

**Project Title :PROPOSED RESIDENTIAL SUBDIVISION LAYOUT PLAN FOR ANANTTAM ENTERPRISES THROUGH ITS PARTNER Mr. ANKUR SHARMA S/O Sh. GANGA SARAN SHARMA (AUTHORISED SIGNATORY) AND OTHERS SITUATED AT GROUP HOUSING PLOT NO.-GH-1 ANAND VIHAR AWASIYA YOJNA DISTT. HAPUR- U.P.**

PROJECT NAME & ADDRESS

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CLIENT NAME ,ADDRESS AND SIGN

ANANTTAM ENTERPRISES THROUGH ITS PARTNER Mr. ANKUR SHARMA S/O Sh. GANGA SARAN SHARMA (AUTHORISED SIGNATORY) at 7/F ADITYA COMPLEX PREET VIHAR NEW DELHI-110029

IT IS HEREBY CERTIFIED THAT THE BUILDING PLAN SUBMITTED IS AS PER THE LAW/BYE-LAWS OF MASTER PLAN-2031 & Building Bye-Laws 2025.

**LEGENDS**

- ELECTRIC POLE & LINE
- TREE
- PARK
- SEWER LINE WITH M.H.
- WATER LINE
- YARD HYDRANT
- MORTGAGE PLOTS
- BUILDING BLOCK

PURPOSE OF DRAWING

**APPROVAL/ SUBMISSION DRAWING**

**PLOT AREA-20168.85 SQMTR**

**DENSITY CALCULATION**  
 1 UNIT = 5 PERSON  
 1 TO 50-1 UNIT-0  
 50 TO 150-2 UNIT-0  
 150 TO 300-63 UNIT-63X4= 252X5= 1260 PERSON  
 TOTAL UNIT=252 UNIT  
 TOTAL POPULATION = 1260 PERSON  
 ALLOWED 1000 PERSON PER HEC  
 AREA -2.016885 HEC = 2016 PERSON ALLOWED  
 PROVIDED= 1260 PERSON

**GREEN CALCULATION**  
 NET PLOT AREA-20168.85 SQMTR  
 REQUIRED 10%= 2016.89 SQMTR  
 PROVIDED= 2077.60 SQMTR

**MORTGAGE PLOT DETAIL**  
 PLOT NO = 15-21  
 TOTAL PLOT AREA= 1346.66 SQMTR  
 PLOT NO = 28-34  
 TOTAL PLOT AREA= 1354.99 SQMTR  
 TOTAL MORTGAGE AREA REQUIRED 20% OF NET PLOTTED AREA= 20% OF 12719.56=2543.91 SQMTR  
 MORTGAGE AREA PROVIDED= 2701.65 SQMTR

ARCHITECT & COA REGISTRATION NO.

Mr.ASHUTOSH VERMA (CA/2004/32806)



**ARCHITECT**

**Design 'N' Creation Group**  
 HEAD OFFICE: C-1/142, VIKRANT KHANDEL, GOMTI NAGAR, LUCKNOW.  
 BRANCH OFFICE: G.F. 89/2 SECTOR- 2 WAVE CITY, GHAZIABAD. +91 (83999)2944(N), +91 (941) 516890(N) (0522-230-6579(0))

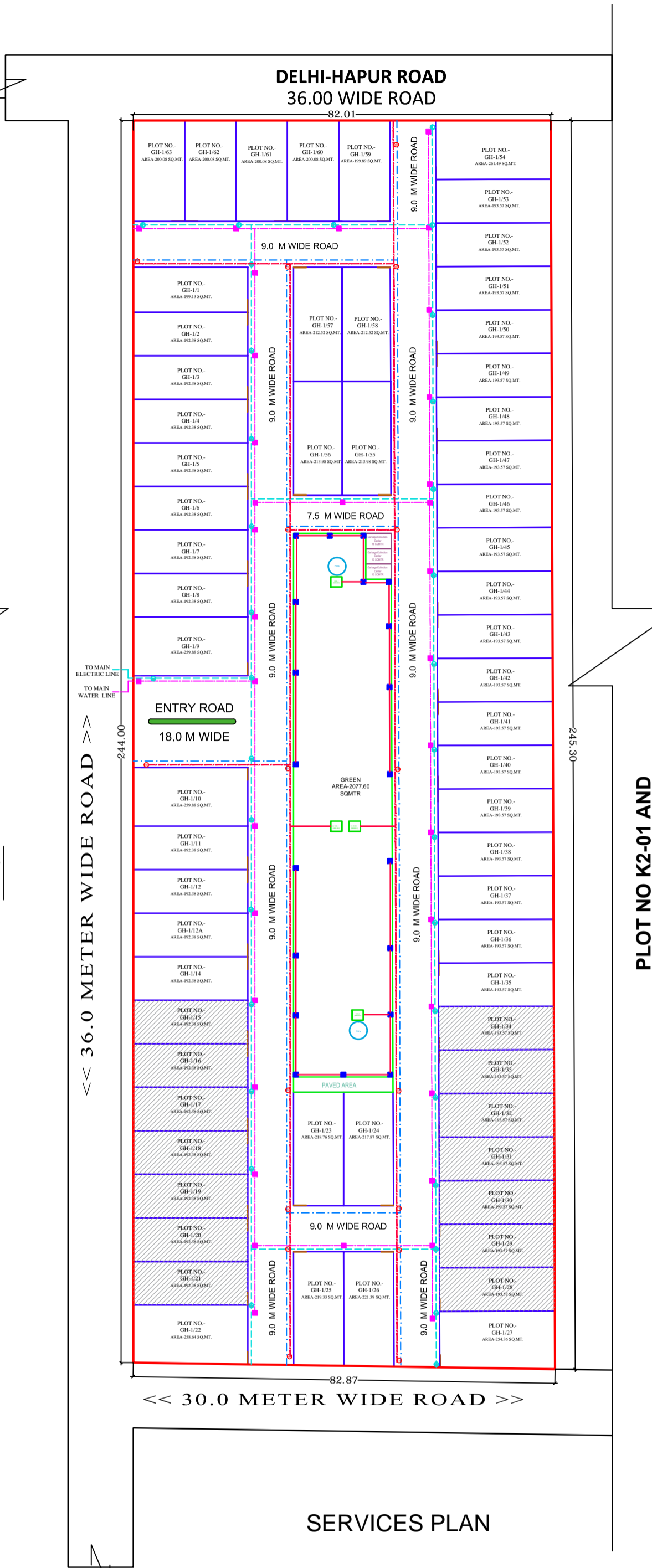
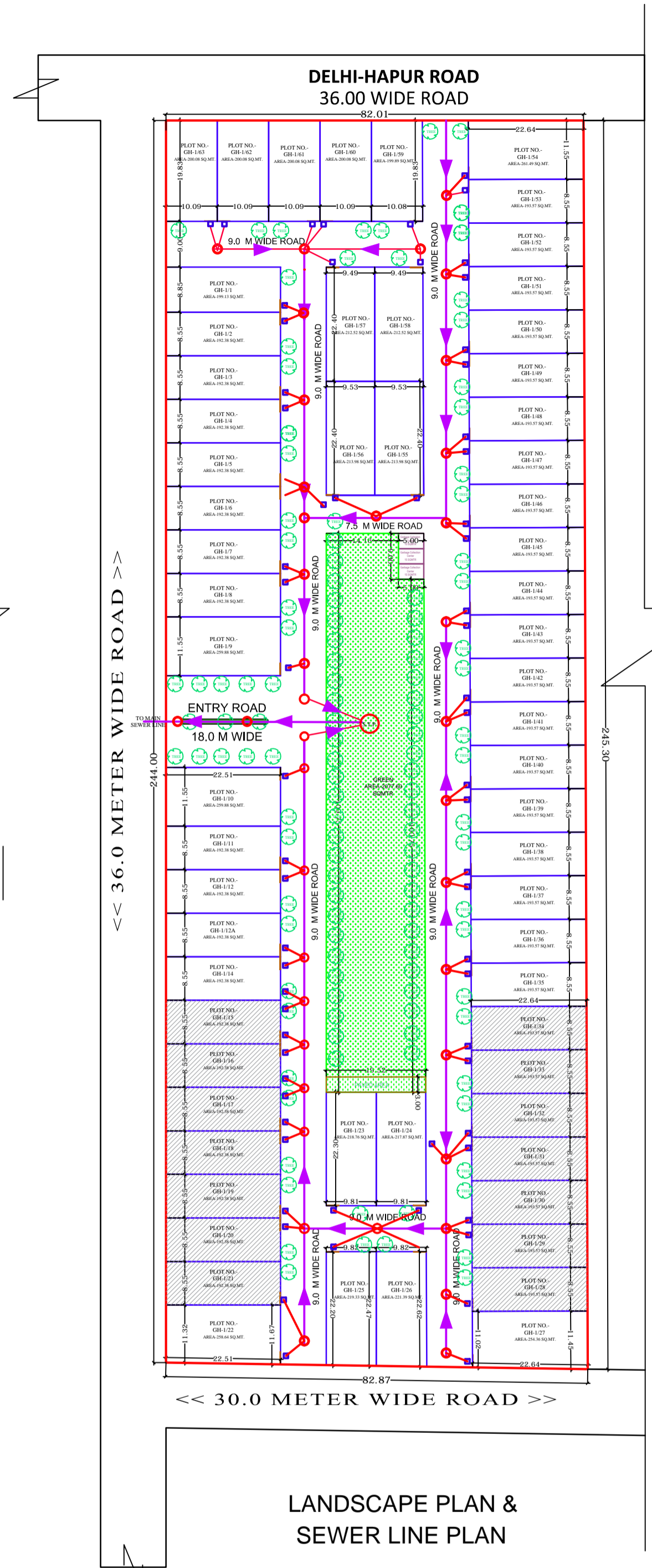
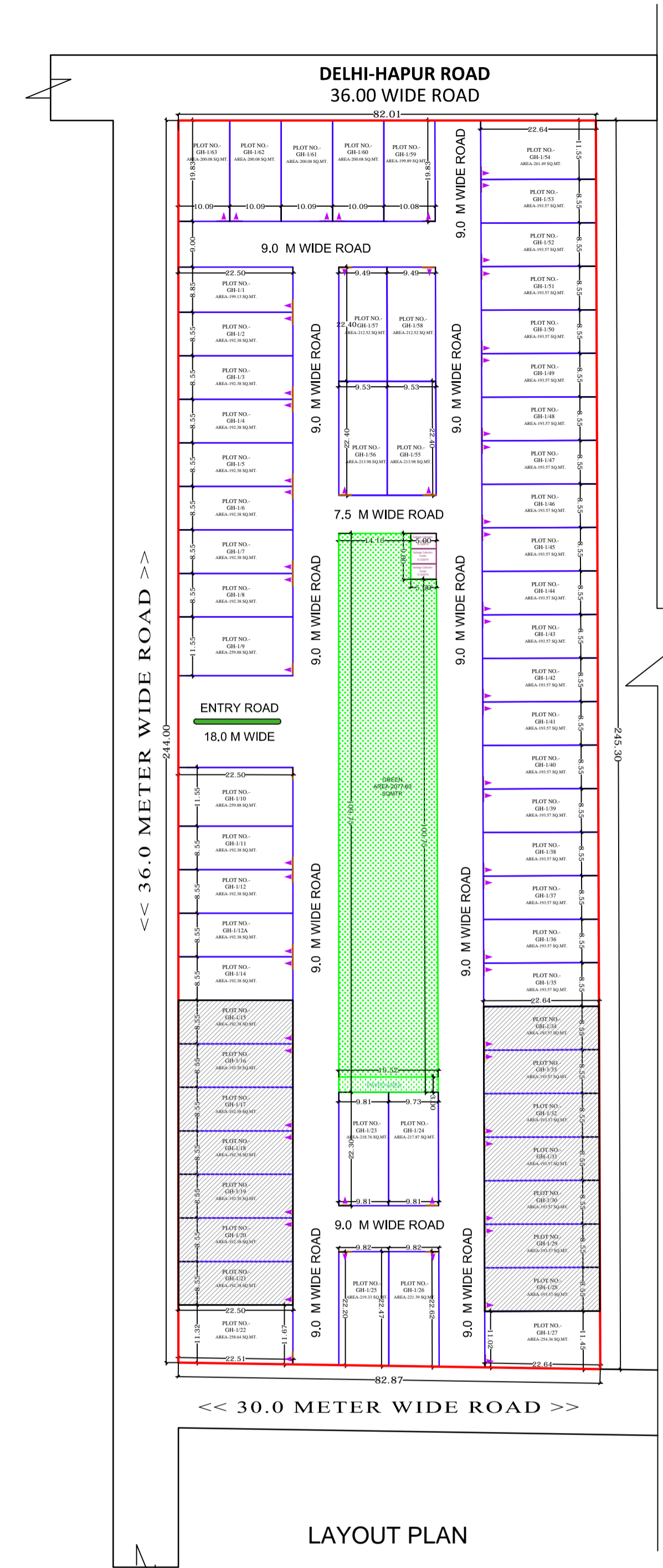
DRAWING TITLE

LAYOUT AND OTHER DETAILS

DRAWING NUMBER

AR-100.1

|            |          |       |
|------------|----------|-------|
| SCALE      | REV. NO. | NORTH |
| NA ON A1   |          |       |
| DATE       | 000      |       |
| 28-08-2025 |          |       |



**AREA CALCULATION-**

| S NO. | AREA                      | TOTAL AREA (SQ.MT.) | PERCENTAGE (%) |
|-------|---------------------------|---------------------|----------------|
| 1     | TOTAL LAND AREA           | 20168.85            | 4.98 Acre      |
| 2     | REQUIRED GREEN AREA       | 2016.89             | 10.00%         |
| 3     | PROVIDED GREEN AREA       | 2077.60             | 10.30%         |
| 5     | RESIDENTIAL PLOTTED AREA  | 12719.56            | 63.07%         |
| 6     | GARBAGE COLLECTION AREA   | 45.00               | 0.22%          |
| 9     | ROAD AREA                 | 5328.89             | 26.41%         |
| 10    | TOTAL                     | 20168.85            | 100.00%        |
| 11    | EFFECIENCY                | 12719.56            | 63.07%         |
| 12    | Nos. OF 300 sq.yds. PLOTS | 5                   | 7.94%          |
| 13    | Nos. OF 250 sq.yds. PLOTS | 9                   | 14.29%         |
| 14    | Nos. OF 230 sq.yds. PLOTS | 50                  | 79.37%         |
|       | TOTAL NOS. OF PLOTS       | 63                  | 100%           |

**INVENTORY DETAIL**

| PLOT NUMBER      | NOS.      | SIZE                     | AREA (SQM) | AREA (YDS) | TOTAL AREA (SQM) | TOTAL AREA (YDS) |
|------------------|-----------|--------------------------|------------|------------|------------------|------------------|
| 1                | 1         | 8.85 X 22.5              | 199.13     | 238.15     | 199.13           | 238.15           |
| 02 TO 08         | 7         | 8.55 X 22.5              | 192.38     | 230.08     | 1346.63          | 1610.56          |
| 09 & 10          | 2         | 11.55 X 22.5             | 259.88     | 310.81     | 519.75           | 621.62           |
| 11,12, 12A TO 21 | 11        | 8.55 X 22.5              | 192.38     | 230.08     | 2116.13          | 2530.89          |
| 22               | 1         | (11.32+11.67)/2 X 22.5   | 258.64     | 309.33     | 258.64           | 309.33           |
| 23               | 1         | 9.81 X 22.3              | 218.76     | 261.64     | 218.76           | 261.64           |
| 24               | 1         | (9.73+9.81)/2 X 22.3     | 217.87     | 260.57     | 217.87           | 260.57           |
| 25               | 1         | 9.82 X ((22.20+22.47)/2) | 219.33     | 262.32     | 219.33           | 262.32           |
| 26               | 1         | 9.82 X ((22.47+22.62)/2) | 221.39     | 264.78     | 221.39           | 264.78           |
| 27               | 1         | (11.02+11.45) X 22.64    | 254.36     | 304.22     | 254.36           | 304.22           |
| 28 TO 53         | 26        | 8.55 X 22.64             | 193.57     | 231.51     | 5032.87          | 6019.31          |
| 54               | 1         | 11.55 X 22.64            | 261.49     | 312.74     | 261.49           | 312.74           |
| 55 & 56          | 2         | 9.51 X 22.5              | 213.98     | 255.91     | 427.95           | 511.83           |
| 57 & 58          | 2         | 9.53 X 22.3              | 212.52     | 254.17     | 425.04           | 508.35           |
| 59               | 1         | 10.08 X 19.83            | 199.89     | 239.06     | 199.89           | 239.06           |
| 60 TO 63         | 4         | 10.09 X 19.83            | 200.08     | 239.30     | 800.34           | 957.21           |
| <b>TOTAL</b>     | <b>63</b> |                          |            |            | <b>12,719.56</b> | <b>15,212.59</b> |

**NOTE-**  
 SET BACK IS CONSIDERED AS PER NEW BUILDING BYE LAWS, MODEL ZONING REGULATION -2025

