



OWNER'S NAME AND SIGNATURE Capt. C. Jeeva/jeewa@rediffmail.com/3412704680	
ARCHITECT'S NAME AND SIGNATURE abhinav kumar abhinav1905@gmail.com	ENGINEER
 	Manual Development Authority
	
Building Plan Application Number MDA/TP/21-23/2380 Submitted On 22-Apr-2023 Valid Till 26-Apr-2028	
Approved by A. Muthuk. Pandey (Vice Chairman) Dated by Suresh Kumar Tiwari (Junior engineer) Sornendra Pratap Singh (Junior engineer) Manoj Kumar Tiwari (Assistant Engineer) Sornendra Pratap Singh (Junior engineer) Manoj Kumar Tiwari (Assistant Engineer) Sornendra Pratap Singh (Junior engineer)	

	New Saket 12,035 Sq. Mtrs
	New Saket Phase-2 23,889 Sq. Mtrs



SITE PLAN



Total Plot Area :-	35924.00	Total FAR Area :-	40720.53
Total Coverage Area :-	10330.21	Total BUA Area :-	44911.19

Total Coverage Area :- 10330.21		Total BUA Area :- 44911.19	Remuneration Payment Receipt (Justification signature)
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File No	MDA/RP/21-22/1280	Sheet	1/26
Submission Date	2023-03-20	Scale	1:100
Version No.	1.1	Version Date	09/02/2023
1. AREA STATEMENT			
PROJECT DETAIL			
Authority/Client	Meerut Development Authority	Plot User	Residential
Authority/Class	Category B	Plot Sub-Use	Affordable Housing
Authority/Grade	Development Authority (DA)	Development Plan	Master Plan
Case/Track	Regular	Land Use Zone	Residential use Zone
Project Type	Group Development	Land Sub-Use Zone	Residential Zone
Nature of Development	ADDITION OR EXTENSION	Layout Type	NA
Development Area	Undeveloped Area		
Sub-Development Area	Metro City Area		
Special Project	NA		
Site Address	Dist:Meerut, Tehsil:Meerut,Village:NA		
Area (A) DETAILS	Sq. Mts.		
1. Area of Plot As per record			35924.00
NA			35924.00
As per site condition			35924.00
Area of Plot Considered			35924.00
2. Deduction for			
Any reserved roads			0.00
Any reservations			0.00
Total (a+b)			0.00
3. Net Area of plot (1 - 2) AREA OF PLOT			35924.00
Plot Area For Coverage			35924.00
Plot Area For FAR			35924.00
Perm. FAR Area (2.50)			89810.00
Total Perm. FAR area (2.50)			89810.00
4. Total Built up area permissible at			
Permissible Coverage area (40.00 %)			14369.60
Proposed Coverage area (22.48 %)			8064.14
Existing Building Coverage area (8.33 %)			2275.65
Total Prop. Coverage Area (28.78 %)			10339.21
Balance coverage area (11.22 %)			4556.35
Proposed Area at			
	Proposed Built up	Existing Built up	Proposed F.S.I
Ground Floor	8841.00	0.00	8841.00
First Floor	8812.83	0.00	7960.59
Second Floor	8812.83	0.00	7960.59
Third Floor	8848.87	0.00	7967.99
Terrace Floor	495.07	0.00	0.00
Total Area	35509.39	0.00	31683.57
Existing Building FAR Area			9207.98
Accessory Use Area considered towards computation of FAR			8.94
Total FAR Area			40720.53
Accessory Use Area Added in Built-Up Area			203.86
Built up area			203.86
Existing Building BUA Area			9192.82
Total Built-Up Area			44911.19
Proposed F.S.I consumed			1.13
5. Tenement Statement			
5. Tenement Proposed At:			
G.F.		127.00	
All Floors	454.00		
6. Total Tenements (3 + 4)		581	
6. Parking Statement			
7. Parking Space Required as per Regulations			2471.50
8. Proposed Parking Space			5843.03

ALL UNITS ON GROUND FLOOR OF BLOCKS F1, F2, F3 AND E3 TOTAL NO OF UNITS 37 ARE MORTGAGED TO AUTHORITY IN RESPECTIVE OF 15% IDC SECURITY. WHICH SHALL BE RELEASED AFTER THE COMPLETION OF ID WORKS.

SITE PLAN

Buildingwise Floor FAR Details

Floor Name	BLOCK (C3)		BLOCK (C4)		BLOCK (F1 F2 F3)		BLOCK (G4 D1)		BLOCK (C3 C9)		BLOCK (C1)		BLOCK (A3)		BLOCK (G4 G9)		BLOCK (B1 COMMERCIAL AND RESIDENTIAL)		BLOCK (COMMERCIAL SHOP)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	790.32	715.84	797.83	723.15	1387.35	1271.55	1382.75	1221.75	870.56	808.47	531.77	468.19	794.91	702.31	1291.55	1147.29	757.77	738.56	286.26	286.26	8841.00	8064.14
First Floor	790.32	715.84	797.83	723.15	1387.35	1271.55	1381.75	1226.74	870.56	808.47	531.77	468.19	794.91	702.31	1291.55	1147.29	730.53	640.61	286.26	283.03	8812.83	7960.59
Second Floor	790.32	715.84	797.83	723.15	1387.35	1271.55	1381.75	1226.74	870.56	808.47	531.77	468.19	794.91	702.31	1291.55	1147.29	730.53	640.61	286.26	283.03	8812.83	7960.59
Third Floor	790.32	715.84	797.83	723.15	1387.35	1271.55	1381.75	1226.74	870.56	808.47	531.77	468.19	794.91	702.31	1291.55	1147.29	730.53	640.61	0.00	0.00	8546.57	7607.99
Terrace Floor	42.19	0.00	42.19	0.00	110.37	0.00	85.45	0.00	30.88	0.00	42.51	0.00	30.83	0.00	49.57	0.00	41.55	0.00	22.85	0.00	495.07	0.00
Total	3263.47	2952.58	3233.51	2862.40	5659.87	5086.24	5467.45	4853.97	3524.75	3233.89	2157.74	1812.75	3216.47	2808.24	5115.77	4598.16	2990.91	2860.82	821.45	780.54	35509.39	31683.57

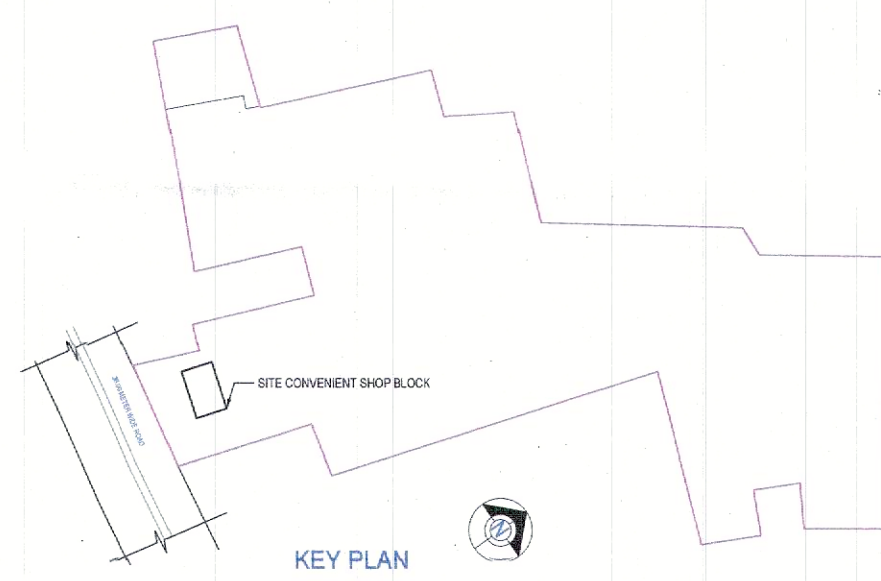
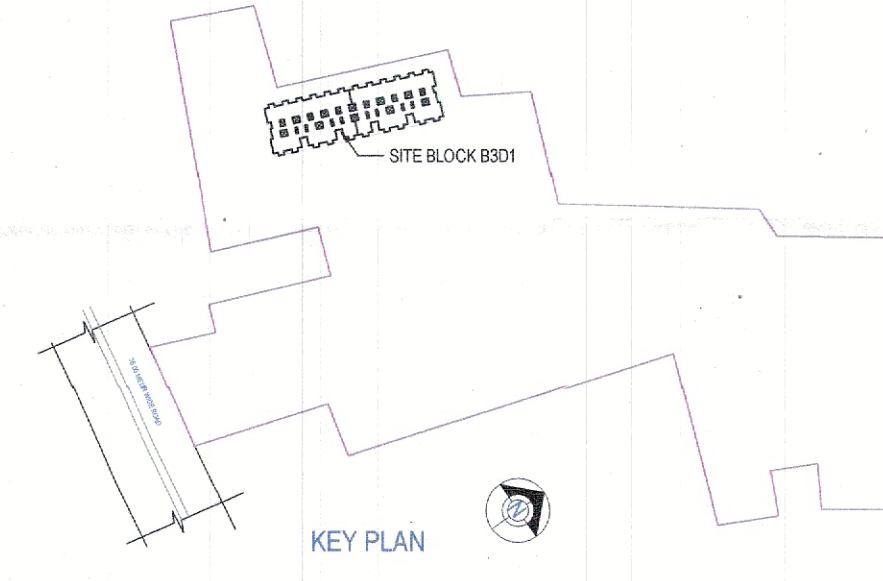
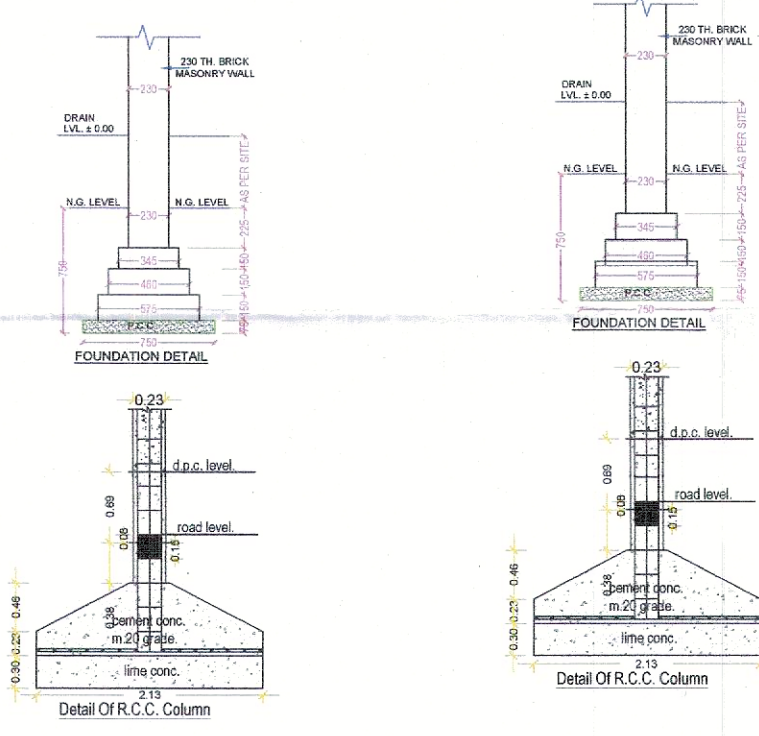
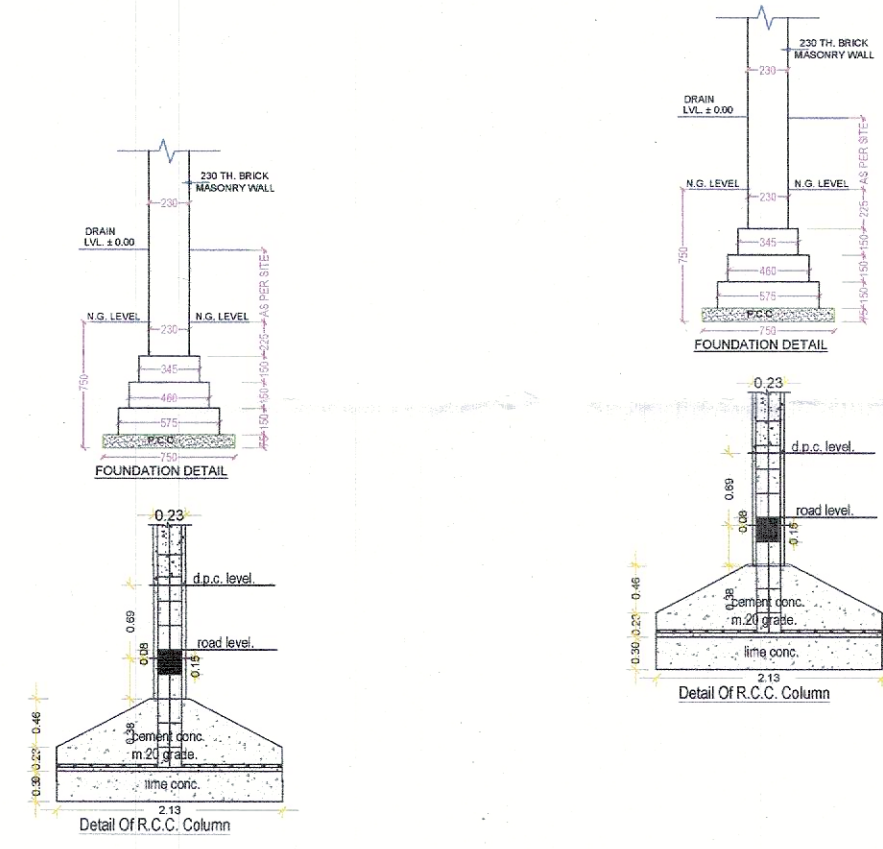
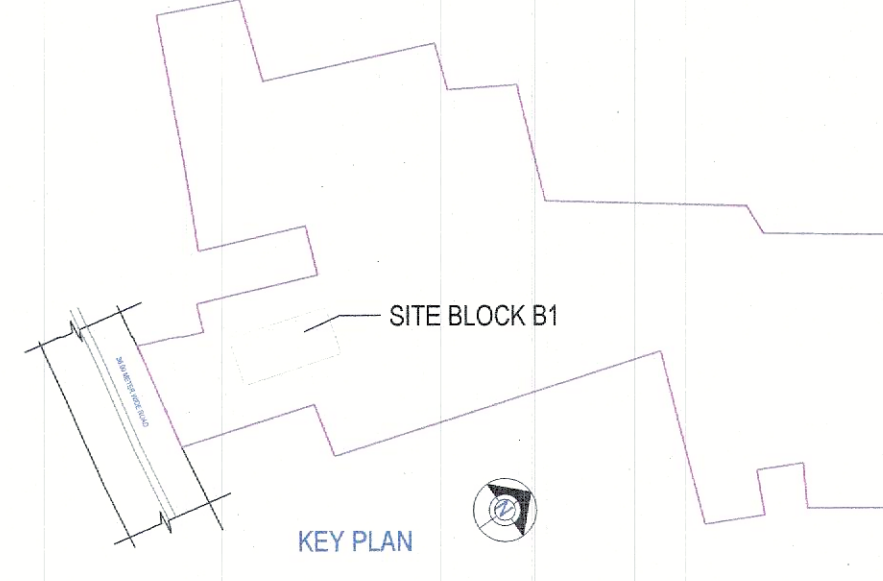
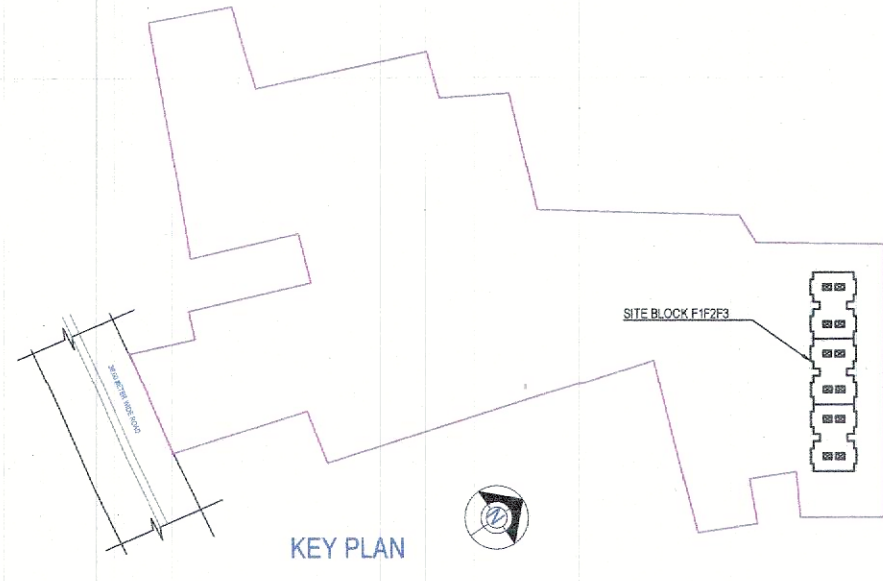
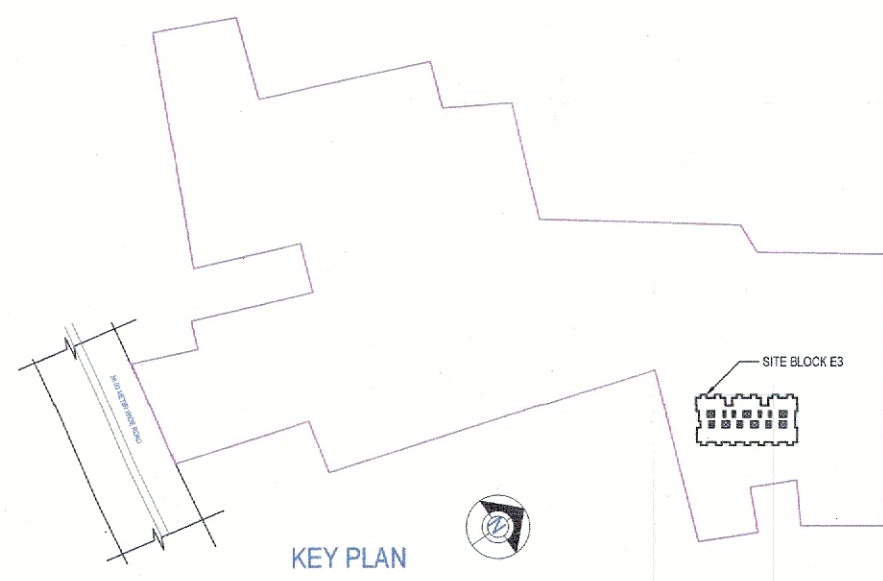
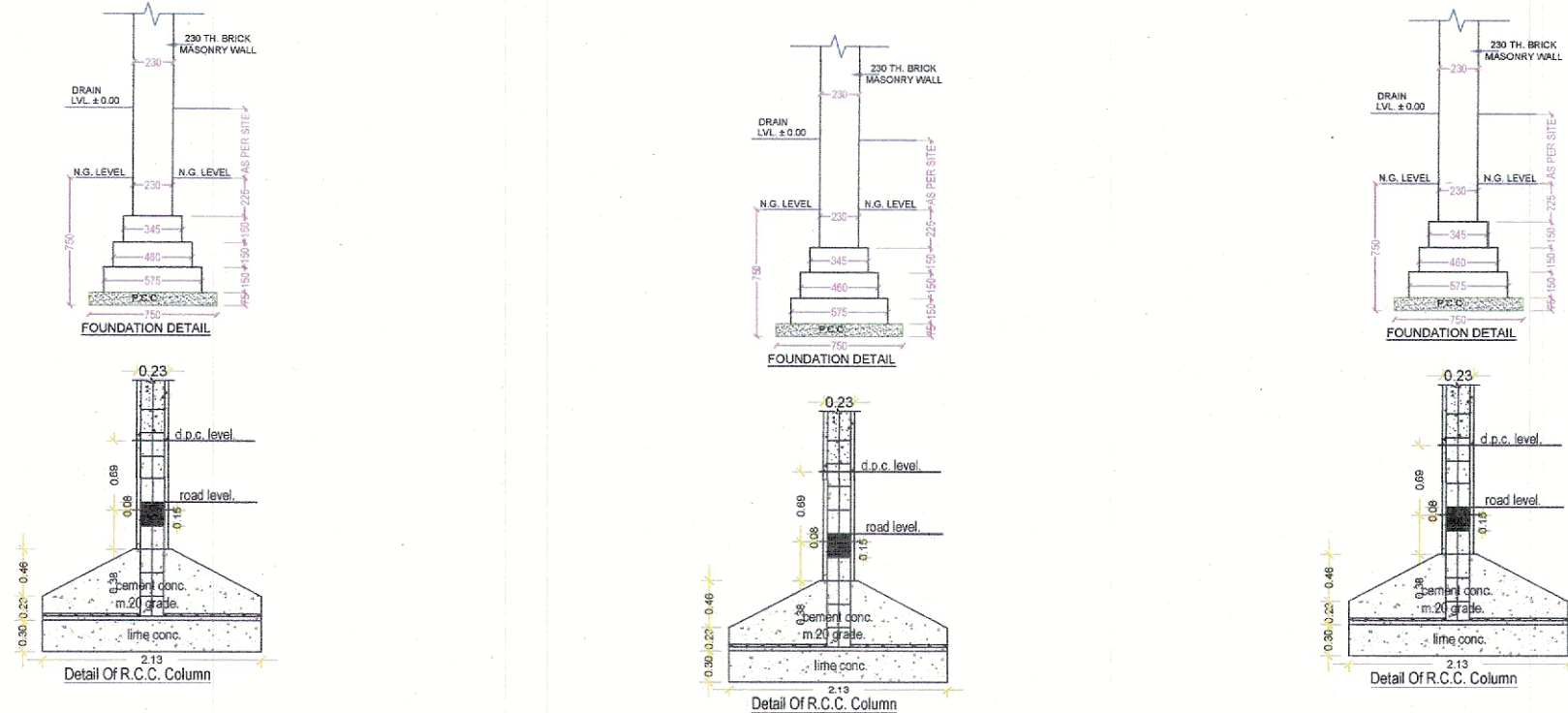
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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OWNER'S NAME AND SIGNATURE	
Sajal Garg,headoffice@newsaknet.com,9412766899	
ARCHITECT'S NAME AND SIGNATURE	
abhishek kumar	E ENGINEER
CAD/24-03-2023	
Signature	Meerut Development Authority
Valid	
QR Code	
Stamp	
Building Plan Application Number	
MDA/RP/21-22/1280	
Sanctioned On	
22 Apr 2023	
Valid Till	
26 Apr 2028	
Approved By	
Abhishek Pandey (Vice Chairman)	
Examined By	
Sanjeev Kumar Tiwari (Junior engineer)	
Somendra Pratap Singh (Junior engineer)	
Manoj Kumar Tiwari (Assistant Engineer)	
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Total Plot Area: - 35924.00
Total FAR Area: - 40720.53
Total Coverage Area: - 10339.21
Total BUA Area: - 44911.19



Color Index

Plot Boundary	
Abutting Road	
Proposed Construction	
Common Plot	
Road Alignment (Road Widening Area)	
Future T.P Scheme Deduction Area	
Existing (To be retained)	
Existing (To be demolished)	

Existing Building Details

Name	Use	SubUse	Structure	Height	Floor No.	FAR Area	BUA Area
Structure TO BE RETAINED-1 BLOCK A1	Residential	Affordable Housing	Lowrise Building	12.45	4	2510.42	2552.90
Structure TO BE RETAINED-1 BLOCK A2	Residential	Affordable Housing	Lowrise Building	12.45	4	2510.42	2552.90
Structure TO BE RETAINED-2 BLOCK B2 & C1	Residential	Affordable Housing	Lowrise Building	12.45	4	4007.14	4052.12

Scoring Name

Scoring Name	BUR UP Area (Sq. Mt.)	FAR Area (Sq. Mt.)
Structure TO BE RETAINED-1 BLOCK A1	2552.90	2510.42
Structure TO BE RETAINED-1 BLOCK A2	2552.90	2510.42
Structure TO BE RETAINED-2 BLOCK B2 & C1	4052.12	4007.14
Total	9157.92	9027.98

Parking Chart (Table 7b)

Vehicle Type	No.	Reduced Regt. Parking (Increase of Plot having RWine as surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	213	2626.75
Two Stack Car	-	-	-	117	1606.75
Total Car	135	-	1687.50	330	4337.50
Two Stack	362	-	784.00	196	392.00
Parking	-	-	-	5	9963.89
Other Parking	-	-	-	-	1692.50
Total	-	-	2471.50	-	6283.45

Tree Details (Table 7c)

Plot	Name	No. of Trees	
		Regt	Prop
PLOT	Tree	180	362

Green and open space Area

Name	Prop. Area
GREEN AREA	1989.04
GREEN AREA	576.74
GREEN AREA	666.75
GREEN AREA	720.87
GREEN AREA	211.81
GREEN AREA	1001.28
GREEN AREA	255.03

Required Parking (Table 7a)

Building Name	Type	SubUse	Units		Car		Two Wheeler			
			Area (Sq.mt.)	Parking space reqt for every	Reqd. Unit	Prop. Reqdt.	Reqd. Unit	Reqdt. Prop.		
BLOCK (E2)	Residential	Affordable Housing	0-50	52.00	-	-	1.00	52	-	
			50-100	-	1.00	-	-	-	-	
			100-150	-	1.25	-	-	-	-	
			>150	-	1.50	-	-	-	-	
			0-50	52.00	-	-	-	1.00	52	-
			50-100	-	1.00	-	-	-	-	-
			100-150	-	1.25	-	-	-	-	-
			>150	-	1.50	-	-	-	-	-
			0-50	96.00	-	-	-	1.00	96	-
			50-100	-	1.00	-	-	-	-	-
			100-150	-	1.25	-	-	-	-	-
			>150	-	1.50	-	-	-	-	-
BLOCK (E3)	Residential	Affordable Housing	0-50	88.00	-	-	1.00	88	-	
			50-100	-	1.00	-	-	-	-	-
			100-150	-	1.25	-	-	-	-	-
			>150	-	1.50	-	-	-	-	-
			0-50	84.00	-	-	-	1.00	84	-
			50-100	-	1.00	-	-	-	-	-
			100-150	-	1.25	-	-	-	-	-
			>150	-	1.50	-	-	-	-	-
			0-50	24.00	-	-	-	1.00	24	-
			50-100	1	8.00	1.00	8	-	-	-
			100-150	1	-	1.25	-	-	-	-
			>150	1	-	1.50	-	-	-	-
BLOCK (E4)	Residential	Affordable Housing	0-50	1	8.00	-	-	1.00	8	-
			50-100	1	36.00	1.00	36	-	-	-
			100-150	1	-	1.25	-	-	-	-
			>150	1	-	1.50	-	-	-	-
			0-50	1	8.00	-	-	1.00	8	-
			50-100	1	36.00	1.00	36	-	-	-
			100-150	1	-	1.25	-	-	-	-
			>150	1	-	1.50	-	-	-	-
			0-50	1	27.00	1.00	27	-	-	-
			50-100	1	-	1.25	-	-	-	-
			>150	1	-	1.50	-	-	-	-
			Total:			-	-	130	330	-

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No. of Residential Units	No. of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
BLOCK (E2)	Residential	Affordable Housing	-	Lowrise Building	-	52	0	GROUND FLOOR PLAN	Residential	Affordable Housing	Residential FAR	Residential	Affordable Housing
								TYPICAL - 1, 2, 3 FLOOR PLAN	Residential	Affordable Housing	Residential FAR	Residential	Affordable Housing
BLOCK (E3)	Residential	Affordable Housing	-	Highrise	-	52	0	GROUND FLOOR PLAN	Residential	Affordable Housing	Residential FAR	Residential	Affordable Housing
								TYPICAL - 1, 2, 3 FLOOR PLAN	Residential	Affordable Housing	Residential FAR	Residential	Affordable Housing
BLOCK (E4)	Residential	Affordable Housing	-	Highrise	-	96	0	GROUND FLOOR PLAN	Residential	Affordable Housing	Residential FAR	Residential	Affordable Housing
								TYPICAL - 1, 2, 3 FLOOR PLAN	Residential	Affordable Housing	Residential FAR	Residential	Affordable Housing
BLOCK (E5)	Residential	Affordable Housing	-	Highrise	-	88	0	GROUND FLOOR PLAN	Residential	Affordable Housing	Residential FAR	Residential	Affordable Housing
								TYPICAL - 1, 2, 3 FLOOR PLAN	Residential	Affordable Housing	Residential FAR	Residential	Affordable Housing
BLOCK (E6)	Residential	Affordable Housing	-	Highrise	-	64	0	GROUND FLOOR PLAN	Residential	Affordable Housing	Residential FAR	Residential	Affordable Housing
								TYPICAL - 1, 2, 3 FLOOR PLAN	Residential	Affordable Housing	Residential FAR	Residential	Affordable Housing
BLOCK (E7)	Residential	Affordable Housing	-	Highrise	-	32	0	GROUND FLOOR PLAN	Residential	Affordable Housing	Residential FAR	Residential	Affordable Housing
								TYPICAL - 1, 2, 3 FLOOR PLAN	Residential	Affordable Housing	Residential FAR	Residential	Affordable Housing
BLOCK (E8)	Residential	Affordable Housing	-	Highrise	-	44	0	GROUND FLOOR PLAN	Residential	Affordable Housing	Residential FAR	Residential	Affordable Housing
								TYPICAL - 1, 2, 3 FLOOR PLAN	Residential	Affordable Housing	Residential FAR	Residential	Affordable Housing
BLOCK (E9)	Residential	Affordable Housing	-	Highrise	-	72	0	GROUND FLOOR PLAN	Residential	Affordable Housing	Residential FAR	Residential	Affordable Housing
								TYPICAL - 1, 2, 3 FLOOR PLAN	Residential	Affordable Housing	Residential FAR	Residential	Affordable Housing
BLOCK (E10)	Residential	Affordable Housing	-	Highrise	-	27	1	GROUND FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
								TYPICAL - 1, 2, 3 FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
BLOCK (E11)	Commercial	Commercial Building	-	Lowrise Building	-	0	3	FIRST FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
								SECOND FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
BLOCK (E12)	Commercial	Commercial Building	-	Lowrise Building	-	0	3	GROUND FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
								TYPICAL - 1, 2, 3 FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building

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Total Coverage Area: - 2541.33
Total BUA Area: - 35509.41

OWNER'S NAME AND SIGNATURE
Dipal Gang hasadoffice@gmail.com, 0412704069

ARCHITECT'S NAME AND SIGNATURE
Abhishek Kumar

CAD/ARCHITECT
Abhishek Kumar

Signature
Abhishek Kumar

Seal
Abhishek Kumar

Master Development Authority

Seal
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