

AREA STATEMENT		VERSION DATE: 23/11/2023	
PROJECT DETAIL			
Authority: Aligarh Development Authority	Plot Use: Residential		
Authority Class: Category C	Plot Sub Use: EWS Housing		
Authority Grade: Development Authority (DA)	Development Plan: Ozone City L n 84 15 2015 16		
Case Type: Regular	Land Use Zone: Residential Use Zone		
Project Type: Group Development	Land Sub Use Zone: Residential Zone		
Nature of Development: NEW	Layout Type: NA		
Development Area: New Area			
Sub Development Area: Village Area			
Special Project: NA			
Site Address: District Aligarh, Tehsil Koil, Village Yakutpur			
AREA DETAILS			
Area of Plot As per record	Sq.Mts.		
Document Area	4331.82		
As per site condition	4148.89		
Area of Plot Considered	4148.89		
Deduction for			
(a) Proposed roads	0.00		
(b) Any reservations	0.00		
(Total = a)	0.00		
Net Area of plot (1 - 2) AREA OF PLOT	4148.89		
Plot Area For Coverage	4148.89		
Plot Area For FAR	4148.89		
Form FAR Area (2.00)	8297.78		
Total Perm. FAR area (2.00)	8297.78		
Total Built up area permissible at			
Permissible Coverage area (50.83 %)	2074.45		
Proposed Coverage Area (48.44 %)	2009.85		
Total Prop. Coverage Area (48.44 %)	2009.85		
Balance coverage area (1.58 %)	64.60		
Proposed Area at			
Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Site Floor	2042.51	0.00	0.00
First Floor	2042.51	0.00	2003.37
Second Floor	2042.51	0.00	2003.37
Third Floor	2042.51	0.00	2003.37
Fourth Floor	2042.51	0.00	2003.37
Terrace Floor	84.36	0.00	0.00
Total Area:	10296.91	0.00	10013.48
Total FAR Area:			8013.48
Total Built up Area:	10296.91		10296.91
Proposed F.S.I. consumed:			1.93
C. Tenement Statement			
4. Tenement Proposed At:	All Floors	160.00	
5. Total Tenements (3 + 4):		160	
E. Parking Statement			
1. Parking Space Required as per Regulations:			275.00
2. Proposed Parking Space:			275.35

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)

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.				Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			OTS	Murthy	Lift	Machine		Parking	Resi.	Area	Area			
EWS (LIG)	1	12061.69	1470.65	10296.91	282.03	32.40	8.84	1960.37	8013.48	8013.48	160			160
Grand Total	1	12061.69	1470.65	10296.91	282.03	32.40	8.84	1960.37	8013.48	8013.48	160			160

Parking Check (Table 7b)

Vehicle Type	No.	Prop.	
		Reduced Road Parking (Increase of Plot Area/surrounding FOC)	Area
Equivalent Car Space	1	-	22
Total Car	20	-	22
TwoWheeler	-	-	84
Other Parking	-	-	2076.85
Total	-	-	2547.85

Tree Details (Table 3h)

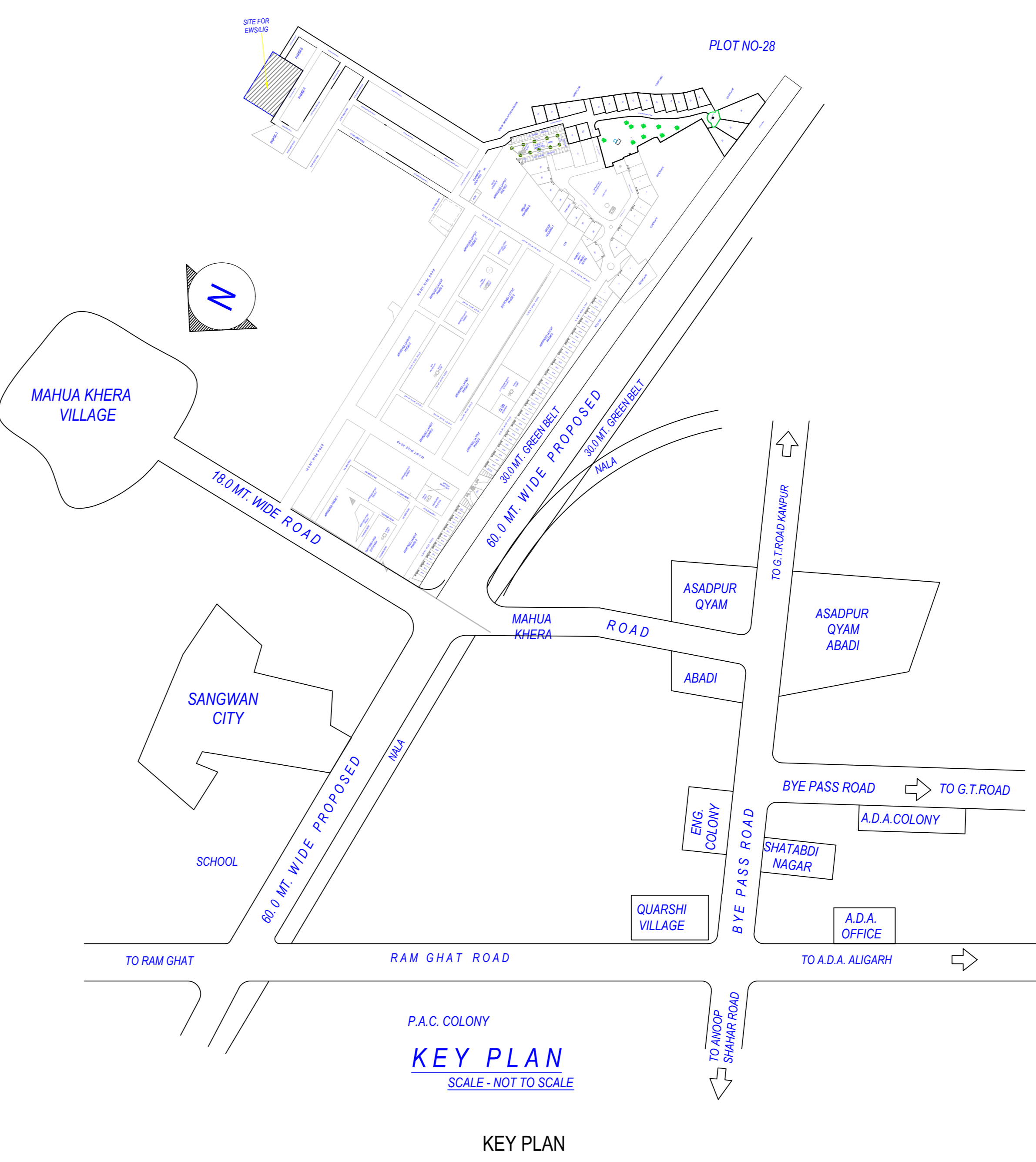
Plot	Name	No. Of Trees	
		Retd	Prop
PLOT	Tree	21	58

Required Parking (Table 7a)

Building Name	Type	Sub Use	Area (Sq.mt.)	Units		Car		TwoWheeler		Prop.
				Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	
EWS (LIG)	Residential	LIG Housing	> 0	4	80.00	1.00	20	-	-	-
Total	-	-	-	-	-	-	20	22	-	84



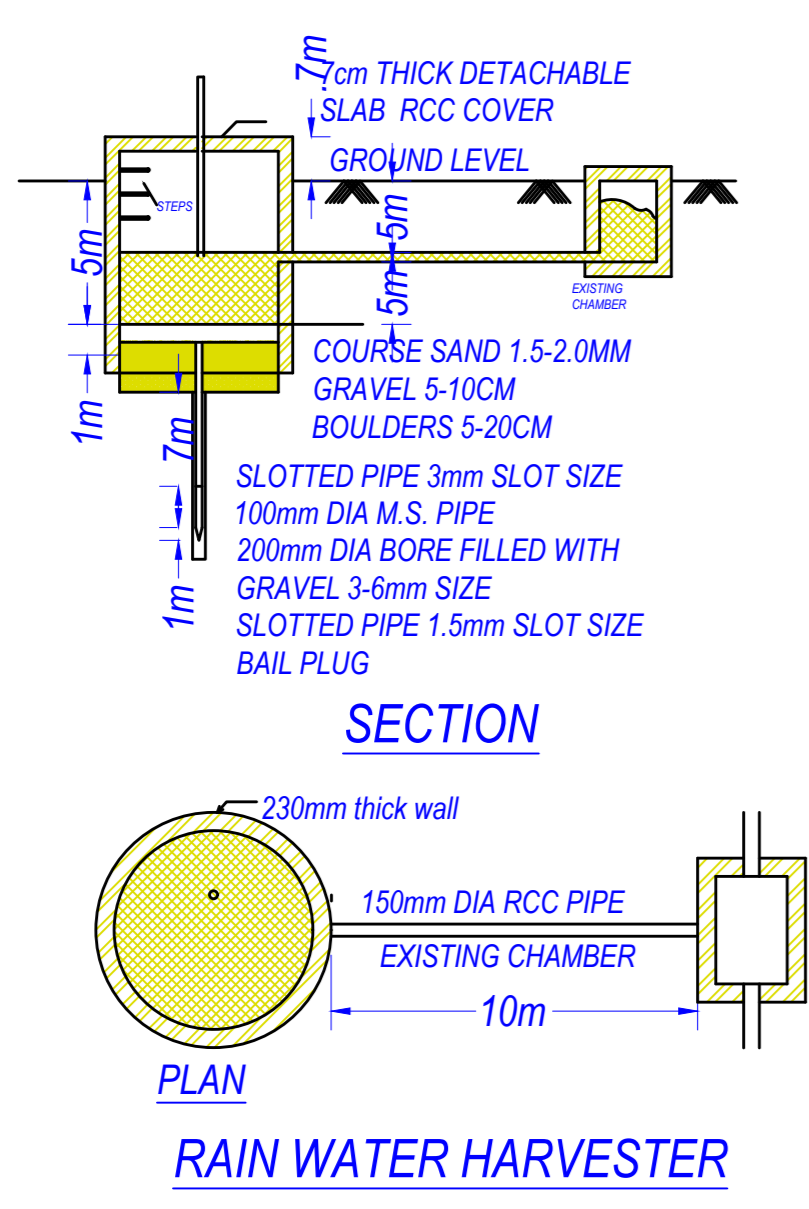
SITE PLAN (Scale - 1:200)



KEY PLAN (SCALE - NOT TO SCALE)



PART SA-JARA PLAN OF KHASRA NO.- 74 & 88, VILLAGE YAQUT PUR, SHUJING MASTER PLAN, (SCALE - NOT TO SCALE)



RAIN WATER HARVESTER

Building USE/SUBUSE Details

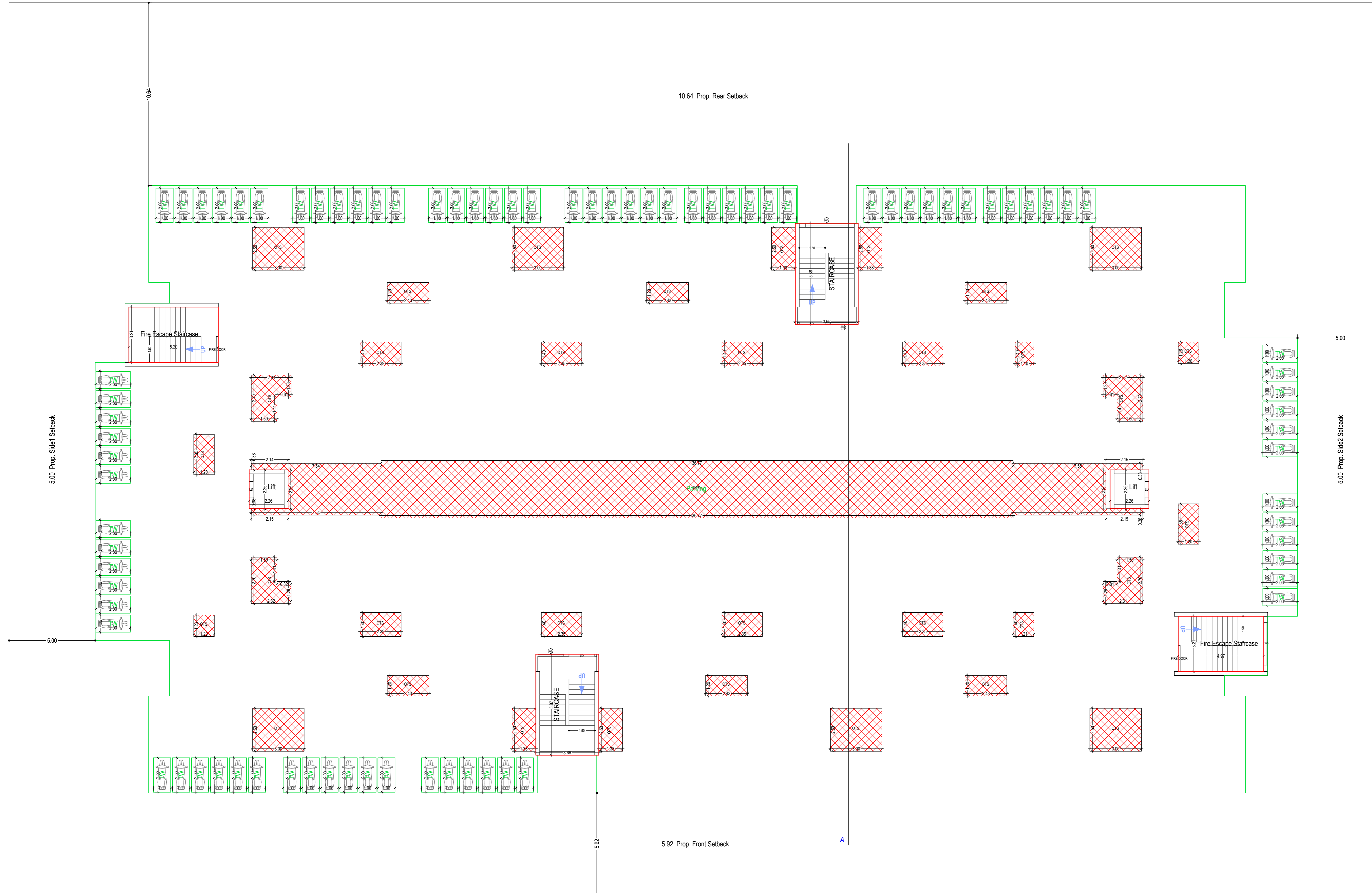
Building Name	Building Use	Building Sub Use	Building Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor Sub Use	FAR Name	FAR Use	FAR Sub Use			
EWS (LIG)	Residential	EWS Housing				160	TYPICAL - 1, 2, 3, 4 FLOOR PLAN	Residential - Parking	EWS Housing			LIG Housing			
													Residential FAR	Residential	LIG Housing
													Residential FAR	Residential	LIG Housing
													Residential FAR	Residential	LIG Housing
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													Residential FAR	Residential	LIG Housing
													Residential FAR	Residential	LIG Housing
													Residential FAR	Residential	LIG Housing
TERRACE FLOOR PLAN	Residential	EWS Housing													

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Site Floor	2042.51	0.00	2042.51	0.00
First Floor	2042.51	2003.37	2042.51	2003.37
Second Floor	2042.51	2003.37	2042.51	2003.37
Third Floor	2042.51	2003.37	2042.51	2003.37
Fourth Floor	2042.51	2003.37	2042.51	2003.37
Terrace Floor	84.36	0.00	84.36	0.00
Total	10296.91	8013.48	10296.91	8013.48

Total Plot Area: - 4148.89
 Total FAR Area: - 8013.48
 Total Coverage Area: - 2009.85
 Total BUA Area: - 10296.91

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STILT FLOOR PLAN
 (SCALE 1:100)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area (in Sq.m.)	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)	Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	No. of Unit
Stilt Floor	2336.64	294.13	2042.51	75.67	1960.37	0.00	0.00
First Floor	2336.64	294.13	2042.51	32.66	6.48	0.00	0.00
Second Floor	2336.64	294.13	2042.51	32.66	6.48	0.00	0.00
Third Floor	2336.64	294.13	2042.51	32.66	6.48	0.00	0.00
Fourth Floor	2336.64	294.13	2042.51	32.66	6.48	0.00	0.00
Terrace Floor	378.48	0.00	84.36	75.72	0.00	8.84	0.00
Total	12061.69	1470.65	10296.91	282.03	32.40	8.84	1960.37
Total	12061.69	1470.65	10296.91	282.03	32.40	8.84	1960.37

Floor Name	StairCase Name	Flight Width	Tread Width	Rise Height	Railing Ht.
STILT FLOOR PLAN	STAIRCASE	1.50	0.300	0.153	1.00
	STAIRCASE	1.50	0.300	0.153	1.00
	Fire Escape Staircase	1.50	0.300	0.153	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.300	0.150	1.00
	STAIRCASE	1.50	0.300	0.150	1.00
	Fire Escape Staircase	1.50	0.300	0.000	1.00

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
EWS (LIG)	W1	0.75	1.00	260
	W2	0.90	1.50	80
EWS (LIG)	W3	1.00	1.00	80
	W4	1.00	1.05	80
EWS (LIG)	W5	1.50	1.50	160
	W6	1.50	1.20	80
EWS (LIG)	W7	1.50	1.20	80
	W8	1.50	1.20	80
EWS (LIG)	W9	2.48	1.00	80
	W10	2.48	1.00	80

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
EWS (LIG)	D1	0.75	2.10	648
	D2	0.90	2.10	80
EWS (LIG)	D3	1.00	2.10	400
	D4	1.20	2.10	80
EWS (LIG)	ARCH	1.20	2.10	80
	FIRE-DOOR	1.50	2.10	80

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OWNER'S NAME AND SIGNATURE
 OZONE BUILDERS & DEVELOPERS PVT. LTD.
 civ@ozonebuilders.com, 9288232365

ARCHITECT'S NAME AND SIGNATURE
 MANISH KUMAR SRIVASTAV
 CA2020119044

Aligarh Development Authority



Building Plan Application Number

AGDA/BP/23-24/0291

Sanctioned On

18 Jan 2024

Valid Till

06 Jun 2029

Approved By

Anil Vats (Vice Chairman)

Examined By

Moh Yasin (Junior engineer)

R.K. Singh (Executive engineer)

Moh Yasin (Junior engineer)

R.K. Singh (Executive engineer)

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Total Plot Area: - 4148.89

Total FAR Area: - 8013.48

Total Coverage Area: - 2009.85

Total BUA Area: - 10296.91



TYPICAL - 1, 2, 3, 4 FLOOR PLAN
 (Proposed)
 (SCALE 1:100)



FRONT ELEVATION

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA Area in Sq.mt	UnitBUA Area	Deductions (Area in Sq.mt)	Carpet Area	No. of Unit			
				Lift								
				Door	Window	External Wall						
TYPICAL - 1, 2, 3, 4 FLOOR PLAN	SPLIT A	OTHER	5.11	5.11		3.24	1.87	0.21	0.00	1.45	0.21	
	SPLIT B	OTHER	5.11	5.11		3.24	1.87	0.21	0.00	1.45	0.21	
	SPLIT EWS-1	UNIT	36.78	36.78		0.00	36.78	0.40	0.00	2.48	33.90	
	SPLIT EWS-10	UNIT	35.51	35.51		0.00	35.51	0.40	0.00	2.05	33.06	
	SPLIT EWS-11	UNIT	36.78	36.78		0.00	36.78	0.23	0.00	2.48	34.07	
	SPLIT EWS-12	UNIT	35.96	35.96		0.00	35.96	0.23	0.00	2.03	33.70	
	SPLIT EWS-13	UNIT	36.44	36.44		0.00	36.44	0.23	0.09	1.90	34.22	
	SPLIT EWS-14	UNIT	35.51	35.51		0.00	35.51	0.40	0.00	2.05	33.06	
	SPLIT EWS-15	UNIT	35.51	35.51		0.00	35.51	0.40	0.00	2.05	33.06	
	SPLIT EWS-16	UNIT	35.51	35.51		0.00	35.51	0.40	0.00	2.05	33.06	
	SPLIT EWS-17	UNIT	35.51	35.51		0.00	35.51	0.40	0.00	2.05	33.06	
	SPLIT EWS-18	UNIT	35.51	35.51		0.00	35.51	0.40	0.00	2.05	33.06	
	SPLIT EWS-19	UNIT	35.96	35.96		0.00	35.96	0.40	0.00	2.03	33.53	
	SPLIT EWS-20	UNIT	35.51	35.51		0.00	35.51	0.40	0.00	2.05	33.06	
	SPLIT EWS-3	UNIT	37.76	37.76		0.00	37.76	0.40	0.09	3.22	34.05	
	SPLIT EWS-4	UNIT	35.51	35.51		0.00	35.51	0.40	0.00	2.05	33.06	
	SPLIT EWS-5	UNIT	35.51	35.51		0.00	35.51	0.40	0.00	2.05	33.06	
	SPLIT EWS-6	UNIT	35.51	35.51		0.00	35.51	0.40	0.00	2.05	33.06	
	SPLIT EWS-7	UNIT	35.51	35.51		0.00	35.51	0.40	0.00	2.05	33.06	
SPLIT EWS-8	UNIT	35.51	35.51		0.00	35.51	0.40	0.00	2.05	33.06		
SPLIT EWS-9	UNIT	35.51	35.51		0.00	35.51	0.40	0.00	2.05	33.06		
SPLIT LIG-1	UNIT	47.86	47.86		0.00	47.86	0.58	0.00	4.18	43.10		
SPLIT LIG-10	UNIT	47.93	47.93		0.00	47.93	0.58	0.00	4.25	43.10		
SPLIT LIG-11	UNIT	47.86	47.86		0.00	47.86	0.58	0.00	4.18	43.10		
SPLIT LIG-12	UNIT	47.86	47.86		0.00	47.86	0.58	0.00	4.18	43.10		
SPLIT LIG-13	UNIT	47.86	47.86		0.00	47.86	0.58	0.00	4.18	43.10		
SPLIT LIG-14	UNIT	47.86	47.86		0.00	47.86	0.58	0.00	4.18	43.10		
SPLIT LIG-15	UNIT	47.86	47.86		0.00	47.86	0.58	0.00	4.15	43.13		
SPLIT LIG-16	UNIT	47.86	47.86		0.00	47.86	0.58	0.00	4.40	42.88		
SPLIT LIG-17	UNIT	47.86	47.86		0.00	47.86	0.58	0.00	4.18	43.10		
SPLIT LIG-18	UNIT	47.86	47.86		0.00	47.86	0.58	0.00	4.18	43.10		
SPLIT LIG-19	UNIT	47.93	47.93		0.00	47.93	0.58	0.00	4.25	43.10		
SPLIT LIG-2	UNIT	47.86	47.86		0.00	47.86	0.58	0.00	4.18	43.10		
SPLIT LIG-3	UNIT	47.93	47.93		0.00	47.93	0.58	0.00	4.25	43.10		
SPLIT LIG-4	UNIT	47.86	47.86		0.00	47.86	0.58	0.00	4.18	43.10		
SPLIT LIG-5	UNIT	47.86	47.86		0.00	47.86	0.58	0.00	4.15	43.13		
SPLIT LIG-6	UNIT	47.86	47.86		0.00	47.86	0.58	0.00	4.15	43.13		
SPLIT LIG-7	UNIT	47.86	47.86		0.00	47.86	0.58	0.00	4.18	43.10		
SPLIT LIG-8	UNIT	47.86	47.86		0.00	47.86	0.58	0.00	4.18	43.10		
SPLIT LIG-9	UNIT	47.93	47.93		0.00	47.93	0.58	0.10	4.01	43.24		
Total			1694.52	1694.52		6.48	1678.04	19.51	0.28	129.51	1528.74	40
Total per Floor			Typical Floor x 4									
Total			6738.08	6738.08		6.48	6712.16	78.04	1.12	518.04	6114.96	160

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ARCHITECT'S NAME AND SIGNATURE
 MANISH KUMAR SRIVASTAV
 CA2020/119044



Building Plan Application Number
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 Atul Vats (Vice Chairman)

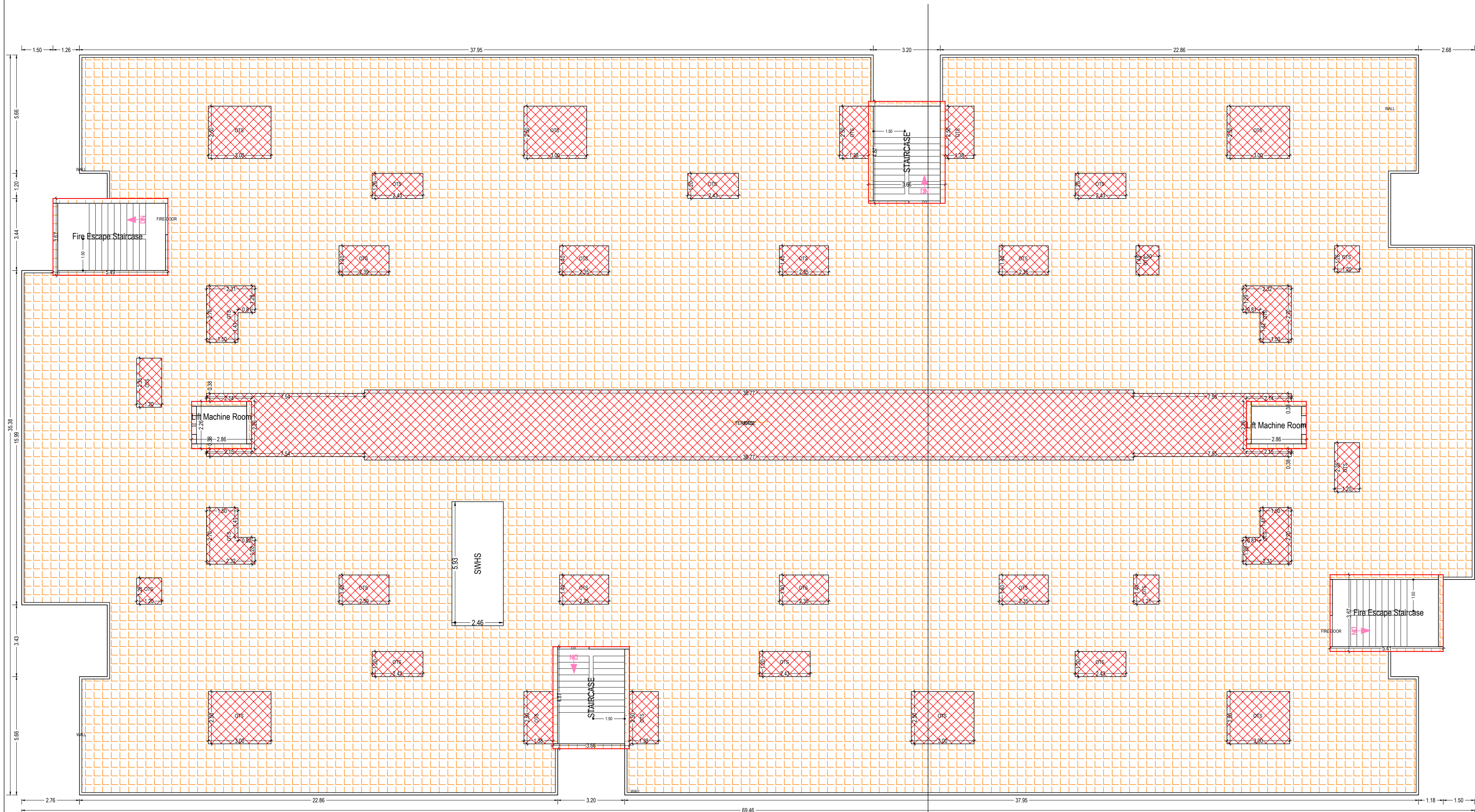
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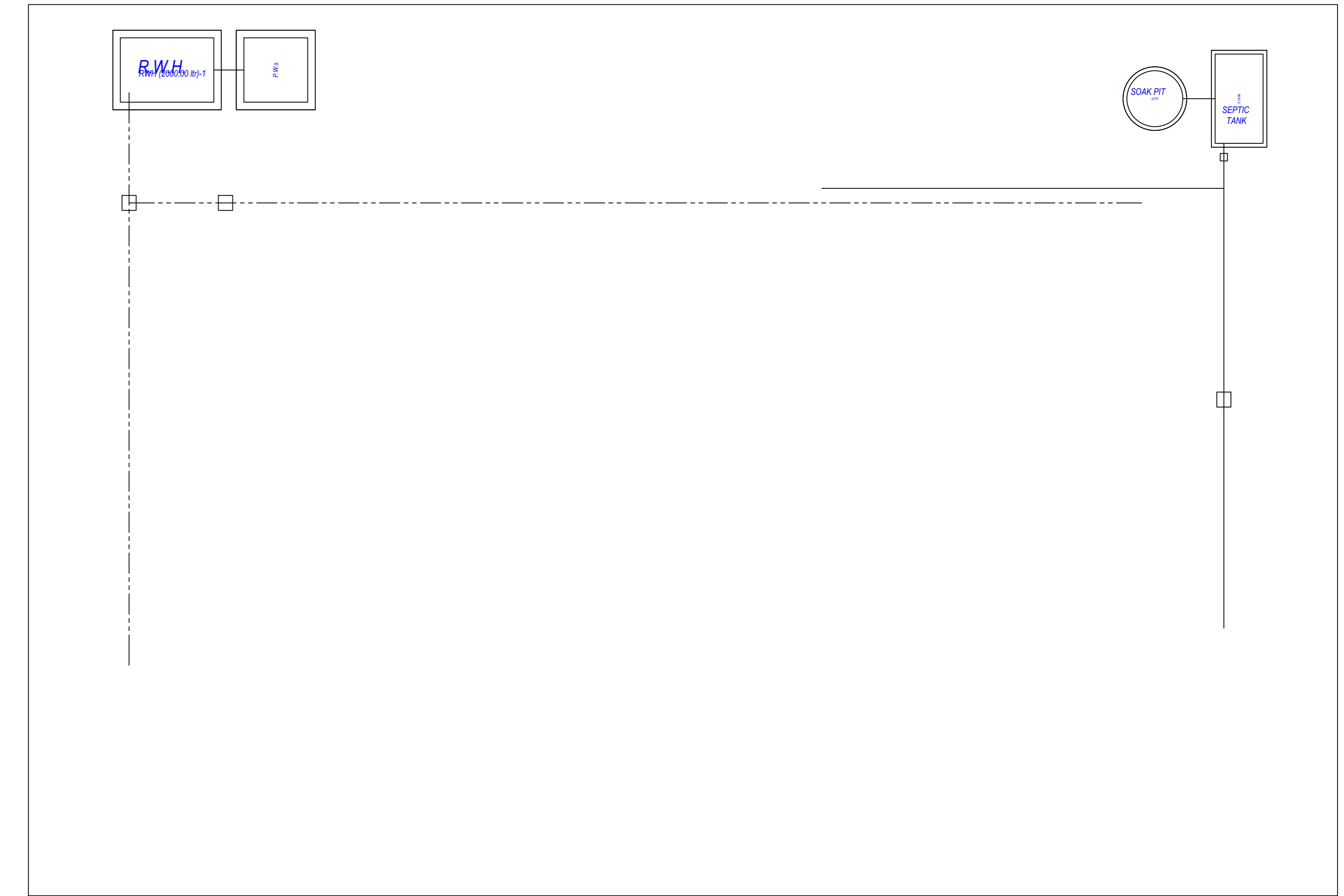
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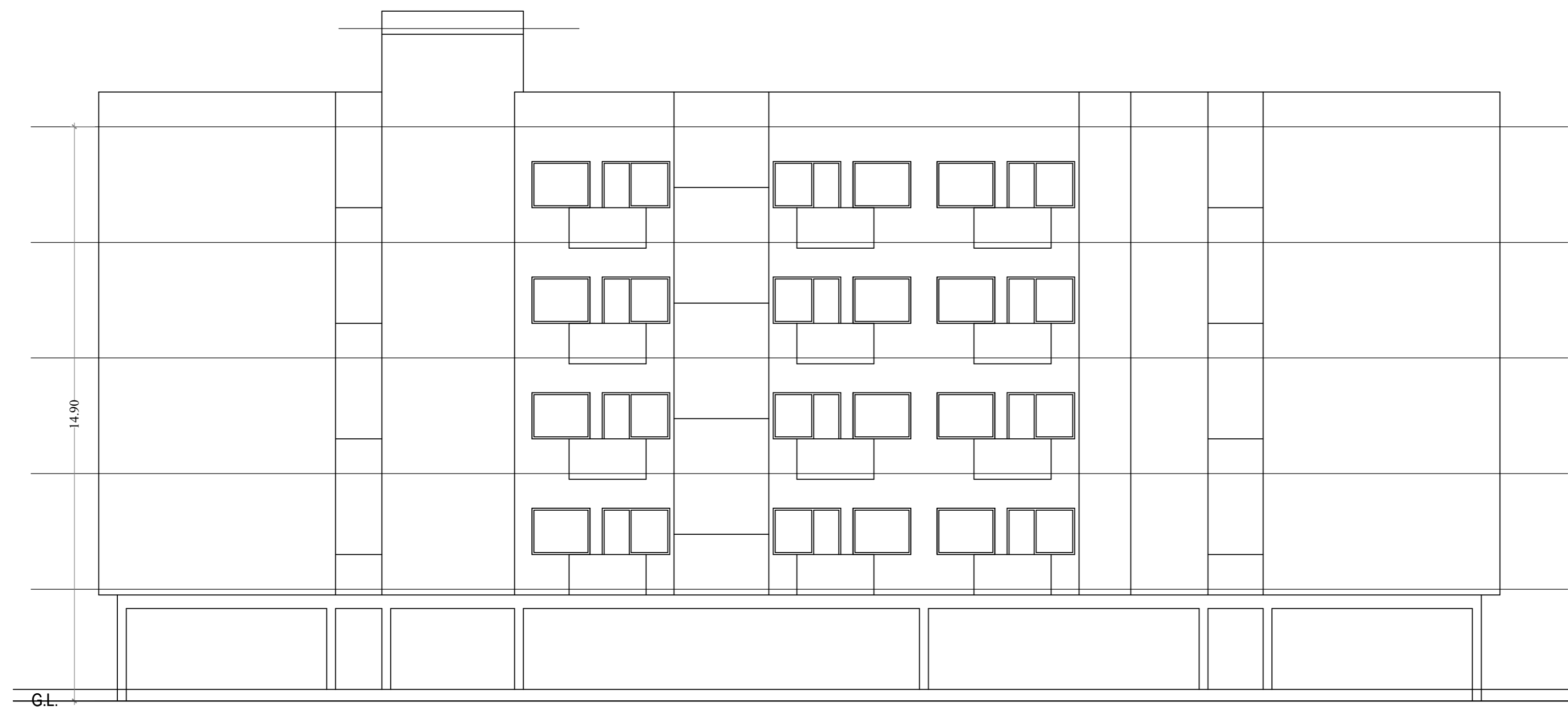
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Total Coverage Area :-	2009.85	Total BUA Area :-	10296.91



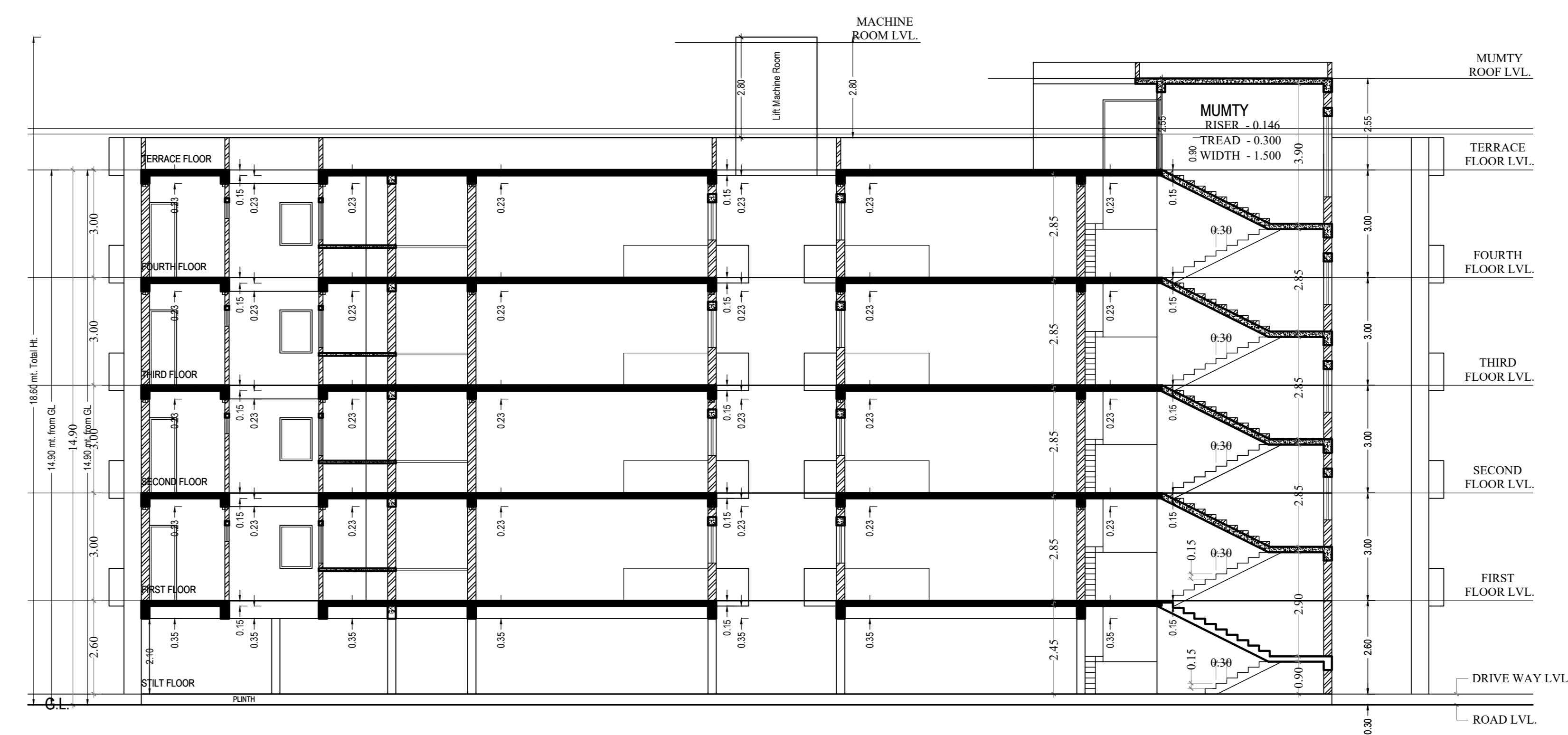
TERRACE FLOOR PLAN
(SCALE 1:100)



SERVICE PLAN



SIDE ELEVATION



SECTION AT A-B

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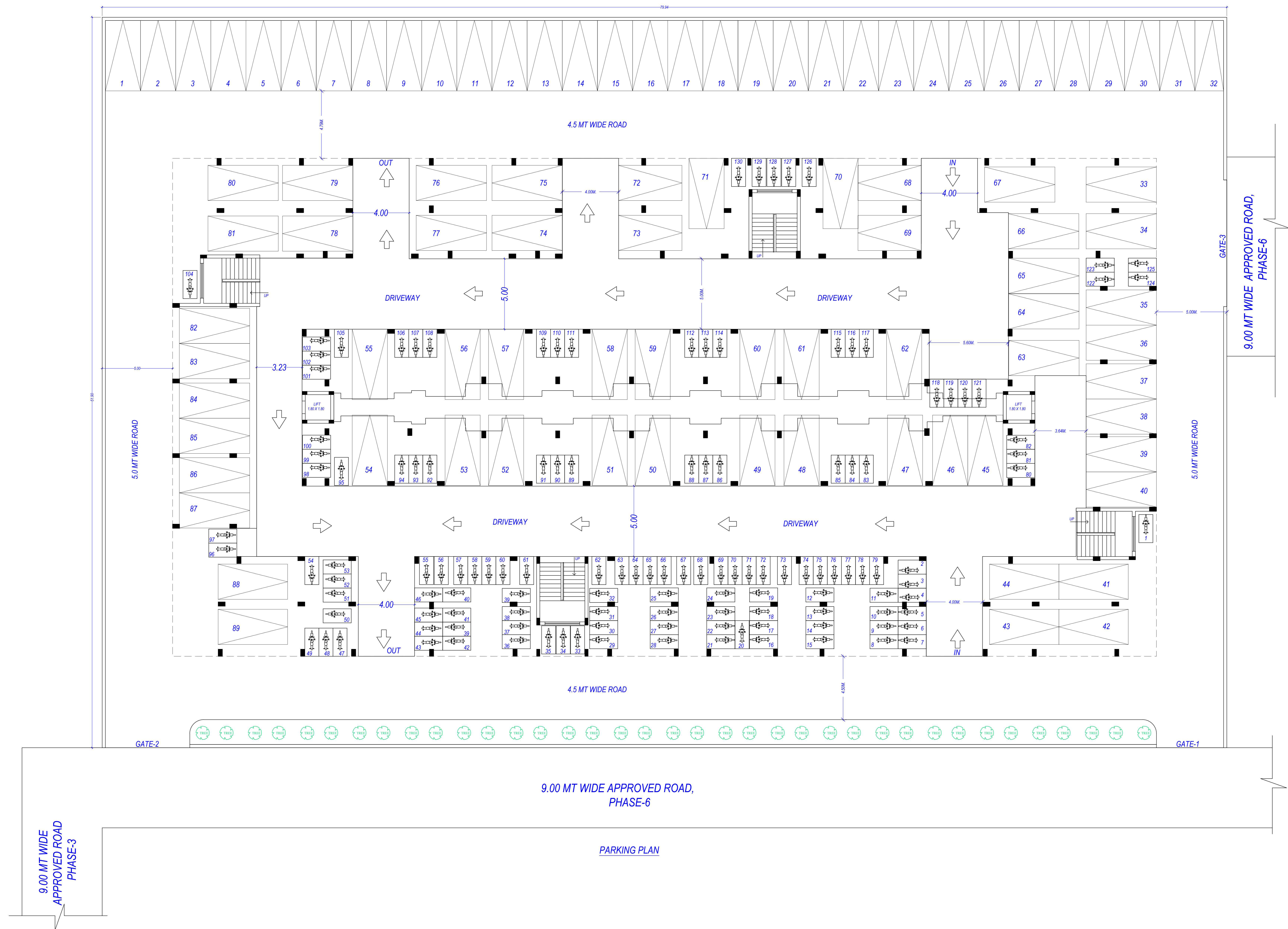
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Total Plot Area: -	4148.89	Total FAR Area: -	8013.48
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9.00 MT WIDE APPROVED ROAD, PHASE-6

PARKING PLAN

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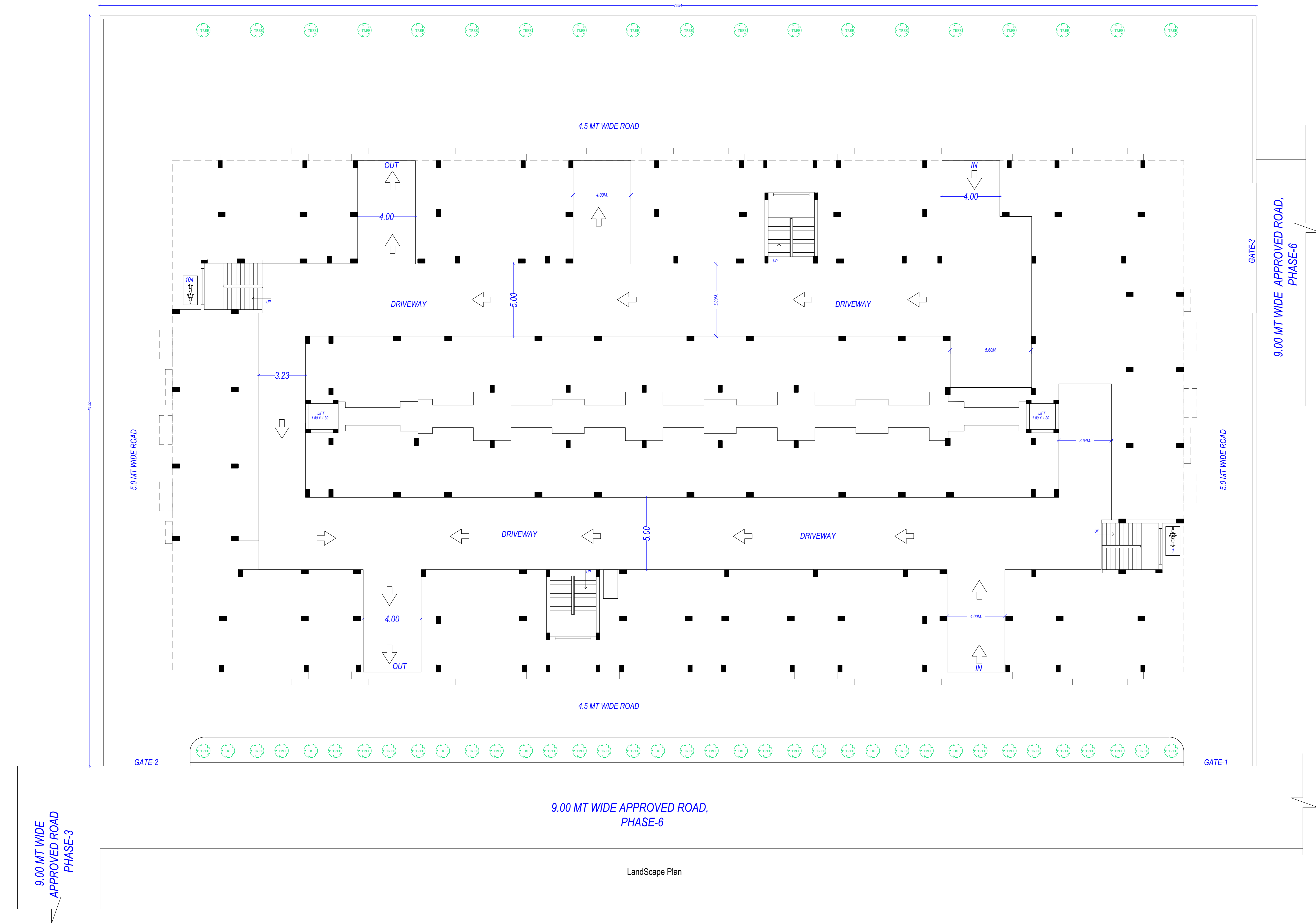
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Landscape Plan

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