

UPHDB
ARCHITECTURAL AND PLANNING SECTION
UNIT-2, MORADABAD.
E-MAIL: apunit2@rediffmail.com

ISO . 9001 - 2008

DATED: 29.08.2017
PROPOSED LAYOUT PLAN, SECTOR- 15 , MAJHOLA YOJNA NO.-4, PART-II (VISTAR), MORADABAD.
FILE NO.- APD/ UN-2/MBD/Y-4/P-2/51/316
DRG. NO.- APD/UN-2/MBD/Y-4/P-2/EXT./51/SEC.-15-01/316

NOTE:-
1. ALL DIMENSIONS ARE IN METER.
2. FIGURED DIMENSIONS SHALL BE FOLLOWED.
3. ANY DISCREPANCY, IF FOUND IN THE DRAWING SHALL BE BROUGHT TO THE NOTICE OF A.P. UNIT-2, BEFORE EXECUTION OF WORK.
4. THIS PROPOSED LAY OUT PLAN HAS BEEN PREPARED ON THE BASIS OF INFORMATION/ SURVEY GIVEN BY E.E.,CD -25,MORADABAD, VIDE HIS LETTER NO 1741/ UKT/237, DATED-04.10.2016 .
5. THIS PROPOSED LAY OUT PLAN HAS BEEN PREPARED ON THE BASIS OF PROPOSAL GIVEN BY S.E. -V, MORADABAD, VIDE HIS LETTER NO.-1073/ UKT/ 30, DATED-04-08-2017 AND FINALIZED AS/PER FEASIBILITY PROVIDED BY E.E. CD -25, MORADABAD, VIDE HIS VIDE HIS LETTER NO.-1407/ YM-3 /199, DATED-19-08-2017.

LANDUSE ANALYSIS
TOTAL SECTOR AREA = 129010.67 Sqm. (12.9011 HECT.)
AREA STATEMENT FOR PM AVAS YOJNA :-
PLOT AREA = 22679.18 M²
TYPE OF BLOCK =G+3
NO.OF UNIT IN ONE BLOCK=12 X 4=48
TOTAL NO.OF BLOCKS=25
TOTAL NO.OF UNITS = 25 X 48 =1200
*SPACE FOR COMMERCIAL/COMMUNITY FACILITY AS PER NORMS PROVISION OF CENTRAL PARK AS PER NORMS
SPACE FOR O.H.T./TW/UTILITY AS PER NORMS.

AREA FOR OTHER PROPERTIES INCLUDING RESIDENTIAL PLOT = 106331.49 Sqm. (10.6331 HECT.)

RESIDENTIAL PROPERTY

SL.NO.	particulars	SIZE(M)	NOS.
1	LIG PLOT	6.00X12.50	71
2	MIG PLOT	7.00X15.50	77
3	MIG PLOT	8.50X15.0	200
4	HIG PLOT	10.0X20.0	72
TOTAL			420

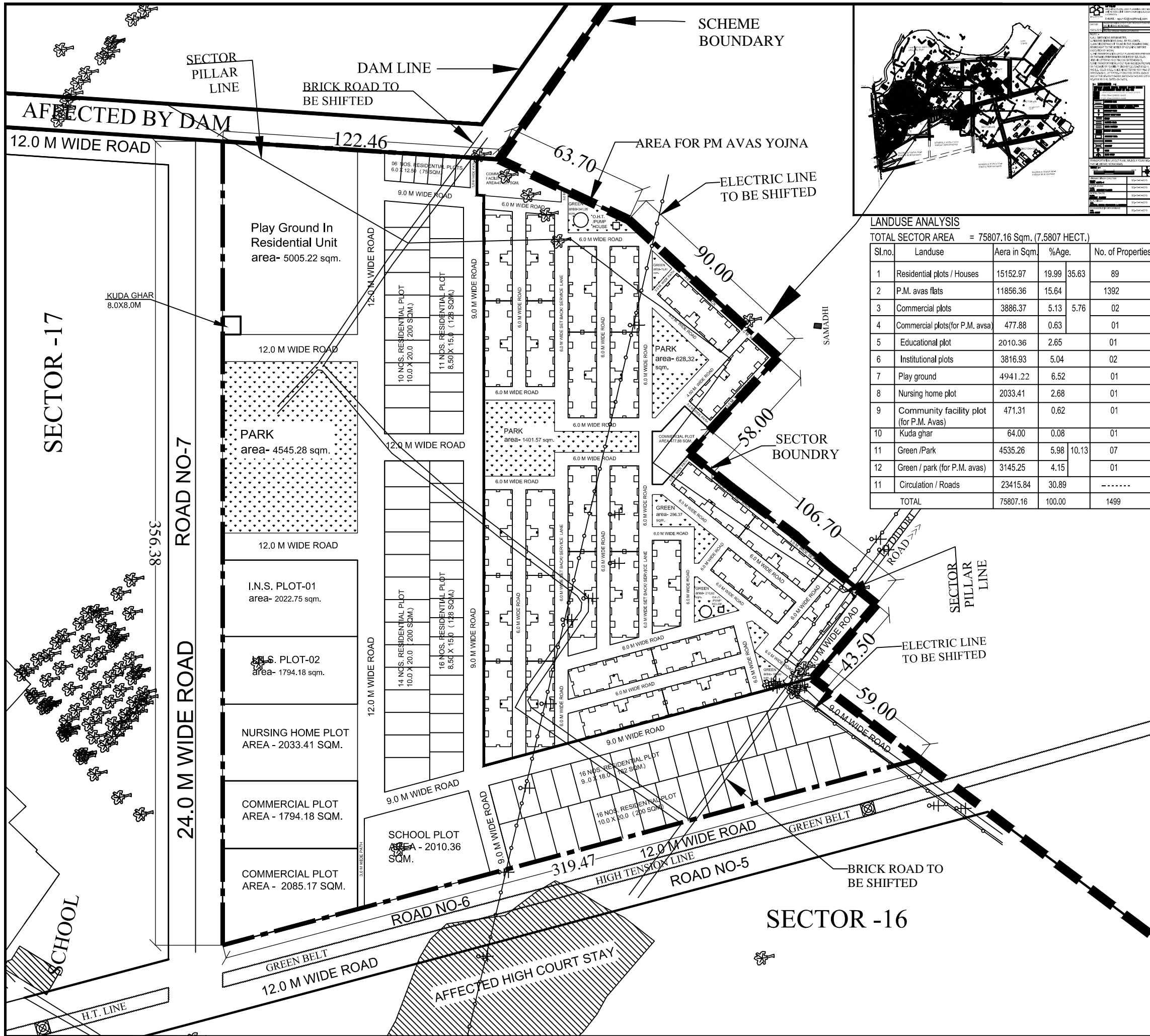
LANDUSE ANALYSIS
TOTAL SECTOR AREA = 129010.67 Sqm. (12.9011 HECT.)

Sl.no.	Landuse	Aera in Sqm.	%Age.	No. of Properties
1	Residential plots / Houses	55691.24	43.17	51.09
2	P.M. avas flats	10221.00	7.92	1200
3	Commercial plots	5325.98	4.13	4.32
4	Commercial plots(for P.M. avas)	243.20	0.19	01
5	Educational (Degree collage)	5956.30	4.62	01
6	Institutional plots	1379.41	1.07	01
7	Community hall plot	3076.56	2.38	01
8	Community facility plot (for P.M. Avas)	194.33	0.15	01
9	Kuda ghar/ Utility	248.47	0.19	02
10	Park	8384.36	6.50	9.63
11	Green / park (for P.M. avas)	4043.59	3.13	04
12	Circulation / Roads	34246.23	26.55	-----
TOTAL		129010.67	100.00	1635

PROPOSED LAYOUT PLAN, SECTOR- 15 , MAJHOLA YOJNA NO.-4, PART-II (VISTAR), MORADABAD.

SCALE :- 200 M. 100 0 200 M.

DEEP MALA DIP. ARCH. ARCH. ASSTT.-1	SD.- 29-08-2017
HEMA SHAH DIP. ARCH. ASSTT. ARCHITECT PLANNER	SD.- 30-08-2017
GOPAL GARG B. ARCH. ARCHITECT PLANNER	SD.- 01-09-2017
CHIEF ARCHITECT PLANNER	SD.- 15-09-2017
DHEERAJ SAHU I. A. S. AVAS AYUKT	SD.- 15-09-2017



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DATED 29.08.2017
PROPOSED LAYOUT PLAN, SECTOR-16 , MAJHOLA YOJNA NO.-4, PART-II (VISTAR), MORADABAD.
FILE NO.- APD/UN-2/MBDY-4/P-2/51/316
DRG. NO.- APD/UN-2/MBDY-4/P-2/EXT./51/SEC.-16-01/316

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LANDUSE ANALYSIS
TOTAL SECTOR AREA = 75807.16 Sqm. (7.5807 HECT.)

Sl.no.	Landuse	Aera in Sqm.	%Age.	No. of Properties
1	Residential plots / Houses	15152.97	19.99	89
2	P.M. avas flats	11856.36	15.64	1392
3	Commercial plots	3886.37	5.13	02
4	Commercial plots(for P.M. avsa)	477.88	0.63	01
5	Educational plot	2010.36	2.65	01
6	Institutional plots	3816.93	5.04	02
7	Play ground	4941.22	6.52	01
8	Nursing home plot	2033.41	2.68	01
9	Community facility plot (for P.M. Avas)	471.31	0.62	01
10	Kuda ghar	64.00	0.08	01
11	Green /Park	4535.26	5.98	10.13
12	Green / park (for P.M. avas)	3145.25	4.15	01
11	Circulation / Roads	23415.84	30.89	-----
TOTAL		75807.16	100.00	1499

LANDUSE ANALYSIS
TOTAL SECTOR AREA = 75807.16 Sqm. (7.5807 HECT.)
AREA FOR P. M. AVAS YOJNA = 28592.60 Sqm. (2.8592 HECT.)
AREA FOR OTHER PROPERTIES INCLUDING RESIDENTIAL PLOTS = 47214.56 Sqm. (4.7214 HECT.)

RESIDENTIAL PROPERTY

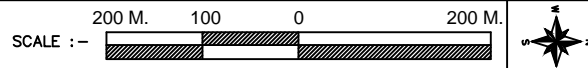
SL.NO.	particulars	SIZE(M)	NOS.
1	LIG PLOT	6.00X12.50 (75 SQM.)	06
2	MIG PLOT	8.50X15.0 (128 SQM.)	27
3	MIG PLOT	9.00X18.0 (180 SQM.)	16
4	HIG PLOT	10.0X20.0 (200 SQM.)	40
TOTAL			89

AREA STATEMENT FOR PM AVAS YOJNA :-
PLOT AREA = 28592.60 M²
TYPE OF BLOCK = G+3
NO. OF UNIT IN ONE BLOCK = 12 X 4 = 48
TOTAL NO. OF BLOCKS = 29
TOTAL NO. OF UNITS = 29 x 48 = 1392 nos.

*SPACE FOR COMMERCIAL /COMMUNITY FACILITY AS PER NORMS.PROVISION OF CENTRAL PARK AS PER NORMS.SPACE FOR O.H.T./TW./UTILITY AS PER NORMS.

- LEGEND:-**
- 1. KUDA GHAR
 - 2.OVER HEAD TANK(O.H.T.)
 - 3. PUMP HOUSE

PROPOSED LAYOUT PLAN, SECTOR-16 , MAJHOLA YOJNA NO.-4, PART-II (VISTAR), MORADABAD.



VIKRAM SINGH GAUTAM DR. ARCH. ARCH. ASSTT.-1	SD.- 29-08-2017
HEMA SHAH DIP. ARCH. ASSTT. ARCHITECT PLANNER	SD.- 30-08-2017
GOPAL GARG B. ARCH. ARCHITECT PLANNER	SD.- 01-09-2017
CHIEF ARCHITECT PLANNER	SD.- 15-09-2017
DHEERAJ SAHU I.A.S. AVAS AYUKT	SD.- 15-09-2017