

	File No	AGDALD/21-22/0100	Sheet	1
	Submission Date	2021-08-02	Scale	1:100
AREA STATEMENT				
PROJECT DETAIL		VERSION NO: 1.0.81		
Authority: Aligarh Development Authority		VERSION DATE: 12/09/2022		
AuthorityClass: Category C		Plot Use: Residential		
AuthorityGrade: Development Authority (DA)		Plot SubUse: Plotted Resd development / Plotted Housing		
CaseTrack: Regular		Development Plan: Other		
Project Type: Layout Development		Land Use Zone: Residential use Zone		
Nature of Development: NEW		Land SubUse Zone: Residential Zone		
Development Area: New Area		Layout Type: NA		
SubDevelopment Area: Village Area				
Special Project: NA				
Site Address: District Aligarh, Tehsil Kot Village NA				
AREA DETAILS :		Sq.Mts.		
1. Area of Plot As per record		-	48939.50	
Document Area		-	31299.78	
As per site condition		-	31299.78	
Area of Plot Considered		-	31299.78	
2. Deduction for		-	0.00	
a)Proposed roads		-	0.00	
b)Any reservations		-	0.00	
Totals a + b		-	31299.78	
3. Net Area of plot (1 - 2) AREA OF PLOT		-	31299.78	
Plot Area For Coverage		-	31299.78	
Plot Area For FSI		-	31299.78	
Permit FSI Area (i)		-	0.00	
Total Permit FSI area		-	0.00	
6. Total Built up area permissible at		-	0.00	
Permissible Coverage area (i %)		-	0.00	
Proposed Coverage Area (i %)		-	0.00	
Total Prop. Coverage Area (i %)		-	0.00	
Balance coverage area (i %)		-	0.00	
Proposed Area at		-	0.00	
Proposed Built up		-	0.00	
Existing Built up		-	0.00	
Proposed F.S.I		-	0.00	
Existing F.S.I		-	0.00	
Total Area		-	0.00	
Total FSI Area		-	0.00	
Accessories Use Area Added in BuiltUp Area		-	0.00	
Total BuiltUp Area		-	0.00	
Proposed F.S.I. consumed		-	0.00	
C. Tenement Statement		-	0.00	
4. Tenement Proposed At:		-	0.00	

Color Notes

COLOR INDEX

PLOT BOUNDARY	
ADJUTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	18531.81	59.21
Road Area	7271.32	23.23
Garage	15.50	0.05
Collection Center	15.50	0.05
For Informal Area	38.31	0.12
Kioshbooth/Platform	169.18	0.54
SHOP NO-28	30.19	0.10
Sector	26.24	0.08
Shopping	23.68	0.08
B-194	17.82	0.06
Convinient Shops	20.56	0.07
shop no-29	25.06	0.08
shop no-30	20.30	0.06
Convinient Shops	34.87	0.11
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Convinient Shops	4877.72	15.58
shop no-32	144.77	0.46
Public Open Space	5.84	0.02
Excess Paved Area	31299.77	100.00
Other Area		
Total net layout		

Tenements Density Check

Net housing density	No Of Tenements			No Of Persons		
	Regd	Perm	Prop	Regd	Perm	Prop
750/Hec.	-	470	289	-	2348	1260

Green and open space Area

Name	Prop. Area
PARK-3	258.52
PARK - 01	4278.10
PARK-2	340.71

Individual Amenity Check b)

Name	Minimum Area	Prop.	Minimum Count	Prop.
Convinient Shops	30.00	229.82	-	9.00
Sector Shopping	150.00	169.18	-	1.00
For Informal Area	22.50	38.31	-	1.00
Garage Collection Center	30.00	31.00	2.00	2.00

OWNER'S NAME AND SIGNATURE

OZONE BUILDERS & DEVELOPERS PVT. LTD.
(PHASE-7)gurusean08@gmail.com,8279964062

ARCHENG'S NAME AND SIGN

MANISH KUMAR SRIVASTAV

CA2020/119044

Signature of the Architect
Name: Manish Kumar Srivastav
Date: 12/12/2021
Designation: Aligarh Development Authority
Registration Number: 119044

Aligarh Development Authority



Building Plan Application Number

AGDA/LD/21-22/0100

Sanctioned On

07 Nov 2022

Valid Till

14 Dec 2027

Approved By

Anil Vats (Vice Chairman)

Examined By

Doodhnaath Verma (Junior engineer)

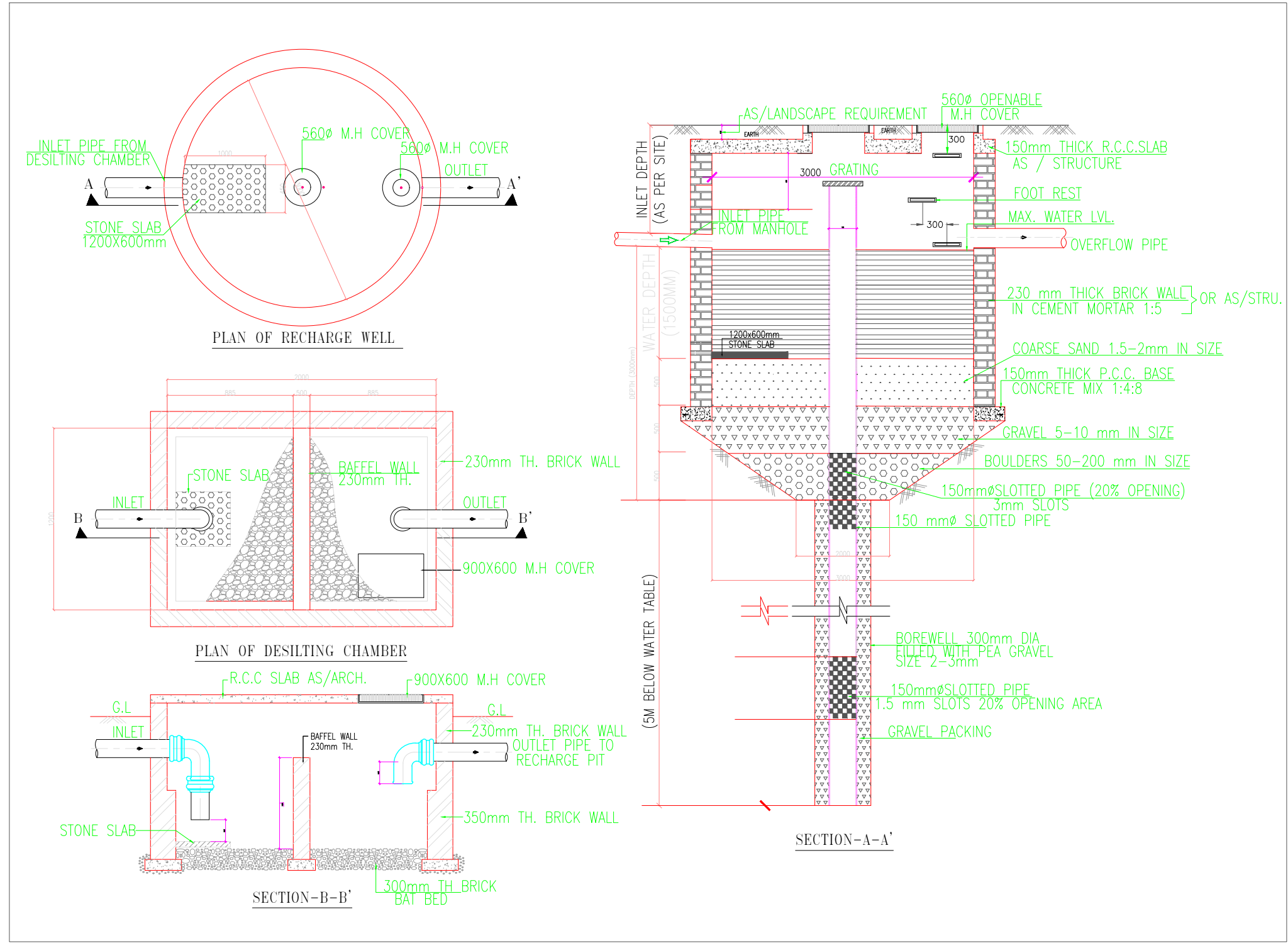
MANOJ KUMAR SINGH (Secretary/ Executive Engineer)

Anil Vats (Vice Chairman)

AREA STATEMENT		
DESCRIPTION	AREA IN SQ. MT.	AREA %
TOTAL SITE AREA (BY SALE DEED)	= 48939.50	
AREA LEFT FOR MAP NO.- 731/15(08-2009) PHASE- II & MAP NO.- 43/15 (12-2013) PHASE-V	= 16611.93	
AREA LEFT FOR GREEN BELT PROPOSED MAP	= 1027.79	
NET SITE AREA	= 31299.78	100.00 %
TOTAL AREA ACHIEVED IN PLOTTING	= 18531.82	59.21 %
SHOPS / COMMERCIAL	= 468.32	01.49 %
TOTAL GREEN AREA	= 5022.49	16.05 %
AREA UNDER ROAD	= 7277.15	23.25 %

LAND AREA TO MORTGAGE		
1. PLOT MORTGAGE FOR INTERNAL DEVELOPMENT CHARGES.	PLOT NO.-9,10,11,12,38A,B-194,B-204, B-205,B-206 & B-207 (TOTAL PLOT AREA- 3848.86 SQMT.)	
2. PLOT MORTGAGE FOR EXTERNAL DEVELOPMENT CHARGES.	PLOT NO.- B-189,B-190,B-191,B-192, B-193, B-195,B-196,B-197,B-198, B-199,B-200,B-201,B-202 & B-203 (TOTAL PLOT AREA- 2378.74 SQMT.)	

LAYOUT PLAN
(Scale - 1:1500)



Tree Details (Table 3h)

Plot	Name	No. Of Trees
PLOT	Tree	Regd. Prop.
		78

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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Total Plot Area: - 31299.78

Total FAR Area: - 0.00

Total Coverage Area: - 0.00

Total BUA Area: - 0.00



Plot No.	Plot Name	Use	Sub Use	Range	Nos.	Perm. Unit/Plot	Perm. Person/Unit	Total Person/Plot	Total
A-298	Residential	Row House			2		10		
A-297	Residential	Row House			2		10		
A-296	Residential	Row House			2		10		
A-295	Residential	Row House			2		10		
A-294	Residential	Row House			2		10		
A-293	Residential	Row House			2		10		
A-292	Residential	Row House			2		10		
A-291	Residential	Row House			2		10		
A-290	Residential	Row House			2		10		
A-289	Residential	Row House			2		10		
A-288	Residential	Row House			2		10		
A-287	Residential	Row House			2		10		
A-286	Residential	Row House			2		10		
A-285	Residential	Row House			2		10		
A-284	Residential	Row House			2		10		
A-283	Residential	Row House			2		10		
B-209	Residential	Row House			4		20		
B-208	Residential	Row House			4		20		
B-207	Residential	Row House			4		20		
B-206	Residential	Row House			4		20		
B-205	Residential	Row House			4		20		
B-204	Residential	Row House			4		20		
B-203	Residential	Row House			4		20		
B-202	Residential	Row House			4		20		
B-201	Residential	Row House			4		20		
B-200	Residential	Row House			4		20		
B-199	Residential	Row House			4		20		
B-198	Residential	Row House			4		20		
B-197	Residential	Row House			4		20		
B-196	Residential	Row House			4		20		
B-195	Residential	Row House			4		20		
B-193	Residential	Row House			4		20		
B-192	Residential	Row House			4		20		
B-191	Residential	Row House			4		20		
B-190	Residential	Row House			4		20		
B-189	Residential	Row House			4		20		
B-188	Residential	Row House			4		20		
B-187	Residential	Row House			4		20		
B-186	Residential	Row House			4		20		
B-185	Residential	Row House			4		20		
B-183	Residential	Row House			4		20		
B-184	Residential	Row House			4		20		
B-182	Residential	Row House			4		20		
B-181	Residential	Row House			4		20		
B-180	Residential	Row House			4		20		
B-179	Residential	Row House			4		20		
B-178	Residential	Row House			4		20		
B-177	Residential	Row House			4		20		
B-176	Residential	Row House			4		20		
01	Residential	Row House			5		25		
38	Residential	Row House			5		25		
39	Residential	Row House			5		25		
02	Residential	Row House			5		25		
07	Residential	Row House			5		25		
08	Residential	Row House			5		25		
36	Residential	Row House			5		25		
04	Residential	Row House			5		25		
38A	Residential	Row House			5		25		
37	Residential	Row House			5		25		
33	Residential	Row House			5		25		
32	Residential	Row House			5		25		
31	Residential	Row House			5		25		
06	Residential	Row House			5		25		
03	Residential	Row House			5		25		
34	Residential	Row House			1	6	5	30	30
10	Residential	Row House			7		35		
09	Residential	Row House			7		35		
12	Residential	Row House			7		35		
11	Residential	Row House			7		35		
39	Residential	Row House			2	8	5	40	80
40	Residential	Row House			8		40		
Grand Total:									1445

Plot No.	Plot Name	Use	Sub Use	Range	Nos.	Perm. Unit/Plot	Perm. Person/Unit	Total Person/Plot	Total
A-298	Residential	Row House			2		10		
A-297	Residential	Row House			2		10		
A-296	Residential	Row House			2		10		
A-295	Residential	Row House			2		10		
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B-204	Residential	Row House			4		20		
B-203	Residential	Row House			4		20		
B-202	Residential	Row House			4		20		
B-201	Residential	Row House			4		20		
B-200	Residential	Row House			4		20		
B-199	Residential	Row House			4		20		
B-198	Residential	Row House			4		20		
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09	Residential	Row House			7		35		
12	Residential	Row House			7		35		
11	Residential	Row House			7		35		
39	Residential	Row House			2	8	5	40	80
40	Residential	Row House			8		40		
Grand Total:									1445

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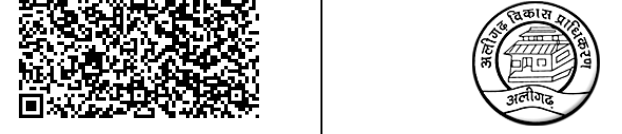
Total Plot Area: -	31299.78	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

OWNER'S NAME AND SIGNATURE
OZONE BUILDERS & DEVELOPERS PVT. LTD.
(PHASE-7)gurusean08@gmail.com,8279964062

ARCHENG'S NAME AND SIGNA

MANISH KUMAR SRIVASTAV
CA/2020/119044
Chartered Engineer
Regd. No. 2156-2012
Chartered Engineer
Designation: Architect

Aligarh Development Authority



Building Plan Application Number

AGDA/LD/21-22/0100

Sanctioned On

07 Nov 2022

Valid Till

14 Dec 2027

Approved By

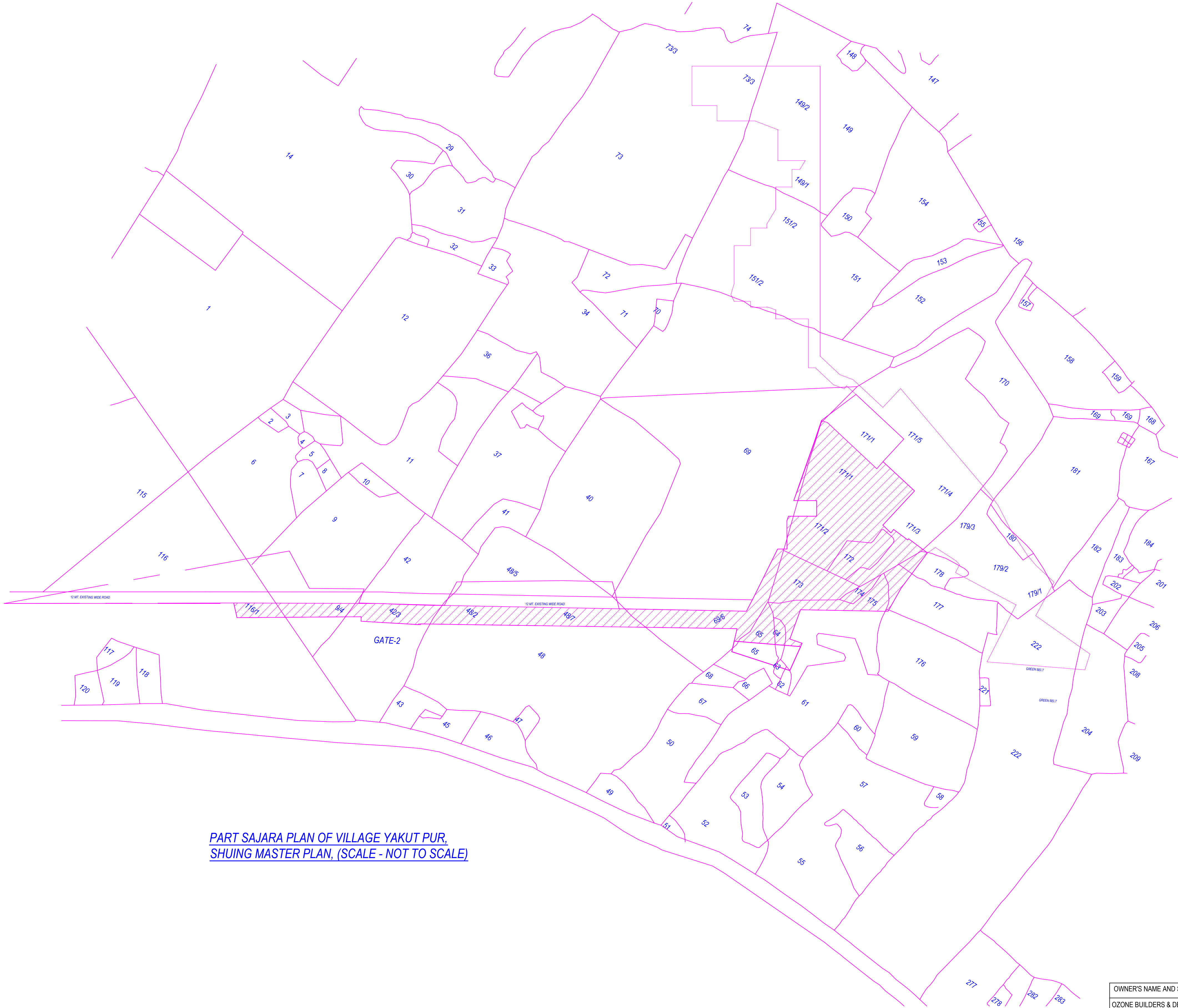
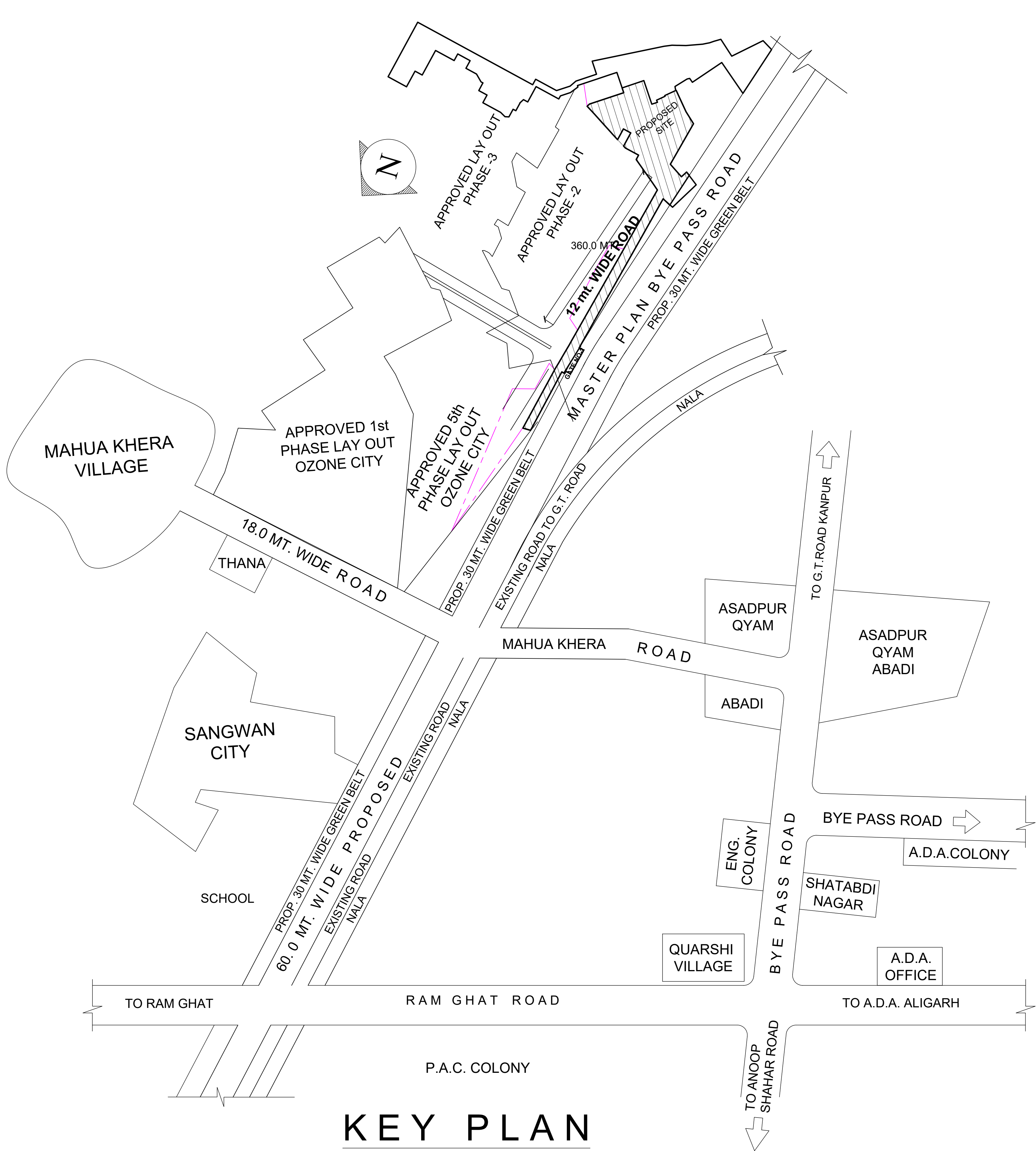
Atul Vats (Vice Chairman)

Examined By

Doodhnath Verma (Junior engineer)

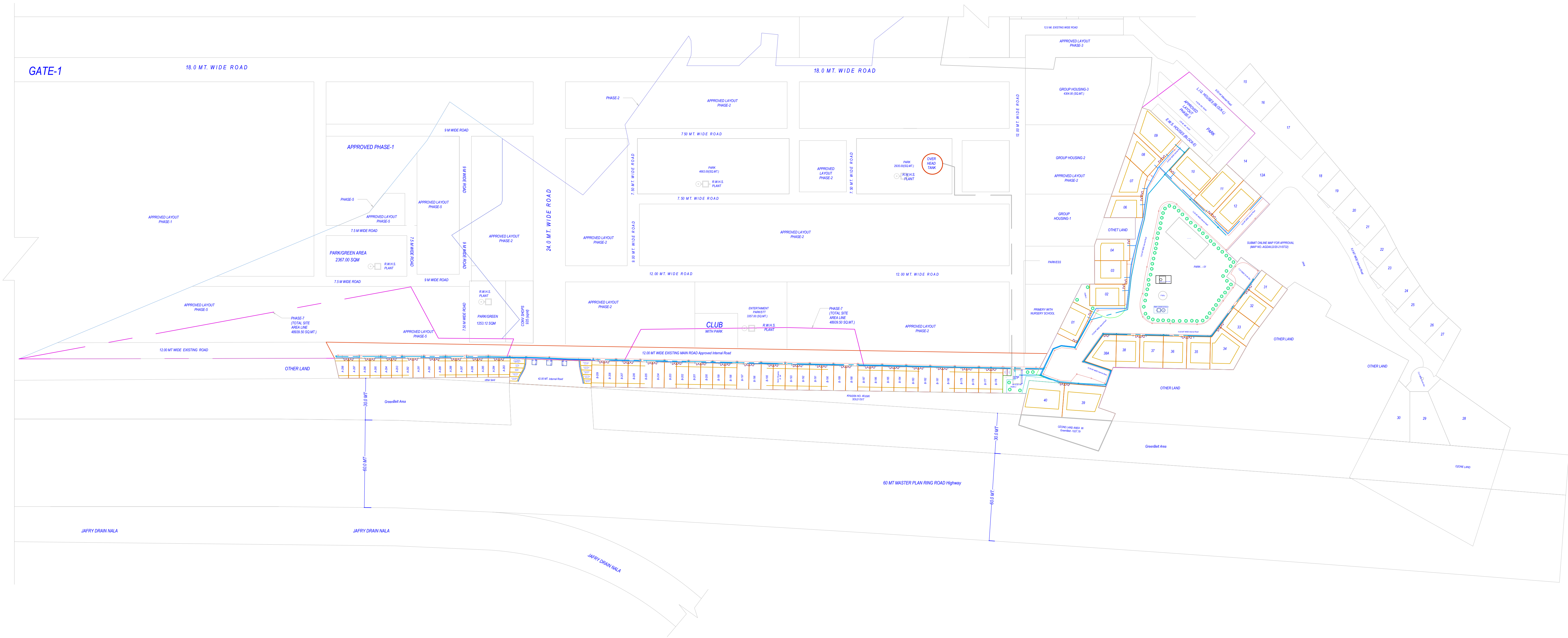
MANOJ KUMAR SINGH (Secretary/ Executive Engineer)

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OWNER'S NAME AND SIGNATURE OZONE BUILDERS & DEVELOPERS PVT. LTD. (PHASE-7)gurusean08@gmail.com,8279964062	
ARCHENG'S NAME AND SIGNATURE MANISH KUMAR SRIVASTAV CA/2020/119044 Chartered Engineer & Architect Member, Chartered Instn. Regd. 12/06/2012 12/06/2012 Chartered Instn. Aligarh Designation: Architect	INEER
	Aligarh Development Authority 
Building Plan Application Number AGDA/LD/21-22/0100 Sanctioned On 07 Nov 2022 Valid Till 14 Dec 2027 Approved By Atul Vats (Vice Chairman) Examined By Doodhnath Verma (Junior engineer) MANOJ KUMAR SINGH (Secretary/ Executive Engineer) Atul Vats (Vice Chairman)	



LEGEND	
ELECTRIC LINE / POLE	
RAIN WATER HARVESTING	
TUWELL / O.H. TANK S.PUMP	
WATER LINE	
NALI / DRAIN	

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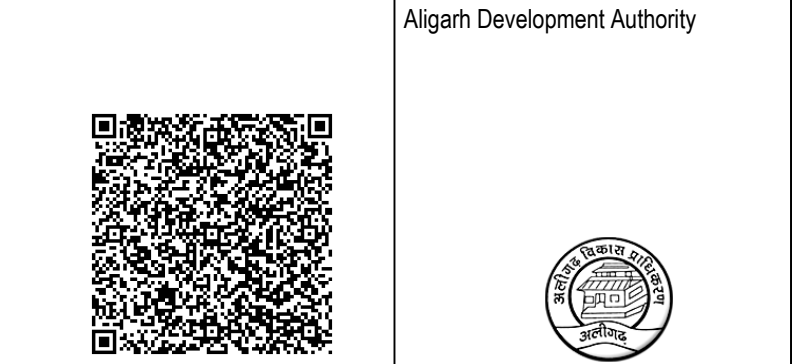
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ARCHENG'S NAME AND SIGN
MANISH KUMAR SRIVASTAV

CA/2020/119044
Ozone Builders & Developers
Private Limited
Date: 12 Nov 2021
Designation: Aligarh
Development Authority
Designation: Architect



Building Plan Application Number
AGDA/LD/21-22/0100

Sanctioned On
07 Nov 2022

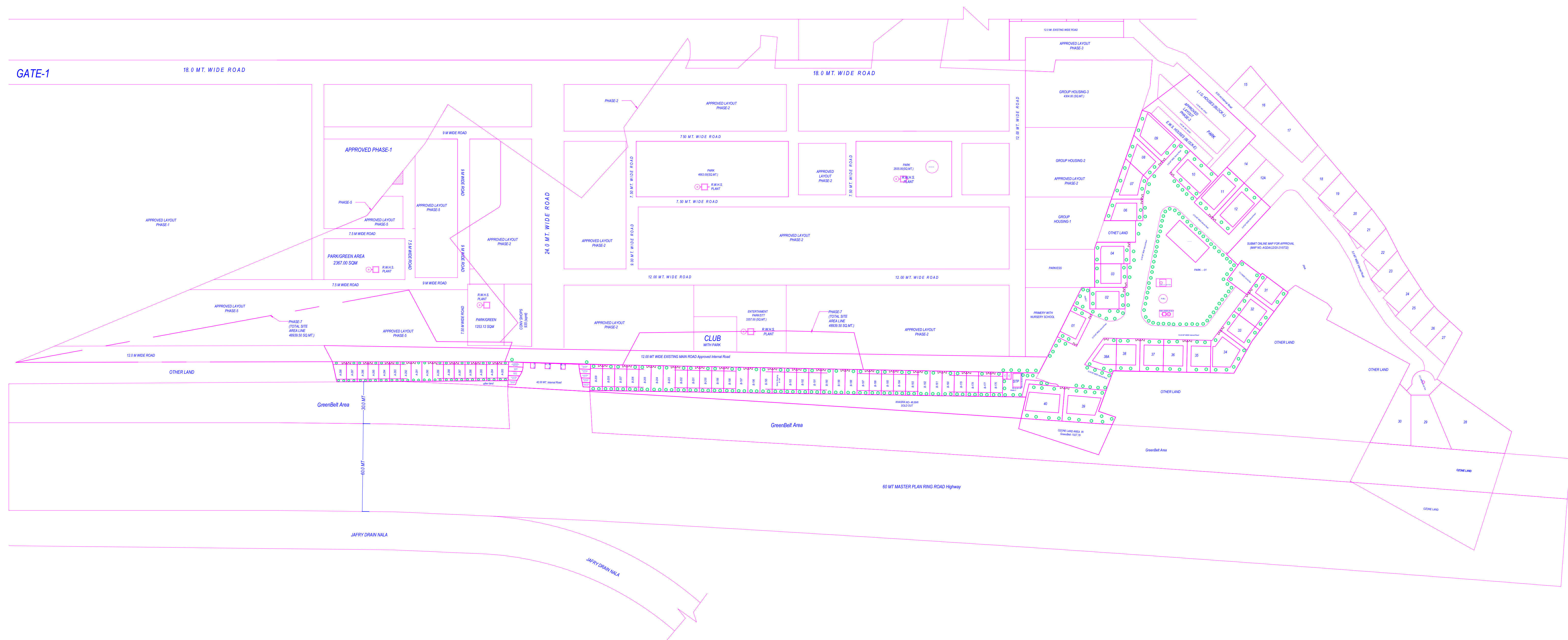
Valid Till
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Approved By
Anil Vats (Vice Chairman)

Examined By
Doodhnath Verma (Junior engineer)

MANOJ KUMAR SINGH (Secretary/ Executive Engineer)

Anil Vats (Vice Chairman)



LEGEND

TREE



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ISO A0 (841.00 x 1189.00 MM)

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OWNER'S NAME AND SIGNATURE	
OZONE BUILDERS & DEVELOPERS PVT. LTD. (PHASE-7) guruseran08@gmail.com & 8279664062	
	
ARCHITECT'S NAME AND SIGN	INEER
MANISH KUMAR SRIVASTAV CA/2020/119044 Chartered Engineer, Member Institute of Engineers Group 22, Class B(2) Organization: Argha Development Authority (Chartered Engineer)	Argha Development Authority  Argha, Hyderabad, A.P. 500 015, India Phone: 0846-2222222 Fax: 0846-2222222 E-mail: info@argha.org Website: www.argha.org
	
Building Plan Application Number <u>AGDA/LD/21-22/0100</u> Sanctioned On <u>07 Nov 2022</u> Valid Till <u>14 Dec 2027</u>	
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MANOJ KUMAR SINGH (Secretary/ Executive Engineer)	
Atul Vats (Vice Chairman)	

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Accessories Use Area Added in BuiltUp Area:		-	0.00	
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Other Area		
Total net layout		

Tenements Density Check

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Green and open space Area

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Individual Amenity Check b)

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ARCHENG'S NAME AND SIGN

MANISH KUMAR SRIVASTAV
CA2020/119044

Aligarh Development Authority

CA2020/119044

Building Plan Application Number

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Anil Vats (Vice Chairman)

Examined By

Doodhnaath Verma (Junior engineer)

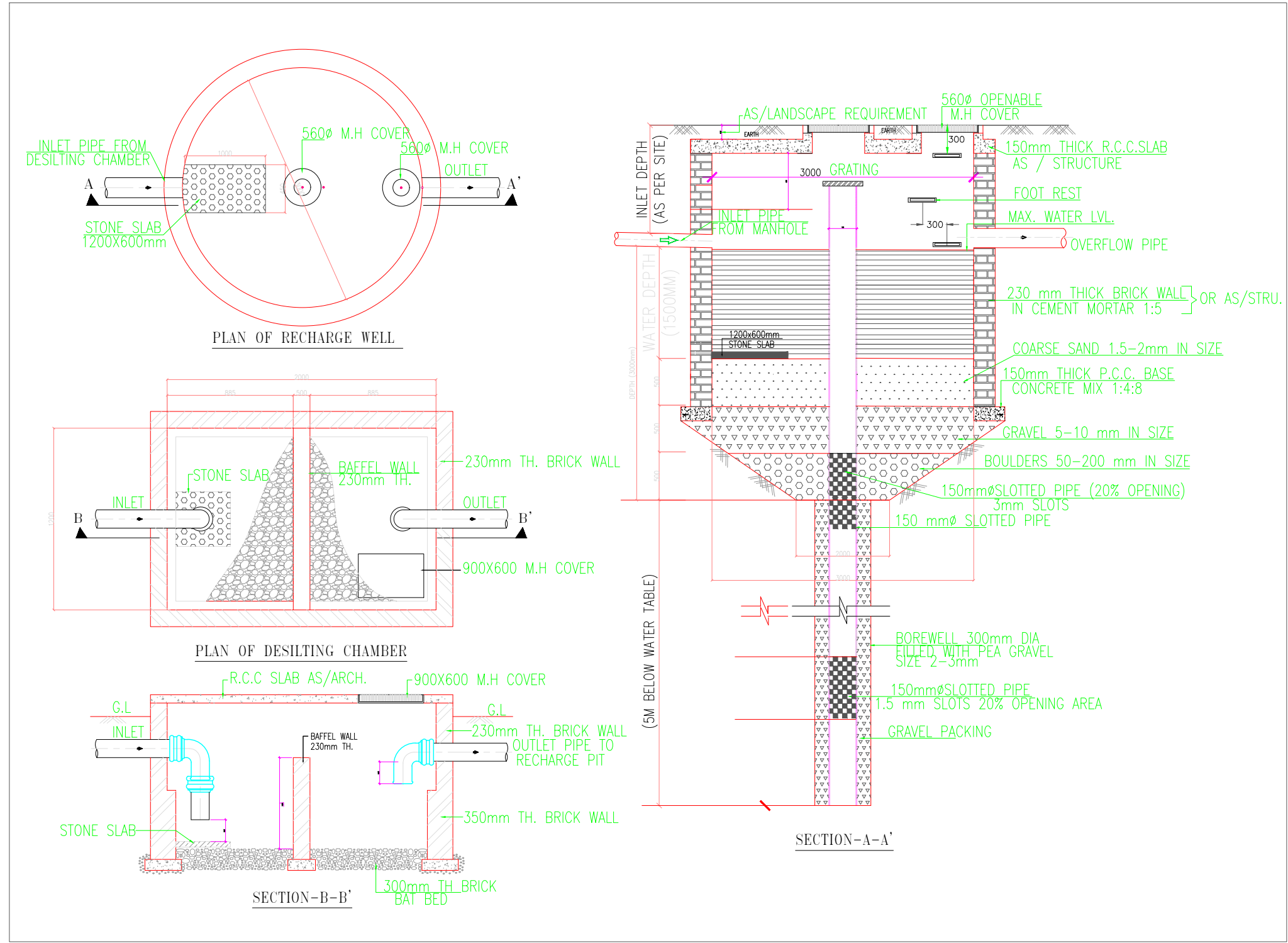
MANOJ KUMAR SINGH (Secretary/ Executive Engineer)

Anil Vats (Vice Chairman)

AREA STATEMENT		
DESCRIPTION	AREA IN SQ. MT.	AREA %
TOTAL SITE AREA (BY SALE DEED)	= 48939.50	
AREA LEFT FOR MAP NO.- 731/15(08-2009) PHASE- II & MAP NO.- 43/15 (12-2013) PHASE-V	= 16611.93	
AREA LEFT FOR GREEN BELT PROPOSED MAP	= 1027.79	
NET SITE AREA	= 31299.78	100.00 %
TOTAL AREA ACHIEVED IN PLOTTING	= 18531.82	59.21 %
SHOPS / COMMERCIAL	= 468.32	01.49 %
TOTAL GREEN AREA	= 5022.49	16.05 %
AREA UNDER ROAD	= 7277.15	23.25 %

LAND AREA TO MORTGAGE		
1. PLOT MORTGAGE FOR INTERNAL DEVELOPMENT CHARGES.	PLOT NO.-9,10,11,12,38A,B-194,B-204, B-205,B-206 & B-207 (TOTAL PLOT AREA- 3848.86 SQMT.)	
2. PLOT MORTGAGE FOR EXTERNAL DEVELOPMENT CHARGES.	PLOT NO.- B-189,B-190,B-191,B-192, B-193, B-195,B-196,B-197,B-198, B-199,B-200,B-201,B-202 & B-203 (TOTAL PLOT AREA- 2378.74 SQMT.)	

LAYOUT PLAN
(Scale - 1:1500)



Tree Details (Table 3h)

Plot	Name	No. Of Trees
PLOT	Tree	Regd Prop
		78

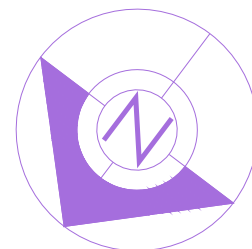
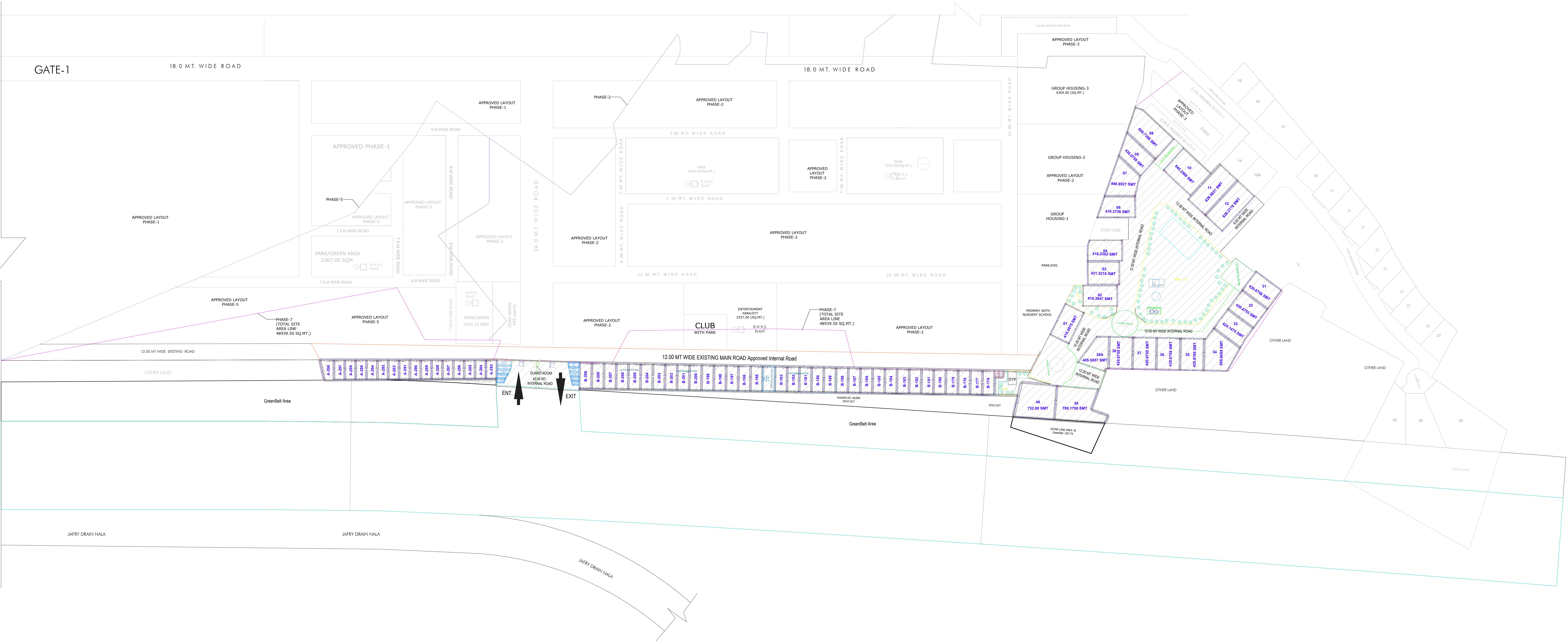
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area: - 31299.78

Total FAR Area: - 0.00

Total Coverage Area: - 0.00

Total BUA Area: - 0.00



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Demarcation of Project Area

AR. VAKUL MITTAL
COA No. CA/2010/50178
1023, 10th Floor, JMD Megapolis
Sector-48, Gurgaon-122001
Ph: 0124-4978484

