Project Title : PROPOSED RESIDENTIAL LAY-OUT PLAN FOR FAIRFIELD RESIDENCY AT BULK LAND PLOT NO.2/BL-02, SECTOR-02 RAKSHA PURAM PHASE-I, MAWANA ROAD, MEERUT OWNER:- M/S SHAKUNTALAM HABITATS PVT. LTD. THROUGH AUTHORIZED REPRESENTATIVE SH. ANIL KUMAR JAIN S/O SH. JAMBOO PRASAD JAIN, ALL PLOTS SINGLE RESIDENTIAL UNIT

Density- 44x1x5= 220 Persons, 220/2.607= 84.388 , Say-84.00 Persons per Hect.)

File No	MDA/LD/24-25/1341	Sheet	1 / 3
Submission Date	2025-03-01	Scale	1:100

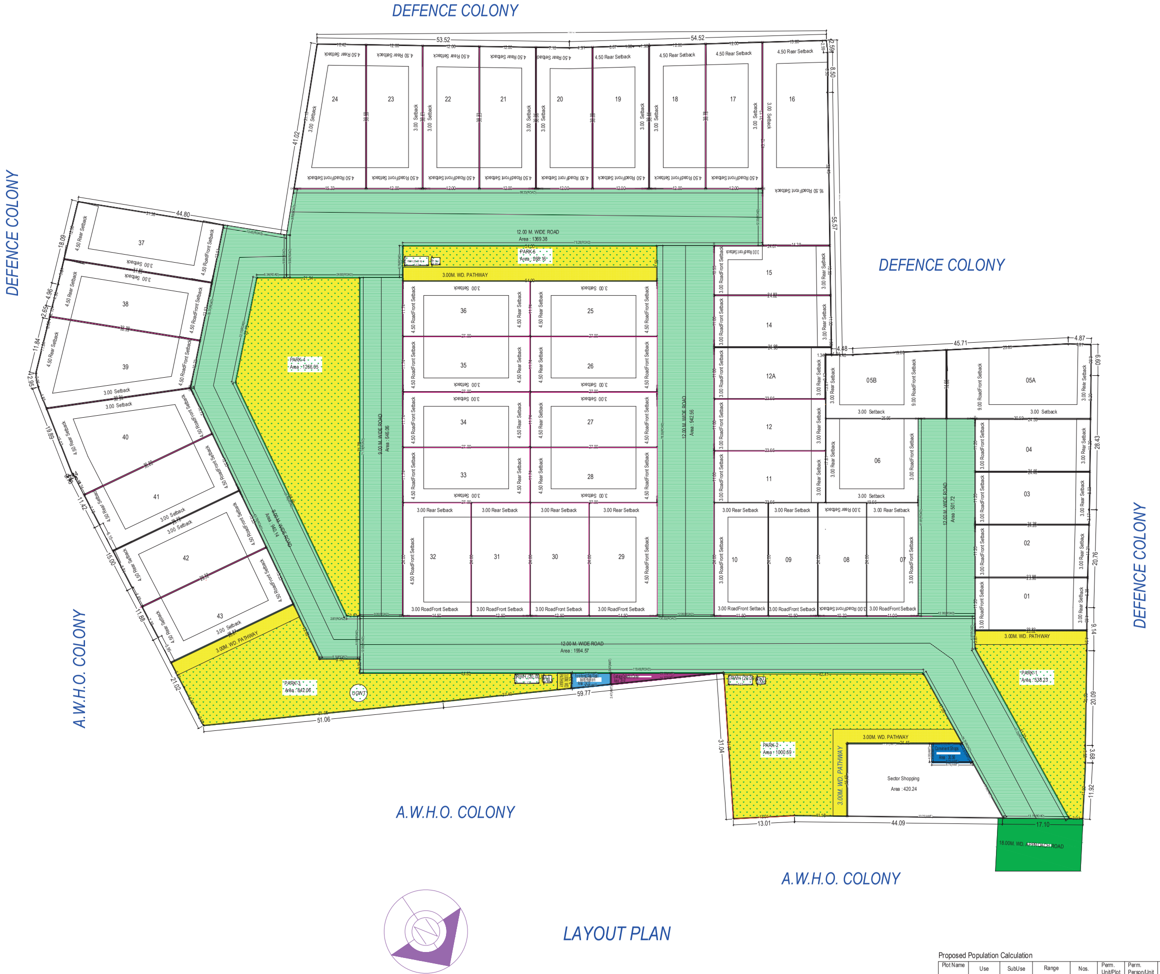
A	AREA STATEMENT	VERSION NO.: 1.0.97 VERSION DATE: 27/02/2025
	PROJECT DETAIL :	
	Authority: Meerut Development Authority	Plot Use: Residential
	AuthorityClass: Category B	Plot SubUse: Plotted Resi development / Plotted Housing
	AuthorityGrade: Development Authority (DA)	Development Plan: Rakshapuram 1
	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: Developed 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	.
	Document Area	26071.40
	As per site condition	26071.40
	Area of Plot Considered	26071.40
2.	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	0.00
	Total(a + b)	0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	26071.40
	Green and open space	3915.09

-	Proposed Area at:			
	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Total Area:	0.00	0.00	0.00	0.00

	Total FAR Area:	0.00
	AccessoryUse Area Added in BuiltUp Area:	0.00
	Total BuiltUp Area:	0.00
	Proposed FAR consumed:	0.00
C.	Tenement Statement	
4.	Tenement 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)



LAYOUT PLAN

LAYOUT PLAN
(Scale - 1:400)

Number of EWS/LIG unit required

Sl. No.	Plot Type	Nos. of Plot	No. of unit in one plot	Total Number of units	Proposed LIG/EWS Unit
1.	Single Dwelling Unit	44	1	44	-
Total :		44		44	-
Number of EWS/LIG unit required (10% LIG)				5.00	0
Number of EWS/LIG unit required (10% EWS)				5.00	0
Total :		44		54	-

Tenements Density Check

Net housing density	No Of Tenements			No Of Persons		
	Reqd	Perm	Prop	Reqd	Perm	Prop
440/Hec.	-	230	183	-	1148	915

Green and open space Area

Name	Prop. Area
PARK-2	1000.59
PARK-1	538.23
PARK-3	842.06
PARK-4	1266.05
PARK-5	268.14

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	14948.70	57.34
Road Area	6394.43	24.53
Garbage Collection Center	29.47	0.11
For informal Area Kiosk/booth/Plateform	24.10	0.09
Sector Shopping	420.24	1.61
Convinient Shops	30.56	0.12
Public Open Space	3915.09	15.02
Excess Paved Area	308.70	1.18
Other Area	0.10	0.00
Total net layout	26071.40	100.00

Individual Amenity Check b)

Name	Minimum Area		Minimum Count	
	Reqd	Prop	Reqd	Prop
Convinient Shops	20.00	30.56	-	1.00
Sector Shopping	100.00	420.24	-	1.00
For informal Area Kiosk/booth/Plateform	15.00	24.10	-	1.00
Garbage Collection Center	15.00	29.47	1.00	1.00

Proposed Population Calculation

Plot Name	Use	SubUse	Range	Nos.	Perm. Unit/Plot	Perm. Person/Unit	Total Person/Plot	Total
11	Residential	Row House	above 150-upto 300sq.mt	15	4	5	20	300
12	Residential	Row House			4		20	
15	Residential	Row House			4		20	
30	Residential	Row House			4		20	
31	Residential	Row House			4		20	
10	Residential	Row House			4		20	
09	Residential	Row House			4		20	
08	Residential	Row House			4		20	
07	Residential	Row House			4		20	
01	Residential	Row House			4		20	
02	Residential	Row House			4		20	
03	Residential	Row House			4		20	
04	Residential	Row House			4		20	
14	Residential	Row House			4		20	
12A	Residential	Row House			4		20	
29	Residential	Row House	above 300-upto 399.999sq.mt	24	4	5	20	480
32	Residential	Row House			4		20	
33	Residential	Row House			4		20	
28	Residential	Row House			4		20	
27	Residential	Row House			4		20	
34	Residential	Row House			4		20	
35	Residential	Row House			4		20	
26	Residential	Row House			4		20	
25	Residential	Row House			4		20	
36	Residential	Row House			4		20	
17	Residential	Row House			4		20	
18	Residential	Row House			4		20	
19	Residential	Row House			4		20	
20	Residential	Row House			4		20	
21	Residential	Row House			4		20	
23	Residential	Row House			4		20	
24	Residential	Row House			4		20	
37	Residential	Row House			4		20	
06	Residential	Row House			4		20	
41	Residential	Row House			4		20	
42	Residential	Row House			4		20	
43	Residential	Row House			4		20	
05B	Residential	Row House			4		20	
22	Residential	Row House			4		20	
40	Residential	Row House	400-upto 499.999sq.mt	4	5	5	20	100
38	Residential	Row House			5		20	
39	Residential	Row House			5		20	
05A	Residential	Row House			5		20	
16	Residential	Row House	600-upto 699.999sq.mt	1	7	5	20	35
Grand Total:								915

Individual Plot Area

Plot No.	Abutting Road	Plot Area Reqd	Plot Area Perm	Plot Area Prop	Frontage Reqd	Frontage Prop	Coverage Factor	Coverage Perm	Coverage Prop	FAR Area Perm	FAR Area Prop
05B	12.00 M. WIDE ROAD	40.00	-	360.41	3.50	6.00	0.00	0.00	0.00	-	0.00
05A	12.00 M. WIDE ROAD	40.00	-	472.33	3.50	6.00	0.00	0.00	0.00	-	0.00
12A	12.00 M. WIDE ROAD	40.00	-	262.37	3.50	11.00	0.00	0.00	0.00	-	0.00
01	12.00 M. WIDE ROAD	40.00	-	267.34	3.50	11.20	0.00	0.00	0.00	-	0.00
02	12.00 M. WIDE ROAD	40.00	-	270.35	3.50	11.20	0.00	0.00	0.00	-	0.00
03	12.00 M. WIDE ROAD	40.00	-	273.20	3.50	11.20	0.00	0.00	0.00	-	0.00
04	12.00 M. WIDE ROAD	40.00	-	274.69	3.50	11.20	0.00	0.00	0.00	-	0.00
06	12.00 M. WIDE ROAD	40.00	-	350.17	3.50	17.81	0.00	0.00	0.00	-	0.00
07	12.00 M. WIDE ROAD	40.00	-	264.06	3.50	35.00	0.00	0.00	0.00	-	0.00
08	12.00 M. WIDE ROAD	40.00	-	247.68	3.50	10.32	0.00	0.00	0.00	-	0.00
09	12.00 M. WIDE ROAD	40.00	-	252.00	3.50	10.50	0.00	0.00	0.00	-	0.00
10	12.00 M. WIDE ROAD	40.00	-	276.00	3.50	35.50	0.00	0.00	0.00	-	0.00
11	12.00 M. WIDE ROAD	40.00	-	260.27	3.50	11.00	0.00	0.00	0.00	-	0.00
12	12.00 M. WIDE ROAD	40.00	-	260.27	3.50	11.00	0.00	0.00	0.00	-	0.00
14	12.00 M. WIDE ROAD	40.00	-	273.88	3.50	11.00	0.00	0.00	0.00	-	0.00
15	12.00 M. WIDE ROAD	40.00	-	260.94	3.50	20.83	0.00	0.00	0.00	-	0.00
16	12.00 M. WIDE ROAD	40.00	-	609.92	3.50	12.00	0.00	0.00	0.00	-	0.00
17	12.00 M. WIDE ROAD	40.00	-	371.43	3.50	12.00	0.00	0.00	0.00	-	0.00
18	12.00 M. WIDE ROAD	40.00	-	367.30	3.50	12.00	0.00	0.00	0.00	-	0.00
19	12.00 M. WIDE ROAD	40.00	-	363.17	3.50	12.00	0.00	0.00	0.00	-	0.00
20	12.00 M. WIDE ROAD	40.00	-	360.14	3.50	12.00	0.00	0.00	0.00	-	0.00
21	12.00 M. WIDE ROAD	40.00	-	361.75	3.50	12.00	0.00	0.00	0.00	-	0.00
22	12.00 M. WIDE ROAD	40.00	-	363.88	3.50	12.00	0.00	0.00	0.00	-	0.00
23	12.00 M. WIDE ROAD	40.00	-	366.01	3.50	12.00	0.00	0.00	0.00	-	0.00
24	12.00 M. WIDE ROAD	40.00	-	394.94	3.50	15.33	0.00	0.00	0.00	-	0.00
25	12.00 M. WIDE ROAD	40.00	-	316.98	3.50	11.74	0.00	0.00	0.00	-	0.00
26	12.00 M. WIDE ROAD	40.00	-	316.98	3.50	11.74	0.00	0.00	0.00	-	0.00
27	12.00 M. WIDE ROAD	40.00	-	316.98	3.50	11.74	0.00	0.00	0.00	-	0.00
28	12.00 M. WIDE ROAD	40.00	-	316.98	3.50	11.74	0.00	0.00	0.00	-	0.00
29	12.00 M. WIDE ROAD	40.00	-	348.00	3.50	38.50	0.00	0.00	0.00	-	0.00
30	12.00 M. WIDE ROAD	40.00	-	300.00	3.50	12.50	0.00	0.00	0.00	-	0.00
31	12.00 M. WIDE ROAD	40.00	-	300.00	3.50	12.50	0.00	0.00	0.00	-	0.00
32	12.00 M. WIDE ROAD	40.00	-	348.00	3.50	38.50	0.00	0.00	0.00	-	0.00
33	9.00 M. WIDE ROAD	40.00	-	316.98	3.50	11.74	0.00	0.00	0.00	-	0.00
34	9.00 M. WIDE ROAD	40.00	-	316.98	3.50	11.74	0.00	0.00	0.00	-	0.00
35	9.00 M. WIDE ROAD	40.00	-	316.98	3.50	11.74	0.00	0.00	0.00	-	0.00
36	9.00 M. WIDE ROAD	40.00	-	316.98	3.50	11.74	0.00	0.00	0.00	-	0.00
37	9.00 M. WIDE ROAD	40.00	-	395.79	3.50	12.51	0.00	0.00	0.00	-	0.00
38	9.00 M. WIDE ROAD	40.00	-	401.94	3.50	12.53	0.00	0.00	0.00	-	0.00
39	9.00 M. WIDE ROAD	40.00	-	488.18	3.50	10.23	0.00	0.00	0.00	-	0.00
40	9.00 M. WIDE ROAD	40.00	-	465.03	3.50	10.72	0.00	0.00	0.00	-	0.00
41	9.00 M. WIDE ROAD	40.00	-	399.80	3.50	13.33	0.00	0.00	0.00	-	0.00
42	9.00 M. WIDE ROAD	40.00	-	393.91	3.50	13.33	0.00	0.00	0.00	-	0.00
43	9.00 M. WIDE ROAD	40.00	-	387.71	3.50	13.33	0.00	0.00	0.00	-	0.00

Individual Plot Setback

Plot No.	Pwork-Bldg	Abutting Road	Front Reqd	Front Prop	Side1 Reqd	Side1 Prop	Side2 Reqd	Side2 Prop	Rear Reqd	Rear Prop	Coverage Prop	FAR Area Prop
05B		12.00 M. WIDE ROAD	3.00	-	3.00	-	-	-	4.50	-	0.00	0.00
05A		12.00 M. WIDE ROAD	3.00	-	3.00	-	-	-	4.50	-	0.00	0.00
12A		12.00 M. WIDE ROAD	3.00	-	-	-	-	-	3.00	-	0.00	0.00
01		12.00 M. WIDE ROAD	3.00	-	-	-	-	-	3.00	-	0.00	0.00
01		12.00 M. WIDE ROAD	3.00	-	-	-	-	-	3.00	-	0.00	0.00
02		12.00 M. WIDE ROAD	3.00	-	-	-	-	-	3.00	-	0.00	0.00
03		12.00 M. WIDE ROAD	3.00	-	-	-	-	-	3.00	-	0.00	0.00
04		12.00 M. WIDE ROAD	3.00	-	-	-	-	-	3.00	-	0.00	0.00
06		12.00 M. WIDE ROAD	3.00	-	3.00	-	-	-	3.00	-	0.00	0.00
07		12.00 M. WIDE ROAD	3.00	-	-	-	-	-	3.00	-	0.00	0.00
07		12.00 M. WIDE ROAD	3.00	-	-	-	-	-	-	-	0.00	0.00
08		12.00 M. WIDE ROAD	3.00	-	-	-	-	-	3.00	-	0.00	0.00
09		12.00 M. WIDE ROAD	3.00	-	-	-	-	-	3.00	-	0.00	0.00
10		12.00 M. WIDE ROAD	3.00	-	-	-	-	-	3.00	-	0.00	0.00
10		12.00 M. WIDE ROAD	3.00	-	-	-	-	-	-	-	0.00	0.00
11		12.00 M. WIDE ROAD	3.00	-	-	-	-	-	3.00	-	0.00	0.00
12		12.00 M. WIDE ROAD	3.00	-	-	-	-	-	3.00	-	0.00	0.00
14		12.00 M. WIDE ROAD	3.00	-	-	-	-	-	3.00	-	0.00	0.00
15		12.00 M. WIDE ROAD	3.00	-	-	-	-	-	3.00	-	0.00	0.00
15		12.00 M. WIDE ROAD	3.00	-	-	-	-	-	-	-	0.00	0.00
16		12.00 M. WIDE ROAD	16.00	-	3.00	-	-	-	6.00	-	0.00	0.00
17		12.00 M. WIDE ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
18		12.00 M. WIDE ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
19		12.00 M. WIDE ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
20		12.00 M. WIDE ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
21		12.00 M. WIDE ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
22		12.00 M. WIDE ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
23		12.00 M. WIDE ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
24		12.00 M. WIDE ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
25		12.00 M. WIDE ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
26		12.00 M. WIDE ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
27		12.00 M. WIDE ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
28		12.00 M. WIDE ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
29		12.00 M. WIDE ROAD	3.00	-	-	-	-	-	3.00	-	0.00	0.00
29		12.00 M. WIDE ROAD	4.50	-	-	-	-	-	-	-	0.00	0.00
30		12.00 M. WIDE ROAD	3.00	-	-	-	-	-	3.00	-	0.00	0.00
31		12.00 M. WIDE ROAD	3.00	-	-	-	-	-	3.00	-	0.00	0.00
32		9.00 M. WIDE ROAD	4.50	-	-	-	-	-	-	-	0.00	0.00
32		12.00 M. WIDE ROAD	3.00	-	-	-	-	-	3.00	-	0.00	0.00
33		9.00 M. WIDE ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
34		9.00 M. WIDE ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
35		9.00 M. WIDE ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
36		9.00 M. WIDE ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
37		9.00 M. WIDE ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
38		9.00 M. WIDE ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
39		9.00 M. WIDE ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
40		9.00 M. WIDE ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
41		9.00 M. WIDE ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
42		9.00 M. WIDE ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
43		9.00 M. WIDE ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00

Total Plot Area: -	26071.40	Total FAR Area: -	0.00
Total Coverage Area: - 0.00		Total BUA Area: -	0.00

OWNER'S NAME AND SIGNATURE

M/S SHAKUNTALAM HABITATS PVT. LTD. THROUGH AUTHORIZED REPRESENTATIVE SH. ANIL KUMAR JAIN S/O SH. JAMBOO PRASAD JAIN, anilruchirco@gmail.com, 9837091333

ARCH/ENG'S NAME AND SIGNA | TRUCTURE ENGINEER

Mohit Bhatnagar

CA/1999/25208

Signature valid

Meerut Development Authority

Signature valid

Building Plan Application Number

MDA/LD/24-25/1341

Sanctioned On

06 Jun 2025

Valid Till

06 Jun 2030

Approved By

Sanjay Kumar Meena (Vice Chairman)

Examined By

Omkar Sharma (Junior engineer)

Manoj Kumar Tiwari (Assistant Engineer)

Vijay Kumar Singh (Town Planner)

Vijay Kumar Singh (Chief Town Planner)

Anand Kumar Singh (Secretory)

Sanjay Kumar Meena (Vice Chairman)

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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