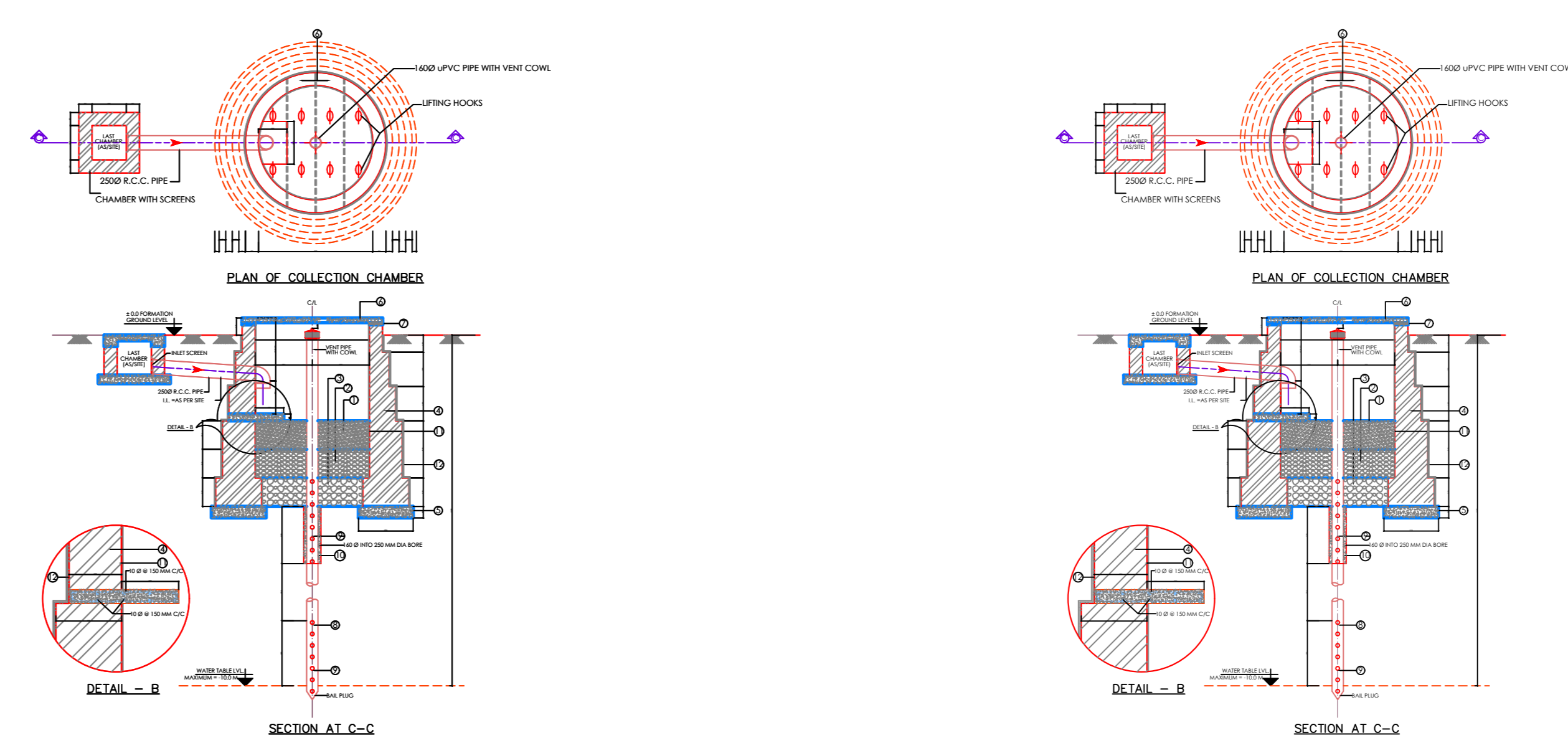
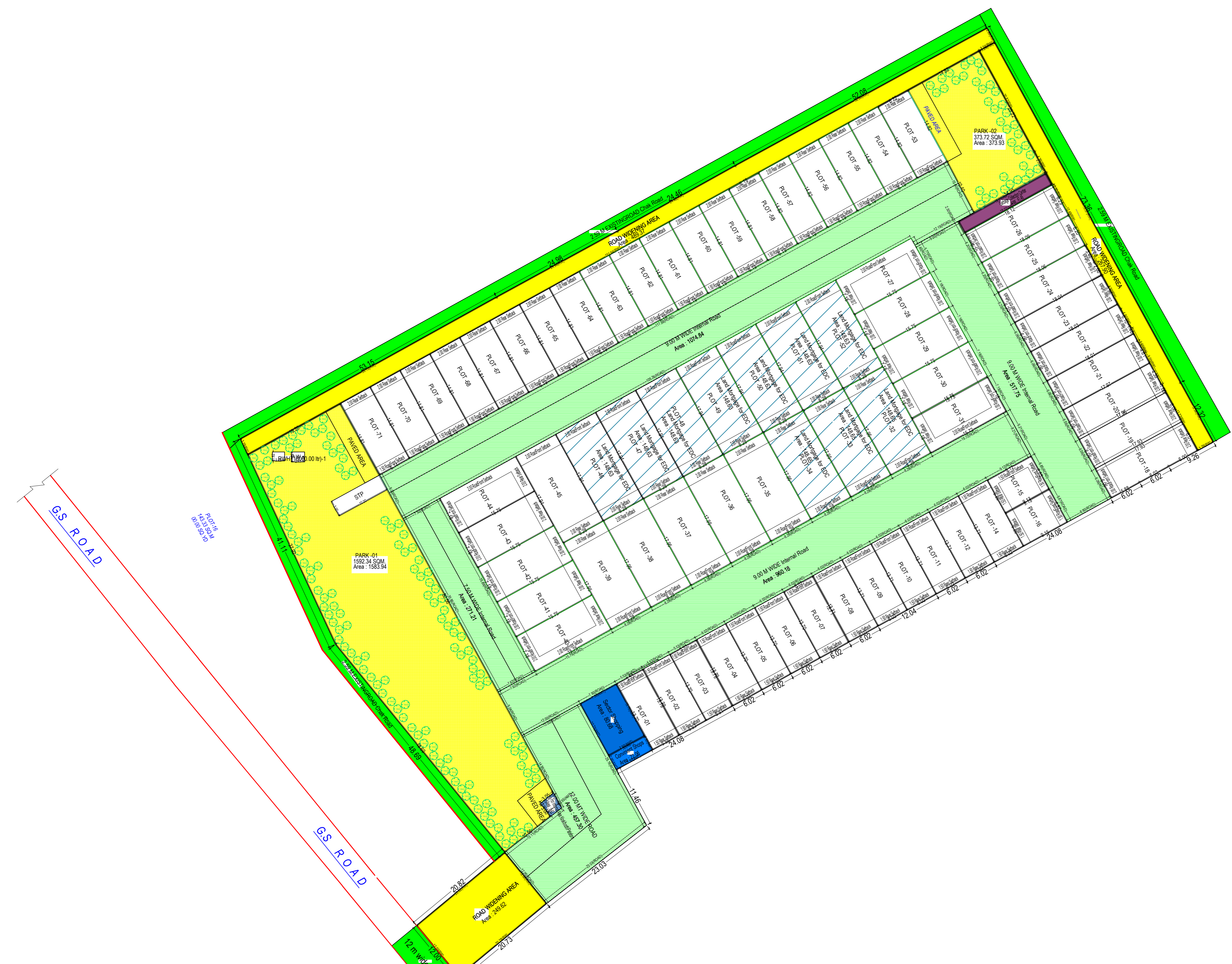


File No	HPDALD/24-25/0133	Sheet	1/2
Submission Date	2024-08-23	Scale	1:100
VERSION NO.	1.0/05		
VERSION DATE	25/09/2024		
<b>AREA STATEMENT</b>			
<b>PROJECT DETAIL</b>			
Authority	Hapur Panch Development Authority	Plot Use	Residential
AuthorityClass	Category D	Plot SubUse	Ploated Rese development / Ploated Housing
AuthorityGrade	Development Authority (DA)	Development Plan	Master Plan
CaseTrack	Regular	Land Use Zone	Residential Use Zone
Project Type	Layout Development	Land SubUse Zone	Residential Zone
Nature of Development	NEW	Development Area	Undeveloped Area
SubDevelopment Area	Village Area	Layout Type	NA
Special Project	NA		
Site Address	Dist:Hapur, Tehsil:Dhaulana, Village:Piplabandpur		
<b>AREA DETAILS</b>		Sq.Mts	
1. Area of Plot As per record		13820.00	
Document Area		13820.00	
As per site condition		13820.00	
Area of Plot Considered		12814.29	
<b>2. Deduction for</b>			
Proposed roads		1006.89	
Road Widening Area		1006.89	
Any reservations		0.00	
<b>Total a + b)</b>		1006.89	
3. Net Area of plot (1 - 2) AREA OF PLOT		12814.29	
Road Widening Area		1006.89	
<b>Green and open space</b>		1957.87	
<b>Proposed Area at</b>			
	Proposed Built up	Existing Built up	Proposed FAR
Total Area	0.00	0.00	0.00
Total FAR Area			0.00
Accessory Use Area Added in BuildUp Area			0.00
Total BuiltUp Area			0.00
Proposed FAR consumed			0.00
<b>Termination Statement</b>			
Termination Proposed At:			



**COLOR INDEX**

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

**Number of EWS/LIG unit required**

Sl. No.	Plot Type	Nos. of Plot	No. of unit in one plot	Total Number of units	Proposed LIG/ EWS Unit	
1.	Single Dwelling Unit	60	1	60	-	
<b>Total</b>				60	-	
<b>Number of EWS/LIG unit required (10% LIG)</b>					7.00	0
<b>Number of EWS/LIG unit required (10% EWS)</b>					7.00	0
<b>Total</b>				60	83	

**Terminations Density Check**

density	No. Of Terminations			No. Of Persons		
	Reqd	Perm	Prop	Reqd	Perm	Prop
750/Hec	-	193	138	-	962	690

**Green and open space Area**

Name	Prop. Area
PARK -01/1982.34 SQM	1583.94
PARK -02/373.72 SQM	373.93

**Land use analysis/Area distribution (Table 2c)**

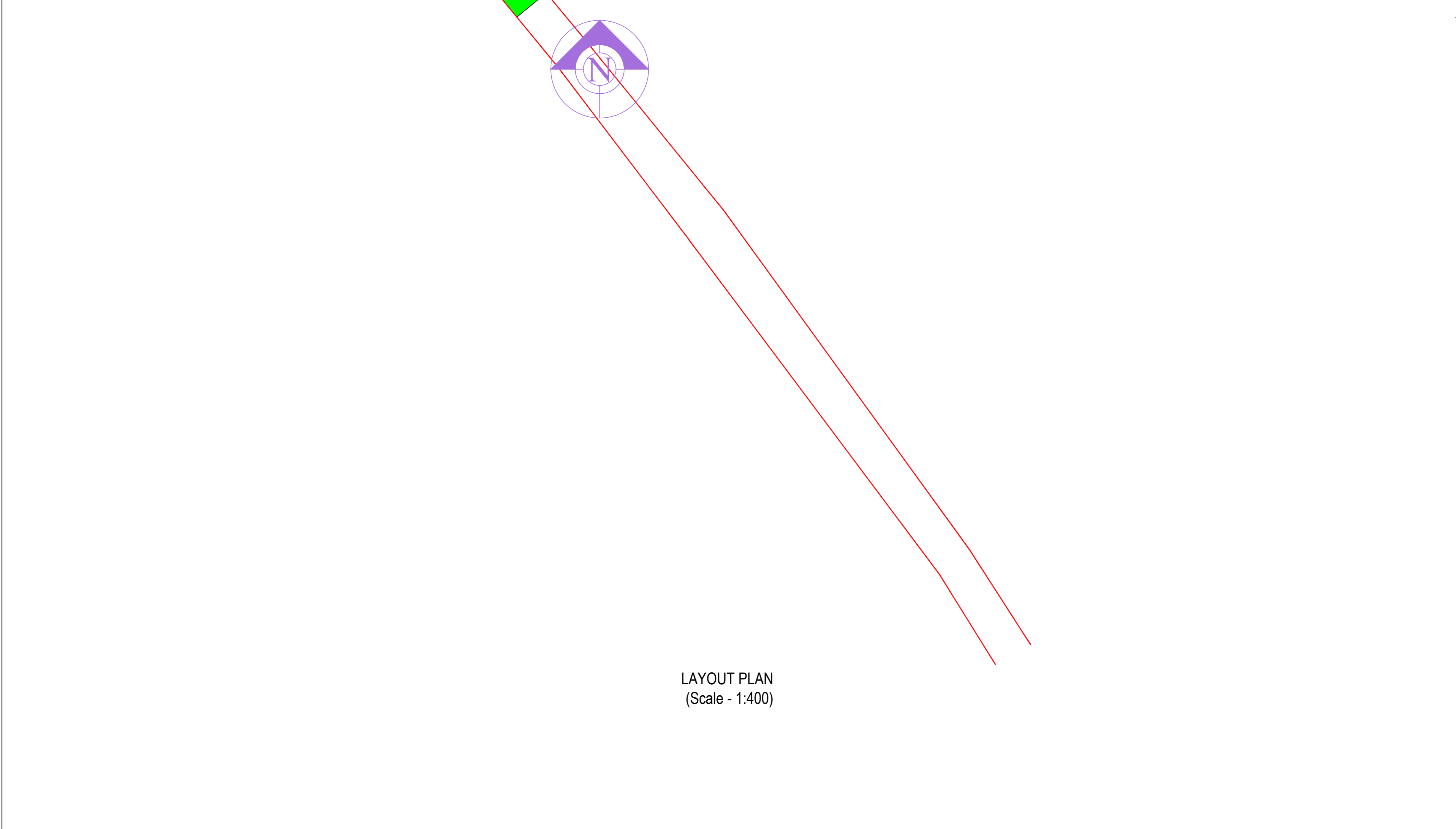
Area covered under	Proposed Area in sq.mt.	Percentage(%)
Ploated Area	7417.51	57.88
Road Area	3281.28	25.61
Garbage Collection Center	41.46	0.32
For informal Area	8.45	0.07
Kiosk/booth/Platform	80.68	0.63
Convenient Shops	22.06	0.17
Public Open Space	1957.87	15.28
Other Area	4.58	0.04
<b>Total net layout</b>	<b>12814.29</b>	<b>100.00</b>

**Individual Amenity Check b)**

Name	Reqd	Minimum Area	Prop	Minimum Count	Prop
Convenient Shops	20.00	22.06	-	1.00	1.00
Sector Shopping	75.00	80.68	-	1.00	1.00
For informal Area	7.50	8.45	-	1.00	1.00
Garbage Collection Center	15.00	41.46	1.00	1.00	1.00

**Tree Details (Table 3h)**

Plot	Name	Nos. Of Trees	
		Reqd	Prop
PLOT	Tree	-	171



LAYOUT PLAN (Scale - 1:400)

KEY PLAN

**Proposed Population Calculation**

Plot Name	Use	SubUse	Range	Nos.	Perm. Person/Unit	Perm. Person/Unit	Total Person/Plot	Total
PLOT-15	Residential	Row House	2	2	10	10	10	10
PLOT-16	Residential	Row House	2	2	10	10	10	10
PLOT-22	Residential	Row House	2	2	10	10	10	10
PLOT-19	Residential	Row House	2	2	10	10	10	10
PLOT-18	Residential	Row House	2	2	10	10	10	10
PLOT-53	Residential	Row House	2	2	10	10	10	10
PLOT-02	Residential	Row House	2	2	10	10	10	10
PLOT-01	Residential	Row House	2	2	10	10	10	10
PLOT-03	Residential	Row House	2	2	10	10	10	10
PLOT-71	Residential	Row House	2	2	10	10	10	10
PLOT-26	Residential	Row House	2	2	10	10	10	10
PLOT-14	Residential	Row House	2	2	10	10	10	10
PLOT-04	Residential	Row House	2	2	10	10	10	10
PLOT-05	Residential	Row House	2	2	10	10	10	10
PLOT-06	Residential	Row House	2	2	10	10	10	10
PLOT-07	Residential	Row House	2	2	10	10	10	10
PLOT-08	Residential	Row House	2	2	10	10	10	10
PLOT-09	Residential	Row House	2	2	10	10	10	10
PLOT-10	Residential	Row House	2	2	10	10	10	10
PLOT-11	Residential	Row House	2	2	10	10	10	10
PLOT-12	Residential	Row House	2	2	10	10	10	10
PLOT-43	Residential	Row House	2	2	10	10	10	10
PLOT-42	Residential	Row House	2	2	10	10	10	10
PLOT-41	Residential	Row House	2	2	10	10	10	10
PLOT-40	Residential	Row House	2	2	10	10	10	10
PLOT-48	Residential	Row House	2	2	10	10	10	10
PLOT-49	Residential	Row House	2	2	10	10	10	10
PLOT-46	Residential	Row House	2	2	10	10	10	10
PLOT-45	Residential	Row House	2	2	10	10	10	10
PLOT-44	Residential	Row House	2	2	10	10	10	10
PLOT-39	Residential	Row House	2	2	10	10	10	10
PLOT-38	Residential	Row House	2	2	10	10	10	10
PLOT-37	Residential	Row House	2	2	10	10	10	10
PLOT-36	Residential	Row House	2	2	10	10	10	10
PLOT-35	Residential	Row House	2	2	10	10	10	10
PLOT-34	Residential	Row House	2	2	10	10	10	10
PLOT-33	Residential	Row House	2	2	10	10	10	10
PLOT-32	Residential	Row House	2	2	10	10	10	10
PLOT-57	Residential	Row House	2	2	10	10	10	10
PLOT-47	Residential	Row House	2	2	10	10	10	10
PLOT-46	Residential	Row House	2	2	10	10	10	10
PLOT-45	Residential	Row House	2	2	10	10	10	10
PLOT-44	Residential	Row House	2	2	10	10	10	10
PLOT-43	Residential	Row House	2	2	10	10	10	10
PLOT-42	Residential	Row House	2	2	10	10	10	10
PLOT-41	Residential	Row House	2	2	10	10	10	10
PLOT-40	Residential	Row House	2	2	10	10	10	10
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PLOT-31	Residential	Row House	2	2	10	10	10	10
PLOT-30	Residential	Row House	2	2	10	10	10	10
PLOT-29	Residential	Row House	2	2	10	10	10	10
PLOT-28	Residential	Row House	2	2	10	10	10	10
PLOT-27	Residential	Row House	2	2	10	10	10	10
PLOT-26	Residential	Row House	2	2	10	10	10	10
PLOT-25	Residential	Row House	2	2	10	10	10	10
PLOT-24	Residential	Row House	2	2	10	10	10	10
PLOT-23	Residential	Row House	2	2	10	10	10	10
PLOT-22	Residential	Row House	2	2	10	10	10	10
PLOT-21	Residential	Row House	2	2	10	10	10	10
PLOT-20	Residential	Row House	2	2	10	10	10	10
PLOT-19	Residential	Row House	2	2	10	10	10	10
PLOT-18	Residential	Row House	2	2	10	10	10	10
PLOT-17	Residential	Row House	2	2	10	10	10	10
PLOT-16	Residential	Row House	2	2	10	10	10	10
PLOT-15	Residential	Row House	2	2	10	10	10	10
<b>Grand Total</b>							<b>690</b>	<b>690</b>

**OWNER'S NAME AND SIGNATURE**  
 LANDMARK REALTY AND DEVELOPERS BY PROP. JANAK VOHRA, RAVIARORA1962@GMAIL.COM, 9873431863

**ARCHITECT'S NAME AND SIGNATURE**  
 JATIN GOEL  
 CA201786676  
 Hapur Panch Development Authority

**Signature Not Verified**  
 Hapur Panch Development Authority

**Building Plan Application Number**  
 HPDALD/24-25/0133

**Sanctioned On**  
 11 Oct 2024

**Valid Till**  
 15 Oct 2029

**Approved By**  
 Nitin Gaur (Vice Chairman)

**Examined By**  
 Rakesh Kumar Tomar (Junior engineer)  
 Shweta Rastogi (Assistant Engineer)  
 Rajeev Ratan Shah (Town Planner)  
 Chandra Prakash Tripathi (Secretary)  
 Rajeev Ratan Shah (Town Planner)

**Signature Not Verified**  
 Shweta Rastogi (Assistant Engineer)

