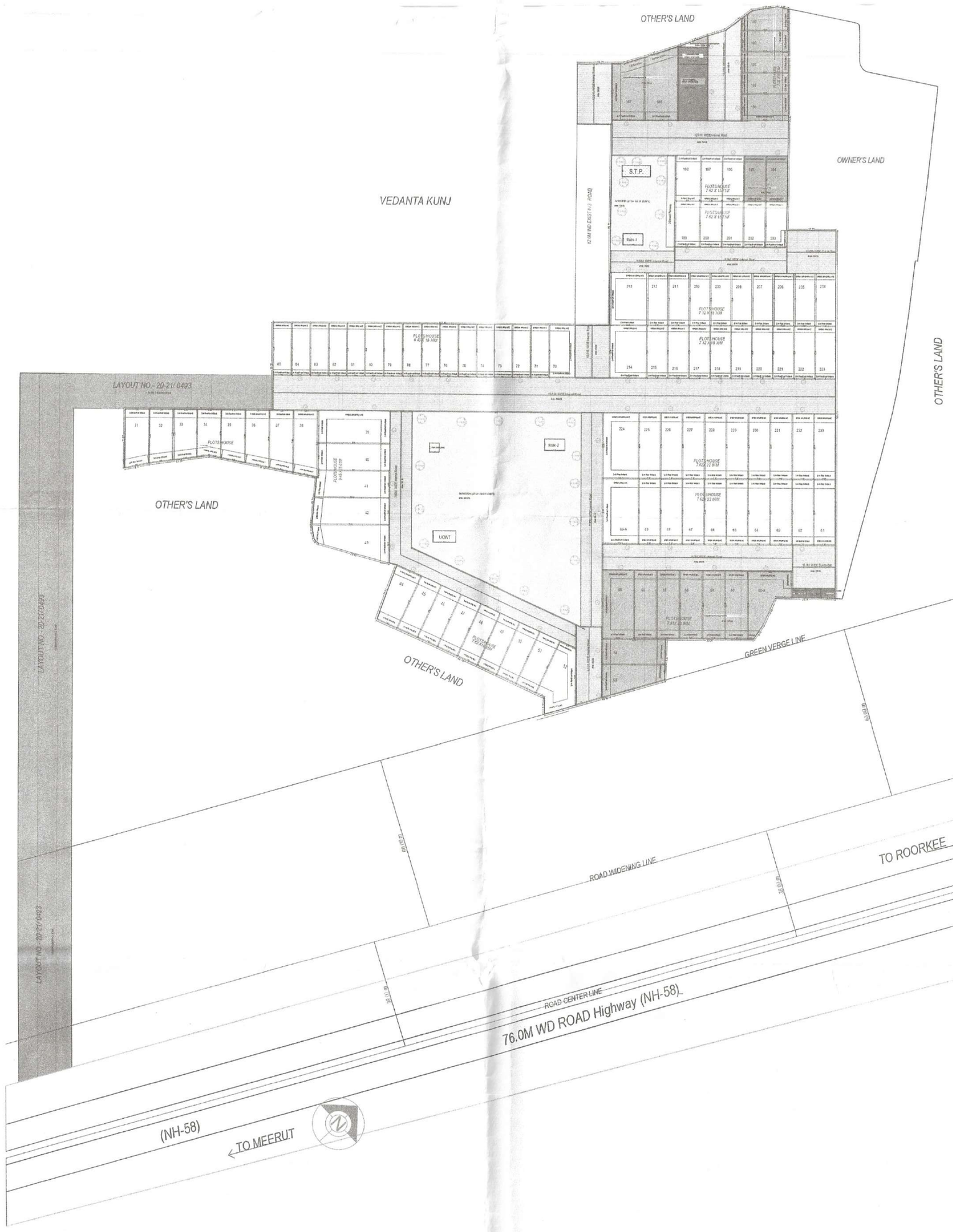
Project Title :PROPOSED RESIDENTIAL LAY-OUT PLAN OF VEDANTA KUNJ-II AT (NH-58) ROORKEE ROAD, MEERUT. Khasra No. 570 part, , 574 part, 575 part, 577 part, 578, 579, 580 part, 708,709, 710 part, 711, 712, 713, 714,715 part 725 part, 726 part, 727, 728, 729, 730 part, 731 part, 732, 733, 734 part, 735 part at Village Siwaya Jamaullapur,Pargana Daurala Tehsil Sardhana Distt. MeerutAS PER DAURALA MASTER PLAN 300-600 P.P.H. IS ALLOWED T. E. MAXIMUN 120 UNITS/HECTARE ARE ALLOWED PROPOSED UNITS IN MAP ARE 104 UNITS WHICH ARE UNDER PERMISSIBLE LIMIT.DENSITY:- TOTAL NO. OF PLOTS/ HOUSE:- 104 POPULATION:- (104X5 = 520 = 520 PERSONS DENSITY:- 520/28600.37 HA. 181.81 P.P.H. SAY 182 P.P.H.OWNER'S:- 1. M/S SHISHU PROMOTERS (P) LTD. 2. M/S INDUS VALLEY PROMOTERS LTD. 3. MR. SANJAY GUPTA Through Authorised Signatory Mr. deepak sharma) 2- P.L. Sharma Road, Meerut.



LAYOUT PLAN
(Scale - 1:100)

KEY PLAN

File No	MDA/LD/21-22/1385	Sheet	1 / 4
Submission Date	2022-04-18	Scale	1:100

Project Name	VERSION NO : 10.02
	VERSION DATE: 12/10/2022
PROJECT DETAIL	
Authority: Meerut Development Authority	Plot Use: Residential
Authority Class: Category B	Plot Sub Use: Planned Area development / Planned Housing
Authority Grade: Development Authority (DA)	Development Plan: Master Plan
Case Type: Regular	Land Use Zone: Residential area Zone
Project Type: Layout Development	Land Sub Use Zone: Residential Zone
Nature of Development: NEW	Layout Type: HA
Development Area: Developed Area	
Hill Development Area: NA	
Special Project: NA	
Site Address: District Meerut, Tehsil Sardhana Village Siwaya-Jamaullapur	
AREA DETAILS	Sq Mts
1. Area of Plot As per record	
Document Area	28600.37
As per site condition	28600.37
Area of Plot Considered	28600.37
2. Deduction for	
(a) Proposed roads	0.00
(b) Any reservations	0.00
Total(a + b)	0.00
3. Net Area of plot (1 - 2) AREA OF PLOT	28600.37
Plot Area For Coverage	28600.37
Plot Area For FSI	28600.37
Perm. FSI Area (-)	0.00
Total Perm. FSI area	0.00
4. Total Built up area permissible at	
Permissible Coverage area (- %)	0.00
Proposed Coverage Area (- %)	0.00
Total Proposed Coverage Area (- %)	0.00
Balance coverage area (- %)	0.00

	Proposed Area at			
	Proposed Built up	Existing Built up	Proposed F. S.I	Existing F. S.I
Total Area	0.00	0.00	0.00	0.00
Total FSI Area				0.00
Accessory/Ancillary Area Added in Built Up Area				0.00
Total Built Up Area				0.00
Proposed F. S.I consumed				0.00
5. Tenement Statement				
6. Tenement Proposed At				

Color Notes

COLOR INDEX
- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD ALIGNMENT (ROAD WIDENING AREA)
- PUTURE T.P. SCHEME DEDUCTION AREA
- EXISTING (To be retained)
- EXISTING (To be demolished)

Tenements Density Check

Flat/housing density	No Of Tenements			No Of Persons		
	Reqd	Perm	Prop	Reqd	Perm	Prop
5000Hec.	-	344	316	-	1717	1583

Green and open space Area

Name	Prop Area
PARK/OPEN UNEA-3608.75 SQ.MTS)	3608.75
PARK/OPEN UNEA-681.55 SQ.MTS)	681.55

Land use analysis(Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt	Percentage(%)
Plotted Area	16702.27	58.40
Road Area	7217.05	25.24
Garbage Collection Center	16.38	0.06
Garbage Collection Center	16.77	0.06
Garbage Collection Center	17.15	0.06
For informal Area Kiosk/booth/Platform AREA= 23.39 SQ.M.	23.39	0.08
Sector Shopping AREA= 200.98 SQ.M.	200.98	0.70
Convenient Shops AREA= 57.57 SQ.M.	57.57	0.20
Public Open Space	4290.30	15.00
Excess Parrell Area	57.31	0.20
Other Area	0.41	0.00
Total net layout	28600.37	100.00

Individual Amenity Check b)

Name	Minimum Area		Minimum Count	
	Reqd.	Prop.	Reqd.	Prop.
Convenient Shops	40.00	57.57	-	1.00
Sector Shopping	175.00	200.98	-	1.00
For informal Area Kiosk/booth/Platform	22.00	23.39	-	1.00
Garbage Collection Center	45.00	50.30	3.00	3.00

AREA STATEMENT	SQ. M.	%
. TOTAL AREA OF SITE	28600.37	
. NET AREA UNDER PLANNING	28600.37	100.00
. AREA UNDER PLOTS & HOUSES	16702.27	58.40
. AREA UNDER SECTOR SHOPPING	200.98	00.70
. AREA UNDER / KIOSK / PLATEFORM	23.39	00.08
. AREA UNDER CON. SHOP	57.57	00.20
. AREA UNDER GARBAGE COLLECTION CENTER	50.30	00.18
. AREA UNDER PARKS & GREEN	4290.30	15.00
. AREA UNDER PAVED AREA	57.31	00.20
. AREA UNDER ROADS	7218.25	25.24

LEGEND :-

- SITE BOUNDRY
- DRAIN AND CULVERT
- WATER SUPPLY LINE
- SEWER LINE
- ELECTRIC LINE
- TREES

SALABLE LAND AREA= 16944.21 SQ.MTS.
LAND AGAINST INTERNAL DEVELOPMENT CHARGE
20% OF SALABLE LAND AREA
VEDANTA KUNJ LAYOUT. DETAIL OF MORTGAGE PLOTS

S.NO.	PLOT NO.	AREA (SQ.M.)
1	53	191.48
2	54	163.92
3	55	260.13
4	56	188.73
5	57	188.73
6	58	188.73
7	59	188.73
8	60	188.73
9	60-A	232.19
10	187	236.86
11	188	278.31
12	189	120.28
13	190	118.81
14	191	118.81
15	192	118.81
16	193	151.27
17	194	119.71
18	195	119.71
19	SECTOR SHOPPING	200.98
TOTAL MORTGAGE PLOT AREA =		3402.92 SQ.M.

DETAIL OF GREEN/OPEN

SR. NO.	GREEN/PARK	AREA SQ.MTS.
1	GREEN/PARK-1	681.55 SQ.MTS.
2	GREEN/PARK-2	3608.75 SQ.MTS.

TOTAL GREEN/PARK AREA = 4290.30 SQ.MTS

OWNER'S NAME AND SIGNATURE

M/S Shelali Promoters PVT LTD 2 Indus Valley Promoters LTD 3 Mr Sanjay Gupta Authorised Signatory Mr Deepak Sharma,indusvpl.legal@gmail.com,9412706655

ARCH/ENG'S NAME AND SIGNA — GINEER

Umesh Kumar Kaushik

M-1401054/20/10001S

Digitally signed by SANJEW KUMAR GUPTA
Date: 18 Nov 2022 07:01:16 IST
Reason: Self Attested
Name of Licensed Authority
Designation: Licensed Engineer

Meerut Development Authority

Building Plan Application Number
MDA/LD/21-22/1385

Sanctioned On
26 Oct 2022

Valid Till
14 Nov 2027

Approved By
Deepak Meena (Vice Chairman)

Examined By
Raj Singh (Junior engineer)
Manoj Kumar Tiwari (Assistant Engineer)
Raj Singh (Junior engineer)
Manoj Kumar Tiwari (Assistant Engineer)
Vijay Kumar Singh (Town Planner)
Manoj Kumar Tiwari (Assistant Engineer)

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area: - 28600.37	Total FAR Area: - 0.00
Total Coverage Area: - 0.00	Total BUA Area: - 0.00

ISO_A0_(841.00_x_1189.00_MM)

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