

AREA STATEMENT		VERSION NO. 1.078		VERSION DATE: 22/06/2022	
PROJECT DETAIL					
Activity	UPVP/DP/21-22/1318	Plot Use	Residential		
Authority	UPVP/DP/21-22/1318	Plot Sub-Use	Group Housing		
Authority/Class	UPVP/DP/21-22/1318	Development Plan	Jagrati Vihar Yojna Sanjha 11 Meerut		
Case/Plot	Regular	Land Use Zone	Residential Use Zone		
Project Type	Building Permission	Land Sub-Use Zone	Residential Use Zone		
Nature of Development	NEW	Layout Type	NA		
Sub-Development Area	New Area				
Special Project	NA				
Site Address	District Meerut, Tehsil Meerut, Village NA				
AREA DETAILS		Sq.Mts			
1. Area of Plot As per record		2441.93			
2. Document Area		2441.93			
3. Area per site condition		2441.93			
4. Area of Plot Considered		2441.93			
5. Deduction for		0.00			
(a) Proposed roads		0.00			
(b) Any reservations		0.00			
(c) Total		0.00			
6. Net Area of plot (1 - 5) AREA OF PLOT		2441.93			
7. % of Green and open space (Prop)		0.00			
8. % of Green and open space (Regd)		0.00			
9. Balance area of Plot (1 - 7)		2441.93			
10. Plot Area For Coverage		2441.93			
11. Plot Area For FAR		5372.25			
12. Perm. FAR Area (2.20)		5372.25			
13. Total Perm. FAR area (2.20)		5372.25			
14. Total Built up area permissible at		976.77			
15. Permissible Coverage Area (40.30 %)		986.70			
16. Proposed Coverage Area (23.17 %)		565.70			
17. Total Prop. Coverage Area (23.17 %)		565.70			
18. Balance coverage area (16.83 %)		411.07			
Proposed Area at					
Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I		
Basement Floor	1191.56	0.00	25.00		
Slit Floor	579.24	0.00	25.00		
First Floor	622.58	0.00	552.49		
Second Floor	622.58	0.00	552.49		
Third Floor	643.32	0.00	555.25		
Fourth Floor	643.32	0.00	555.25		
Fifth Floor	643.32	0.00	555.25		
Sixth Floor	643.32	0.00	555.25		
Seventh Floor	643.32	0.00	555.25		
Eighth Floor	643.32	0.00	555.25		
Ninth Floor	576.72	0.00	518.21		
Terrace Floor	50.47	0.00	0.00		
Total Area	7503.07	0.00	4979.99		
Total FAR Area			4979.97		
Accession/Use Area Added in BuiltUp Area			9.95		
Total BuiltUp Area			7510.00		
Proposed F.S.I consumed			2.54		
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)					

Building	No. of Storey	Gross Built Up Area (Sq.m)	Deductions From Gross BUA/Area in Sq.m	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)				Proposed FAR Area (Sq.m)	Add Area in FAR (Sq.m)	Total FAR Area (Sq.m)	No. of Unit				
					Murty	L.R.	L.R. Machine	Lift Lobby					Balcony	Covered Area	Parking	Retail
A (APARTMENT)	1	7679.37	176.30	7503.07	262.31	59.40	5.40	60.72	479.11	2.75	1652.73	4954.69	25.30	2.75	4979.99	55
Grand Total	1	7679.37	176.30	7503.07	262.31	59.40	5.40	60.72	479.11	2.75	1652.73	4954.69	25.30	2.75	4979.99	55

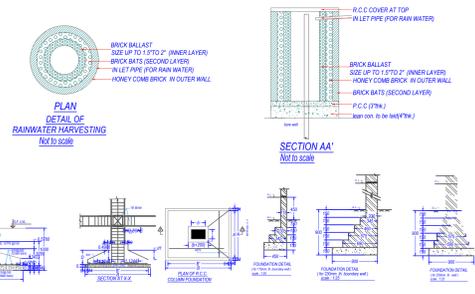
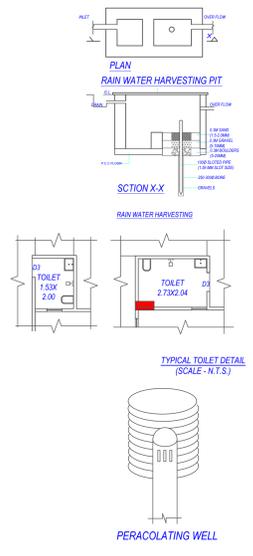
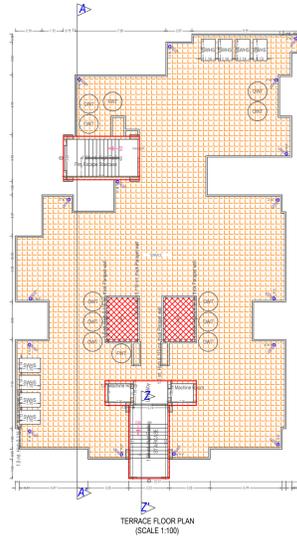
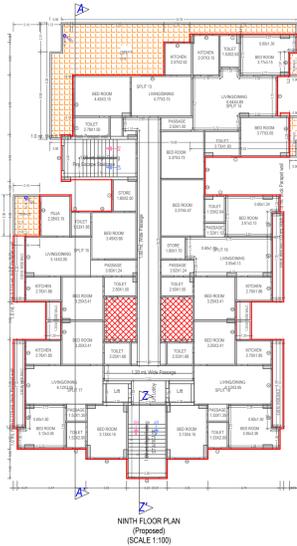
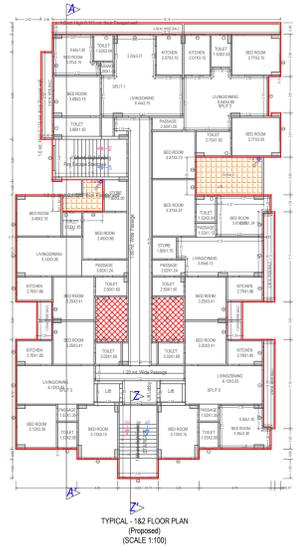
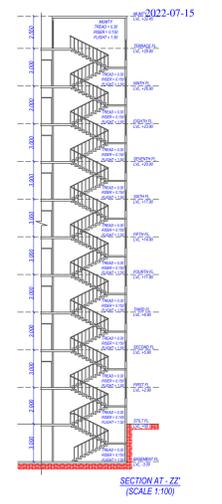
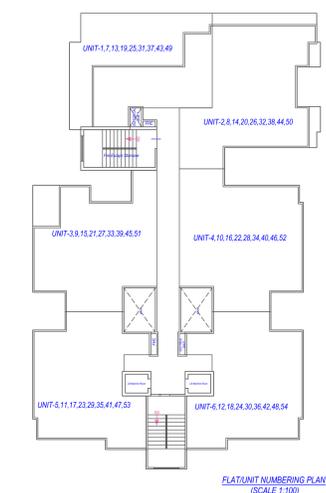
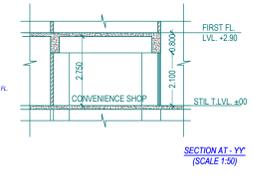
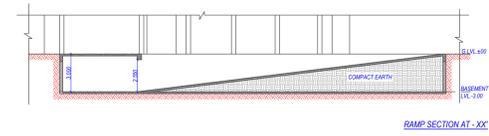
Vehicle Type	No.	Reduced Rept Parking (Increase of 45% in RW/Area surrendered FOC)	Area	No.	Area		
						Prop.	
Equivalent Car Space	-	-	-	-	54	742.50	
Total Car	54	-	-	-	742.50	54	742.50
Visitor's Car	-	-	-	-	73.07	6	86.90
Two Wheeler	1	-	-	-	2.00	1	2.00
Other Parking	-	-	-	-	-	-	1648.33
Total	-	-	-	-	817.57	-	2475.38

Building Name	Building Use	Building Sub-Use	Building Type	Building Structure	No. of Residential Units	No. of Non-Residential Units	Floor Name	Floor Sub-Use	Floor Sub-Use	FAR Name	FAR Use	FAR Sub-Use	OWNER'S NAME AND SIGNATURE	
													MS ARIES INFRAVENTURES PARTNER ARVIND KUMAR.ariesinfra01@gmail.com.8478000084	ARCHENG'S NAME AND SIGNATURE STRUCTURE ENGINEER
A (APARTMENT)	Residential	Group Housing	-	Highrise	54	1	BASEMENT FLOOR PLAN	Residential + Parking	Commercial	Commercial	Commercial	Retail Shop	praneel khare ca201257399	Uttar Pradesh Housing Board & Development B
							STILT FLOOR PLAN	Commercial + Parking	Retail Shop	Commercial	Commercial	Retail Shop		
							TYPICAL - 142 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing		
							TYPICAL - 3,4,5,6,7,8 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing		
							NINTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing		
							TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-		

Building Name	Type	Sub-Use	Area (Sq.m)	Units		Car		Visitors Car		Two Wheeler	
				Prop	Rept	Prop	Rept	Prop	Rept	Prop	Rept
A (APARTMENT)	Commercial	Retail Shop	> 0	100	25.30	1.00	1	-	-	-	-
			0 - 50	1	1.00	-	-	-	-	1.00	1
			50 - 100	1	53.00	1.00	53	-	-	-	-
			100 - 150	1	-	1.25	-	-	-	-	-
			150 - 300	1	-	1.50	-	-	-	-	-
			> 300	1	-	-	-	-	1.00	-	-
Total				-	-	-	54	54	0	6	1

Floor Name	Building Name A (APARTMENT)		Total	
	Proposed Built Up Area (Sq.m)	Proposed FAR Area (Sq.m)	Total Proposed Built Up Area (Sq.m)	Total FAR Area (Sq.m)
Basement Floor	1191.56	0.00	1191.56	0.00
Slit Floor	579.24	25.30	579.24	25.30
First Floor	622.58	552.49	622.58	552.49
Second Floor	622.58	552.49	622.58	552.49
Third Floor	643.32	555.25	643.32	555.25
Fourth Floor	643.32	555.25	643.32	555.25
Fifth Floor	643.32	555.25	643.32	555.25
Sixth Floor	643.32	555.25	643.32	555.25
Seventh Floor	643.32	555.25	643.32	555.25
Eighth Floor	643.32	555.25	643.32	555.25
Ninth Floor	576.72	518.21	576.72	518.21
Terrace Floor	50.47	0.00	50.47	0.00
Total	7503.07	4979.99	7503.07	4979.99

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.



Sl. No.	Particulars	Quantity	Rate	Amount
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UPAVP/BP/21-22/1318

02 Sep 2022

01 Sep 2027

Ajay Chauhan (Housing Commissioner)

Anil Kumar Gupta (Executive engineer)

Kam Kumar Deactivated Id (Architectural Assistant)

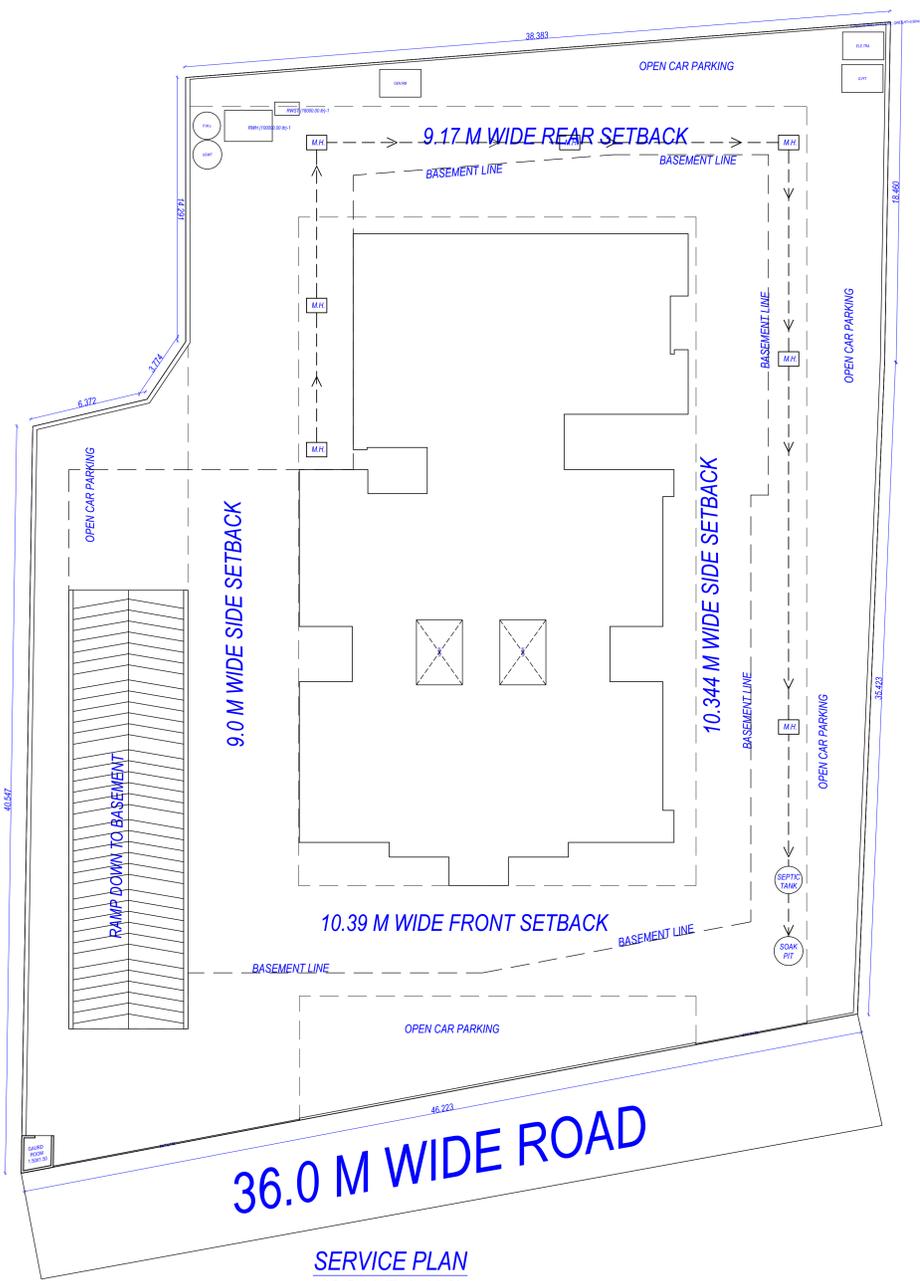
Prem Chandra Kumar Maurya (Assistant Architect-Planner)

Arvind Deo Arya (Architect planner)

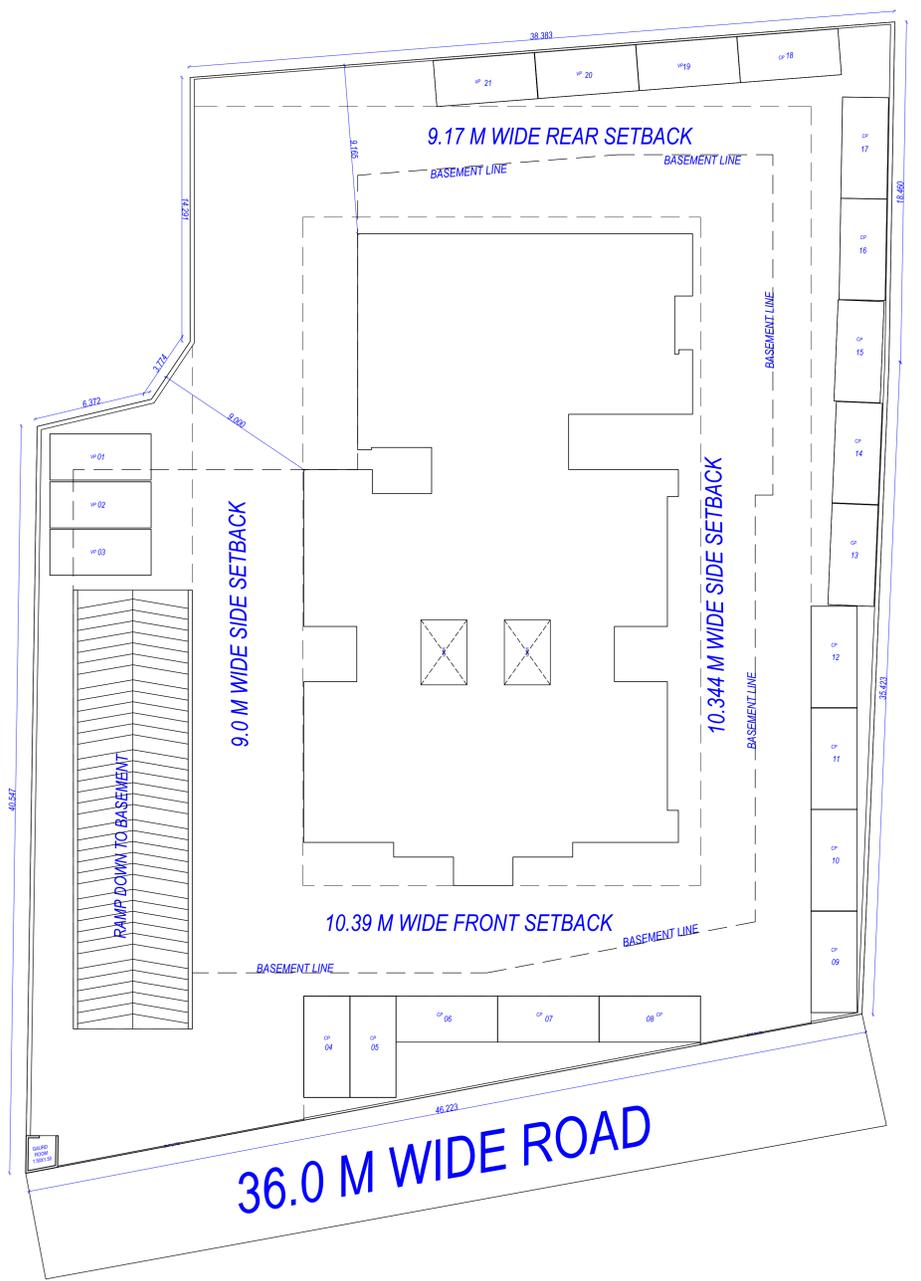
Sanjeev Kashyap (Chief Architect Planner)

Arvind Deo Arya (Architect planner)

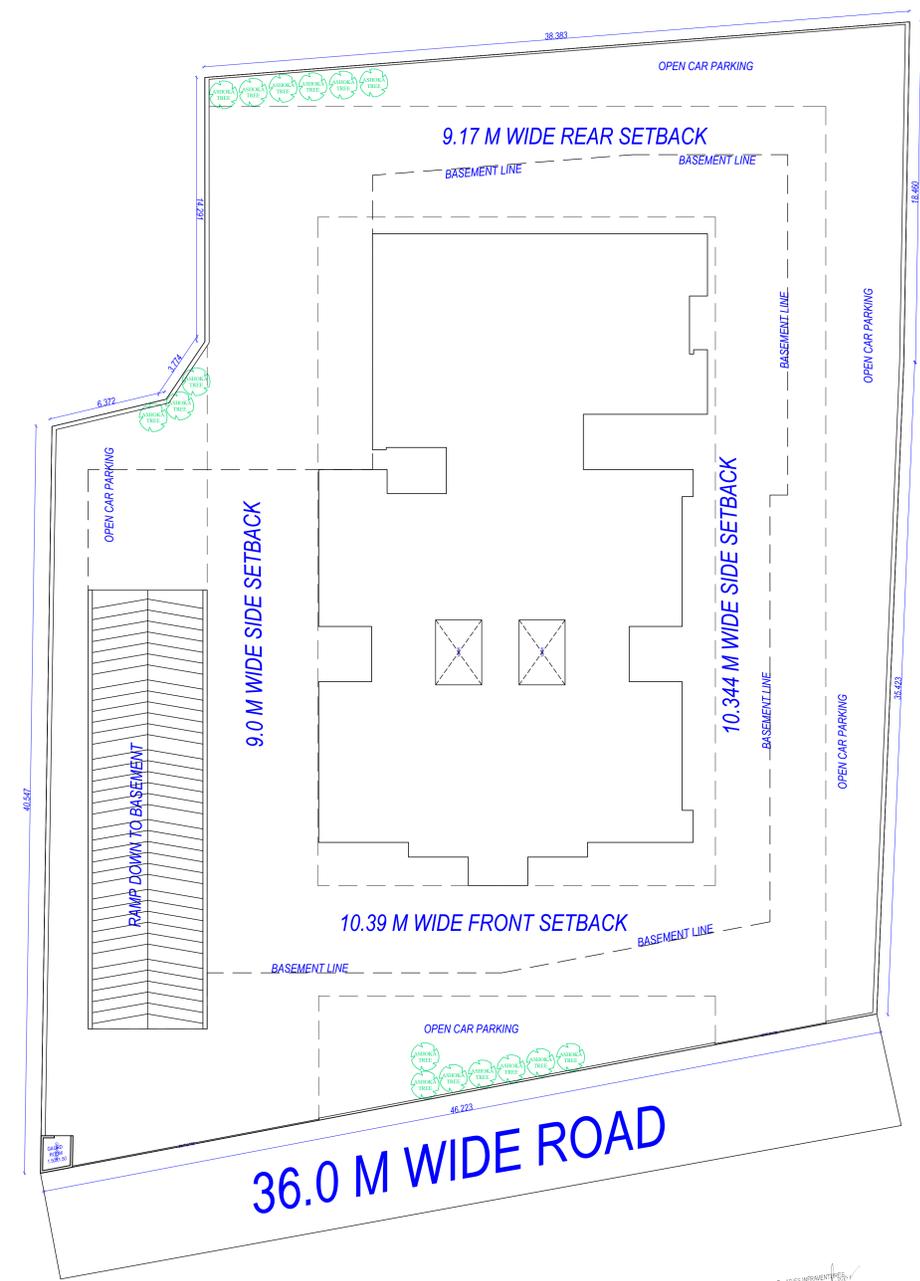
Total Plot Area : 2441.93
Total FFR Area : 4979.88



SERVICE PLAN
 (SCALE 1:100)



BASEMENT PARKING	- 21	PARKING PLAN (SCALE 1:100)
OPEN PARKING	- 15	
VISITOR'S PARKING	- 06	
STILT PARKING	- 19	
TOTAL PARKING	- 61	



TYPE OF TREE - ASHOKA TREE
 NOS. OF TREES = 16

LANDSCAPE PLAN
 (SCALE 1:100)

OWNERS NAME AND SIGNATURE MIS ARIES INFRAVENTURES PARTNER ARVIND KUMAR Date: 02/09/2022	STRUCTURE ENGINEER Ajay Chauhan (Housing Commissioner)
ARCHITECTS NAME AND SIGNATURE Sanjeev Kashyap Date: 01/09/2022	Approved By Anil Kumar Gupta (Executive engineer)
UPAVP/21-22/1818	Approved By Kam Kumar Deo (Architectural Assistant)
02 Sep 2022	Approved By Prem Chandra Kumar Maurya (Assistant Architect Planner)
01 Sep 2022	Approved By Arvind Deo Arya (Architect planner)
	Approved By Sanjeev Kashyap (Chief Architect Planner)

Total Plot Area - 2441.93	Total FAR Area - 4979.99
Total Coverage Area - 555.70	Total BUA Area - 7513.0

Note - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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