



**NOTE:**

AREA STATEMENT	
Total Area Under Phase-01	341,503.00 Sq.Mt
Area For Future Use	40,304.82 Sq.Mt
Area For Planning	301,198.18 Sq.Mt

Office Use

Final layout (Phase 1) of Master layout  
 Plan No: 2025/Maa Shikaribhari Devi  
 Ashika Jena, Navin Saharanpur SDI  
 2025-26 Date: 18.10.25

**PROJECT TITLE**

MAA SHIKARIBHARI DEVI AWASTYA YOUNG NAYEN SAHARANPUR  
 (PHASE-01)  
 MINI BYPASS VILLAGE-CHUNHETI-GADA, SAHARANPUR,  
 UTTAR PRADESH 247001

**CLIENT NAME**

SAHARANPUR DEVELOPMENT AUTHORITY

**AREA STATEMENT**

Total Land Area	372733.00 Sq.Mt
Area Not in Possession	31230.00 Sq.Mt
Area Left For Future Use	40,304.82 Sq.Mt
Net Area For Planning	301,198.18 Sq.Mt

**Phase-01 Description of Area**

SR.	Area Statement	Area in sq mt	Percentage
01.	Total Land Area For Planning	301,198.18 Sq.Mt	(100.00 %)
02.	Area Under Row Housing	126899.55 Sq.Mt	(42.10 %)
03.	Area Under Commercial	18284.16 Sq.Mt	(6.07 %)
04.	Area Under LIG & EWS	12221.55 Sq.Mt	(4.06 %)
05.	Area Under Park & Vending Zone (Open Space)	53688.04 Sq.Mt	(17.82 %)
06.	Area Under Road	90,194.88 Sq.Mt	(29.95 %)

**Description of Residential Plots**

SR.	Category	No of Plots	Sector-A	Sector-B	Sector-D	Sector-E
01.	Up To- 100 sqmt	171	84	00	00	37
02.	101-150 Sqmt	185	129	00	56	00
03.	151-200 Sqmt	406	175	103	128	00
04.	201-250 Sqmt	22	05	12	05	00
05.	251-500 Sqmt	58	16	31	11	00
06.	Above 500 Sqmt	00	00	00	00	00
<b>Total Plots</b>		<b>792</b>	<b>409</b>	<b>146</b>	<b>200</b>	<b>37</b>

**Description of Commercial Plots**

SR.	Plot Size	Plot Id	Sector Name	No of Plots	Area in Sq.Mt
01.	24.00M X 20.00M	AC-01/AC-02	D	02	480.00
02.	24.00M X 26.00M	DC-01	A	01	624.00
03.	34.00M X 34.00M	BC-01/BC-02	B	02	576.00
04.	24.00M X 24.00M	DC-03	D	01	576.00
05.	60.00M X 36.00M	BC-04/BC-05	B	02	2160.00
06.	86.30M X 37.15M	BC-07	B	01	3206.05
07.	36.58M X 109.73M	DC-03	D	01	4013.92
08.	42.00M X 85.15M	BC-07	D	01	3576.30
<b>TOTAL</b>				<b>11</b>	

APPOINTING OFFICER (BULLSEYE)

DEPUTY CHIEF ENGINEER (BULLSEYE)

DEPUTY CHIEF ENGINEER (BULLSEYE)

JUNIOR ENGINEER

JUNIOR ENGINEER

ASSISTANT ENGINEER

ASSISTANT ENGINEER

ASSISTANT TOWN PLANNER

EXECUTIVE ENGINEER

SECRETARY

VICE CHAIRMAN

**Master Layout Plan of Phase-01**

**NOTE :-**

आवक एवं शहरी नियोजन अनुभाग-1 चतुर्थ शासन लेखक के शासनादेश संख्या-39/2023/384/आठ-1-2023-1450/2022 दिनांक 06.04.2023 द्वारा आश्रयित एवं 7मि मिड बायपास के बंद दिनांक 22.08.2025 द्वारा एकीकृत तलपट नमानाया अनुमोदित

**FILE NO:** 2205-2023

**DATE:** 17-12-2025

**NORTH**

**CONSULTANTS**

Ar. MANMETSINGH BAJAJ & ASSOCIATES

Ar. MANMETSINGH BAJAJ  
 MANMETSINGH BAJAJ & ASSOCIATES  
 ARCHITECT, ENGINEERS, PLANNERS & VALUERS,  
 SOPHA MARKET COURT ROAD, SAHARANPUR-247001  
 TEL.No.-0132-2723396,099070-66906, 099370-23300  
 CORPORATE OFFICE -  
 B-24, GROUND FLOOR SECTOR-44, NOIDA-201301  
 (UTTAR PRADESH)

**LEGENDS**

SR.	Category	Plot Size	Plot Area (Sq.Mt)	Key Color
A	Boundary Area			
B	Commercial Plot			
C	Area not in Possession			
D	Area Left For Future Use			
E	Open Space			
F1	HIG Premium	12.00M X 24.00M	288.00 Sq.Mt	
F2	HIG Super	10.00M X 20.00M	200.00 Sq.Mt	
F3	HIG	09.00M X 20.00M	180.00 Sq.Mt	
F4	MIG Super	09.00M X 14.00M	126.00 Sq.Mt	
F5	MIG	7.50M X 14.00M	105.00 Sq.Mt	
F6	MARG	7.50M X 7.50M	56.25 Sq.Mt	
F7	LRI	06.00M X 12.00M	72.00 Sq.Mt	