

Part layout (Phase I) of Master layout  
 Unit No. 2025/Phase Sahakarbhari Jai  
 Area: Yr. Yrpa, Navan Sahakarbhari, SDI  
 2025-26 Date 18.10.25  
 18/10/25  
 18/10/25

**PROJECT TITLE**  
 (PHASE-01)  
 MAA SHAKARBHARI DEVI AWASTHA YODHA, NAVYEN SAHARANPUR  
 (PHASE-01)  
 MINI BYPASS VILLAGE-CHUNHETI-GADA, SAHARANPUR,  
 UTTAR PRADESH (INDIA)  
**CLIENT NAME**  
 SAHARANPUR DEVELOPMENT AUTHORITY

**AREA STATEMENT**

Total Land Area	37233.00 Sq.Mt
Area Not in Possession	31230.00 Sq.Mt
Area Left For Future Use	40304.82 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-F
01.	Up To 100 sqmt	121	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	A	02	480.00
02.	24.00M X 20.00M	DC-01	D	01	480.00
03.	24.00M X 20.00M	BC-01, BC-02	B	02	576.00
04.	24.00M X 24.00M	DC-02	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.	36.55M X 109.73M	DC-03	D	01	4013.92
08.	42.00M X 85.15M	BC-07	B	01	3576.30
<b>TOTAL</b>				<b>11</b>	

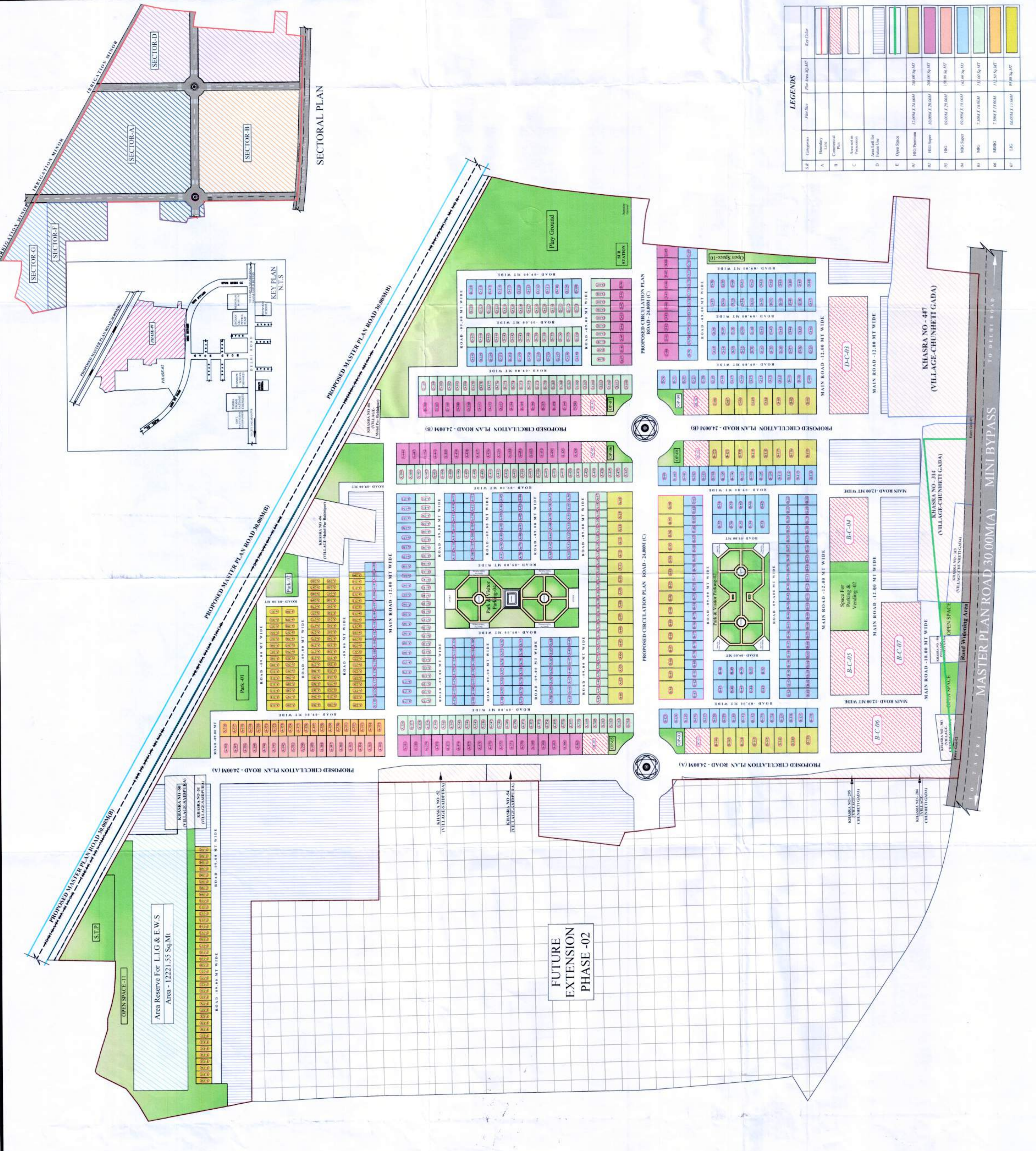
REVENUE INSPECTOR (BILALKH)	REVENUE INSPECTOR (BILALKH)	JUNIOR ENGINEER	JUNIOR ENGINEER	ASSTANT ENGINEER	ASSTANT ENGINEER	SECRETARY	VICE CHAIRMAN

**Master Layout Plan of Phase-01**

**NOTE:-**  
 आवारा एव शहरी नियोजन अनुमति-1 उद्घोषित शासन संकेतक के शासनपत्र संख्या-39/2023/384/आ-1-2023-1450/2022  
 टीएसी-1 दिनांक 06.04.2023 द्वारा जाबजादत एवं 79वीं मा 0 प्राविश्यन बोर्ड बैठक दिनांक 22.08.2025 द्वारा एकीकृत तलपट मानचित्र अनुमतिदित

FILE NO: 2205-2023  
 DATE: 17-12-2025  
 NORTH

CONSULTANTS: For BAJAJ & ASSOCIATES  
 ARCHITECT: M. ANSHEER SINGH BAJAJ  
 ARCHITECT ENGINEERS PLANNERS & VALUERS: SOPHIA MARKET COURT ROAD, SAHARANPUR-247001  
 TEL.No.-0132-2724396/98970-60966, 998370-23300  
 CORPORATE OFFICE:- B-24, GROUND FLOOR SECTOR-44, NOIDA-201301 (UTTAR PRADESH)



**LEGENDS**

SLR	Category	Plot Size	Plot Area (Sq.Mt)	Key Color
A	Boundary Line			
B	Commercial Plot			
C	Area not in Possession			
D	Area Left For Future Use			
E	Open Space			
F1	HQ Premium	12.00M X 24.00M	288.00 Sq.Mt	
F2	HQ Super	10.00M X 20.00M	200.00 Sq.Mt	
F3	HQ	09.00M X 20.00M	180.00 Sq.Mt	
F4	HQ Super	09.00M X 18.00M	162.00 Sq.Mt	
F5	MHO	7.50M X 18.00M	135.00 Sq.Mt	
F6	MHO	7.50M X 17.00M	127.50 Sq.Mt	
F7	LIG	06.00M X 17.00M	102.00 Sq.Mt	

UP RERA PROJECT Gantt Chart - Maa Shakambhari Devi Awasia Yojna, Phase-01 (Gantt Chart)

