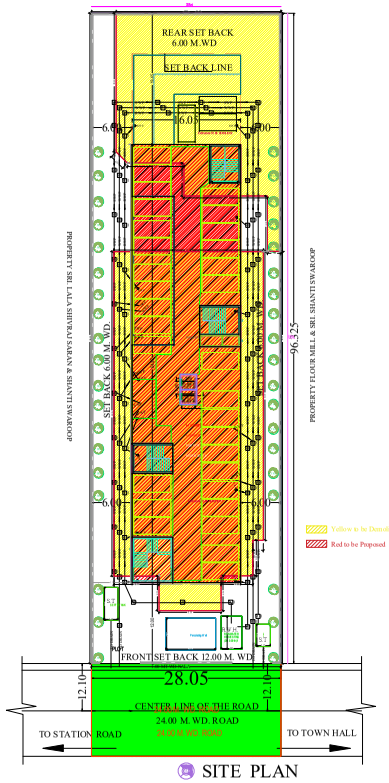
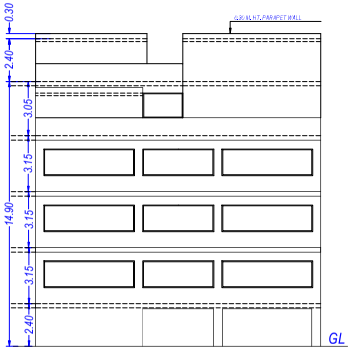
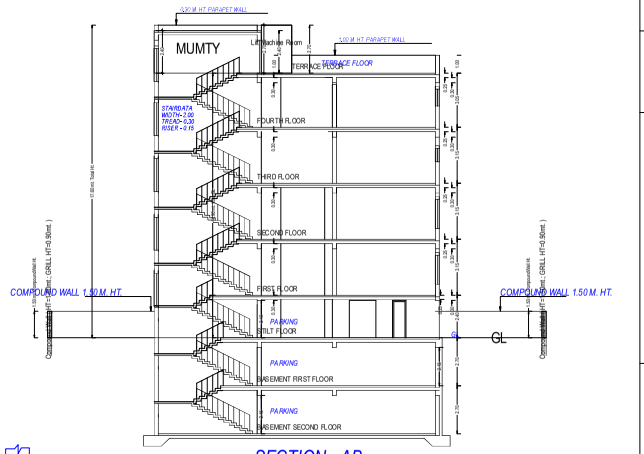
Project Title :PROPOSED CINEMA HALL CUM COMMERCIAL BUILDING PLAN(AFTER DEMOLISHING EXISTING AKHILESH CINEMA HALL) FOR SRI. GURJEET SINGH CHADHA & SRI. INDERJEET SINGH CHADHA S/O SRI HARBHAJAN SINGH CHADHA ,SRI HARBHAJAN SINGH CHADHA S/O SRI GURVACHAN SINGH CHADHA & SMT JASVEER KAUR W/O SRI HARBHAJAN SINGH CHADHA AT - MOJA MANPUR NARAYANPUR ALMAROOF ARYA NAGAR STATION ROAD BUDH BAZAR MORADABAD GATA NO: 48



SITE PLAN



FRONT ELEVATION
SCALE 1:200



SECTION - AB
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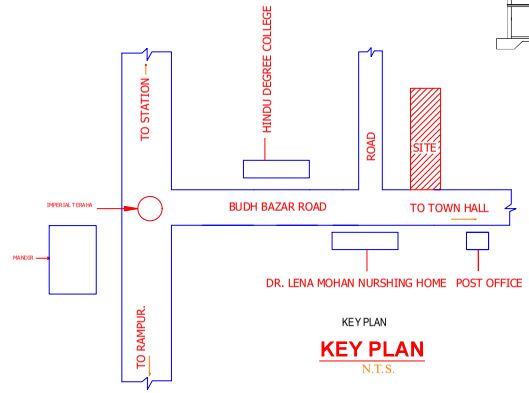
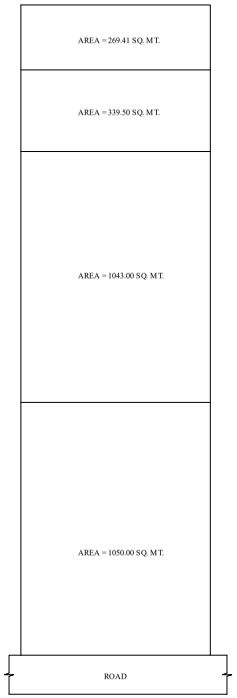


KEY PLAN

KEY PLAN
N.T.S.



AREA DETAIL PLAN

C.I.No.	MBDA/BP/0221/0125	Sheet	1
Submission Date	2021-08-17	Scale	1:100

1	AREA STATEMENT	VERSION NO.: 1.0.6
		VERSION DATE: 26/07/2021
	PROJECT TYPE: Mixed	
	Site Address: Sector/Mohalla/Gata/Tehsil/Moradabad/Village/Ward: Part Ward Assembly	
	Authority: Moradabad Development Authority	Part Sub Zone: Multiplex
	Authority Zone: Category B	Development Plan: Master Plan
	Authority Name: Development Authority (DA)	Land Use Zone: Commercial use Zone
	Case Track: Regular	Land Subzone Zone: City center / District Business District
	Project Type: Building Permission	Layout Type: NA
	Nature of Development: NEW	
	Development Area: Existing Built Up Area(Construction): 0.00	
	Sub Development Area: City Area	
	Special Project: NA	
	Site Address: Sector/Mohalla/Gata/Tehsil/Moradabad/Village/Ward:	
	AREA DETAILS	Sq.Mts.
1	Area of Plot As per revised	
	Document Area	2701.61
	As per site condition	2701.61
	Area of Plot Considered	2701.61
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	2701.61
4	% of Green and open space (Resid.)	0.00
	% of Green and open space (Prop)	0.00
	Balance area of Plot (1 - 4)	2701.61
	Net Area For Coverage	2701.61
	Net Area For FAR	2701.61
	Zone / FAR Area (C2B)	400 /40
5	Total Perm. FAR area (1.50)	4052.42
6	Total Built up area permissible at	
	Permissible Coverage area (35.00 %)	1035.18
	Proposed Coverage Area (37.38 %)	1006.03
	Total Prop. Coverage Area (37.24 %)	1006.03
	Balance coverage area (0.76 %)	34.75
	Existing 0 Nos Kuch To Be Demolish	1135.76
	Proposed Area at	

	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Basement First Floor	1006.10	0.00	0.00	0.00
Basement Second Floor	1006.11	0.00	11.60	0.00
Stilt Floor	1006.50	0.00	268.1	0.00
First Floor	1041.16	0.00	696.15	0.00
Second Floor	1041.16	0.00	696.15	0.00
Third Floor	1041.16	0.00	696.15	0.00
Fourth Floor	468.10	0.00	416.36	0.00
Terrace Floor	76.92	0.00	0.00	0.00
Total Area	6799.22	0.00	3460.42	0.00

Total FAR Area		3460.42
Total Built Up Area		6799.22
Proposed F.S.I. consumed		1.28
2 Tenement Statement		
1 Tenement Proposed At		
(a) Flats	4 DU	
3 Total Tenements (3 + 4)	4	
7 Parking Statement		
1 Parking Space Required as per Regulations		13.76
2 Proposed Parking Space		3364.52

Color Notes

COLOR INDEX
- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD ALIGNMENT (ROAD WIDENING AREA)
- FUTURE T.P./SCHEME DEVLOPTION AREA
- EXISTING (To be retained)
- EXISTING (To be demolished)

FAR & Tenement Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			Mumty	Lift	Lift Machine	Ramp	Covered Area		Covered Area		
A (COMMERCIAL)	1	6799.21	473.05	55.16	14.27	294.00	0.47	2538.02	3469.96	0.47	3460.42	04
Grand Total:	1	6799.21	473.05	55.16	14.27	294.00	0.47	2538.02	3469.96	0.47	3460.42	04

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.		
	No.	Reduced Reqd. Parking (In case of Plot having RR Area surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	78	1872.00
Total Car	1	-	13.75	78	1072.50
Other Parking	-	-	-		2526.02
Total			13.75		3598.52

Tree Details (Table 3h)

Plot	Name	No. Of Trees	
		Reqd.	Prop.
PLOT	Tree		18

Required Parking(Table 7a)

Building Name	Type	Sub Use	Area (Sq.mt.)	Units		Car		
				Parking spaces reqd. for every	P.sp.	Reqd.Unit	Reqd.	P.sp.
A (COMMERCIAL)	Assembly	Multiplex	> 0	10	-	1.00	1	-
	Total :		-	-	-	-	1	78

Building USE/SUBUSE Details

Building Name	Building Use	Building Sub Use	Building Use Group	Building Type	Building Structure	No Of Non-Residential Units	Floor Name	Floor Use	Floor Sub Use	FAR Name	FAR Use	FAR Sub Use
A (COMMERCIAL)	Assembly	Multiplex	-	Highrise	-	4	BASEMENT SECOND FLOOR PLAN	Parking	Multiplex	Assembly	Assembly	Multiplex
										Assembly	Assembly	Multiplex
							BASEMENT FIRST FLOOR PLAN	Parking	Multiplex	Assembly	Assembly	Multiplex
										Assembly	Assembly	Multiplex
							STILT FLOOR PLAN	Parking	Multiplex	Assembly	Assembly	Multiplex
										Assembly	Assembly	Multiplex
							FIRST FLOOR PLAN	Assembly	Multiplex	Assembly	Assembly	Multiplex
							SECOND FLOOR PLAN	Assembly	Multiplex	Assembly	Assembly	Multiplex
							THIRD FLOOR PLAN	Assembly	Multiplex	Assembly	Assembly	Multiplex
							FOURTH FLOOR PLAN	Assembly	Multiplex	-	-	-
							TERRACE FLOOR PLAN	Assembly	Multiplex	-	-	-

SCHEDULE OF DOOR

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	D4	0.75	2.10	01
A (COMMERCIAL)	D4	0.90	2.10	04
A (COMMERCIAL)	D	1.00	2.10	01
A (COMMERCIAL)	D3	1.00	2.10	18
A (COMMERCIAL)	D2	1.20	2.10	01
A (COMMERCIAL)	D2	1.50	2.10	02
A (COMMERCIAL)	D.WIN	1.80	2.10	01
A (COMMERCIAL)	FIRE DOOR	2.00	2.10	03
A (COMMERCIAL)	D1	2.00	2.10	07
A (COMMERCIAL)	RG1	2.40	2.10	02
A (COMMERCIAL)	RG1	2.50	2.10	49
A (COMMERCIAL)	D.WIN	3.40	2.10	01

Buildingwise Floor FAR Details

Floor Name	Building Name		
	A (COMMERCIAL)		Total
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.) / Total FAR Area (Sq.mt.)
Basement First Floor	1006.10	1006.10	1006.10 / 11.60
Basement Second Floor	1006.11	11.60	1006.11 / 11.60
Stilt Floor	1006.50	268.1	1006.50 / 268.1
First Floor	1041.16	696.15	1041.16 / 696.15
Second Floor	1041.16	696.15	1041.16 / 696.15
Third Floor	1041.16	696.15	1041.16 / 696.15
Fourth Floor	468.10	416.36	468.10 / 416.36
Terrace Floor	76.92	0.00	76.92 / 0.00
Total :	6799.22	3460.42	6799.22 / 3460.42

Total Plot Area : -	2701.64	Total FAR Area : -	3460.42
Total Coverage Area : -	1006.03	Total BUA Area : -	6799.22

OWNER'S NAME AND SIGNATURE

GURJEET SINGH CHADHA AND INDERJEET SINGH
CHADHA,hufs@chadhaspirit.com,9837055888
HARBHAJAN SINGH
CHADHA,hufs@chadhaspirit.com,9837055888
JASVEER KAUR,info@chadhaexports.net,9837055888

ARCHITECT'S NAME AND SIGNATURE — STRUCTURE ENGINEER

BHARAT MALIK
CA/2017/85889

Moradabad Development Authority

Name : MADHUSUDAN HULGI
Designation : Vice Chairman
Organization : MORADABAD DEVELOPMENT AUTHORITY
Date : 05-Oct-2021 10:12:27

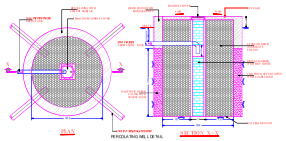
Building Plan Application Number
MBDA/BP/20-21/0125

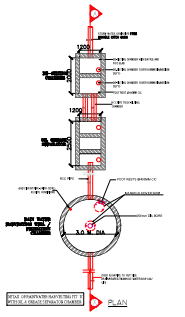
Sanctioned On
30 Sep 2021

Valid Till
04 Oct 2026

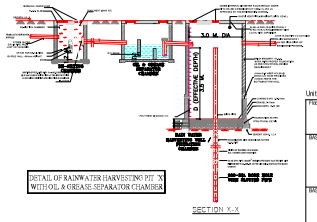
Approved By
Madhusudan Hulgi (Vice Chairman)

Examined By
GIRISH PANDAY (Junior engineer)
KAMLESH KUMAR SHUKLA (Junior engineer)
SATYAVRAT BHOWAL (Assistant Engineer/ ATP)
Kaushvendra Kumar Gautam (Town Planner)
Kaushvendra Kumar Gautam (Chief Town Planner)
Sarvesh Kumar Gupta (Secretary)





DETAIL OF RAINWATER HARVESTING PIT WITH OIL & GREASE SEPARATOR CHAMBER



SCHEDULE OF WINDOW/VENTILATION

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	V1	0.85	1.00	01
A (COMMERCIAL)	V1	1.00	1.00	00
A (COMMERCIAL)	W2	1.35	1.30	01
A (COMMERCIAL)	W2	1.65	1.30	02
A (COMMERCIAL)	W	12.20	1.30	01
A (COMMERCIAL)	MECH VENT	2.00	1.00	02
A (COMMERCIAL)	W2	2.00	1.30	63
A (COMMERCIAL)	MECH VENT	2.05	1.00	02
A (COMMERCIAL)	W2	2.05	1.30	03
A (COMMERCIAL)	MECH VENT	2.50	1.00	02
A (COMMERCIAL)	W1	2.60	1.30	23
A (COMMERCIAL)	W1	3.50	1.30	01
A (COMMERCIAL)	W1	3.90	1.30	01
A (COMMERCIAL)	W1	4.00	1.30	02
A (COMMERCIAL)	W	4.02	1.30	01
A (COMMERCIAL)	W	5.01	1.30	01
A (COMMERCIAL)	W	5.05	1.30	01
A (COMMERCIAL)	W1	5.05	1.30	01
A (COMMERCIAL)	W1	5.04	1.30	01
A (COMMERCIAL)	W	5.04	1.30	01
A (COMMERCIAL)	W	5.10	1.30	01

Building A (COMMERCIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Areas in Sq.m.)					Proposed	FAR Area (Sq.mt.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Units
		Mumty	Lift	Lift Machine	Ramp	Covered Area	Parking	Assembly		Covered Area		
Basement Second Floor	1006.11	66.16	7.88	0.00	132.00	000	873.00	11.60	0.00	11.60	00
Basement First Floor	1006.10	66.16	7.88	0.00	132.00	000	873.00	11.60	0.00	11.60	00
Stilt Floor	1006.50	103.79	7.88	0.00	000	047	900.02	26.33	0.47	26.80	00
First Floor	1041.16	35.10	7.88	0.00	000	000	0.00	696.15	0.00	696.15	00
Second Floor	1041.16	35.10	7.88	0.00	000	000	0.00	696.15	0.00	696.15	00
Third Floor	1041.16	35.10	7.88	0.00	000	000	0.00	696.15	0.00	696.15	01
Fourth Floor	468.10	64.86	7.88	0.00	000	000	0.00	415.36	0.00	415.36	00
Terrace Floor	76.92	62.65	0.00	14.27	000	000	0.00	0.00	0.00	0.00	00
Total :	6799.22	473.05	55.16	14.27	294.00	047	2538.02	3469.96	0.47	3460.42	04
Total Number of Same Buildings :	1											
Total :	6799.22	473.05	55.16	14.27	294.00	047	2538.02	3469.96	0.47	3460.42	04

Staircase Checks (Table 8a-1)

Floor Name	Stair Case Name	Right Width	Tread Width	Riser Height
BASEMENT SECOND FLOOR PLAN	STAIRCASE	2.00	0.300	0.000
	STAIRCASE	2.00	0.300	0.000
BASEMENT FIRST FLOOR PLAN	STAIRCASE	2.00	0.300	0.000
	STAIRCASE	2.00	0.300	0.000
STILT FLOOR PLAN	STAIRCASE	2.00	0.300	0.14
	STAIRCASE	2.00	0.300	0.14
	STAIRCASE	2.00	0.300	0.135
FIRST FLOOR PLAN	Fire Escape Staircase	2.00	0.300	0.150
	STAIRCASE	2.00	0.300	0.150
	STAIRCASE	2.00	0.300	0.150
SECOND FLOOR PLAN	Fire Escape Staircase	2.00	0.300	0.150
	STAIRCASE	2.00	0.300	0.150
	STAIRCASE	2.00	0.300	0.150
THIRD FLOOR PLAN	Fire Escape Staircase	2.00	0.300	0.150
	STAIRCASE	2.00	0.300	0.150
	STAIRCASE	2.00	0.300	0.146
FOURTH FLOOR PLAN	Fire Escape Staircase	2.00	0.300	0.146
	STAIRCASE	2.00	0.300	0.146
	Fire Escape Staircase	2.00	0.300	0.146
TERRACE FLOOR PLAN	Fire Escape Staircase	2.00	0.300	0.000
	MUMTY	2.00	0.300	0.000

UnitBUA Table for Building :A (COMMERCIAL)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA Area (In Sq.mt.)			UnitBUA Area	Deductions (Areas in Sq.mt.)		Carpet Area	No. of Unit
				Lift	Void			Void	Stair Case		
BASEMENT SECOND FLOOR PLAN	SPLIT A	OTHER	26.88	000	000		26.88	3.60	23.28	000	00
	SPLIT B	OTHER	27.17	000	000		27.17	3.49	23.47	0.21	
	SPLIT C	OTHER	25.98	000	000		25.98	3.61	21.46	000	
	Total per Floor:	Total :	80.08	000	000		80.08	10.70	68.19	1.19	00
		Typical Floor = 1									
BASEMENT FIRST FLOOR PLAN	SPLIT A	OTHER	26.88	000	000		26.88	3.60	23.28	000	00
	SPLIT B	OTHER	27.17	000	000		27.17	3.70	23.47	000	
	SPLIT C	OTHER	25.98	000	000		25.98	3.54	21.46	0.06	
	Total per Floor:	Total :	80.08	000	000		80.08	10.84	68.19	0.06	00
		Typical Floor = 1									
STILT FLOOR PLAN	SPLIT A	OTHER	26.88	000	000		26.88	3.60	23.28	000	00
	SPLIT B	OTHER	40.31	000	000		40.31	4.86	35.45	000	
	SPLIT C	OTHER	36.90	000	000		36.90	4.83	23.47	660	
	SPLIT D	OTHER	25.98	000	000		25.98	3.46	21.46	084	
	Total per Floor:	Total :	130.12	000	000		130.12	16.69	103.79	660	00
		Typical Floor = 1									
FIRST FLOOR PLAN	SPLIT A	OTHER	104.16	788	000		103.28	66.30	108.31	84.177	00
	Total per Floor:	Total :	104.16	788	000		103.28	66.30	108.31	84.177	
		Typical Floor = 1									
SECOND FLOOR PLAN	SPLIT A	OTHER	104.16	788	000		103.28	67.06	108.31	84.251	00
	Total per Floor:	Total :	104.16	788	000		103.28	67.06	108.31	84.251	
		Typical Floor = 1									
THIRD FLOOR PLAN	SPLIT A	OTHER	104.16	788	000		103.28	62.03	79.94	81.411	01
	Total per Floor:	Total :	104.16	788	000		103.28	62.03	79.94	81.411	
		Typical Floor = 1									
FOURTH FLOOR PLAN	SPLIT A	OTHER	101.16	788	24.660		103.07	51.18	74.46	30.774	00
	Total per Floor:	Total :	101.16	788	24.660		103.07	51.18	74.46	30.774	
		Typical Floor = 1									
Total :	-	-	4116.31	31.52	24.660		3914.09	327.54	651.07	268.48	04

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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