

Submission Date	MDA/LD/24-25/1341	Sheet	1/3
Version No.	2025-01-01	Scale	1:100
Version No.	1.00	Version Date	27/02/2025
<b>AREA STATEMENT</b>			
<b>PROJECT DETAIL</b>			
Authority: Meend Development Authority	Plot Use: Residential		
Authority Class: Category B	Plot SubUse: Plotted Res development / Plotted Housing		
Authority Grade: Development Authority (DA)	Development Plan: Rakshapuram 1		
Case/Track: Regular	Land Use Zone: Residential Use Zone		
Project Type: Layout Development	Land SubUse Zone: Residential Zone		
Nature of Development: NEW	Layout Type: NA		
Development Area: Developed Area			
SubDevelopment Area: NA			
Special Project: NA			
Site Address: District Meerut, Tehsil Meerut, Village NA			
<b>AREA DETAILS</b>			
1. Area of Plot As per record	Sq.Mts		
Document Area		26071.40	
As per site condition		26071.40	
Area of Plot Considered		25571.40	
<b>2. Deduction for</b>			
in/Proposed roads		0.00	
Utility reservations		0.00	
Total (a + b)		0.00	
<b>3. Net Area of plot (1 - 2) AREA OF PLOT</b>			
Green and open space		26071.40	
<b>Proposed Area at:</b>			
	Proposed Built up	Proposed FAR	Existing FAR
Total FAR Area	0.00	0.00	0.00
Total FAR Area			0.00
Accessory/Use Area Added in Builtup Area			0.00
Total Builtup Area			0.00
Proposed FAR Consumed			0.00
<b>C. Tenement Statement</b>			
4. Tenement Proposed At:			

**Color Index**

Color	Meaning
Black	PLOT BOUNDARY
Red	ABUTTING ROAD
Green	PROPOSED CONSTRUCTION
Yellow	COMMON PLOT
Blue	ROAD ALIGNMENT (ROAD WIDENING AREA)
Light Blue	FUTURE T.P. SCHEME DEDUCTION AREA
Dark Blue	EXISTING (To be retained)
Light Green	EXISTING (To be demolished)

**Number of EWS/LIG unit required**

Sl. No.	Plot Type	No. of Plot	No. of unit in one plot	Total Number of units	Proposed LIG/ES Unit
1.	Single Dwelling Unit	44	1	44	-
Total:		44		44	0
<b>Number of EWS/LIG unit required (10% LIG)</b>					
Total:				5.00	0
<b>Number of EWS/LIG unit required (10% EWS)</b>					
Total:				5.00	0

**Tenements Density Check**

Net housing density	No. Of Tenements		No. Of Persons	
	Rept	Perm	Rept	Perm
440/Hec	230	183	1148	915

**Green and open space Area**

Name	Prop. Area
PARK-2	1000.59
PARK-1	538.23
PARK-3	842.06
PARK-4	1266.05
PARK-5	288.14

**Land use analysis/Area distribution (Table 2c)**

Area covered under	Proposed Area in sq. mt	Percentage(%)
Plotted Area	14548.70	57.34
Road Area	6394.43	24.53
Garbage Collection Center	29.47	0.11
For Informal Area Kiosk/booth/Platform	24.10	0.09
Sector Shopping	420.24	1.61
Convenient Shops	30.56	0.12
Public Open Space	3915.09	15.02
For Informal Area	388.70	1.51
Other Area	0.10	0.00
Total net layout	26071.40	100.00

**Individual Amenity Check (b)**

Name	Rept	Minimum Area	Prop	Rept	Prop
Convenient Shops		20.00	30.56	-	1.00
Sector Shopping		100.00	420.24	-	1.00
For Informal Area Kiosk/booth/Platform		15.00	24.10	-	1.00
Garbage Collection Centre		15.00	29.47	1.00	1.00

**OWNER'S NAME AND SIGNATURE**  
 M/S SHAKUNTALAM HABITATS PVT. LTD. THROUGH AUTHORIZED REPRESENTATIVE SH. ANIL KUMAR JAIN S/O SH. JAMBOO PRASAD JAIN, anilruchro@gmail.com, 9837091333

**ARCHITECT'S NAME AND SIGNATURE**  
 Mohit Bhargava  
 CA/1999/25208



**Building Plan Application Number**  
 MDA/LD/24-25/1341

**Sanctioned On**  
 06 Jun 2025

**Valid Till**  
 06 Jun 2030

**Approved By**  
 Sanjay Kumar Meena (Vice Chairman)

**Examined By**  
 Onkar Sharma (Junior engineer)

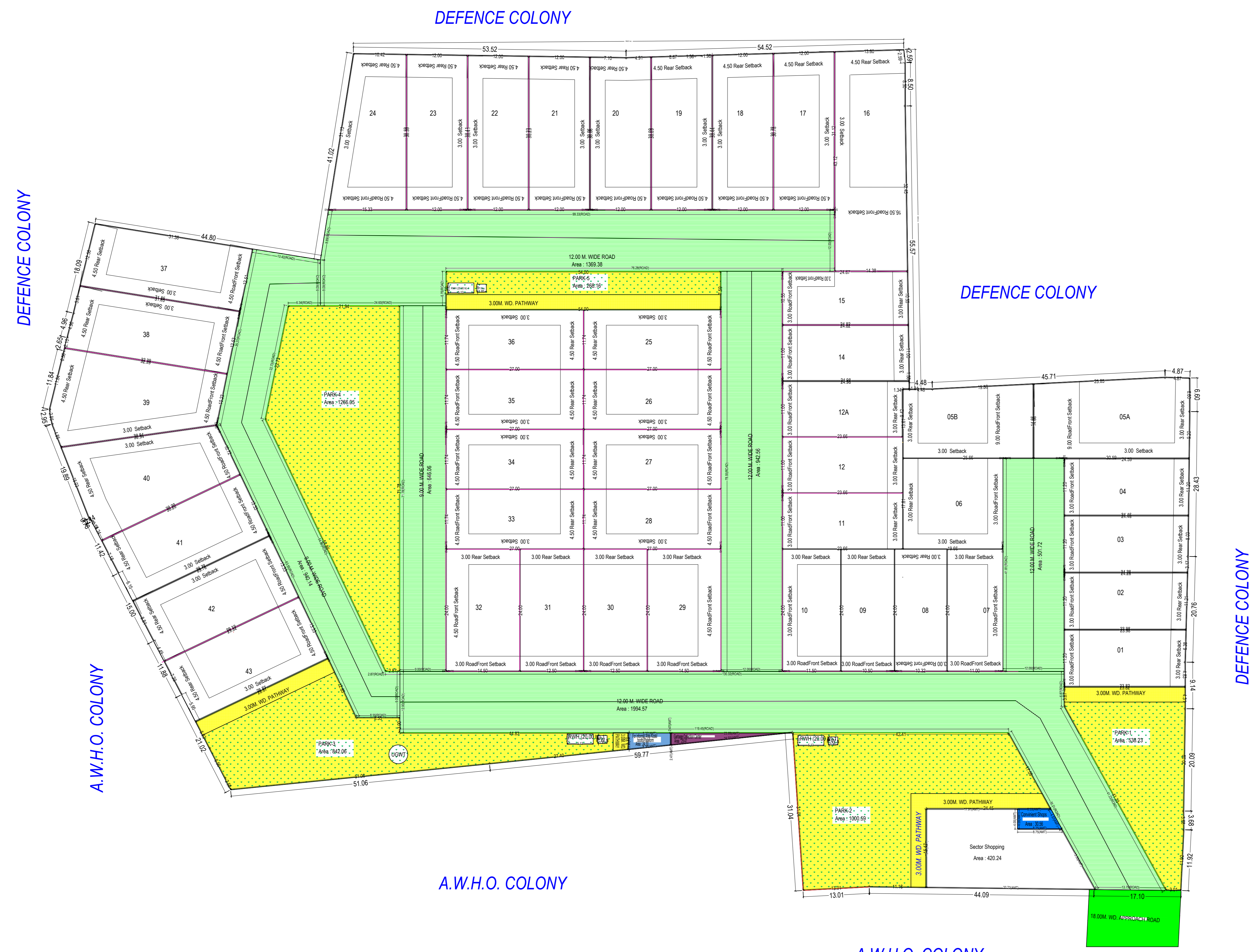
**Manoj Kumar Tiwari (Assistant Engineer)**

**Vijay Kumar Singh (Town Planner)**

**Vijay Kumar Singh (Chief Town Planner)**

**Anand Kumar Singh (Secretary)**

**Sanjay Kumar Meena (Vice Chairman)**



**LAYOUT PLAN**  
 (Scale - 1:400)

**Proposed Population Calculation**

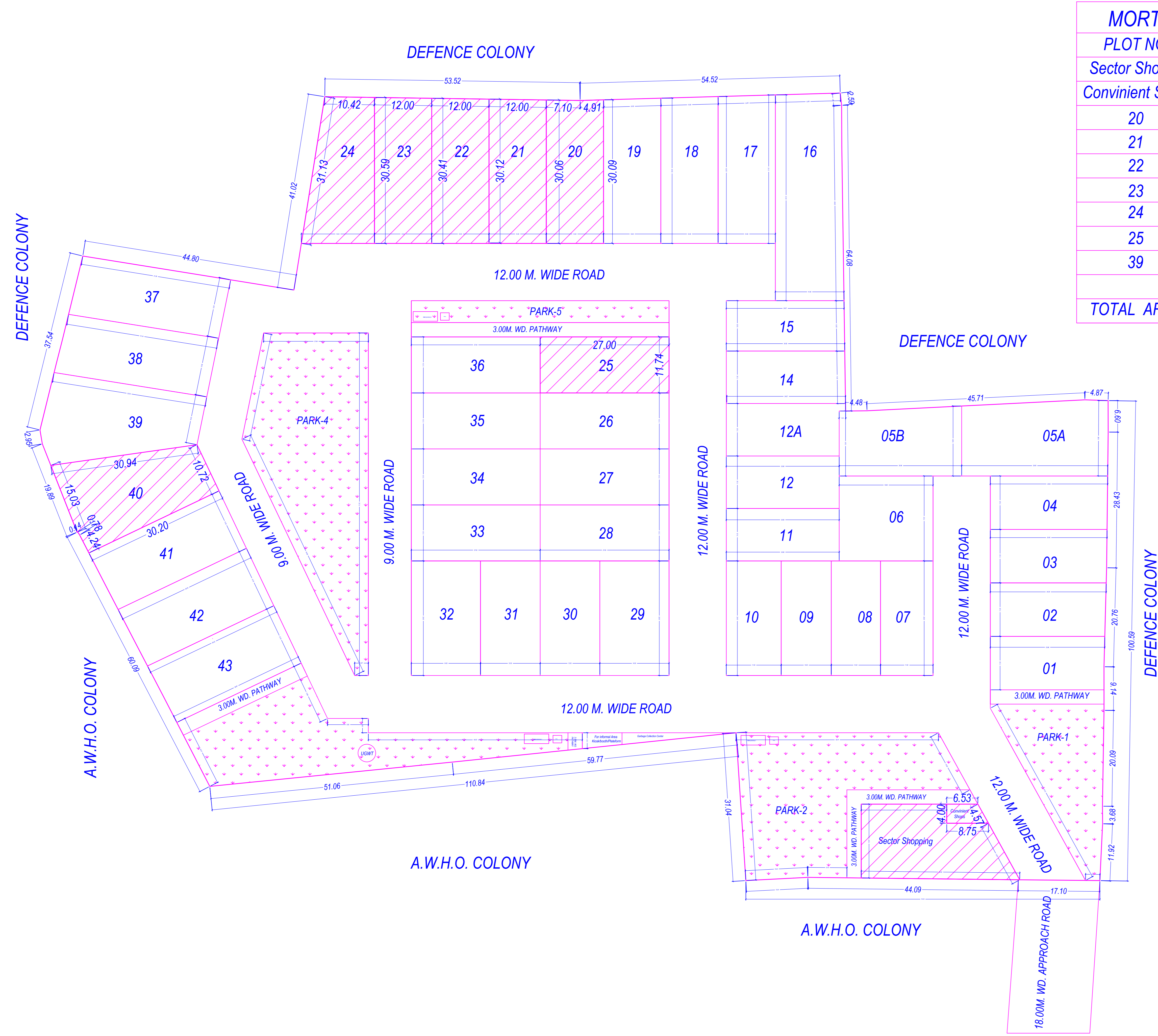
Plot Name	Use	SubUse	Range	No.	Perm. Person/Plot	Perm. Person/Unit	Total Person/Plot	Total
11	Residential	Row House		4	4	20	20	
12	Residential	Row House		4	4	20	20	
15	Residential	Row House		4	4	20	20	
30	Residential	Row House		4	4	20	20	
31	Residential	Row House		4	4	20	20	
10	Residential	Row House		4	4	20	20	
09	Residential	Row House	above	4	4	20	20	
08	Residential	Row House	150-up to 300-sq.mt	4	5	20	300	
07	Residential	Row House		4	4	20	20	
01	Residential	Row House		4	4	20	20	
02	Residential	Row House		4	4	20	20	
04	Residential	Row House		4	4	20	20	
14	Residential	Row House		4	4	20	20	
12A	Residential	Row House		4	4	20	20	
29	Residential	Row House		4	4	20	20	
32	Residential	Row House		4	4	20	20	
33	Residential	Row House		4	4	20	20	
28	Residential	Row House		4	4	20	20	
27	Residential	Row House		4	4	20	20	
34	Residential	Row House		4	4	20	20	
35	Residential	Row House		4	4	20	20	
06	Residential	Row House		4	4	20	20	
36	Residential	Row House		4	4	20	20	
17	Residential	Row House	above	4	4	20	20	
16	Residential	Row House	300-up to 600-sq.mt	4	5	20	480	
19	Residential	Row House		4	4	20	20	
20	Residential	Row House		4	4	20	20	
21	Residential	Row House		4	4	20	20	
23	Residential	Row House		4	4	20	20	
24	Residential	Row House		4	4	20	20	
37	Residential	Row House		4	4	20	20	
06	Residential	Row House		4	4	20	20	
41	Residential	Row House		4	4	20	20	
42	Residential	Row House		4	4	20	20	
43	Residential	Row House		4	4	20	20	
05B	Residential	Row House		4	4	20	20	
22	Residential	Row House		4	4	20	20	
40	Residential	Row House		4	4	20	20	
38	Residential	Row House	400-up to 800-sq.mt	4	5	20	100	
39	Residential	Row House		5	5	20	20	
05A	Residential	Row House		5	5	20	20	
16	Residential	Row House	600-up to 899-sq.mt	1	7	5	35	
Grand Total:								915

**Individual Plot Setback**

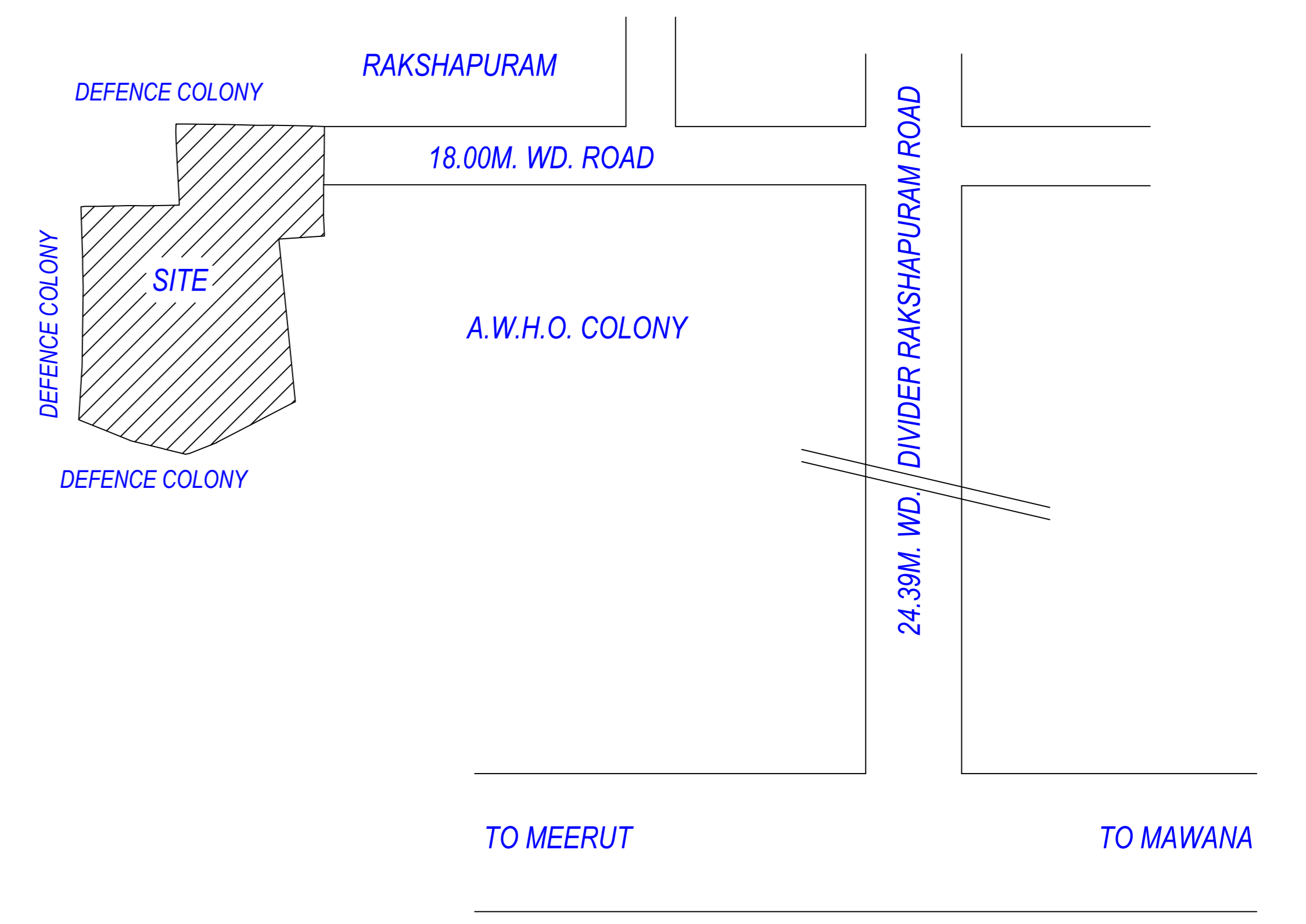
Plot No.	Abutting Road	Front	Side1	Side2	Rear	Coverage	FAR
05B	12.00 M WIDE ROAD	3.00	3.00	-	4.50	0.00	0.00
05A	12.00 M WIDE ROAD	3.00	3.00	-	4.50	0.00	0.00
12A	12.00 M WIDE ROAD	3.00	-	-	3.00	0.00	0.00
01	12.00 M WIDE ROAD	3.00	-	-	3.00	0.00	0.00
02	12.00 M WIDE ROAD	3.00	-	-	3.00	0.00	0.00
03	12.00 M WIDE ROAD	3.00	-	-	3.00	0.00	0.00
04	12.00 M WIDE ROAD	3.00	-	-	3.00	0.00	0.00
06	12.00 M WIDE ROAD	3.00	3.00	-	3.00	0.00	0.00
07	12.00 M WIDE ROAD	3.00	-	-	3.00	0.00	0.00
08	12.00 M WIDE ROAD	3.00	-	-	3.00	0.00	0.00
09	12.00 M WIDE ROAD	3.00	-	-	3.00	0.00	0.00
10	12.00 M WIDE ROAD	3.00	-	-	3.00	0.00	0.00
11	12.00 M WIDE ROAD	3.00	-	-	3.00	0.00	0.00
12	12.00 M WIDE ROAD	3.00	-	-	3.00	0.00	0.00
14	12.00 M WIDE ROAD	3.00	-	-	3.00	0.00	0.00
15	12.00 M WIDE ROAD	3.00	-	-	3.00	0.00	0.00
16	12.00 M WIDE ROAD	4.50	3.00	-	4.50	0.00	0.00
18	12.00 M WIDE ROAD	4.50	3.00	-	4.50	0.00	0.00
19	12.00 M WIDE ROAD	4.50	3.00	-	4.50	0.00	0.00
20	12.00 M WIDE ROAD	4.50	3.00	-	4.50	0.00	0.00
21	12.00 M WIDE ROAD	4.50	3.00	-	4.50	0.00	0.00
22	12.00 M WIDE ROAD	4.50	3.00	-	4.50	0.00	0.00
23	12.00 M WIDE ROAD	4.50	3.00	-	4.50	0.00	0.00
24	12.00 M WIDE ROAD	4.50	3.00	-	4.50	0.00	0.00
25	12.00 M WIDE ROAD	4.50	3.00	-	4.50	0.00	0.00
26	12.00 M WIDE ROAD	4.50	3.00	-	4.50	0.00	0.00
27	12.00 M WIDE ROAD	4.50	3.00	-	4.50	0.00	0.00
28	12.00 M WIDE ROAD	4.50	3.00	-	4.50	0.00	0.00
29	12.00 M WIDE ROAD	3.00	-	-	3.00	0.00	0.00
30	12.00 M WIDE ROAD	3.00	-	-	3.00	0.00	0.00
31	12.00 M WIDE ROAD	3.00	-	-	3.00	0.00	0.00
32	12.00 M WIDE ROAD	3.00	-	-	3.00	0.00	0.00
33	9.00 M WIDE ROAD	4.50	3.00	-	4.50	0.00	0.00
34	9.00 M WIDE ROAD	4.50	3.00	-	4.50	0.00	0.00
35	9.00 M WIDE ROAD	4.50	3.00	-	4.50	0.00	0.00
36	9.00 M WIDE ROAD	4.50	3.00	-	4.50	0.00	0.00
37	9.00 M WIDE ROAD	4.50	3.00	-	4.50	0.00	0.00
38	9.00 M WIDE ROAD	4.50	3.00	-	4.50	0.00	0.00
39	9.00 M WIDE ROAD	4.50	3.00	-	4.50	0.00	0.00
40	9.00 M WIDE ROAD	4.50	3.00	-	4.50	0.00	0.00
41	9.00 M WIDE ROAD	4.50	3.00	-	4.50	0.00	0.00
42	9.00 M WIDE ROAD	4.50	3.00	-	4.50	0.00	0.00
43	9.00 M WIDE ROAD	4.50	3.00	-	4.50	0.00	0.00

**Individual Plot Area**

Plot No.	Plot Area	Frontage	Coverage	FAR Area				
05B	40.00	360.41	3.50	6.00	0.00	0.00	0.00	0.00
05A	40.00	472.33	3.50	6.00	0.00	0.00	0.00	0.00
12A	40.00	262.37	3.50	11.00	0.00	0.00	0.00	0.00
01	40.00	287.34	3.50	11.20	0.00	0.00	0.00	0.00
02	40.00	270.35	3.50	11.20	0.00	0.00	0.00	0.00
03	40.00	273.20	3.50	11.20	0.00	0.00	0.00	0.00
04	40.00	274.69	3.50	11.20	0.00	0.00	0.00	0.00
06	40.00	380.17	3.50	17.81	0.00	0.00	0.00	0.00
07	40.00	284.06	3.50	35.00	0.00	0.00	0.00	0.00
08	40.00	247.88	3.50	10.32	0.00	0.00	0.00	0.00
09	40.00	282.00	3.50	10.50	0.00	0.00	0.00	0.00
10	40.00	276.00	3.50	35.50	0.00	0.00	0.00	0.00
11	40.00	260.27	3.50	11.00	0.00	0.00	0.00	0.00
12	40.00	260.27	3.50	11.00	0.00	0.00	0.00	0.00
14	40.00	273.88	3.50	11.00	0.00	0.00	0.00	0.00
15	40.00	260.94	3.50	20.83	0.00	0.00	0.00	0.00
16	40.00	609.92	3.50	12.00	0.00	0.00	0.00	0.00
17	40.00	371.43	3.50	12.00	0.00	0.00	0.00	0.00
18	40.00	367.30	3.50	12.00	0.00	0.00	0.00	0.00
19	40.00	363.17	3.50	12.00	0.00	0.00	0.00	0.00</

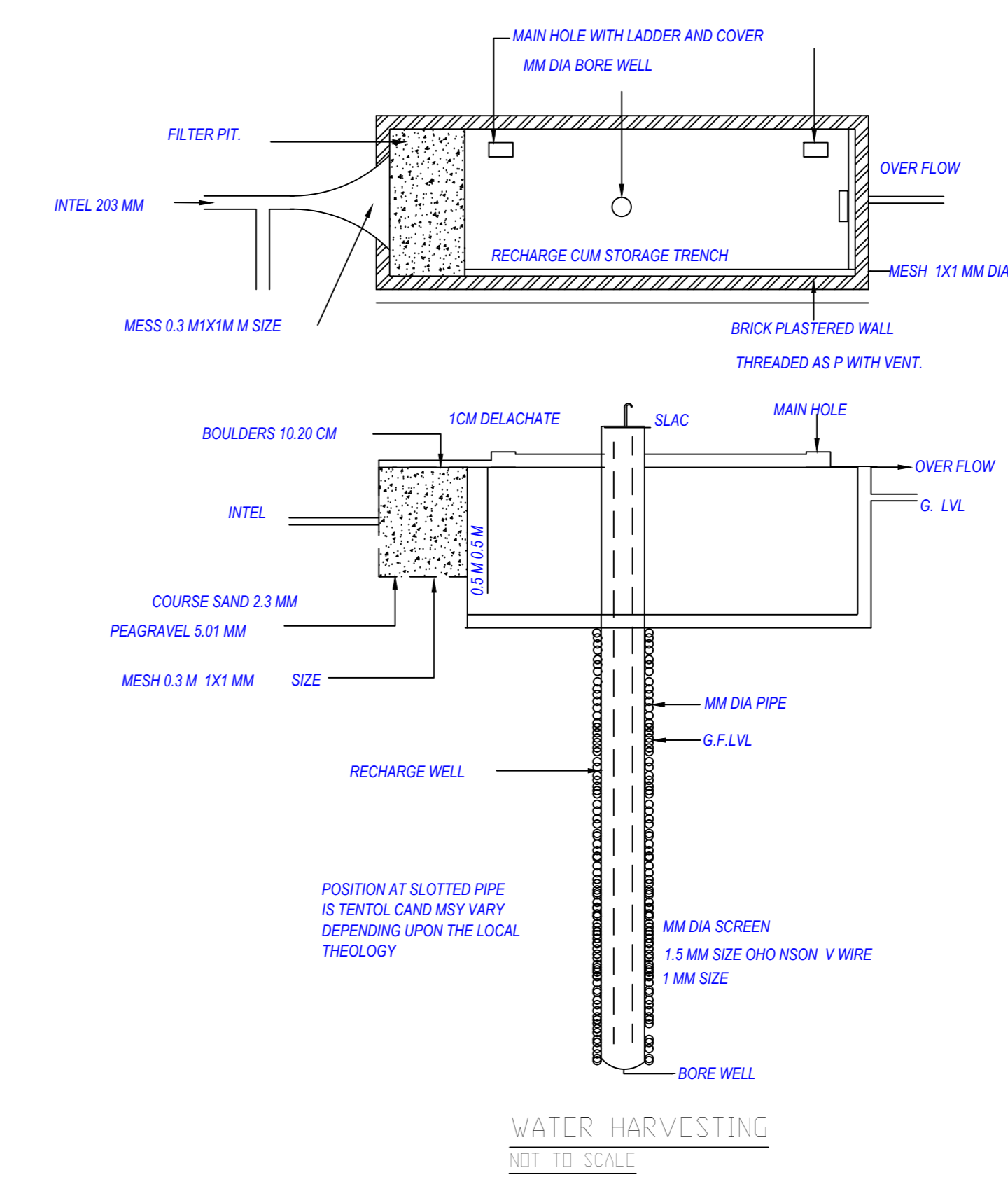


MORTGAGE PLOTS	
PLOT NO.	AREA (IN SQM.)
Sector Shopping	420.25
Convinient Shops	30.56
20	360.14
21	361.75
22	363.88
23	366.00
24	394.94
25	316.98
39	488.04
<b>TOTAL AREA</b>	<b>3102.54</b>



KEY-PLAN (NOT TO SCALE)

KEY PLAN



WATER HARVESTING (NOT TO SCALE)

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: -	26071.40	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

OWNER'S NAME AND SIGNATURE  
 M/S SHAKUNTALAM HABITATS PVT. LTD. THROUGH AUTHORIZED REPRESENTATIVE SH. ANIL KUMAR JAIN S/O SH. JAMBOO PRASAD JAIN, anilshukro@gmail.com, 9837091333

ARCHENGE'S NAME AND SIGNATURE  
 Mohi Bhanagar  
 CA/1999/25208

Meend Development Authority

Building Plan Application Number  
 MDALD/24-25/1341

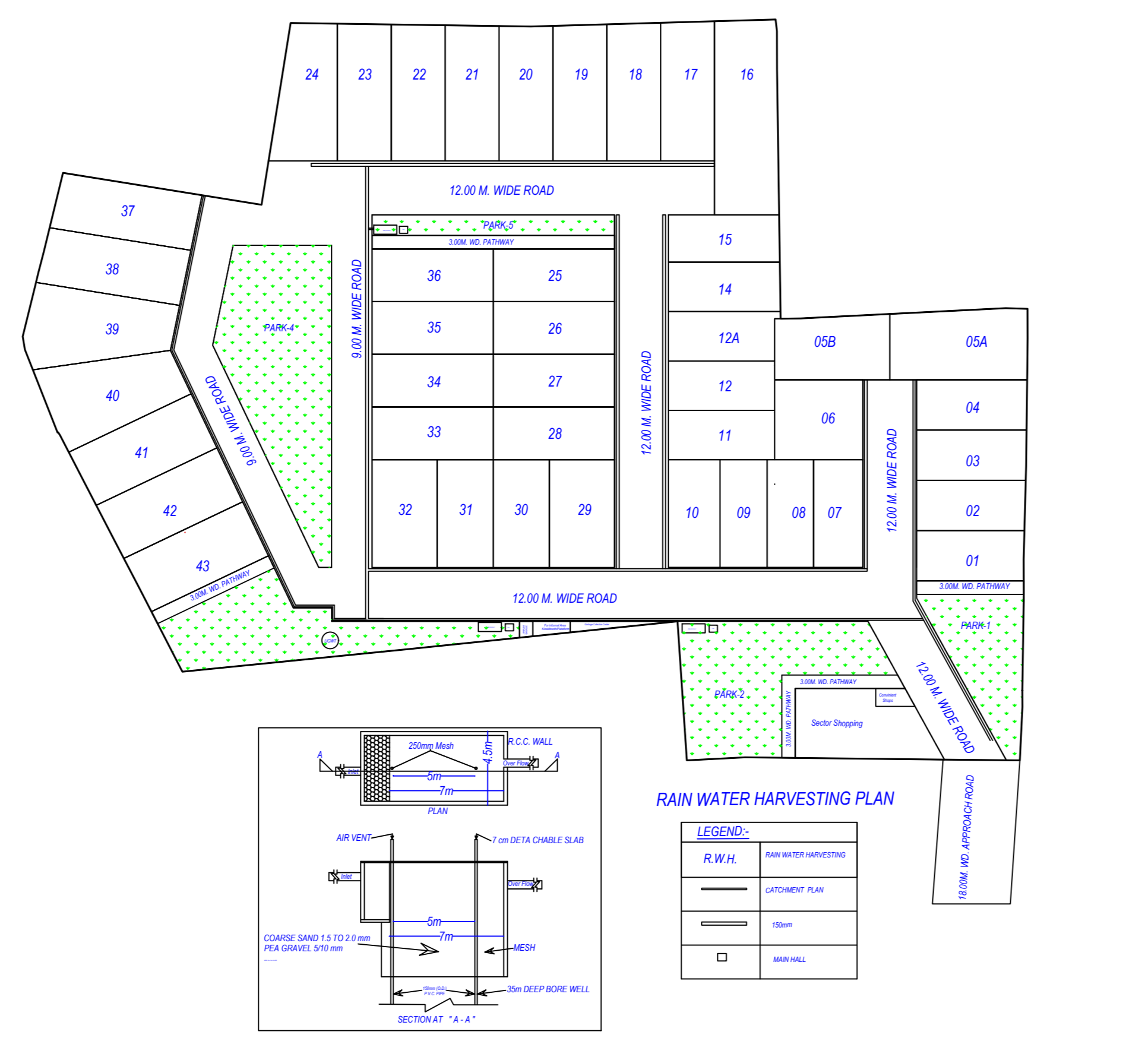
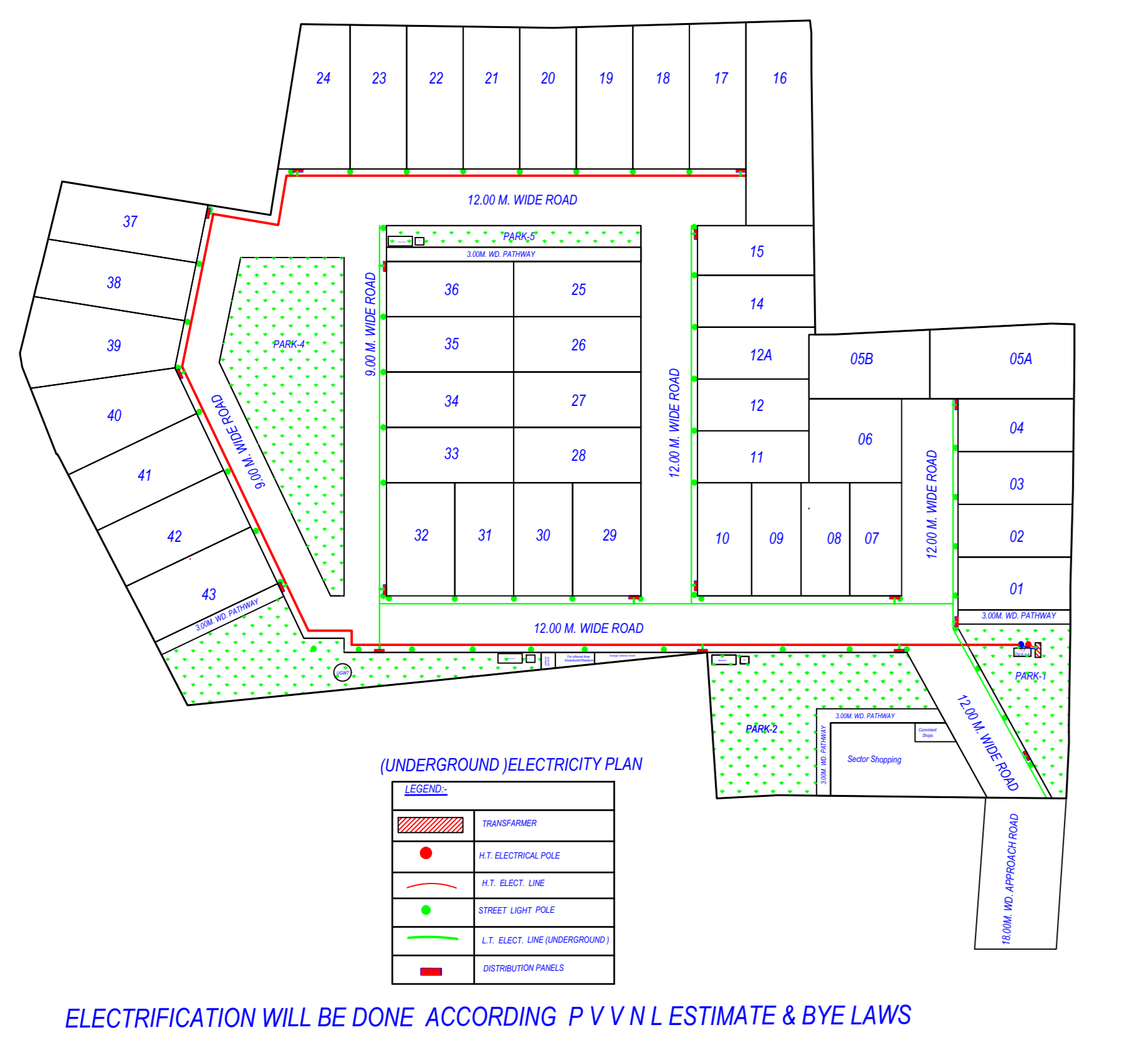
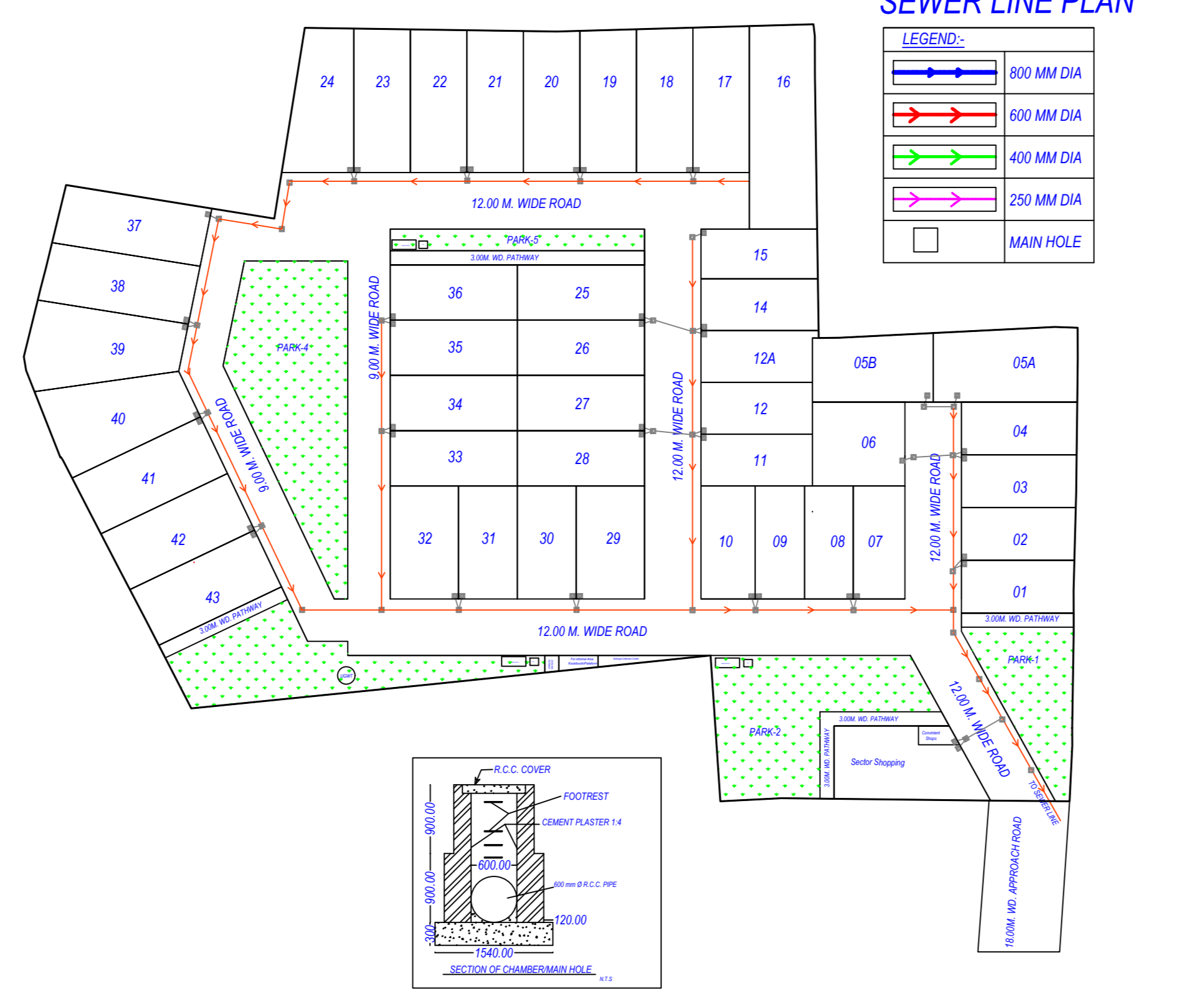
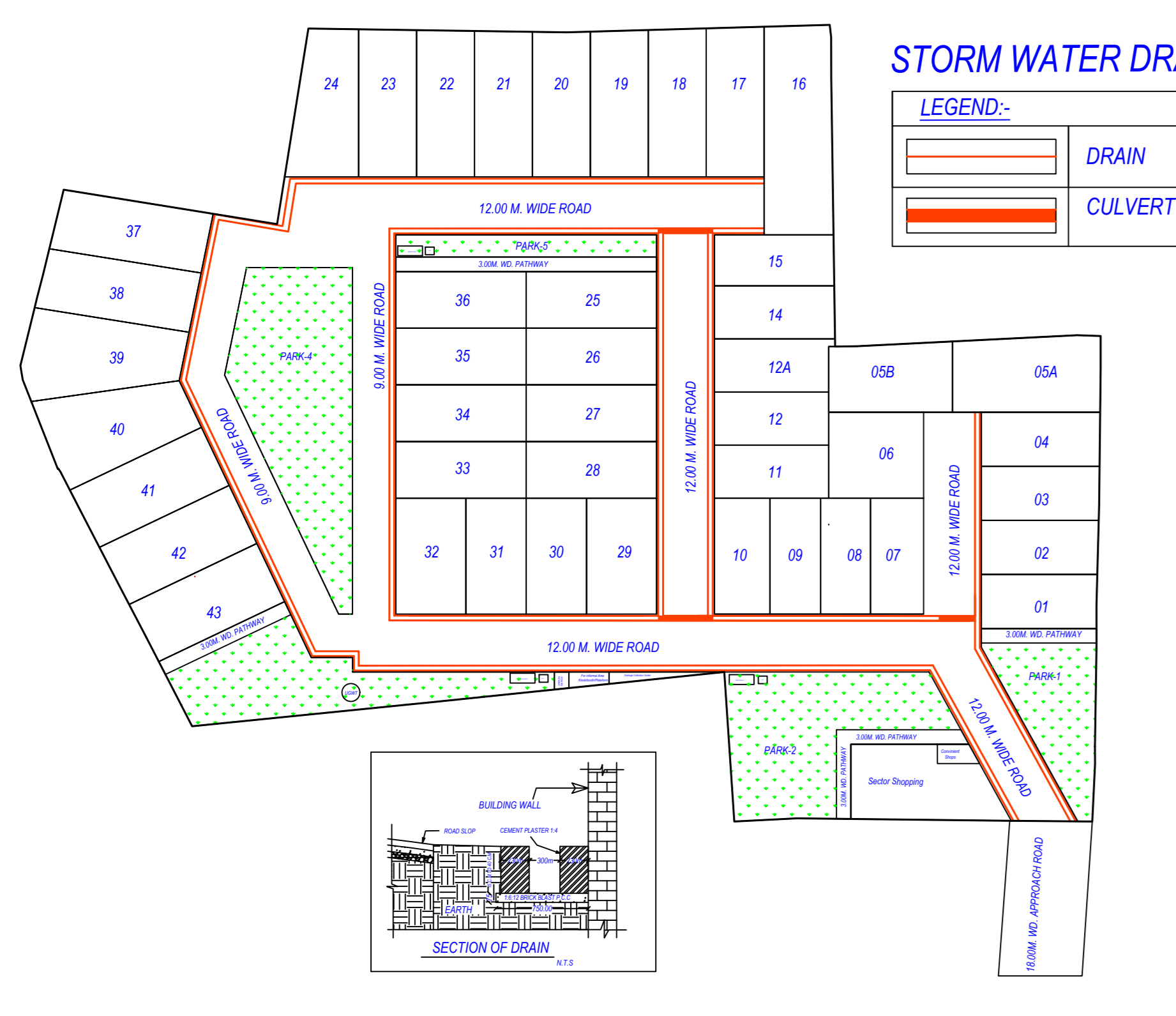
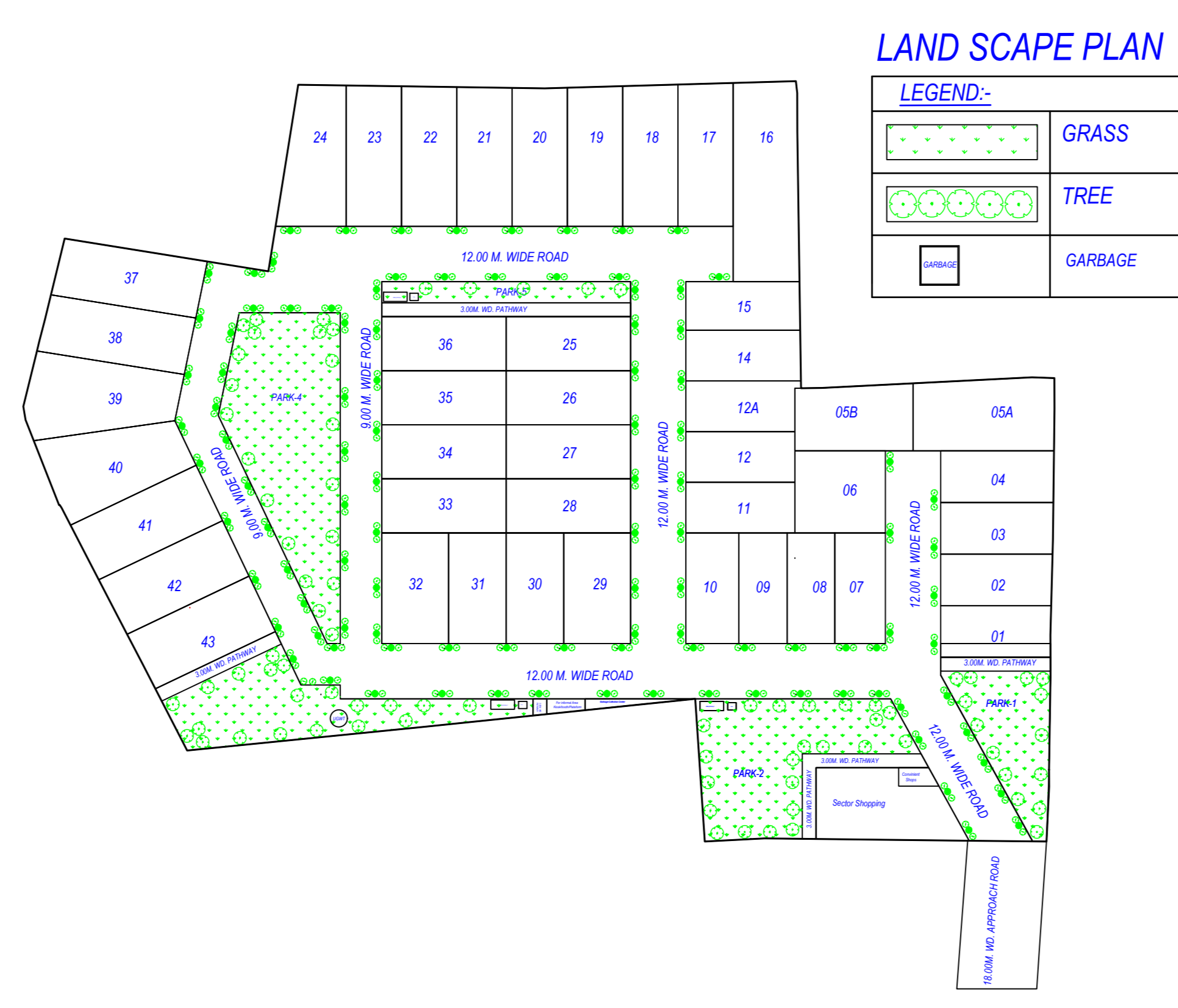
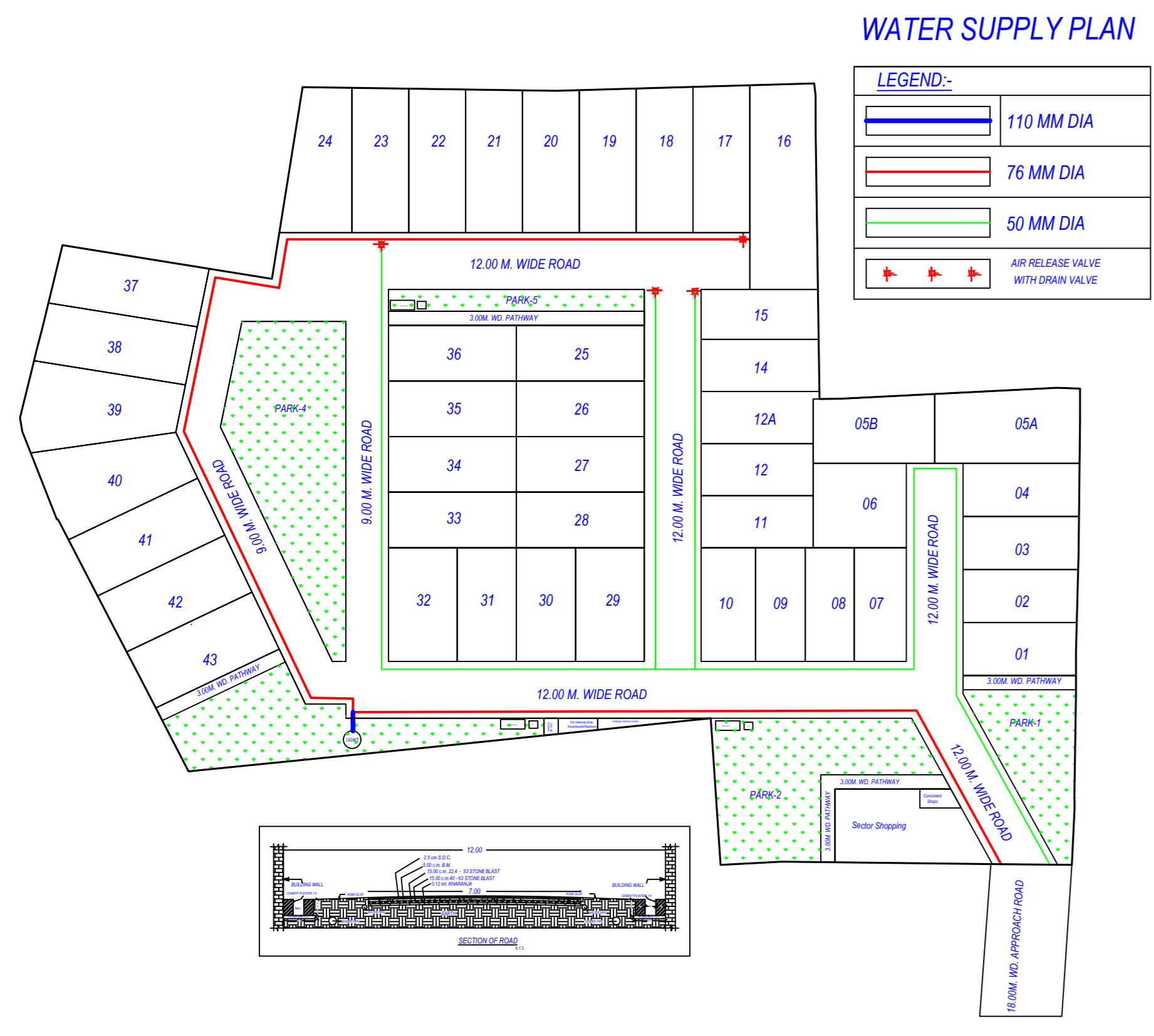
Sanctioned On  
 06 Jun 2025

Valid Till  
 06 Jun 2030

Approved By  
 Sanjay Kumar Meena (Vice Chairman)

Examined By  
 Onkar Sharma (Junior engineer)  
 Manoj Kumar Tiwari (Assistant Engineer)  
 Vijay Kumar Singh (Town Planner)  
 Vijay Kumar Singh (Chief Town Planner)  
 Anand Kumar Singh (Secretary)

Sanjay Kumar Meena (Vice Chairman)



OWNER'S NAME AND SIGNATURE	
M/S SHAKUNTALAM HABITATS PVT. LTD. THROUGH AUTHORIZED REPRESENTATIVE SH. ANIL KUMAR JAIN S/O SH. JAMBOO PRASAD JAIN, anilshukro@gmail.com, 983791333	
ARCHITECT'S NAME AND SIGNATURE	STRUCTURE ENGINEER
Mohit Bhanagar CA/1999/25208	
Meerut Development Authority	
 	
Building Plan Application Number	
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