Project Title :Group Housing on Plot No. GH-10, Sector-4, New Morodabad Yojna,Moradabad Address GH-10, Sector-4, New Morodabad Yojna,Moradabad,Naya Moradabad Yojna,Moradabad,NA,Moradabad owned by Jainco Developers Pvt Ltd.

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Submission Date	2023-05-03	Scale	1:100

A	AREA STATEMENT	VERSION NO.: 1.0.84
		VERSION DATE: 30/03/2023
	PROJECT DETAIL:	
	Authority: Moradabad Development Authority	Plot Use: Residential
	Authority\Class: Category B	Plot SubUse: Group Housing
	Authority\Circle: Development Authority (DA)	Development Plan: Naya Moradabad Yojna
	Case\Track: Regular	Land Use Zone: Residential use Zone
	Project Type: Group Development	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: New Area	
	SubDevelopment Area: City Area	
	Special Project: NA	
	Site Address:	
	District Moradabad, Tehsil Moradabad, Village NA	
	AREA DETAILS:	Sq.Mts.
1	Area of Plot As per record	
	NA	30284.27
	As per site condition	49903.64
	Area of Plot Considered	49903.64
2	Deduction for	
	a)Proposed roads	0.00
	b)Any reservations	0.00
	Total(a + b)	0.00
3	Net Area of plot (1 - 2) AREA OF PLOT	49903.64
	Plot Area For Coverage	49903.64
	Plot Area For FAR	49903.64
	Perm. FAR Area (2.50)	124758.10
	Total Perm. FAR area (2.50)	124758.10
4	Total Built up area permissible at:	
	Permissible Coverage area (40.00 %)	19961.45
	Proposed Coverage Area (35.43 %)	17680.03
	Total Prop. Coverage Area (35.43 %)	17680.03
	Balence coverage area (4.57 %)	2281.43
5	Proposed Area at:	

	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Basement Floor	38638.78	0.00	11841.30	0.00
Ground Floor	18141.87	0.00	17680.17	0.00
First Floor	16526.67	0.00	14409.38	0.00
Second Floor	15901.52	0.00	16480.07	0.00
Terrace Floor	4559.59	0.00	3855.40	0.00
Total Area:	97868.43	0.00	64324.32	0.00

6	Accessory\Jaw Area considered towards computation of FAR	72.16
	Total FAR Area:	64376.48
	Accessory\Jaw Area Added in Build Up Area:	172.16
	Total BuiltUp Area:	97868.59
7	Proposed F.S.I. consumed:	1.29
8	Tenement Statement	
A	Tenement Proposed At:	
	G.F.	75.00
	All Floors	32.00
B	Total Tenements (3 + 4)	107
9	Parking Statement	
1	Parking Space Required as per Regulations:	444.13
2	Proposed Parking Space:	48879.98

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.		
	No.	Reduced Reqd Parking (Incase of Plot having Width\Area surrendered FOC)	Area	No.	Area
Equivalent Car Space		-		392	5390.00
Total Car	32	-	440.00	392	5390.00
Visitor's Car Parking	-	-	4.13	12	165.00
Other Parking	-	-			43324.98
Total			444.13		48879.98

Tree Details (Table 3h)

Plot		Name	Nos Of Trees	
			Reqd	Prop
PLOT		Tree	250	282

Buildingwise Floor FAR Details

Floor Name	Building Name				Total	
	AB (BLOCK)		C (COMMUNITY CENTER AND CONVENIENT SHOPPING)			
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	15225.30	11841.30	23411.48	0.00	38638.78	11841.30
Ground Floor	16900.20	16438.50	1241.67	1241.67	18141.87	17680.17
First Floor	15387.75	13286.70	1138.92	1122.68	16526.67	14409.38
Second Floor	15530.10	15444.90	1051.42	1035.17	16581.52	16480.07
Terrace Floor	4545.90	3855.40	53.69	0.00	4599.59	3855.40
Total	70589.25	60864.80	26897.18	3399.52	97486.43	64324.32

Green and open space Area

Name	Prop. Area
GREEN	7058.98
GREEN	247.77
GREEN	208.57

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)

SITE PLAN

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units			Car			Visitors Car		
				Parking space reqd for every	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
AB (BLOCK)	Residential	Group Housing	0 - 50	1	-	-	-	-	-	-	-	-
			50 - 100	1	-	1.00	-	-	-	-	-	-
			100 - 150	1	-	1.25	-	-	-	-	-	-
			> 150	1	2.00	1.50	3	-	-	-	-	-
			> 0	1	-	-	-	-	1.00	-	-	-
	Educational	Secondary school	> 0	100	129993.21	-	1.00	29	-	-	-	-
	Total				-	-	-	32	392	-	0	12

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units
AB (BLOCK)	Residential	Group Housing		-	Highrise	90	0
C (COMMUNITY CENTER AND CONVENIENT SHOPPING)	Commercial	Commercial Building		-	Highrise	0	17

Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
BASEMENT FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
GROUND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
SECOND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TERRACE FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
BASEMENT FLOOR PLAN	Commercial + Parking +STP	Commercial Building	-	-	-
GROUND FLOOR PLAN	Educational	Secondary school	Special FAR	Commercial	Commercial Building
FIRST FLOOR PLAN	Educational	Secondary school	Special FAR	Educational	Secondary school
SECOND FLOOR PLAN	Educational	Secondary school	Special FAR	Educational	Secondary school
TERRACE FLOOR PLAN	Commercial	Commercial Building	-	-	-

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.)			Add Area to FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			Duct(Void, Duct, Chowk)	Double Height			Mumty	Lift	Lift Machine	Balcony	Accessory Use	Ramp	Covered Area	Parking	Resi.	Commercial	Educational	Stair		
AB (BLOCK)	45	74189.70	519.75	3080.70	70589.25	2920.95	1366.15	652.50	4722.53	0.00	0.00	136.80	0.00	58673.70	0.00	0.00	2231.10	60904.80	90	
C (COMMUNITY CENTER AND CONVENIENT SHOPPING)	1	47308.58	9.40	0.00	47297.18	37.45	32.48	16.24	0.00	162.70	486.51	0.00	43324.98	0.00	593.16	2806.37	0.00	3399.52	17	
Grand Total	46	121496.28	529.15	3080.70	117886.43	2958.40	1421.63	668.74	4722.53	162.70	486.51	136.80	43324.98	58673.70	593.16	2806.37	2231.10	64304.32	107	

Total Plot Area: - 49903.64	Total FAR Area: - 64376.48
Total Coverage Area: - 17680.03	Total BUA Area: - 97486.43

OWNER'S NAME AND SIGNATURE

Jainco Developers Pvt Ltd,maldiraestudio@gmail.com,9311066011

For Jainco Developers Pvt Ltd

ARCHEINO'S NAME AND SIGNATURE

Vishal Sharma

CA/1998/23261

Vishal Sharma
Diploma - Architecture
Diploma - Architecture
Date: 16 Jun 2023
Place: Delhi
Enrolment No.: A-00443

Moradabad Development Authority

Building Plan Application Number

MBDA/BP/22-23/0414

Sanctioned On

14 Jun 2023

Valid Till

15 Jun 2028

Approved By

Shailesh Kumar (Vice Chairman)

Examined By

KAMLESH KUMAR SHUKLA (Junior engineer)

sagar gupta (Assistant Engineer/ ATP)

Jyoti Prasad (Town Planner)

Jyoti Prasad (Chief Town Planner)

Rajeev Pandey (Secretory)

Shailesh Kumar (Vice Chairman)

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.

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