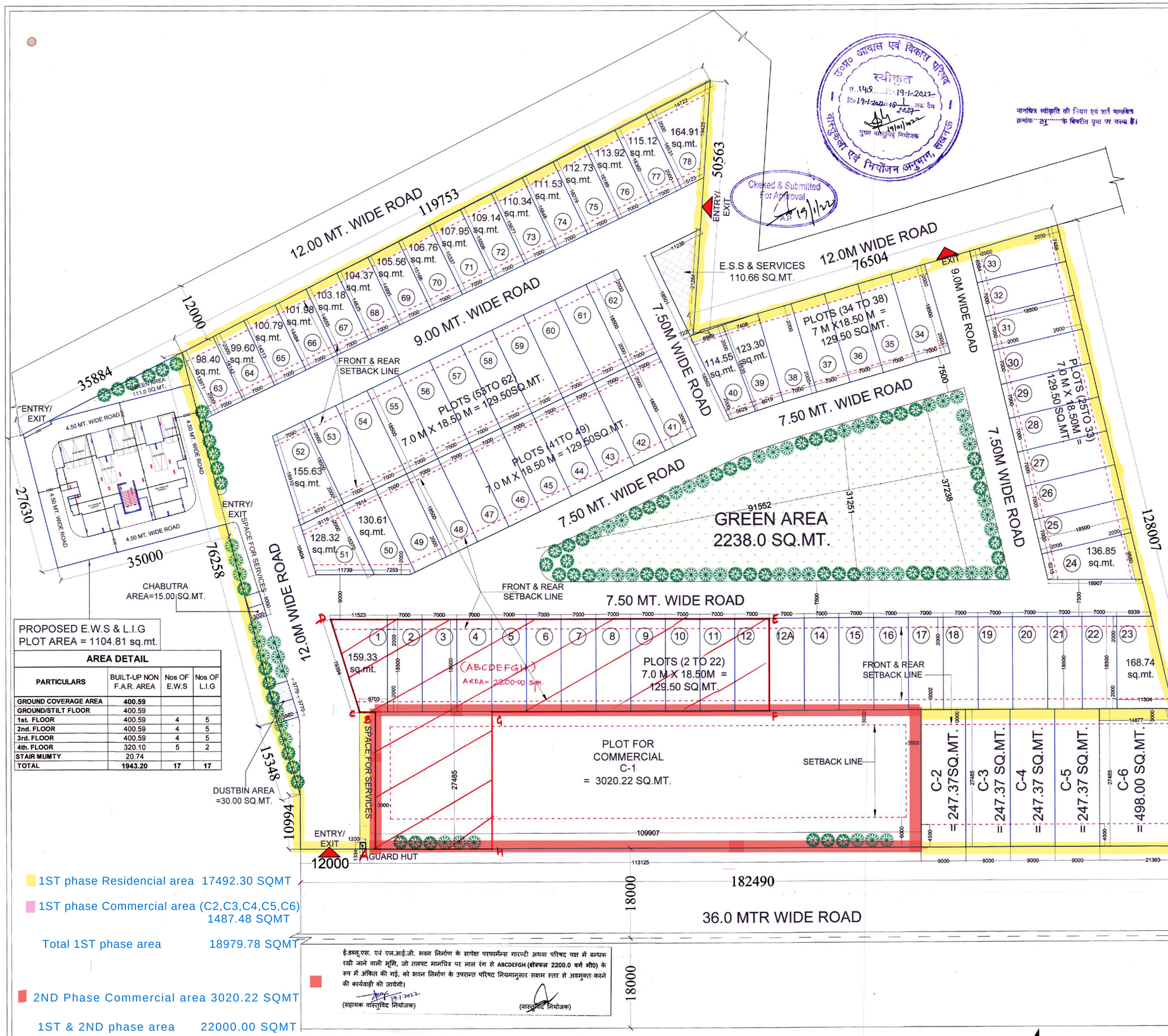


PROPOSED E.W.S & L.I.G
PLOT AREA = 1104.81 sq.mt.

AREA DETAIL

PARTICULARS	BUILT-UP NON F.A.R. AREA	Nos OF E.W.S	Nos OF L.I.G
GROUND COVERAGE AREA	400.59		
GROUND/STILT FLOOR	400.59		
1st. FLOOR	400.59	4	5
2nd. FLOOR	400.59	4	5
3rd. FLOOR	400.59	4	5
4th. FLOOR	320.10	5	2
STAIR MUMTY	20.74		
TOTAL	1943.20	17	17

1ST phase Residencial area 17492.30 SQMT

1ST phase Commercial area (C2,C3,C4,C5,C6) 1487.48 SQMT

Total 1ST phase area 18979.78 SQMT

2ND Phase Commercial area 3020.22 SQMT

1ST & 2ND phase area 22000.00 SQMT

ई.डब्लू.एस. एवं एल.आई.जी. भवन निर्माण के सापेक्ष परफार्मेन्स गारण्टी अथवा परिषद पक्ष में बन्धक रखी जाने वाली भूमि, जो तलपट मानचित्र पर लाल रंग से ABCDEFGH (क्षेत्रफल 2200.0 वर्ग मी0) के रूप में अंकित की गई, को भवन निर्माण के उपरान्त परिषद नियमानुसार सक्षम स्तर से अवमुक्त करने की कार्यवाही की जायेगी।

19.1.2022
(सहायक वास्तुविद नियोजक) (वास्तुविद नियोजक)

उत्तर० आवास एवं विकास परिषद
स्वीकृत
सं. 145 दि. 19-1-2022
वास्तुकला एवं नियोजन अनुभाग, लखनऊ
मुख्य वास्तुविद नियोजक
19/01/2022

Checked & Submitted For Approval
19/1/22

मानचित्र स्वीकृति की नियम एवं शर्तें मानचित्र क्रमांक ...01..... के विपरीत पृष्ठ पर उल्लेख हैं।

S.Nos.	AREA DETAIL			PERMISSIBLE GROUND COVERAGE @50% OF PLOT AREA	PERMISSIBLE F.A.R AREA @1.75% OF PLOT AREA	SETBACK
1	TOTAL PLOT AREA	27324.00	SQ.MT.			
2	TOTAL PLOT AREA ALLOTTED	22000.00	SQ.MT.			
3	REQUIRED GREEN @10%	2200.00	SQ.MT.			
4	PROPOSED GREEN	2238.00	SQ.MT.			
5	PERMISSIBLE COMMERCIAL AREA (A+B)	4512.20	SQ.MT.			
A	PERMISSIBLE COMMERCIAL AREA @ 5 % OF PLOT AREA (27324 SQ.MT.)	1366.20	SQ.MT.			
B	COMMERCIAL CHARGES PAID FOR AREA	3146.00	SQ.MT.			
6	(A) PROPOSED COMMERCIAL PLOT AREA (1+2+3+4+5+6)	4507.70	SQ.MT.			
	(1) C-01	3020.22	SQ.MT.	1510.11	5285.39	AS PER BYE LAWS
	(2) C-02	247.37	SQ.MT.	123.69	432.90	AS PER BYE LAWS
	(3) C-03	247.37	SQ.MT.	123.69	432.90	AS PER BYE LAWS
	(4) C-04	247.37	SQ.MT.	123.69	432.90	AS PER BYE LAWS
	(5) C-05	247.37	SQ.MT.	123.69	432.90	AS PER BYE LAWS
	(6) C-06	498.00	SQ.MT.	249.00	871.50	AS PER BYE LAWS
	(B)AREA FOR RESIDENTAL PLOTTING DEVLOPMENT	17492.3	SQ.MT.			

PROPOSED PLOTTED DEVELOPMENT

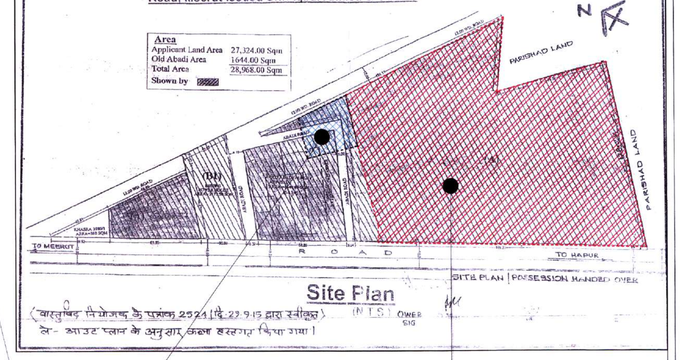
PLOT TYPE IN SQ.YD	PLOT AREA IN SQ.MT	PLOT NO.	DWELLING UNITS	NO. OF PLOTS	TOTAL PLOT AREA	TOTAL DWELLING UNITS	POPULATION @ 5Persons in each unit	FRONT SETBACK	REAR SETBACK
190.56	159.33	PLOT NO.-1	4	1	159.33	4	20	2.0	2.0
154.88	129.50	PLOT NO. 2 TO 22, 25 TO 33, 34 TO 38, 41 TO 49, 53 TO 62	2	54	6993	108	540	2.0	2.0
201.81	168.74	PLOT NO.-23	4	1	168.74	4	20	2.0	2.0
163.67	136.85	PLOT NO.-24	2	1	136.85	2	10	2.0	2.0
147.47	123.3	PLOT NO.-39	2	1	123.30	2	10	2.0	2.0
137.00	114.55	PLOT NO.-40	2	1	114.55	2	10	2.0	2.0
156.21	130.61	PLOT NO.-50	2	1	130.61	2	10	2.0	2.0
153.47	128.32	PLOT NO.-51	2	1	128.32	2	10	2.0	2.0
186.13	155.63	PLOT NO.-52	4	1	155.63	4	20	2.0	2.0
117.69	98.40	PLOT NO.-63	2	1	98.4	2	10	2.0	2.0
119.12	99.60	PLOT NO.-64	2	1	99.6	2	10	2.0	2.0
120.54	100.79	PLOT NO.-65	2	1	100.79	2	10	2.0	2.0
121.97	101.98	PLOT NO.-66	2	1	101.98	2	10	2.0	2.0
123.40	103.18	PLOT NO.-67	2	1	103.18	2	10	2.0	2.0
124.83	104.37	PLOT NO.-68	2	1	104.37	2	10	2.0	2.0
126.25	105.56	PLOT NO.-69	2	1	105.56	2	10	2.0	2.0
127.68	106.76	PLOT NO.-70	2	1	106.76	2	10	2.0	2.0
129.11	107.95	PLOT NO.-71	2	1	107.55	2	10	2.0	2.0
130.53	109.14	PLOT NO.-72	2	1	109.14	2	10	2.0	2.0
131.97	110.34	PLOT NO.-73	2	1	110.34	2	10	2.0	2.0
133.39	111.53	PLOT NO.-74	2	1	111.53	2	10	2.0	2.0
134.83	112.73	PLOT NO.-75	2	1	112.73	2	10	2.0	2.0
136.25	113.92	PLOT NO.-76	2	1	113.92	2	10	2.0	2.0
137.68	115.12	PLOT NO.-77	2	1	115.12	2	10	2.0	2.0
197.23	164.91	PLOT NO.-78	4	1	164.91	4	20	2.0	2.0
TOTAL				78	9876.61	164	820		

7	REQUIRED CHABUTRA					
	TOTAL POPULATION = 820 PERSONS (@ 5 PERSONS PER UNIT I.E PLOT AREA REQ. FOR CHABUTRA (@ 1.0 No. CHABUTRA FOR 500 PERSONS OF 7.5 SQ.MT.)					
	= 820 / 500	=	1.64	No.s,	Say	2 Nos.
	7.5 x 2	=	15.00	SQ.MT.		
8	PROPOSED CHABUTRA	=	15.00	SQ.MT.		
9	REQUIRED DUSTBIN					
	TOTAL POPULATION = 820 PERSONS (@ 5 PERSONS PER UNIT I.E PLOT AREA REQ. FOR DUSTBIN (@1.0 No. DUSTBIN FOR 500 PERSONS OF 15.00 SQ.MT.)					
	= 820 / 500	=	1.64	No.s,	Say	2 Nos.
	= 15.00 x 2	=	30.00	SQ.MT.		
10	PROPOSED DUSTBIN	=	30.00	SQ.MT.		

PERSONS

Site Plan of Khasra No. 3947 to 3951, 3997, 3998, 3999 and 3980 (Part) situated in Kasba Meerut, Scheme No. 7, Sector 12, Shastri Nagar, Hapur Road, Meerut Issued Shri iqbal Ahmed & Others.

Area	
Applicant Land Area	27,324.00 Sqm
Old Abadi Area	1644.00 Sqm
Total Area	28,968.00 Sqm
Shown by	



Site Plan
(N.T.S.)

(वास्तविक निर्माण के पृष्ठांक 2521 दि. 23.9.15 द्वारा स्वीकृत)
नोट- आउट प्लान के अनुसार अंकन करवाया किया गया।

KEY PLAN

ALLOTTED PLOT AREA	22,000.00 sq.mt.	
PROPOSED E.W.S & L.I.G PLOT AREA	1,104.81 sq.mt.	

PROJECT :-
PROPOSED ABDULLAH RESIDENCY AND SHOPPING PLAZA LAYOUT PLAN AT PART OF KHASRA NO - 3947 TO 3951, 3997, 3998, 3999 AND 3980, SITUATED IN KASBA MEERUT, SCHEME NO.-07, SECTOR-12, SHASTRI NAGAR, HAPUR ROAD, MEERUT.

BUILDERS & PROMOTER :-
A I M INFRA-HOMES L L P
HEAD OFFICE :- M-163, L.G.F. GREATER KAILASH-02, NEW DELHI-110048, PH:-011-48597980-85.
SITE OFFICE :-MAIN HAPUR ROAD, SECTOR-12, NEAR-R.T.O. OFFICE(OPP-PETROL PUMP, ZAKIR HUSAIN COLONY) MEERUT,PHONE NO-0121 297 7972

DRAWING TITLE :-
LAYOUT PLAN

ARCHITECTS :
Space Designers International
B - 34, SECTOR-67, NOIDA
PH : 0120-3100450 , 51, 52, 53
Mob: 9811070399,9811330231
e-mail : spacesdi@gmail.com, www.spacedi.com

DRAWN BY :-	CHECKED BY :-	SCALE	DATED :-
SONU	VISHAL	1:100	14-06-2021

A I M INFRA HOMES LLP Shastri Nagar Hapur Road Meerut
OWNER'S SIGN

VISHAL MITTAL CA/92023185 ARCHITECT
ARCHITECT'S SIGN.

DRG.NO. 01

REQUIRED TREE		
AS PER 50 No. OF TREE PER HECTARE OF PLOT AREA = (50 X 22,000.00 /10,000 = 110.00 SAY 110No. TREES		110 Nos. TREES
No. OF TREE PROPOSED = 110 Nos. TREES		110 Nos. TREES
SCHEDULE OF PLANTS		
1	ALSTONIA SCHOLARIS	55 No.S.
2	LAGERSTROEMIA FLOSREGINAE	55 No.S.
	TOTAL = 110 No.S.	

LEGEND :-
SETBACK LINE