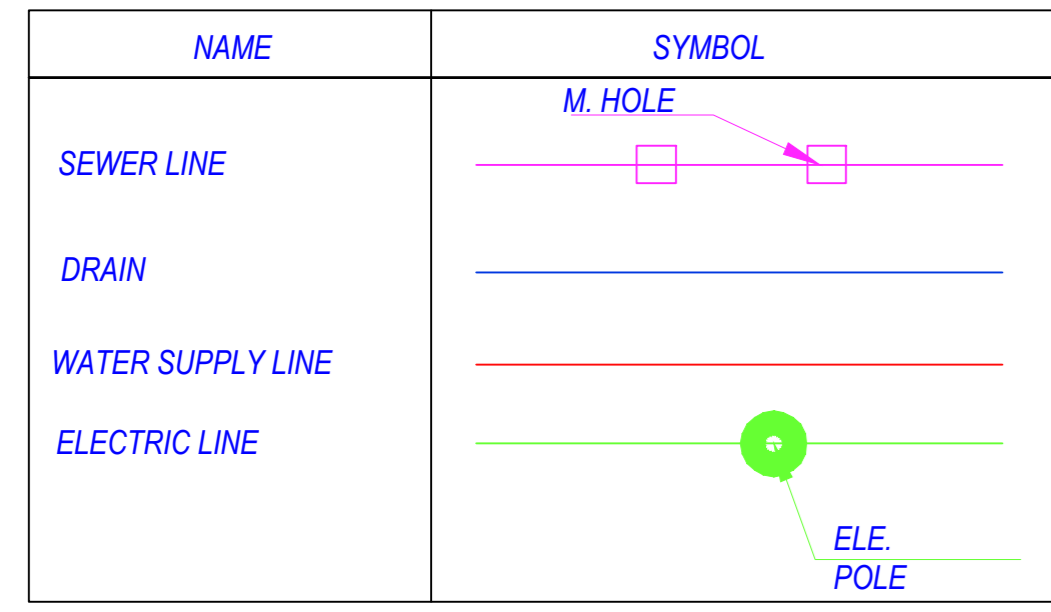


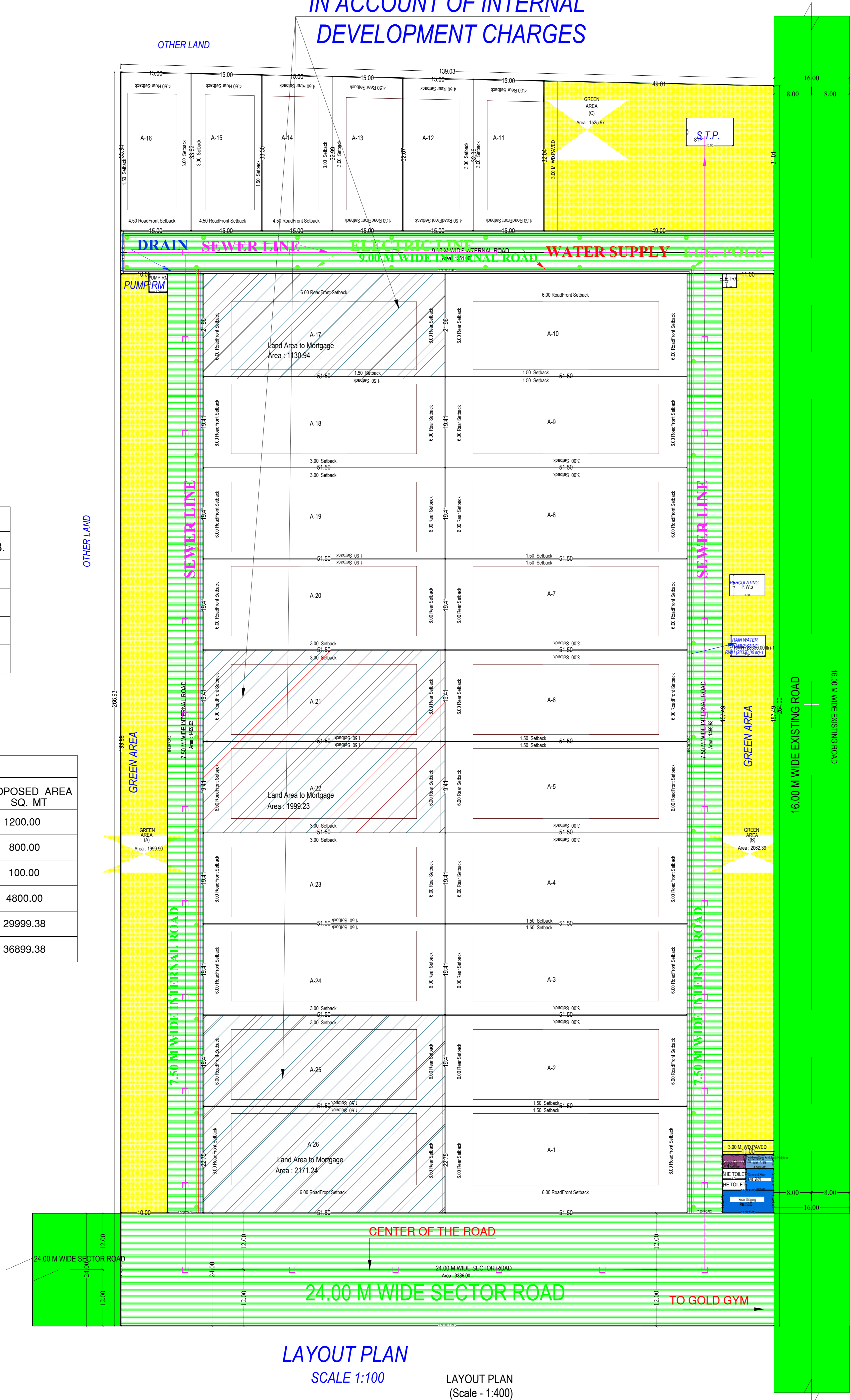
MORTGAGE IN FAVOR OF V.C. M.D.A. IN ACCOUNT OF INTERNAL DEVELOPMENT CHARGES



MORTGAGE IN FAVOR OF V.C. M.D.A. IN ACCOUNT OF INTERNAL DEVELOPMENT CHARGES	
PLOT NO	MORTGAGE AREA
A-17	1130.94 SQ. MT.
A-21	999.61 SQ. MT.
A-22	999.61 SQ. MT.
A-25	999.61 SQ. MT.
A-26	1171.62 SQ. MT.
TOTAL	5301.39 SQ. MT.

SET BACK DETAIL				
PLOT NO	F.S.B.	R.S.B.	S.S.B.	S.S.B.
A-1,A-10,A-17,A-26	6.00	6.00	6.00	1.50
A-2 TO A-9	6.00	6.00	3.00	1.50
A-11 TO A-16	4.50	4.50	3.00	-----
A-18 TO A-25	6.00	6.00	3.00	1.50

AREA CHART				
S. NO	VILLAGE	GATA NO	AREA AS/DEED SQ. MT	PROPOSED AREA SQ. MT
1	HARTHALA AHETMALI	625/4 MI	1590.00	1200.00
2	HARTHALA AHETMALI	650/4 MI	1298.00	800.00
3	HARTHALA AHETMALI	645/4 MI	100.00	100.00
4	HARTHALA AHETMALI	646/4 MI	4910.00	4800.00
5	HARTHALA AHETMALI	653/6 MI	38261.36	29999.38
	TOTAL		46159.36	36899.38



LAYOUT PLAN
SCALE 1:100
LAYOUT PLAN (Scale - 1:400)

Proposed Population Calculation									
Plot Name	Use	SubUse	Range	No.	Perm. Unit/Plot	Perm. Person/Unit	Total Person/Plot	Total	
A-11	Residential	Row House	450-upto	5	5	20	20		
A-12	Residential	Row House	450-upto	5	5	20	20	100	
A-13	Residential	Row House	450-upto	5	5	20	20		
A-14	Residential	Row House	450-upto	5	5	20	20		
A-15	Residential	Row House	500-upto	2	6	5	20	60	
A-16	Residential	Row House	500-upto	2	6	5	20		
A-18	Residential	Row House	450-upto	10	10	20	20		
A-8	Residential	Row House	450-upto	10	10	20	20		
A-19	Residential	Row House	450-upto	10	10	20	20		
A-8	Residential	Row House	450-upto	10	10	20	20		
A-20	Residential	Row House	450-upto	10	10	20	20		
A-21	Residential	Row House	450-upto	10	10	20	20		
A-6	Residential	Row House	800-upto	16	10	5	20	800	
A-22	Residential	Row House	800-upto	16	10	5	20		
A-5	Residential	Row House	800-upto	16	10	5	20		
A-23	Residential	Row House	800-upto	16	10	5	20		
A-4	Residential	Row House	800-upto	16	10	5	20		
A-24	Residential	Row House	800-upto	16	10	5	20		
A-3	Residential	Row House	800-upto	16	10	5	20		
A-25	Residential	Row House	800-upto	16	10	5	20		
A-2	Residential	Row House	800-upto	16	10	5	20		
A-10	Residential	Row House	1100-upto	4	12	5	20	240	
A-26	Residential	Row House	1100-upto	4	12	5	20		
A-1	Residential	Row House	1100-upto	4	12	5	20		
Grand Total								1200	

Individual Plot Area									
Plot No.	Abutting Road	Reed Prop	Front Prop	Side Prop	Back Prop	Coverage	Factor	Perm. FAR Area	Prop. FAR Area
A-11	9.00 M WIDE INTERNAL ROAD	4.50	3.00	-	-	4.50	0.00	0.00	0.00
A-12	9.00 M WIDE INTERNAL ROAD	4.50	3.00	-	-	4.50	0.00	0.00	0.00
A-13	9.00 M WIDE INTERNAL ROAD	4.50	3.00	-	-	4.50	0.00	0.00	0.00
A-14	9.00 M WIDE INTERNAL ROAD	4.50	3.00	-	-	4.50	0.00	0.00	0.00
A-15	9.00 M WIDE INTERNAL ROAD	4.50	3.00	-	-	4.50	0.00	0.00	0.00
A-16	9.00 M WIDE INTERNAL ROAD	4.50	3.00	-	-	4.50	0.00	0.00	0.00
A-17	9.00 M WIDE INTERNAL ROAD	6.00	6.00	1.50	6.00	0.00	0.00	0.00	0.00
A-18	9.00 M WIDE INTERNAL ROAD	6.00	6.00	1.50	6.00	0.00	0.00	0.00	0.00
A-19	9.00 M WIDE INTERNAL ROAD	6.00	6.00	1.50	6.00	0.00	0.00	0.00	0.00
A-20	9.00 M WIDE INTERNAL ROAD	6.00	6.00	1.50	6.00	0.00	0.00	0.00	0.00
A-21	9.00 M WIDE INTERNAL ROAD	6.00	6.00	1.50	6.00	0.00	0.00	0.00	0.00
A-22	9.00 M WIDE INTERNAL ROAD	6.00	6.00	1.50	6.00	0.00	0.00	0.00	0.00
A-23	9.00 M WIDE INTERNAL ROAD	6.00	6.00	1.50	6.00	0.00	0.00	0.00	0.00
A-24	9.00 M WIDE INTERNAL ROAD	6.00	6.00	1.50	6.00	0.00	0.00	0.00	0.00
A-25	9.00 M WIDE INTERNAL ROAD	6.00	6.00	1.50	6.00	0.00	0.00	0.00	0.00
A-26	9.00 M WIDE INTERNAL ROAD	6.00	6.00	1.50	6.00	0.00	0.00	0.00	0.00
A-1	24.00 M WIDE SECTOR ROAD	6.00	6.00	1.50	6.00	0.00	0.00	0.00	0.00

Individual Plot Setback									
Plot No.	Front	Side	Back	Prop	Reed	Prop	Coverage	FAR Area	Prop. FAR Area
A-11	4.50	3.00	-	-	4.50	0.00	0.00	0.00	0.00
A-12	4.50	3.00	-	-	4.50	0.00	0.00	0.00	0.00
A-13	4.50	3.00	-	-	4.50	0.00	0.00	0.00	0.00
A-14	4.50	3.00	-	-	4.50	0.00	0.00	0.00	0.00
A-15	4.50	3.00	-	-	4.50	0.00	0.00	0.00	0.00
A-16	4.50	3.00	-	-	4.50	0.00	0.00	0.00	0.00
A-17	6.00	6.00	1.50	6.00	0.00	0.00	0.00	0.00	0.00
A-18	6.00	6.00	1.50	6.00	0.00	0.00	0.00	0.00	0.00
A-19	6.00	6.00	1.50	6.00	0.00	0.00	0.00	0.00	0.00
A-20	6.00	6.00	1.50	6.00	0.00	0.00	0.00	0.00	0.00
A-21	6.00	6.00	1.50	6.00	0.00	0.00	0.00	0.00	0.00
A-22	6.00	6.00	1.50	6.00	0.00	0.00	0.00	0.00	0.00
A-23	6.00	6.00	1.50	6.00	0.00	0.00	0.00	0.00	0.00
A-24	6.00	6.00	1.50	6.00	0.00	0.00	0.00	0.00	0.00
A-25	6.00	6.00	1.50	6.00	0.00	0.00	0.00	0.00	0.00
A-26	6.00	6.00	1.50	6.00	0.00	0.00	0.00	0.00	0.00
A-1	6.00	6.00	1.50	6.00	0.00	0.00	0.00	0.00	0.00

AREA STATEMENT				
PROJECT DETAIL	VERSION DATE: 30/01/2024			
Authority: Moradabad Development Authority	Plot Use: Residential			
AuthorityClass: Category B	Plot SubUse: Plotted Res 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			
CaseType: Revision				
Development Area: Undeveloped Area				
SubDevelopment Area: Other Town Area				
Special Project: NA				
Site Address: District Moradabad, Tehsil Moradabad, Village NA				
AREA DETAILS: Sq.Mts				
1. Area of Plot As per record	36899.38			
Document Area	36899.38			
As per site condition	36899.38			
Area of Plot Considered	36899.38			
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	36899.38			
Green and open space	5862.26			
Plot Area For Coverage	36899.38			
Plot Area For FAR	36899.38			
Perm. FAR Area (1.25)	46124.22			
Total Perm. FAR area (1.25)	46124.22			
4. Net Built up area permissible at				
Permissible Coverage area (45.00 %)	16604.72			
Proposed Coverage Area (%)	0.00			
Total Prop. Coverage Area (%)	0.00			
Balance coverage area (45.00 %)	16604.72			
Total	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:				
Accessory Use Area Added in BuiltUp Area:				
Total BuiltUp Area:				
C. Tenement Statement:				
1. Tenement Proposed At:				

COLOR INDEX	
Plot Boundary	Black
Abutting Road	Red
Proposed Construction	Green
Common Plot	Yellow
Road Alignment (Road Widening Area)	Blue
Future T.P. Scheme Reduction Area	Light Blue
Existing (To be retained)	Dark Blue
Existing (To be demolished)	Light Green

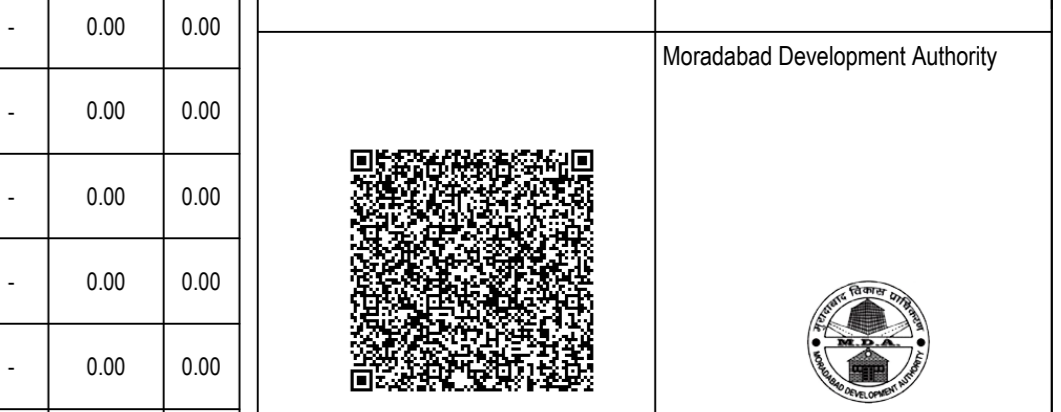
Number of EWS/LIG unit required					
Sl. No.	Plot Type	No. of Plot	No. of unit in one plot	Total Number of units	Proposed LIG/ EWS Unit
1.	Single Dwelling Unit	26	1	26	-
Total:		26		26	-
Number of EWS/LIG unit required (10% LIG)					
Total:					3.00
Number of EWS/LIG unit required (10% EWS)					
Total:					3.00

Tenements Density Check						
Net housing density	No. Of Tenements			No. Of Persons		
	Reed	Perm	Prop	Reed	Perm	Prop
750/mc:	554	240	2768	1900	1200	1200

Land use analysis/Area distribution (Table 2c)		
Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	2367.58	63.87
Road Area	7586.85	20.56
Sanitary Collection Center	15.01	0.04
For Informal Area	17.99	0.05
Sector Shopping	55.00	0.15
Convenient Shops	26.99	0.07
Public Open Space	5886.26	15.14
Excess Paved Area	16.79	0.05
Other Area	22.51	0.06
Total net layout	36899.38	100.00

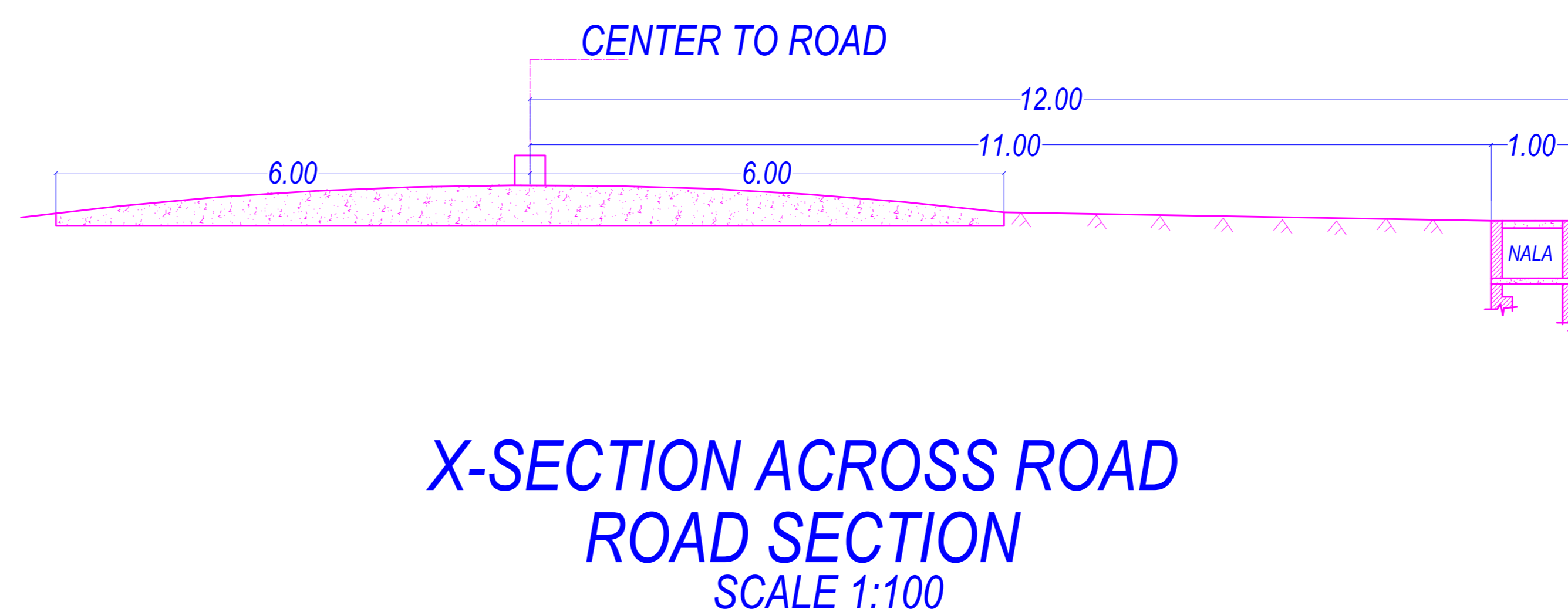
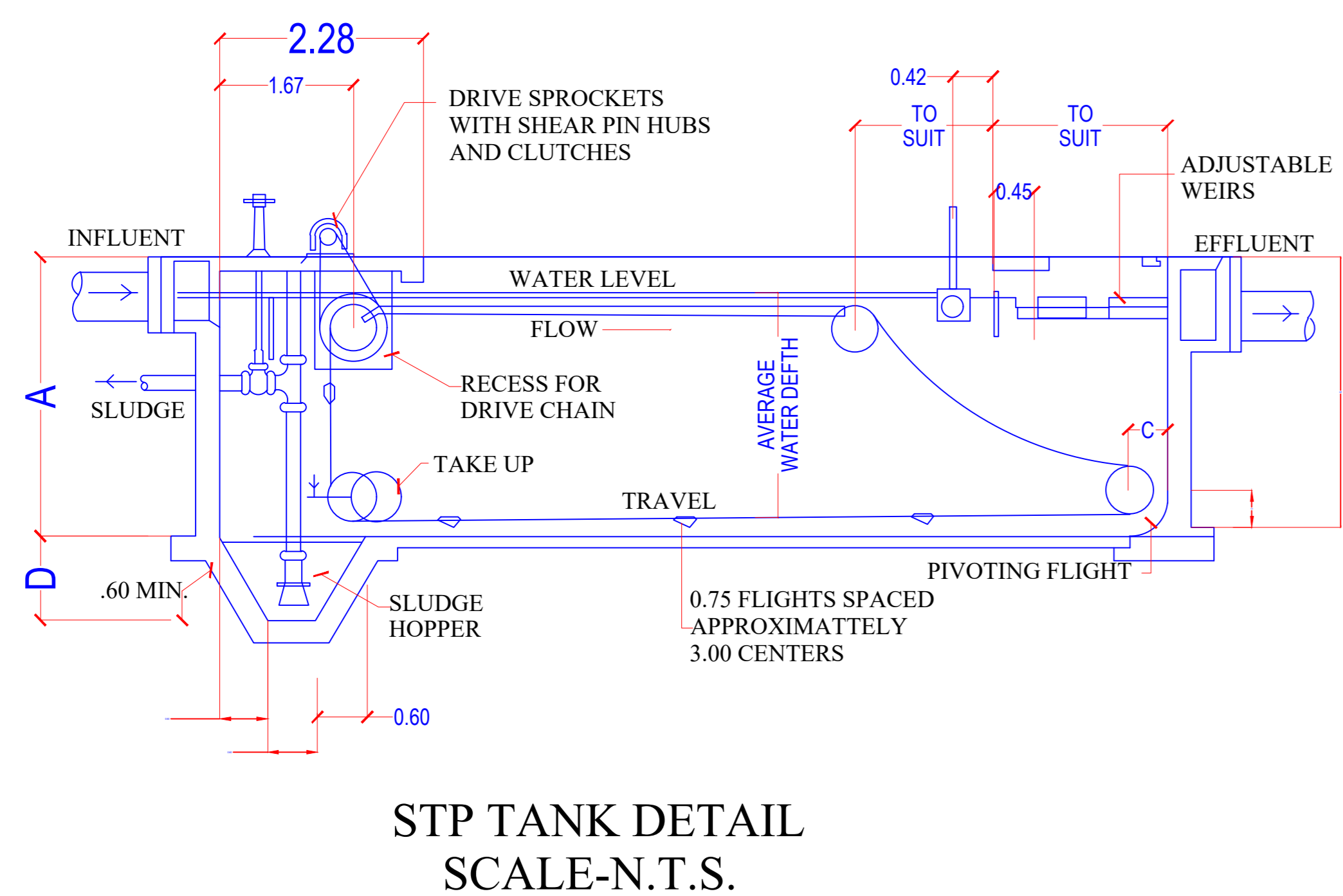
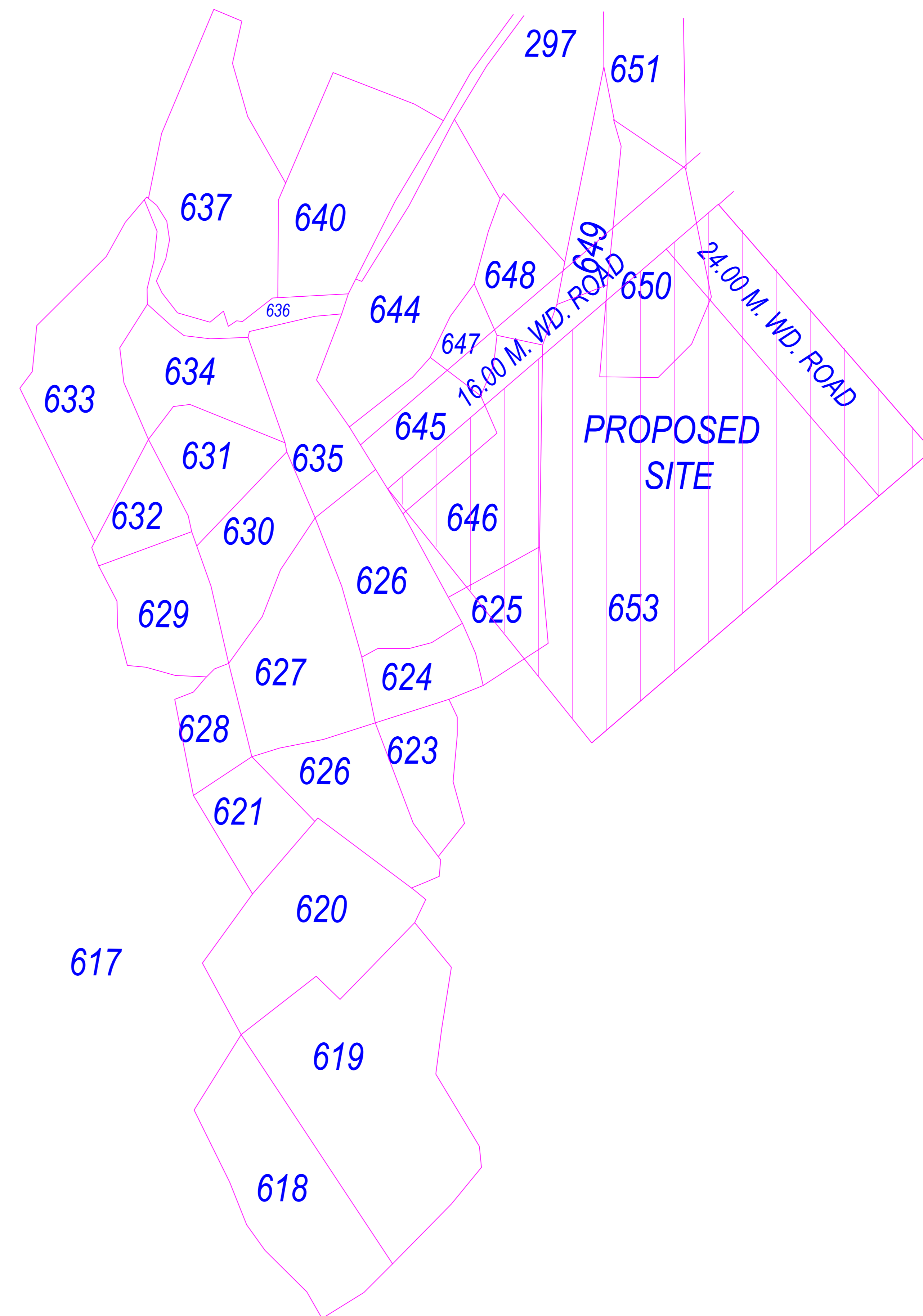
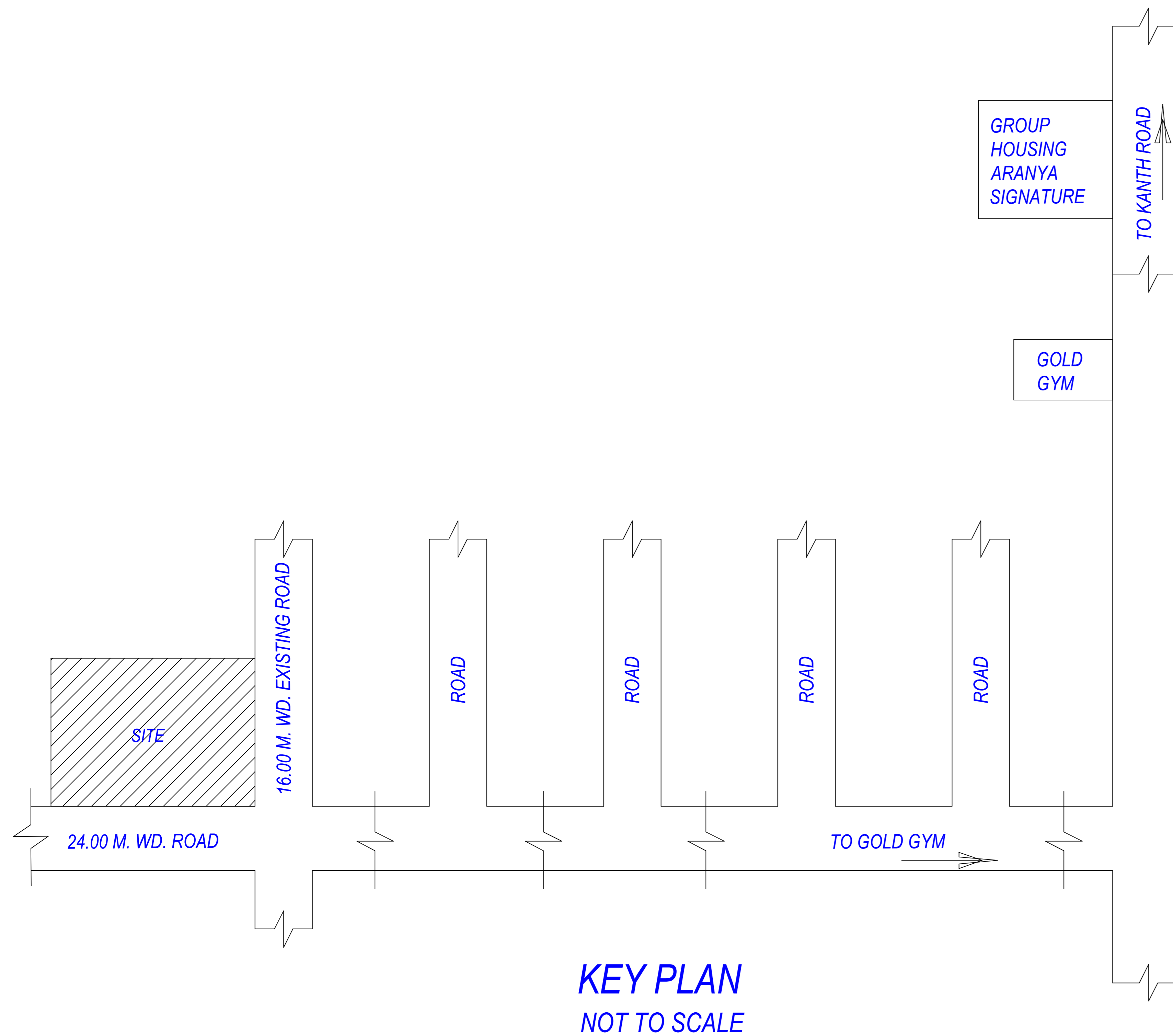
OWNER'S NAME AND SIGNATURE
 SWEKRETI RESIDENCY LLP PARTNER (AUTHORISED SIGNATORY) ANIL KUMAR RASTOGI, dracksgaur@gmail.com, 9927035451
 SWEKRETI GREENS LLP PARTNER (AUTHORISED SIGNATORY) ANIL KUMAR RASTOGI, dracksgaur@gmail.com, 9927035451

ARCHENG'S NAME AND SIGNATURE
 BHARAT MALIK
 CA2017/86988



Building Plan Application Number
MBDA/LD/23-24-0606
 Sanctioned On
10 Jun 2024
 Valid Till
09 Jun 2029
 Approved By
Shailish Kumar (Vice Chairman)
 Examined By
Eliyash Khan (Junior engineer)
Kamlesh Kumar Shukla (Assistant Engineer- ATP)
Eliyash Khan (Junior engineer)
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Kamlesh Kumar Shukla (Assistant Engineer- ATP)
Eliyash Khan (Junior engineer)

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.



OWNER'S NAME AND SIGNATURE	
SWEKRETI RESIDENCY LLP PARTNER (AUTHORISED SIGNATORY) ANIL KUMAR RASTOGI, drackgaurav@gmail.com, 9927035451 SWEKRETI GREENS LLP PARTNER (AUTHORISED SIGNATORY) ANIL KUMAR RASTOGI, drackgaurav@gmail.com, 9927035451	
ARCHENGE'S NAME AND SIGNATURE	INEER
BHARAT MALIK CA2017/89898	
	Moradabad Development Authority
Building Plan Application Number	MBDA/LD/23-24/0606
Sanctioned On	10 Jun 2024
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Approved By	Shailesh Kumar (Vice Chairman)
Examined By	Eliyash Khan (Junior engineer)
	Kamlesh Kumar Shukla (Assistant Engineer/ ATP)
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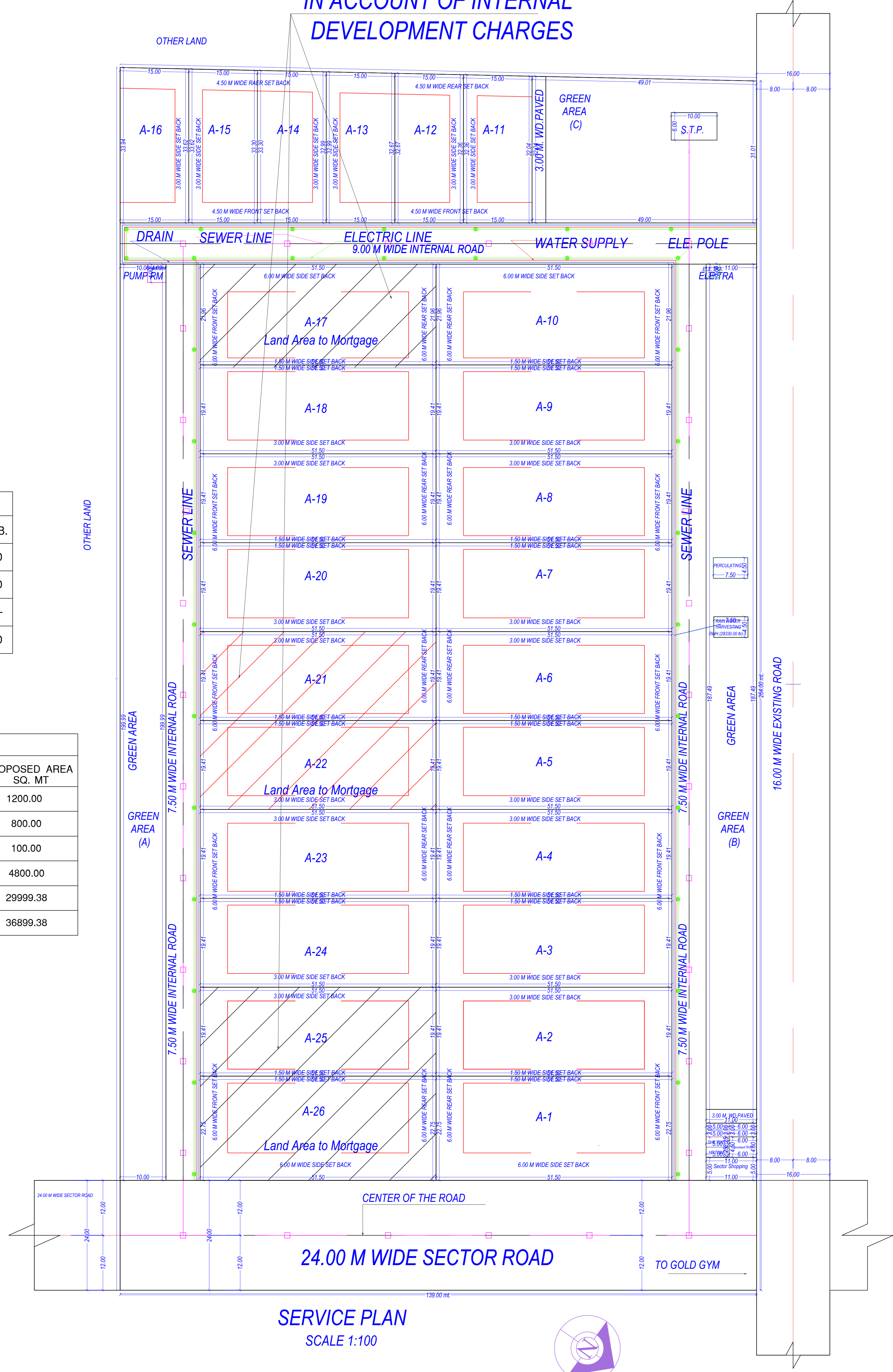
**MORTGAGE IN FAVOR OF V.C. M.D.A.
 IN ACCOUNT OF INTERNAL
 DEVELOPMENT CHARGES**

NAME	SYMBOL
M. HOLE	
SEWER LINE	
DRAIN	
WATER SUPPLY LINE	
ELECTRIC LINE	
ELE. POLE	

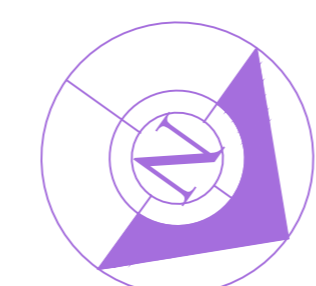
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TOTAL			46159.36	36899.38



SERVICE PLAN
SCALE 1:100



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ARCHITECT'S NAME AND SIGNATURE
 BHARAT MALIK
 CA2017/89898

Moradabad Development Authority

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