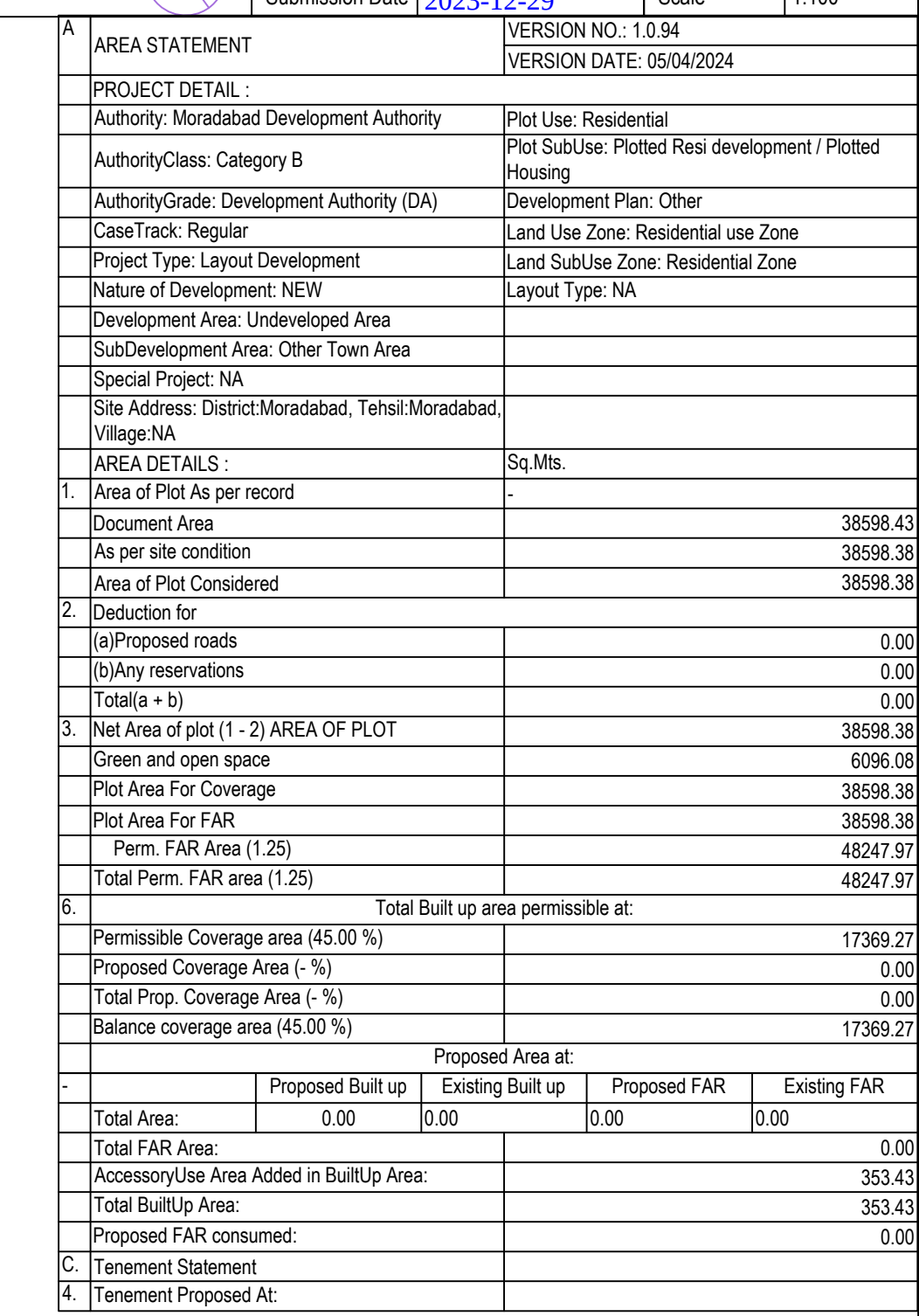
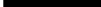




Color Notes	
COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P. SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	23181.61	60.06
Road Area	8582.17	22.23
Garbage Collection Center	49.22	0.13
Garbage Collection Center	49.22	0.13
For informal Area	49.19	0.13
Kiosk booth/Platform	200.00	0.52
Plot for Sector/Shopping area= 200.00sq.mt.	40.00	0.10
Plot for Commercial area= 40.00 sq.mt.	6296.08	15.79
Public Open Space	54.56	0.14
Excess Paved Area	296.34	0.77
Other Area	38698.38	100.00
Total net layout		

Name	Minimum Area		Minimum Count	
	Reqd	Prop	Reqd	Prop
Convenient Shops	30.00	40.00	-	1.00
Sector Shopping	125.00	200.00	-	1.00
For informal Area Kiosk/booth/Platform	15.00	49.19	-	1.00
Garbage Collection Center	30.00	98.43	2.00	2.00

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	59	1	59	-
Total :		59		59	-
Number of EWS/LIG unit required (10% LIG)				6.00	0
Number of EWS/LIG unit required (10% EWS)				6.00	0
Total :		59		71	-

Net housing density	No Of Tenements			No Of Persons		
	Reqd	Perm	Prop	Reqd	Perm	Prop
750/Hac.	-	579	251	-	2896	1255

Name	Prop. Area
GREEN -2	5526.86
GREEN -1	569.23

OWNER'S NAME AND SIGNATURE
(1) AYAAN DEVELOPERS PVT. LTD. (2) SPARSH TELE DEVICES PVT. LTD (3) AYAAN FARMS PVT LTD, archplan8@gmail.com, 9837691444

ARCH/ENG'S NAME AND SIGNATURE 25-8 on me INEER

VINAYAK GUPTA	
CA/2014/65763	



Building Plan Application Number	
----------------------------------	--

Sanctioned On

Valid Till	20 May 2024
------------	-------------

18 Jun 2029
Approved By

Shailesh Kumar (Vice Chairman)
Examined By

Eliyash Khan (Junior engineer)

Kamlesh Kumar Shukla (Assistant Engineer/ ATP)

Eliyash Khan (Junior engineer)

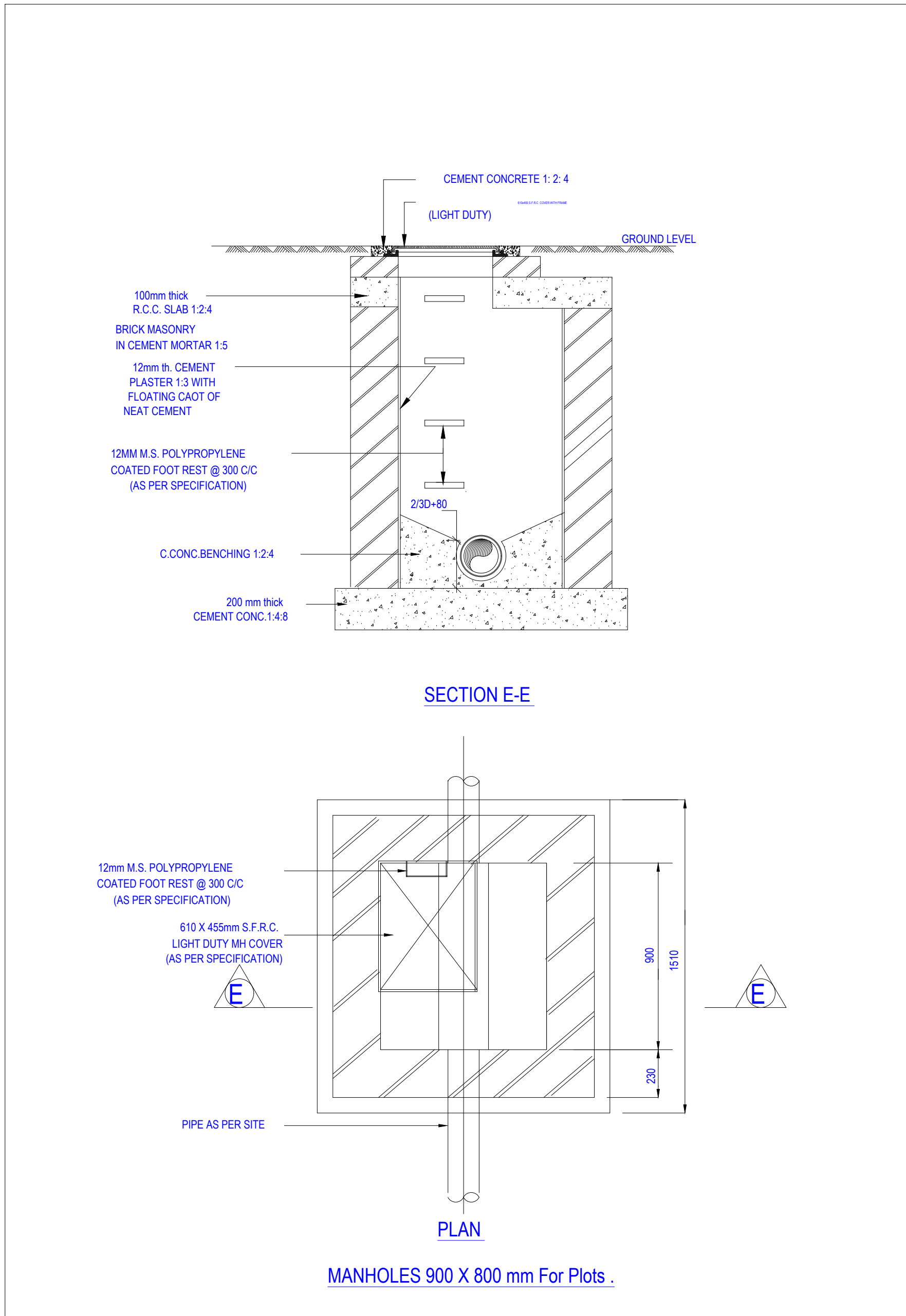
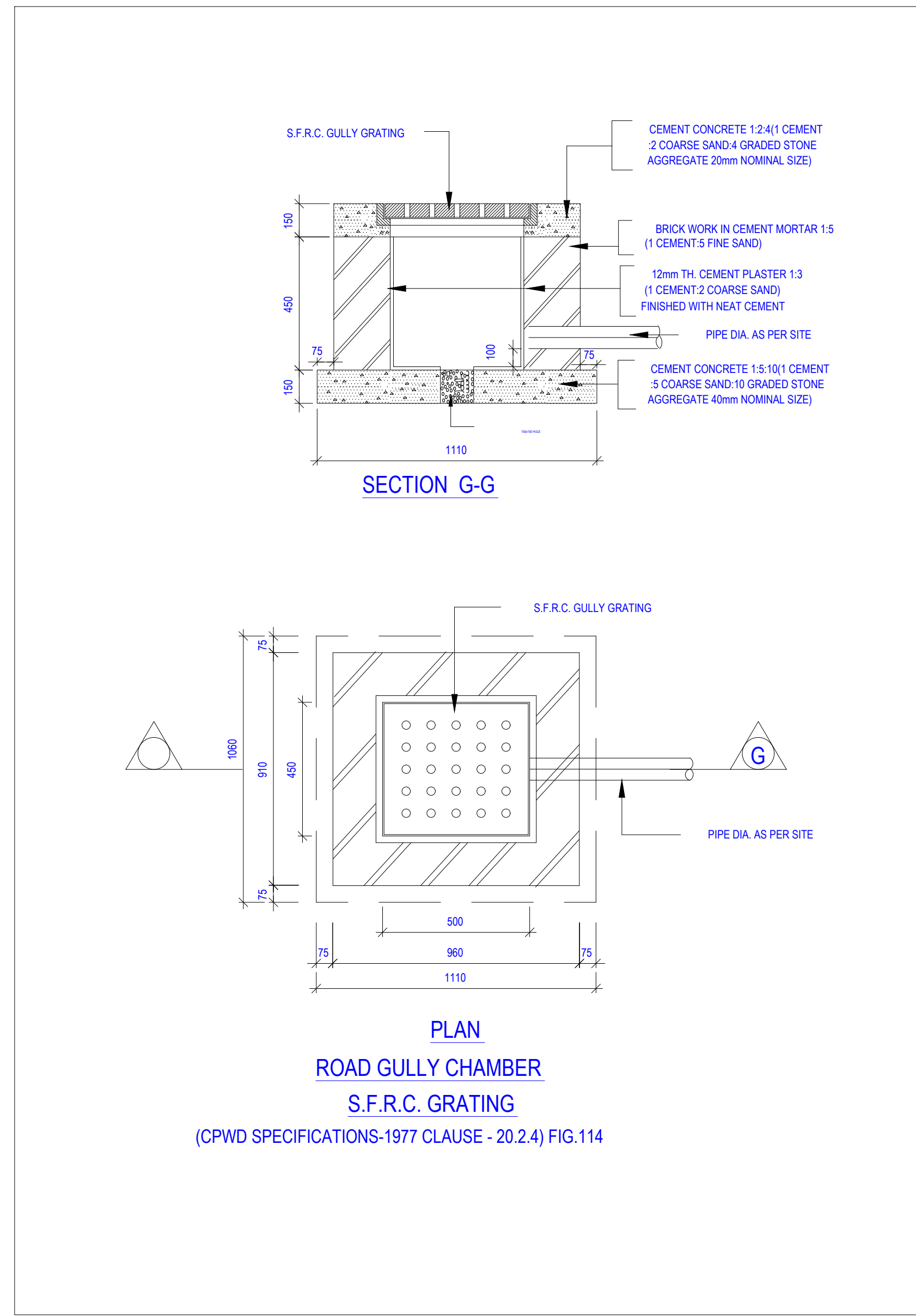
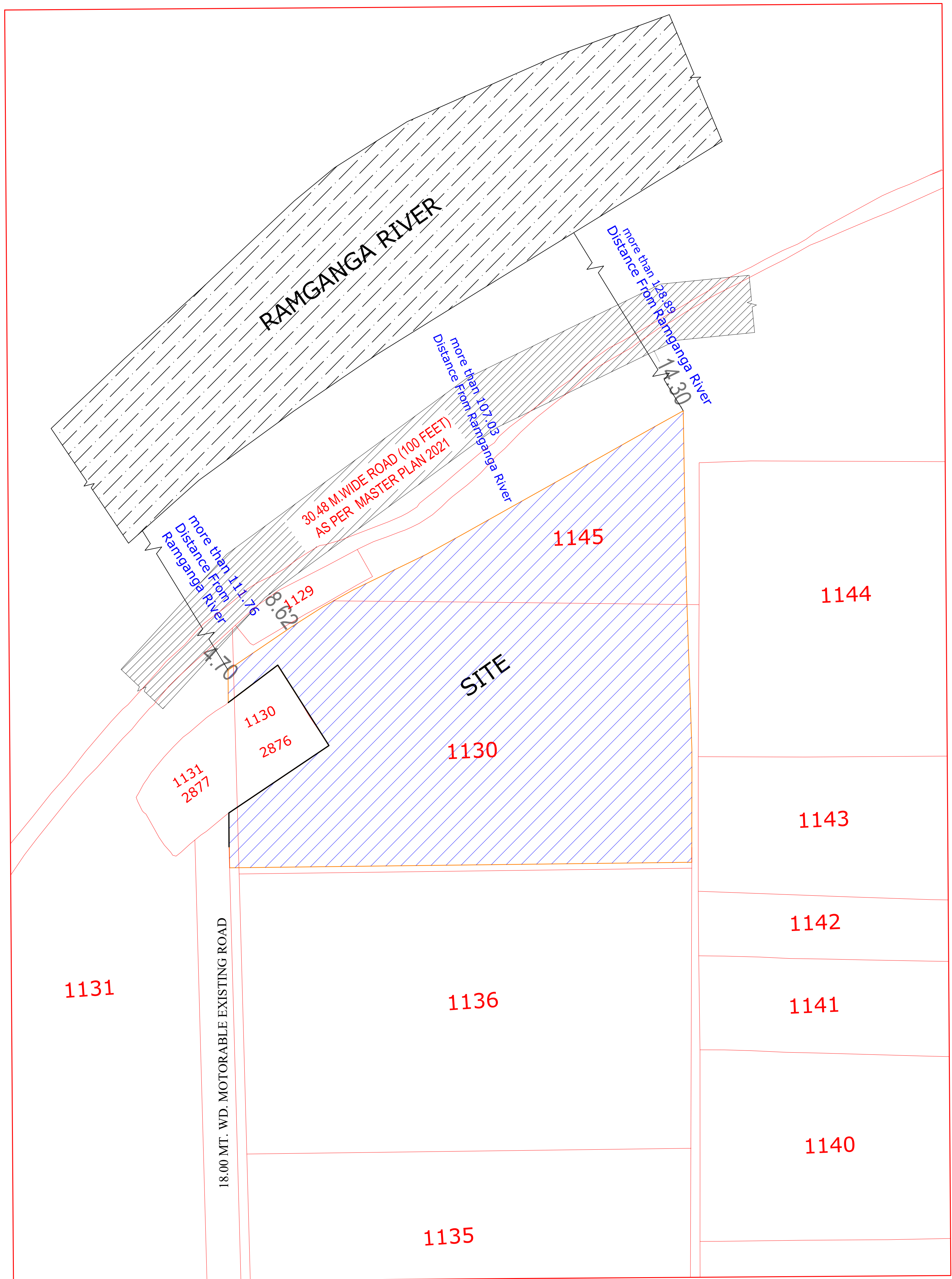
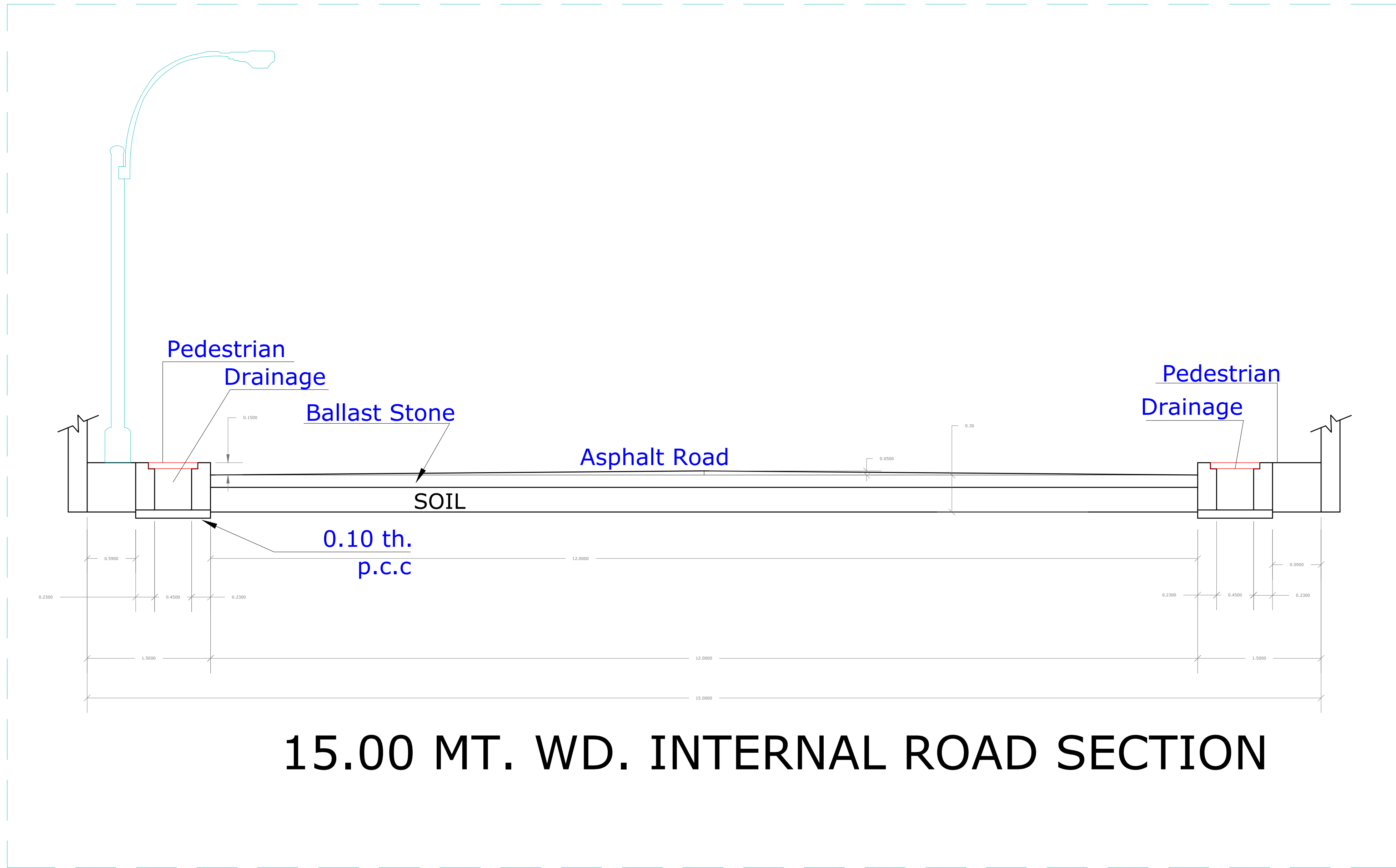
Kamlesh Kumar Shukla (Assistant Engineer/ ATP)

Jyoti Prasad (Town Planner)

Jyoti Prasad (Chief Town Planner)

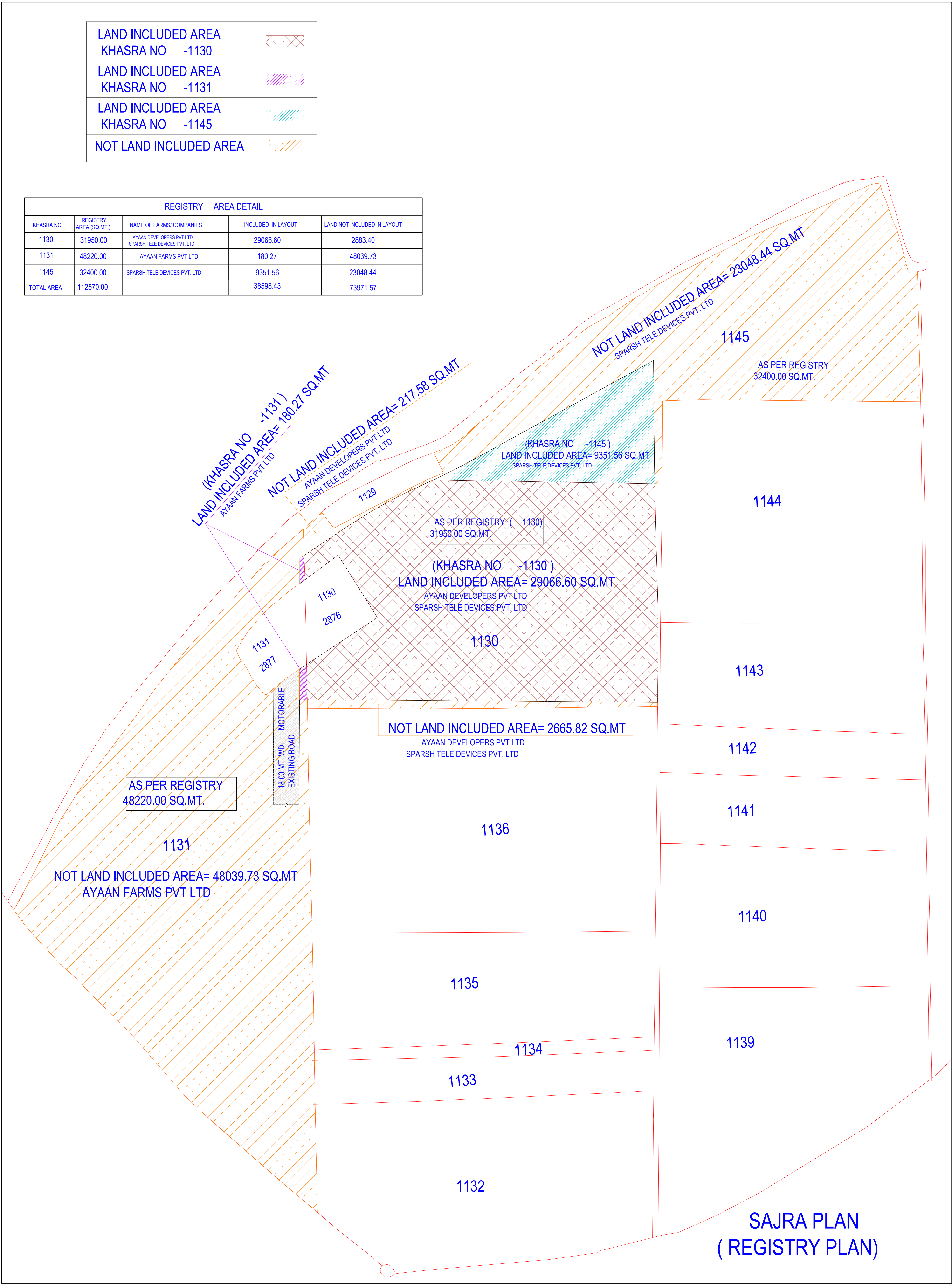
Proposed Population Calculation								
Plot Name	Use	Subuse	Range	Nos.	Perm. Units/Fsq.	Perm. Person/Unit	Total Person/Unit	Total
(C-03)	Residential	Row House			4		20	
(C-04)	Residential	Row House			4		20	
(C-05)	Residential	Row House			4		20	
(C-06)	Residential	Row House			4		20	
(C-07)	Residential	Row House			4		20	
(C-08)	Residential	Row House			4		20	
(C-09)	Residential	Row House			4		20	
(C-10)	Residential	Row House			4		20	
(C-11)	Residential	Row House			4		20	
(C-12)	Residential	Row House			4		20	
(C-13)	Residential	Row House			4		20	
(C-14)	Residential	Row House			4		20	
(B-05)	Residential	Row House			4		20	
(B-06)	Residential	Row House			4		20	
(B-07)	Residential	Row House			4		20	
(B-08)	Residential	Row House			4		20	
(B-09)	Residential	Row House			4		20	
(B-14)	Residential	Row House			4		20	
(B-13)	Residential	Row House			4		20	
(B-12)	Residential	Row House			4		20	
(B-11)	Residential	Row House			4		20	
(B-10)	Residential	Row House			4		20	
(B-09)	Residential	Row House			4		20	
(B-24)	Residential	Row House	4000		4		20	
(B-23)	Residential	Row House	200 upto 999.99sq.mt	48	4	5	20	960
(B-22)	Residential	Row House			4		20	
(B-21)	Residential	Row House			4		20	
(B-20)	Residential	Row House			4		20	
(B-19)	Residential	Row House			4		20	
(B-18)	Residential	Row House			4		20	
(B-17)	Residential	Row House			4		20	
(B-16)	Residential	Row House			4		20	
(B-11)	Residential	Row House			4		20	
(A-10)	Residential	Row House			4		20	
(A-09)	Residential	Row House			4		20	
(A-08)	Residential	Row House			4		20	
(A-07)	Residential	Row House			4		20	
(A-06)	Residential	Row House			4		20	
(A-12)	Residential	Row House			4		20	
(A-13)	Residential	Row House			4		20	
(A-14)	Residential	Row House			4		20	
(A-15)	Residential	Row House			4		20	
(B-18)	Residential	Row House			4		20	
(A-17)	Residential	Row House			4		20	
(A-18)	Residential	Row House			4		20	
(A-19)	Residential	Row House			4		20	
(A-20)	Residential	Row House			4		20	
(B-15)	Residential	Row House			4		20	
(B-02)	Residential	Row House			5		20	
(C-17)	Residential	Row House			5		20	
(B-03)	Residential	Row House	400 upto 499.99sq.mt	7	5	5	20	175
(B-02)	Residential	Row House			5		20	
(A-03)	Residential	Row House			5		20	
(A-04)	Residential	Row House			5		20	
(A-01)	Residential	Row House			5		20	
(B-04)	Residential	Row House			6		20	
(B-01)	Residential	Row House	500 upto 999.99sq.mt	4	6	5	20	120
(A-02)	Residential	Row House			6		20	
Grand Total					6		20	
1255								

Total Plot Area: - 38598.38	Total FAR Area: - 0.00
Total Coverage Area: - 0.00	Total BUA Area: - 0.00



OWNERS NAME AND SIGNATURE (1) AYAAN DEVELOPERS PVT. LTD. (2) SPARSH TELE DEVICES PVT. LTD (3) AYAAN FARMS PVT LTD. archplan@gmail.com, 9837691444	
ARCHENG'S NAME AND SIGNATURE VINAYAK GUPTA CA2014/65763	INEER
Moradabad Development Authority	
Building Plan Application Number MBDA/LD/23-24/0348 Sanctioned On 28 May 2024 Valid Till 18 Jun 2029 Approved By Shailesh Kumar (Vice Chairman) Examined By Eliyash Khan (Junior engineer) Kamlesh Kumar Shukla (Assistant Engineer/ ATP) Eliyash Khan (Junior engineer) Kamlesh Kumar Shukla (Assistant Engineer/ ATP) Jyoti Prasad (Town Planner) Jyoti Prasad (Chief Town Planner)	

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.



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.

OWNERS NAME AND SIGNATURE

(1) AYAAN DEVELOPERS PVT. LTD. (2) SPARSH TELE DEVICES PVT. LTD (3) AYAAN FARMS PVT LTD, archplan@gmail.com, 9837691444

ARCHITECTS NAME AND SIGNATURE

VINAYAK GUPTA
CA2014/65763

INEER

Moradabad Development Authority

Building Plan Application Number

MBDA/LD/23-240348

Sanctioned On

28 May 2024

Valid Till

18 Jun 2029

Approved By

Shailesh Kumar (Vice Chairman)

Examined By

Eliyash Khan (Junior engineer)

Kamlesh Kumar Shukla (Assistant Engineer/ ATP)

Eliyash Khan (Junior engineer)

Kamlesh Kumar Shukla (Assistant Engineer/ ATP)

Jyoti Prasad (Town Planner)

Jyoti Prasad (Chief Town Planner)

Total Plot Area: -

38598.38

Total FAR Area: -

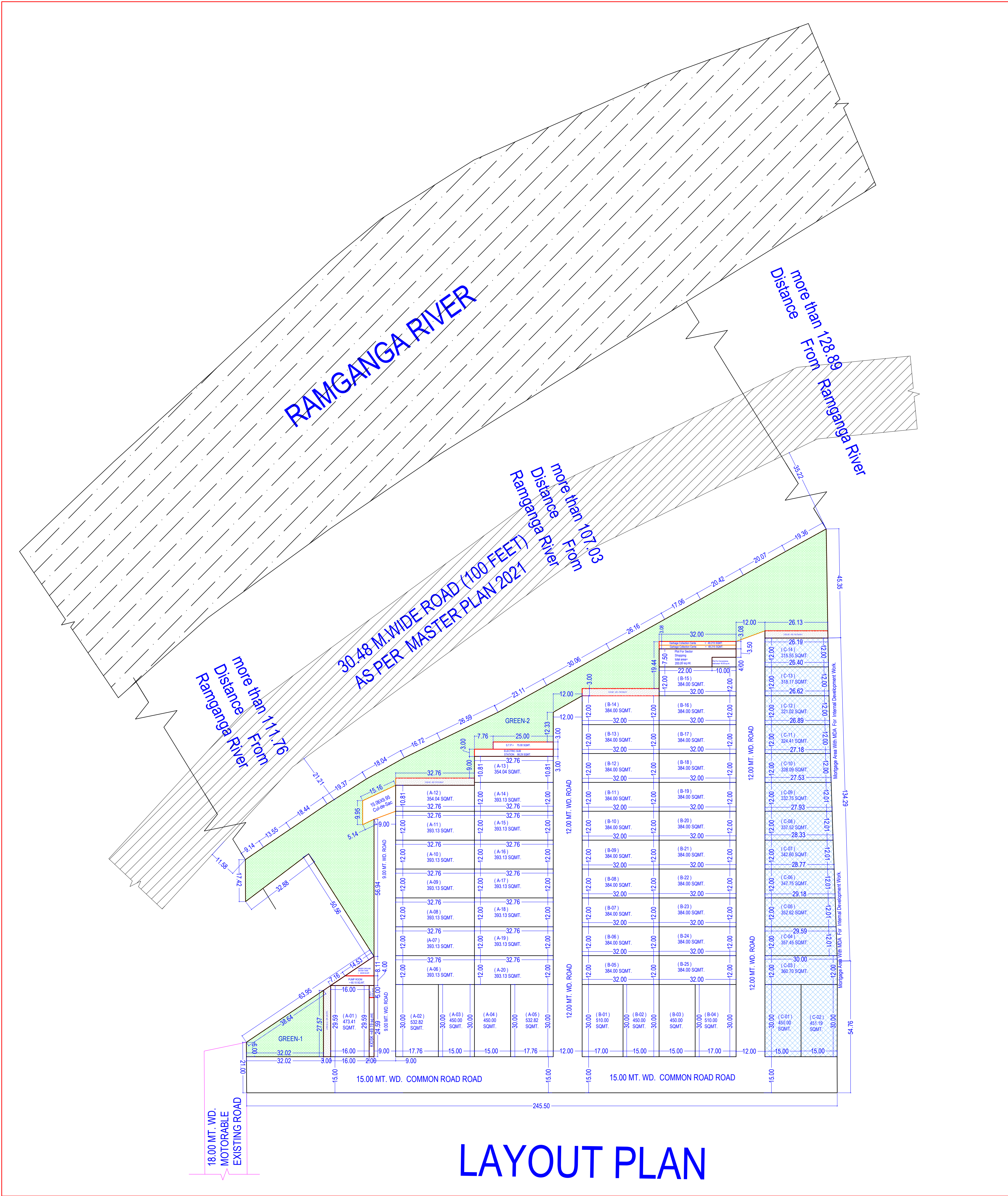
0.00

Total Coverage Area: -

0.00

Total BUA Area: -

0.00



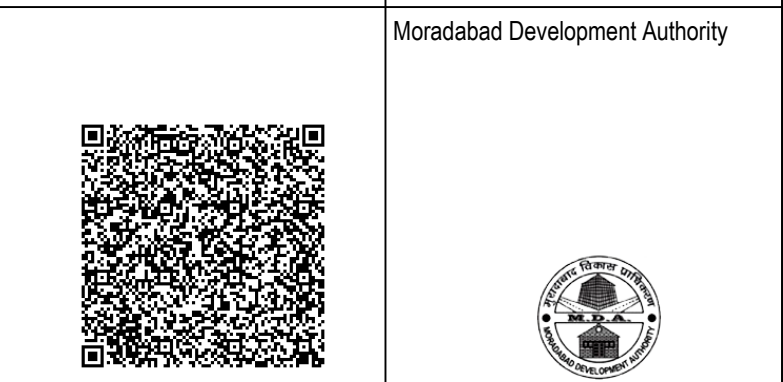
LAYOUT PLAN

PLOTS AREA STATEMENT		
PLOT NO.	PLOT AREA IN SQ.MT.	UNIT
A-01	473.41 SQ.MT.	05
A-02	532.82 SQ.MT.	06
A-03	450.00 SQ.MT.	05
A-04	450.00 SQ.MT.	05
A-05	532.82 SQ.MT.	06
A-06	393.13 SQ.MT.	04
A-07	393.13 SQ.MT.	04
A-08	393.13 SQ.MT.	04
A-09	393.13 SQ.MT.	04
A-10	393.13 SQ.MT.	04
A-11	393.13 SQ.MT.	04
A-12	354.04 SQ.MT.	04
A-13	354.04 SQ.MT.	04
A-14	393.13 SQ.MT.	04
A-15	393.13 SQ.MT.	04
A-16	393.13 SQ.MT.	04
A-17	393.13 SQ.MT.	04
A-18	393.13 SQ.MT.	04
A-19	393.13 SQ.MT.	04
A-20	393.13 SQ.MT.	04
B-01	510.00 SQ.MT.	06
B-02	450.00 SQ.MT.	05
B-03	450.00 SQ.MT.	05
B-04	510.00 SQ.MT.	06
B-05	384.00 SQ.MT.	04
B-06	384.00 SQ.MT.	04
B-07	384.00 SQ.MT.	04
B-08	384.00 SQ.MT.	04
B-09	384.00 SQ.MT.	04
B-10	384.00 SQ.MT.	04
B-11	384.00 SQ.MT.	04
B-12	384.00 SQ.MT.	04
B-13	384.00 SQ.MT.	04
B-14	384.00 SQ.MT.	04
B-15	384.00 SQ.MT.	04
B-16	384.00 SQ.MT.	04
B-17	384.00 SQ.MT.	04
B-18	384.00 SQ.MT.	04
B-19	384.00 SQ.MT.	04
B-20	384.00 SQ.MT.	04
B-21	384.00 SQ.MT.	04
B-22	384.00 SQ.MT.	04
B-23	384.00 SQ.MT.	04
B-24	384.00 SQ.MT.	04
B-25	384.00 SQ.MT.	04
C-01	450.00 SQ.MT.	05
C-02	451.19 SQ.MT.	05
C-03	360.70 SQ.MT.	04
C-04	557.45 SQ.MT.	04
C-05	352.62 SQ.MT.	04
C-06	347.75 SQ.MT.	04
C-07	342.60 SQ.MT.	04
C-08	337.52 SQ.MT.	04
C-09	332.75 SQ.MT.	04
C-10	328.09 SQ.MT.	04
C-11	324.41 SQ.MT.	04
C-12	321.02 SQ.MT.	04
C-13	318.17 SQ.MT.	04
C-14	315.55 SQ.MT.	04
TOTAL PLOT AREA	23181.64	TOTAL UNIT = 251

Mortgage Area With MDA For Internal Development Work PLOTS AREA STATEMENT		
C-01	450.00 SQ.MT.	05
C-02	451.19 SQ.MT.	05
C-03	360.70 SQ.MT.	04
C-04	357.45 SQ.MT.	04
C-05	352.62 SQ.MT.	04
C-06	347.75 SQ.MT.	04
C-07	342.60 SQ.MT.	04
C-08	337.52 SQ.MT.	04
C-09	332.75 SQ.MT.	04
C-10	328.09 SQ.MT.	04
C-11	324.41 SQ.MT.	04
C-12	321.02 SQ.MT.	04
C-13	318.17 SQ.MT.	04
C-14	315.55 SQ.MT.	04
TOTAL PLOT AREA	4939.82	TOTAL UNIT = 58

OWNER'S NAME AND SIGNATURE
(1) AYAAN DEVELOPERS PVT. LTD. (2) SPARSH TELE DEVICES PVT. LTD (3) AYAAN FARMS PVT LTD, archplan@gmail.com, 9837691444

ARCHENG'S NAME AND SIGNATURE
VINAYAK GUPTA
CA2014/65763



Building Plan Application Number
MBDA/LD/23-240348
Sanctioned On
28 May 2024
Valid Till
18 Jun 2029
Approved By
Shailesh Kumar (Vice Chairman)
Examined By
Eliyash Khan (Junior engineer)
Kamlesh Kumar Shukla (Assistant Engineer/ ATP)
Eliyash Khan (Junior engineer)
Kamlesh Kumar Shukla (Assistant Engineer/ ATP)
Jyoti Prasad (Town Planner)
Jyoti Prasad (Chief Town Planner)

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)

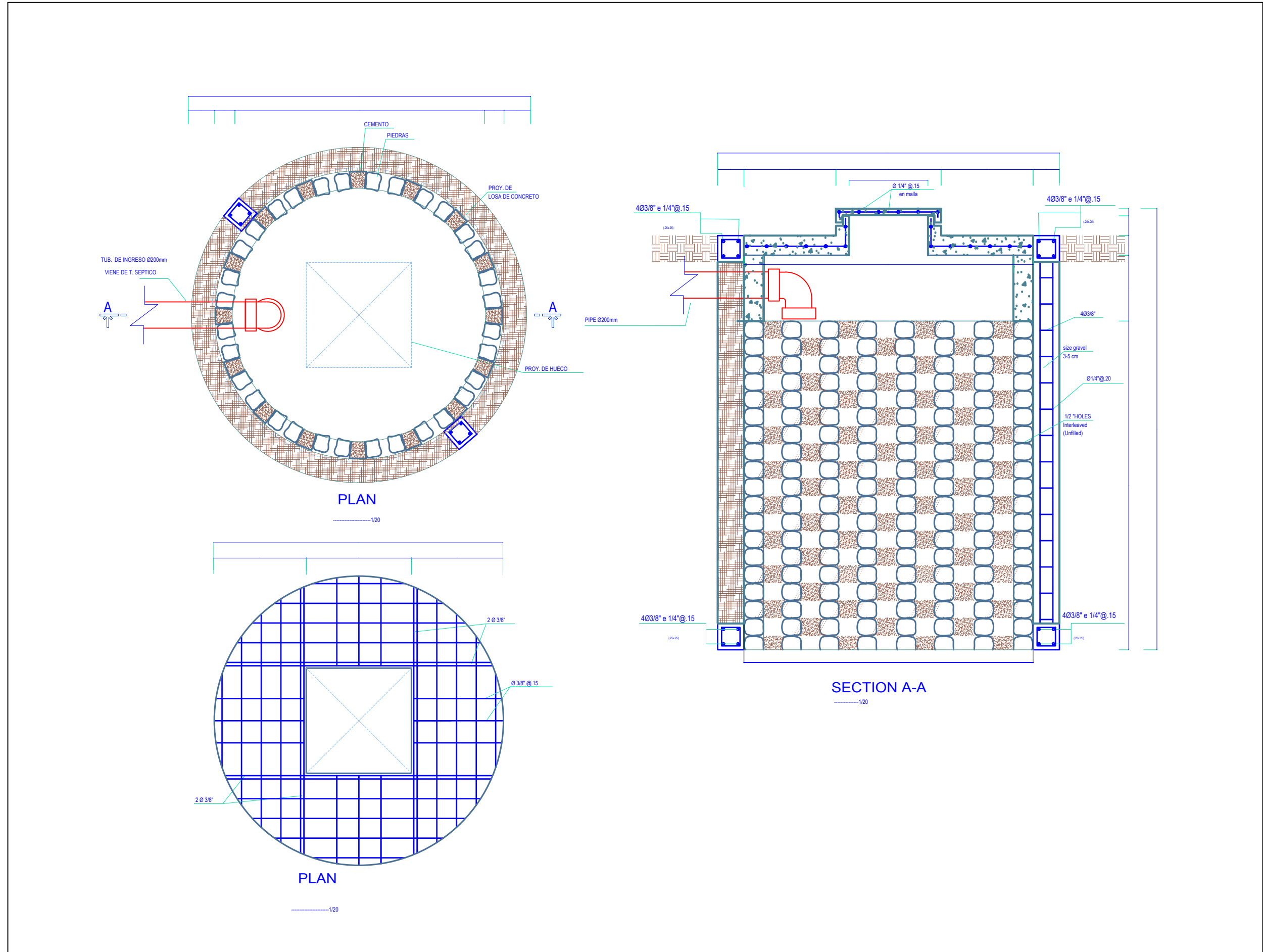
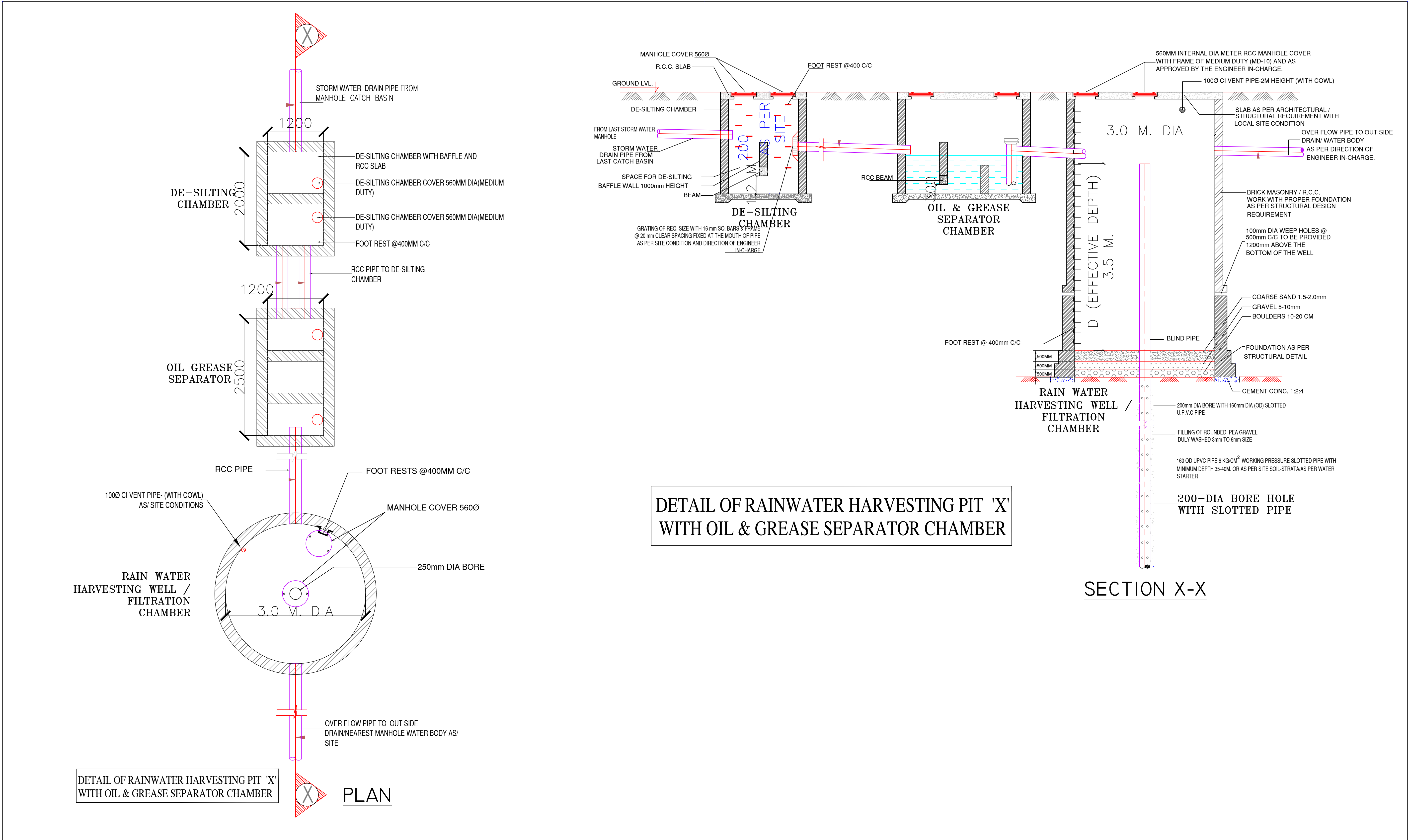
Total Plot Area: - 38598.38

Total FAR Area: - 0.00

Total Coverage Area: - 0.00

Total BUA Area: - 0.00

The correctness and accuracy of Proposal Information and drawing is a responsibility of POR(Owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. Soft'ech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and Blue color are user inputs, which are not verified and not generated by scrutiny software.



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)

Total Plot Area: - 38598.38

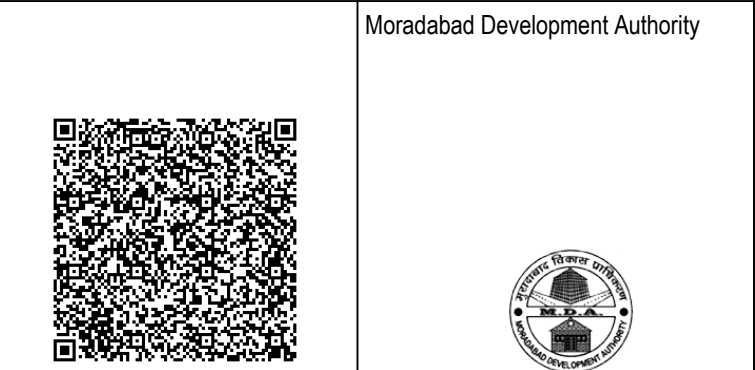
Total FAR Area: - 0.00

Total Coverage Area: - 0.00

Total BUA Area: - 0.00

OWNER'S NAME AND SIGNATURE
(1) AYAAN DEVELOPERS PVT. LTD. (2) SPARSH TELE DEVICES PVT. LTD (3) AYAAN FARMS PVT LTD, archplan@gmail.com, 9837691444

ARCHENG'S NAME AND SIGNATURE
VINAYAK GUPTA
CA2014/65763



Building Plan Application Number
MBDA/LD/23-240348

Sanctioned On
28 May 2024

Valid Till
18 Jun 2029

Approved By
Shailesh Kumar (Vice Chairman)

Examined By
Eliyash Khan (Junior engineer)

Kamlesh Kumar Shukla (Assistant Engineer/ ATP)

Eliyash Khan (Junior engineer)

Kamlesh Kumar Shukla (Assistant Engineer/ ATP)

Jyoti Prasad (Town Planner)

Jyoti Prasad (Chief Town Planner)