1	389.18	1	389.18
83	34.42	-	13.01	-	-	433.76	1	433.76
84	34.42	33.42	13.01	-	½ xW1x(L1+L2)	441.30	1	441.30
85	33.42	32.42	13.01	-	½ xW1x(L1+L2)	428.29	1	428.29
86	32.42	31.42	13.01	-	½ xW1x(L1+L2)	415.28	1	415.28
87	31.42	30.35	13.01	14.58	½(W1+W2)x(L1+L2)	426.06	1	426.06
TOTAL							87	18242.96

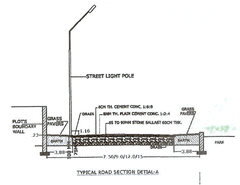


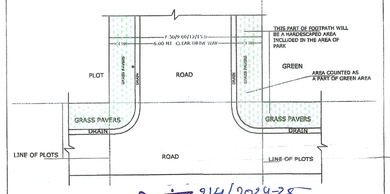
KEY PLAN
(SCALE:- NTS)

PART OF SAZRA PLAN
(SCALE:- 1:4000)



RAIN WATER HARVESTING
PIT DETAIL
SCALE-1:20

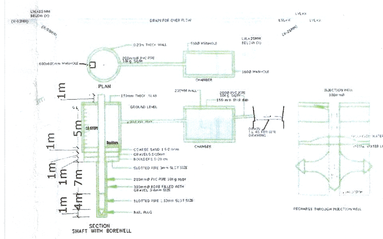




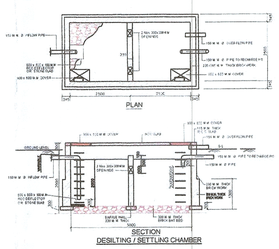
मानचित्र संख्या 2141/2024-25

स्वीकृत
भू-विन्यास विन्यासीकरण एवं भवन मानचित्र पत्र में वर्णित भाग के अधीन भाग) भूखण्ड सं०-11,12,13 से 38 वाच्य है।
उ०प्र० (निर्माण कार्य विनियमन अधिनियम) 1958 की धारा-6 के प्रस्तुत मानचित्र के अनुसार निर्माण कार्य करने हेतु पाँच वर्ष की अवधि के लिये मानचित्र पृष्ठ पर स्वीकृत किया जाता है कि मानचित्र से सम्बन्धित भूमि के भू-स्वामित्व सम्बन्धी समस्त तथ्यों की जॉच/पूर्ण परख आपकी स्वयं की होगी।

9.12.24
अवर अभियन्ता
विनियमित क्षेत्र, शाहजहाँपुर
नगर मजिस्ट्रेट/
नियत प्राधिकारी विनियमित क्षेत्र
शाहजहाँपुर



PERCOLATION WELL DETAILS



RAIN WATER STORAGE TANK DETAIL

LEGEND

PLOTTED	SERVICES
GREEN	ELECT. LINE
	DRAIN LINE
	WATER LINE
	SEWER LINE

SHEET TITLE	SHEET NO.	SCALE
LAYOUT SUB. DWG.	1a	AS SHOWN

OWNERS SIGN

SPKN & SONS PRIVATE LIMITED — DIRE
SPKN DEVELOPERS — PARTNER

ARCHITECT

ANUPAM ARCHITECTS & INTERIOR DESIGNERS
B-340, RAJENDRA NAGAR, BAREILLY
AAID
ANUPAM ARCHITECTS & INTERIOR DESIGNERS
B- 340 RAJENDRA NAGAR , BAREILLY, U.P. (PIN. 243001)

TOTAL LAND AREA UNDER	**= 34379.00 sq.mt**
AREA UNDER PLOTTED DEVELOPMENT	= 18242.96 sq.mt.(53.06%)
AREA UNDER GREEN	= 5156.89 sq.mt.(15%)
AREA UNDER COMMERCIAL	= 1201.83 sq.mt.(3.50%)
AREA UNDER ROAD	= 9777.32 sq.mt. (28.44%)

AREA UNDER PARKS, GREEN, & OPEN

1. PARK-1 =1311.43 SQMT.
2. PARK-2 =1583.72 SQMT.
3. PARK-3 =2261.74 SQMT.

TOTAL AREA UNDER PARKS, GREENS & OPEN = 5156.89 SQMT.

मुख्य नगर नियोजक के पत्र संख्या 1452/ वा.नि.(नि)/शाहजहाँपुर/2024-25 दिनांक 07.11.2024 में उल्लिखित शर्तों/प्रतिबंधों के अधीन आपत्ति विहीन की जाती है।

34379.00 sq.mt

NO OBJECTION

(Under rule 12 (7) & 4 (6) U.P.R.B.O. Act 1958) is issued subject to the condition that no construction or development is carried out or plots disposed off without the specific sanction of prescribed Authority. Shahjahanpur. Regulated area after payment of required fees, development charges or such other payment as may be required

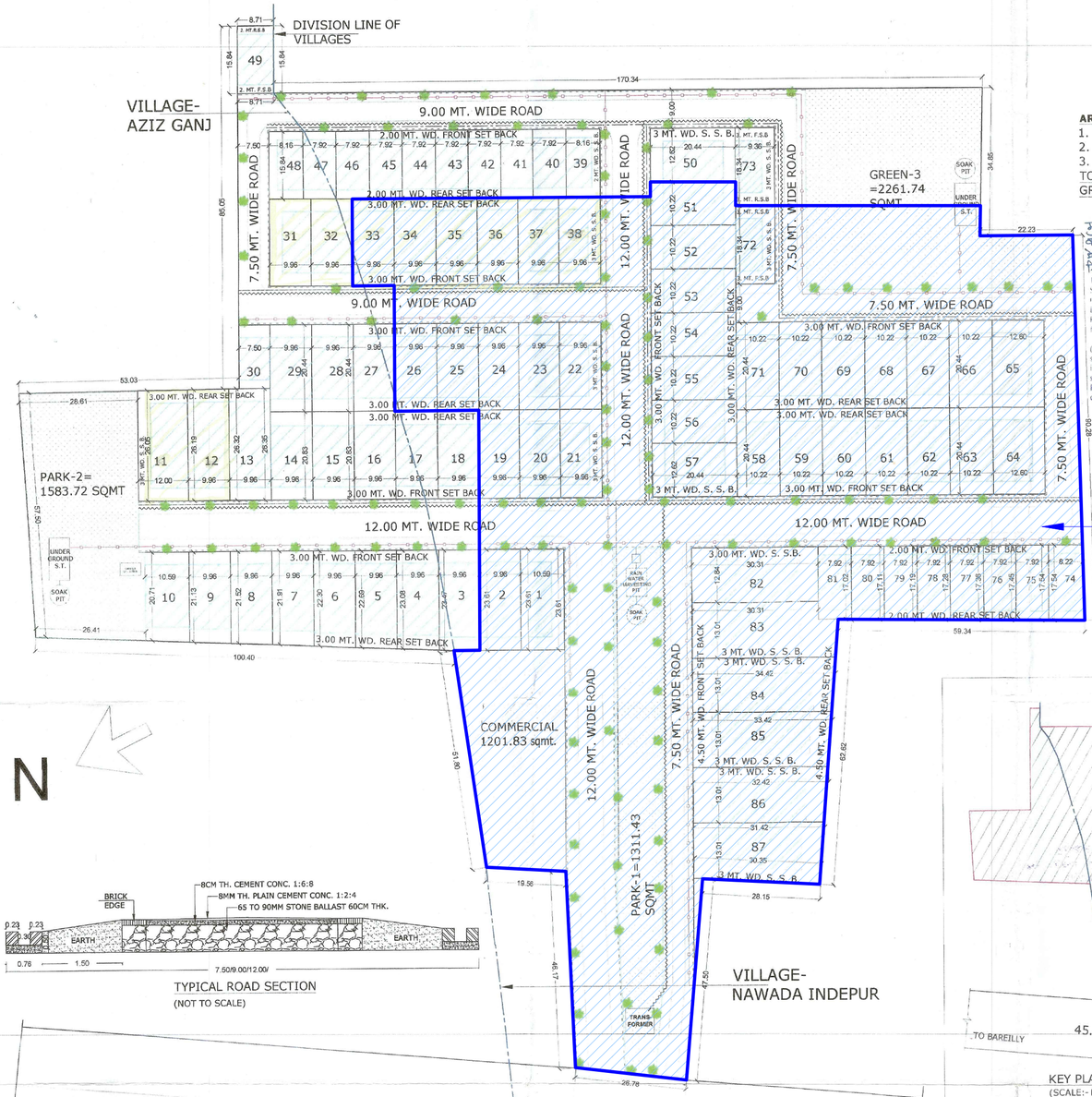
7-11-24

CHIEF TOWN & COUNTRY PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT
U.P. GOVERNMENT, LUCKNOW

HATCH AREA FOR RERA REGISTRATION ROYAL ESTATE PH.-1 SPKN & SONS PVT. LTD. AREA= 22001.4 SQM

PROJECT:-
PROPOSED RESIDENTIAL LAYOUT PLAN OF "ROYAL ESTATE"
FOR M/S SPKN & SONS PVT. LTD. THROUGH ITS DIRECTOR
MR. SHYAM AGARWAL S/O MR. HITESH KUMAR AGARWAL
R/O SHRI DURGA INDUSTRIES COMPOUND, AZIZGANJ, SHAHJAHANPUR
AND SPKN DEVELOPERS ITS PARTNER
AMAN AGARWAL, PRAMOD KUMAR AGARWAL, RAJEEV KUMAR AGARWAL,
HITESH KUMAR AGARWAL,YOGESH KUMAR AGARWAL,
AJAY AGARWAL & SHYAM AGARWAL
R/O SHRI DURGA INDUSTRIES COMPOUND, AZIZGANJ, SHAHJAHANPUR
SITE AT GATA NO. 695, 696 & 721 OF VILLAGE- AZIZGANJ
GATA NO. 3(P), 4, 5, 6, 7, 8 & 9 OF VILLAGE- NAWADA INDEPUR,
TEHSIL- SADAR, DIST. SHAHJAHANPUR

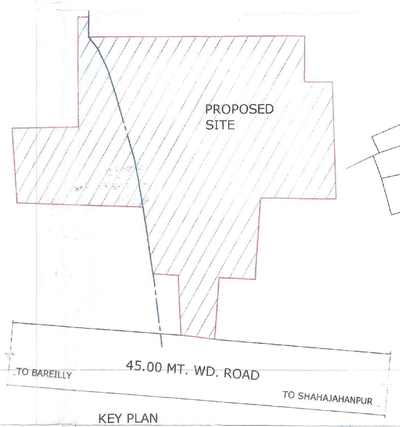
PLOT NOS.	PLOT SIZE (in MT.)				Formula (for area)	PLOT AREA (SQ.MT.)	NO. OF PLOT	TOTAL AREA (SQ.MT.)
	L1	L2	W1	W2				
1	23.61	-	10.59	-	W1xL1	250.03	1	250.03
2	23.61	-	9.66	-	W1xL1	228.07	1	228.07
3	23.61	23.47	9.66	-	½ xW1x(L1+L2)	227.40	1	227.40
4	23.47	23.08	9.66	-	½ xW1x(L1+L2)	224.84	1	224.84
5	23.08	22.69	9.66	-	½ xW1x(L1+L2)	221.07	1	221.07
6	22.69	22.30	9.66	-	½ xW1x(L1+L2)	217.30	1	217.30
7	22.30	21.91	9.66	-	½ xW1x(L1+L2)	213.53	1	213.53
8	21.91	21.52	9.66	-	½ xW1x(L1+L2)	209.77	1	209.77
9	21.52	21.13	9.66	-	½ xW1x(L1+L2)	206.00	1	206.00
10	21.13	20.71	10.59	-	½ xW1x(L1+L2)	221.54	1	221.54
11	26.05	26.19	12.00	-	½ xW1x(L1+L2)	313.44	1	313.44
12	26.19	26.32	9.96	-	½ xW1x(L1+L2)	253.62	1	253.62
13	26.32	26.35	9.96	-	½ xW1x(L1+L2)	254.40	1	254.40
14-21	20.83	-	9.96	-	W1xL1	207.47	8	1659.76
22-29	20.44	-	9.96	-	W1xL1	203.58	8	1628.64
30	14.93	-	7.50	-	W1xL1	111.98	1	111.98
31-38	20.44	-	9.96	-	W1xL1	203.58	8	1628.64
39-47	15.84	-	7.92	-	W1xL1	125.45	9	1129.05
48	15.84	-	8.41	-	W1xL1	133.21	1	133.21
49	8.71	-	15.84	-	W1xL1	137.97	1	137.97
50	20.44	-	12.62	-	W1xL1	257.95	1	257.95
51-56	20.44	-	10.22	-	W1xL1	208.90	6	1253.40
57	20.44	-	12.62	-	W1xL1	257.95	1	257.95
58-63	20.44	-	10.22	-	W1xL1	208.90	6	1253.40
64-65	12.60		20.44	-	W1xL1	257.54	2	515.08
66-71	20.44	-	10.22	-	W1xL1	208.90	6	1253.40
72-73	18.34	-	9.36	-	W1xL1	171.66	2	343.32
74	17.63	17.54	8.22	8.68	½(W1+W2)x(L1+L2)	148.59	1	148.59
75	17.54	17.45	7.92	-	½ xW1x(L1+L2)	138.56	1	138.56
76	17.45	17.36	7.92	-	½ xW1x(L1+L2)	137.85	1	137.85
77	17.36	17.28	7.92	-	½ xW1x(L1+L2)	137.17	1	137.17
78	17.28	17.19	7.92	-	½ xW1x(L1+L2)	136.50	1	136.50
79	17.19	17.11	7.92	-	½ xW1x(L1+L2)	135.83	1	135.83
80	17.11	17.02	7.92	-	½ xW1x(L1+L2)	135.15	1	135.15
81	17.02	16.99	7.92	-	½ xW1x(L1+L2)	134.68	1	134.68
82	30.31	-	12.84	-	W1xL1	389.18	1	389.18
83	34.42	-	13.01	-	-	433.76	1	433.76
84	34.42	33.42	13.01	-	½ xW1x(L1+L2)	441.30	1	441.30
85	33.42	32.42	13.01	-	½ xW1x(L1+L2)	428.29	1	428.29
86	32.42	31.42	13.01	-	½ xW1x(L1+L2)	415.28	1	415.28
87	31.42	30.35	13.01	14.58	½(W1+W2)x(L1+L2)	426.06	1	426.06
TOTAL							87	18242.96



LAYOUT PLAN
(SCALE:- 1:600)

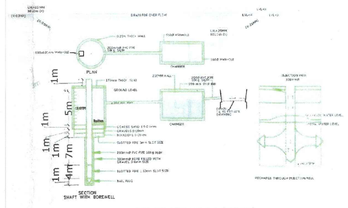
ROYAL ESTATE PHASE - 1
(SPKN & SONS PVT. LTD.)
AREA = 22001.4 SQM

TYPICAL ROAD SECTION
(NOT TO SCALE)

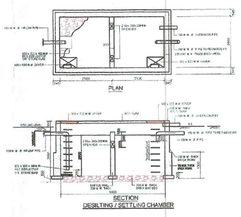


KEY PLAN
(SCALE:- NTS)

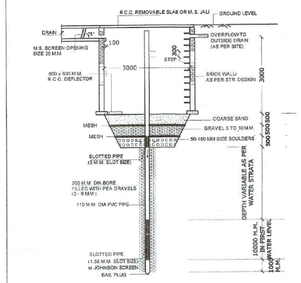
PART OF SAZRA PLAN
(SCALE:- 1:4000)



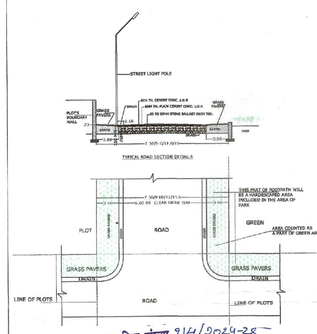
PERCOLATION WELL DETAILS



RAIN WATER STORAGE TANK DETAIL



RAIN WATER HARVESTING PIT DETAIL
SCALE-1:20



मानचित्र संख्या 2141/2024-25

स्वीकृत

भू-विन्यास विन्यासीय एवं भूखण्ड पर भवन मानचित्र के अधीन जारी। अधिनियम सं०-11,12,31 से 38 लागू है।

उ०प्र० (निर्माण कार्य विनियमन अधिनियम) 1958 की धारा-6 के अन्तर्गत प्रस्तुत मानचित्र के अनुसार निर्माण कार्य करने हेतु होल्डिंग की अनुमति के लिये मानचित्र पत्रावली पर स्वीकृत किया जाता है कि मानचित्र से सम्बन्धित भूमि के भू-स्वामित्व सम्बन्धी समस्त तथ्यों की जिम्मेदारी आवेदक/भवन स्वामी की होगी।

9.12.24

अवर अभियन्ता
विनियमित क्षेत्र, शाहजहाँपुर

नगर मजिस्ट्रेट/
नियत प्राधिकारी विनियमित क्षेत्र
शाहजहाँपुर

LEGEND	SERVICES
PLOTTED	ELECT. LINE
GREEN	DRAIN LINE
	WATER LINE
	SEWER LINE

SHEET TITLE	SHEET NO.	SCALE
LAYOUT SUB. DWG.	1a	AS SHOWN

OWNERS SIGN

SPKN & SONS PRIVATE LIMITED — DIRE

SPKN DEVELOPERS — PARTNER

ARCHITECT

AAID
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