

AREA STATEMENT

VERSION NO. 1.0.02
 VERSION DATE: 12/10/2022

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: Other
 Case Track: Regular
 Land Use Zone: Residential Use Zone
 Project Type: Layout Development
 Land Sub Use Zone: Residential Zone
 Nature of Development: NEW
 Development Area: Undeveloped Area
 Sub Development Area: Other Town Area

AREA DETAILS

Area of Plot As per record: Sq.Mts
 Document Area: 22498.00
 As per site condition: 15253.28
 Area of Plot Considered: 15253.28

2. Deduction for

in Proposed roads: 0.00
 (Dry) reservations: 0.00
 Total (a + b): 0.00

3. Net Area of plot (1 - 2) AREA OF PLOT: 15253.28
 Plot Area For Coverage: 15253.28
 Plot Area For FSI: 15253.28
 Perm. FSI Area (c): 0.00
 Total Perm. FSI area: 0.00

4. Tenement Statement

Land use analysis/ Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage (%)
Plotted Area	8293.68	60.86
Road Area	3181.59	20.86
Garbage Collection Center	79.23	0.52
Sector Shopping	60.00	0.39
Convenient Shops	60.00	0.39
Public Open Space	2291.50	15.03
Excess Paved Area	191.86	1.26
Other Area	45.02	0.30
Total net layout	15253.28	100.00

Individual Amenity Check (b)

Name	Reqd	Prop	Reqd	Prop
Convenient Shops	10.00	60.00	-	1.00
Sector Shopping	10.00	100.00	-	2.00

Tenements Density Check

No of Tenements	No of Tenements		No of Persons	
	Reqd	Prop	Reqd	Prop
750/Hec.	-	229	104	1144
	-	194	-	420

Green and open space Area

Name	Prop. Area
GREEN-1	1500.59
GREEN-2	444.75
GREEN-3	376.99
GREEN-4	538.42
GREEN-5	414.32

LAND NOT INCLUDING IN LAYOUT

LAND NOT INCLUDING IN LAYOUT

24.00 M WD ROAD AS PER MASTERPLAN

LAYOUT PLAN
 (Scale - 1:300)

Proposed Population Calculation

Plot Name	Use	Sub Use	Range	Nos.	Perm. Person/Plot	Perm. Person/Plot	Total Person/Plot	Total
(21)	Residential	Row House	above 150 upto 300sq. mt	1	4	5	20	20
(16)	Residential	Row House	above 300 upto 399 999sq. mt	1	4	5	20	20
(07)	Residential	Row House		5			20	
(08)	Residential	Row House		5			20	
(09)	Residential	Row House		5			20	
(10)	Residential	Row House		5			20	
(06)	Residential	Row House		5			20	
(04)	Residential	Row House		5			20	
(03)	Residential	Row House		5			20	
(00)	Residential	Row House		5			20	
(01)	Residential	Row House	400 upto 499 999sq. mt	5	5		20	450
(20)	Residential	Row House		5			20	
(19)	Residential	Row House		5			20	
(16)	Residential	Row House		5			20	
(11)	Residential	Row House		5			20	
(12)	Residential	Row House		5			20	
(13)	Residential	Row House		5			20	
(14)	Residential	Row House		5			20	
(15)	Residential	Row House		5			20	
(17)	Residential	Row House		5			20	
(06)	Residential	Row House	500 upto 999 999sq. mt	1	6	5	20	30
Grand Total								520

OWNER'S NAME AND SIGNATURE

PROJECT NAME - PEARL RESIDENCY OWNER NAME - JUPITER LAMINATORS PRIVATE LIMITED.archplan@gmail.com.9837691444

ARCHITECT'S NAME AND SIGNATURE

VINAYAK GUPTA
 CA2014465763 ENGINEER

Moradabad Development Authority

QR Code

Building Plan Application Number

MBDA/LD/22-23-0023

Sanctioned On: 24 Mar 2023

Valid Till: 27 Mar 2028

Approved By: Shailesh Kumar (Vice Chairman)

Examined By: MUKESH KUMAR SAXENA (Junior engineer), sagar gupta (Assistant Engineer/ ATP), MUKESH KUMAR SAXENA (Junior engineer), sagar gupta (Assistant Engineer/ ATP), MUKESH KUMAR SAXENA (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.

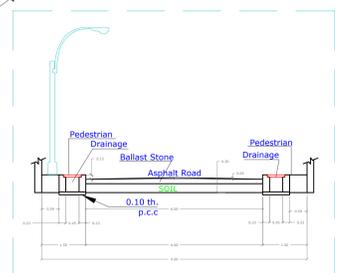
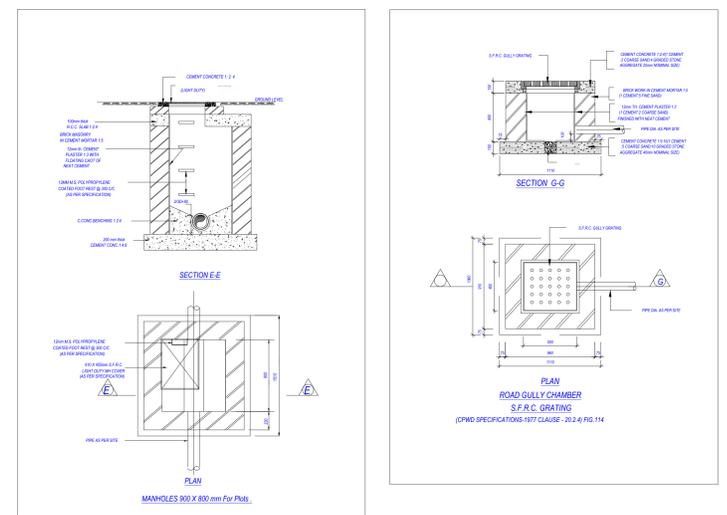
Total Plot Area :-	15253.28	Total FAR Area :-	0.00
Total Coverage Area :-	0.00	Total BUA Area :-	0.00



LAYOUT PLAN



SERVICE PLAN



12.00 MT. WD. INTERNAL ROAD SECTION

9.00 MT. WD. INTERNAL ROAD SECTION

PROPOSED RESIDENTIAL LAYOUT FOR PROJECT NAME - PEARL RESIDENCY OWNER NAME - JUPITER LAMINATORS PRIVATE LIMITED

R/O - D.C.F MARKET DEPUTY GANJ OPPOSITE SHAHNI HOTEL MORADABAD

SITE AT-VILL-HARTHALA AHATMALI TEHSIL & DISTT.-MORADABAD KHASRA NO- 288/3, 309/1, 309/1 MI, 310 MI, 311 MI, 312, 315/1, 480/1, 481/1

KHASRA NO.	HEC	SQ.MT
288/3	0.2300	530
288/4	0.2300	530
309/1A	0.2300	530
309/1B	0.2300	530
309/1C	0.2300	530
309/1D	0.2300	530
309/1E	0.2300	530
309/1F	0.2300	530
309/1G	0.2300	530
309/1H	0.2300	530
309/1I	0.2300	530
309/1J	0.2300	530
309/1K	0.2300	530
309/1L	0.2300	530
309/1M	0.2300	530
309/1N	0.2300	530
309/1O	0.2300	530
309/1P	0.2300	530
309/1Q	0.2300	530
309/1R	0.2300	530
309/1S	0.2300	530
309/1T	0.2300	530
309/1U	0.2300	530
309/1V	0.2300	530
309/1W	0.2300	530
309/1X	0.2300	530
309/1Y	0.2300	530
309/1Z	0.2300	530
480/1	0.2300	530
481/1	0.2300	530
TOTAL AREA	2.2488	5248

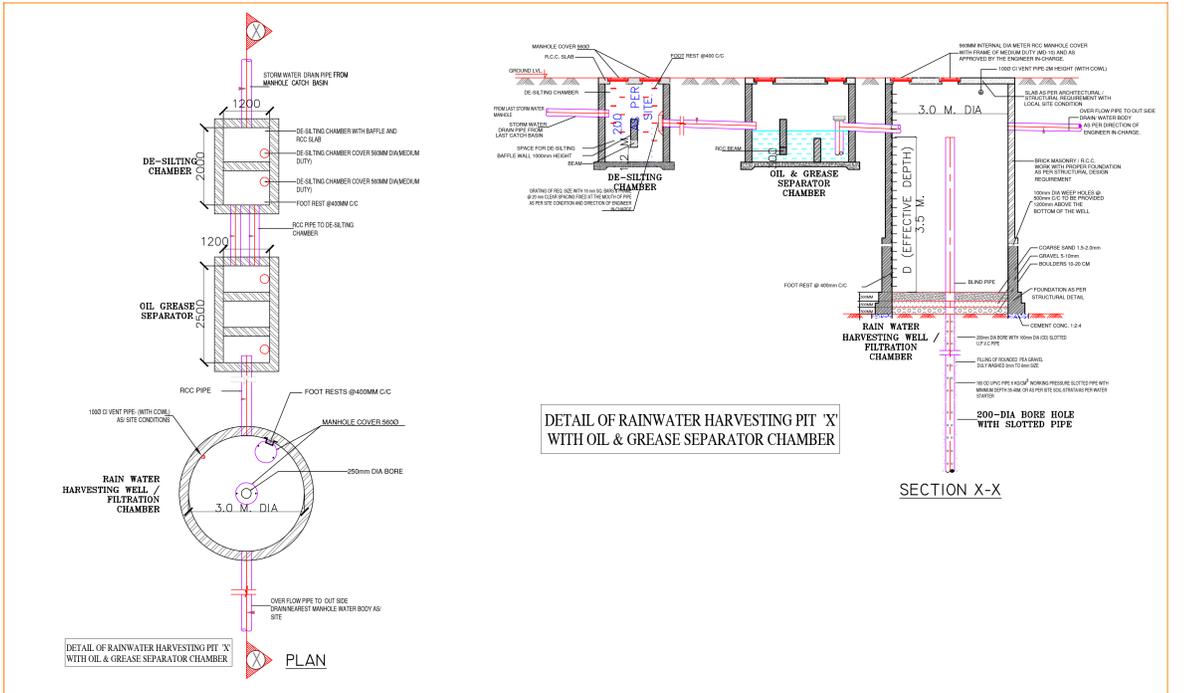
GREEN AREA STATEMENT	PERCENTAGE	GREEN AREA
1	GREEN-1	30.00
2	GREEN-2	30.00
3	GREEN-3	30.00
TOTAL AREA		2487.75 SQ.MT

REMARKS	SYMBOL
ELECTRIC POLE	⊕
MANHOLE	⊕
CHAMBER	⊕
TREES	●
BLUE DISTURBY	○
GREEN DISTURBY	○
UNDEVELOPABLE	⊕
WATER SUPPLY	⊕

AREA STATEMENT	AREA IN SQ.M	PERCENTAGE
TOTAL AREA	5248	100.00
GREEN AREA	2487.75	47.42
NON GREEN AREA	2760.25	52.58
TOTAL ROAD AREA	2487.75	47.42
TOTAL GREEN AREA	2487.75	47.42
TOTAL UNDEVELOPABLE AREA	2760.25	52.58
TOTAL AREA	5248	100.00

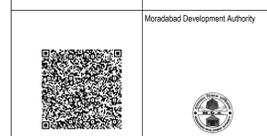
PLOTS AREA STATEMENT	PLOT NO.	AREA IN SQ.MT.	UNIT
01	450.00	05	
02 TO 05	450.00	20	
06	580.67	05	
07	465.87	05	
08	461.77	05	
09	440.97	05	
10	461.74	05	
11	440.75	05	
12	440.75	05	
13	440.75	05	
14	440.75	05	
15	440.75	05	
16	340.07	04	
17	458.89	05	
18	450.00	05	
19	450.00	05	
20	450.00	05	
21	270.00	04	
TOTAL UNIT		104	

MORTGAGE PLOT AREA	PLOT NO.	AREA IN SQ.MT.	UNIT
09	440.97	05	
10	461.74	05	
16	340.07	04	
17	458.89	05	
18	450.00	05	
19	450.00	05	
20	450.00	05	
21	270.00	04	
TOTAL UNIT		23	



OWNER'S NAME AND SIGNATURE
 PROJECT NAME - PEARL RESIDENCY OWNER NAME - JUPITER LAMINATORS PRIVATE LIMITED.archiplan@gmail.com.9837691444

ARCHENGE'S NAME AND SIGNATURE
 VINAYAK GUPTA
 CA201465763



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