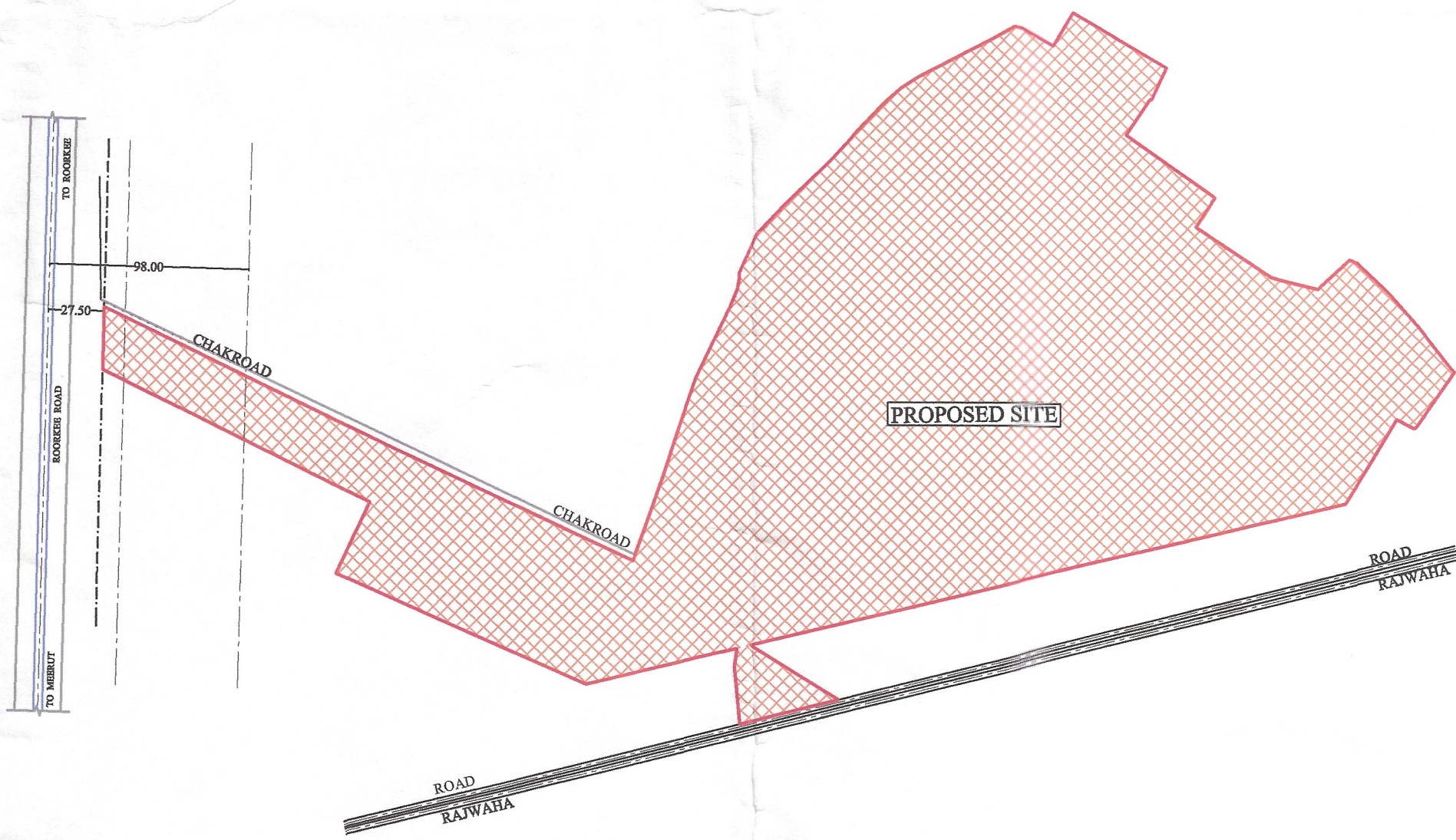
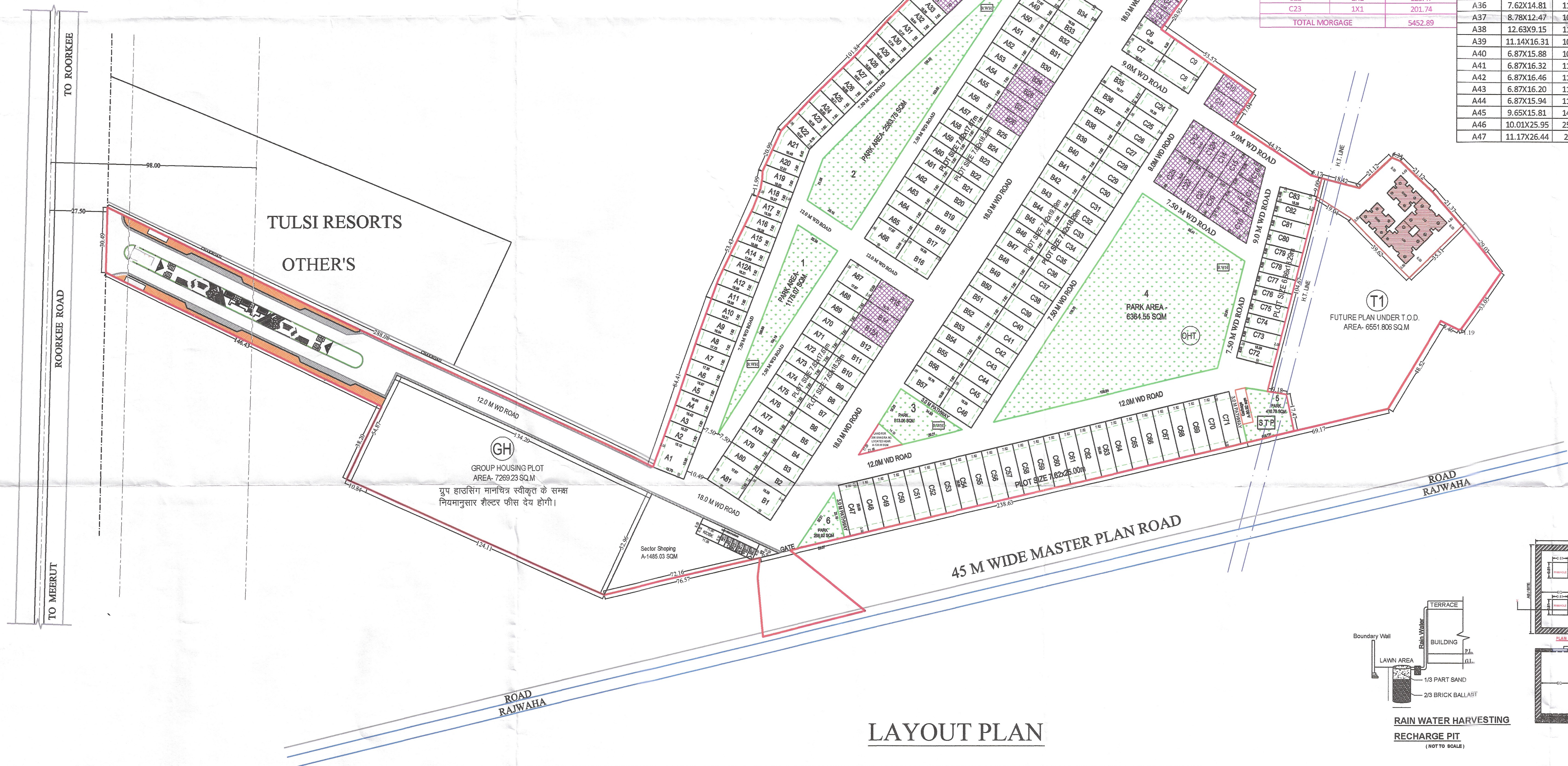




KEY PLAN



LAYOUT PLAN

IDC MORTGAGE (16%) RESI PLOTS		
PLOT NO	1X1	AREA IN SQM
A21	1X1	160.2
A34	1X1	136.18
A35	1X1	127.35
A36	1X1	113.05
A37	1X1	107.88
A38	1X1	113.15
A39	1X1	109.81
A40	1X1	109.48
A41	1X1	110.87
A42	1X1	112.34
A43	1X1	111.14
A44	1X1	110.28
A45	1X1	146.06
A46	1X1	259.46
A47	1X1	264.8
B12A	1X1	139.37
B14	1X1	139.37
B15	1X1	219.48
B26	1X1	139.37
B27	1X1	139.37
B28	1X1	139.37
B29	1X1	139.37
C1	1X1	68.99
C2	1X1	79.45
C3	1X1	82.01
C4	1X1	80.06
C5	1X1	79
C10	1X1	135.44
C11	1X1	154.05
C12	1X1	181.55
C12A	1X1	112.91
C14	1X1	112.91
C15	1X1	112.91
C16	1X1	104.4
C17	1X1	93.96
C18	1X1	110.09
C19	1X1	219.26
C20	1X1	125.47
C21	1X1	125.47
C22	1X1	125.47
C23	1X1	201.74
TOTAL MORTGAGE		5452.89

AREA CHART OF DARSANA KUNJ					
BLOCK-A					
PLOT NO	PLOT SIZE	AREA IN SQM	FSB	RSB	SSB
A1	15.80 X 15.95	251.98	2	2	1.5
A2	7.62 X 16.19	123.39	2	2	
A3	7.62 X 16.34	124.5	2	2	
A4	7.62 X 16.54	126.05	2	2	
A5	7.62 X 16.81	128.01	2	2	
A6	7.62 X 17.16	130.75	2	2	
A7	7.62 X 17.53	133.62	2	2	
A8	7.62 X 17.13	136.4	2	2	
A9	7.62 X 17.37	138.11	2	2	
A10	7.62 X 18.30	139.45	2	2	
A11	7.62 X 18.47	140.79	2	2	
A12	7.62 X 18.38	140.59	2	2	
A12A	7.62 X 17.95	136.79	2	2	
A14	7.62 X 17.33	132.06	2	2	
A15	7.62 X 16.63	126.74	2	2	
A16	7.62 X 15.95	121.42	2	2	
A17	7.62 X 15.48	117.48	2	2	
A18	7.62 X 15.70	118.22	2	2	
A19	7.62 X 16.52	128.32	2	2	
A20	7.62 X 16.74	127.78	2	2	
A21	6.45 X 16.23	160.2	2	2	
A22	8.16 X 16.13	131.44	2	2	
A23	7.62 X 16.44	125.24	2	2	
A24	7.62 X 16.65	127.24	2	2	
A25	7.62 X 16.68	127.13	2	2	
A26	7.62 X 16.63	126.73	2	2	
A27	7.62 X 16.58	126.34	2	2	
A28	7.62 X 16.73	127.22	2	2	
A29	7.62 X 17.13	130.46	2	2	
A30	7.62 X 17.55	133.76	2	2	
A31	7.62 X 17.90	136.54	2	2	
A32	7.62 X 18.15	138.3	2	2	
A33	7.62 X 18.19	139.26	2	2	
A34	7.62 X 17.80	136.18	2	2	
A35	7.62 X 16.72	127.35	2	2	
A36	7.62 X 14.81	113.05	2	2	
A37	8.78 X 12.47	107.88	2	2	
A38	12.63 X 9.15	113.15	2	2	1.5
A39	11.14 X 16.31	109.81	2	2	
A40	6.87 X 15.88	109.48	2	2	
A41	6.87 X 16.32	110.87	2	2	
A42	6.87 X 16.46	112.34	2	2	
A43	6.87 X 16.20	111.14	2	2	
A44	6.87 X 15.94	110.28	2	2	
A45	9.65 X 15.81	146.06	2	2	1.5
A46	10.01 X 25.95	259.46	2	2	
A47	11.17 X 26.44	264.8	2	2	

BLOCK-B					
PLOT NO	PLOT SIZE	AREA IN SQM	FSB	RSB	SSB
B1	13.65 X 18.29	249.59	2	2	1.5
B2 TO B14	7.62 X 18.29	139.37	2	2	
B15	12.0 X 18.29	219.48	2	2	1.5
B16	12.0 X 18.30	219.48	2	2	1.5
B17 TO B33	7.62 X 18.29	139.37	2	2	
B34	10.81 X 18.29	197.8	2	2	1.5
B35	9.73 X 19.79	192.36	2	2	1.5
B36 TO B56	7.62 X 19.79	150.8	2	2	
B57	10.50 X 19.79	207.79	2	2	1.5

BLOCK-C					
PLOT NO	PLOT SIZE	AREA IN SQM	FSB	RSB	SSB
C1	7.01 X 9.35	68.99	2	2	
C2	7.63 X 10.43	79.45	2	2	
C3	7.63 X 10.77	82.01	2	2	
C4	7.63 X 10.58	80.06	2	2	
C5	7.63 X 10.44	79	2	2	
C6	10.42 X 18.31	180.24	2	2	
C7	9.20 X 18.29	168.31	2	2	1.5
C8	9.20 X 19.79	182.11	2	2	1.5
C9	8.61 X 19.79	176.26	2	2	
C10	8.34 X 16.74	135.44	2	2	
C11	9.20 X 16.80	154.05	2	2	1.5
C12	11.03 X 16.46	181.55	2	2	1.5
C12A	6.86 X 16.46	112.91	2	2	
C14	6.86 X 16.46	112.91	2	2	
C15	6.86 X 16.46	112.91	2	2	
C16	9.58 X 10.87	104.4	2	2	1.5
C17	6.86 X 13.69	93.96	2	2	
C18	6.86 X 16.04	110.09	2	2	
C19	11.43 X 19.18	219.26	2	2	1.5
C20 TO C22	6.86 X 18.29	125.47	2	2	
C23	11.03 X 18.29	201.74	2	2	1.5
C24	9.73 X 18.29	177.92	2	2	1.5
C25 TO C45	7.62 X 18.29	139.37	2	2	
C46	10.50 X 18.29	192.04	2	2	1.5
C47	9.02 X 5.0	225	2	2	1.5
C48 TO C70	7.62 X 25.0	190.5	2	2	
C71	7.27 X 25.0	256.91	2	2	1.5
C72	8.53 X 18.29	156.05	2	2	1.5
C73 TO C82	6.86 X 18.29	125.46	2	2	
C83	6.86 X 18.29	125.46	2	2	1.5

COMMERCIAL				
DESCRIPTION	PLOT NO	PLOT SIZE	AREA IN SQM	FSB
CON.SHOP	S1	3.0 X 5.32	15.96	3
	S2	3.0 X 5.32	15.96	3
	S3	3.0 X 5.32	15.96	3
	S4	3.0 X 5.32	15.96	3
	S5	3.0 X 5.32	15.96	3
	S6	3.0 X 5.32	15.96	3
KIOSK	S7	X13.22	42.59	3
	S8	11.56 X 5.32	61.49	3
SECTOR SHOPPING	1	28.05 X 52.96	1485	AS PER BYLAWS

AREA CHART:

S.No.	PARTICULARS	Achieved Area %	Achieved Area In Sqn	Permissible %
1-	TOTAL LAND AREA AS PER DOCUMENT		87824.90	
2-	TOTAL LAND AREA AS PER SITE		87690.54	
3-	LESS FOR ROAD WEIDENING ON (NH-58)		320.46	
4-	LESS FOR ROAD WEIDENING ON (45.0 M MASTER PLAN ROAD)		1088.35	
5-	LESS FOR GREEN BELT		1846.88	
6-	LESS FOR AREA UNDER E.W.S./ L.I.G.		1845.98	
7-	AREA UNDER FUTURE PLAN UNDER TOD(T1)		6551.806	
8-	LESS FOR AREA UNDER 306 KHASRA NO		130.00	
9-	AREA UNDER IN PLANING		100.00	75907.064
10-	AREA UNDER ROAD		30.143	22881.317
11-	AREA UNDER PARK		15.00	11386.278
12-	AREA GROUP HOUSING PLOT		9.576	7289.23
13-	AREA UNDER CON.SHOP		0.252	191.42
14-	AREA UNDER KIOSK		0.126	96.08
15-	AREA UNDER SECTOR SHOPPING		1.956	1485.03
16-	AREA UNDER RESI PLOTS		42.84	32516.789
17-	AREA UNDER GARBAGE		0.107	80.92
18-	FORM MORTGAGE (20%) RESI PLOTS		18.775	6105.23

PARK AREA CHART:

S.No.	Park Area (In sqm)	Park (5%) For Footway	Footway Area	Net Footway Area for Road	NET AREA (PARK) In Sqn
1-	1175.07	---	---	---	1175.07
2-	2583.75	---	---	---	2583.75
3-	513.06	25.653	109.54	83.887	538.713
4-	6364.55	---	---	---	6364.55
5-	430.79	21.539	75.06	53.521	452.329
6-	258.92	12.946	70.73	57.784	271.866
TOTAL	11331.66	60.414	255.33	195.192	11386.278

LEGEND:-

- 1- SITE BOUNDARY
- 2- DRAINS
- 3- WATER MAIN
- 4- SEWER LINE
- 5- ELECTRIC LINE
- 6- TREES
- 7- OHT AND TUBE WELL
- 8- STP
- 9- DUST BIN
- 10- All dimensions are in meter

SET BACK SCHEDULE

PLOT SIZE	FRONT	REAR
1- PLOT AREA- 0 TO 100 SQM	1.5	1.50
2- PLOT AREA- 101 TO 150 SQM	2.0	2.0

DENSITY

S.N.	Plot Area in Sqn	UNIT	POPULATION
1-	0 TO 50 SQM	1	5
2-	50 TO 150 SQM	2	10
3-	150 TO 300 SQM	4	20

1- TOTAL NO. OF RESI PLOTS - 221
2- POPULATION - 194X10= 1940
3- POPULATION - 27X20= 540
- DENSITY- 2480/75907.064X10000= 326.71
Say 327

EXISTING FOR COMPOUNDING PLAN OF DARSANA KUNJ, AT GATA NO-294, 295 K, 295M, 296K, 296M, 297M, 298, 299KH, 299M, 300M, 300M, 301M, 301M, 301M, 302, 303, 304, 305, 307K PART, 307M PART, 307M, 309, 310 PART, 311 PART, 312 PART, 316 PART, 317 PART, 318, 319, 320, 321, 322, 323, 324, 325, 326 PART, 327 PART, 328K, 328KH, 329 PART, 330, 331, 332, 333, 334, OF VILL-BHARALA, 1996 PART, 1997, & 1998 PART OF VILL-DAURALA, NEAR TOLL PLAZA NH-58, MEERUT

OWNER:

DARSHNA INFRASTRUCTURE PVT LTD.

SIGNATURE

ENGINEER:

Aditya Chauhan
B-Tech, Civil.
IIT Delhi
OB PAS ID-AM 1832 398/31122018
M-7906415685

NORTH:

DRAWING BY: MIDANISH

SCALE: DATE: 01/01/2025