

Project Title : PROPOSED RESIDENTIAL LAY-OUT PLAN OF VEDA CITY COLONY, AT KHASRA NO. 327(A), 327(B)PART, 334, 338, 339, 337PART, 340, 129PART, 341PART, 331PART, 293/2PART VILLAGE -MURLIPUR GULAB TEHSIL AND DISTT.-MEERUT OWNER :- M/S SRR BUILDCON LLP THROUGH (PARTNER) SH. RAJ KIRAN S/O SH. HAR PRASAD, M/S SHIVAYA LAMINATIONS PVT.LTD. THROUGH (DIRECTOR) SH. RAJEEV AGARWAL, M/S PRASANDI BIOTECH PARK PVT. LTD. THROUGH (DIRECTOR) SH. SACHIN AGARWAL, M/S SONA CHANDRA BUILDERS PVT. LTD. THROUGH (DIRECTOR) SH. HAR PRASAD, M/S HOME COUTURE PVT. LTD. THROUGH (SIGNATORY) SH. AJAY CHAUDHARY, M/S R S DEVELOPERS THROUGH (PARTNER) SH. RAJEEV AGARWAL (Density - 80x1x5 =400 Persons, 400/3.893 =102.75 Say-103 Persons per Hect.)

File No	MDA/LD/23-24/1122	Sheet	1/3
Submission Date	2024-01-31	Scale	1:100
Version No.	1.0/94		
Version Date	05/04/2024		

PROJECT DETAIL	
Authority: Meerut Development Authority	Plot Use: Residential
AuthorityClass: Category B	Plot SubUse: Plotted Rese development / Plotted Housing
AuthorityGrade: Development Authority (DA)	Development Plan: Master Plan
CaseTrack: Regular	Land Use Zone: Residential use Zone
Project Type: Layout Development	Land SubUse Zone: Residential Zone
Nature of Development: NEW	Layout Type: NA
Development Area: Undeveloped Area	
SubDevelopment Area: NA	
Special Project: NA	
Site Address: District Meerut, Tehsil Meerut, Village NA	
AREA DETAILS	Sq.Mts
1. Area of Plot As per record	38933.00
Document Area	38933.00
As per site condition	38933.00
Area of Plot Considered	38933.00
2. Deduction for	
(a)Proposed roads	585.01
Existing Road Area	585.01
(b)Any reservations	0.00
Total(a + b)	585.01
3. Net Area of plot (1 - 2) AREA OF PLOT	38933.00
Existing Road Area	585.01
Green and open space	5850.41
Proposed Area at	
Proposed Built up	0.00
Existing Built up	0.00
Proposed FAR	0.00
Existing FAR	0.00
Total Area	0.00
Total FAR Area	0.00
Accessory Use Area Added in BuiltUp Area	0.00
Total BuiltUp Area	0.00
Proposed FAR consumed	0.00
Termination Statement	
Termination 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)	

Number of EWS/LIG unit required

Sl. No.	Plot Type	Nos. of Plot	No. of unit in one plot	Total Number of units	Proposed LG/WS Unit
1.	Single Dwelling Unit	80	1	80	-
Total		80		80	-
Number of EWS/LIG unit required (10% LIG)			8.00	0	
Number of EWS/LIG unit required (10% EWS)			8.00	0	
Total		80		96	-

Tenements Density Check

Tenement density	No Of Tenements		No Of Persons	
	Regd	Perm	Regd	Perm
750/Hec	-	584	282	2920

Green and open space Area

Name	Prop. Area
PARK-1 (3261.08 SQM)	3261.08
PARK-2 (2589.33 SQM)	2589.33

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt	Percentage(%)
Plotted Area	20640.28	53.01
Road Area	12192.45	31.32
Garbage Collection Center	18.15	0.05
Garbage Collection Center	17.20	0.04
For Informal Area Kiosk/booth/Platform	7.72	0.02
For Informal Area Kiosk/booth/Platform	7.72	0.02
For Informal Area Kiosk/booth/Platform	7.72	0.02
Sector Shopping	152.17	0.39
Convenient Shops	38.61	0.10
Public Open Space	5850.41	15.03
Total net layout	38933.00	100.00

Individual Amenities Check b)

Name	Minimum Area		Minimum Count	
	Regd	Prop	Regd	Prop
Convenient Shops	30.00	38.61	-	1.00
Sector Shopping	150.00	152.17	-	1.00
For Informal Area Kiosk/booth/Platform	22.50	23.16	-	3.00
Garbage Collection Center	30.00	35.94	2.00	2.00

OWNER'S NAME AND SIGNATURE

M/S SRR BUILDCON LLP PVT. LTD. THROUGH (PARTNER) SH. RAJ KIRAN S/O SH. HAR PRASAD, suraj30@gmail.com, 9412204962

ARCHITECT'S NAME AND SIGNATURE

Vinay GOEL

98/23187

Meerut Development Authority



Building Plan Application Number

MDA/LD/23-24/1122

Sanctioned On

20 Jul 2024

Valid Till

16 Aug 2029

Approved By

Abhishek Pandey (Vice Chairman)

Examined By

Raj Singh (Junior engineer)

Manoj Kumar Tiwari (Assistant Engineer)

Vijay Kumar Singh (Town Planner)

Vijay Kumar Singh (Chief Town Planner)

Anand Kumar Singh (Secretary)

Abhishek Pandey (Vice Chairman)

OTHER'S PROPERTY

KRISHNA WORLD COLONY

KRISHNA WORLD COLONY

LOCATION OF SITE

KRISHNA WORLD COLONY

KRISHNA WORLD COLONY

OTHER'S PROPERTY

OTHER'S PROPERTY

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LAYOUT PLAN
(Scale - 1:1000)

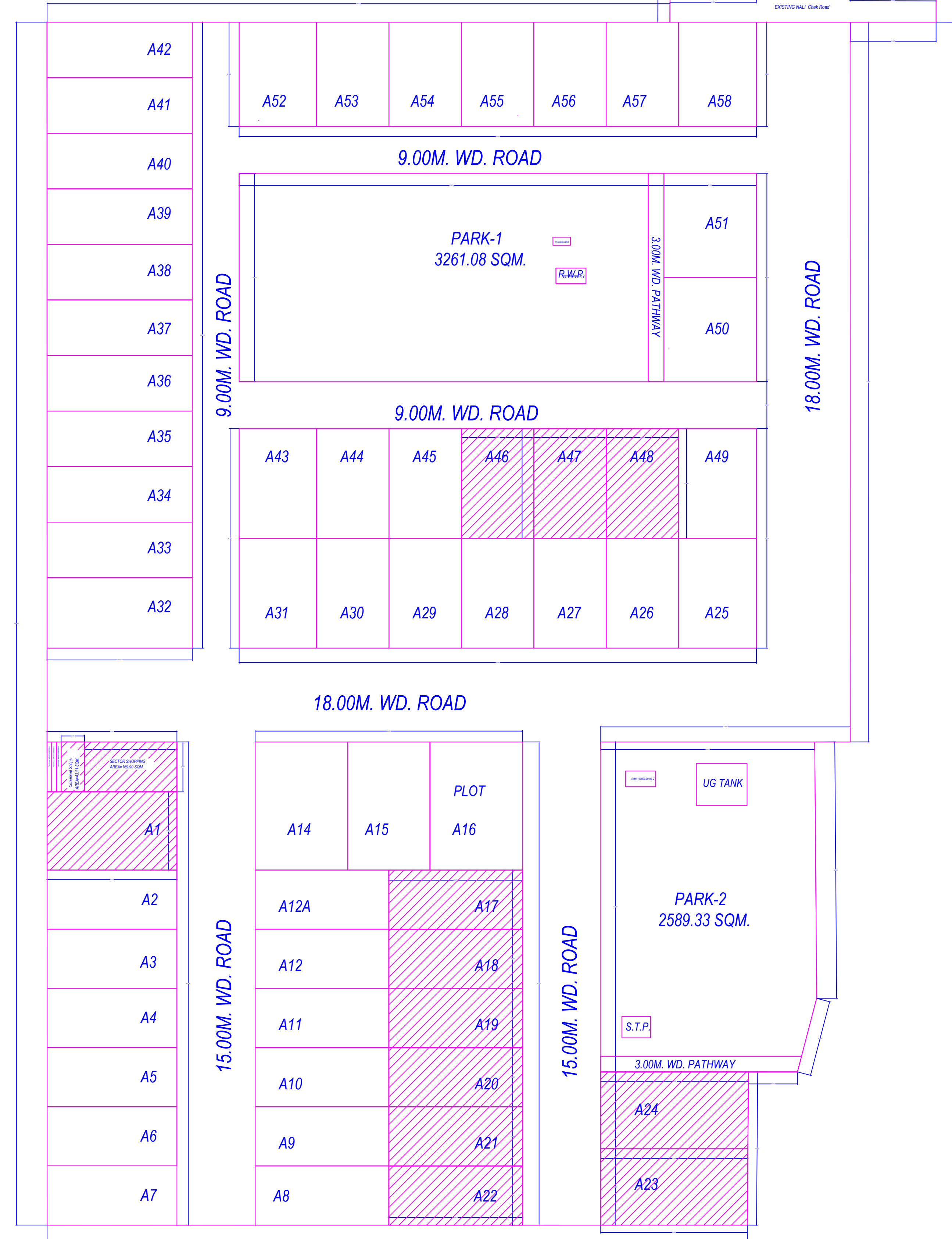
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

ISO_A20_841.00 x 1189.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of PDR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. Soft/Each 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.

File No	MDA/LD/23-24/1122	Sheet	2 / 3
Submission Date	2024-01-31	Scale	1:100

MORTGAGE PLOTS FOR VEDA CITY COLONY, VILLAGE- MURLIPUR GULAB		
S. No.	Plot No.	Area (Sq. Mtr.)
1	CONV. SHOPS	43.11
2	SECTOR SHOPPING	169.90
3	A1	374.06
4	A17	291.50
5	A18	291.50
6	A19	291.50
7	A20	291.50
8	A21	291.50
9	A22	291.50
10	A23	412.73
11	A24	417.97
12	A46	292.73
13	A47	292.73
14	A48	292.73
15	A59	123.95
	TOTAL	4168.91



Plot No	Individual Plot Area	Plot Area			Frontage		Coverage			FAR Area	
		Abutting Road	Reqd	Prop	Reqd	Prop	Factor	Perm	Prop	Perm	Prop
A25	18.00m WD, 18.00m ROAD	40.00	-	314.45	3.50	35.99	0.00	0.00	0.00	-	0.00
A26	18.00m WD, 18.00m ROAD	40.00	-	290.73	3.50	13.90	0.00	0.00	0.00	-	0.00
A27	18.00m WD, 18.00m ROAD	40.00	-	292.73	3.50	13.90	0.00	0.00	0.00	-	0.00
A28	18.00m WD, 18.00m ROAD	40.00	-	292.73	3.50	13.90	0.00	0.00	0.00	-	0.00
A29	18.00m WD, 18.00m ROAD	40.00	-	292.73	3.50	13.90	0.00	0.00	0.00	-	0.00
A30	18.00m WD, 18.00m ROAD	40.00	-	290.73	3.50	13.90	0.00	0.00	0.00	-	0.00
A31	18.00m WD, 18.00m ROAD	40.00	-	313.03	3.50	35.92	0.00	0.00	0.00	-	0.00
A43	9.00m WD, 9.00m ROAD	40.00	-	313.03	3.50	35.92	0.00	0.00	0.00	-	0.00
A44	9.00m WD, 9.00m ROAD	40.00	-	292.73	3.50	13.90	0.00	0.00	0.00	-	0.00
A45	9.00m WD, 9.00m ROAD	40.00	-	292.73	3.50	13.90	0.00	0.00	0.00	-	0.00
A46	9.00m WD, 9.00m ROAD	40.00	-	292.73	3.50	13.90	0.00	0.00	0.00	-	0.00
A47	9.00m WD, 9.00m ROAD	40.00	-	292.73	3.50	13.90	0.00	0.00	0.00	-	0.00
A48	9.00m WD, 9.00m ROAD	40.00	-	292.73	3.50	13.90	0.00	0.00	0.00	-	0.00
A49	18.00m WD, 18.00m ROAD	40.00	-	314.45	3.50	35.99	0.00	0.00	0.00	-	0.00
A50	18.00m WD, 18.00m ROAD	40.00	-	355.47	3.50	37.77	0.00	0.00	0.00	-	0.00
A51	18.00m WD, 18.00m ROAD	40.00	-	355.47	3.50	37.77	0.00	0.00	0.00	-	0.00
A58	9.00m WD, 9.00m ROAD	40.00	-	298.87	3.50	14.94	0.00	0.00	0.00	-	0.00
A57	9.00m WD, 9.00m ROAD	40.00	-	278.00	3.50	13.90	0.00	0.00	0.00	-	0.00
A56	9.00m WD, 9.00m ROAD	40.00	-	278.00	3.50	13.90	0.00	0.00	0.00	-	0.00
A55	9.00m WD, 9.00m ROAD	40.00	-	278.01	3.50	13.90	0.00	0.00	0.00	-	0.00
A54	9.00m WD, 9.00m ROAD	40.00	-	278.01	3.50	13.90	0.00	0.00	0.00	-	0.00
A53	9.00m WD, 9.00m ROAD	40.00	-	278.01	3.50	13.90	0.00	0.00	0.00	-	0.00
A52	9.00m WD, 9.00m ROAD	40.00	-	291.06	3.50	34.85	0.00	0.00	0.00	-	0.00
A52	18.00m WD, 18.00m ROAD	40.00	-	378.84	3.50	41.40	0.00	0.00	0.00	-	0.00
A33	9.00m WD, 9.00m ROAD	40.00	-	291.20	3.50	10.66	0.00	0.00	0.00	-	0.00
A34	9.00m WD, 9.00m ROAD	40.00	-	291.21	3.50	10.66	0.00	0.00	0.00	-	0.00
A35	9.00m WD, 9.00m ROAD	40.00	-	291.22	3.50	10.66	0.00	0.00	0.00	-	0.00
A36	9.00m WD, 9.00m ROAD	40.00	-	291.23	3.50	10.66	0.00	0.00	0.00	-	0.00
A37	9.00m WD, 9.00m ROAD	40.00	-	291.24	3.50	10.66	0.00	0.00	0.00	-	0.00
A38	9.00m WD, 9.00m ROAD	40.00	-	291.25	3.50	10.66	0.00	0.00	0.00	-	0.00
A39	9.00m WD, 9.00m ROAD	40.00	-	291.26	3.50	10.66	0.00	0.00	0.00	-	0.00
A40	9.00m WD, 9.00m ROAD	40.00	-	291.27	3.50	10.66	0.00	0.00	0.00	-	0.00
A41	9.00m WD, 9.00m ROAD	40.00	-	291.28	3.50	10.66	0.00	0.00	0.00	-	0.00
A42	9.00m WD, 9.00m ROAD	40.00	-	291.30	3.50	10.66	0.00	0.00	0.00	-	0.00

A70	18.00 WD ROAD	40.00	-	120.57	3.50	7.37	0.00	0.00	0.00	-	0.00
A71	18.00 WD ROAD	40.00	-	120.14	3.50	7.37	0.00	0.00	0.00	-	0.00
A72	18.00 WD ROAD	40.00	-	119.70	3.50	7.37	0.00	0.00	0.00	-	0.00
A73	18.00 WD ROAD	40.00	-	119.27	3.50	7.37	0.00	0.00	0.00	-	0.00
A74	18.00 WD ROAD	40.00	-	118.83	3.50	7.37	0.00	0.00	0.00	-	0.00
A75	18.00 WD ROAD	40.00	-	118.40	3.50	7.37	0.00	0.00	0.00	-	0.00
A76	18.00 WD ROAD	40.00	-	117.96	3.50	7.37	0.00	0.00	0.00	-	0.00
A77	18.00 WD ROAD	40.00	-	117.53	3.50	7.37	0.00	0.00	0.00	-	0.00
A78	18.00 WD ROAD	40.00	-	117.10	3.50	7.37	0.00	0.00	0.00	-	0.00
A79	18.00 WD ROAD	40.00	-	116.66	3.50	7.37	0.00	0.00	0.00	-	0.00
A80	18.00 WD ROAD	40.00	-	121.84	3.50	7.79	0.00	0.00	0.00	-	0.00
A87	18.00 WD ROAD	40.00	-	188.81	3.50	10.96	0.00	0.00	0.00	-	0.00
A7	18.00 WD ROAD	40.00	-	283.53	3.50	11.37	0.00	0.00	0.00	-	0.00

Individual Plot Setback												
Plot No.	Work Btg.	Adjoining Road	Front		Street		Side		Rear	Coverage	FAR Area Prop.	
			Reed	Prop	Reed	Prop	Reed	Prop	Reed	Prop		
A25		18'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A25		18'00M WD. ROAD	3'00	-	-	-	-	-	-	0.00	0.00	
A26		18'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A27		18'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A28		18'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A29		18'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A30		18'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A31		18'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A31		9'00M WD. ROAD	3'00	-	-	-	-	-	-	0.00	0.00	
A43		9'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A43		9'00M WD. ROAD	3'00	-	-	-	-	-	-	0.00	0.00	
A44		9'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A45		9'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A46		9'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A47		9'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A48		9'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A49		18'00M WD. ROAD	3'00	-	-	-	-	-	-	0.00	0.00	
A49		9'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A50		18'00M WD. ROAD	4'50	-	-	-	-	-	-	0.00	0.00	
A50		9'00M WD. ROAD	4'50	-	-	-	-	-	4'50	-	0.00	0.00
A51		18'00M WD. ROAD	4'50	-	-	-	-	-	-	0.00	0.00	
A51		9'00M WD. ROAD	4'50	-	-	-	-	-	4'50	-	0.00	0.00
A58		18'00M WD. ROAD	3'00	-	-	-	-	-	-	0.00	0.00	
A58		9'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A57		9'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A56		9'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A55		9'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A54		9'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A53		9'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A52		9'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A52		9'00M WD. ROAD	3'00	-	-	-	-	-	-	0.00	0.00	
A52		18'00M WD. ROAD	3'00	-	-	-	-	-	-	0.00	0.00	
A52		9'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A53		9'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A54		9'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A36		9'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A37		9'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A38		9'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A39		9'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A40		9'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A41		9'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A42		9'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A23		15'00M WD. ROAD	4'50	-	3'00	-	-	-	4'50	-	0.00	0.00
A24		15'00M WD. ROAD	4'50	-	3'00	-	-	-	4'50	-	0.00	0.00
A22		15'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A21		15'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A20		15'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A19		15'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A18		15'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A17		15'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A8		15'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A9		15'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A10		15'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A11		15'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A12		15'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A12A		15'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A16		18'00M WD. ROAD	4'50	-	-	-	-	-	4'50	-	0.00	0.00
A16		15'00M WD. ROAD	3'00	-	-	-	-	-	-	0.00	0.00	
A15		18'00M WD. ROAD	4'50	-	3'00	-	-	-	4'50	-	0.00	0.00
A15		18'00M WD. ROAD	4'50	-	-	-	-	-	4'50	-	0.00	0.00
A14		15'00M WD. ROAD	3'00	-	-	-	-	-	-	0.00	0.00	
A1		15'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A2		15'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A3		15'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00
A4		15'00M WD. ROAD	3'00	-	-	-	-	-	3'00	-	0.00	0.00

A5	15.00M WD ROAD	3.00	-	-	-	-	-	3.00	-	0.00	0.00
A6	15.00M WD ROAD	3.00	-	-	-	-	-	3.00	-	0.00	0.00
A69	18.00M WD ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
A60	18.00M WD ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
A61	18.00M WD ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
A62	18.00M WD ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
A63	18.00M WD ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
A64	18.00M WD ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
A65	18.00M WD ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
A66	18.00M WD ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
A68	18.00M WD ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
A69	18.00M WD ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
A70	18.00M WD ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
A71	18.00M WD ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
A72	18.00M WD ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
A73	18.00M WD ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
A74	18.00M WD ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
A75	18.00M WD ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
A76	18.00M WD ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
A77	18.00M WD ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
A78	18.00M WD ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
A79	18.00M WD ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
A80	18.00M WD ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
A87	18.00M WD ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
A7	15.00M WD ROAD	3.00	-	-	-	-	-	3.00	-	0.00	0.00

OWNER'S NAME AND SIGNATURE	
MS SRR BUILDCON LLP PVT. LTD. THROUGH (PARTNER) SH. RAJ KIRAN S/O SH. HAR PRASAD, suray30@gmail.com, 9412204952	
OWNER'S NAME AND SIGNATURE	RE ENGINEER
Vinay GOEL 98/23187	
	Meenut Development Authority
	
Building Plan Application Number	
MDA/LD-23-24/1122	
Sanctioned On	
20 Jul 2024	
Valid Till	
16 Aug 2029	
Approved By	
Abhishek Pandey (Vice Chairman)	
Examined By	
Raj Singh (Junior engineer)	
Manoj Kumar Tiwari (Assistant Engineer)	
Vijay Kumar Singh (Town Planner)	
Vijay Kumar Singh (Chief Town Planner)	
Anand Kumar Singh (Secretary)	
Abhishek Pandey (Vice Chairman)	

