



LAYOUT PLAN

**PROPOSED LAY-OUT PLAN OF  
UTTAM VIHAR COLONY  
SAHARNPUR**

**LEGEND:-**

- SURVEY BOUNDARY
- UN-AUTHORIZED COLONY BOUNDARY
- EXISTING RESIDENTIAL BUILDING
- PROPOSED RESIDENTIAL BUILDING
- EXISTING COMMERCIAL
- PROPOSED COMMERCIAL
- EXISTING COMMUNITY FACILITY
- PROPOSED PARK
- PROPOSED ROAD WIDENING
- PROPOSED DUSTBIN

**SITE DETAILS:-**

1. LAND USE AS PER SAHARNPUR MASTER PLAN 2021-MIXED RESIDENTIAL
2. TOTAL SURVEYED AREA - 124169.13 SQ.M
3. AREA OF UNAUTHORIZED COLONY - 118973.70 SQ.M
4. AREA UNDER ROAD WIDE - 1200 SQ.M
5. NET AREA - 117773.00 SQ.M
6. REQUESTED PARK AREA @ 3% - 17455 SQ.M
7. PROPOSED PARK AREA - 22537 SQ.M

**NOTES:-**

1. LAND USE OF THE COLONY PLOT TO BE CONFIRMED BY SUPERVISORS AT OTHER BANDA AND MASTER PLAN BY THE DEVELOPMENT AUTHORITY OFFICE.
2. IN CASE THE LAND USE OF THE COLONY PLOT IS OTHER THAN RESIDENTIAL, IT SHALL NOT BE REPLACED.
3. OVERLAP OF THE COLONY PLOT SHALL BE VERIFIED BY THE DEVELOPMENT AUTHORITY OFFICE.
4. ALL OBSTRUCTION CERTIFICATE OF THE OTHER DEPARTMENTS SHALL BE FACED BY THE DEVELOPMENT AUTHORITY OFFICE IF REQUIRED.

**INFRASTRUCTURE AVAILABILITY:-**

WATER SUPPLY-MUNICIPAL SUPPLY AVAILABLE  
ELECTRICITY LINE-AVAILABLE  
DRAINAGE LINE-AVAILABLE  
SEWERAGE LINE- NOT AVAILABLE (INDIVIDUAL SEPTIC TANK BUILT UNDER HOLD WHITE DISPOSAL) (INDIVIDUAL SEPTIC TANK BUILT UNDER HOLD WHITE DISPOSAL) (INDIVIDUAL SEPTIC TANK BUILT UNDER HOLD WHITE DISPOSAL)

**TOWN & COUNTRY PLANNING DEPARTMENT  
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