

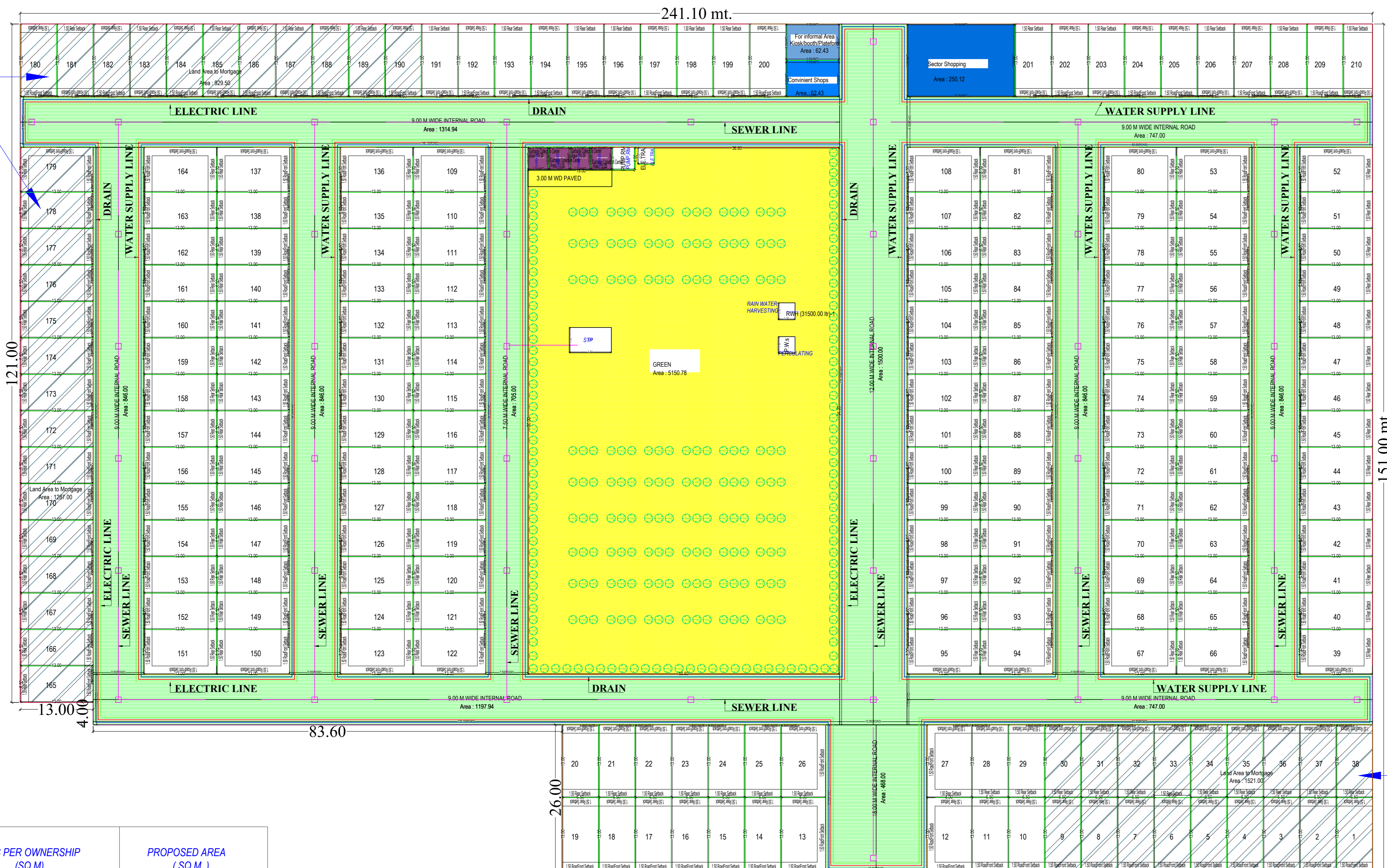
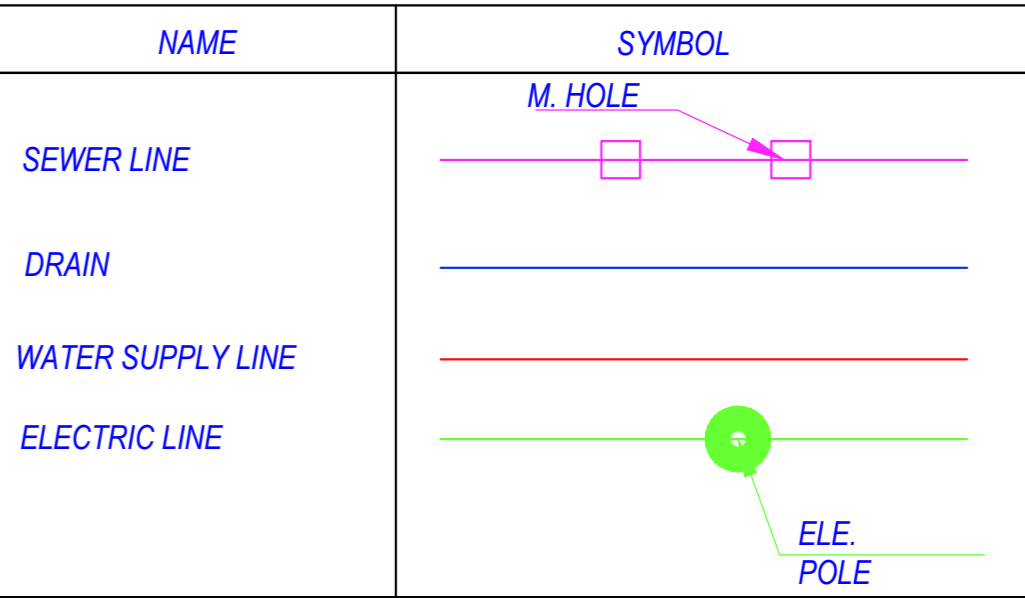
MORTGAGE IN FAVOR OF V.C. M.D.A. IN ACCOUNT OF INTERNAL DEVELOPMENT CHARGES

PLOT NO	MORTGAGE AREA
1	84.50 SQ. MT.
2	84.50 SQ. MT.
3	84.50 SQ. MT.
4	84.50 SQ. MT.
5	84.50 SQ. MT.
6	84.50 SQ. MT.
7	84.50 SQ. MT.
8	84.50 SQ. MT.
9	84.50 SQ. MT.
30	84.50 SQ. MT.
31	84.50 SQ. MT.
32	84.50 SQ. MT.
33	84.50 SQ. MT.
34	84.50 SQ. MT.
35	84.50 SQ. MT.
36	84.50 SQ. MT.
37	84.50 SQ. MT.
38	84.50 SQ. MT.
165	84.50 SQ. MT.
166	84.50 SQ. MT.
167	84.50 SQ. MT.
168	84.50 SQ. MT.
169	84.50 SQ. MT.
170	84.50 SQ. MT.
171	84.50 SQ. MT.
172	84.50 SQ. MT.
173	84.50 SQ. MT.
174	84.50 SQ. MT.
175	84.50 SQ. MT.
176	84.50 SQ. MT.
177	84.50 SQ. MT.
178	84.50 SQ. MT.
179	104.00 SQ. MT.
180	84.50 SQ. MT.
181	84.50 SQ. MT.
182	84.50 SQ. MT.
183	84.50 SQ. MT.
184	84.50 SQ. MT.
185	84.50 SQ. MT.
186	84.50 SQ. MT.
187	84.50 SQ. MT.
188	84.50 SQ. MT.
189	84.50 SQ. MT.
190	84.50 SQ. MT.
TOTAL	3737.50 SQ. MT.

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

OTHERS LAND

OTHERS LAND



OTHERS LAND

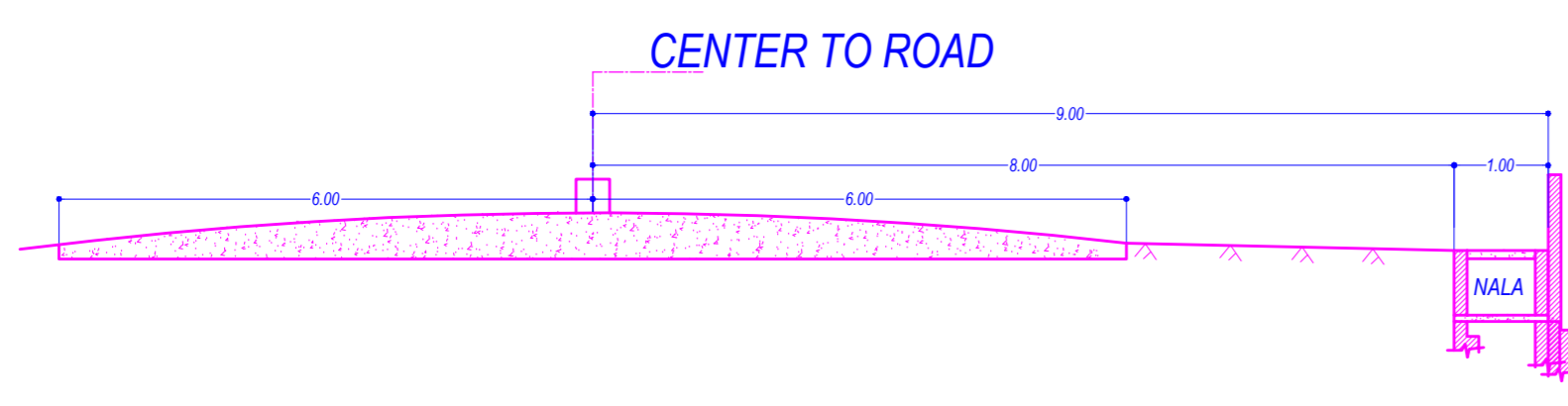
MORTGAGE IN FAVOR OF V.C. M.D.A. IN ACCOUNT OF INTERNAL DEVELOPMENT CHARGES

S. NO	VILLAGE	GATA NO	PURCHASER NAME	AREA AS PER OWNERSHIP (SQ.M)	PROPOSED AREA (SQ.M.)
1	CHAUDHARPUR	1057	M/S AXIS BUILDHOME PVT.LTD	1680.00	1680.00
2	CHAUDHARPUR	1058	M/S AXIS BUILDHOME PVT.LTD	5200.00	5000.00
3	CHAUDHARPUR	1063	M/S AXIS BUILDHOME PVT.LTD	3040.00	2700.00
4	CHAUDHARPUR	1064	M/S AXIS BUILDHOME PVT.LTD	1240.00	1240.00
5	CHAUDHARPUR	1065	M/S DIVINE BUILDHOME PVT.LTD	1300.00	1300.00
6	CHAUDHARPUR	1066	M/S DIVINE BUILDTECH PVT.LTD	940.00	940.00
7	CHAUDHARPUR	1067	M/S DIVINE BUILDTECH PVT.LTD	1000.00	1000.00
8	CHAUDHARPUR	1068	M/S DIVINE BUILDTECH PVT.LTD	3040.00	3040.00
9	CHAUDHARPUR	1069	M/S DIVINE BUILDTECH PVT.LTD	15750.00	3581.50
10	CHAUDHARPUR	1078	M/S DIVINE BUILDTECH PVT.LTD	2505.00	1750.00
11	TOTAL PLOT AREA			60230.00	33843.00

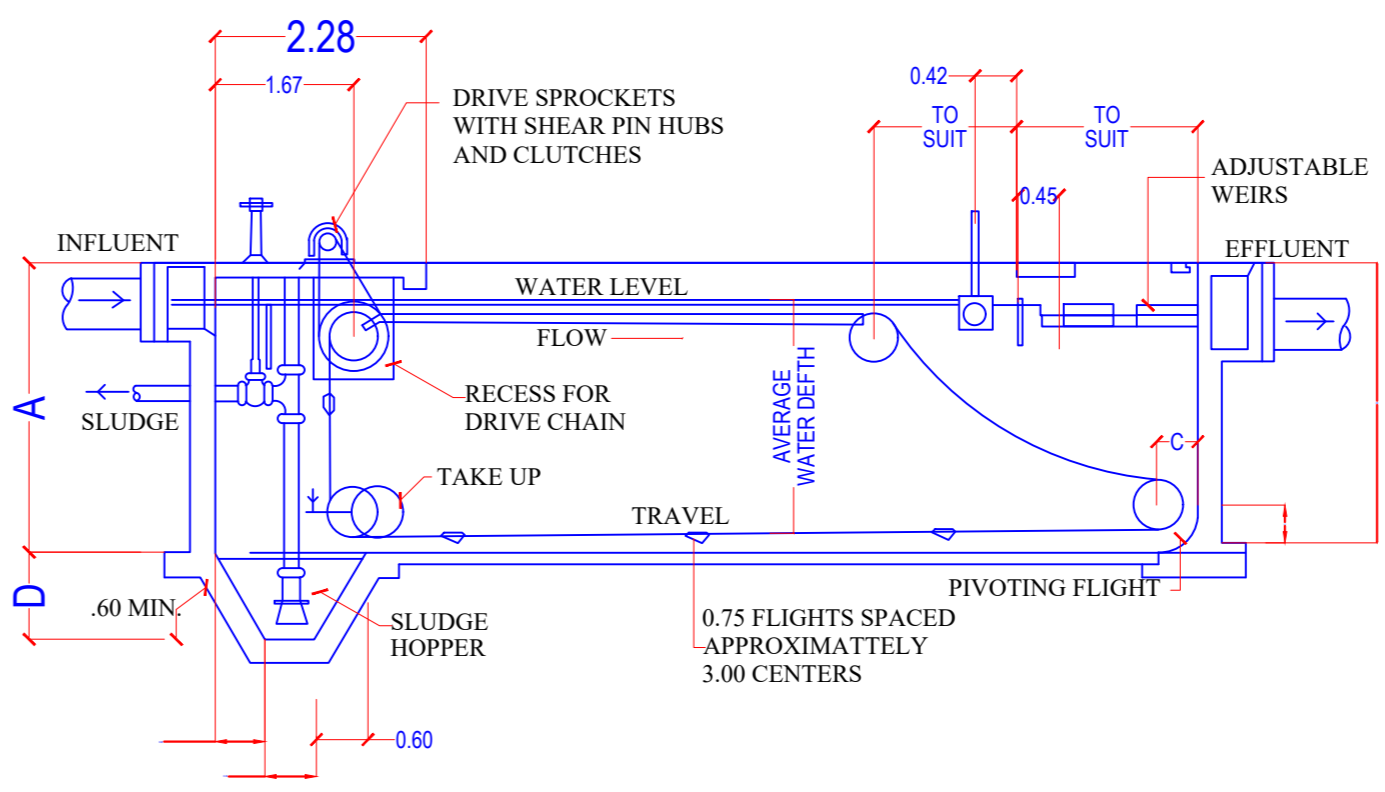


LAYOUT PLAN

LAYOUT PLAN (Scale - 1:400)



X-SECTION ACROSS ROAD ROAD SECTION SCALE 1:100



STP TANK DETAIL SCALE-N.T.S.

AREA STATEMENT	VERSION DATE: 27/02/2025
PROJECT DETAIL	
Authority: Moradabad Development Authority	Plot Use: Residential
Authority Class: Category B	Plot Sub-Use: Plotted Res development / Plotted Housing
Authority Grade: Development Authority (DA)	Development Plan: Master Plan
Case Track: Regular	Land Use Zone: Residential Use Zone
Project Type: Layout Development	Land Sub-Use Zone: Residential Zone
Nature of Development: New	Layout Type: NA
Development Area: Undeveloped Area	
Sub-Development 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	33846.00
Document Area	33843.00
As per site condition	33843.00
Area of Plot Considered	33843.00
2. Deduction for	
in Proposed roads	0.00
Utility reservations	0.00
Total (+/-)	0.00
3. Net Area of plot (1-2) AREA OF PLOT	33843.00
Green and open space	5150.78
Proposed Area at:	
Proposed Built up	0.00
Existing Built up	0.00
Proposed FAR	0.00
Existing FAR	0.00
Total FAR Area	0.00
Accessory/Use Area Added in BuiltUp Area	0.00
Total BuiltUp Area	0.00
Proposed FAR consumed	0.00
4. Tenement Statement	
4. 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 Deduction Area	Orange
Existing (To be retained)	Light Blue
Existing (To be demolished)	Dark Blue

Sl. No.	Plot Type	No. of Plot	No. of unit in one plot	Total Number of Units	Proposed LGWEIS
1.	Single Dwelling Unit	210	1	210	-
Total		210		210	-
Number of EWSLIG unit required (10% LG)					
Number of EWSLIG unit required (10% EWIS)					
Total					

Net housing density	No. Of Tenements	No. Of Persons		
Reqd	Prop	Reqd	Prop	
750/ha.	508	420	2539	2100

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	18177.58	53.71
Road Area	10063.87	29.74
Garbage Collection Center	15.00	0.04
Garbage Collection Center	15.00	0.04
Garbage Collection Center	15.00	0.04
Garbage Collection Center	15.00	0.04
For Informal Area/ashbooth/Platform	62.43	0.18
Sector Shopping	250.12	0.74
Convenient Shops	62.43	0.18
Public Open Space	5150.78	15.22
Other Area	15.00	0.05
Total net layout	33843.00	100.00

Name	Reqd	Minimum Area	Prop	Reqd	Minimum Count	Prop
Convenient Shops	50.00	62.43	-	-	1.00	-
Sector Shopping	250.00	250.12	-	-	1.00	-
For Informal Area/Kislabooth/Platform	30.00	62.43	-	-	1.00	-
Garbage Collection Center	60.00	60.00	4.00	4.00	-	-

Plot	Name	No. of Trees
Reqd	Prop	
PLOT	Tree	278

OWNER'S NAME AND SIGNATURE
 CONSORTIUM THROUGH IT'S LEAD MEMBER M/S PEARL INDIA BUILDHOME PVT. LTD. THROUGH IT'S AUTHORIZED SIGNATORY
 SRI VIKAS JAIN S/O LATE SRI SATISH CHAND JAIN, vjain@pearl@gmail.com, 9829010082

ARCHENG'S NAME AND SIGNATURE
 INEER

NETESH RAGHUVANSHI
 CA2018/92922

Signature Not Verified
 Moradabad Development Authority

Building Plan Application Number
 MBDALD/23-24-0393

Sanctioned On
 25 Jul 2025

Valid Till
 17 Aug 2030

Approved By
 Anubhav Singh (Vice Chairman)

Examined By
 Anubhav Singh (Vice Chairman)

Ekta . (Junior engineer)

sagar gupta (Assistant Engineer/ ATP)

Amit Kadyan (Town Planner)

Ajay Kumar Singh (Chief Town Planner)

Anjulata (Secretary)

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.

Total Plot Area: -	33843.00	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

Proposed Population Calculation

Sl. No.	Use	Sub Use	Range	No.	Perm. Unit/Plot	Perm. Person/Unit	Total Person/Plot	Total
126	Residential	Row House	2	10				
127	Residential	Row House	2	10				
128	Residential	Row House	2	10				
129	Residential	Row House	2	10				
130	Residential	Row House	2	10				
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336	Residential	Row House	2	10				
337	Residential	Row House	2	10				

Plot No	Area	Front	Side1	Side2	Rear	Coverage	FAR
1	24.00	1.50	-	-	-	1.50	0.00
2	24.00	1.50	-	-	-	1.50	0.00
3	24.00	1.50	-	-	-	1.50	0.00
4	24.00	1.50	-	-	-	1.50	0.00
5	24.00	1.50	-	-	-	1.50	0.00
6	24.00	1.50	-	-	-	1.50	0.00
7	24.00	1.50	-	-	-	1.50	0.00
8	24.00	1.50	-	-	-	1.50	0.00
9	24.00	1.50	-	-	-	1.50	0.00
10	24.00	1.50	-	-	-	1.50	0.00
11	24.00	1.50	-	-	-	1.50	0.00
12	24.00	1.50	-	-	-	1.50	0.00
13	24.00	1.50	-	-	-	1.50	0.00
14	24.00	1.50	-	-	-	1.50	0.00
15	24.00	1.50	-	-	-	1.50	0.00
16	24.00	1.50	-	-	-	1.50	0.00
17	24.00	1.50	-	-	-	1.50	0.00
18	24.00	1.50	-	-	-	1.50	0.00
19	24.00	1.50	-	-	-	1.50	0.00
20	9.00	1.50	-	-	-	1.50	0.00
21	9.00	1.50	-	-	-	1.50	0.00
22	9.00	1.50	-	-	-	1.50	0.00
23	9.00	1.50	-	-	-	1.50	0.00
24	9.00	1.50	-	-	-	1.50	0.00
25	9.00	1.50	-	-	-	1.50	0.00
26	9.00	1.50	-	-	-	1.50	0.00
27	9.00	1.50	-	-	-	1.50	0.00
28	9.00	1.50	-	-	-	1.50	0.00
29	9.00	1.50	-	-	-	1.50	0.00
30	9.00	1.50	-	-	-	1.50	0.00
31	9.00	1.50	-	-	-	1.50	0.00
32	9.00	1.50	-	-	-	1.50	0.00
33	9.00	1.50	-	-	-	1.50	0.00
34	9.00	1.50	-	-	-	1.50	0.00
35	9.00	1.50	-	-	-	1.50	0.00
36	9.00	1.50	-	-	-	1.50	0.00
37	9.00	1.50	-	-	-	1.50	0.00
38	9.00	1.50	-	-	-	1.50	0.00
39	9.00	1.50	-	-	-	1.50	0.00
40	9.00	1.50	-	-	-	1.50	0.00
41	9.00	1.50	-	-	-	1.50	0.00
42	9.00	1.50	-	-	-	1.50	0.00
43	9.00	1.50	-	-	-	1.50	0.00
44	9.00	1.50	-	-	-	1.50	0.00
45	9.00	1.50	-	-	-	1.50	0.00
46	9.00	1.50	-	-	-	1.50	0.00
47	9.00	1.50	-	-	-	1.50	0.00
48	9.00	1.50	-	-	-	1.50	0.00
49	9.00	1.50	-	-	-	1.50	0.00

50	9.00	1.50	-	-	-	1.50	0.00
51	9.00	1.50	-	-	-	1.50	0.00
52	9.00	1.50	-	-	-	1.50	0.00
53	9.00	1.50	-	-	-	1.50	0.00
54	9.00	1.50	-	-	-	1.50	0.00
55	9.00	1.50	-	-	-	1.50	0.00
56	9.00	1.50	-	-	-	1.50	0.00
57	9.00	1.50	-	-	-	1.50	0.00
58	9.00	1.50	-	-	-	1.50	0.00
59	9.00	1.50	-	-	-	1.50	0.00
60	9.00	1.50	-	-	-	1.50	0.00
61	9.00	1.50	-	-	-	1.50	0.00
62	9.00	1.50	-	-	-	1.50	0.00
63	9.00	1.50	-	-	-	1.50	0.00
64	9.00	1.50	-	-	-	1.50	0.00
65	9.00	1.50	-	-	-	1.50	0.00
66	9.00	1.50	-	-	-	1.50	0.00
67	9.00	1.50	-	-	-	1.50	0.00
68	9.00	1.50	-	-	-	1.50	0.00
69	9.00	1.50	-	-	-	1.50	0.00
70	9.00	1.50	-	-	-	1.50	0.00
71	9.00	1.50	-	-	-	1.50	0.00
72	9.00	1.50	-	-	-	1.50	0.00
73	9.00	1.50	-	-	-	1.50	0.00
74	9.00	1.50	-	-	-	1.50	0.00
75	9.00	1.50	-	-	-	1.50	0.00
76	9.00	1.50	-	-	-	1.50	0.00
77	9.00	1.50	-	-	-	1.50	0.00
78	9.00	1.50	-	-	-	1.50	0.00
79	9.00	1.50	-	-	-	1.50	0.00
80	9.00	1.50	-	-	-	1.50	0.00
81	9.00	1.50	-	-	-	1.50	0.00
82	9.00	1.50	-	-	-	1.50	0.00
83	9.00	1.50	-	-	-	1.50	0.00
84	9.00	1.50	-	-	-	1.50	0.00
85	9.00	1.50	-	-	-	1.50	0.00
86	9.00	1.50	-	-	-	1.50	0.00
87	9.00	1.50	-	-	-	1.50	0.00
88	9.00	1.50	-	-	-	1.50	0.00
89	9.00	1.50	-	-	-	1.50	0.00
90	9.00	1.50	-	-	-	1.50	0.00
91	9.00	1.50	-	-	-	1.50	0.00
92	9.00	1.50	-	-	-	1.50	0.00
93	9.00	1.50	-	-	-	1.50	0.00
94	9.00	1.50	-	-	-	1.50	0.00
95	9.00	1.50	-	-	-	1.50	0.00
96	9.00	1.50	-	-	-	1.50	0.00
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98	9.00	1.50	-	-	-	1.50	0.00
99	9.00	1.50	-	-	-	1.50	0.00
100	9.00	1.50	-	-	-	1.50	0.00
101	9.00	1.50	-	-	-	1.50	0.00
102	9.00	1.50	-	-	-	1.50	0.00
103	9.00	1.50	-	-	-	1.50	0.00
104	9.00	1.50	-	-	-	1.50	0.00
105	9.00	1.50	-	-	-	1.50	0.00
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109	9.00	1.50	-	-	-	1.50	0.00

109	9.00	1.50	-	-	-	1.50	0.00
110	9.00	1.50	-	-	-	1.50	0.00
111	9.00	1.50	-	-	-	1.50	0.00
112	9.00	1.50	-	-	-	1.50	0.00
113	9.00	1.50	-	-	-	1.50	0.00
114	9.00	1.50	-	-	-	1.50	0.00
115	9.00	1.50	-	-	-	1.50	0.00
116	9.00	1.50	-	-	-	1.50	0.00
117	9.00	1.50	-	-	-	1.50	0.00
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123	9.00	1.50	-	-	-	1.50	0.00
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161	9.00	1.50	-	-	-	1.50	0.00
162	9.00	1.50	-	-	-	1.50	0.00
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178	9.00	1.50	-	-	-	1.50	0.00
179	9.00	1.50	-	-	-	1.50	0.00
180	9.00	1.50	-	-	-	1.50	0.00
181	9.00	1.50	-	-	-	1.50	0.00
182	9.00	1.50	-	-	-	1.50	0.00
183	9.00	1.50	-	-	-	1.50	0.00
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185	9.00	1.50	-	-	-	1.50	0.00
186							

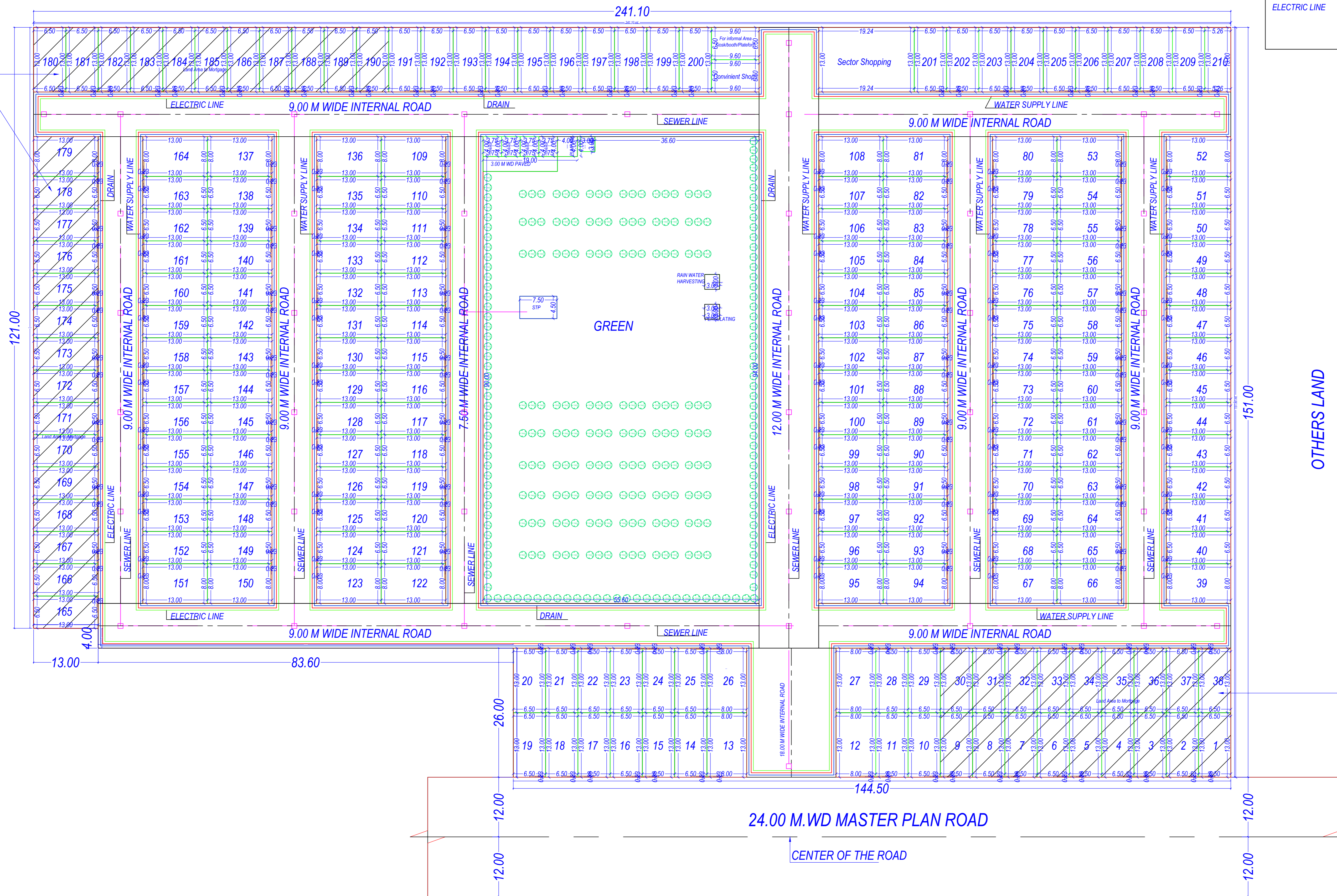
MORTGAGE IN FAVOR OF V.C. M.D.A. IN ACCOUNT OF INTERNAL DEVELOPMENT CHARGES

OTHERS LAND

OTHERS LAND

OTHERS LAND

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



SERVICE / LANDSCAPED PLAN

NAME	SYMBOL
SEWER LINE	
DRAIN	
WATER SUPPLY LINE	
ELECTRIC LINE	

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.

Total Plot Area: -	33843.00	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

OWNER'S NAME AND SIGNATURE
CONSORTIUM THROUGH ITS LEAD MEMBER M/S PEARL INDIA BUILDHOME PVT. LTD. THROUGH IT'S AUTHORIZED SIGNATORY | SRI VIKAS JAIN S/O LATE SRI SATISH CHAND JAIN, vjvj@pearlindia.com, 982010082

ARCHITECT'S NAME AND SIGNATURE
NITESH RAGHUVANSHI
CA2018/92922

Signature Not Verified
Moradabad Development Authority



Signature Not Verified

Building Plan Application Number
MBDA/LD/23-24/0393

Sanctioned On
25 Jul 2025

Valid Till
17 Aug 2030

Approved By
Anubhav Singh (Vice Chairman)

Examined By
Anubhav Singh (Vice Chairman)

Ekta (Junior engineer)

sagar gupta (Assistant Engineer/ ATP)

Amit Kadyan (Town Planner)

Ajay Kumar Singh (Chief Town Planner)

Anujada (Secretary)