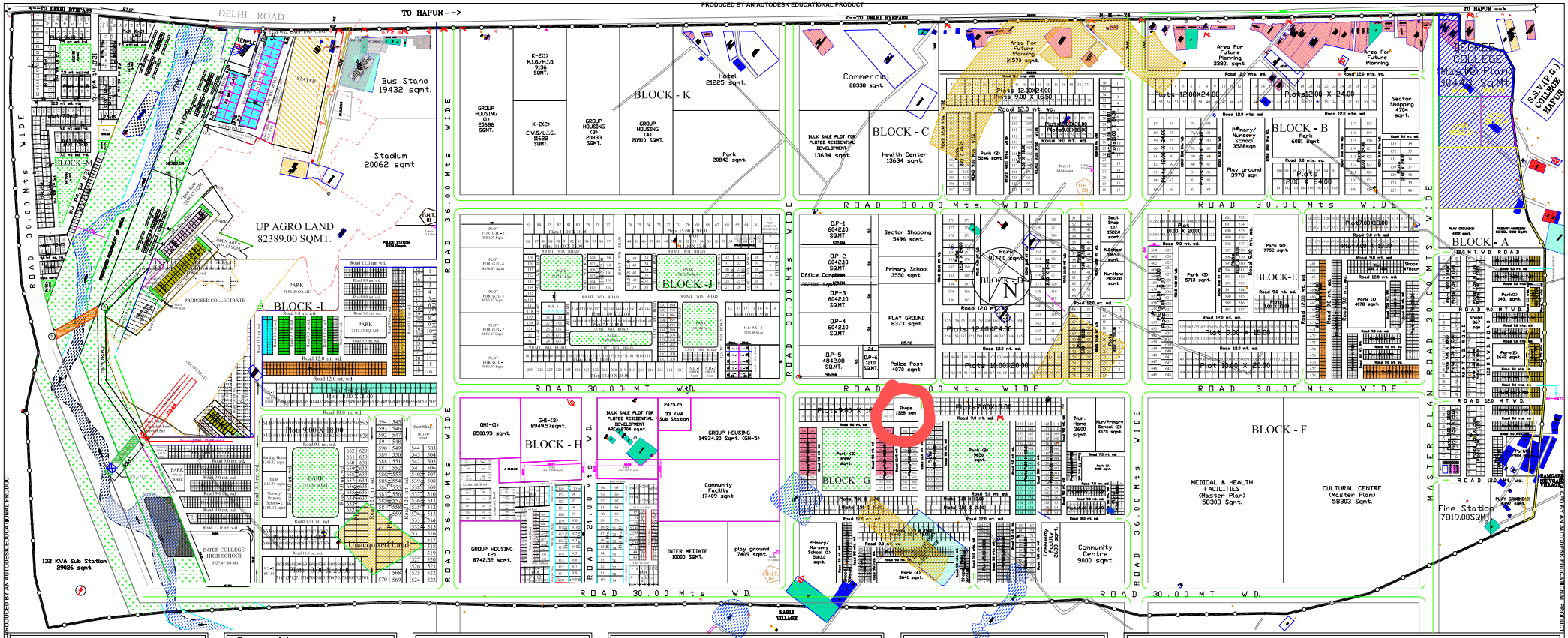

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AREA STATEMENT FOR PLOTTED DEVELOPMENT:

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	
Group Housing 01	13,634
Block - H	
Group Housing 01	17,408
Group Housing 02	8,703
Group Housing 03	8,703
Group Housing 04	8,704
Group Housing 05	8,704
Group Housing 06	8,704
Group Housing 07	8,703
Group Housing 08	8,703
Group Housing 09	13,410
Block - K	
Group Housing 01	20,686
Group Housing 02	20,758
Group Housing 03	20,833
Group Housing 04	20,910
1,88,553	
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	

Commercial

Block - A		
Conv. Shop	(02 Nos.)	01,671
Block - B		
Sector Shop	(01 No.)	04,704
Block - C		
Commercial		28,338
Block - D		
Sector Shop	(02 Nos.)	07,019
Office Complex		30,210
Block - E		
Conv. Shop	(01 No.)	00,478
Block - G		
Conv. Shop	(03 Nos.)	01,950
		74,370
Area for Hotels		**21,225**

Educational

Block - A		
Primary/Nursery School		03,810
Degree college		30,443
Block - B		
Primary/Nursery School		03,528
Block - D		
Primary/Nursery School		01,070
Primary/Nursery School		03,551
Block - G		
Prf/Nur. School		05,183
Primary/Nursery School		03,575
Block - H		
Intermediate College		10,000
		61,160

Medical & Health

Block - C		
Health Centre	(01 No.)	13,634
Block - D		
Nursing Home	(01 No.)	02,032
Block - F		
Medical & Health(M.P.)		58,303
Block - G		
Nursing Home		03,600
77,569		

NOTE :- Details of Service Roads, Road Sections, Plantation and Infrastructure services shall be given in the DPR (Detailed Project Report) to be prepared subsequent to the approval of this Lay-out Plan by the Authority.

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
Stadium	20,062
Police Station	08,334
132/33 KVA Electric Sub Station	29,026
33 KVA Electric Sub Station	04,000
	1,80,095

Park/Green

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

Block - H

Group Housing (4) = **8704 Sq Mt.** Development by HPDA

AREA CHART :-

1. Total area of the scheme (as per survey)	**20,28,134 Sq.Mt.**
2. Less existing Nala	-2,81,965 Sq.Mt.
3. Less UP Agro Land	-82,389 Sq.Mt.
	19,22,180 Sq.Mt.

For Calculation of Community Facilities

4. 50 m. wide Green Belt on both side of Nala	-79550 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.

Sr	Particulars	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	**———**	

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%)**

DETAILS OF RESIDENTIAL PLOTS: (Block - M)

Plot Size	Plot Area	Nos. of Plots
12.00 X 24.00	288.00	04
10.00 X 20.00	200.00	09
09.00 X 18.00	162.00	47
09.00 X 16.50	148.50	06
07.50 X 15.00	112.50	53
07.00 X 13.00	091.00	52
05.00 X 10.00	050.00	50
TOTAL		221

LANDUSE AREA ANALYSIS:

1. Total Planning Area	=	45247.72	(100%)
2. Area Under Residential Use	=	25773.10sq. m.	56.96 %
3. Area Under Nursery School	=	500.32 sq. m.	1.10 %
4. Area under Conv. Shops	=	425.73 sq. m.	0.94%
5. Area Under Park	=	7013.95 sq.m.	15.50 %
6. Area Under Roads	=	11539.23 sq.m.	25.50 %

Block - A
Revised Scheme Boundary as Per Land Aquisition

Unavailable Plots (97) Out of the Scheme Boundary as Per Eng. Deptt.

Disputed Plots In blocks - (B, C, D, G, L.)

Block - E
L.I.G. Houses = 50 Sq.mt.

Block - G
H.I.G houses.

M.I.G Duplex houses.
(TOTAL NO OF M.I.G. DUPLEX HOUSES = 40)

Block - L
Single Storey E.W.S Houses Plot Area (4x8) = 32 Sq.mt.
(TOTAL NO OF E.W.S HOUSES = 130)

Double Storey L.I.G. Houses Plot Area (5x10) = 50 Sq.mt.
(TOTAL NO OF L.I.G. HOUSES = 40)

Single Storey L.I.G. Houses Plot Area (5x10) = 50 Sq.mt.
(TOTAL NO OF L.I.G. HOUSES = 99)

Proposed 25 H.I.G Duplex houses.

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- REVISIED LAYOUT PLAN(change in grp. housing plot4 area 8704sqmt in H- Block and In block C area 13634 sqmt
AS PER THE BOARD ORDER DATED 07-09-2016

DATE :-
OCT. 2016

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

DRAUGHT'S MAN | ASS. TOWN PLANNER | EXECUTIVE ENGINEER

CHIEF ENGINEER | SECRETARY

VICE CHAIRMAN

Hapur-Pilkhuwa Development Authority