

PLOT DETAILS FOR RESIDENTIAL PLOT				SET BACK DETAILS			
PLOT NO	AREA Sqmt	No of Plot	AREA	FRONT	REAR	SIDE1	SIDE2
1.	280.89	1	280.89	3.00	1.50	3.00	0.00
2TO9	153.18	8	1225.44	3.00	1.50	0.00	0.00
10TO11	178.82	2	357.64	3.00	1.50	3.00	0.00
12TO19	153.18	8	1225.44	3.00	1.50	0.00	0.00
20	280.89	1	280.89	3.00	1.50	3.00	0.00
21	255.42	1	255.42	3.00	1.50	3.00	0.00
22TO30	125.42	9	1128.78	1.00	0.00	0.00	0.00
31TO32	148.59	2	297.18	1.00	0.00	1.00	0.00
33TO41	125.42	9	1128.78	1.00	0.00	0.00	0.00
42	255.42	1	255.42	3.00	1.50	3.00	0.00
43	255.42	1	255.42	3.00	1.50	3.00	0.00
44TO54	104.54	11	1149.94	1.00	0.00	0.00	0.00
55TO56	127.71	2	255.42	1.00	0.00	1.00	0.00
57TO67	104.54	11	1149.94	1.00	0.00	0.00	0.00
68	255.42	1	255.42	3.00	1.50	3.00	0.00
69	174.24	1	174.24	3.00	1.50	0.00	0.00
70	135.87	1	135.87	1.00	0.00	0.00	0.00
71	138.42	1	138.42	1.00	0.00	0.00	0.00
72	105.64	1	105.64	1.00	0.00	0.00	0.00
73	107.25	1	107.25	1.00	0.00	0.00	0.00
74	108.79	1	108.79	1.00	0.00	0.00	0.00
75	110.44	1	110.44	1.00	0.00	0.00	0.00
76	112.19	1	112.19	1.00	0.00	0.00	0.00
77	113.84	1	113.84	1.00	0.00	0.00	0.00
78	115.59	1	115.59	1.00	2.00	0.00	0.00
79	117.34	1	117.34	1.00	0.00	0.00	0.00
80	118.95	1	118.95	1.00	0.00	0.00	0.00
80A	120.77	1	120.77	1.00	0.00	0.00	0.00
80B	122.82	1	122.82	1.00	0.00	0.00	0.00
80C	136.82	1	136.82	1.00	0.00	0.00	0.00
80D	127.01	1	127.01	1.00	0.00	0.00	0.00
81	175.48	1	175.48	3.00	1.50	0.00	0.00
82	174.34	1	174.34	3.00	1.50	0.00	0.00
83	173.20	1	173.20	3.00	1.50	0.00	0.00
84	172.27	1	172.27	3.00	1.50	0.00	0.00
85	171.00	1	171.00	3.00	1.50	0.00	0.00
86	169.86	1	169.86	3.00	1.50	0.00	0.00
87	168.67	1	168.67	3.00	1.50	0.00	0.00
88	167.53	1	167.53	3.00	1.50	0.00	0.00
89	166.39	1	166.39	3.00	1.50	0.00	0.00
89A	165.38	1	165.38	3.00	1.50	0.00	0.00
91	137.60	1	137.60	1.00	0.00	0.00	0.00
92	137.05	1	137.05	1.00	0.00	0.00	0.00
93	136.82	1	136.82	1.00	0.00	0.00	0.00
94	137.00	1	137.00	1.00	0.00	0.00	0.00
95	137.23	1	137.23	1.00	0.00	0.00	0.00
96	137.37	1	137.37	1.00	0.00	0.00	0.00
97	137.73	1	137.73	1.00	0.00	0.00	0.00
98	138.37	1	138.37	1.00	0.00	0.00	0.00
99	138.74	1	138.74	1.00	0.00	0.00	0.00
100	104.72	1	104.72	1.00	0.00	0.00	0.00

TOTAL PLOTTED AREA 14514.87 SQMT

PLOT DETAILS FOR MORTGAGE			
PLOT NO	AREA (M²)	NO OF PLOT	AREA (M²)
51TO54	104.54	4	418.16
55TO56	127.71	2	255.42
57TO60	104.54	4	418.16
69	174.24	1	174.24
70	135.89	1	135.89
71	138.42	1	138.42
72	105.64	1	105.64
73	107.25	1	107.25
74	108.79	1	108.79
75	110.44	1	110.44
76	112.19	1	112.19
77	113.84	1	113.84
78	115.59	1	115.59
79	117.34	1	117.34
80	118.95	1	118.95
80A	120.77	1	120.77
80B	122.82	1	122.82
80C	136.82	1	136.82
80D	127.01	1	127.01

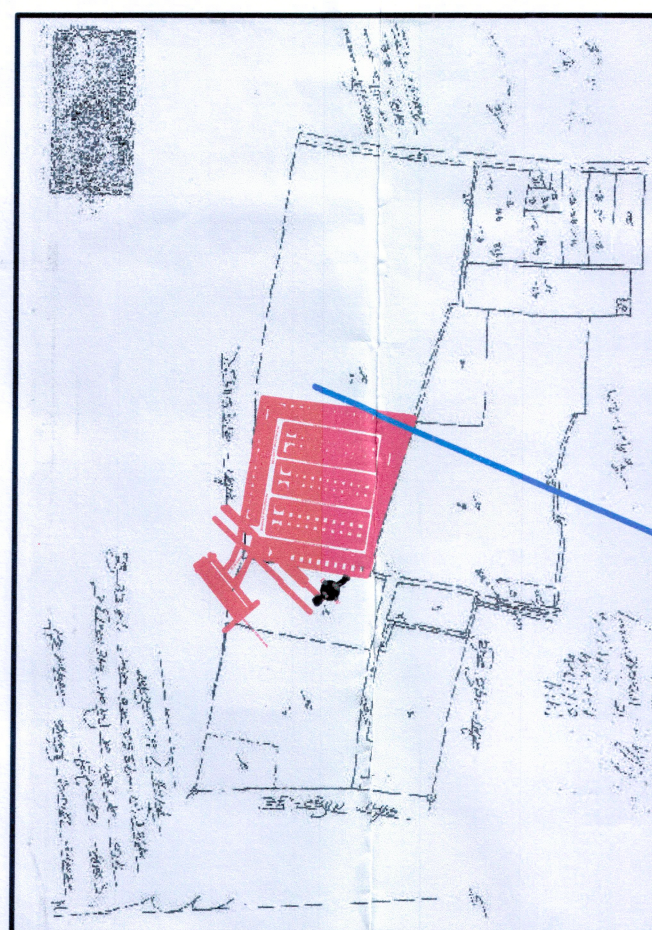
TOTAL AREA 3057.74 SQMT

PLOT DETAILS FOR COMMERCIAL				SET BACK DETAILS			
PLOT NO	AREA Sqmt	No of Plot	AREA	FRONT	REAR	SIDE	
C1	32.91	1	32.91	1.50		1.50	
C2	27.87	1	27.87	1.50			
C3	27.87	1	27.87	1.50			
C4	27.50	1	27.50	1.50			
90	115.17	1	115.17	3.00			

TOTAL AREA = 231.32 Sqmt

DENSITY CHART			
S NO	PLOTSIZE (M²)	NO OF PLOT	NO OF UNIT
50-150 (M²)	69	02	880
150-300 (M²)	35	04	700
TOTAL	104		1580

Total Saleable Area = 231.32+14514.87=14746.19Sqmt
Required Minimum Mortgage area=2949.23 Sqmt
Provided Mortgage Area 3057.74 Sqmt



SAJRA PLAN SUPER IMPOSING LOCATION PLAN



GOOGLE EARTH SUPERIMPOSING SITE LOCATION PLAN

प्रधिकरण कोष में दि. 28/10/25 को 40.00000 जमा हुई निर्माण का दिनांक 29/11/25

काल पर एक होड पर स्वीकृत मानवित को रखा व निर्माण विधेना अनिवार्य होगा

शमनादेश अनुसार स्थल पर 255 मी. माने अनिवार्य है

SPACE FOR OFFICE ONLY

COMPOUNDING MAP NO. -SDA/ANI/2024 /0002690

कायलय पत्रांक 44 दिनांक 24/11/25 में उल्लिखित शर्तों का अनुपालन किया जाना अनिवार्य है

उपाध्यक्ष सहारनपुर विकास प्राधिकरण सहारनपुर

सहारनपुर विकास प्राधिकरण सहारनपुर

भरत अग्रवाल सहारनपुर विकास प्राधिकरण सहारनपुर
नहायक आयुक्त सहारनपुर विकास प्राधिकरण सहारनपुर
अधिसूचना अधिकारी सहारनपुर विकास प्राधिकरण सहारनपुर

COMPUNDING LAY OUT PLAN FOR **SATYAM ENCLAVE**
RESIDENTIAL COLONY BEARING KH. NO 10, 2M OFF VILLAGE JANDHERI SITUATED AT MINI BYE PASS ROAD (DELHI ROAD TO TAPRI NAGAL)

OWNER-

1. NARESH PAL S/O SAHI RAM VILLAGE JANDHERI DISTT SHARANPUR
2. AMIT KUMAR S/O JAS RAJ RESI- BALA JI PURAM COLONY NEAR HASANPUR CHUNGI DISST SAHARANPUR

SCHEDULE OF AREA IN	SQMT.	%
TOTAL LAND AREA AS PER DEED	= 25842.71	Sqmt
LAND AREA AS PER SITE	= 25460.1	Sqmt
ROAD WIDENING AREA	= 143.40	Sqmt
NET SITE AREA TO BE DEVELOPED	= 25316.70	Sqmt
AREA UNDER RESIDENTIAL PLOT	= 14514.87	Sqmt
AREA UNDER COMMERCIAL PLOT	= 231.32	Sqmt
AREA UNDER PARK/SERVICES	= 3397.10	Sqmt
AREA UNDER ROAD	= 7173.41	Sqmt
		100.00%
		57.33%
		0.91
		13.41
		28.33%

PARK AREA CALCULATION AS PER TELESCOPIC METHOD

LAND USE OF LAND - RESIDENTIAL ACCORDING MASTER PLAN 2031

Required 125 Tree Per Hec. Total Tree No = 320
Required Tree = 320
Present Tree No = 320
Water Drain
Sewer Line
Electrical Line
water supply line

Prepared plan prepared according to building by laws 2015 and with the information given by owner

All dimension are in mtr
S.T.P. Sewerage Treatment Plant
R.W.H. Rain Water Harvesting

LAYOUT SCALE = 1 : 100

Sign: APP

Sign: ENGINEER ARCHT

NARESH PAL नरेश

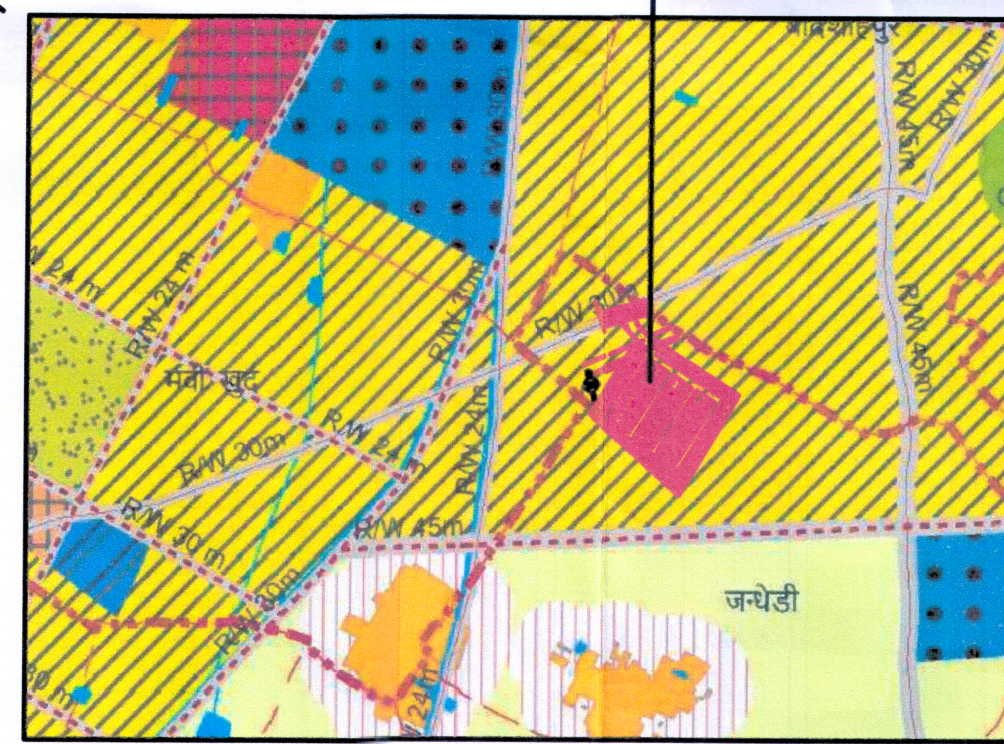
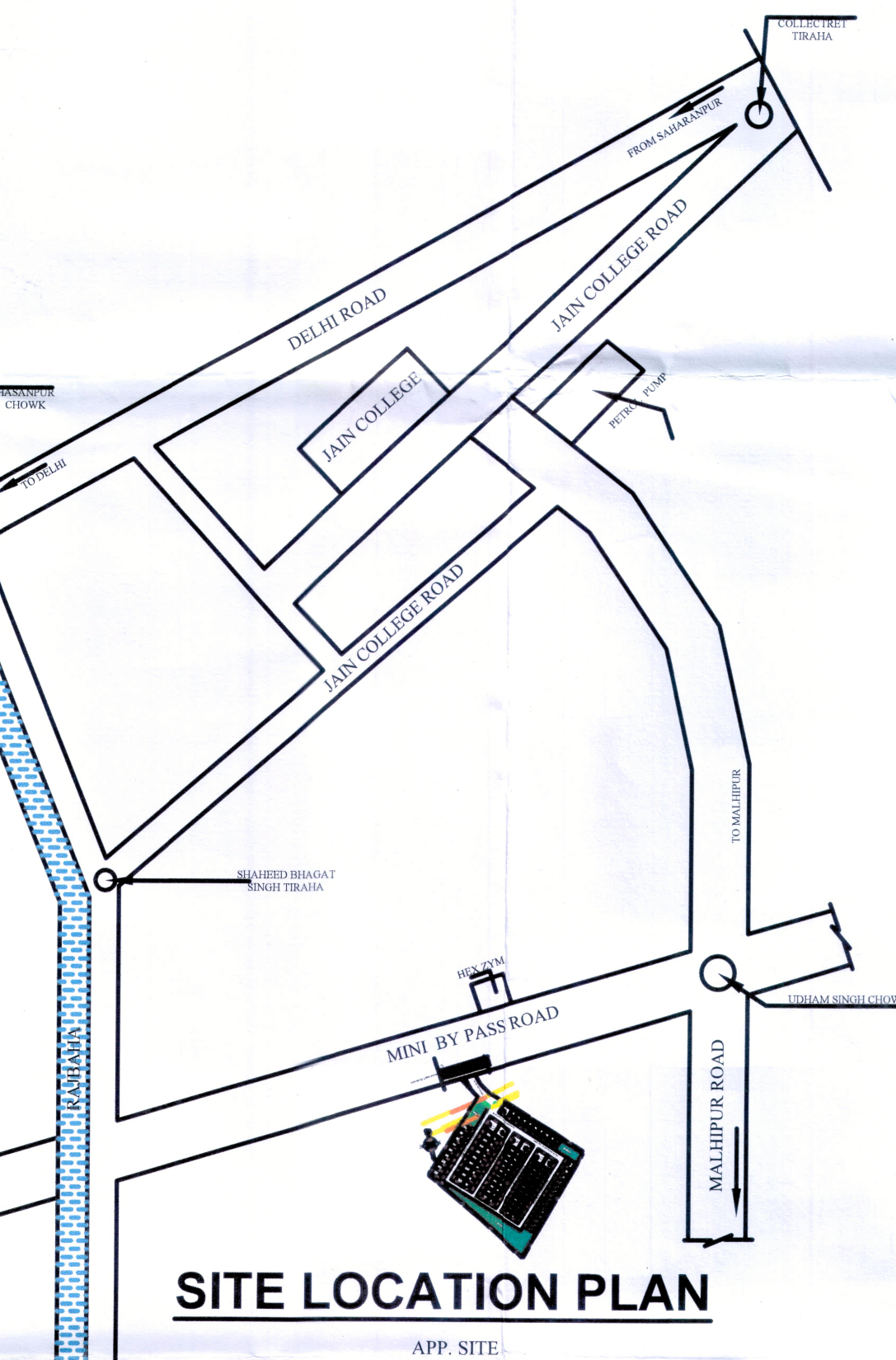
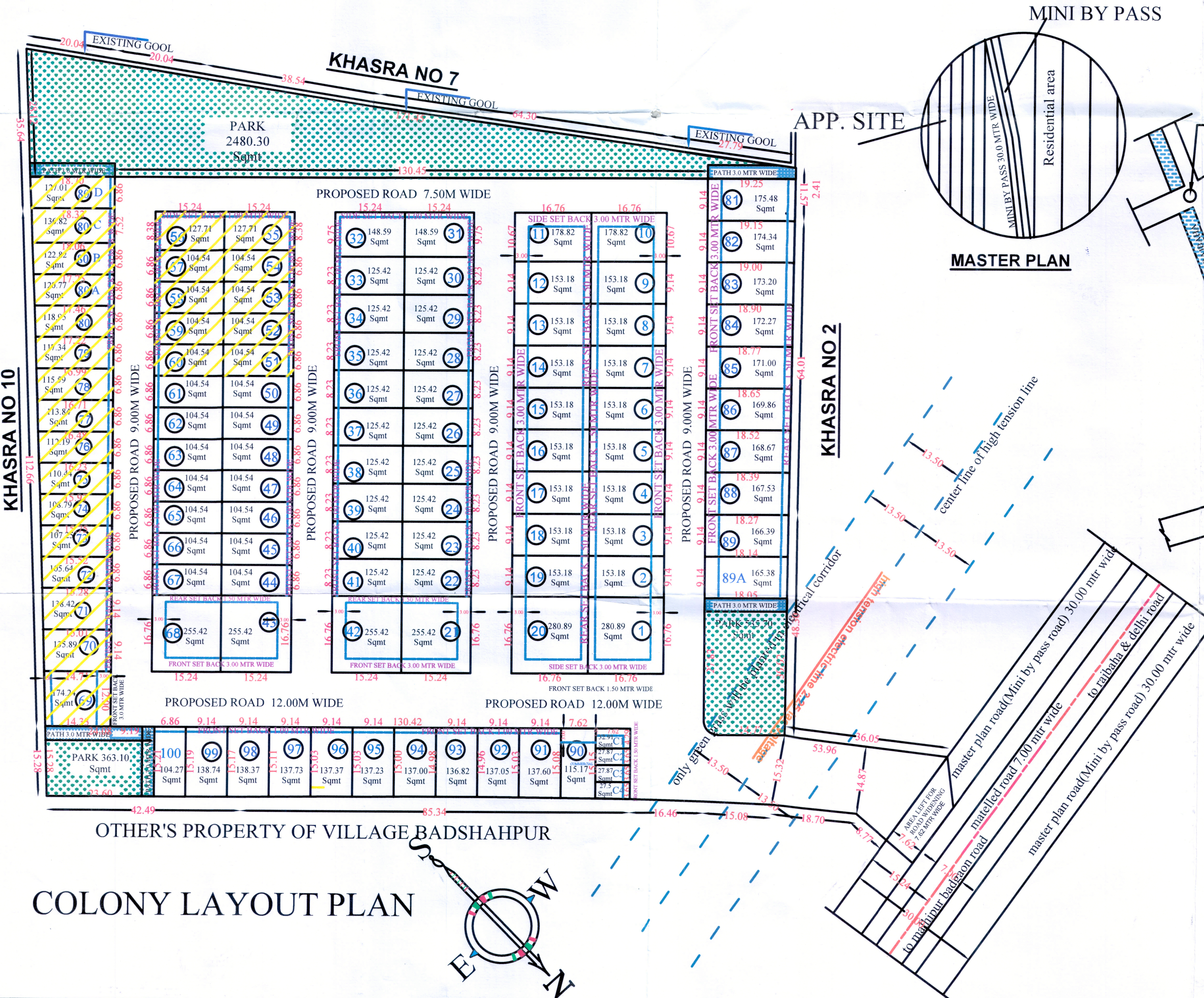
AMIT KUMAR अमित

ANAMATH AND ASSOCIATES
Ankumar Vaidya
(B.Arch)
C.A. No. GA/2020
121

The Design Consultancy

Anamath & Associates

For Sale: For other enquiry, please refer to the website: www.anamathandassociates.com



MASTER PLAN SUPERIMPOSING SITE LOCATION PLAN