



LEGEND
 DRAINS: —
 ROAD: —
 PARK: —

AREA STATEMENT FOR PLOTTED DEVELOPMENT:

Plot Size	Plot Area	Nos. of Plots
12.00 X 26.00	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	291
09.00 X 16.50	148.50	074
07.50 X 13.00	112.50	236
07.00 X 13.00	091.00	387
05.00 X 10.00	050.00	798
04.00 X 07.50	030.00	728
TOTAL		2361

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
Block - E Office Complex	30,210
Block - F Conv. Shop (01 No.)	00,478
Block - G Conv. Shop (03 Nos.)	01,950
TOTAL	74,370

Area for Hotels

Block - A Primary/Nursery School	03,810
Block - B Degree college	30,443
Block - C Primary/Nursery School	03,528
Block - D Primary/Nursery School	01,070
Block - E Primary/Nursery School	03,551

Community Facilities

Block - A Police 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 Stadium	19,422
Block - L Fire Station	20,062
Block - L 11/233 KVA Electric Sub Station	08,334
Block - L 11/233 KVA Electric Sub Station	29,026
Block - L 11/233 KVA Electric Sub Station	04,000
TOTAL	1,80,095

Park/Green

Block - A PARK 01	01,431
Block - B PARK 02	01,642
Block - C PARK 03	02,984
Block - D PARK 04	04,952
Block - E PARK 05	04,397
Block - F PARK 06	04,397
Block - G PARK 07	04,397
Block - H PARK 08	04,397
Block - I PARK 09	04,397
Block - J PARK 10	04,397
Block - K PARK 11	04,397
Block - L PARK 12	04,397
TOTAL	52,397

AREA CHART :-

- Total area of the scheme (as per survey) 30,38,134 Sq.Mt.
- Less crossing Nala 23,955 Sq.Mt.
- Less UP Agro Land 82,389 Sq.Mt.
- Less UP Agro Land 19,22,160 Sq.Mt.

For Calculation of Community Facilities

- 50 m. wide Green Belt on both side of Nala -79,570 Sq.Mt.
- Cultural Centre as per Master Plan -58,303 Sq.Mt.
- Medical/Health Facilities as per Master Plan -58,303 Sq.Mt.
- 7.30 m. wide MP Road -1,12,560 Sq.Mt.

Total Area (Sq.Mt.) 16,13,464

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	6,74,370	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	16,13,464	100.00

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 does not include Land area for the proposed roads and drains.

Block - A

- Revised Scheme Boundary as Per Land Acquisition
- 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.

Block - L

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

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)

DATE :-
 21 June 2011



SCALE :-
 1:1000

J.E.
 J.E.

(Dinesh Kumar)
 A.E.

(Niraj Kumar Gupta)
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