

Project Title :PROPOSED RESIDENTIAL LAY-OUT PLAN OF APEX NORTH CITY COLONY, AT KHASRA NO. 371, 376 PART, 382, 383, 384 PART, 393 PART, 394 PART, 395 & 401, 449, 450, VILLAGE - KAMALPUR GARH ROAD. MEERUT. (U.P.)OWNER :- M/S RENUKA BUILDTECH Pvt.Ltd. Th.DIRECTOR SH. AYUSH GUPTA CONSORTIUM AGREEMENT WITH M/S CITY ASIA HOTELS Pvt. Ltd. Th.Dir SH. AYUSH GUPTA & M/S A.I. ASSOCIATES TH. PARTNER PRADEEP KUMAR & M/S CITY ASIA ASSOCIATES TH. PARTNER SH.ATUL GUPTA & SH. AYUSH GUPTA S/O SH.ATUL GUPTA & ASHUTOSH GARG S/O LT. SH.MADAN GARG AND AAVEG GARG & SH. ACHAL GARG S/O SH.INDER GARG & SH. T.S. KHURANA (Density- 360x1x5= 1800 Persons, 1800/10.09184= 178 Persons per Hect.)

File No	MDA/LD/22-23/1061	Sheet	1 / 4
Submission Date	2023-02-04	Scale	1:100
PROJECT STATEMENT		VERSION NO.	1.0.04
		VERSION DATE	30/03/2023
PROJECT DETAIL :			
Development Authority	Plot Use: Residential		
Authority Class: Category B	Plot Sub Use: Plotted Resi development / Plotted Housing		
Development Authority (DA)	Development Plan: Master Plan		
Case Track: Regular	Land Use Zone: Residential use Zone		
Project Type: Layout Development	Land Sub Use Zone: Residential Zone		
Nature of Development: NEW	Layout Type: NA		
Development Area	Undeveloped Area		
Sub Development Area	Village Area		
Special Project: NA			
Site Address: DISTRICT Meerut, Tehsil Meerut, Village Kamalpur			
AREA DETAILS:		Sq. Mts.	
1. Area of Plot As per record	12075.82		
Document Area	12075.82		
As per site condition	10354.92		
Area of Plot Considered	10354.92		
2. Deduction for			
(a) Proposed roads	1725.69		
Road Widening Area	345.47		
Existing Road Area	1379.22		
(b) Any reservations	901.84		
Reservation Area	901.84		
Total (a + b)	2627.53		
3. Net Area of plot (1 - 2) AREA OF PLOT	10918.40		
Road Widening Area	345.47		
Existing Road Area	1379.22		
Reservation Area	901.84		
Green and open space	15246.24		
Plot Area For Coverage	10354.92		
Plot Area For FSI	10918.40		
Perm. FSI Area (c)	0.00		
Total Perm. FSI area	0.00		
6. Total Built up area permissible at:			
Permissible Coverage area (c - %)	0.00		
Proposed Coverage Area (c - %)	0.00		
Total Prop. Coverage Area (c - %)	0.00		
Balance coverage area (c - %)	0.00		
Proposed Area at:			
	Proposed Built up	Existing Built up	Proposed F.S.I
Total FSI Area:	0.00	0.00	0.00
Accessory Use Area Added in BuiltUp Area:			134.69
Total BuiltUp Area:			134.69
Proposed F.S.I. consumed:			0.00
C. Tenement Statement			
D. Tenement Proposed At:			

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			No Of Persons		
	Regd	Perm	Prop	Regd	Perm	Prop
750/Hec.	-	1514	944	-	7569	4720

Individual Amenity Check b)

Name	Minimum Area		Minimum Count	
	Regd	Prop	Regd	Prop
Convenient Shops	120.00	495.77	-	5.00
Sector Shopping	575.00	601.28	-	3.00
For informal Area	67.50	75.73	-	1.00
Kiosk/booth/Platform	135.00	135.29	9.00	9.00

Land use analysis/Area distribution (Table 2c)

Area covered under:	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	54445.46	53.95
Provision For LIG EWS Area	1981.39	1.88
Road Area	27288.13	27.04
Garbage Collection Center	15.03	0.01
Garbage Collection Center	15.03	0.01
Garbage Collection Center	15.03	0.01
Garbage Collection Center	15.03	0.01
Garbage Collection Center	15.03	0.01
Garbage Collection Center	15.03	0.01
Garbage Collection Center	15.03	0.01
Garbage Collection Center	15.03	0.01
Garbage Collection Center	15.03	0.01
For informal Area	75.73	0.08
SS-Sector Shopping	203.94	0.20
SS-Sector Shopping	198.49	0.20
SS-Sector Shopping	198.85	0.20
Convenient Shops-5	87.22	0.10
Convenient Shops-4	99.59	0.10
Convenient Shops-3	89.95	0.10
Convenient Shops-2	99.58	0.10
Convenient Shops-1	89.44	0.10
Nursery School	500.11	0.50
Public Open Space	15246.24	15.11
Excess Paved Area	227.61	0.23
Other Area	1.39	0.00
Total net layout	100918.40	100.00

OWNERS NAME AND SIGNATURE

SH. AYUSH GUPTA S/O SH. ATUL GUPTA,
navneelindia44@gmail.com, 9639000998

ARCHENG'S NAME AND SIGNATURE

ANIL KUMAR MEHRA
CA/9721931

Meerut Development Authority



Building Plan Application Number

MDA/LD/22-23/1061

Sanctioned On

16 Aug 2023

Valid Till

21 Aug 2028

Approved By

Abhishek Pandey (Vice Chairman)

Examined By

Somendra Pratap Singh (Junior engineer)

Raj Singh (Assistant Engineer)

Vijay Kumar Singh (Town Planner)

Raj Singh (Assistant Engineer)

Vijay Kumar Singh (Town Planner)

Raj Singh (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: - 100918.40

Total FAR Area: - 0.00

Total Coverage Area: - 0.00

Total BUA Area: - 0.00

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