



AREA STATEMENT		VERSION NO. : 1.0/0	
PROJECT DETAIL		VERSION DATE: 23/11/2023	
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		
Development Area: New Area			
SubDevelopment Area: City Area			
Special Project: NA			
Site Address: District Moradabad, Tehsil Moradabad			
Village/Guhera			
AREA DETAILS :		Sq.Mts	
1. Area of Plot As per record		39778.98	
Document Area		39778.98	
As per site condition		39778.98	
Area of Plot Considered		39024.98	
2. Deduction for		754.01	
(a) Proposed roads		754.01	
Road Widening Area		754.01	
(b) Any reservations		0.00	
Total = (a)		754.01	
3. Net Area of plot (1 - 2) AREA OF PLOT		39024.98	
Road Widening Area		754.01	
Green and open space		5948.22	
Plot Area For Coverage		39024.98	
Plot Area For FSI		39024.98	
Perm. FSI Area (i)		0.00	
Total Perm. FSI area		0.00	
Total Built up area permissible at:			
Permissible Coverage area (%)		0.00	
Proposed Coverage Area (%)		0.00	
Total Prop. Coverage Area (%)		0.00	
Balance coverage area (%)		0.00	
Proposed Area at:			
Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
0.00	0.00	0.00	0.00
Total FSI Area			0.00
Total Built up Area			0.00
Proposed F.S.I. consumed:			0.00

Color Notes

COLOR INDEX

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

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	18342.97	41.88
Road Area	14322.21	36.70
Garbage Collection Center-3	15.43	0.04
Garbage Collection Center-2	15.37	0.04
Garbage Collection Center-1	15.11	0.04
For Informal Area/Kiosk/booth/PlatformK5	7.53	0.02
For Informal Area/Kiosk/booth/PlatformK4	7.52	0.02
For Informal Area/Kiosk/booth/PlatformK3	7.51	0.02
For Informal Area/Kiosk/booth/PlatformK2	7.50	0.02
Sector Shopping13	25.05	0.06
Sector Shopping12	25.05	0.06
Sector Shopping11	25.05	0.06
Sector Shopping10	25.04	0.06
Sector Shopping9	25.04	0.06
Sector Shopping8	25.04	0.06
Sector Shopping7	25.03	0.06
Sector Shopping6	25.03	0.06
Convenient Shopk17	15.07	0.04
Convenient Shopk16	15.02	0.04
Convenient Shopk15	15.02	0.04
Convenient Shopk14	15.02	0.04
Club space K1	1488.99	3.81
Public Open Space	5948.22	15.24
Excess Paved Area	132.44	0.34
Other Area	454.63	1.15
Total net layout	39024.98	100.00

Number of EWS/LIG unit required

Sl. No.	Plot Type	Nos. of Plot	No. of unit in one plot	Total Number of Unit	Proposed LIG/WS Unit
1.	Single Dwelling Unit	175	1	175	-
Total:		175		175	-
Number of EWS/LIG unit required (10% LIG)				18.00	0
Number of EWS/LIG unit required (10% EWS)				18.00	0
Total:		175		211	-

Tenements Density Check

Net housing density 750/Hec.	No. Of Tenements			No. Of Persons		
	Regd	Perm	Prop	Regd	Perm	Prop
-	586	358		2927	1790	

OWNER'S NAME AND SIGNATURE
V. K. GUPTA, design@chadevelopers.com, 9562888832

ARCHITECT'S NAME AND SIGNATURE
ANUJ GUPTA
CA/94117903

Signature Not Verified
Moradabad Development Authority

Building Plan Application Number
MBDALD/21-22/0633
Sanctioned On
14 Mar 2024
Valid Till
14 Mar 2029
Approved By
Shailesh Kumar (Vice Chairman)

Examined By
KAMLESH KUMAR SHUKLA (Junior engineer)
sagar gupta (Assistant Engineer/ ATP)
KAMLESH KUMAR SHUKLA (Junior engineer)
sagar gupta (Assistant Engineer/ ATP)
KAMLESH KUMAR SHUKLA (Junior engineer)
sagar gupta (Assistant Engineer/ ATP)

Green and open space Area

Name	Prop. Area
GREEN-01	25.24
GREEN-03	200.02
GREEN-02	2895.50
GREEN-01	405.25
GREEN-7	528.89
GREEN-06	1050.53
GREEN-04	303.29
GREEN-05	283.91

Tree Details (Table 3h)

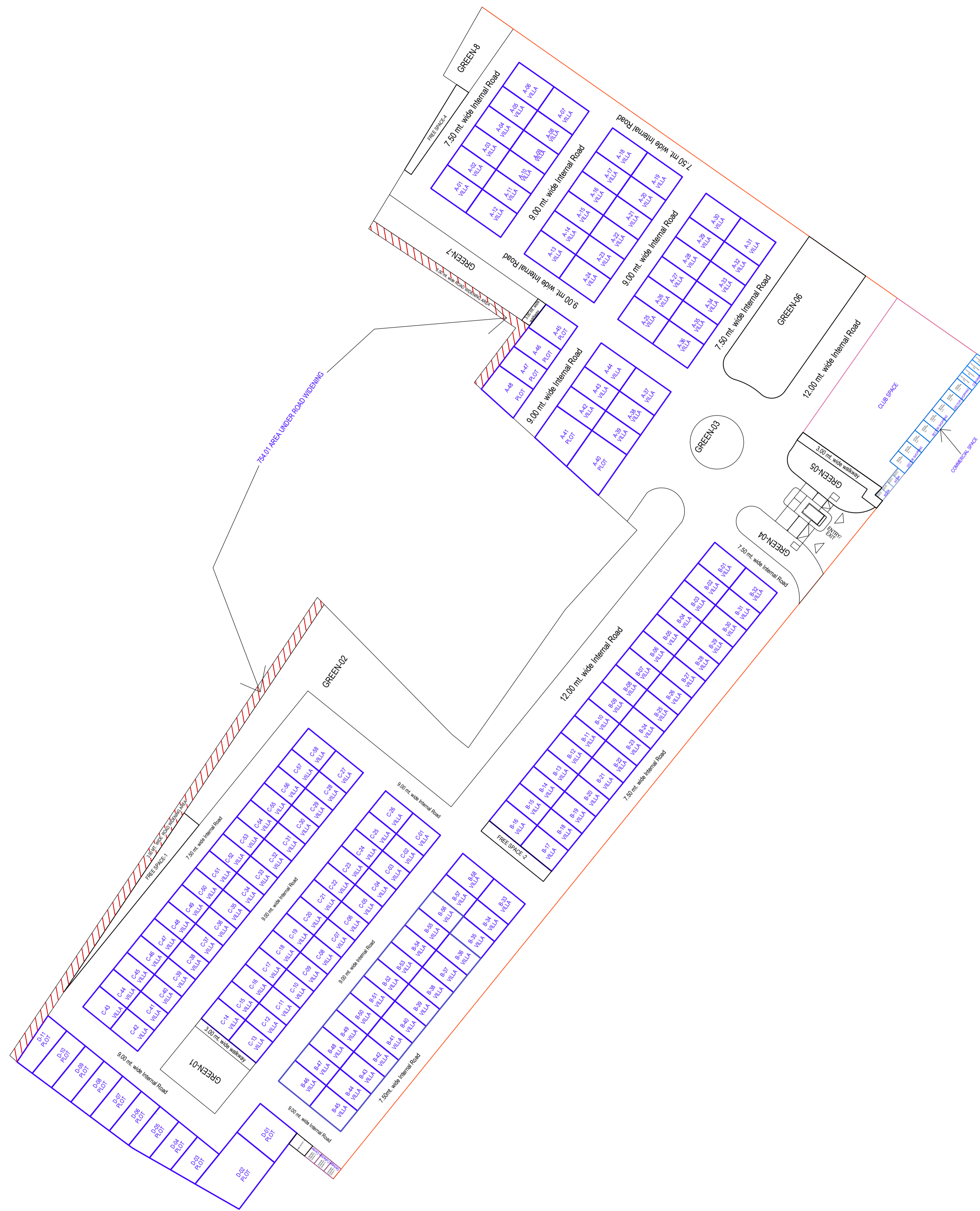
Plot	Name	Nos. Of Trees	
		Regd	Prop
PLOT	Tree	-	312

Individual Amenity Check b)

Name	Minimum Area		Minimum Count	
	Regd	Prop	Regd	Prop
Convenient Shop	45.00	60.14	-	-
Sector Shopping	200.00	200.34	-	3.00
For Informal Area	30.00	30.07	-	4.00
Kiosk/booth/Platform				
Garbage Collection Center	45.00	45.61	3.00	3.00

Total Plot Area: - 39024.98
Total FAR Area: - 0.00
Total Coverage Area: - 0.00
Total BUA Area: - 0.00

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.



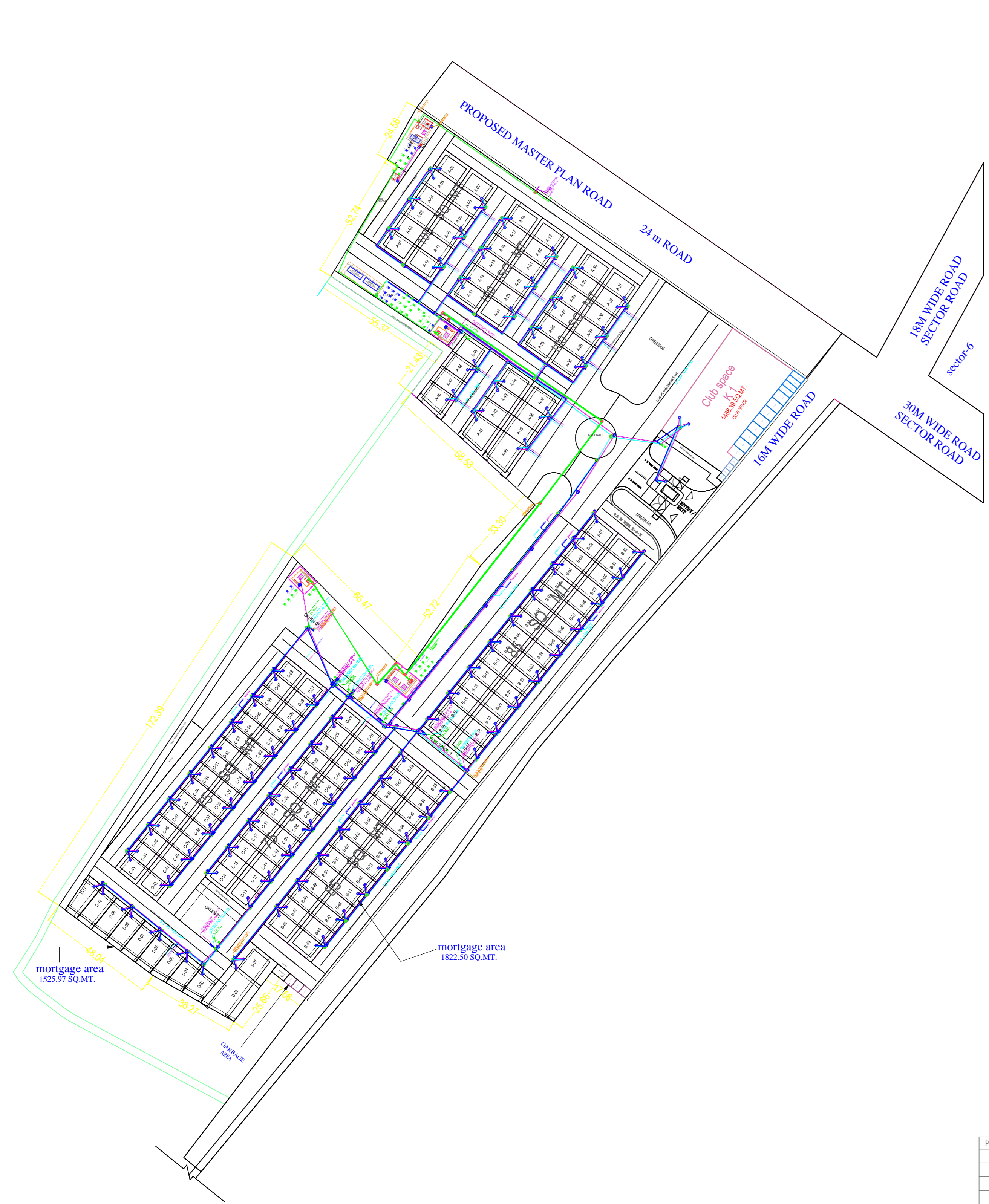
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Total Plot Area -	39024.98	Total FAR Area -	0.00
Total Coverage Area -	0.00	Total BUA Area -	0.00

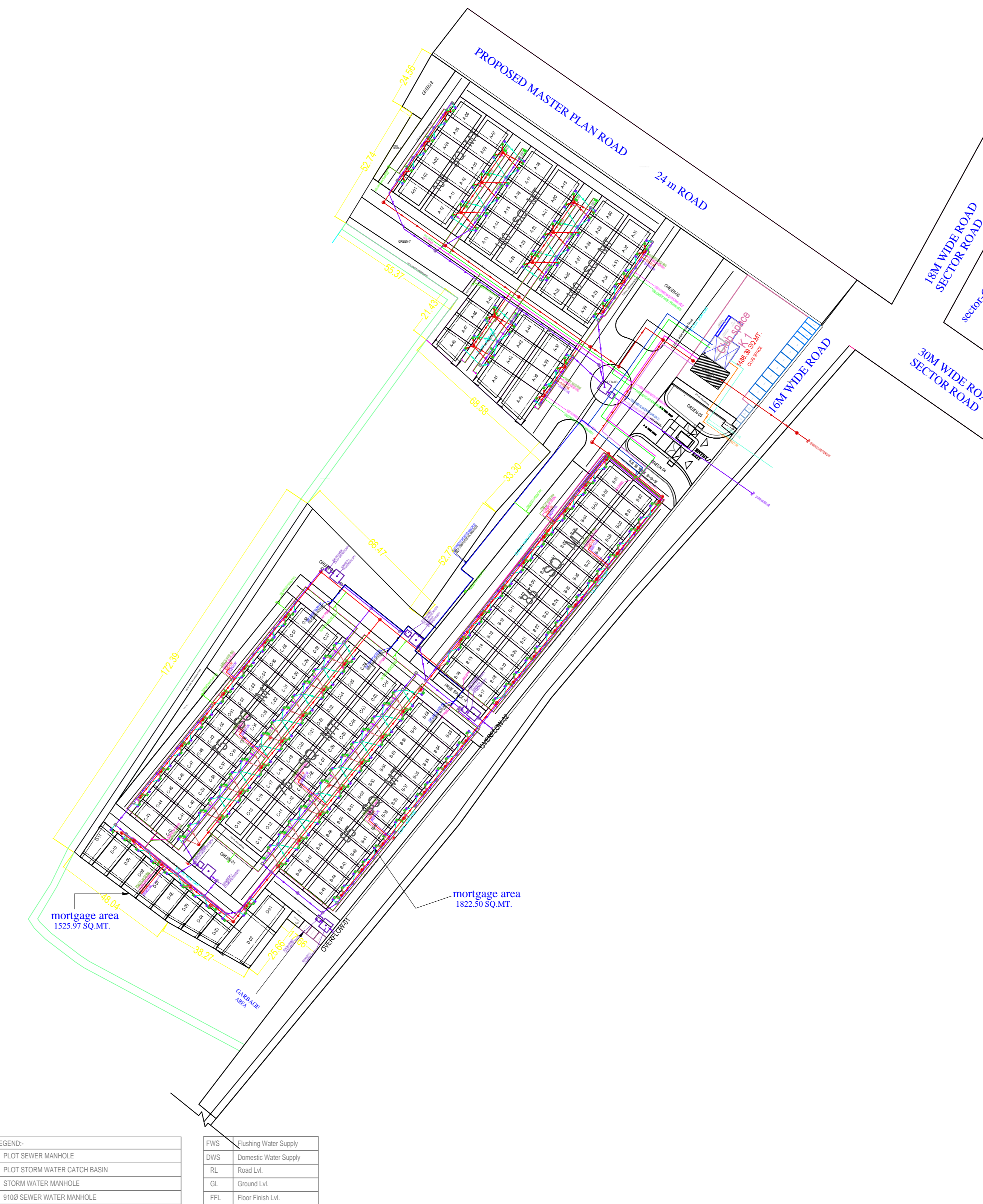
OWNER'S NAME AND SIGNATURE V. K. GUPTA, desig@lohiadevelopers.com, 9582888832	
ARCHITECT'S NAME AND SIGNATURE ANUJ GUPTA CA/9417903	
Moradabad Development Authority	
 	
Building Plan Application Number MBDA/LD/21-22/0633	
Sanctioned On 14 Mar 2024	
Valid Till 14 Mar 2029	
Approved By Shayesh Kumar (Vice Chairman)	
Examined By KAMLESH KUMAR SHUKLA (Junior engineer)	
sagar gupta (Assistant Engineer/ ATP)	
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Plot No.	Plot Area	Plot No.	Plot Area	Plot No.	Plot Area	Plot No.	Plot Area	Plot No.	Plot Area
545	1.00	546	1.00	547	1.00	548	1.00	549	1.00
550	1.00	551	1.00	552	1.00	553	1.00	554	1.00
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570	1.00	571	1.00	572	1.00	573	1.00	574	1.00
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625	1.00	626	1.00	627	1.00	628	1.00	629	1.00
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765	1.00	766	1.00	767	1.00	768	1.00	769	1.00
770	1.00	771	1.00	772	1.00	773	1.00	774	1.00
775	1.00	776	1.00	777	1.00	778	1.00	779	1.00
780	1.00	781	1.00	782	1.00	783	1.00	784	1.00
785	1.00	786	1.00	787	1.00	788	1.00	789	1.00
790	1.00	791	1.00	792	1.00	793	1.00	794	1.00
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810	1.00	811	1.00	812	1.00	813	1.00	814	1.00
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820	1.00	821	1.00	822	1.00	823	1.00	824	1.00
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830	1.00	831	1.00	832	1.00	833	1.00	834	1.00
835	1.00	836	1.00	837	1.00	838	1.00	839	1.00
840	1.00	841	1.00	842	1.00	843	1.00	844	1.00
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855	1.00	856	1.00	857	1.00	858	1.00	859	1.00
860	1.00	861	1.00	862	1.00	863	1.00	864	1.00
865	1.00	866	1.00	867	1.00	868	1.00	869	1.00
870	1.00	871	1.00	872	1.00	873	1.00	874	1.00
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990	1.00	991	1.00	992	1.00	993	1.00	994	1.00
995	1.00	996	1.00	997	1.00	998	1.00	999	1.00
1000	1.00	1001	1.00	1002	1.00	1003	1.00	1004	1.00

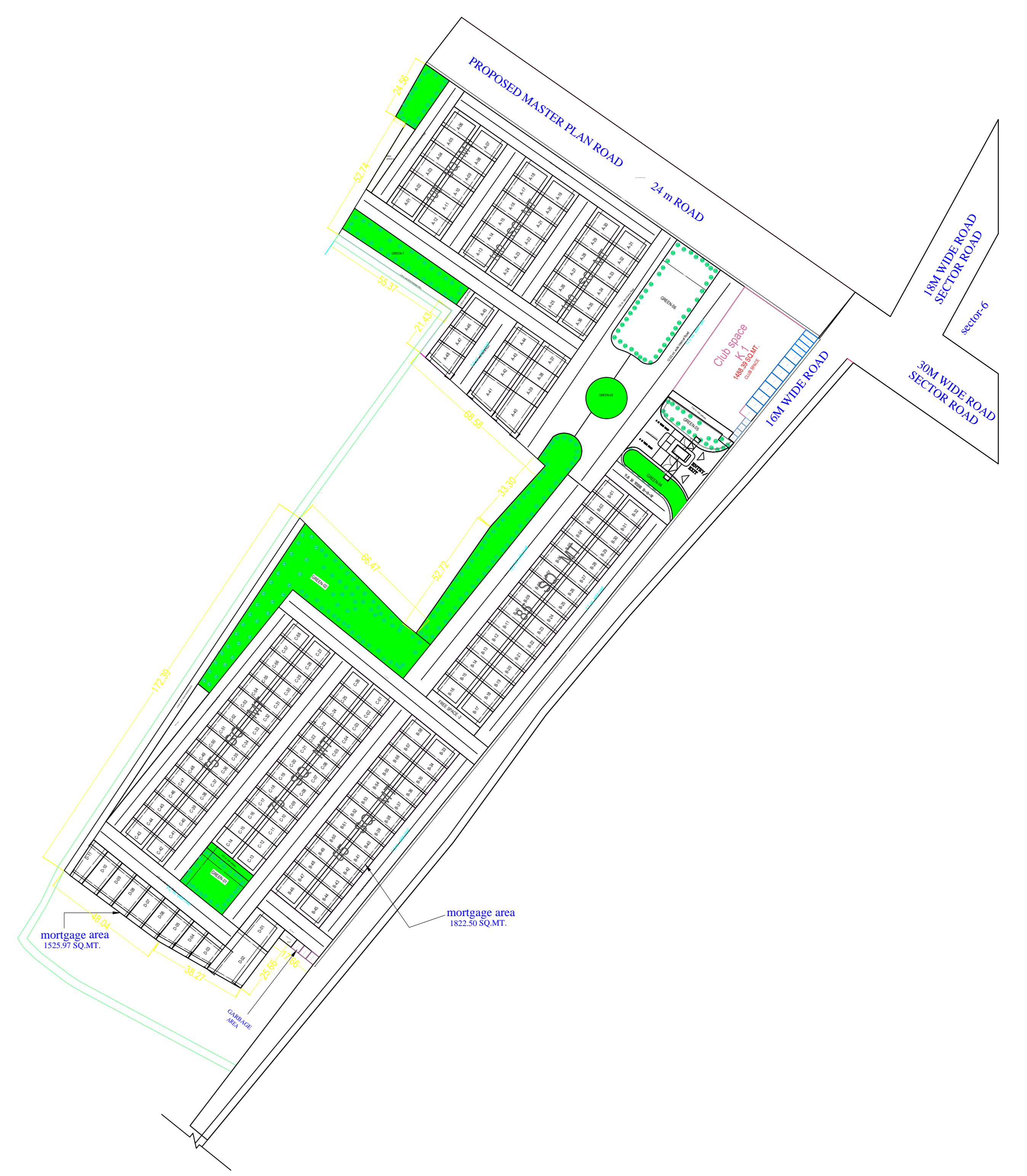
Plot No.	Plot Area	Plot No.	Plot Area	Plot No.	Plot Area	Plot No.	Plot Area	Plot No.	Plot Area
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1060	1.00	1061	1.00	1062	1.00	1063	1.00	1064	1.00
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1190	1.00	1191	1.00	1192	1.00	1193	1.00	1194	1.00



ELECTRICAL PLAN



SERVICE PLAN



LANDSCAPE PLAN

LEGEND

S.NO	DESCRIPTION	SYMBOL
1	HUME PIPE (LT)	
2	HUME PIPE (DG)	
3	RNI (LT)	
4	RNI (LV)	
5	ELLV BOX	
6	HUME PIPE (LV)	
7	ELECTRICITY SUPPLY FEEDER PILLAR	
8	DG FEEDER PILLAR	

ELECTRICAL LEGEND

SYMBOL	QTY.

PLUMBING LEGEND

SYMBOL	DESCRIPTION
	1. PLOT SEWER MANHOLE
	2. PLOT STORM WATER CATCH BASIN
	3. STORM WATER MANHOLE
	4. 1500 SEWER WATER MANHOLE
	5. 1500 SEWER WATER MANHOLE
	6. GARDEN HYDRANT
	7. SEWER WATER LINE
	8. STORM WATER LINE
	9. 1000 DOMESTIC WATER PIPE MAIN LINE 01
	10. 1000 FLUSHING WATER PIPE MAIN LINE 02
	11. 1000 DOMESTIC WATER MAIN LINE 02 BRANCH PIPE
	12. 1000 FLUSHING WATER MAIN LINE 01 BRANCH PIPE
	13. 1000 DOMESTIC WATER MAIN LINE 02 BRANCH PIPE
	14. 1000 FLUSHING WATER MAIN LINE 02 BRANCH PIPE
	15. DOMESTIC WATER LINE FROM MUNICIPAL
	16. BRIGGATION LINE

PIPE

FW	Flushing Water Supply
DWS	Domestic Water Supply
RL	Road Lvl.
GL	Ground Lvl.
PFL	Floor Finish Lvl.
TL	Conversion Level
L	Invert Level
OD	Over Dia.

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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Total Plot Area: -	39024.98	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

OWNERS NAME AND SIGNATURE
 V. K. GUPTA, design@chadevelopers.com, 958288832

ARCHITECT'S NAME AND SIGNATURE
 ANUJ GUPTA
 CA9417503
 Signature Not Verified
 Date: 15 Mar 2024
 Designator: ARCHITECT

Moradabad Development Authority

Building Plan Application Number
 MBDALD21-22/0633

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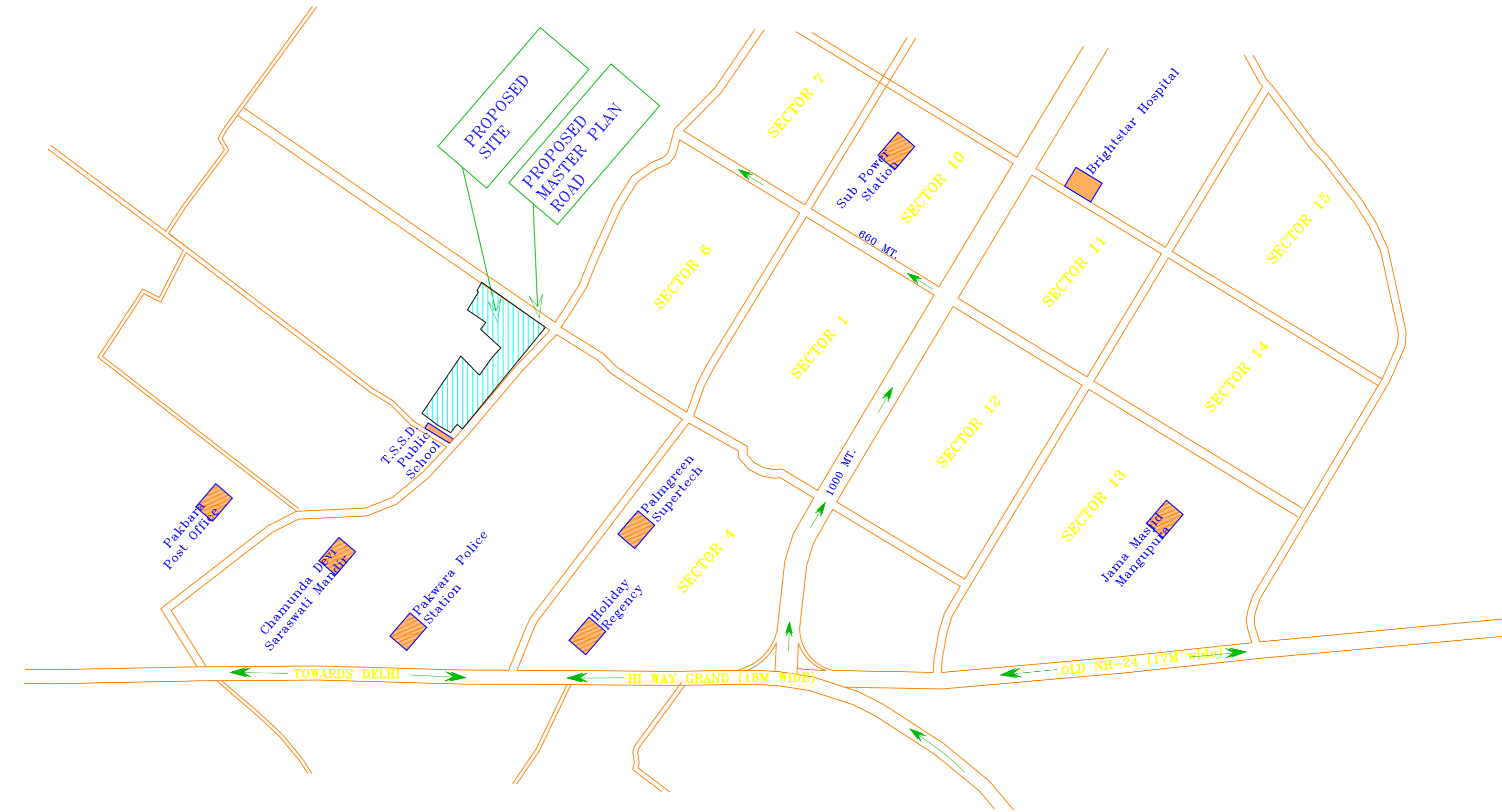
Approved By
 Shailesh Kumar (Vice Chairman)

Examined By
 KAMLESH KUMAR SHUKLA (Junior engineer)
 sagar gupta (Assistant Engineer/ ATP)
 KAMLESH KUMAR SHUKLA (Junior engineer)
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 KAMLESH KUMAR SHUKLA (Junior engineer)
 sagar gupta (Assistant Engineer/ ATP)



SAZRA PLAN

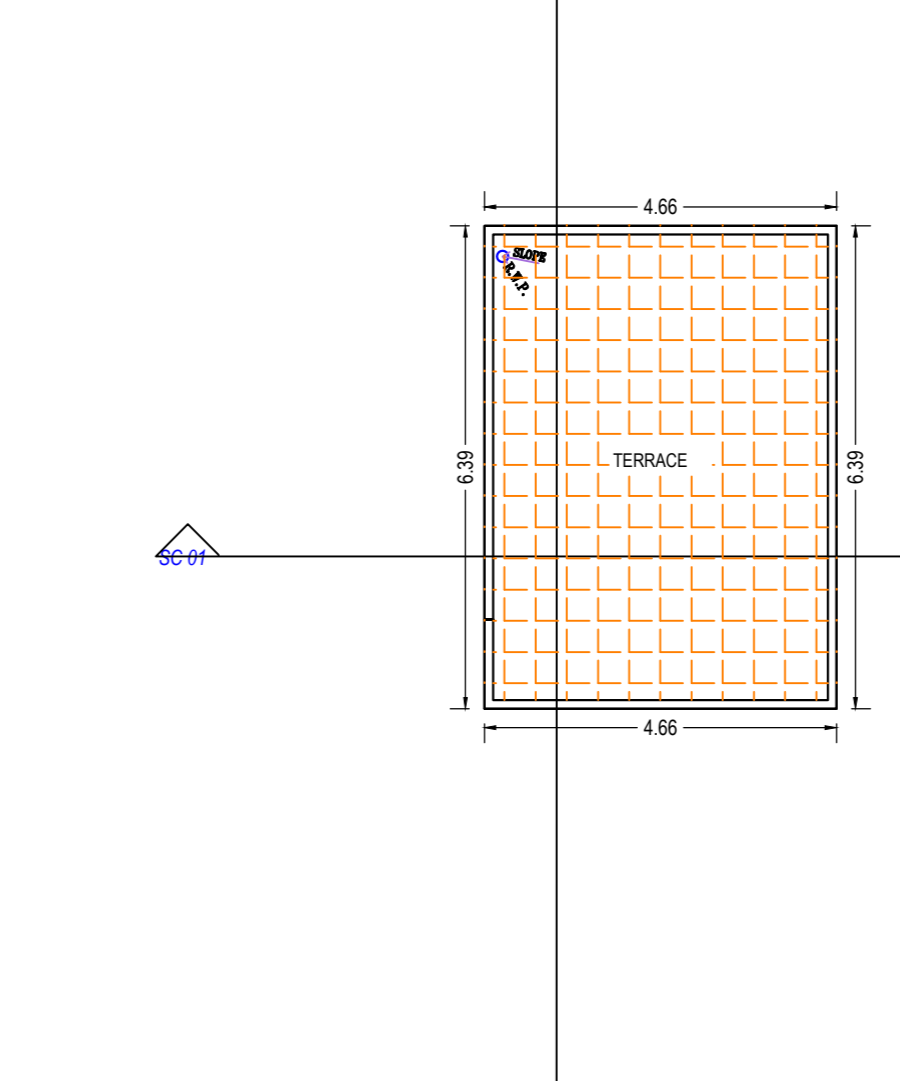
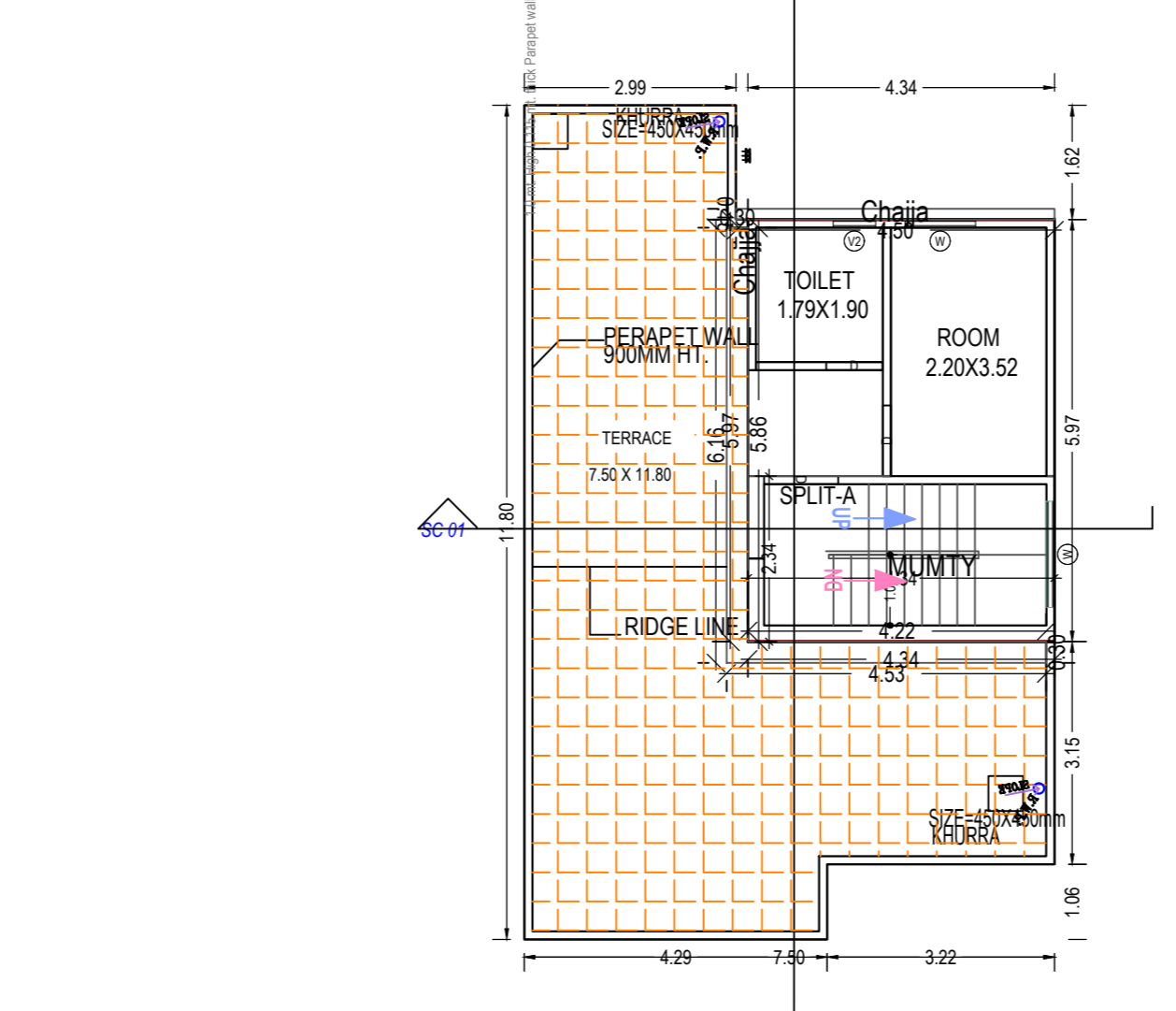
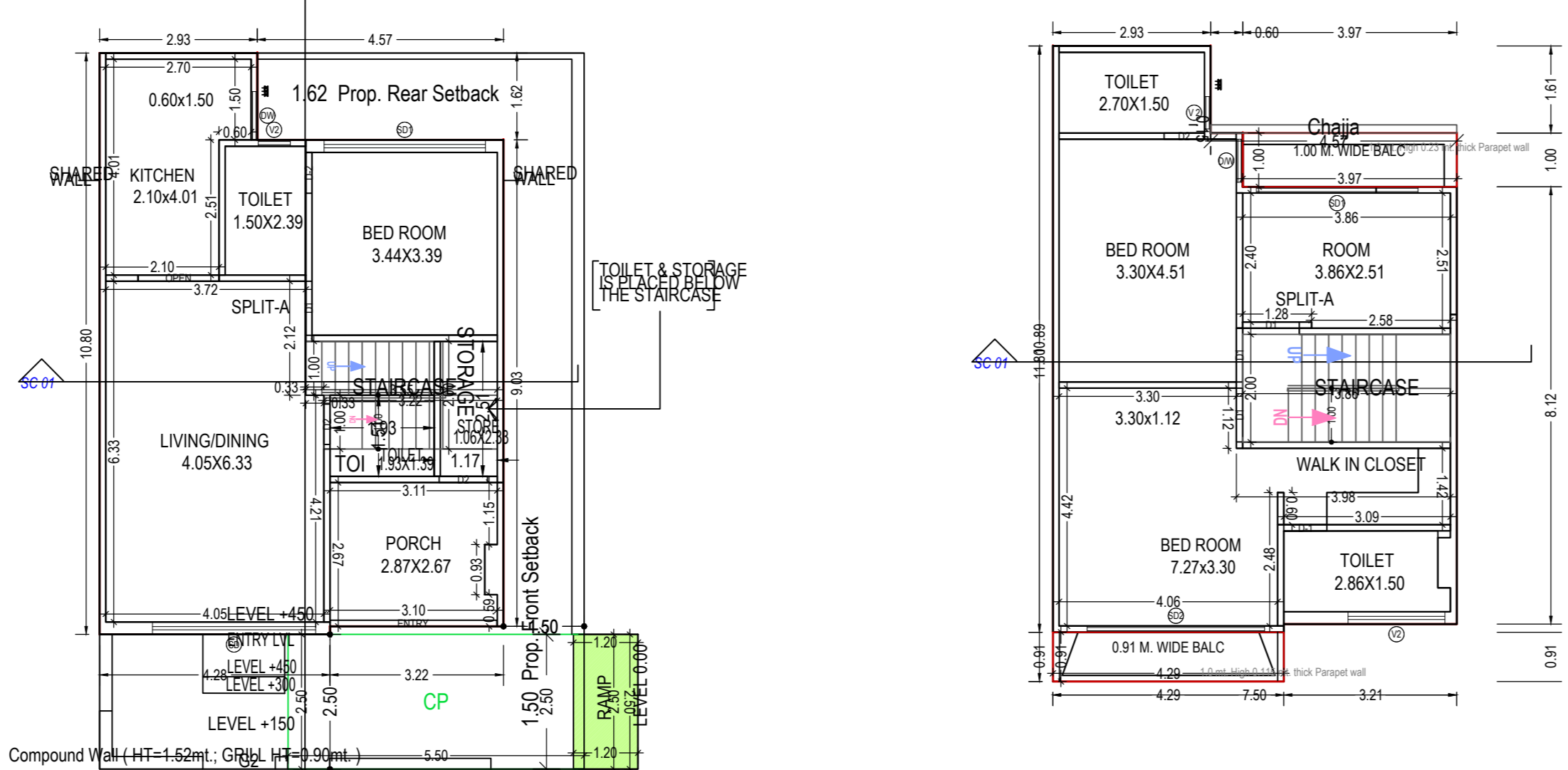
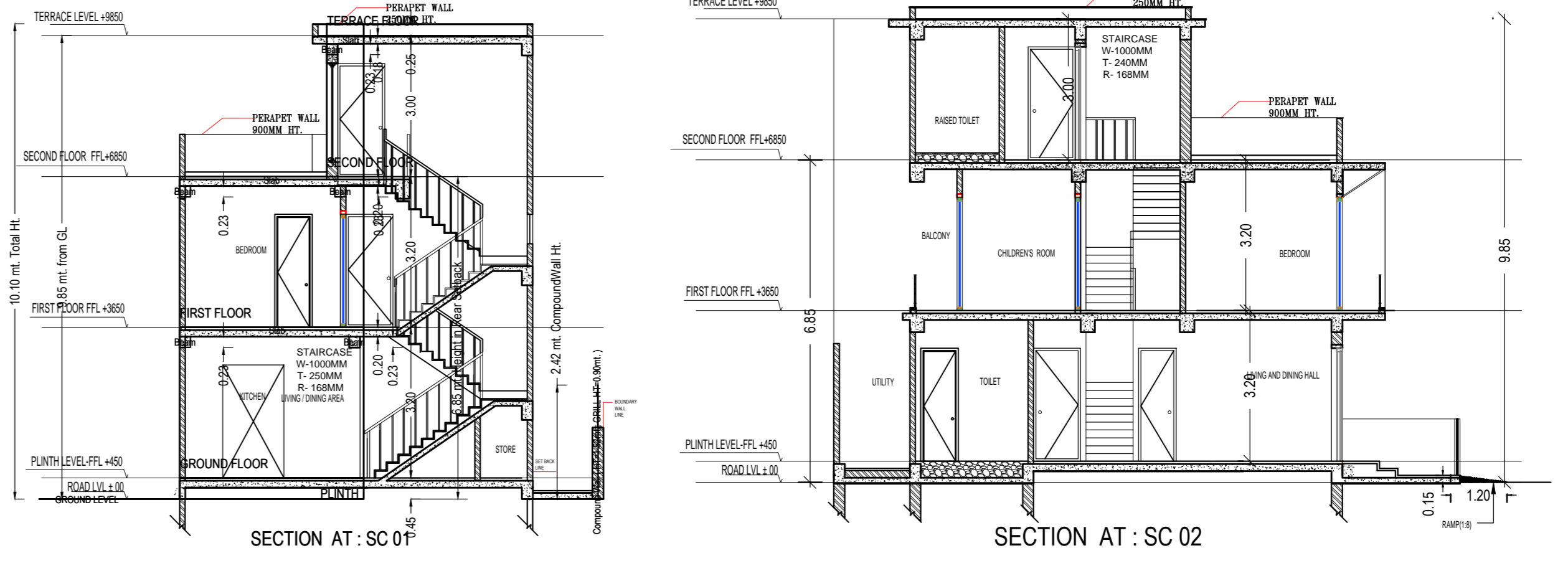
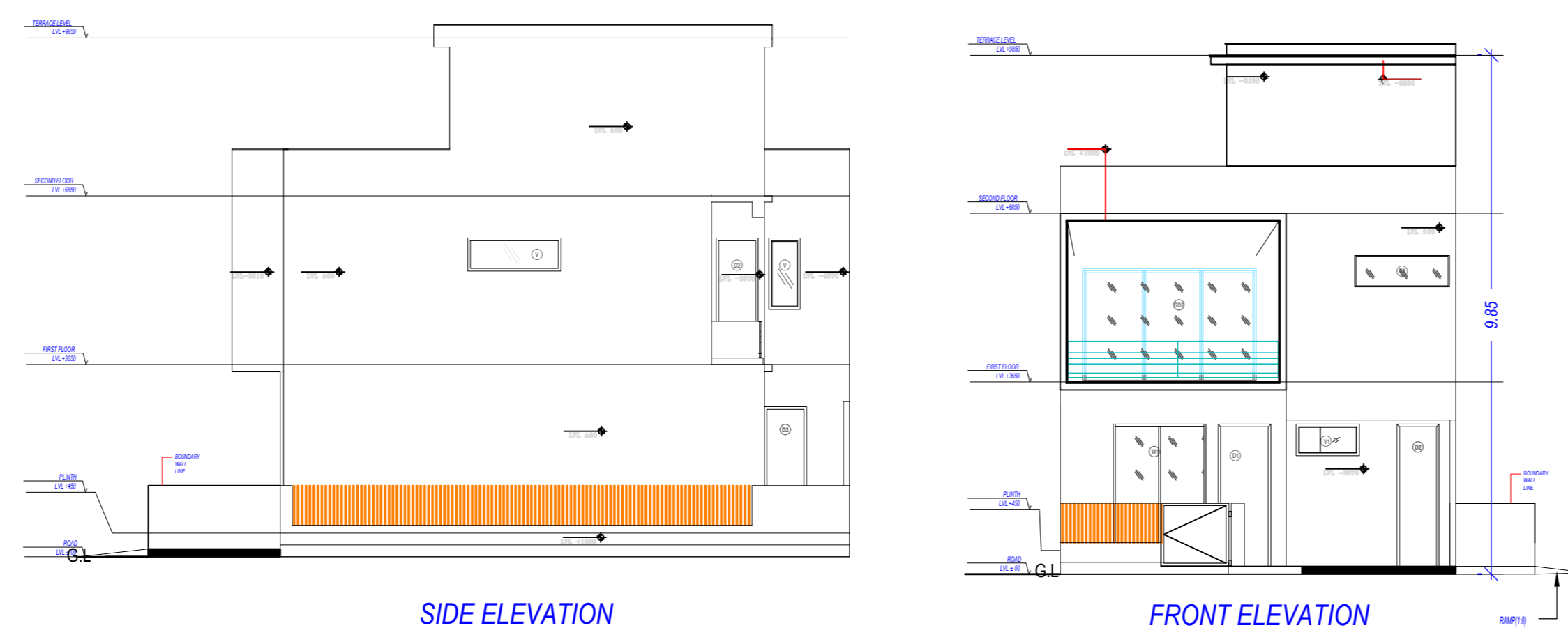
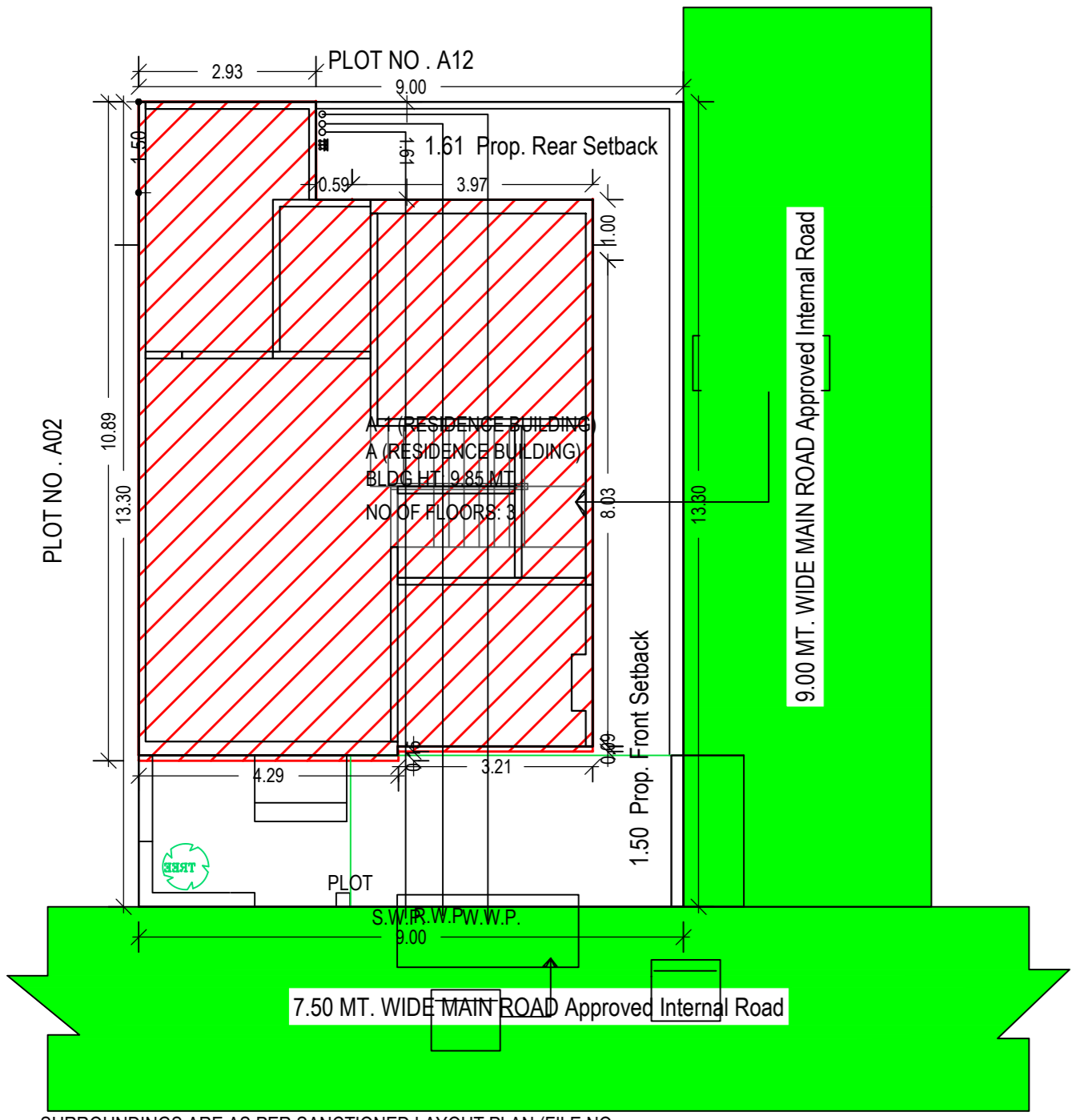
HOUSING PROJECT PROPOSED BY LOHIA DEVELOPERS (INDIA) PVT. LTD. AT Village pakbara , tehsil&District MORADABAD							
S.NO.	Khasra No.	Total Area (in sq.m.)	OWNERS NAME	Area Held by the Company (in Sq.m.)	PROPOSED FOR PROJECT	Area left for Road Widening for Chakroad	Final Area for Layout
1	560	9790	Lohia Developers (India) Pvt Ltd	3700	683.66		683.66
2	561	10320	Lohia Developers (India) Pvt Ltd	10320	10320	163.7	10156.3
3	562	1340	Lohia Developers (India) Pvt Ltd	1340	580		580
4	609	5100	Lohia Developers (India) Pvt Ltd	5100	5100	74	5026
5	610	5260	Lohia Developers (India) Pvt Ltd	5060	4885.32		4885.32
6	612	15180	Lohia Developers (India) Pvt Ltd	15180	15180	474	14706
7	613	6070	Lohia Developers (India) Pvt Ltd	3030	3030	42.31	2987.69
	TOTAL			43730	39778.98	754.01	39024.97



KEY PLAN

OWNER'S NAME AND SIGNATURE V. K. GUPTA, design@chadevelopers.com, 952888832	
ARCHITECT'S NAME AND SIGNATURE ANUJ GUPTA CA9417503	ENGINEER
Signature Not Verified Date: 14 Mar 2024 Digitally signed by Anuj Gupta DN: cn=Anuj Gupta, o=Chadevelopers	Moradabad Development Authority
Building Plan Application Number MBDA/LD/21-22/0633 Sanctioned On 14 Mar 2024 Valid Till 14 Mar 2029 Approved By Shailesh Kumar (Vice Chairman) Examined By KAMLESH KUMAR SHUKLA (Junior engineer) sagar gupta (Assistant Engineer/ ATP) KAMLESH KUMAR SHUKLA (Junior engineer) sagar gupta (Assistant Engineer/ ATP) KAMLESH KUMAR SHUKLA (Junior engineer) sagar gupta (Assistant Engineer/ ATP)	

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.

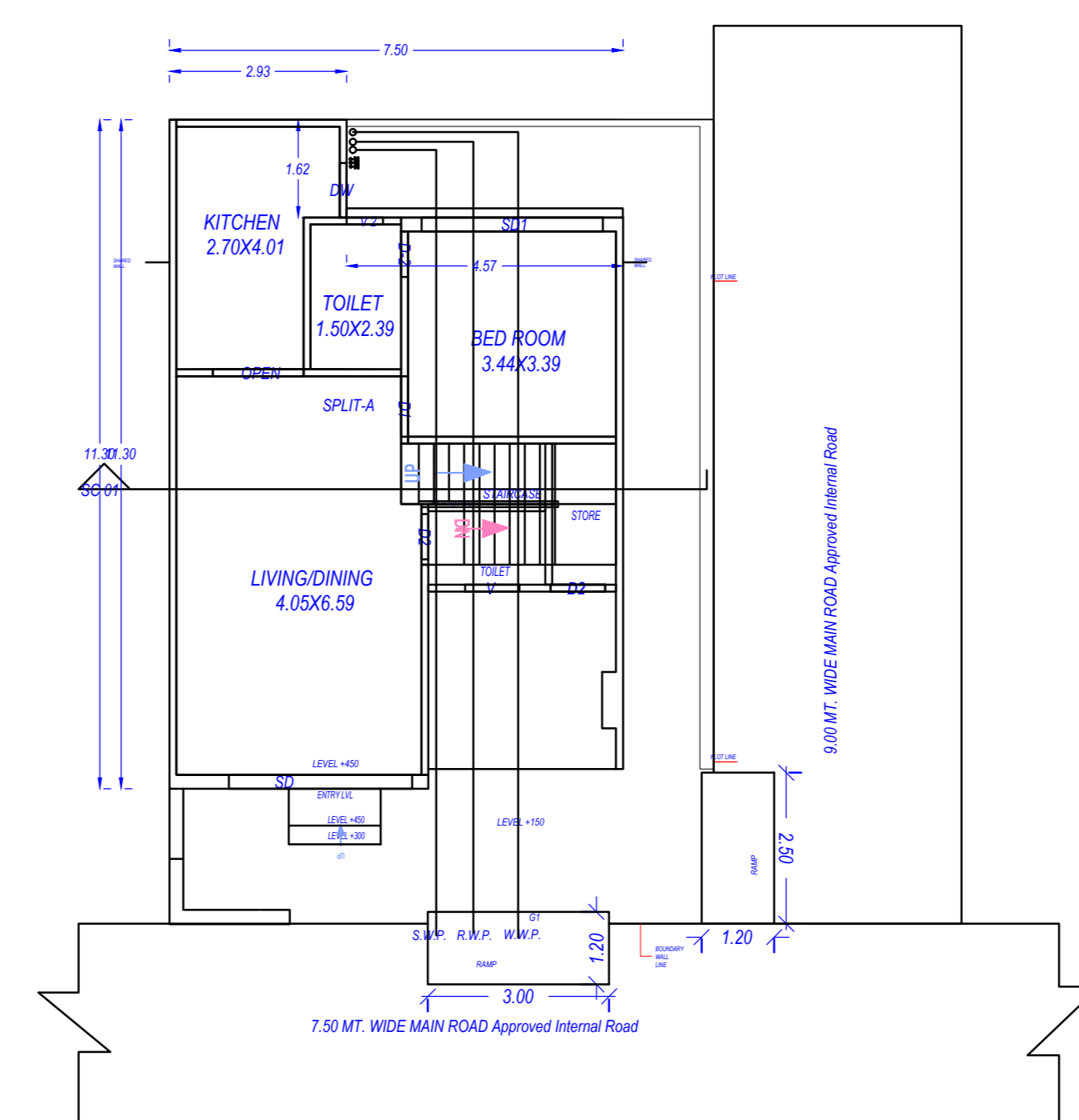
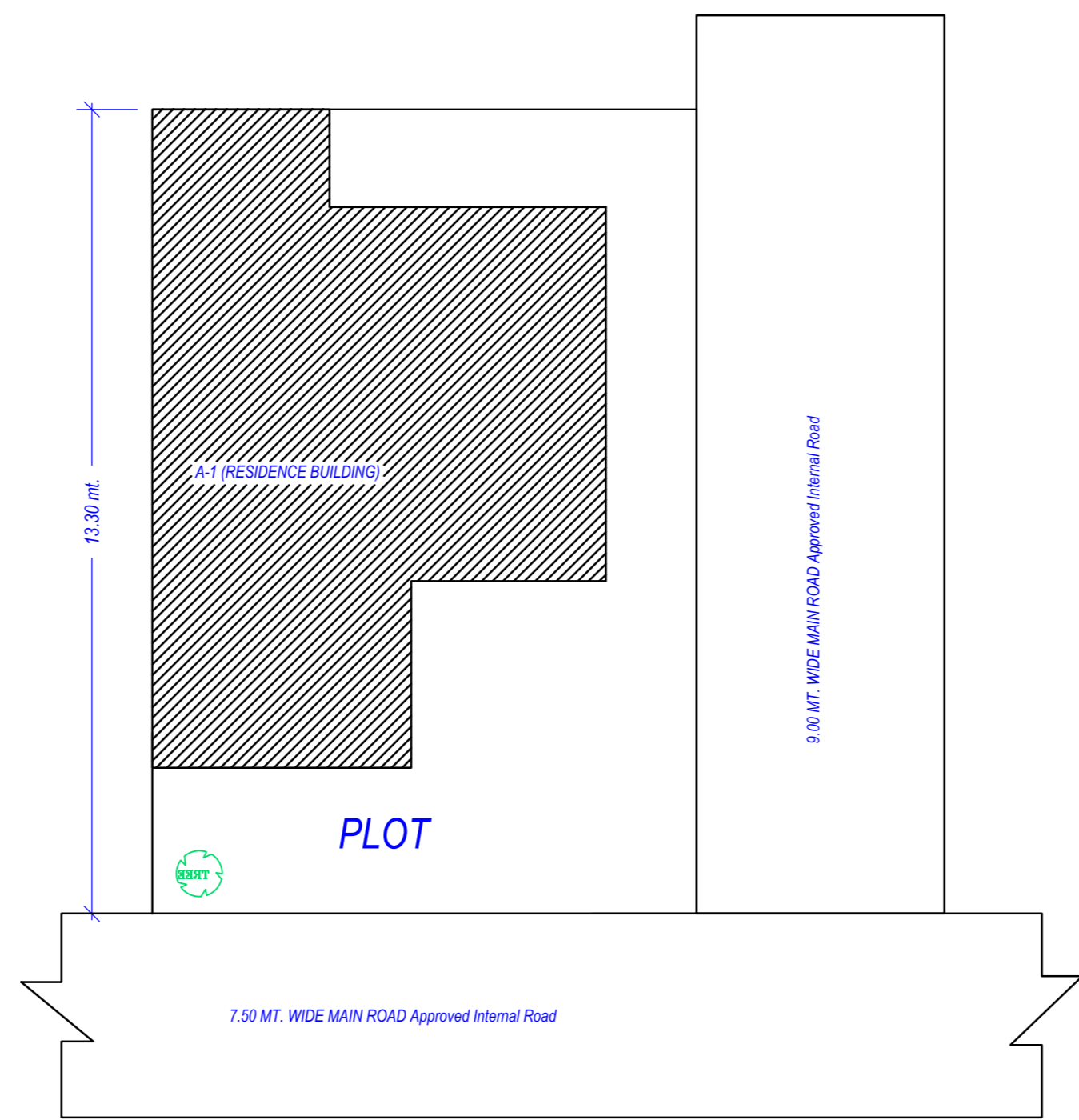
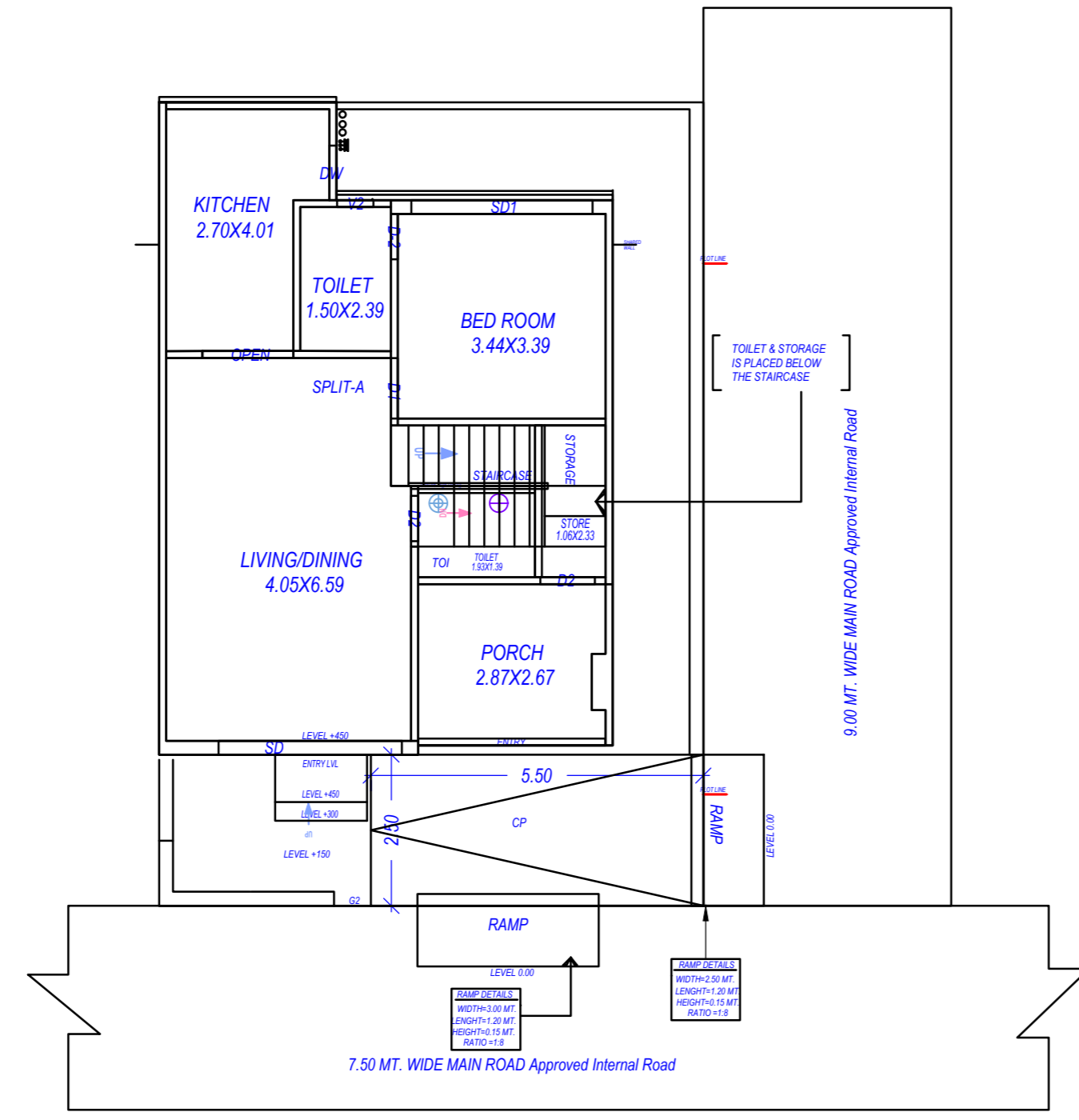
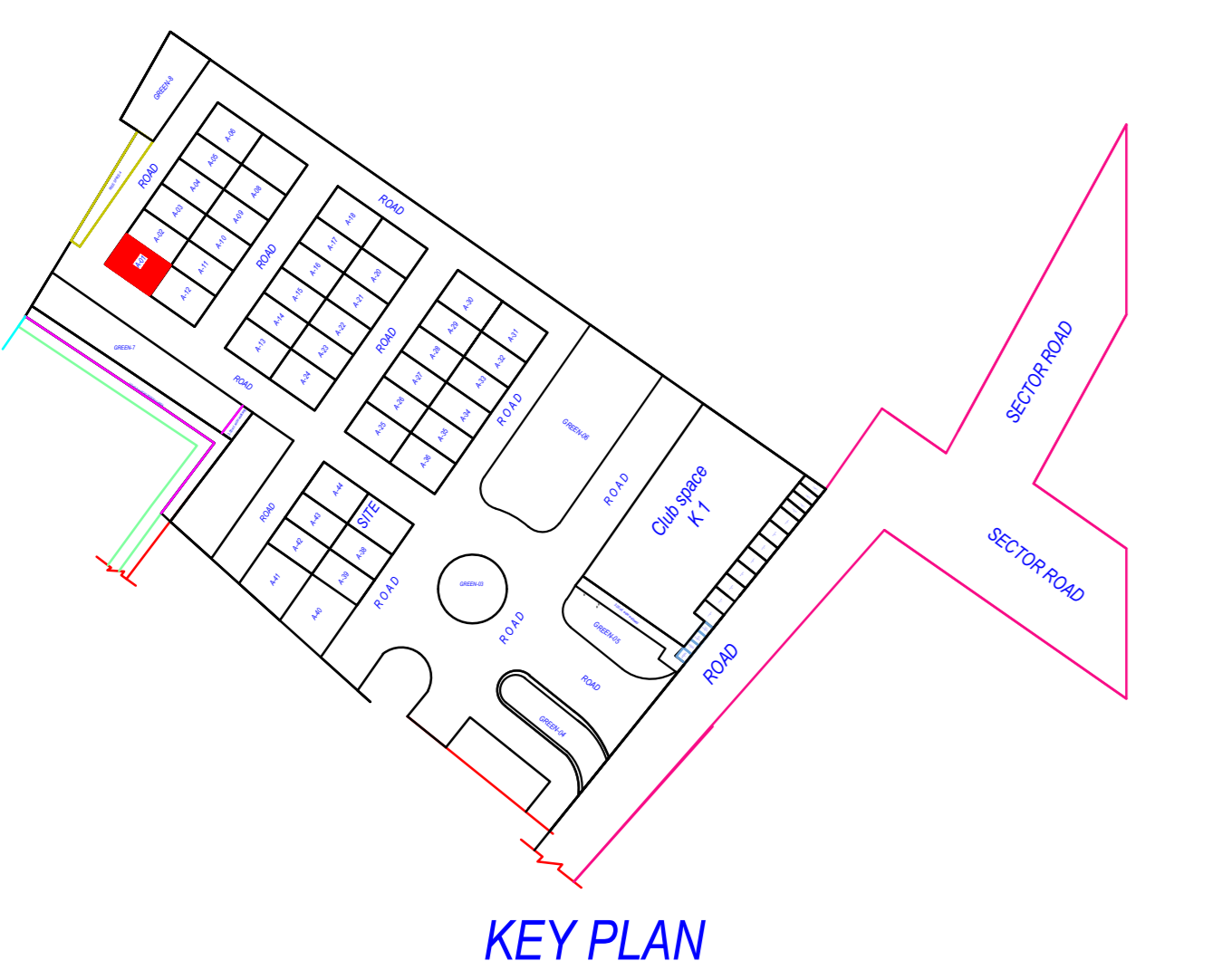


GROUND FLOOR PLAN (Proposed) (SCALE 1:100)

FIRST FLOOR PLAN (Proposed) (SCALE 1:100)

SECOND FLOOR PLAN (Proposed) (SCALE 1:100)

TERRACE FLOOR PLAN (SCALE 1:100)



PARKING PLAN

LANDSCAPE PLAN

SERVICE PLAN

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.00 X 3.98 X 1 X 1	3.98	7.90
Total	-	-	7.90

UnitBUA Table for Building -A (RESIDENCE BUILDING)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA Area (in Sq.mt.)	UnitBUA Area	Carpet Area	No. of Unit				
GROUND FLOOR PLAN	SPLIT-A	DWELLING UNIT	73.11	73.11	2.92	70.19	0.36	4.66	0.00	65.17	01	
			Total	73.11	73.11	2.92	70.19	0.36	4.66	0.00	65.17	01
			Typical	73.11	73.11	2.92	70.19	0.36	4.66	0.00	65.17	01
FIRST FLOOR PLAN	SPLIT-A	DWELLING UNIT	77.70	77.70	0.00	77.70	0.00	4.82	7.90	65.18	00	
			Total	77.70	77.70	0.00	77.70	0.00	4.82	7.90	65.18	00
			Typical	77.70	77.70	0.00	77.70	0.00	4.82	7.90	65.18	00
SECOND FLOOR PLAN	SPLIT-A	DWELLING UNIT	25.90	25.90	0.00	25.90	0.00	3.18	0.00	22.72	00	
			Total	25.90	25.90	0.00	25.90	0.00	3.18	0.00	22.72	00
			Typical	25.90	25.90	0.00	25.90	0.00	3.18	0.00	22.72	00
Total	-	-	176.71	176.71	2.92	173.79	0.36	12.45	7.90	153.07	01	

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE BUILDING)	V2	0.60	1.00	01
A (RESIDENCE BUILDING)	V2	0.60	1.00	02
A (RESIDENCE BUILDING)	DW	0.80	2.44	01
A (RESIDENCE BUILDING)	DW	0.90	2.40	01
A (RESIDENCE BUILDING)	W	1.00	2.45	01
A (RESIDENCE BUILDING)	W	1.50	1.20	01
A (RESIDENCE BUILDING)	V2	1.80	1.00	01
A (RESIDENCE BUILDING)	SD1	3.00	2.40	02
A (RESIDENCE BUILDING)	SD	3.03	2.40	01
A (RESIDENCE BUILDING)	SD2	3.30	2.40	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE BUILDING)	D2	0.75	2.40	02
A (RESIDENCE BUILDING)	D-2	0.76	2.00	01
A (RESIDENCE BUILDING)	D-1	0.80	1.00	01
A (RESIDENCE BUILDING)	DW	1.00	2.50	01
A (RESIDENCE BUILDING)	D	1.00	2.10	01
A (RESIDENCE BUILDING)	D2	0.96	2.40	01
A (RESIDENCE BUILDING)	D	1.00	2.10	01
A (RESIDENCE BUILDING)	D1	1.00	2.40	03
A (RESIDENCE BUILDING)	D1	1.05	2.40	01
A (RESIDENCE BUILDING)	OPEN	1.50	2.40	01
A (RESIDENCE BUILDING)	ENTRY	3.10	2.10	01

Staircase Checks (Table 8a-1)

Floor Name	Stair Case Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.178	0.90
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.178	0.90
SECOND FLOOR PLAN	MUMTY	1.00	0.250	0.178	0.90

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No. of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (RESIDENCE BUILDING)	Residential	Row House	-	Lowrise Building	1	GROUND FLOOR PLAN	Residential + Parking + STORAGE + TOI	Row House	Residential FAR	Residential	Row House	
						FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House	
						SECOND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House	
						TERRACE FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House	

PLOT DETAILS (SQ.MT.)

S.NO.	TYPE DESIGN PLOT NO.	GROUND COVD PERMISSIBLE AREA	GROUND COVD PROPOSED AREA	F.A.R PERMISSIBLE AREA	F.A.R PROPOSED AREA	PROPOSED BUILT UP AREA
1.	A 01	87.80	73.78	234.47	166.54	169.48

COLOR INDEX

Color	Description
Red	PLOT BOUNDARY
Green	ABUTTING ROAD
Blue	PROPOSED CONSTRUCTION COMMON PLOT
Yellow	ROAD ALIGNMENT (ROAD WIDENING AREA)
Orange	FUTURE T.P. SCHEME DEDUCTION AREA
Light Blue	EXISTING (To be retained)
Dark Blue	EXISTING (To be demolished)

Buildingwise Floor FSI Details

Floor Name	Proposed Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed FAR	Existing FAR
Ground Floor	73.78	70.84	70.84	70.84
First Floor	69.80	69.80	69.80	69.80
Second Floor	25.90	25.90	25.90	25.90
Terrace Floor	0.00	0.00	0.00	0.00
Total	169.48	166.54	166.54	166.54

FAR& Unit Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
A (RESIDENCE BUILDING)	1	169.48	2.93	0.66	166.54	01
Grand Total:	-	169.48	2.93	0.66	166.54	01

Parking Check (Table 7b)

Vehicle Type	No.	Proposed Req'd Parking (Provision of Plot having PPM/As per summarized FOC)	Area	Prop.	Area
Equivalent Car Space	-	-	-	1	13.75
Total Car	1	-	-	1	13.75
Total	-	-	-	1	13.75

Tree Details (Table 3h)

Plot	Name	Req'd	No. of Trees	Prop.
PLOT	Tree	1	1	1

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Parking space req'd per every	Prop.	Req'd Unit	Req'd	Prop.
A (RESIDENCE BUILDING)	Residential	Row House	100-200	1	119.70	1.00	1	-
Total:	-	-	-	-	-	-	1	1

OWNER'S NAME AND SIGNATURE
 LOHIA DEVELOPERS (INDIA) PRIVATE LIMITED,
 design@lohiadevelopers.com, 9582888832

ARCHENG'S NAME AND SIGNATURE
 ANJU GUPTA
 CA94117503

Signature Not Verified
 Mohadabad Development Authority



Signature Not Verified
 Mohadabad Development Authority

Building Plan Application Number
 MBDA/BP/24-25-0288

Sanctioned On
 10 Oct 2024

Valid Till
 10 Oct 2029

Approved By
 Amit Kadyan (Town Planner)

Examined By
 Medha Yadav (Junior engineer)

Etka - (Assistant Engineer/ ATP)

Ajay Kumar Singh (Town Planner)

Amit Kadyan (Town Planner)

Total Plot Area: - 119.70
 Total FAR Area: - 166.54
 Total Coverage Area: - 73.78
 Total BUA Area: - 169.48