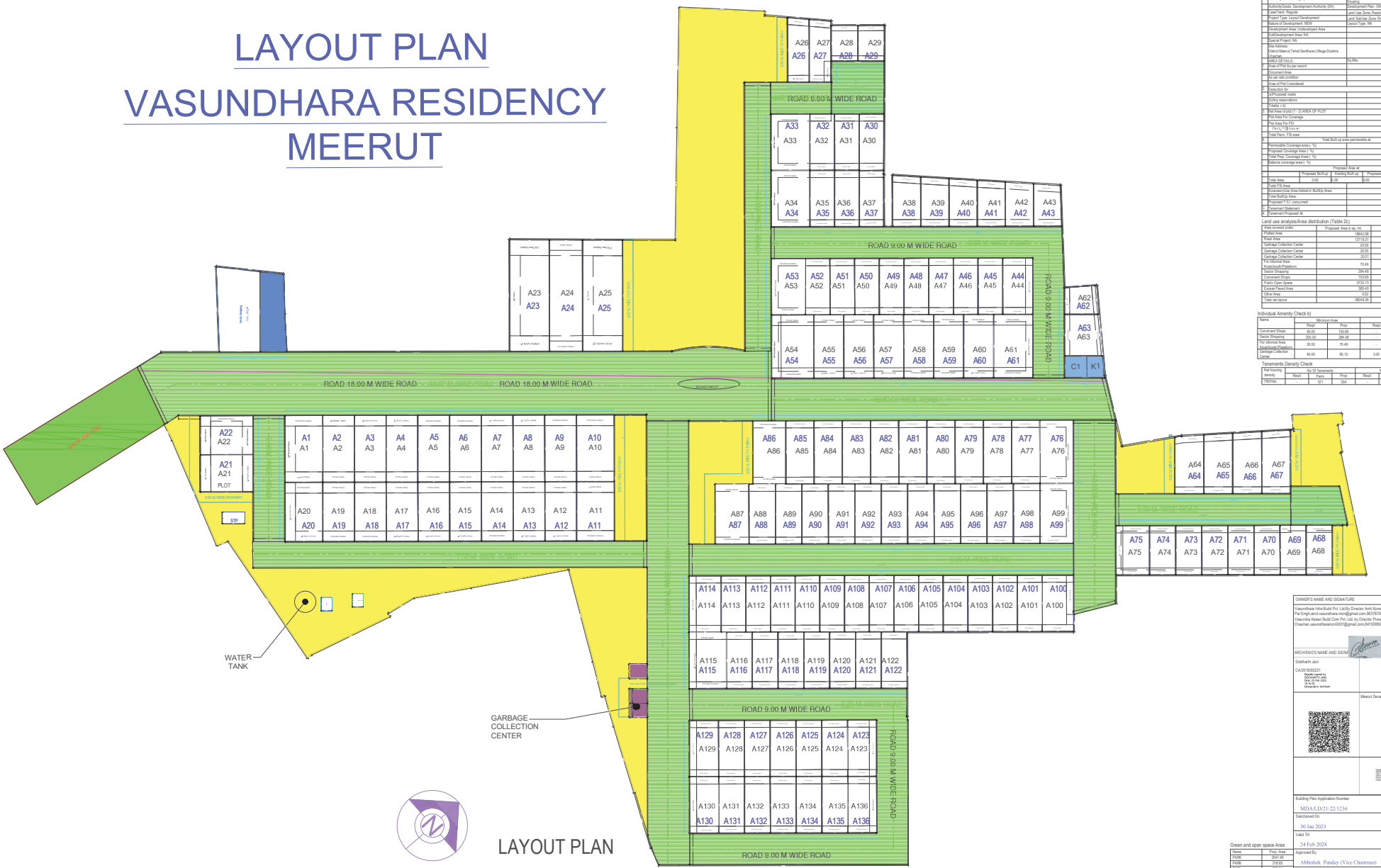
Project Title : PROPOSED RESIDENTIAL LAYOUT PLAN OF VASUNDHARA RESIDENCY, BELONGS TO VASUNDHARA INFRA BUILD PVT. LTD. DIRECTOR AMIT KUMAR AND VASUNDRA KESARI BUILD COM PVT.LTD. DIRECTOR PARVEEN CHAUHAN AT KHASRA NO.1282, 1214,1250 (KA) , 1251 (KA) , 1252, 1253 (KA) , 1250 (KHA) , 1251 (KHA) , 1253 (KHA) , 1254 , 1255, 1256, 1257,1258,1259; 1247 OF VILLAGE DULHERA CHAUHAN AND KHASRA NO. 167 (PART) , 153 (PART) , 169, OF VILLAGE:- PALHERA CHAUHAN, TEHSIL SARDHANA, MEERUT PROPOSED DENSITY - 136 X 1 = 136 UNITS.- 136 X 5 = 680 POPULATION.- (680/38049.36) X 10000 = 179 PERSON PER HECTARE which is less than 300 - 450 PPH - MEERUT - MASTER PLAN DENSITY

File No: MDA/LD/21-22/1236 | Sheet: 1 / 4
Submission Date: 2022-03-28 | Scale: 1:100

LAYOUT PLAN
VASUNDHARA RESIDENCY
MEERUT



LAYOUT PLAN

AREA STATEMENT — VERSION NO.: 1.0.2 — VERSION DATE: 05/12/2022

PROJECT DETAIL:	
Authority: Meerut Development Authority	Plot Use: Residential
Authority Class: Category B	Plot Sub Use: Plotted Resi development / Plotted Housing
Authority Grade: Development Authority (DA)	Development Plan: Other
Zone Type: 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: NA	
Special Project: NA	
Site Address: District:Meerut,Tehsil:Sardhana,Village:Dulehra Chauhan	

AREA DETAILS :	Sq.Mts.
A Area of Plot As per record	
Document Area	38049.36
As per site condition	38049.36
Area of Plot Considered	38049.36
B Deduction for-	
a)Proposed roads	0.00
b)Any reservations	0.00
Total(a + b)	0.00
C Net Area of plot (1 - 2) AREA OF PLOT	38049.36
Plot Area For Coverage	38049.36
Plot Area For FSI	38049.36
Perm. Plotted Area ( )	0.00
D Total Perm. FSI area	0.00
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:	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Total Area	0.00	0.00	0.00	0.00
Total FSI Area				0.00
Accessory Use Area Added in Built Up Area				47.32
Total Built Up Area:				47.32
Proposed F.S.I. consumed				0.00
E Tenement Statement				
E1 Tenement Proposed: R-				

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	18412.68	49.67
Road Area	1215.97	33.43
Garbage Collection Center	20.09	0.05
Garbage Collection Center	20.05	0.05
Garbage Collection Center	20.01	0.05
For Informal Area	70.49	0.19
Kiosk/booth/Plateform		
Sector Shopping	284.48	0.75
Convinient Shops	153.66	0.40
Public Open Space	5733.73	15.07
Excess Paved Area	385.49	1.01
Other Area	0.02	0.00
Total net layout	38049.36	100.00

Individual Amenity Check b)

Name	Minimum Area		Minimum Count	
	Reqd	Prop	Reqd	Prop
Convinient Shops	40.00	153.66	-	1.00
Sector Shopping	200.00	284.48	-	1.00
For Informal Area Kiosk/booth/Plateform	30.00	70.49	-	1.00
Garbage Collection Center	45.00	60.15	3.00	3.00

Tenements Density Check

Net housing density	No Of Tenements			No Of Persons		
	Reqd	Perm	Prop	Reqd	Perm	Prop
75DPAac	-	571	304	-	2854	1770

OWNER'S NAME AND SIGNATURE

Vasundhara Infra Build Pvt. Ltd.By Director Amit Kumar S/O Virendra Pal Singh,amit.vasundhara.mzn@gmail.com,9837670000
Vasundra Kesari Build Com Pvt. Ltd. by Director Praveen Chauhan,vasundharamzn2001@gmail.com,8410089009

ARCHITECH'S NAME AND SIGNATURE — ENGINEER

Siddharth Jain
CA/2018/83231
Digitally signed by SIDDHARTH JAIN
Date: 05 Feb 2023 11:47:47
Designation: Architect

Meerut Development Authority

Building Plan Application Number: MDA/LD/21-22/1236
Sanctioned On: 30 Jan 2023
Valid Till: 24 Feb 2028

Approved By: Abhishek Pandey (Vice Chairman)

Examined By:
Raj Singh (Junior engineer)
Manoj Kumar Tiwari (Assistant Engineer)
Raj Singh (Junior engineer)
Manoj Kumar Tiwari (Assistant Engineer)
Raj Singh (Junior engineer)
Manoj Kumar Tiwari (Assistant Engineer)

Green and open space Area

Name	Prop. Area
PARK	2047.46
PARK	318.85
PARK	339.34
PARK	338.43
PARK	389.33
PARK	2530.33

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)	

Total Plot Area: -	38049.36	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

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.

ISO_A0_(841.00_x_1189.00_MM)

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