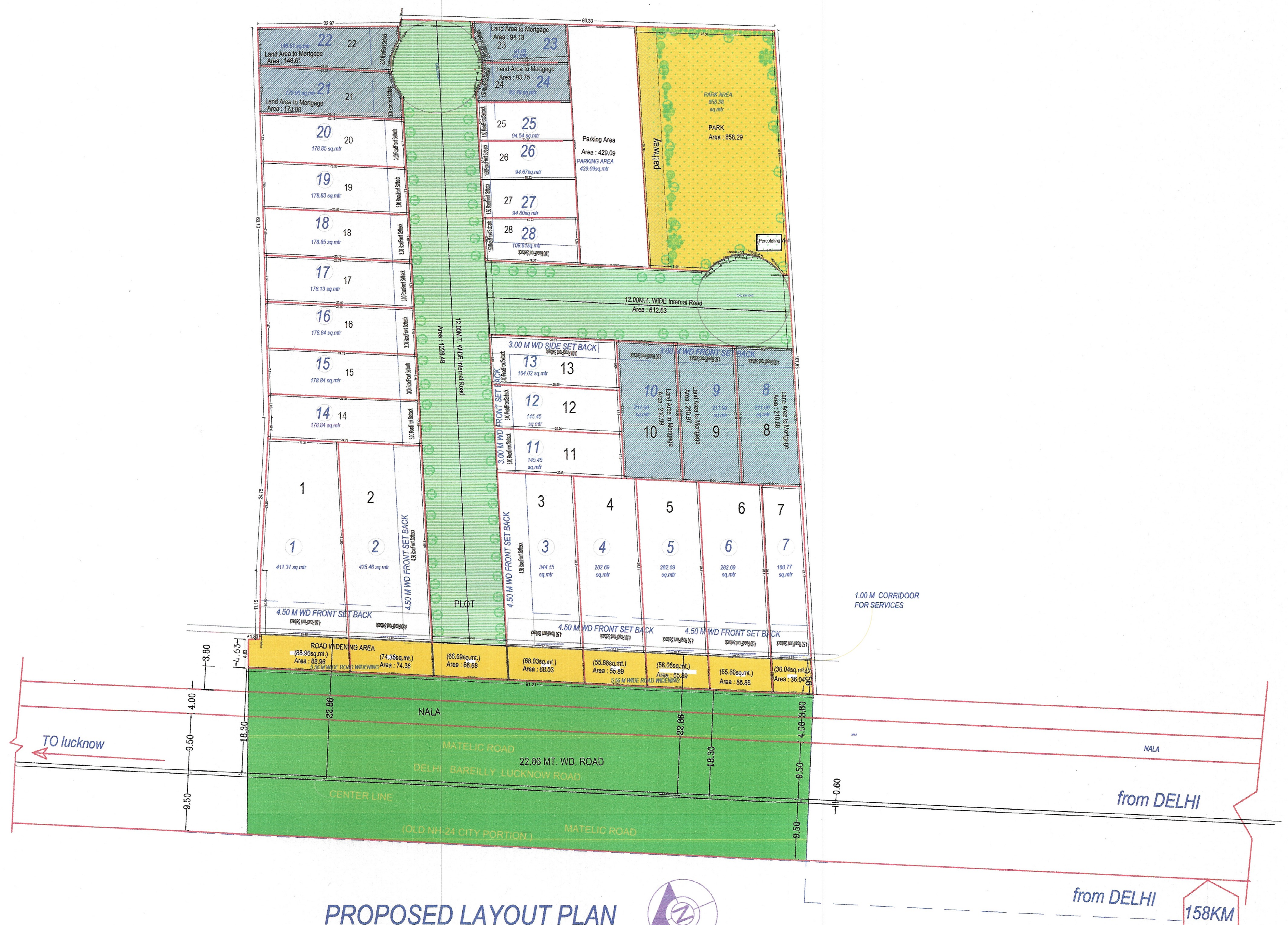
Project Title :PROPOSED COMMERCIAL LAYOUT PLAN OF VASUNDHARA BUILDERS SITUATED AT VAKE MAUJA MANJHOLIDELHI ROAD , MORADABAD GATA NO :- 280 KA, 280 KHA, 281, 282, 283,

File No	MBDA/LD/21-22/0392	Sheet	1
Submission Date	2021-12-10	Scale	1:100



PROPOSED LAYOUT PLAN

PROJECT NAME -
PROPOSED COMMERCIAL LAYOUT PLAN FOR VASUNDHARA BUILDERS THROUGH PARAG AGARWAL

ADDRESS - VILLAGE MANJHOLI
DELHI ROAD, MORADABAD
GATA NO:-280 KA, 280 KHA, 281, 282, 283,

GATA NO:-	AREA (IN SQMTR)
280 KA	1500.00
280 KHA	2010.00
281	360.00
282	5750.00
283	1280.00
TOTAL AREA	10900.00 X 5/6 =9083.33 SQMTR

TOTAL LAND AREA	=9083.33 sqmtr	
ROAD WIDENING AREA	= 501.71 sqmtr	
NET LAND AREA	= 8581.62 sqmtr	100%
PARK AREA	=858.21 sqmtr	10.00%
PARKING AREA	= 429.09 sqmtr	5.00%
TOTAL PLOT AREA	=5453.01 sqmtr	63.54%
ROAD AREA	=1840.96 sqmtr	21.45%

PLOT NO-	QTY OF PLOTS	AREA OF SINGLE PLOT (INSQ. MTR.)	TOTAL AREA OF PLOT (INSQ. MTR.)	PLOT NO-	QTY OF PLOTS	AREA OF SINGLE PLOT (INSQ. MTR.)	TOTAL AREA OF PLOT (INSQ. MTR.)
1	1	411.31	407.08	17	1	178.13	178.13
2	1	425.46	425.46	18	1	178.85	178.85
3	1	344.15	344.15	19	1	178.83	178.83
4 to 6	3	282.69	848.07	20	1	178.85	178.85
				21	1	172.90	172.90
7	1	180.77	180.77	22	1	148.51	148.51
8 to 10	3	211.00	633.00	23	1	94.09	94.09
				24	1	93.79	93.79
11 to 12	2	145.45	290.90	25	1	94.54	94.54
13	1	164.02	164.02	26	1	94.67	94.67
14 to 16	3	178.84	536.52	27	1	94.80	94.80
				28	1	109.81	109.81
				TOTAL PLOT AREA			5453.01

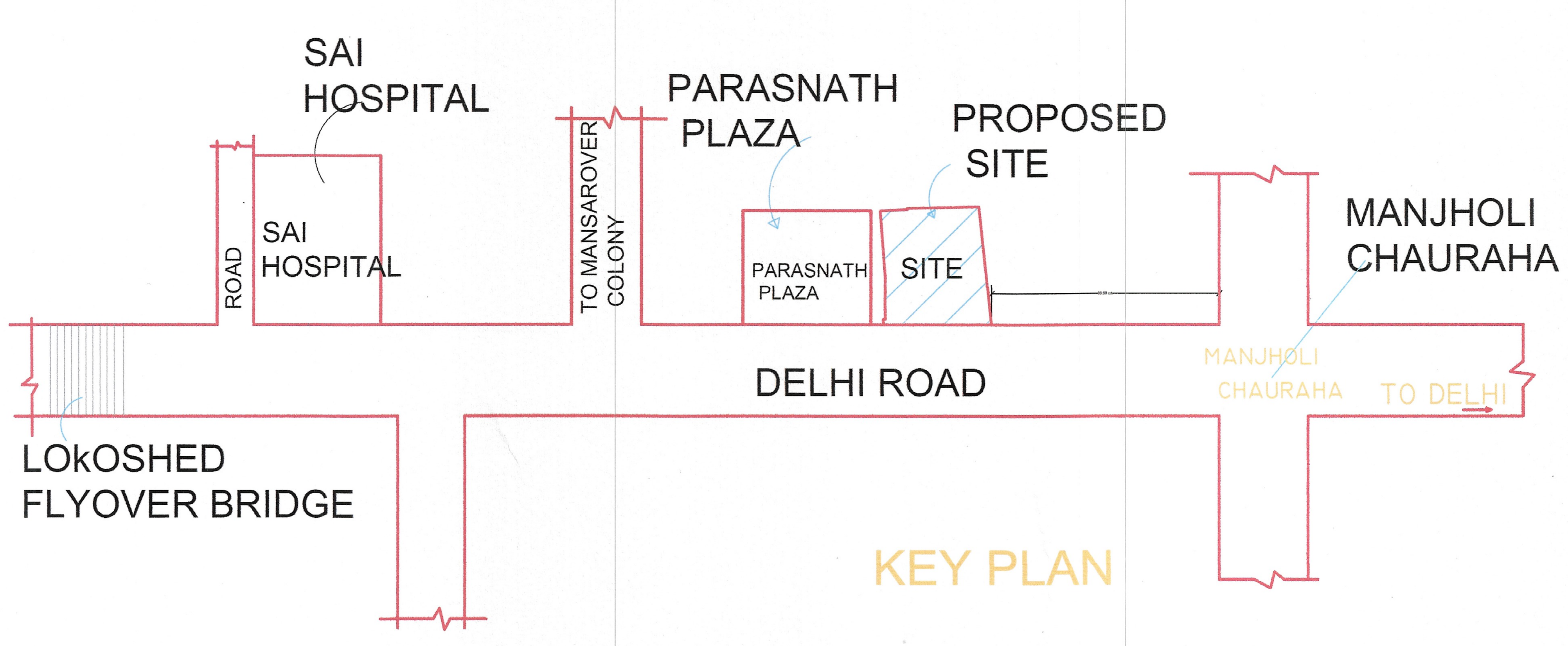
COMMERCIAL MORTGAGRD PLOTS AREA

20% all commercial plotted area = 5453.01x20%
= 1090.60 sqmtr plot no- 08,09,10,21,22,23.24,
plot no -08=211.00 sqmtr plot no-09=211.00 sqmtr
plot no-10=211.00 sqmtr plot no - 21=172.90 sqmtr
plot no-22=148.51 sqmtr plot no-23=94.09 sqmtr
plot no-24=93.79 sqmtr
REQUIRED MORTGAGED AREA =1090.60 SQMTR
PROPOSED MORGAGED AREA = 1142.29 SQMTR

SCALE	NORTH	OWNER'S, SIGN	ARCHITECT'S, SIGN
SCALE :- 1:500			

ADD:
PARAG AGARWAL & ASSOCIATES
AADHARSHILA
175, AVAS VIKAS MKT.CIVIL LINES, MBD.
PH. NO. 2414238,2970248,
MB. 9837059924

19-05-2022
LAYOUT PLAN
(Scale - 1:400)



KEY PLAN

A	AREA STATEMENT	VERSION NO.: 1.0.81 VERSION DATE: 12/09/2022
	PROJECT DETAIL :	
	Authority: Moradabad Development Authority	Plot Use: Commercial
	AuthorityClass: Category B	Plot SubUse: Plotted development
	AuthorityGrade: Development Authority (DA)	Development Plan: Master Plan
	CaseTrack: Regular	Land Use Zone: Commercial use Zone
	Project Type: Layout Development	Land SubUse Zone: Other Commercial
	Nature of Development: NEW	Layout Type: NA
	Development Area: Developed 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	-
	Document Area	9083.40
	As per site condition	9083.40
	Area of Plot Considered	8581.70
2.	Deduction for	
	(a)Proposed roads	501.71
	Road Widening Area	501.71
	(b)Any reservations	0.00
	Total(a + b)	501.71
3.	Net Area of plot (1 - 2) AREA OF PLOT	8581.70
	Plot Area For Coverage	8581.70
	Plot Area For FSI	8581.70
	Perm. FSI Area (1.50)	12872.55
	Total Perm. FSI area (1.50)	12872.55
6.	Total Built up area permissible at:	
	Permissible Coverage area (60.00 %)	5149.02
	Proposed Coverage Area (- %)	0.00
	Total Prop. Coverage Area (- %)	0.00
	Balance coverage area (60.00 %)	5149.02

	Proposed Area at:				
-		Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
	Total Area:	0.00	0.00	0.00	0.00

	Total FSI Area:	0.00
	AccessoryUse Area Added in BuiltUp Area:	0.00
	Total BuiltUp Area:	0.00
	Proposed F.S.I. 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)

Tenements Density Check

Net housing density	No Of Tenements			No Of Persons		
	Reqd	Perm	Prop	Reqd	Perm	Prop
10000000/Hec.	-	-	0	-	-	0
750/Hec.	-	-	0	-	-	0

Green and open space Area

Name	Prop. Area
PARK	858.29

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	5453.00	63.54
Road Area	1841.11	21.45
Parking Area	429.09	5.00
Public Open Space	858.29	10.00
Other Area	0.21	0.00
Total net layout	8581.70	100.00

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	43	87

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	FSI Area Prop
1		ROAD WIDENING AREA (88.96sq.mt.)	4.50	-	-	-	-	-	-	-	0.00	0.00
2		12.00M.T. WIDE Internal Road	4.50	-	-	-	-	-	-	-	0.00	0.00
2		(74.35sq.mt.)	4.50	-	-	-	-	-	-	-	0.00	0.00
3		12.00M.T. WIDE Internal Road	4.50	-	-	-	-	-	-	-	0.00	0.00
3		(68.03sq.mt.)	4.50	-	-	-	-	-	-	-	0.00	0.00
4		(55.88sq.mt.)	4.50	-	-	-	-	-	-	-	0.00	0.00
5		(56.05sq.mt.)	4.50	-	-	-	-	-	-	-	0.00	0.00
6		(55.86sq.mt.)	4.50	-	-	-	-	-	-	-	0.00	0.00
7		(36.04sq.mt.)	4.50	-	-	-	-	-	-	-	0.00	0.00
8		12.00M.T. WIDE Internal Road	4.50	-	-	-	-	-	-	-	0.00	0.00
9		12.00M.T. WIDE Internal Road	4.50	-	-	-	-	-	-	-	0.00	0.00
10		12.00M.T. WIDE Internal Road	4.50	-	-	-	-	-	-	-	0.00	0.00
11		12.00M.T. WIDE Internal Road	3.00	-	-	-	-	-	-	-	0.00	0.00
12		12.00M.T. WIDE Internal Road	3.00	-	-	-	-	-	-	-	0.00	0.00
13		12.00M.T. WIDE Internal Road	3.00	-	-	-	-	-	-	-	0.00	0.00
13		12.00M.T. WIDE Internal Road	3.00	-	-	-	-	-	-	-	0.00	0.00
14		12.00M.T. WIDE Internal Road	3.00	-	-	-	-	-	-	-	0.00	0.00
15		12.00M.T. WIDE Internal Road	3.00	-	-	-	-	-	-	-	0.00	0.00
16		12.00M.T. WIDE Internal Road	3.00	-	-	-	-	-	-	-	0.00	0.00
17		12.00M.T. WIDE Internal Road	3.00	-	-	-	-	-	-	-	0.00	0.00
18		12.00M.T. WIDE Internal Road	3.00	-	-	-	-	-	-	-	0.00	0.00
19		12.00M.T. WIDE Internal Road	3.00	-	-	-	-	-	-	-	0.00	0.00
20		12.00M.T. WIDE Internal Road	3.00	-	-	-	-	-	-	-	0.00	0.00
21		12.00M.T. WIDE Internal Road	3.00	-	-	-	-	-	-	-	0.00	0.00
22		12.00M.T. WIDE Internal Road	3.00	-	-	-	-	-	-	-	0.00	0.00
23		12.00M.T. WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
24		12.00M.T. WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
25		12.00M.T. WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
26		12.00M.T. WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
27		12.00M.T. WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
28		12.00M.T. WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
28		12.00M.T. WIDE Internal Road	3.00	-	-	-	-	-	-	-	0.00	0.00

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	FSI Area Perm	FSI Area Prop
1	ROAD WIDENING AREA (88.96sq.mt.)	-	-	411.31	-	14.40	0.00	0.00	0.00	-	0.00
2	12.00M.T. WIDE Internal Road	-	-	425.46	-	31.80	0.00	0.00	0.00	-	0.00
3	12.00M.T. WIDE Internal Road	-	-	344.25	-	28.11	0.00	0.00	0.00	-	0.00
4	(55.88sq.mt.)	-	-	282.70	-	10.11	0.00	0.00	0.00	-	0.00
5	(56.05sq.mt.)	-	-	282.70	-	10.11	0.00	0.00	0.00	-	0.00
6	(55.86sq.mt.)	-	-	282.69	-	10.11	0.00	0.00	0.00	-	0.00
7	(36.04sq.mt.)	-	-	180.75	-	6.51	0.00	0.00	0.00	-	0.00
8	12.00M.T. WIDE Internal Road	-	-	210.89	-	9.47	0.00	0.00	0.00	-	0.00
9	12.00M.T. WIDE Internal Road	-	-	210.98	-	9.51	0.00	0.00	0.00	-	0.00
10	12.00M.T. WIDE Internal Road	-	-	211.00	-	9.51	0.00	0.00	0.00	-	0.00
11	12.00M.T. WIDE Internal Road	-	-	145.47	-	7.13	0.00	0.00	0.00	-	0.00
12	12.00M.T. WIDE Internal Road	-	-	145.48	-	7.13	0.00	0.00	0.00	-	0.00
13	12.00M.T. WIDE Internal Road	-	-	164.04	-	8.04	0.00	0.00	0.00	-	0.00
14	12.00M.T. WIDE Internal Road	-	-	178.89	-	7.35	0.00	0.00	0.00	-	0.00
15	12.00M.T. WIDE Internal Road	-	-	178.85	-	7.42	0.00	0.00	0.00	-	0.00
16	12.00M.T. WIDE Internal Road	-	-	178.85	-	7.48	0.00	0.00	0.00	-	0.00
17	12.00M.T. WIDE Internal Road	-	-	178.86	-	7.55	0.00	0.00	0.00	-	0.00
18	12.00M.T. WIDE Internal Road	-	-	178.85	-	7.61	0.00	0.00	0.00	-	0.00
19	12.00M.T. WIDE Internal Road	-	-	178.83	-	7.67	0.00	0.00	0.00	-	0.00
20	12.00M.T. WIDE Internal Road	-	-	178.85	-	7.74	0.00	0.00	0.00	-	0.00
21	12.00M.T. WIDE Internal Road	-	-	173.01	-	8.27	0.00	0.00	0.00	-	0.00
22	12.00M.T. WIDE Internal Road	-	-	148.62	-	7.62	0.00	0.00	0.00	-	0.00
23	12.00M.T. WIDE Internal Road	-	-	94.14	-	6.99	0.00	0.00	0.00	-	0.00
24	12.00M.T. WIDE Internal Road	-	-	93.75	-	12.50	0.00	0.00	0.00	-	0.00
25	12.00M.T. WIDE Internal Road	-	-	94.54	-	6.22	0.00	0.00	0.00	-	0.00
26	12.00M.T. WIDE Internal Road	-	-	94.67	-	6.23	0.00	0.00	0.00	-	0.00
27	12.00M.T. WIDE Internal Road	-	-	94.80	-	6.24	0.00	0.00	0.00	-	0.00
28	12.00M.T. WIDE Internal Road	-	-	109.78	-	6.86	0.00	0.00	0.00	-	0.00

OWNER'S NAME AND SIGNATURE
AVDHESH KUMAR
ETC.,ABBASFAISAL1993@GMAIL.COM,9528030567

ARCH/ENG'S NAME AND SIGNATURE | STRUCTURE ENGINEER
PARAG AGARWAL
CA/98/23068
Signature valid

Moradabad Development Authority

Signature valid

Building Plan Application Number
MBDA/LD/21-22/0392
Sanctioned On
22 Nov 2022
Valid Till
23 Nov 2027
Approved By
Shailesh Kumar (Vice Chairman)
Examined By
RAJENDRA PRASAD YADAV (Junior engineer)
sagar gupta (Assistant Engineer/ ATP)
Kaushvendra Kumar Gautam (Town Planner)
Kaushvendra Kumar Gautam (Chief Town Planner)
Rajeev Pandey (Secretory)
Shailesh Kumar (Vice Chairman)

Total Plot Area: -	8581.70	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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