

**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
<b>TOTAL</b>		<b>2361</b>

**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
Group Housing (Pmny)	10198
198751	
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
Block - L	
Commercial	10,120
<b>84,490</b>	

**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	
Pri/Nur. School	05,183
Primary/Nursery School	03,575
Block - H	
Intermediate College	10,000
<b>61,160</b>	

**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
<b>77,569</b>	

**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
Police Station	08,334
132/33 KVA Electric Sub Station	29,026
33 KVA Electric Sub Station	04,000
<b>160,033</b>	

**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	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
<b>1,23,362</b>	

**Block - H**

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

**AREA CHART :-**

- Total area of the scheme (as per survey) 20,28,134 Sq.Mt.
- Less existing Nala -23,565 Sq.Mt.
- Less UP Agro Land -82,389 Sq.Mt.

19,22,180 Sq.Mt.

**For Calculation of Community Facilities**

- 50 m. wide Green Belt on both side of Nala -79,550 Sq.Mt.
- Cultural Centre as/MP -58,303 Sq.Mt.
- 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	2,65,865	00.00
2 Area for Hotel	0,21,225	00.00
3 Group Housing	1,98,751	00.00
4 Commercial	0,84,490	00.00
5 Education Facilities	0,61,160	00.00
6 Medical/Health	0,77,569	00.00
7 Community Facilities	1,60,033	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
<b>Total</b>	<b>---</b>	<b>---</b>

**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, Commercial 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, Commercial, 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
<b>Total</b>	<b>= 1,30,288</b>

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	52
07.00 X 13.00	091.00	53
05.00 X 10.00	050.00	50
<b>TOTAL</b>		<b>221</b>

**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.

**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 %

**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- REVISED 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 :-** JULY 2018

**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**

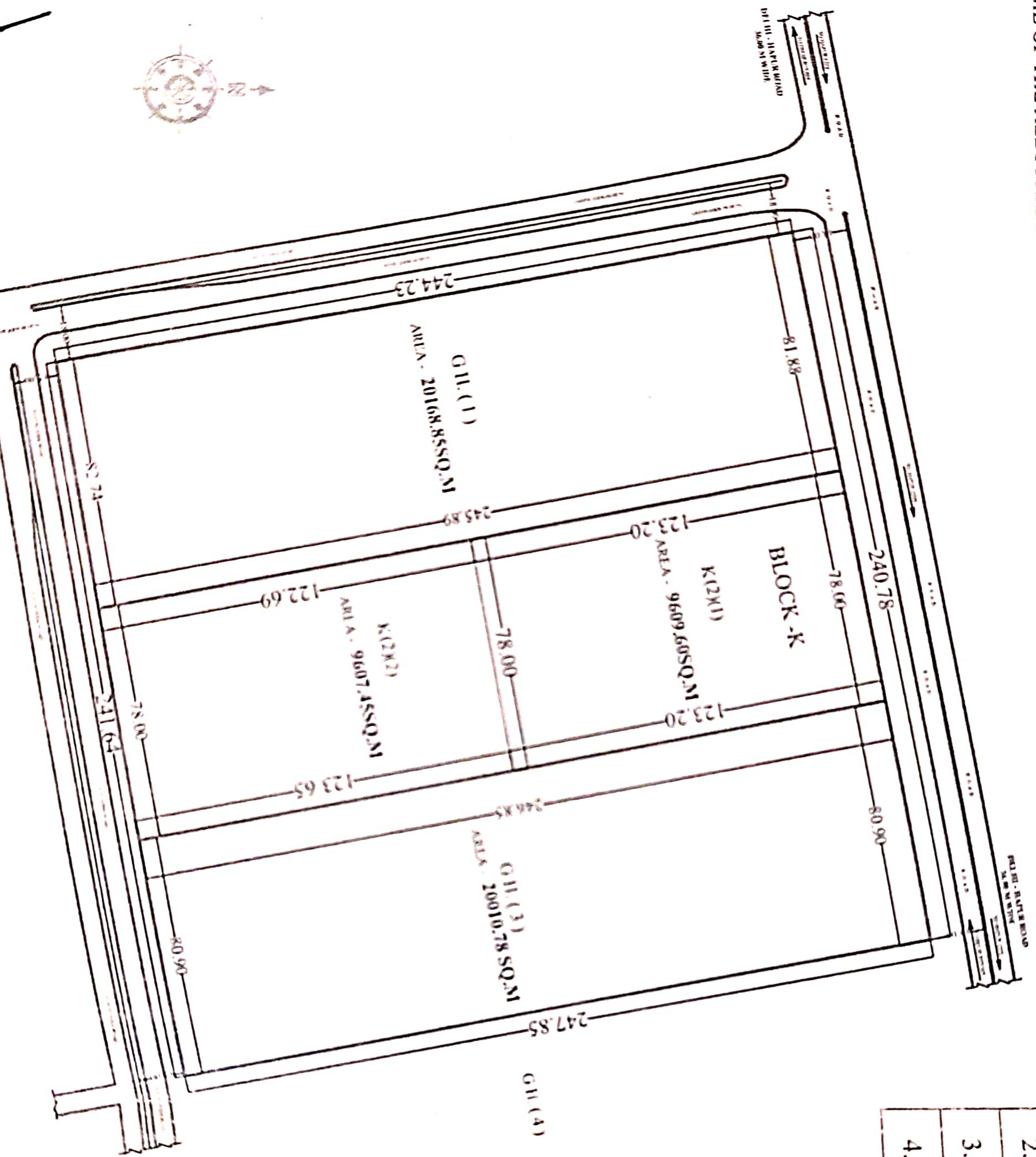
**Hapur-Pilkuwa Development Authority**

HAPUR PILKHUWA DEVELOPMENT AUTHORITY

SITE PLAN OF PLOT NO. .... ANAND VIHAR (BLOCK - K)

NOTE:- ALL DIMENSIONS AREA IN METER

NAME OF THE ALLOTTEE SRI./SMT./KM.



S.NO.	PLOTS NOS.	AREA
1.	G.H. ( 1 )	20168.85 SQ.MT.
2.	K (2)(1)	9609.60 SQ.MT.
3.	K (2)(2)	9607.45 SQ.MT.
4.	G.H. ( 3 )	20010.78 SQ.MT.

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29/6/22

TRACER

JUNIOR ENGINEER

ASST. ENGINEER

TOWN PLANNER

EXECUTIVE ENGINEER