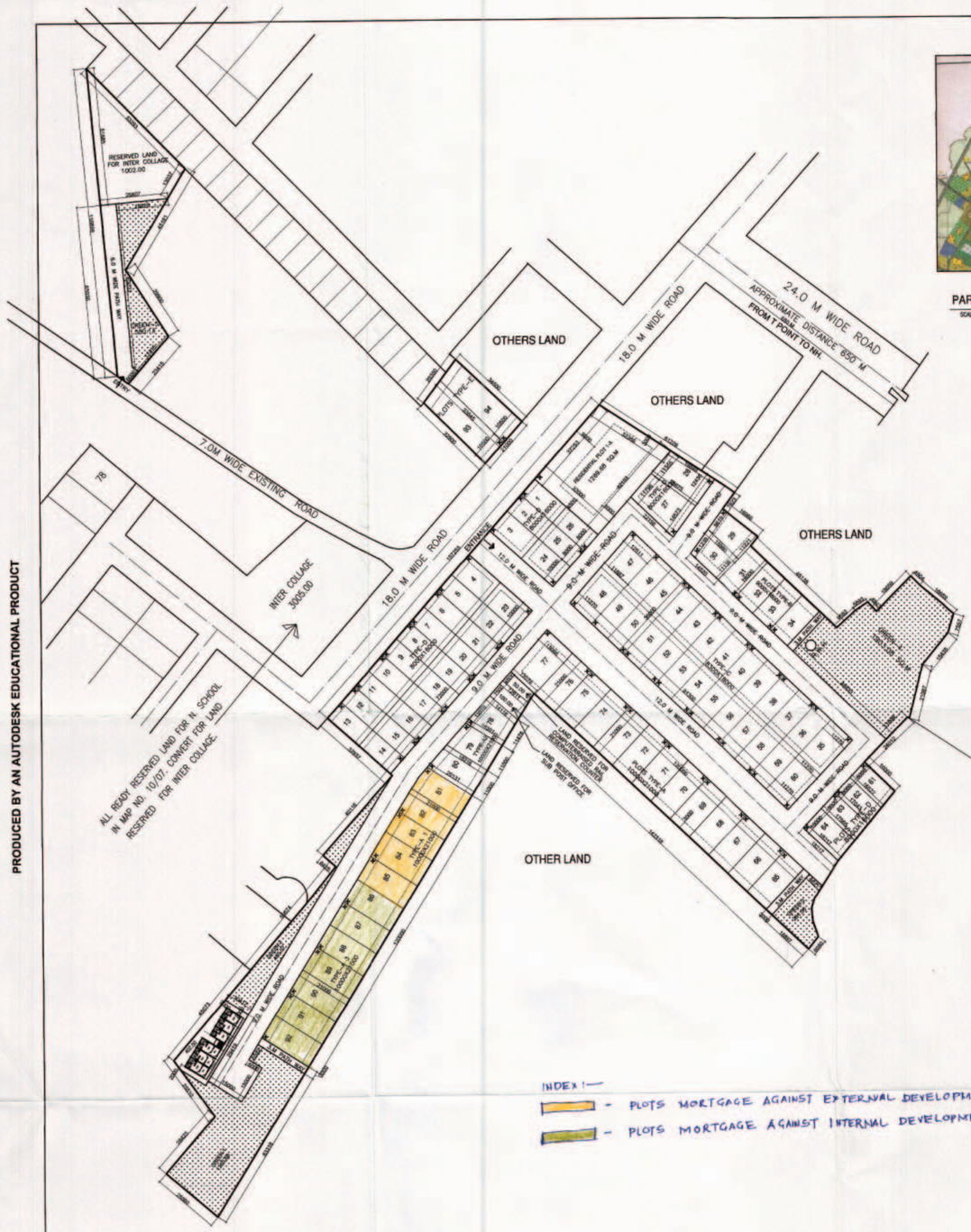
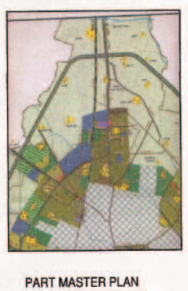
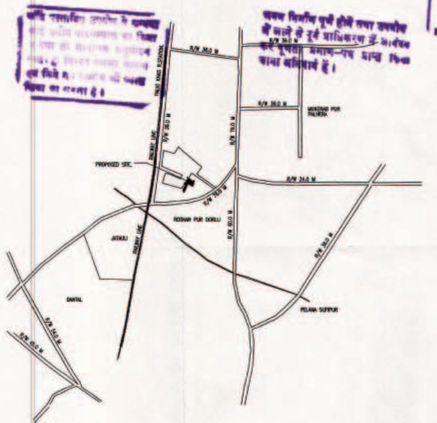
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT





PART MASTER PLAN

SCALE = NOT TO SCALE



KEY PLAN

SCALE = NOT TO SCALE

INDEX :—

- PLOTS MORTGAGE AGAINST EXTERNAL DEVELOPMENT CHARGES.
- PLOTS MORTGAGE AGAINST INTERNAL DEVELOPMENT WORK.

SAJRA PLAN

SCALE = NOT TO SCALE

AREA CHART:-

- TOTAL LAND AREA = 30607.34 SQ.M. (7.56ACRES) (3.06 HAC.)

PROPOSED AREA UNDER :-

- RESIDENTIAL PLOTTED =16268.64+1269.68 = 17538.32 SQ.M. (57.30%)
- LIG AND EWS PLOT AREA = 402.00 SQ.M (1.31%)
- GREEN = 4595.32 SQ.M. (15.01%)
- INTER COLLAGE RESERVED LAND AREA = 1002.00 SQ.M. (3.28%)
- LAND RESERVED FOR FACILITIES = 100+50.00=150.00 SQ.M. (0.49%)
- ROADS AREA = 6919.70 SQ.M (22.61%) (100 %)

SCHEDULE OF PLOTS :-

TYPE	DETAIL OF PLOT (MXM)	AREA SQ.M.	NOS.	TOTAL AREA SQ.M.	FRONT SET BACK(M)	REAR SET BACK(M)	SIDE-1	SIDE-2	PERM. D/U	PROP. D/U
A	10.00X21.00 (65 TO 77)	210.00	13	2730.00	3.0	3.0	–	–	3	1
A1	10.00X21.00 (80 TO 85)	210.00	06	1260.00	3.0	3.0	–	–	3	3
A2	AS PER PLAN (78 AND 79)	190.00 (AVG.)	02	380.00	3.0	3.0	–	–	2	1
A3	10.00X21.00 (86 TO 92)	210.00	07	1470.00	3.0	3.0	–	–	3	2
B	9.00X18.00 (29 TO 34)	162.00	06	972.00	3.0	3.0	–	–	2	1
C	8.30X18.00 (35 TO 60)	149.40	26	3884.40	2.0	2.0	–	–	2	1
D	8.00X16.00 (01 TO 28) (61 TO 64)	128.00	32	4096.00	2.0	2.0	–	–	2	1
E	10.50X33.00 (93 AND 94)	346.50	02	693.00	3.0	3.0	–	–	3	1
F	1A	1269.68	01	1269.68	9.0	6.0	4.50	3.0	7	7
			95	16755.08						

ADDITIONAL EXTRA AREA FOR CORNER PLOTS 17538.32 – 16755.08 = 783.24 SQ.M.

TOTAL AREA UNDER PLOTS = 17538.32 SQ.M. (57.30 %)

LIG AND EWS AREA CALCULATION

LIG ONE FLAT UNIT AREA(GROUND FLOOR) = 36.12 SQ.M.X3 =108.36 SQ.M.
LIG FIRST,SECOND AND THIRD FLOOR AREA = 36.12 SQ.M.X9 =325.08 SQ.M.

EWS ONE FLAT UNIT AREA(GROUND FLOOR) = 26.06 SQ.M.X3 =78.18 SQ.M.
EWS FIRST SECOND AND THIRD FLOOR AREA = 26.06 SQ.M.X9 =234.54 SQ.M.

STAIR CASE AREA 8.55 X4 FLOORS. = 8.55 SQ.M.X4 = 34.20 SQ.M.

TOTAL BUILTUP AREA FOR LIG AND EWS = 780.36 SQ.M.

MUMTY AREA = 13.62 SQ.M.

TOTAL NOS OF FLAT 12 LIG. AND 12 EWS =24 NOS. = 793.98 SQ.M.

DENSITY CALCULATION

PERMISSIBLE DENSITY = 750 PPH.
PROPOSED DENSITY

TYPE	NOS.	NOS.	TOTAL D/U
A	13	1	13
A1	06	3	18
A2	02	1	02
A3	07	2	14
B	06	1	06
C	26	1	26
D	32	1	32
E	02	1	02
F	01	1	07
LIG	12	–	12
EWS	12	–	12
		TOTAL	144

(A–D: 120)

PERMISSIBLE GREEN @ 15% = 4591.10 SQ.M

GREEN AREA
1. 1365.68 SQ.M
2. 485.07 SQ.M
3. 261.36 SQ.M
4. 1903.08 SQ.M
5. 580.13 SQ.M

4595.32 SQ.M

POPULATION @ 5 PERSON/DU=720
PROPOSED DENSITY =236 PPH

KHASRA NOS.
1745, 1744, 1743, 1718, 1719, 1720, 1715/1, 1670,1672 1671/1,1671/2, 1679 , 1680, 1669, 1685 , 1686, 1684, 1687 1682, 1683, 1664, 1681, 1668, 1665, 1667, 1666 1662, 1663, 1688, 1600, 1609,1652, 1651, 1673 .

SUBMISSION DRG.

PROJECT
PROPOSED UNDER CONSTRUCTION REVISED LAYOUT PLAN OF APPROVED MAP NO. 37/11 OF RESIDENTIAL COLONY (VILLAGE JATAULI, ROSHAN PUR DORLLI) ANSAL TOWN AT MEERUT.

TITLE
LAYOUT PLAN

DEALT SANJEET KR.	DATE 0CTOBER-2015
CHECKED BY	SCALE 1:750
DRG NO. ARCH/1052/MEERUT-AT/SUB/01	

NEERAJ KOCHAR
Architect
CA/94/17709
ARCHITECT

OWNER

1. M/S. AR PARADISE PVT.LTD.
2. M/S. THIRD EYE MEDIA PVT. LTD.
3. M/S. DELTA COLONIZERS LTD.
4. M/S. ANJUMAN BUILDCON PVT.LTD.
5. M/S. ANSAL HOUSING AND CONSTRUCTION LTD.

ansal housing & construction ltd.
15, UGF INDRA PRAKASH
21 BARAKHAMBA ROAD
NEW DELHI – 110 001

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