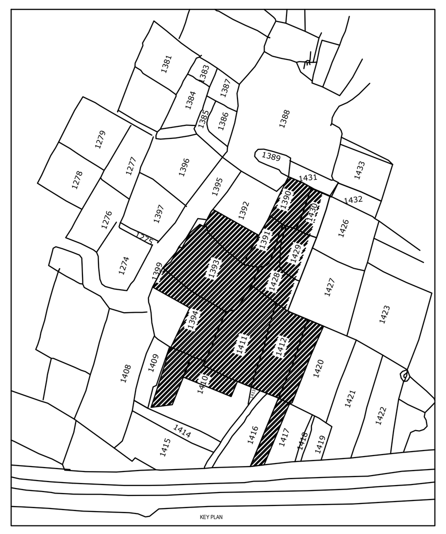
Project Title :PROPOSED LAYOUT PLAN OF A TO Z BUILDERS & DEVELOPERS AT GREEN HEIGHT I ON KHASRA NO. 1390,1391,1392,1393,1394,1410,1411,1412,1417,1420,1428,1429,1430 OF VILLAGE SIWAYA JAMALULLAPUR ROORKEE ROAD TEHSIL-SARDHANA DISTT.-MEERUT.AS PER DAURALA MASTER PLAN SITE FALLS UNDER RESIDENTIAL (300-600 PPH.) I.E. 120 UNITS PER HECTARE ARE ALLOWED PROPOSED UNITS IN PLAN ARE 90 WHICH IS UNDER PERMISSIBLE

File No	MDA/LD/20-21/0181	Sheet	1
Submission Date	2020-10-23	Scale	1:100



LAYOUT PLAN



Individual Plot Area

Plot No.	Abutting Road	Plot Area Reqd	Plot Area Perm	Plot Area Prop	Frontage Reqd	Frontage Prop	Coverage Factor	Coverage Perm	Coverage Prop	FSI Area Perm	FSI Area Prop
1	9.00 M WIDE Internal Road	40.00	-	112.00	3.50	7.00	0.00	0.00	0.00	-	0.00
2	9.00 M WIDE Internal Road	40.00	-	112.00	3.50	7.00	0.00	0.00	0.00	-	0.00
3	9.00 M WIDE Internal Road	40.00	-	112.00	3.50	7.00	0.00	0.00	0.00	-	0.00
4	9.00 M WIDE Internal Road	40.00	-	112.00	3.50	7.00	0.00	0.00	0.00	-	0.00
5	9.00 M WIDE Internal Road	40.00	-	112.00	3.50	7.00	0.00	0.00	0.00	-	0.00
6	9.00 M WIDE Internal Road	40.00	-	112.00	3.50	7.00	0.00	0.00	0.00	-	0.00
7	9.00 M WIDE Internal Road	40.00	-	143.66	3.50	8.98	0.00	0.00	0.00	-	0.00
8	9.00 M WIDE Internal Road	40.00	-	123.32	3.50	7.71	0.00	0.00	0.00	-	0.00
9	9.00 M WIDE Internal Road	40.00	-	112.00	3.50	7.00	0.00	0.00	0.00	-	0.00
10	9.00 M WIDE Internal Road	40.00	-	112.00	3.50	7.00	0.00	0.00	0.00	-	0.00
11	9.00 M WIDE Internal Road	40.00	-	112.00	3.50	7.00	0.00	0.00	0.00	-	0.00
12	9.00 M WIDE Internal Road	40.00	-	112.00	3.50	7.00	0.00	0.00	0.00	-	0.00
14	9.00 M WIDE Internal Road	40.00	-	112.00	3.50	7.00	0.00	0.00	0.00	-	0.00
15	9.00 M WIDE Internal Road	40.00	-	112.00	3.50	7.00	0.00	0.00	0.00	-	0.00
16	9.00 M WIDE Internal Road	40.00	-	112.00	3.50	7.00	0.00	0.00	0.00	-	0.00
17	9.00 M WIDE Internal Road	40.00	-	112.00	3.50	7.00	0.00	0.00	0.00	-	0.00
18	9.00 M WIDE Internal Road	40.00	-	112.00	3.50	7.00	0.00	0.00	0.00	-	0.00
19	9.00 M WIDE Internal Road	40.00	-	112.00	3.50	7.00	0.00	0.00	0.00	-	0.00
21	9.00 M WIDE Internal Road	40.00	-	112.00	3.50	7.00	0.00	0.00	0.00	-	0.00
22	12.00 M WIDE Internal Road	40.00	-	112.00	3.50	7.00	0.00	0.00	0.00	-	0.00
23	12.00 M WIDE Internal Road	40.00	-	112.00	3.50	7.00	0.00	0.00	0.00	-	0.00
24	12.00 M WIDE Internal Road	40.00	-	112.00	3.50	7.00	0.00	0.00	0.00	-	0.00
25	12.00 M WIDE Internal Road	40.00	-	136.00	3.50	8.50	0.00	0.00	0.00	-	0.00
26	12.00 M WIDE Internal Road	40.00	-	159.94	3.50	10.00	0.00	0.00	0.00	-	0.00
27	12.00 M WIDE Internal Road	40.00	-	120.00	3.50	7.50	0.00	0.00	0.00	-	0.00
28	12.00 M WIDE Internal Road	40.00	-	120.00	3.50	7.50	0.00	0.00	0.00	-	0.00
29	12.00 M WIDE Internal Road	40.00	-	120.00	3.50	7.50	0.00	0.00	0.00	-	0.00
30	12.00 M WIDE Internal Road	40.00	-	120.00	3.50	7.50	0.00	0.00	0.00	-	0.00
31	12.00 M WIDE Internal Road	40.00	-	120.00	3.50	7.50	0.00	0.00	0.00	-	0.00
32	12.00 M WIDE Internal Road	40.00	-	123.20	3.50	7.70	0.00	0.00	0.00	-	0.00
33	9.00 M WIDE Internal Road	40.00	-	111.99	3.50	7.00	0.00	0.00	0.00	-	0.00
34	9.00 M WIDE Internal Road	40.00	-	219.16	3.50	8.80	0.00	0.00	0.00	-	0.00
35	9.00 M WIDE Internal Road	40.00	-	165.71	3.50	9.60	0.00	0.00	0.00	-	0.00
36	9.00 M WIDE Internal Road	40.00	-	121.38	3.50	7.00	0.00	0.00	0.00	-	0.00
37	9.00 M WIDE Internal Road	40.00	-	121.38	3.50	7.00	0.00	0.00	0.00	-	0.00
38	9.00 M WIDE Internal Road	40.00	-	121.38	3.50	7.00	0.00	0.00	0.00	-	0.00
39	9.00 M WIDE Internal Road	40.00	-	121.38	3.50	7.00	0.00	0.00	0.00	-	0.00
40	9.00 M WIDE Internal Road	40.00	-	121.38	3.50	7.00	0.00	0.00	0.00	-	0.00
41	9.00 M WIDE Internal Road	40.00	-	121.38	3.50	7.00	0.00	0.00	0.00	-	0.00
42	9.00 M WIDE Internal Road	40.00	-	173.40	3.50	10.00	0.00	0.00	0.00	-	0.00
43	9.00 M WIDE Internal Road	40.00	-	378.74	3.50	17.00	0.00	0.00	0.00	-	0.00
44	9.00 M WIDE Internal Road	40.00	-	198.57	3.50	9.00	0.00	0.00	0.00	-	0.00
45	9.00 M WIDE Internal Road	40.00	-	197.22	3.50	9.00	0.00	0.00	0.00	-	0.00
46	9.00 M WIDE Cul-de-Sac	40.00	-	141.88	3.50	9.00	0.00	0.00	0.00	-	0.00
47	9.00 M WIDE Cul-de-Sac	40.00	-	112.70	3.50	7.21	0.00	0.00	0.00	-	0.00
48	9.00 M WIDE Cul-de-Sac	40.00	-	180.64	3.50	10.60	0.00	0.00	0.00	-	0.00
49	9.00 M WIDE Internal Road	40.00	-	119.00	3.50	7.00	0.00	0.00	0.00	-	0.00
50	9.00 M WIDE Internal Road	40.00	-	119.00	3.50	7.00	0.00	0.00	0.00	-	0.00
51	9.00 M WIDE Internal Road	40.00	-	119.00	3.50	7.00	0.00	0.00	0.00	-	0.00
52	9.00 M WIDE Internal Road	40.00	-	119.00	3.50	7.00	0.00	0.00	0.00	-	0.00
53	9.00 M WIDE Internal Road	40.00	-	144.50	3.50	8.50	0.00	0.00	0.00	-	0.00
54	12.00 M WIDE Internal Road	40.00	-	162.78	3.50	9.30	0.00	0.00	0.00	-	0.00
55	12.00 M WIDE Internal Road	40.00	-	121.38	3.50	7.00	0.00	0.00	0.00	-	0.00
56	12.00 M WIDE Internal Road	40.00	-	121.38	3.50	7.00	0.00	0.00	0.00	-	0.00
57	12.00 M WIDE Internal Road	40.00	-	121.38	3.50	7.00	0.00	0.00	0.00	-	0.00
58	12.00 M WIDE Internal Road	40.00	-	121.38	3.50	7.00	0.00	0.00	0.00	-	0.00
59	12.00 M WIDE Internal Road	40.00	-	121.38	3.50	7.00	0.00	0.00	0.00	-	0.00
60	12.00 M WIDE Internal Road	40.00	-	121.38	3.50	7.00	0.00	0.00	0.00	-	0.00
61	12.00 M WIDE Internal Road	40.00	-	143.77	3.50	8.29	0.00	0.00	0.00	-	0.00
62	12.00 M WIDE Internal Road	40.00	-	144.50	3.50	8.50	0.00	0.00	0.00	-	0.00
63	12.00 M WIDE Internal Road	40.00	-	119.00	3.50	7.00	0.00	0.00	0.00	-	0.00
64	12.00 M WIDE Internal Road	40.00	-	119.00	3.50	7.00	0.00	0.00	0.00	-	0.00
65	12.00 M WIDE Internal Road	40.00	-	119.00	3.50	7.00	0.00	0.00	0.00	-	0.00
66	12.00 M WIDE Internal Road	40.00	-	119.00	3.50	7.00	0.00	0.00	0.00	-	0.00
67	12.00 M WIDE Internal Road	40.00	-	126.35	3.50	7.43	0.00	0.00	0.00	-	0.00
68	12.00 M WIDE Internal Road	40.00	-	124.41	3.50	7.48	0.00	0.00	0.00	-	0.00
69	12.00 M WIDE Internal Road	40.00	-	115.40	3.50	7.00	0.00	0.00	0.00	-	0.00
70	12.00 M WIDE Internal Road	40.00	-	114.49	3.50	7.00	0.00	0.00	0.00	-	0.00
71	12.00 M WIDE Internal Road	40.00	-	113.55	3.50	7.00	0.00	0.00	0.00	-	0.00
72	12.00 M WIDE Internal Road	40.00	-	112.54	3.50	7.00	0.00	0.00	0.00	-	0.00
73	12.00 M WIDE Internal Road	40.00	-	109.83	3.50	6.87	0.00	0.00	0.00	-	0.00
74	12.00 M WIDE Internal Road	40.00	-	108.16	3.50	6.76	0.00	0.00	0.00	-	0.00
75	12.00 M WIDE Internal Road	40.00	-	108.16	3.50	6.76	0.00	0.00	0.00	-	0.00
76	12.00 M WIDE Internal Road	40.00	-	112.00	3.50	7.00	0.00	0.00	0.00	-	0.00
77	12.00 M WIDE Internal Road	40.00	-	112.00	3.50	7.00	0.00	0.00	0.00	-	0.00
78	12.00 M WIDE Internal Road	40.00	-	104.18	3.50	6.59	0.00	0.00	0.00	-	0.00
79	12.00 M WIDE Internal Road	40.00	-	183.45	3.50	9.00	0.00	0.00	0.00	-	0.00
80	12.00 M WIDE Internal Road	40.00	-	182.62	3.50	9.00	0.00	0.00	0.00	-	0.00
81	12.00 M WIDE Internal Road	40.00	-	181.37	3.50	9.00	0.00	0.00	0.00	-	0.00
82	12.00 M WIDE Internal Road	40.00	-	177.28	3.50	9.00	0.00	0.00	0.00	-	0.00
83	12.00 M WIDE Internal Road	40.00	-	172.66	3.50	9.00	0.00	0.00	0.00	-	0.00
84	12.00 M WIDE Internal Road	40.00	-	167.42	3.50	9.00	0.00	0.00	0.00	-	0.00
85	12.00 M WIDE Internal Road	40.00	-	166.49	3.50	9.66	0.00	0.00	0.00	-	0.00
86	12.00 M WIDE Internal Road	40.00	-	179.43	3.50	9.00	0.00	0.00	0.00	-	0.00
87	12.00 M WIDE Internal Road	40.00	-	173.47	3.50	9.00	0.00	0.00	0.00	-	0.00
88	12.00 M WIDE Internal Road	40.00	-	168.81	3.50	9.00	0.00	0.00	0.00	-	0.00
89	12.00 M WIDE Internal Road	40.00	-	165.14	3.50	9.00	0.00	0.00	0.00	-	0.00
90	12.00 M WIDE Internal Road	40.00	-	161.28	3.50	9.00	0.00	0.00	0.00	-	0.00
91	12.00 M WIDE Internal Road	40.00	-	155.31	3.50	9.00	0.00	0.00	0.00	-	0.00
92	12.00 M WIDE Internal Road	40.00	-	187.16	3.50	11.20	0.00	0.00	0.00	-	0.00

Individual Plot Setback

Plot No.	Pwork-Bldg	Abutting Road	Front Reqd	Front Prop	Side1 Reqd	Side1 Prop	Side2 Reqd	Side2 Prop	Rear Reqd	Rear Prop	Coverage Prop	FSI Area Prop
1		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
2		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
3		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
4		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
5		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
6		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
7		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
8		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
9		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
10		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
11		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
12		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
14		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
15		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
16		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
17		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
18		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
19		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
21		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
21		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	-	-	0.00	0.00
22		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
22		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	-	-	0.00	0.00
23		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
24		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
25		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
26		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
27		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
28		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
29		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
30		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
31		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
32		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
32		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	-	-	0.00	0.00
33		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
34		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
35		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
36		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
37		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
38		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
39		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
40		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
41		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
42		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
43		9.00 M WIDE Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
43		12.00 M WIDE Internal Road	3.00	-	-	-	-	-	-	-	0.00	0.00
44		9.00 M WIDE Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
45		9.00 M WIDE Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
46		9.00 M WIDE Cul-de-Sac	2.00	-	-	-	-	-	2.00	-	0.00	0.00
47		9.00 M WIDE Cul-de-Sac	2.00	-	-	-	-	-	2.00	-	0.00	0.00
48		9.00 M WIDE Cul-de-Sac	2.00	-	-	-	-	-	2.00	-	0.00	0.00
49		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
50		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
51		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
52		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
53		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
53		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	-	-	0.00	0.00
54		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
55		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
56		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
57		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
58		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
59		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
60		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
61		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
61		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	-	-	0.00	0.00
62		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
62		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	-	-	0.00	0.00
63		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
64		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
65		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
66		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
67		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
68		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
69		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
70		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
71		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
72		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
72		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	-	-	0.00	0.00
73		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
74		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
75		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
75		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	-	-	0.00	0.00
76		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
76		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	-	-	0.00	0.00
77		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
78		12.00 M WIDE Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
79		12.00 M WIDE Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
80		12.00 M WIDE Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
81		12.00 M WIDE Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
82		12.00 M WIDE Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
83		12.00 M WIDE Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
84		12.00 M WIDE Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
85		12.00 M WIDE Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
86		12.00 M WIDE Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
87		12.00 M WIDE Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
88		12.00 M WIDE Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
89		12.00 M WIDE Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
90		12.00 M WIDE Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
91		12.00 M WIDE Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
92		12.00 M WIDE Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00

Proposed Population Calculation

Plot Name	Use	SubUse	Range	Nos.	Perm. Unit	Perm. Person	Total Person/Plot	Total
75	Residential	Row House	above 50-upto 150sq.mt.	67	2	10	10	670.00
74	Residential	Row House						
73	Residential	Row House						
72	Residential	Row House						
71	Residential	Row House						
70	Residential	Row House						
69	Residential	Row House						
68	Residential	Row House						
67	Residential	Row House						
66	Residential	Row House						
65	Residential	Row House						
64	Residential	Row House						
63	Residential	Row House						
62	Residential	Row House						
49	Residential	Row House						
50	Residential	Row House						
52	Residential	Row House						
53	Residential	Row House						
47	Residential	Row House						
46	Residential	Row House						
76	Residential	Row House						
77	Residential	Row House						
78	Residential	Row House						
61	Residential	Row House						
60	Residential	Row House						
59	Residential	Row House						
58	Residential	Row House						
57	Residential	Row House						
56	Residential	Row House						
55	Residential	Row House						
41	Residential	Row House						
40	Residential	Row House						
39	Residential	Row House						
38	Residential	Row House						
37	Residential	Row House						
36	Residential	Row House						
33	Residential	Row House						
27	Residential	Row House						
28	Residential	Row House						
29	Residential	Row House						
30	Residential	Row House						
31	Residential	Row House						
32	Residential	Row House						
25	Residential	Row House						
24	Residential	Row House						
23	Residential	Row House						
22	Residential	Row House						
21	Residential	Row House						
19	Residential	Row House						
18	Residential	Row House						
17	Residential	Row House						
16	Residential	Row House						
15	Residential	Row House						
14	Residential	Row House						
12	Residential	Row House						
11	Residential	Row House						
10	Residential	Row House						
9	Residential	Row House						
8	Residential	Row House						
6	Residential	Row House						
5	Residential	Row House						
4	Residential	Row House						
3	Residential	Row House						
2	Residential	Row House						
1	Residential	Row House						
51	Residential	Row House						
7	Residential	Row House						
92	Residential	Row House	above 150-upto 300sq.mt	22	4	20	20	440.00
91	Residential	Row House						
90	Residential	Row House						
89	Residential	Row House						
88	Residential	Row House						
86	Residential	Row House						
48	Residential	Row House						
45	Residential	Row House						
44	Residential	Row House						
85	Residential	Row House						
84	Residential	Row House						
83	Residential	Row House						
82	Residential	Row House						
81	Residential	Row House						
79	Residential	Row House						
54	Residential	Row House						
42	Residential	Row House						
35	Residential	Row House						
34	Residential	Row House						
26	Residential	Row House						
87	Residential	Row House						
80	Residential	Row House						
43	Residential	Semidetached Dwelling	above 300 -upto 2000sq.mt.	1	20	100	20.00	20.00
Grand Total:								1130

A	AREA STATEMENT	VERSION NO.: 1.0.65
		VERSION DATE: 20/05/2021
	PROJECT DETAIL :	
	Site Address: District:Meerut,Tehsil:Sardhana,Village:Siwaya-Jamalullapur	Plot Use: Residential
	Authority: Meerut Development Authority	Plot SubUse: Plotted Resi development / Plotted Housing
	AuthorityClass: Category B	Development Plan: Master Plan
	AuthorityGrade: Development Authority (DA)	Land Use Zone: NA
	CaseTrack: Regular	Land SubUse Zone: NA
	Project Type: Layout Development	Layout Type: NA
	Nature of Development: NEW	
	Development Area: Developed Area	
	SubDevelopment Area: Village Area	
	Special Project: NA	
	Site Address: District:Meerut,Tehsil:Sardhana,Village:Siwaya-Jamalullapur	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Document Area	24718.16
	As per site condition	24718.16
	Area of Plot Considered	24718.16
2.	Deduction for	
	(a)Proposed roads	1063.95
	Road Widening Area	1063.95
	(b)Any reservations	0.00
	Total(a + b)	1063.95
3.	Net Area of plot (1 - 2) AREA OF PLOT	23654.21
4.	% of Green and open space (Reqd.)	3548.13
	% of Green and open space (Prop)	3627.17
	Balance area of Plot(1 - 4)	23654.21
	Plot Area For Coverage	23654.21
	Plot Area For FSI	23654.21
	Perm. FSI Area (-)	0.00
5.	Total Perm. FSI area	0.00
6.	Total Built up area permissible at:	
	Permissible Coverage area (- %)	0.00
	Proposed Coverage Area (- %)	0.00
	Total Prop. 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
	AccessoryUse Area Added in BuiltUp Area:	75.56
	Total BuiltUp Area:	75.56
	Proposed F.S.I. consumed:	0.00
C.	Tenement Statement	
4.	Tenement Proposed At:	

Color Notes

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)

Tenements Density Check

Net housing density	No Of Tenements Reqd	No Of Tenements Perm	No Of Tenements Prop	No Of Persons Reqd	No Of Persons Perm	No Of Persons Prop
-	-	0.00	242	-	1775.00	1130

Green and open space Area

Name	Prop. Area
PARK	719.62
PARK	2907.55

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	12193.17	51.55
Road Area	7331.86	31.00
Garbage Collection Center	31.52	0.13
For informal Area Kiosk/booth/Plateform	29.19	0.12
Sector Shopping	184.94	0.78
Convinient Shops	66.91	0.28
Public Open Space	3627.17	15.33
Excess Paved Area	189.44	0.80
Other Area	0.01	0.00
Total net layout	23654.21	100.00

Individual Amenity Check b)

Name	Minimum Area Reqd	Minimum Area Prop
Area for Convinient Shops	30.00	66.91
Area for Sector Shopping	60.00	184.94
Area for For informal Area Kiosk/booth/Plateform	15.00	29.19
Area for Garbage Collection Center	30.00	31.52

INDEX -2
LAND MORTGAGE AGAINST INTERNAL DEVELOPMENT

PLOT NO- 46 = 141.88
PLOT NO- 47 = 112.70
PLOT NO- 78 = 103.22
PLOT NO- 79 = 182.78
PLOT NO- 81 = 181.30
PLOT NO- 82 = 177.28
PLOT NO- 83 = 172.66
PLOT NO- 84 = 166.76
PLOT NO- 85 = 166.49
PLOT NO- 86 = 179.43
PLOT NO- 87 = 173.47
PLOT NO- 88 = 168.81
PLOT NO- 89 = 165.14
PLOT NO- 90 = 160.95
PLOT NO- 91 = 155.31
PLOT NO- 92 = 187.16

OWNER'S NAME AND SIGNATURE
A to Z BUILDERS & DEVELOPERS THRU DEEPAK KUMAR S/O OMPAL SINGH (PARTNERS),viihan.deepak@gmail.com,9219583122

ARCH/ENG'S NAME AND SIGNATURE ENGINEER
GYAN SINGH VARMA
M1076900/31082018

Er. Gyan Singh Varma M.I.E., F.I.V. ID No.: M1076900/31082018

Meerut Development Authority

Name : Mridul Chowdhary
Designation : Vice Chairman
Organization : Personal
Date : 30-Jul-2021 18: 47:06

Building Plan Application Number
MDA/LD/20-21/0181

Sanctioned On
15 Jul 2021

Valid Till
29 Jul 2026

Approved By
Mridul Chowdhary (Vice Chairman)

Examined By
Ompal Singh (Junior engineer)
Raj Singh (Junior engineer)
Gorky Kaushik (Assistant Engineer)
Vijay Kumar Singh (Town Planner)
Ishtiyak Ahmad (Chief Town Planner)
Praveena . (Secretory)

Total Plot Area: - 23654.21	Total FAR Area: - 0.00
Total Coverage Area: - 0.00	Total BUA Area: - 0.00

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.

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Project Title :PROPOSED LAYOUT PLAN OF A TO Z BUILDERS & DEVELOPERS AT GREEN HEIGHT I ON KHASRA NO. 1390,1391,1392,1393,1394,1410,1411,1412,1417,1420,1428,1429,1430 OF VILLAGE SIWAYA JAMALULLAPUR ROORKEE ROAD TEHSIL-SARDHANA DISTT.-MEERUT.AS PER DAURALA MASTER PLAN SITE FALLS UNDER RESIDENTIAL (300-600 PPH.) I.E. 120 UNITS PER HECTARE ARE ALLOWED PROPOSED UNITS IN PLAN ARE 90 WHICH IS UNDER PERMISSIBLE

File No	MDA/LD/20-21/0181	Sheet	2
Submission Date	2020-10-23	Scale	1:100

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LAND MORTGAGE AGAINST EXTERNAL DEVELOPMENT-

PLOT NO- 48 = 180.64

PLOT NO- 77 = 112.00

PLOT NO - SECTOR SHOPPING = 184.92

PLOT NO - CONVENIENT SHOP = 66.91

TOTAL PLOT AREA = 24718.16

TOTAL NET AREA = 23654.21

ROAD WIDENING AREA = 145.12

GREEN VERGE = 918.82

TOTAL PLOTTED AREA = 12193.17

SECTOR SHOPPING = 184.94

CONVENIENT SHOPS = 66.91

GARBAGE AREA = 31.52

KIOSK AREA = 29.19

TOTAL PARK AREA = 3816.61

OWNER'S NAME AND SIGNATURE

A to Z BUILDERS & DEVELOPERS THRU DEEPAK KUMAR S/O OMPAL SINGH (PARTNERS),vihan.deepak@gmail.com,9219583122

ARCHIENG'S NAME AND SIGNATURE

GYAN SINGH VARMA

M1076900/31082018

Meerut Development Authority

Name : Mridul Chowdhary
Designation : Vice Chairman
Organization : Personal
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Gorky Kaushik (Assistant Engineer)

Vijay Kumar Singh (Town Planner)

Ishtiyak Ahmad (Chief Town Planner)

Praveena .,(Secretory)

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: -	23654.21	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

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