

No	MBDALD/21-22/0485	Sheet	1/5
Revision Date	2022-02-13	Scale	1:100
AREA STATEMENT		VERSION NO.	1.0.02
PROJECT DETAIL		VERSION DATE	12/10/2022
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	New Area		
Sub-Development Area	Village Area		
Special Project	NA		
Site Address	District Moradabad, Tehsil Moradabad, Village Mangupura		
AREA DETAILS	Sq.Mts		
1. Area of Plot As per record			
Document Area			38147.00
As per site condition			38032.50
Area of Plot Considered			38100.20
2. Deduction for			
(a) Proposed roads			932.73
Road Widening Area			932.73
(b) Any reservations			0.00
Total (a + b)			932.73
3. Net Area of plot (1 - 2) AREA OF PLOT			38100.20
Plot Area For Coverage			38100.20
Perm. FSI Area (-)			0.00
Total Perm. FSI area			0.00
4. Total Built up area permissible at:			
Permissible Coverage area (- %)			0.00
Proposed Coverage Area (- %)			0.00
Total Perm. Coverage Area (- %)			0.00
Balance coverage area (- %)			0.00
Proposed Area at:			
Proposed Built up	0.00	0.00	0.00
Existing Built up			
Proposed F.S.I			
Existing F.S.I			
Total Area			
Total FSI Area			0.00
Accessory Use Area Added in BuiltUp Area			167.48
Total BuiltUp Area			167.48
Proposed F.S.I. consumed			0.00
5. Tenement Statement			
6. Tenement Proposed At:			

Plot	Name	Nos Of Trees	
		Reqt	Prop
PLOT	Tree	-	583

Name	Prop. Area
GREEN-3	455.53
GREEN-2	612.50
GREEN-4	1635.24
GREEN-5	498.85
GREEN-1	2516.43

Plot housing density	No Of Tenements		No Of Persons	
	Reqt	Prop	Reqt	Prop
750/hec	572	426	2658	2130

Name	Minimum Area	Minimum Count
Convenient Shops	50.00	100.89
Sector Shopping	250.00	860.20
For Informal Area	30.00	37.93
Garbage Collection Center	60.00	107.14

Color	Description
Red	PLT BOUNDARY
Green	ABUTTING ROAD
Yellow	PROPOSED CONSTRUCTION
Blue	COMMON PLOT
Light Blue	ROAD ALIGNMENT (ROAD WIDENING AREA)
Dark Blue	FUTURE T.P. SCHEME DEDUCTION AREA
Light Green	EXISTING (To be retained)
Dark Green	EXISTING (To be demolished)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	16894.87	44.34
Road Area	13621.78	35.75
Garbage Collection Center	20.44	0.05
Garbage Collection Center	23.58	0.06
Garbage Collection Center	16.60	0.04
Garbage Collection Center	26.57	0.07
Garbage Collection Center	19.85	0.05
For Informal Area	37.93	0.10
Kiosks/Booth/Platform	394.16	1.03
Sector Shopping	566.04	1.49
Convenient Shops	36.89	0.10
Convenient Shops	32.00	0.08
Convenient Shops	32.00	0.08
Public Open Space	5700.44	15.12
Excess Paved Area	210.80	0.55
Other Area	406.15	1.07
Total net layout	38100.20	100.00

OWNER'S NAME AND SIGNATURE
SHRI PRAMOD KUMAR AGARWAL S/O SHRI KRISHNA KUMAR AGARWAL,msdajeet@gmail.com,818080790

ARCHITECT'S NAME AND SIGNATURE
NIDA KHANAM
CA2015/72548

Moradabad Development Authority



Building Plan Application Number
MBDA/LD/21-22/0485

Sanctioned On
12 Apr 2023

Valid Till
23 May 2028

Approved By
Shailesh Kumar (Vice Chairman)

Examined By
KAMLESH KUMAR SHUKLA (Junior engineer)

sagar gupta (Assistant Engineer/ ATP)

KAMLESH KUMAR SHUKLA (Junior engineer)

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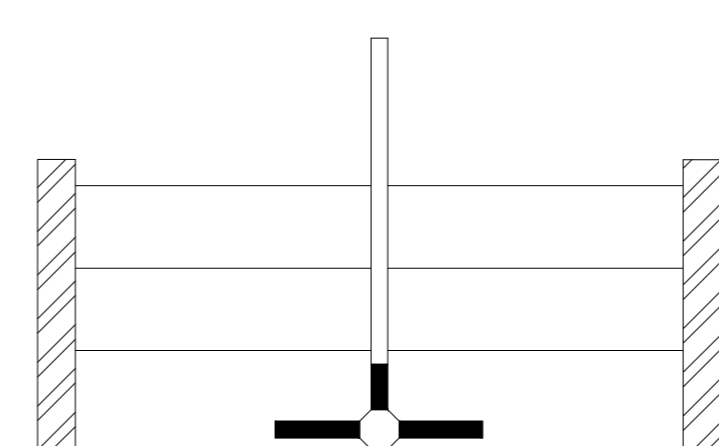
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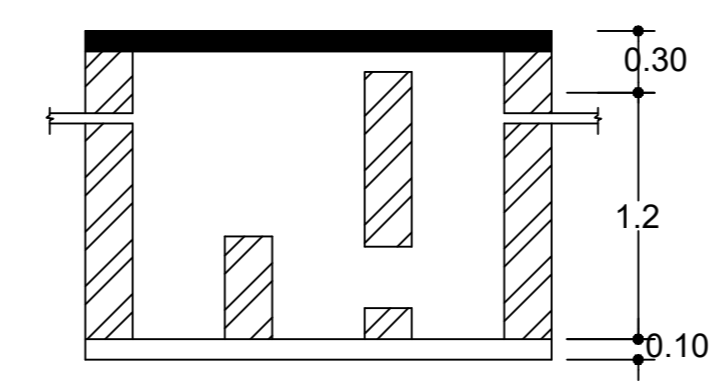
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Total Coverage Area :-	0.00	Total BUA Area :-	0.00

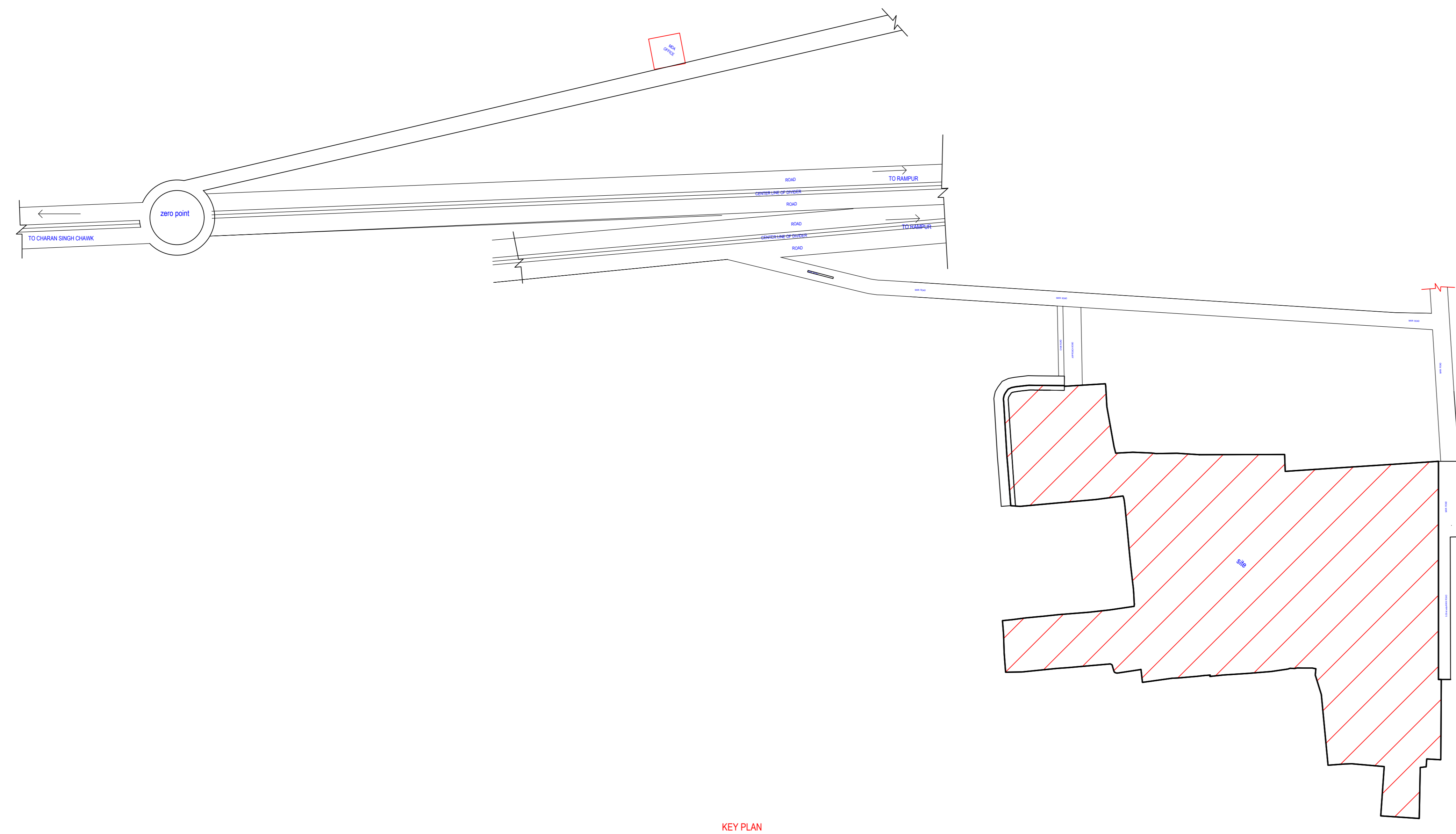


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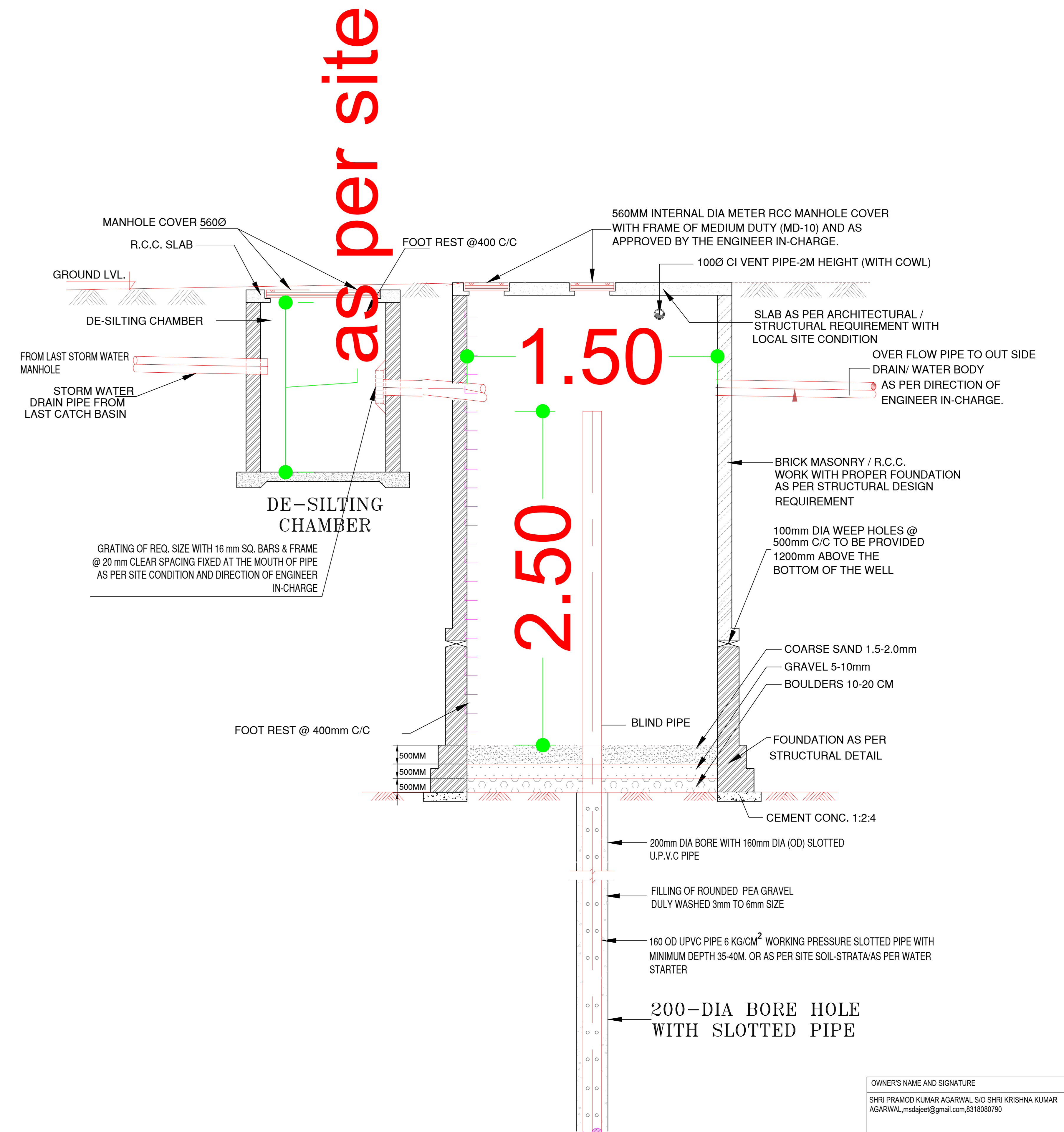


SEC. DESILTING CHAMBER
PLAN DESILTING CHAMBER

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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KEY PLAN



SECTION X-X
PERCOLATING DETAIL

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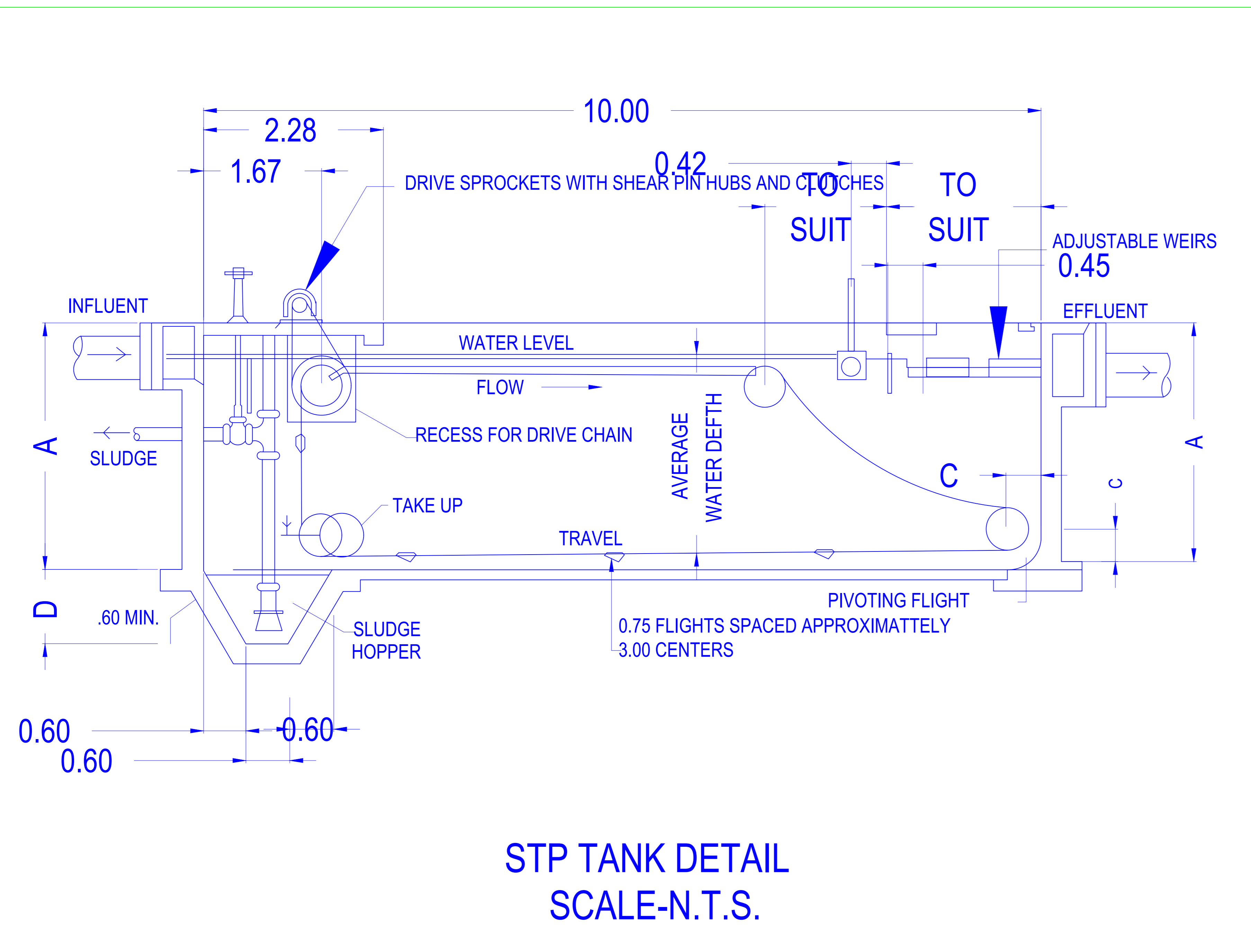
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STP TANK DETAIL
SCALE-N.T.S.



GREEN AREA CHART		
S.NO.	GREEN AREA	AREA
1.	GREEN AREA-1	2041.49
2.	GREEN AREA-2	720.00
3.	GREEN AREA-3	990.41
4.	GREEN AREA-4	1543.55
5.	GREEN AREA-5	698.85
TOTAL AREA		=5994.30 SQM

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	ROADS
	DRAINAGE
	SEWAGE
	S.T.P.
	WATER SUPPLY
	TUBE WELL
	ELECTRIC POLE
	SUBSTATION / TRANSFORMER
	GARBAGE SPACE
	R.W.H.

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Mark 20 % area of saleable plots on layout plan to be mortgage against internal development works.

S.NO.	PLOT NO.	NOS.	AREA	TOTAL AREA
1	11	1	133.83	133.83
2	12	1	84.36	84.36
3	13	1	79.85	79.85
4	14	1	75.38	75.38
5-10	37-42	6	72.00	432.00
11-16	63-68	6	72.00	432.00
17	95	1	85.60	85.60
18-19	96-97	2	72.00	144.00
20-21	127-128	2	72.00	144.00
22	129	1	85.60	85.60
23	130	1	66.20	66.20
24	131	1	76.89	76.89
25	133	1	143.39	143.39
26	134	1	135.21	135.21
27	173	1	82.99	82.99
28-43	174-189	16	72.00	1152.00
44	190	1	71.57	71.57
45	135	1	56.62	56.62
46-47	136-137	2	68.33	136.66
48	138	1	92.50	92.50
TOTAL			3710.65 SQM	



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