

शरीर, उच्च पुरुषों निर-मन बोर्ड का शवाधीन प्रमुख नमों के सहित के अन्तर्गत अन्तर्गत होगा

VILLAGE PALHEDA.

OTHERS PROPERTY (OPEN)

PART MASTER PLAN
SCALE = NOT TO SCALE

OTHERS PROPERTY (OPEN)

RESIDENTIAL PLOTS (VILLAGE JATAULI.)

GROUP HOUSING

मानाचन की स्वीकृति के बिना के स्थानित पर कोई प्रतिफल प्रस्तुत नहीं होगा।

मेरठ विकास प्राधिकरण
मेरठ
मानाचन सं. 602/09
दिनांक 29/01/2016
स्वीकृत
प्रभावी प्राधिकारी

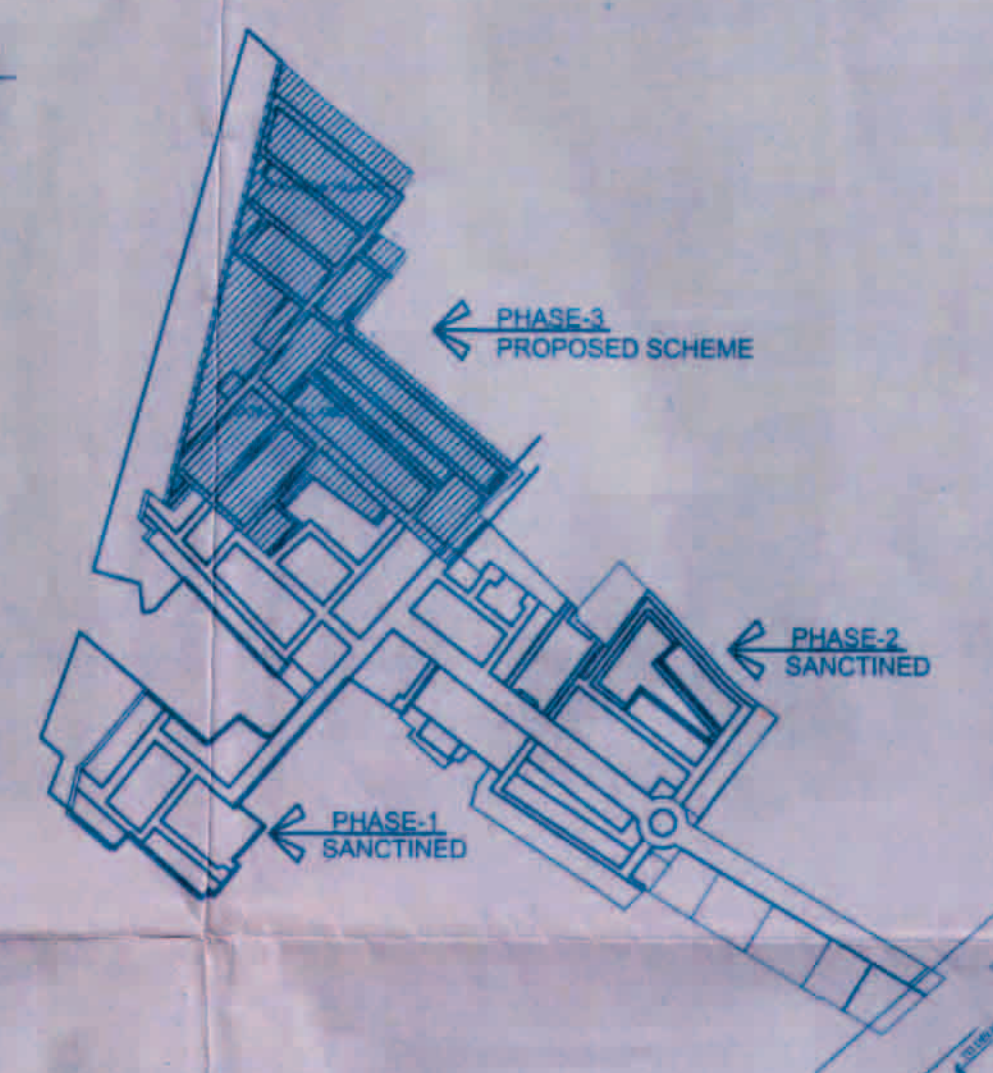
बहिर् प्रस्तावित क्षेत्रों में वास्तव्य कोई व्यक्ति वास्तव्य का निवास करने की मानाचन अनुमति प्राप्त है निम्नलिखित वास्तव्य एवं बिस्तरों की संख्या किता वा वास्तव्य है।

मेरठ विकास प्राधिकरण,
मानाचन सं. 602/09
स्वीकृत
प्रभावी प्राधिकारी

वास्तव्य निर्माण पूर्ण होने तक वास्तव्य में निवास के पूर्व प्राधिकरण में आवेदन कर वास्तव्य निर्माण के पूर्व निवास करना अनिवार्य है।

मानाचन की कानूनी स्थिति पर नियमानुसार कार्य करने के लिए।

KEY PLAN
SCALE = NOT TO SCALE



AREA STATEMENT	
TOTAL SCHEME AREA	= 72170.00 SQM (17.83 ACRES)
AREA UNDER 18.0 WIDE ROAD	= 1356.36 SQM
TOTAL SCHEME AREA	= 70813.64 SQM (17.49 ACRES)
AREA UNDER GREEN (15%)	= 10622.04 SQ.MTS
AREA UNDER COMMERCIAL	= 2189.53 SQ.MTS
AREA UNDER COMMUNITY CENTER	= 723.00 SQ.MTS
NET SCHEME AREA	= 57279.07 SQ.MTS (5.727 hec)
PERMISSIBLE GROUND COVERAGE @ 35%	= 20047.87 SQ.M
PERMISSIBLE F.A.R. @ 2.5	= 143,197.67 SQ.M
PROPOSED G. COVERAGE	= 19975.55 SQ.M = 34.87 %
PROPOSED F.A.R.	= 99,096.13 SQ.M (1.73)
PERMISSIBLE DUS @200 DUS PER HEC	= 1145 NOS.
PROPOSED AREAS	

CATEGORY	NO. OF PLOTS/BLK	NO. OF BLOCK/DUS	GR. COV.	AREA (F.A.R)
TYPE-A (3 bed) (multi storied) (UNIT AREA - 93.59 SQ.MTS)	2 BLOCK (S+9)	54X 2 = 108	(646.17 x 2) 1292.34 SQ.M	(629.48 X 9 +71.23) X2 = 11473.10 SQ.M
TYPE-B (2 bed) (multi storied) (UNIT AREA - 71.71 SQ.MTS)	4 BLOCK (S+9)	72 X 4 = 288	(651.02 x4) 2644.08 SQ.M	(636.30 X 9 +56.16) X 4 = 23131.44 SQ.M
TYPE-C (2 BED ROOM) (UNIT AREA - 67.339 SQ.MTS)	4 BLOCK (S+9)	63x 4 = 252	(555.488 x 4) 2221.87 SQ.M	(525.456 X 9 +86.351) X 4 = 19261.82 SQ.M
TYPE-D (1 BED ROOM+STUDY) (UNIT AREA - 62.70 SQ.MTS)	1 BLOCK (S+9)	90 x 1 = 90	(736.213 x 1) 736.213 SQ.M	(711.168 X 9 +62.226) X 1 = 6462.738 SQ.M
TYPE-E (2 BED ROOM) (UNIT AREA - 82.34 SQ.MTS)	24 (G+1)	12 x 2 = 24	(164.675 x 12) 1976.10 SQ.M	329.35 X 12 = 3952.20 SQ.M
TYPE-F (2 BED ROOM) (UNIT AREA - 82.36 SQ.MTS)	60.5 BLOCK (G+2)	60.5 X 2 X 3 = 363	(164.73 x 60.5) 9968.16 SQ.M	494.193 X 60.5 = 29898.67 SQ.M
COMMERCIALS			875.81 SQ.M	3831.67 SQ.M
COMMUNITY CENTER			262.977 SQ.M	1084.50 SQ.M
TOTAL	1125	19975.55 SQ.M 34.87 %	99,096.13 SQ.M 1.73	

F.A.R. ACHIEVED = 1.73

DENSITY CALCULATION

PROPOSED DUS = 1125 UNITS
PROPOSED DENSITY @ 5 PERSON/ DUS = 5625 NOS.
GREEN AREA CALCULATION

PERMISSIBLE ORGANISED GREEN AREA = 10622.04 SQ.MTS

PROPOSED ORGANISED GREEN AREA = 10625.21 SQ.MTS

GREEN AREA CALCULATIONS	
G1	= 1522.61 SQ.MT
G2	= 1947.44 SQ.MT
G3	= 253.26 SQ.MT
G4	= 358.30 SQ.MT
G5	= 349.24 SQ.MT
G6	= 325.52 SQ.MT
G7	= 940.43 SQ.MT
G8	= 4707.50 SQ.MT
G9	= 220.91 SQ.MT
TOTAL	= 10625.21 SQ.MTS

KHASRA NO.
1562,1563, 1564,1565, 1566, 1567, 1568, 1569, 1570, 1571,1572, 1573,1574, 1575, 1576,1577, 1578,1579, 1583, 1584, 1585, 1586, 1587, 1588,1589, (JATAULI VILLAGE) 20,21, (PALHEDA VILLAGE.)

SUBMISSION DRG.

PROJECT
PROPOSED GROUP HOUSING AT (VILLAGE JATAULI, ROSHAN PUR DOPLI, PALHEDA) ANSAL TOWN AT MEERUT.

TITLE
PROPOSED LAYOUT FOR GROUP HOUSING

DEALT	SANJEET	DATE	23-11-2009
CHECKED BY		SCALE	1:1000
DRG NO	ARCH/1052/MEERUT-AT/SUB/01A		
OWNERS	SUBRATA KR. GROSE Architect MCA REGD NO 4478		

- MIS. AR PARACISE PVT. LTD.
- MIS. THIRD EYE MEDIA PVT. LTD.
- MIS. GEO CONNECT LTD.
- MIS. PENNY REAL STATE PVT. LTD.
- MIS. ANSAL HOUSING AND CONSTRUCTION LTD.

LEAD COMPANY THROUGH CONSORTIUM
ANSAL HOUSING & CONSTRUCTION LTD.
15, UGF INDRA PRAKASH
21 BARAKHAMBRA ROAD
NEW DELHI - 110 001

CAR PARKING STATEMENT

CATEGORY	NO. OF PLOTS/BLK	NO. OF BLOCK/DUS	PERMISSIBLE CAR PARKING
TYPE-A (3 bed) (multi storied) (UNIT AREA - 93.59 SQ.MTS)	2 BLOCK (S+9)	54X 2 = 108	@1.25 PAKINGS PER D U = 108 X 1.25 = 136
TYPE-B (2 bed) (multi storied) (UNIT AREA - 71.71 SQ.MTS)	4 BLOCK (S+9)	72 X 4 = 288	@1.00 PAKINGS PER D U = 288 X 1.00 = 288
TYPE-C (2 BED ROOM) (UNIT AREA - 67.339 SQ.MTS)	4 BLOCK (S+9)	63x 4 = 252	@1.00 PAKINGS PER D U = 252 X 1.00 = 252
TYPE-D (1 BED ROOM+STUDY) (UNIT AREA - 62.70 SQ.MTS)	1 BLOCK (S+9)	90 x 1 = 90	@1.00 PAKINGS PER D U = 90 X 1.00 = 90
TYPE-E (2 BED ROOM) (UNIT AREA - 82.34 SQ.MTS)	24 (G+1)	12 x 2 = 24	@1.25 PAKINGS PER D U = 24 X 1.25 = 30
TYPE-F (2 BED ROOM) (UNIT AREA - 82.36 SQ.MTS)	60.5 BLOCK (G+2)	60.5 X 2 X 3 = 363	@1.00 PAKINGS PER D U = 363X 1.25 = 454
COMMERCIALS			AS PER BYE LAWS
COMMUNITY CENTER			AS PER BYE LAWS
TOTAL	1125	1250 NOS.	

NOS OF CAR PROVID
OPEN CAR PARKING = 764
BALANCE IN STILTS = 486
TOTAL = 1250