

Project Title :PROPOSED RESIDENTIAL LAY-OUT PLAN OF VEDANTA KUNJ-II AT (NH-58) ROORKEE ROAD, MEERUT. Khasra No. 570 part, , 574 part, 575 part, 577 part, 578, 579, 580 part, 708,709, 710 part, 711, 712, 713, 714,715 part 725 part, 726 part, 727, 728, 729, 730 part, 731 part, 732, 733, 734 part, 735 part at Village Siwaya Jamaullapur,Pargana Daurala Tehsil Sardhana Distt. Meerut, U.P.
PER DAURALA MASTER PLAN 300-600 P.P.H. IS ALLOWED I. E. MAXIMUM 120 UNITS/HECTARE ARE ALLOWED PROPOSED UNITS IN MAP ARE 104 UNITS WHICH ARE UNDER PERMISSIBLE LIMIT.DENSITY:- TOTAL NO. OF PLOTS/ HOUSE:- 104 POPULATION:- (104X5 = 520 = 520 PERSONS DENSITY:- 520/28600.37 HA. 181.81 P.P.H. SAY 182 P.P.H.OWNER'S:- 1. M/S SRISHI PROMOTERS (P) LTD. 2. M/S INDUS VALLEY PROMOTERS LTD. 3. MR. SANJAY GUPTA Through Authorised Signatory Mr. deepak sharma) 2- P.L. Sharma Road, Meerut.

File No	MDA/LD/21-22/1385	Sheet	1 / 4		
Submission Date	2022-04-18	Scale	1:100		
Project Name	VEDANTA KUNJ-II AT (NH-58) ROORKEE ROAD, MEERUT				
Version No.	1.0.02	VERSION DATE: 12/10/2022			
PROJECT DETAIL					
Authority: Master Development Authority	Plot Use: Residential				
Authority Class: Category B	Plot Sub Use: Plotted Rise development / Plotted Housing				
Authority Grade: 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: Developed Area	Layout Type: NA				
Sub Development Area: NA					
Special Project: NA					
Site Address:	District Meerut,Tehsil Sardhana,Village Siwaya-Jamaullapur				
Area DETAILS	Sq.Mts.				
1. Area of Plot As per record	28600.37				
Document Area	28600.37				
As per site condition	28600.37				
Area of Plot Considered	28600.37				
2. Deduction for					
(a) Proposed roads	0.00				
(b) Any reservations	0.00				
(Totals + 3)	0.00				
3. Net Area of plok (1 - 2) AREA OF PLOT	28600.37				
Plot Area For Coverage	28600.37				
Plot Area For FSI	28600.37				
Perm. FSI Area (-)	0.00				
Total Perm. FSI area	0.00				
4. Total Perm. FSI area	0.00				
5. 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:					
Total Area:	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I	
0.00	0.00	0.00	0.00	0.00	
Total FSI Area:					
0.00					
Accessory Use Area Added in Built Up Area:					
0.00					
Total Built Up Area:					
0.00					
Proposed F.S.I consumed:					
0.00					
C. Tenement Statement					
H. 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					
Total housing density	No. Of Tenements			No. Of Persons	
	Regd.	Perm.	Prop.	Regd.	Prop.
600/Hec.	-	344	316	1717	1580

Green and open space Area	
Name	Prop. Area
PARK/OPEN (AREA= 3608.75 SQ.MTS.)	3608.75
PARK/OPEN (AREA= 681.55 SQ.MTS.)	681.55

Land use analysis/Area distribution (Table 2c)		
Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	16702.27	58.40
Road Area	1217.85	25.24
Garbage Collection Center	16.38	0.06
Garbage Collection Center	16.77	0.06
Garbage Collection Center	17.15	0.06
For Informal Area		
Kiosk/booth/Platform	23.39	0.08
AREA= 23.39 SQ.M.		
Sector Shopping	200.98	0.70
AREA= 200.98 SQ.M.		
Convenient Shops	57.57	0.20
AREA= 57.57 SQ.M.		
Public Open Space	4290.30	15.00
Excess Paved Area	57.31	0.20
Other Area	0.41	0.00
Total net layout	28600.37	100.00

Individual Amenity Check b)					
Name	Minimum Area		Minimum Count		
	Regd.	Perm.	Regd.	Perm.	
Convenient Shops	40.00	57.57	-	1.00	
Sector Shopping	175.00	200.98	-	1.00	
For informal Area	22.50	23.39	-	1.00	
Kiosk/booth/Platform					
Garbage Collection Center	45.00	50.30	3.00	3.00	

SALABLE LAND AREA= 16984.21 SQ.MTS. LAND AGAINST INTERNAL DEVELOPMENT CHARGE 20 % OF SALABLE LAND AREA VEDANTA KUNJ LAYOUT DETAIL OF MORTGAGE PLOTS		
S.NO.	PLOT NO.	AREA (SQ.M.)
1	53	191.48
2	54	193.92
3	55	260.13
4	56	188.73
5	57	188.73
6	58	188.73
7	59	188.73
8	60	188.73
9	60-A	232.19
10	187	236.86
11	188	276.31
12	189	120.28
13	190	118.81
14	191	118.81
15	192	118.81
16	193	151.27
17	194	119.71
18	195	119.71
19	SECTOR SHOPPING	200.98
TOTAL MORTGAGE PLOT AREA = 3402.92 SQ.M.		

DETAIL OF GREEN/OPEN

SR. NO.	GREEN/PARK	AREA SQ.MTS.
1	GREEN/PARK-1	681.55 SQ.MTS.
2	GREEN/PARK-2	3608.75 SQ.MTS.

TOTAL GREEN/PARK AREA = 4290.30 SQ.MTS

AREA STATEMENT	SQ. M.	%
. TOTAL AREA OF SITE	28600.37	
. NET AREA UNDER PLANNING	28600.37	100.00
. AREA UNDER PLOTS & HOUSES	16702.27	58.40
. AREA UNDER SECTOR SHOPPING	200.98	0.70
. AREA UNDER / KIOSK / PLATFORM	23.39	0.08
. AREA UNDER CON. SHOP	57.57	0.20
. AREA UNDER GARBAGE COLLECTION CENTER	50.30	0.18
. AREA UNDER PARKS & GREEN	4290.30	15.00
. AREA UNDER PAVED AREA	57.31	0.20
. AREA UNDER ROADS	7218.25	25.24

LEGEND :-

	SITE BOUNDARY		SEWER LINE
	DRAIN AND CULVERT		ELECTRIC LINE
	WATER SUPPLY LINE		TREES

LAYOUT PLAN (Scale - 1:100)

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: -	28600.37	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

OWNER'S NAME AND SIGNATURE	
M/S Shristi Promoters PVT LTD 2 Indus Valley Promoters LTD 3 Mr Sanjay Gupta Authorised Signatory Mr Deepak Sharma.indusvpt.legal@gmail.com.9412706655	
ARCHENG'S NAME AND SIGN	GINEER
Umesh Kumar Kaushtk M-140105426102018	
	Meend Development Authority
Building Plan Application Number MDA/LD/21-22/1385	
Sanctioned On 26 Oct 2022	
Valid Till 14 Nov 2027	
Approved By Deepak Meena (Vice Chairman)	
Examined By Raj Singh (Junior engineer)	
Manoj Kumar Tiwari (Assistant Engineer)	
Raj Singh (Junior engineer)	
Manoj Kumar Tiwari (Assistant Engineer)	
Vijay Kumar Singh (Town Planner)	
Manoj Kumar Tiwari (Assistant Engineer)	

ISO_A0_84100_x_1189.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and Blue color are user inputs, which are not verified and not generated by scrutiny software.

