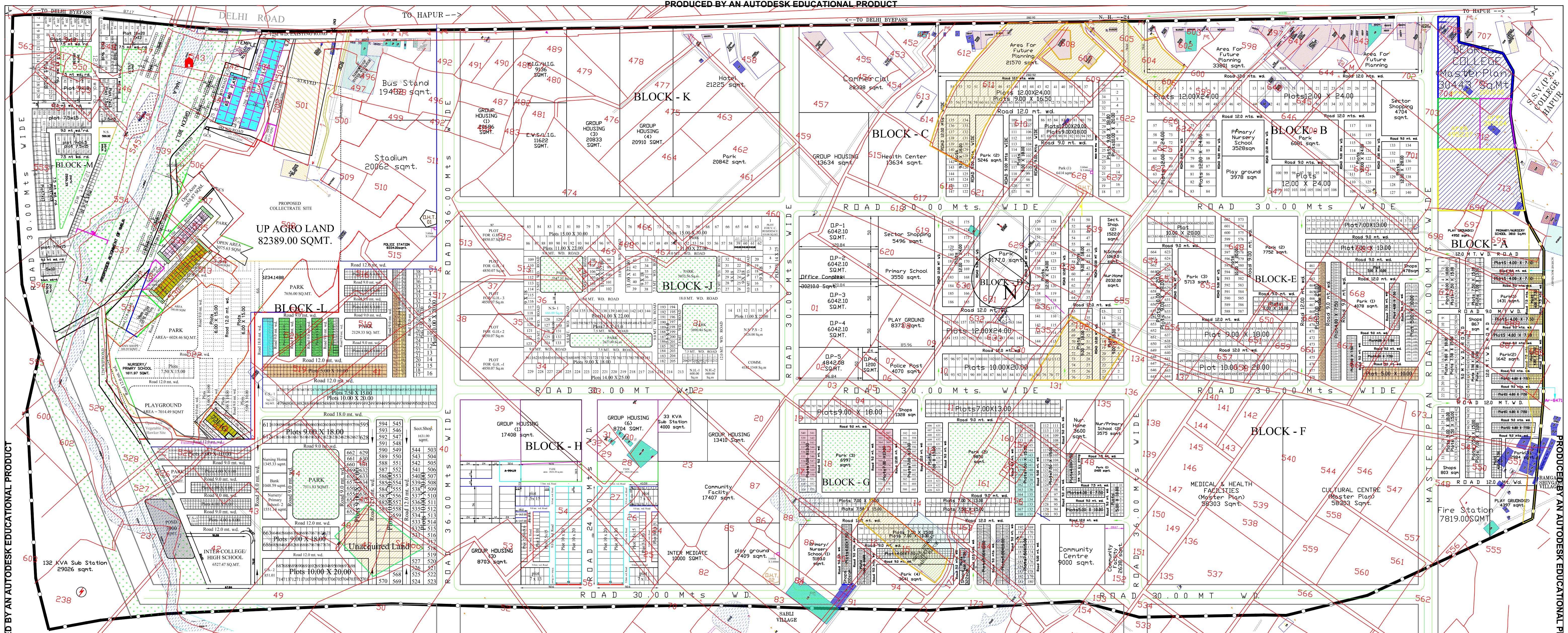




AREA STATEMENT FOR PLOTTED DEVELOPMENT:		
Plot Size	Plot Area	Nos. of Plots
12.00 X 28.00	336.00	014
12.00 X 24.00	288.00	218
10.00 X 20.00	200.00	185
09.00 X 18.00	162.00	281
09.00 X 16.50	148.50	024
07.50 X 15.00	112.50	236
07.00 X 13.00	091.00	387
05.00 X 10.00	050.00	288
04.00 X 07.50	030.00	728
TOTAL		2361

AREA STATEMENT :-		
Master Plan Green (Along Nala)	79,550	
Residential Plot (2361 Nos.)	2,57,893	
Area Under Group Housing :-		
Block - C	13,634	
Block - H	17,408	
Block - I	8,703	
Block - J	8,703	
Block - K	8,704	
Block - L	8,704	
Block - M	8,703	
Block - N	8,703	
Block - O	13,410	
Block - P	20,686	
Block - Q	20,758	
Block - R	20,833	
Block - S	20,910	
Area for Future Planning/ Bulk Sale		
'B' Block (1 No.)	0,33,801	
'C' Block (1 No.)	0,21,507	
'H' Block (1 No.)	1,21,751	
'K' Block (3 Nos.)	2,59,045	
4,36,104		

Community Facilities		
Block - A	Fire Station	07,819
Block - D	Police Post	04,071
Block - G	Community Facilities	11,638
Block - F	Cultural Centre	58,303
Block - H	Community Facilities	17,410
Block - L	Bus Stand	19,432
Block - M	Stadium	20,062
Block - N	Police Station	08,334
Block - O	132/33 KVA Electric Sub Station	29,026
Block - P	33 KVA Electric Sub Station	04,000
1,80,095		

Park/Green		
Block - A	PARK 01	01,431
Block - A	PARK 02	01,642
Block - A	PARK 03	02,984
Block - B	PLAY GROUND 01	04,952
Block - B	PLAY GROUND 02	04,397
Block - C	PARK	06,081
Block - C	PLAY GROUND	03,978
Block - D	PARK 01	06,414
Block - D	PARK 02	05,246
Block - E	PARK	09,177
Block - E	PLAY GROUND	08,373
Block - F	PARK 01	04,078
Block - F	PARK 02	07,752
Block - F	PARK 03	05,713
Block - G	PARK 01	02,405
Block - G	PARK 02	09,850
Block - G	PARK 03	06,997
Block - G	PARK 04	03,641
Block - H	PLAY GROUND	07,409
Block - K	PARK 01	20,842
1,23,362		

AREA CHART :-		
1. Total area of the scheme (as per survey)	2,02,134 Sq.Mt.	
2. Less existing Nala	-23,565 Sq.Mt.	
3. Less UP Agro Land	-82,389 Sq.Mt.	
1,92,180 Sq.Mt.		
For Calculation of Community Facilities		
4. 50 m. wide Green Belt on both side of Nala	79,550 Sq.Mt.	
5. Cultural Centre as MP	58,303 Sq.Mt.	
6. Medical/ Health Facilities as/MP	-58,303 Sq.Mt.	
7. 30 m. wide MP Road	-1,12,560 Sq.Mt.	
16,13,464 Sq.Mt.		
Area (Sq.Mt.)	Percentage	
1. Area Under Plotted Development	2,57,893	00.00
2. Area for Hotel	0,21,225	00.00
3. Group Housing	1,88,553	00.00
4. Commercial	0,74,370	00.00
5. Education Facilities	0,61,160	00.00
6. Medical/Health	0,77,569	00.00
7. Community Facilities	1,80,095	00.00
8. Park/Green	1,23,362	00.00
9. Area for Future Planning/ Bulk Sale	4,36,104	00.00
10. Road	---	00.00
Total	---	00.00

Note :-		
Total Green Area provided in this layout is 7.64% of the total Land area i.e. 16,13,464(Excluding Master Plan Proposals). It doesn't include green/open spaces to be provided in sites earmarked for Bulk Sale/ Future Planning, Community Facilities, Commercials etc. Cumulative green area after all such inclusions will be more than 15% of the total scheme, as per following details :-		
Assuming minimum (15%) cumulative Green/Open Area in Bulk Sales, Commercials, Community, Medical and other facilities are :-		
Future Planning/ Bulk Sales (4,36,104 sqmt. @ 15%)	= 65,416	
Commercial (28,338 sqmt. @ 15%)	= 4,251	
Educational (30,443 sqmt. @ 15%)	= 4,566	
Medical & Health (58,303 sqmt. @ 15%)	= 8,745	
Community facilities (1,26,845 sqmt. @ 15%)	= 19,027	
Group Housing (1,88,553 sqmt. @ 15%)	= 28,283	
Total	= 1,30,288	
Green area from Scheme's area statement	= 2,02,912	
Total	= 3,33,200 (17.33%)	

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6. Medical/Health	0,77,569	00.00
7. Community Facilities	1,80,095	00.00
8. Park/Green	1,23,362	00.00
9. Area for Future Planning/ Bulk Sale	4,36,104	00.00
10. Road	---	00.00
Total	---	00.00

Revised Lay out Plan Of
Anand Vihar Residential Scheme, Hapur
(as approved by the Board of H.P.D.A. by circulation. Circulation proposal approved by the Chairman, H.P.D.A. on 3rd December, 2008)

NOTES-

DATE :-
21 June 2011

N

SCALE :-
0.00 mt. 100.00 mt. 200.00 mt. 300.00 mt.

DRAUGHT'S MAN

EXECUTIVE ENGINEER

ASS. TOWN PLANNER

SUPTD. ENGINEER

PRABHARI NIYOJAN

SECRETARY

VICE CHAIRMAN

Hapur-Pilkuwa Development Authority

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT