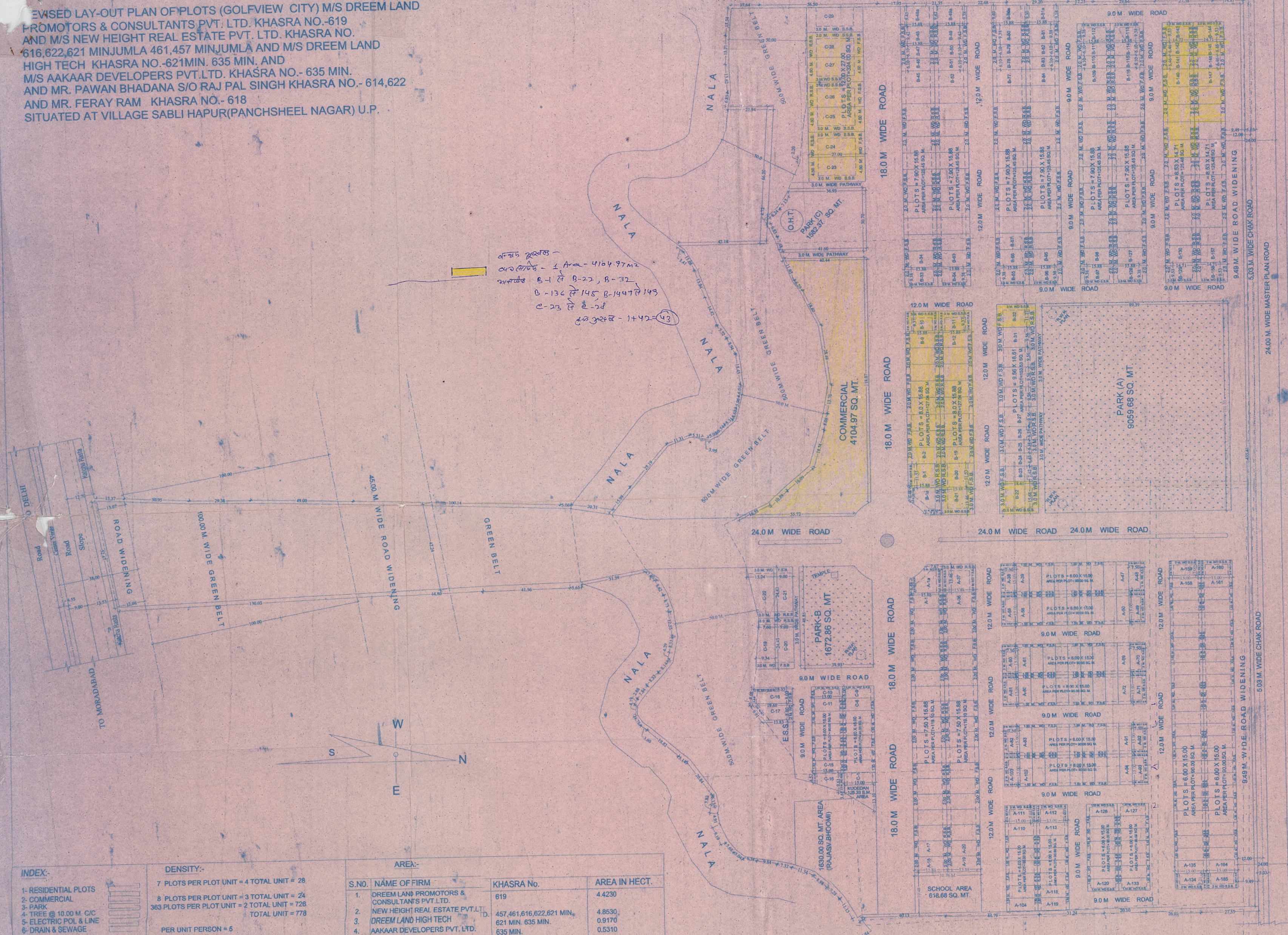
EVISED LAY-OUT PLAN OF PLOTS (GOLFVIEW CITY) M/S DREEM LAND PROMOTORS & CONSULTANTS PVT. LTD. KHASRA NO.-619 AND M/S NEW HEIGHT REAL ESTATE PVT. LTD. KHASRA NO. 616,622,621 MINJUMLA 461,457 MINJUMLA AND M/S DREEM LAND HIGH TECH KHASRA NO.-621MIN. 635 MIN. AND M/S AAKAAR DEVELOPERS PVT.LTD. KHASRA NO.- 635 MIN. AND MR. PAWAN BHADANA S/O RAJ PAL SINGH KHASRA NO.- 614,622 AND MR. FERAY RAM KHASRA NO.- 618 SITUATED AT VILLAGE SABLI HAPUR(PANCHSHEEL NAGAR) U.P.

DRAWING NO.- 2/1


NALA
NALA
NALA
NALA
NALA
NALA
50.0 M. WIDE GREEN BELT
50.0 M. WIDE GREEN BELT
50.0 M. WIDE GREEN BELT
C-23
C-24
C-25
C-26
C-27
C-28
C-29
PLOTS = 12.00 X 27.00
AREA PER PLOT=324.00 SQ. M.
3.0 M. WIDE PATHWAY
O.H.T.
PARK (C)
1582.37 SQ. MT.
COMMERCIAL
4104.97 SQ. MT.
18.0 M WIDE ROAD
12.0 M WIDE ROAD
9.0 M WIDE ROAD
PARK (A)
9059.68 SQ. MT.
R.W.H. PLAN
9.49 M. WIDE ROAD WIDENING
5.03 M. WIDE CHAK ROAD
24.00 M. WIDE MASTER PLAN ROAD
24.0 M WIDE ROAD
TO DELHI
TO MORADABAD
Katcha Rasta
Road
Center Verge
Road
Slope
ROAD WIDENING
100.00 M. WIDE GREEN BELT
45.00 M. WIDE ROAD WIDENING
GREEN BELT
TEMPLE
PARK-B
1672.86 SQ. MT.
E.S.S.
KUDEDAN
126.33 S.M.
AREA
1630.00 SQ. MT. AREA
(RAJASV BHOOMI)
SCHOOL AREA
618.68 SQ. MT.
PLOTS = 7.90 X 15.88
AREA PER PLOT=125.45 SQ. M.
PLOTS = 8.0 X 15.88
AREA PER PLOT=127.04 SQ. M.
PLOTS = 9.56 X 18.61
PLOTS = 8.53 X 14.71
AREA PER PLOT= 125.48 SQ. M.
PLOTS = 7.50 X 15.88
AREA PER PLOT=119.10 SQ. M.
PLOTS = 6.00 X 15.00
AREA PER PLOT= 90.00 SQ. M.
W
S
N
E

बन्धक भूखण्ड –
व्यवसायिक – 1 Area – 4104.97 m2
आवासीय B-1 से B-22, B-32,
B-136 से 145, B-144 से 149
C-23 से C-28
कुल भूखण्ड – 1+42=43

FOR OFFICE USE ONLY :-

नोट–
मानचित्र की इस स्वीकृति से सम्बन्धित किसी भी शासकीय विभाग, स्थानीय निकाय, किसी अन्य व्यक्ति का अधिकार तथा स्वामित्व किसी प्रकार भी प्रभावित नहीं होता है। भूस्वामित्व का दायित्व पूर्णतया आवेदक का है। यदि भू स्वामित्व में किसी भी प्रकार का परिवर्तन/विवाद होता है तो उसका कोई दायित्व प्राधिकरण का नहीं होगा तथा उपरोक्त मानचित्र की स्वीकृति स्वतः ही निरस्त समझी जायेगी।
शासनादेशानुसार लेबर सेस लागू होगा।

संख्या 102/11/2/12
दिनांक 16
स्वीकृत
सक्षम अधिकारी

14/02/2012
सहायक अभियन्ता
हापुड़ पिलखुवा विकास प्राधिकरण

अवर अभियन्ता
एच०पी०डी०ए०

A - GRUOP PLOTS AREA STATEMENT

PLOTS NO.	NOS.	PLOT SIZE	PER PLOT AREA	TOTAL PLOTS AREA	F.S.B.	R.S.B.	S.S.B.
A-1a -	1	7.67X13.46,6.48+13.46/2X8.21	179.88 Sq. M.	179.88 Sq. M.	3	3	3
A-1 - A-36	36	7.50X15.88	119.10 Sq. M.	4287.60 Sq. M.	2	2	
A-37 -	1	13.46X15.88	213.74 Sq. M.	213.74 Sq. M.	3	3	3
A-38 -	1	7.50X15.00	112.50 Sq. M.	112.50 Sq. M.	2	2	2
A-39 - A-47	9	6.00X15.00	90.00 Sq. M.	810.00 Sq. M.	1.5	1.50	
A-48 - A-49	2	7.50X15.00	112.50 Sq. M.	225.00 Sq. M.	2	2	2
A-50 - A-58	9	6.00X15.00	90.00 Sq. M.	810.00 Sq. M.	1.5	1.50	
A-59 - A-60	2	7.50X15.00	112.50 Sq. M.	225.00 Sq. M.	2	2	2
A-61 - A-69	9	6.00X15.00	90.00 Sq. M.	810.00 Sq. M.	1.5	1.50	
A-70 - A-71	2	7.50X15.00	112.50 Sq. M.	225.00 Sq. M.	2	2	2
A-72 - A-80	9	6.00X15.00	90.00 Sq. M.	810.00 Sq. M.	1.5	1.50	
A-81 - A-82	2	7.50X15.00	112.50 Sq. M.	225.00 Sq. M.	2	2	2
A-83 - A-91	9	6.00X15.00	90.00 Sq. M.	810.00 Sq. M.	1.5	1.50	
A-92 - A-93	2	7.50X15.00	112.50 Sq. M.	225.00 Sq. M.	2	2	2
A-94 - A-102	9	6.00X15.00	90.00 Sq. M.	810.00 Sq. M.	1.5	1.50	
A-103	1	7.50X15.00	112.50 Sq. M.	112.50 Sq. M.	2	2	2
A-104 - A-110	7	6.00X15.00	90.00 Sq. M.	630.00 Sq. M.	1.5	1.50	
A-111 - A-112	2	8.68X15.00	130.20 Sq. M.	260.40 Sq. M.	2	2	2
A-113 - A-133	21	6.00X15.00	90.00 Sq. M.	1890.00 Sq. M.	1.5	1.50	
A-134	1	7.21X15.00	108.15 Sq. M.	108.15 Sq. M.	2	2	2
A-135 - A-158	24	6.00X15.00	90.00 Sq. M.	2160.00 Sq. M.	1.5	1.50	
A-159 - A-160	2	7.00X15.00	105.00 Sq. M.	210.00 Sq. M.	2	2	2
A-161 - A-184	24	6.00X15.00	90.00 Sq. M.	2160.00 Sq. M.	1.5	1.50	
A-185	1	7.21X15.00	108.15 Sq. M.	108.15 Sq. M.	2	2	2

TOTAL PLOTS NOS. = 186 TOTAL PLOTS AREA = 18417.92 SQ M.

B - GRUOP PLOTS AREA STATEMENT

PLOTS NO.	NOS.	PLOT SIZE	PER PLOT AREA	TOTAL PLOTS AREA	F.S.B.	R.S.B.	S.S.B.
B-1a -	1	7.67X13.46,6.48+13.46/2X8.21	179.88 Sq. M.	179.88 Sq. M.	3	3	3
B-1 -	1	11.53X15.88	183.10 Sq. M.	183.10 Sq. M.	3	3	
B-2 - B-9	8	8.00X15.88	127.04 Sq. M.	1016.32 Sq. M.	2	2	
B-10 - B-11	2	9.37X15.88	148.80 Sq. M.	297.60 Sq. M.	2	2	
B-12 - B-19	8	8.00X15.88	127.04 Sq. M.	1016.32 Sq. M.	2	2	
B-20 -	1	11.53X15.88	183.10 Sq. M.	183.10 Sq. M.	3	3	3
B-21 -	1	13.46X15.88	213.74 Sq. M.	213.74 Sq. M.	3	3	3
B-22 -	1	15.68X18.61	291.80 Sq. M.	291.80 Sq. M.	3	3	
B-23 -	1	7.42X18.61	138.08 Sq. M.	138.08 Sq. M.	3	3	
B-24 -	1	6.43X18.61	119.66 Sq. M.	119.66 Sq. M.	3	3	
B-25 - B-26	2	6.38X18.61	118.73 Sq. M.	237.46 Sq. M.	3	3	
B-27 - B-31	5	9.56X18.61	177.91 Sq. M.	889.55 Sq. M.	3	3	3
B-32 -	1	11.27X18.61	209.73 Sq. M.	209.73 Sq. M.	3	3	2
B-33 -	1	9.38X15.88	148.95 Sq. M.	148.95 Sq. M.	2	2	
B-34 - B-45	12	7.90X15.88	125.45 Sq. M.	1505.42 Sq. M.	2	2	
B-46 - B-47	2	6.10X15.88	96.87 Sq. M.	193.74 Sq. M.	2	2	
B-48 -	1	9.42X15.88	149.59 Sq. M.	149.59 Sq. M.	2	2	
B-48a -	1	9.45+9.42/2X15.88	149.83 Sq. M.	149.83 Sq. M.	2	2	
B-49a -	1	9.42+9.38/2X15.88	149.27 Sq. M.	149.27 Sq. M.	2	2	
B-49 -	1	9.42X15.88	149.59 Sq. M.	149.59 Sq. M.	2	2	
B-50 - B-51	2	6.10X15.88	96.87 Sq. M.	193.74 Sq. M.	2	2	
B-52 - B-63	12	7.90X15.88	125.45 Sq. M.	1505.42 Sq. M.	2	2	2
B-64 - B-65	2	9.38X15.88	148.95 Sq. M.	297.90 Sq. M.	2	2	
B-66 - B-77	12	7.90X15.88	125.45 Sq. M.	1505.42 Sq. M.	2	2	
B-78 - B-79	2	6.10X15.88	96.87 Sq. M.	193.74 Sq. M.	2	2	
B-80 -	1	9.38X15.88	148.95 Sq. M.	148.95 Sq. M.	2	2	
B-80a -	1	9.40+9.30/2X15.88	148.48 Sq. M.	148.48 Sq. M.	2	2	
B-81a -	1	9.30+9.18/2X15.88	146.73 Sq. M.	146.73 Sq. M.	2	2	
B-81 -	1	9.38X15.88	148.95 Sq. M.	148.95 Sq. M.	2	2	
B-82 - B-83	2	6.10X15.88	96.87 Sq. M.	193.74 Sq. M.	2	2	
B-84 - B-95	12	7.90X15.88	125.45 Sq. M.	1505.42 Sq. M.	2	2	2
B-96 - B-97	2	9.38X15.88	148.95 Sq. M.	297.90 Sq. M.	2	2	
B-98 - B-109	12	7.90X15.88	125.45 Sq. M.	1505.42 Sq. M.	2	2	
B-110 - B-111	2	6.10X15.88	96.87 Sq. M.	193.74 Sq. M.	2	2	2
B-112 - B-113	2	9.38X15.88	148.95 Sq. M.	297.90 Sq. M.	2	2	
B-114 - B-115	2	6.10X15.88	96.87 Sq. M.	193.74 Sq. M.	2	2	
B-116 - B-127	12	7.90X15.88	125.45 Sq. M.	1505.42 Sq. M.	2	2	2
B-128 -	1	9.38X15.88	148.95 Sq. M.	148.95 Sq. M.	2	2	2
B-129	1	9.53X14.71	140.19 Sq. M.	140.19 Sq. M.	2	2	
B-130 - B-140	11	8.53X14.71	125.48 Sq. M.	1380.28 Sq. M.	2	2	
B-141 - B-142	2	6.46X14.71	95.03 Sq. M.	190.06 Sq. M.	2	2	2
B-143 - B-144	2	9.53X14.71	140.19 Sq. M.	280.38 Sq. M.	2	2	
B-145 - B-146	2	6.46X14.71	95.03 Sq. M.	190.06 Sq. M.	2	2	
B-147 - B-157	11	8.53X14.71	125.48 Sq. M.	1380.28 Sq. M.	2	2	2
B-158 -	1	9.53X14.71	140.19 Sq. M.	140.19 Sq. M.	2	2	

TOTAL PLOTS NOS. = 163 TOTAL PLOTS AREA = 21255.73 SQ M.

C - GRUOP PLOTS AREA STATEMENT

PLOTS NO.	NOS.	PLOT SIZE	PER PLOT AREA	TOTAL PLOTS AREA	F.S.B.	R.S.B.	S.S.B.
C-1 - C-15	15	6.00X15.00	90.00 Sq. M.	1350.00 Sq. M.	1.5	1.5	1.5
C-16 -	1	4.57+9.61/2X15.0	106.35 Sq. M.	106.35 Sq. M.	2	2	
C-17 -	1	13.83+19.68/2X8.0	134.04 Sq. M.	134.04 Sq. M.	2	2	
C-18 -	1	19.68+18.55/2X8.00	152.92 Sq. M.	152.92 Sq. M.	2	2	2
C-19 -	1	7.60+9.34/2X24.43	206.92 Sq. M.	206.92 Sq. M.	3	3	
C-20 - C-21	2	9.00X24.43	219.87 Sq. M.	439.74 Sq. M.	3	3	
C-22 -	1	7.60+13.24/2X24.43	254.56 Sq. M.	254.56 Sq. M.	3	3	
C-23 - C-29	7	12.00X27.00	324.00 Sq. M.	2268.00 Sq. M.	3	3	

TOTAL PLOTS NOS. = 29 TOTAL PLOTS AREA = 4912.53 SQ M.

TOTAL (A) & (B)&(C) GRUOP PLOTS AREA = 44586.18 SQ M.

DETAIL OF PARK AREA :-

(A) 9059.68 SQ. M.
(B) 1672.86 SQ. M.
(C) 1582.37 SQ. M.

TOTAL PARK AREA:- 12314.91 SQ. M.

SCALE :- 1:500

SIGN. OF APP :-

For Aakaar Developers Private Limited
Director/

AREA CHART

1 - TOTAL LAND AREA = 121000.00 SQ M.
2 - ROAD WIDENING AREA OF (N.H.-24) = 629.64 SQ M.
3 - 24 M. WD MASTER PLAN ROAD = 4450.85 SQ M.
4 - 45.0 M. WIDE ROAD WIDENING AREA = 1825.35 SQ M.
ROAD WIDENING AREA OF
5 - GREEN BELT AREA (N.H.-24) BY PASS = 4335.09 SQ M.
6 - GREEN BELT AREA OF NALA 1 SIDE = 25679.75 SQ M.
7 - GREEN BELT AREA OF NALA 2 SIDE = 1979.92 SQ M.
8 - NET LAND AREA = 82099.40 SQ M.
9 - TOTAL PLOTS AREA = 44586.18 SQ M. 54.31%
10 - COMMERCIAL AREA = 4104.97 SQ M. 5.00%
11 - SCHOOL AREA = 618.68 SQ M. 0.75%
12 - PARK AREA = 12314.91 SQ M. 15.00%
13 - ROAD AREA = 20474.66 SQ M. 24.94%

SIGN. OF ARCHITECTS:-

ARCHITECT
Govt. Approved
Regd. C.O.A.
anil sabharwal
B. Arch., A.I.I.A.
F.R.C.A. (England)
Regn. No. CA/92/14630
Address- 112, Sector- 7
Shastri Nagar, Meerut
Mobile - 96 34 96 24 96

DRAWN BY:-

GLOBE ARCHITECTS
OFF. 30,31 FIRST FLOOR CITY PLAZA
RLY ROAD HAPUR DISTT. GZB U.P.
ER. A.Q. ANSARI

DRAWN BY:- SAJJAD HUSAIN

INDEX:-

- 1- RESIDENTIAL PLOTS ▭
- 2- COMMERCIAL ▭
- 3- PARK ▭
- 4- TREE @ 10.00 M. C/C ▭
- 5- ELECTRIC POL & LINE ▭
- 6- DRAIN & SEWAGE ▭

DENSITY:-

7 PLOTS PER PLOT UNIT = 4 TOTAL UNIT = 28
8 PLOTS PER PLOT UNIT = 3 TOTAL UNIT = 24
363 PLOTS PER PLOT UNIT = 2 TOTAL UNIT = 726
TOTAL UNIT = 778

PER UNIT PERSON = 5
TOTAL PERSON 778X5 = 3890 PERSON

95 UNIT PER HECT.
PERM. 150 UNIT PER HECT.

AREA:-

S.N0.	NAME OF FIRM	KHASRA No.	AREA IN HECT.
1.	DREEM LAND PROMOTORS & CONSULTANTS PVT.LTD.	619	4.4230
2.	NEW HEIGHT REAL ESTATE PVT.LTD.	457,461,616,622,621 MIN.	4.8530
3.	DREEM LAND HIGH TECH	621 MIN. 635 MIN.	0.9170
4.	AAKAAR DEVELOPERS PVT. LTD.	635 MIN.	0.5310
5.	PAWAN BHADANA	614,622	0.4540
6.	FERAY RAM	618	0.9220
			12.1000 HECT.
			121000.00 SQ. M.