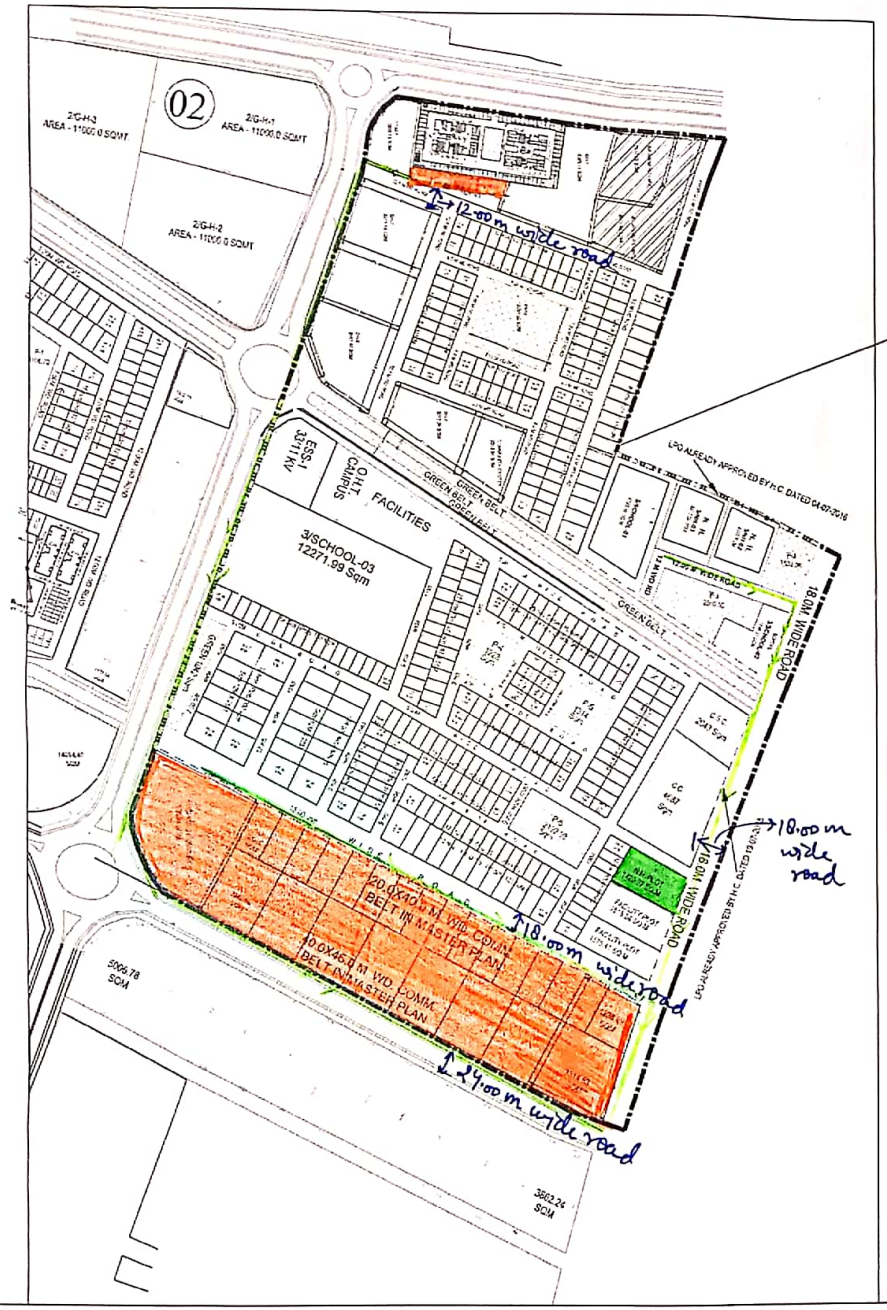

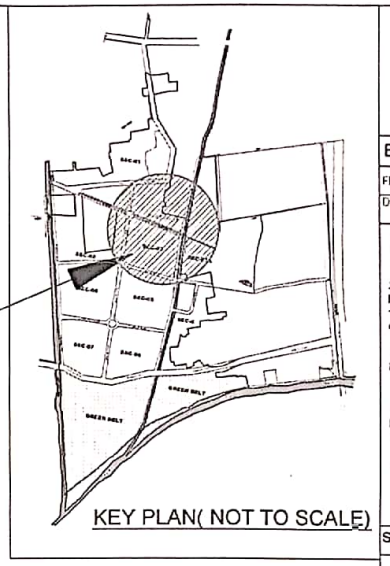

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J.E A.E E.E

AREA CALCULATION

TOTAL SCHEME AREA(A)			245515.94
MASTER PLAN COMMERCIAL AREA (B)			39654.00
GROUP HOUSING AREA(C)			22930.03
ARJAN MUKT LAND (D)			6403.83
NET SCHEME AREA=A-(B+C+D)			176528.08
S.NO.	TYPES	AREA	PERCENTAGE
1	RESIDENTIAL	60202.50	34.10
2	COMMERCIAL	2620.99	1.48
3	SCHOOL	18770.97	10.63
4	CSC	2038.50	1.15
5	OHT	2129.97	3.92
6	COMMUNITY CENTRE	6916.25	3.92
7	NURSING HOME	6108.54	3.46
8	FACILITY PLOT	8807.58	4.99
9	GREEN	17952.41	10.17
10	ROAD	50980.37	28.88
	TOTAL	176528.08	100.00

UPHDB
U.P.HOUSING & DEVELOPMENT BOARD
NEELGIRI COMPLEX INDIRA NAGAR,LUCKNOW

I.S- 15700 :2005

E-MAIL ID. - ap5@upavp.com

FILE NO.-UPHDB/J.V.M.Y.-11/APD/JN-5/24/285

DRG. NO.-

1. THIS LAY OUT PLAN HAS BEEN PREPARED ON THE BASIS OF INFORMATION RECEIVED BY S.E CIR-2 VIDE HIS LETTER NO. 1934/SE/MEERUT/Y-17/204 ON DATED 09.12.2020

2. THIS LAY OUT PLAN HAS BEEN PREPARED ON THE BASIS OF INFORMATION RECEIVED BY S.E CIR-2 VIDE HIS LETTER NO 1544/SE/MEERUT/Y-56/198 ON DATED 21.08.2020 AND DISCUSSION OF HIGH LEVEL COMMITTEE MEETING ON DATED 04-09-2020.

3. THIS LAY OUT PLAN HAS BEEN PREPARED ON THE BASIS OF FEASIBILITY RECEIVED BY S.E CIR-2 VIDE HIS LETTER NO 1880/SE-2/MEERUT/Y-56/257 ON DATED 25.09.2020.

4.THIS LAY OUT PLAN HAS BEEN FINALIZED ON THE BASIS OF FEASIBILITY RECEIVED BY C.D.-1 MEERUT VIDE HIS LETTER NO 2123/CD-/MEERUT-01/Y-17/33 ON DATED 30.12.2020

5.THIS LAYOUT PLAN IS FINALLY APPROVED IN HIGH LEVEL COMMITTEE ON DATED-01.01.2021

S.NO.	DESCRIPTION	SIZE	AREA (SQM) (APPROX.)	NOS.
1.	PLOTS	8.50X15.00	127.50	101
2.	PLOTS	10.00X20.00	200.00	20
3.	PLOTS	9.00X16.00	144.00	50
4.	PLOTS	12.00X25.00	300.00	26
5.	PLOTS	11.50X23.00	264.50	12
6.	PLOTS	8.00X17.00	136	18
7.	HOUSE TYPE (69/142)	7.90X18.00	162.00	69
8.	DUPLAX HOUSES	9.00x16.00	312.50	60
	TOTAL PLOTS			356

1. अर्जन मुक्त भूमि

U.P AVAS EVAM VIKAS PARISHAD, LUCKNOW
ARCHITECTURE AND PLANNING UNIT - 5

COMBINED AND CONTROL LAYOUT PLAN OF JAGRITI VIHAR, EXTENSION , YOJNA NO.-11 SECTOR- 3 MEERUT.

DATE - 18-01-2021	
KRISHNA KANT DIP. ARCH. ARCH. ASSTT.	S.D. - 18-01-2021
AMITA SRIVASTAVA DIP. ARCH. ASSTT. ARCHITECT PLANNER	S.D. - 18-01-2021
ARVIND DEO B.ARCH., P.I.I.A., M.B.A.(PM) M.A.(HONS.) M.ARCH.(LAND) ARCHITECT PLANNER	S.D. - 18-01-2021
S.J.YADAV SENIOR ARCHITECT PLANNER	S.D. - 21-01-2021
DINESH KUMAR CHIEF ARCHITECT PLANNER	S.D. - 21-01-2021
AJAY CHAUHAN IAS AVAS AYUKT	S.D. - 22-01-2021

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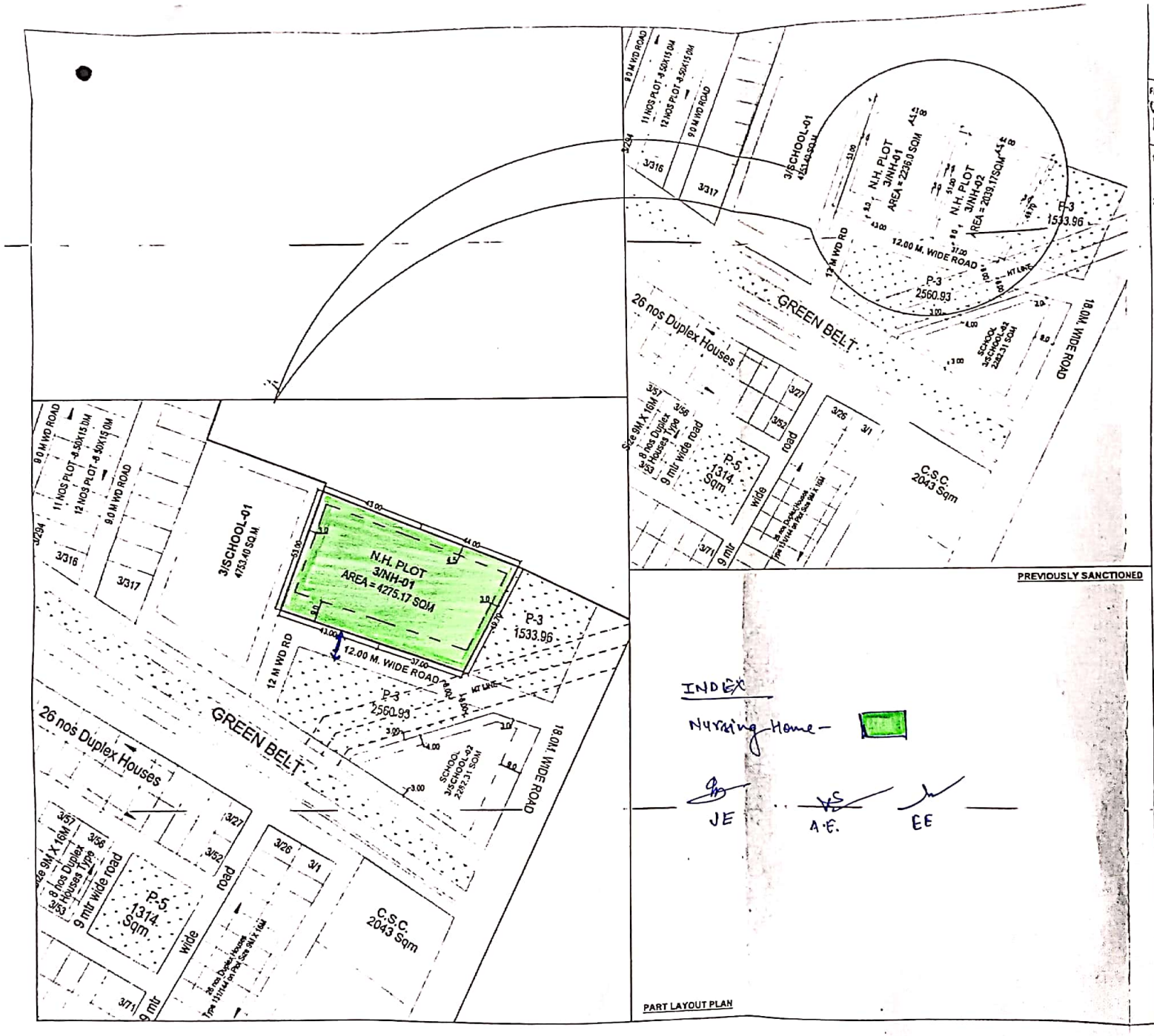

PREVIOUSLY SANCTIONED

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JE A.E. EE

PART LAYOUT PLAN

UPHDB
ARCHITECTURE AND PLANNING UNIT - 5
NEELGIRI COMPLEX, INDRA NAGAR
LUCKNOW - 226016
Email ID - [illegible]

IS-15700 2005

FILE NO.
UPHDB/APD/UH-5/EE-CO-1/SE-Meerut/Numbering and Parameters LOP- Nursing Home (3/NH-01) 284/Kap.25 6/25

1. THIS PART LAYOUT PLAN HAS BEEN REVISED ON THE BASIS OF RECOMMENDATION/ DEMAND RECEIVED FROM S.E. MEERUT VIDE HIS LETTER NO.-1265 DATED-09.05.2025 AND EX.EN. C.D.-MEERUT-01 VIDE HIS LETTER NO.-1551 DATED-07.05.2025
2. THIS PART LAYOUT PLAN HAS BEEN FINALIZED ON THE BASIS OF RECOMMENDATION RECEIVED FROM MEERUT ZONE, MEERUT AND S.E. MEERUT VIDE HIS LETTER NO. ~~1391 DATED 12.06~~ 2025 WITH ATTACH FEASIBILITY LETTER OF EX.EN. C.D.-MEERUT-01 VIDE HIS LETTER NO.-1859 DATED-10.06.2025

NOTE:-
IN VIEW WITH THE PROPOSAL OF THE DIVISION OFFICE, NURSING HOME PLOT NUMBER -3/N.H.-01 AND 3/ N.H.-02 HAVE BEEN COMBINED TO FORM PLOT NUMBER -3/N.H.-01.

(A) PARAMETERS (3/NH-01)

1. SET BACK - AS SHOWN IN THE LAYOUT PLAN
2. F.A.R. - 1.5
3. GROUND COVERAGE - 35%

NOTE -
1. THESE SET BACKS ARE MANDATORY UPTO 12.50 M. HEIGHT. IF BUILDING HEIGHT INCREASES THEN SET BACKS SHALL BE AS PER PARA NO - 8.6 OF UPVIDHI - 2018 .
2. PARKING AND OTHER NORMS AS PER UPVIDHI - 2018 AND N.B.C.

SCHEME:
YOJNA NO.-11, JAGRITI VIHAR EXTENSION, MEERUT.

PROJECT -
REVISED PART NUMBERING AND PARAMETERS LAYOUT PLAN FOR NURSING HOME (3/NH-01) AT SECTOR- 3

~~DATE 30-06-2025~~	~~NORTH~~
SHIVBARAN RAM DM (CIVIL)	25.6.25
KRISHNA KANT DIP ARCH ASSTT. ARCHITECT PLANNER	25/6/25
MUKESH KUMAR RUHELA B.PLANNING, M.PLANNING (HOUSING) ARCHITECT PLANNER	25-06-25
SANJEEV KASHYAP B.PLANNING, M.PLANNING (COMMUNITY PLANNING), A.I.T.P. SENIOR ARCHITECT PLANNER	25.6.2025
CHIEF ARCHITECT PLANNER	

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