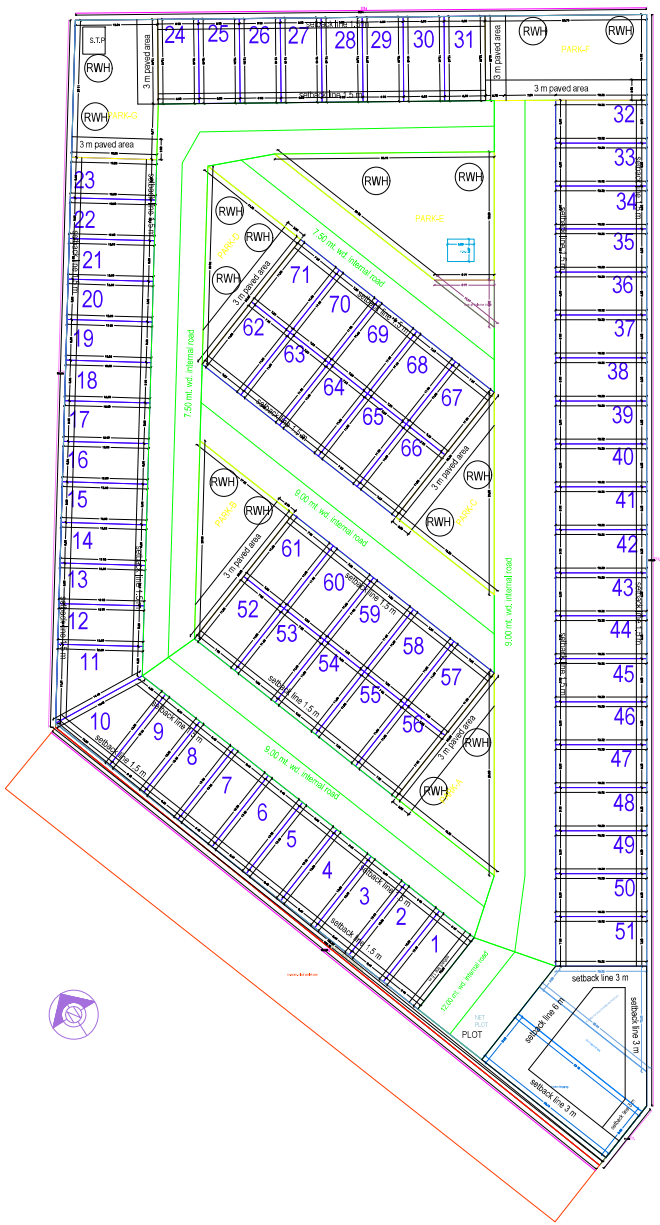
Project Title : LAY-OUT PLAN OF RESIDENTIAL PLOTS OF M/S STELLAR BUILDHOME PVT LTD SITUATED AT :- KHASRA NO. - 114, 115, 117, 118 VILLAGE DUHRI TEHSIL & DISTT. HAPUR-U.P.



PLOT Nos.	USE	SUBUSE	RANGE	PERM. UNIT	PERM. PERSON	AREA (Sq. Mt.)	Nos.	TOTAL AREA (Sq. Mt.)
1–9	RESIDENTIAL	ROW HOUSE	ABOVE 50– UPTO 150 Sq. Mt.	2	10	85.31	9	767.81
10	RESIDENTIAL	ROW HOUSE				95.78	1	95.78
11	RESIDENTIAL	ROW HOUSE				99.44	1	99.44
12–23	RESIDENTIAL	ROW HOUSE				74.38	12	892.50
24–31	RESIDENTIAL	ROW HOUSE				74.40	8	595.20
32–50	RESIDENTIAL	ROW HOUSE				83.92	19	1594.48
51	RESIDENTIAL	ROW HOUSE				96.97	1	96.97
52–61	RESIDENTIAL	ROW HOUSE				87.61	10	876.10
62–71	RESIDENTIAL	ROW HOUSE				84.23	10	842.30
GRAND TOTAL							71	5860.58

Proposed Population Calculation

Plot No.	Use	Subuse	Range	Nos.	Perm. Unit	Perm. Person	Total Person	Total
1	Residential	Row House	above 50-upto 150 Sq.Mt.	71	2	10	10	710.00
2	Residential	Row House						
3	Residential	Row House						
4	Residential	Row House						
5	Residential	Row House						
6	Residential	Row House						
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67	Residential	Row House						
68	Residential	Row House						
69	Residential	Row House						
70	Residential	Row House						
71	Residential	Row House						
Grand Total								710

File No.	HPDA/LD/20-21/0037	Sheet	1
Submission Date	2021-05-09	Scale	1:100

Project Title	LAY-OUT PLAN OF RESIDENTIAL PLOTS OF M/S STELLAR BUILDHOME PVT LTD SITUATED AT :- KHASRA NO. - 114, 115, 117, 118 VILLAGE DUHRI TEHSIL & DISTT. HAPUR-U.P.
Nature of Project	NEW
Site Address	VERSION DATE: 16/03/2021
District Hapur, Tehsil Hapur, Village Duhri	Mix Use Residential
Authority : Hapur NH Plot	Mix Sub Use : Plotted Row Development (Plotted Housing
Development Authority	Development Plan Master Plan
Authority Size Category D	Land Use Zone Residential Low
Authority Code Development Authority ZON	Zone
Case Track Regular	Land Sub Use zone Residential Zone
Project Type Layout Development	Layout Type NA
Nature of Development NEW	
Development Area New Area	
Sub Development Area Village Area	
Special Project NA	
Site Address	
District Hapur, Tehsil Hapur, Village Duhri	
AREA DETAILS	Sq.Mts.
A. Area of Plot (As per record)	
Document Area	11812.00
As per site condition	11837.21
Area of Plot Considered	11812.00
B. Deduction for	
a) Proposed roads	0.00
Road Widening Area	0.00
b) Any reservations	0.00
Total(a + b)	0.00
C. Net Area of Plot (A - B) AREA OF PLOT	11740.71
D. % of Green and open space Req(G)	15% 0.00
% of Green and open space Prop	15% 0.00
Balance area of Plot (A - G)	11740.71
Net Area For Coverage	11740.71
Net Area For FAR	11740.71
Perm.Coll(Area >)	0.00
E. Total Area of Roads	0.00
F. Total Built up area permissible at	
Permissible Coverage area (+%)	0.00
Proposed Coverage Area (+%)	0.00
Total Prop. Coverage Area (+%)	0.00
Balance coverage area (+%)	0.00
Proposed Area at	
Total FAR Area	0.00
Accessory Use of FAR,2 Area Added to Built Up Area	12.24
Total Built Up Area	12.24
Proposed G.C.I. consumed	0.00
G. Tenement Statement	
H. Tenement Proposed At	

Color Notes

COLOR INDEX
- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED WORK (COVERAGE AREA)
- EXISTING (To be retained)
- EXISTING (To be demolished)

Tenements Density Check

Net housing density	No. Of Tenements			No. Of Persons		
	Road	Perm	Prop	Road	Perm	Prop
-	-	0.00	142	-	887.00	710

Green and open space Area

Name	Prop. Area
PARK-E	213.24
PARK-E	202.21
PARK-E	213.24
PARK-E	202.21
PARK-E	185.36
PARK-E	254.28
PARK-E	251.22

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. m.	Percentage(%)
Plotted Area	8885.00	49.00
Road Area	3637.00	20.06
Garbage Collection Center	30.00	0.16
Non-Informal Area Vegetable/Fruit Sellers	141.00	1.21
Special Shopping	110.00	0.61
Convenient Shops	109.00	0.60
Public Open Space	1101.00	6.07
Other Area	0.00	0.00
Total Net Area	11740.71	100.00

Individual Amenity Check b)

Name	Minimum Area	
	Reqd	Prop
Area for Convenient Shops	35.00	109.00
Area for Sector Shopping	45.00	110.00
Area for Informal Area Vegetable/Fruit Sellers	7.00	141.00
Area for Garbage Collection Center	15.00	30.00

OWNER'S NAME AND SIGNATURE

M/S STELLER BUILDHOME PVT. LTD. CIO
MR.ARVIND SINGH S/O LATE SH. PREM CHAND, GLOBE APPARTMENT,NEW DELHI,MOB.NO.9650725756

ARCHITECT'S NAME AND SIGNATURE ENGINEER

ROMAN AKHTER
CA/2017/95745

Hapur-Pilkhuwa Development Authority

Document certified by ARCHANA VERMA.
Name : ARCHANA VERMA
Designation : Vice Chairman
Organization : HAPUR PILKHUWA DEVELOPMENT AUTHORITY
Date : 12-Apr-2021 16:32:00

Building Plan Application Number
HPDA/LD/20-21/0037

Sanctioned On
06 Apr 2021

Valid Till
11 Apr 2026

Approved By
Archana Verma (Vice Chairman)

Examined By
Subash Chand Chaubey (Junior engineer)
Angad Singh (Junior engineer)
Tushar Jain (Assistant Engineer)
Prabhat Kumar Paul (Assistant Town Planner)
Pramod Kumar Sharma (Executive engineer)
Pradeep Kumar Singh (Secretary)

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws,
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area: - 11740.71		Total FAR Area: -	0.00
Total Coverage Area: - 0.00		Total BUA Area -	0.00

ISO_A0_(841.00_x_1189.00_MM)

The correctness and accuracy of Proposal information and drawing is a responsibility of PLAN Owner. Accuracy of Scrutiny Report is subject to accuracy of entered data provided data, 3rd party software/hardware/services, etc. Staff/Architect/Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application, Tools pertinent to Data and Value calculation user inputs, which are not verified and not generated by scrutiny software.