



KEY PLAN

AREA STATEMENT		VERSION DATE: 04/02/2022	
PROJECT DETAIL			
Authority: Meerut Development Authority	Plot Use: Residential		
Authority Class: Category B	Plot Sub Use: Row House		
Authority Grade: Development Authority (DA)	Development Plan: Saga Habitat		
Case Type: Regular	Land Use Zone: Residential Use Zone		
Project Type: Building Permission	Land Sub Use Zone: Residential Zone		
Nature of Development: NEW	Layout Type: NA		
Development Area: Developed Area			
Sub Development Area: Metro City Area			
Special Project: NA			
Site Address: District Meerut, Tehsil Meerut, Village NA			
AREA DETAILS			
1. Area of Plot As per record	Sq.Mts.		
Document Area		88.48	
As per site condition		88.48	
Area of Plot Considered		88.48	
2. Deduction for			
(a) Proposed roads		0.00	
(b) Any reservations		0.00	
Total (+)		0.00	
3. Net Area of plot (1 - 2) AREA OF PLOT		88.48	
4. % of Green and open space (Prop)		0.00	
Balance area of Plot (1 - 4)		88.48	
Plot Area For Coverage		88.48	
Plot Area For FAR		88.48	
Perm. FAR Area (2.00)		176.96	
Total Perm. FAR area (2.00)		176.96	
6. Total Built up area permissible at:			
Permissible Coverage area (75.00 %)		66.36	
Proposed Coverage Area (74.89 %)		66.26	
Total Prop. Coverage Area (74.89 %)		66.26	
Balance coverage area (0.11 %)		0.10	
7. Proposed Planning Space:			
Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Ground Floor	66.26	0.00	66.26
First Floor	66.26	0.00	66.26
Terrace Floor	15.02	0.00	0.00
Total Area:	147.54	0.00	132.52
Total FAR Area:			132.53
Total Built up Area:			147.54
Proposed F.S.I. consumed			1.50
C. Tenement Statement			
4. Tenement Proposed At:		1.00	
5. Total Tenements (3 + 4)		1	
E. Parking Statement			
7. Proposed Planning Space:			4.00

Color Notes

COLOR INDEX	
FLOT BOUNDARY	Red
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Yellow
COMMON PLOT	Blue
ROAD ALIGNMENT (ROAD WIDENING AREA)	Orange
FUTURE T.P SCHEME DEDUCTION AREA	Purple
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Dark Blue

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt)	Deductions From Gross BUA/Area in Sq.mt (Duct/Void/Chok)	Total Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)		Total FAR Area (Sq.mt)	No. of Unit
					Mumty	Resi		
A (RESIDENTIAL)	1	154.56	7.02	147.54	15.02	132.52	132.52	01
Grand Total	1	154.56	7.02	147.54	15.02	132.52	132.52	01

Parking Check (Table 7d)	
Vehicle Type	Prop
TwoWheeler	2
Total	4.00

Building USE/SUBUSE Details											
Building Name	Building Use	Building Sub Use	Building Group	Building Type	Building Structure	No. Of Residential Units	Floor Name	Floor Use	Floor Sub Use	FAR Sub Use	
A (RESIDENTIAL)	Residential	Row House	-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential Row House	
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential Row House
							TERRACE FLOOR PLAN	Residential	Row House	Residential FAR	Residential Row House
							TERRACE FLOOR PLAN	Residential	Row House	Residential FAR	Residential Row House

Tree Details (Table 3h)			
Plot	Name	Rept	No. Of Trees
PLOT			1

Required Parking (Table 7a)									
Building Name	Type	Sub Use	Area (Sq.mt)	Units		Car		TwoWheeler	
				Prop	Rept. (Unit)	Prop	Rept. (Unit)	Prop	Rept. (Unit)
A (RESIDENTIAL)	Residential	Row House	0 - 101	1	88.48	-	-	0.00	-
Total:	-	-	-	-	-	0	0	-	0

Buildingwise Floor FAR Details				
Floor Name	Building Name	Total		
		Proposed Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total Proposed Built Up Area (Sq.mt)
Ground Floor	A (RESIDENTIAL)	66.26	66.26	66.26
		66.26	66.26	66.26
		66.26	66.26	66.26
		66.26	66.26	66.26
First Floor	A (RESIDENTIAL)	66.26	66.26	66.26
		66.26	66.26	66.26
		66.26	66.26	66.26
		66.26	66.26	66.26
Terrace Floor	A (RESIDENTIAL)	15.02	15.02	15.02
		15.02	15.02	15.02
		15.02	15.02	15.02
		15.02	15.02	15.02
Total		147.54	132.52	147.54

OWNER'S NAME AND SIGNATURE
 ZENITH TOWNSHIP PVT. LTD. THROUGH MR. RANJEET SINGH (AUTHORISED SIGNATORY MR. BHANU PRAKASH)
 UPHAR CONSTRUCTIONS AND COLONIZER PVT. LTD. THROUGH MR. RANJEET SINGH (AUTHORISED SIGNATORY MR. BHANU PRAKASH)

UnitBUA Table for Building -A (RESIDENTIAL)						
Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt (Duct/Void/Chok)	UnitBUA Area	No. of Unit
GROUND FLOOR PLAN	SPLIT DWELLING UNIT	Typical Floor = 1	68.60	2.34	66.26	01
			68.60	2.34	66.26	01
FIRST FLOOR PLAN	SPLIT DWELLING UNIT	Typical Floor = 1	68.60	2.34	66.26	01
			68.60	2.34	66.26	01
Total			137.20	4.68	132.52	02

Building -A (RESIDENTIAL)						
Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt (Duct/Void/Chok)	Total Built Up Area (Sq.mt)	Deductions Area in Sq.mt (Mumty)	Proposed Area (Sq.mt)	FAR Total FAR Area (Sq.mt)
Ground Floor	68.60	2.34	66.26	0.00	66.26	66.26
First Floor	68.60	2.34	66.26	0.00	66.26	66.26
Terrace Floor	17.38	2.34	15.02	15.02	0.00	0.00
Total	154.56	7.02	147.54	15.02	132.52	132.53
Total Number of Same Buildings:	1					
Total:	154.56	7.02	147.54	15.02	132.52	132.53

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	DR	0.75	2.70	06
A (RESIDENTIAL)	DT	1.00	2.70	07

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	W4	0.91	2.40	02
A (RESIDENTIAL)	W1	1.00	1.00	04
A (RESIDENTIAL)	W3	1.20	1.80	02
A (RESIDENTIAL)	W2	1.37	2.40	01
A (RESIDENTIAL)	W1	1.80	2.40	04

ARCHENG'S NAME AND SIGNATURE
 ANKUR BANSAI
 CA2003/00670
 Meerut Development Authority

Building Plan Application Number
 MDA/BP/21-22/1267
 Sanctioned On
 07 Apr 2022
 Valid Till
 11 Apr 2027

Approved By
 Vijay Kumar Singh (Town Planner)

Examined By
 Ved Prakash Awasthi (Junior engineer)
 Manoj Kumar Tiwari (Assistant Engineer)

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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: -	88.48	Total FAR Area: -	132.53
Total Coverage Area: -	66.26	Total BUA Area: -	147.54