



SITE AREA STATEMENT

TOTAL PLOT AREA AS PER REGISTRY	=	10860.00 SQMT	
TOTAL PLOT AREA AS PER SITE	=	9966.48 SQMT	
ROAD WINDING AREA	=	279.39 SQMT	
PART-A PLOT AREA	=	9687.09 SQMT	
PART-B FOR FUTURE DEVELOPMENT AREA	=	2000.00 SQMT	
PART-A NET PLOT AREA	=	7687.09 SQMT	-100.00%
GREEN AREA	=	1160.30 SQMT-	15.10%
ROAD AREA	=	1955.45 SQMT-	25.43%
AREA UNDER PLOTS			
FOR RESIDENTIAL	=	4247.98 SQMT-	55.26%
COMMERCIAL SHOP & BOOTH AREA	=	73.58 SQMT-	00.95%
DUSTBIN AREA	=	150.34 SQMT-	01.95%
S.T.P. TANK & TRANSFORMER AREA	=	97.91 SQMT-	01.27%
TOTAL PLOTS ACHIEVED	=	21 NOS	
TOTAL UNIT	=	84	

PLOT MORTGAGE

PLOT NO.	PLOT AREA IN SQ.MT.	UNIT
B5	215.00 SQMT	04
B6	215.00 SQMT	04
B7	249.73 SQMT	04
C1	127.98 SQMT	04
C2	126.20 SQMT	04

SITE PLAN (Scale - 1:100)

KHATA NO.	KHASRA NO.	AREA(HACT.)	AREA AS PER REGISTRY SQ.MTR
00674	793	0.4500	1 4500
00363	794	0.1380	3/4 1035
00363	795	0.1600	3/4 1200
00363	797	0.2750	3/4 2062.50
00363	798	0.2750	3/4 2062.50
		TOTAL SALE AREA	TOTAL AREA 10860

REMARKS

ELECTRIC POLE	⊕
MANHOLE	□
CHAMBER	○
TREES	●
BLUE DUSTBIN	○
GREEN DUSTBIN	○
SUBMERSIBLE	⊕
WATER SUPPLY	=====

Plot No.	Plot Area	Front	Side 1	Side 2	Rear	Coverage	FSI Area
B7	249.73	3.00	-	-	-	3.00	0.00
B6	215.00	3.00	-	-	-	3.00	0.00
B5	215.00	3.00	-	-	-	3.00	0.00
B4	215.00	3.00	-	-	-	3.00	0.00
B3	215.00	3.00	-	-	-	3.00	0.00
B2	215.00	3.00	-	-	-	3.00	0.00
B1	215.00	3.00	-	-	-	3.00	0.00
A6	215.00	3.00	-	-	-	3.00	0.00
A5	215.00	3.00	-	-	-	3.00	0.00
A4	215.00	3.00	-	-	-	3.00	0.00
A3	215.00	3.00	-	-	-	3.00	0.00
A2	215.00	3.00	-	-	-	3.00	0.00
A1	215.00	3.00	-	-	-	3.00	0.00
C1	127.98	3.00	-	-	-	3.00	0.00
C2	126.20	2.00	-	-	-	2.00	0.00

Area Statement	Area	Percentage
Area of Plot As per record	10860.00	100.00%
Area of Plot Considered	7686.56	70.88%
Area of Plot Not Considered	3173.44	29.12%
Area of Plot Reserved	0.00	0.00%
Area of Plot Not Reserved	0.00	0.00%
Area of Plot Available	7686.56	70.88%
Area of Plot Not Available	3173.44	29.12%
Area of Plot Reserved	0.00	0.00%
Area of Plot Not Reserved	0.00	0.00%
Area of Plot Available	7686.56	70.88%
Area of Plot Not Available	3173.44	29.12%

Plot Name	Use	SubUse	Range	No.	Perm. Person/Unit	Total Person/Plot	Total
C3	Residential	Row House	above 50 upto 150sq.mt	2	5	10	20
B7	Residential	Row House	above 50 upto 150sq.mt	4	5	20	20
B6	Residential	Row House	above 50 upto 150sq.mt	4	5	20	20
B5	Residential	Row House	above 50 upto 150sq.mt	4	5	20	20
B4	Residential	Row House	above 50 upto 150sq.mt	4	5	20	20
B3	Residential	Row House	above 50 upto 150sq.mt	4	5	20	20
B2	Residential	Row House	above 50 upto 150sq.mt	4	5	20	20
B1	Residential	Row House	above 50 upto 150sq.mt	4	5	20	20
A6	Residential	Row House	above 50 upto 150sq.mt	4	5	20	20
A5	Residential	Row House	above 50 upto 150sq.mt	4	5	20	20
A4	Residential	Row House	above 50 upto 150sq.mt	4	5	20	20
A3	Residential	Row House	above 50 upto 150sq.mt	4	5	20	20
A2	Residential	Row House	above 50 upto 150sq.mt	4	5	20	20
A1	Residential	Row House	above 50 upto 150sq.mt	4	5	20	20
C1	Residential	Row House	above 50 upto 150sq.mt	4	5	20	20
C2	Residential	Row House	above 50 upto 150sq.mt	4	5	20	20
Grand Total							400

Land use analysis/area distribution (Table 2c)	Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plot Area	4248.03	55.27	
Road Area	1955.26	25.44	
Garbage Collection Center	153.34	1.96	
Secur Shopping	25.09	0.33	
Secur Shopping	25.09	0.33	
Conversion Shop	13.57	0.18	
Public Open Space	119.26	1.54	
Excess Paved Area	4.38	0.06	
Other Area	67.58	0.88	
Total net layout	7686.56	100.00	

OWNER'S NAME AND SIGNATURE
 Surender Gandhi S/O Somnath
 Gandhi.surender@owarsons.com,9837031644
 Joginder Gandhi S/O Somnath
 Gandhi.jogender@owarsons.com,987564000

ARCHITECT'S NAME AND SIGNATURE
 Sanjeev Kumar Rastogi
 CA/89/12522
 State Council of Architectural Regulation and Approval
 Delhi-110025
 15-A-21
 Durgam-Chandni

Moradabad Development Authority

Building Plan Application Number
 MBDA/LD/23-24/0146

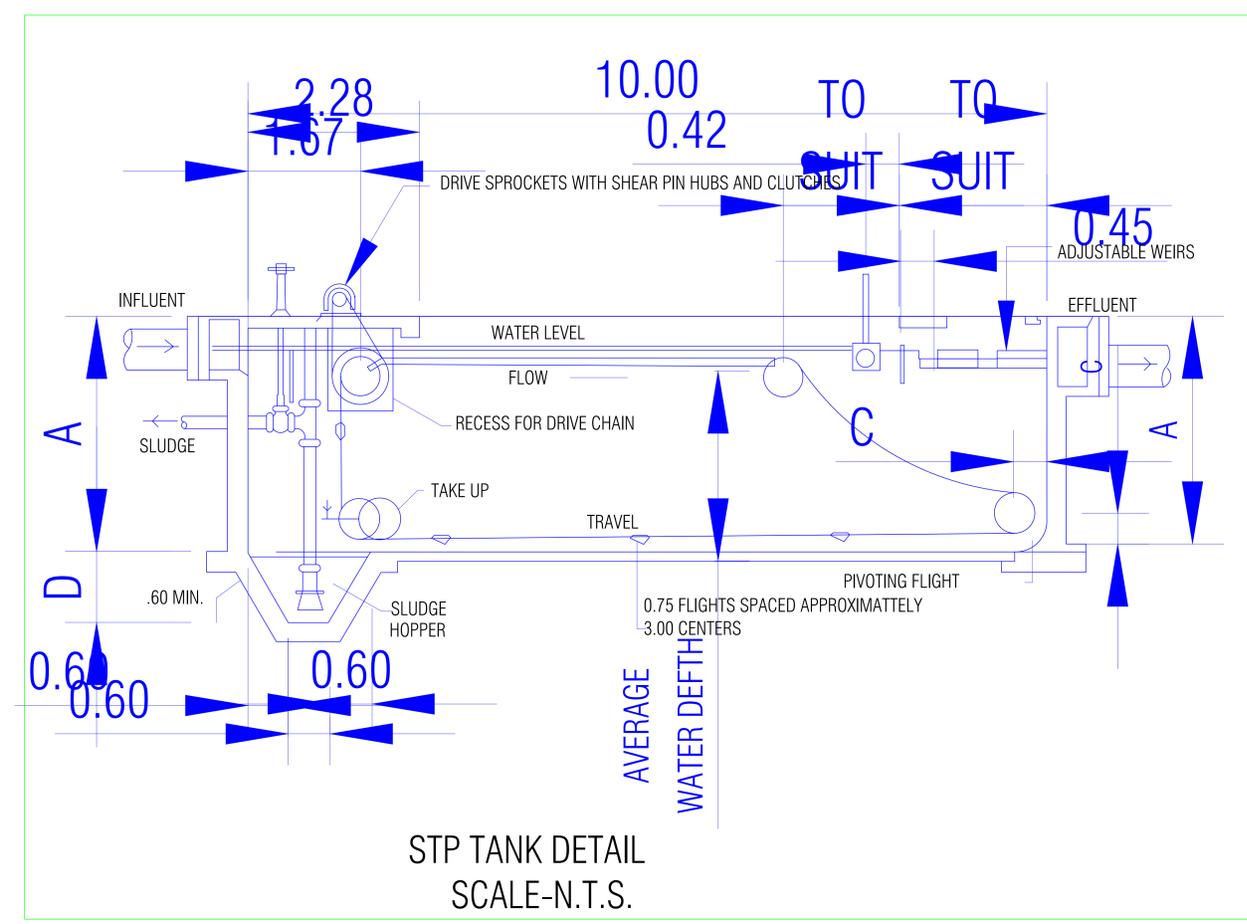
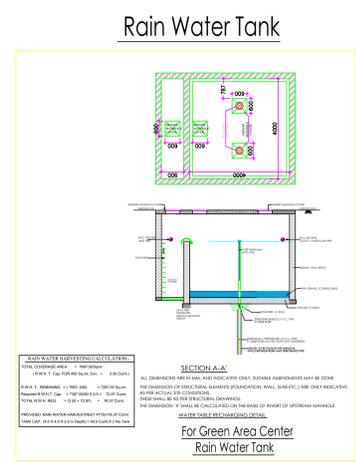
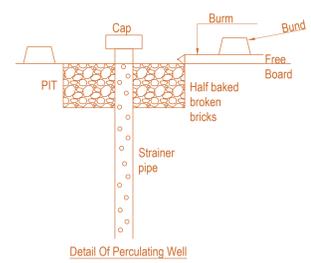
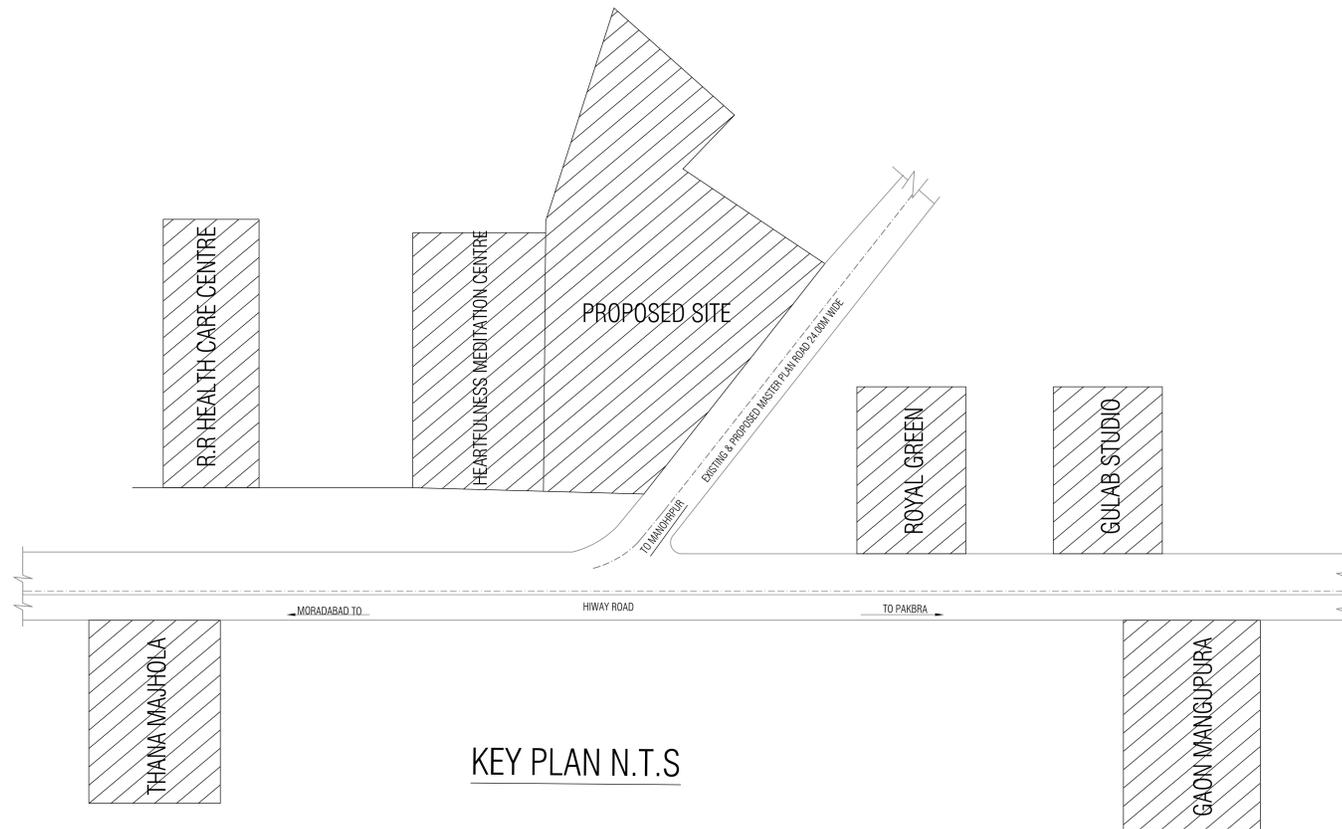
Sanctioned On
 25 Jul 2023

Valid Till
 24 Jul 2028

Approved By
 Shailesh Kumar (Vice Chairman)

Examined By
 MUKESH KUMAR SAXENA (Junior engineer)
 sagar gupta (Assistant Engineer/ ATP)
 Jyoti Prasad (Town Planner)
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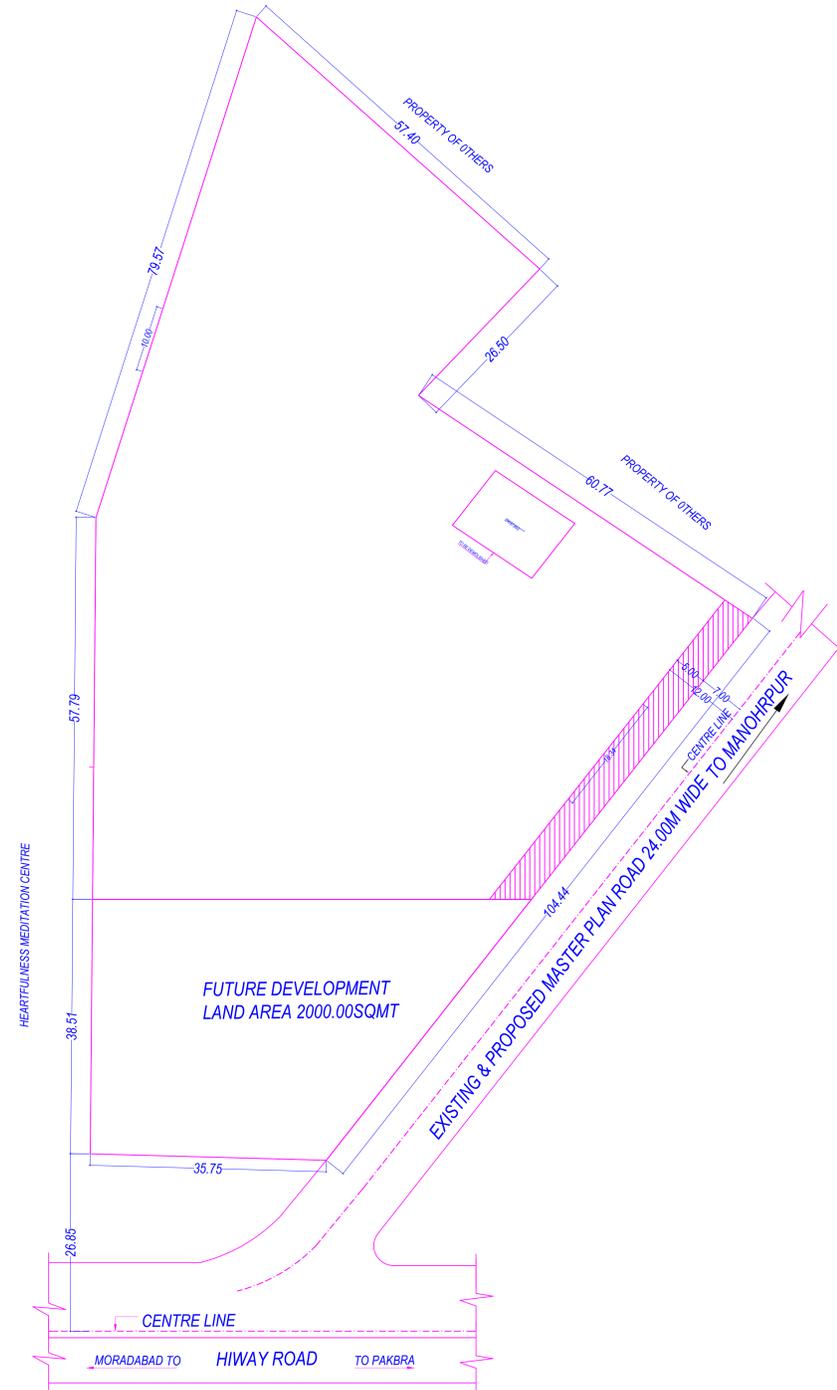
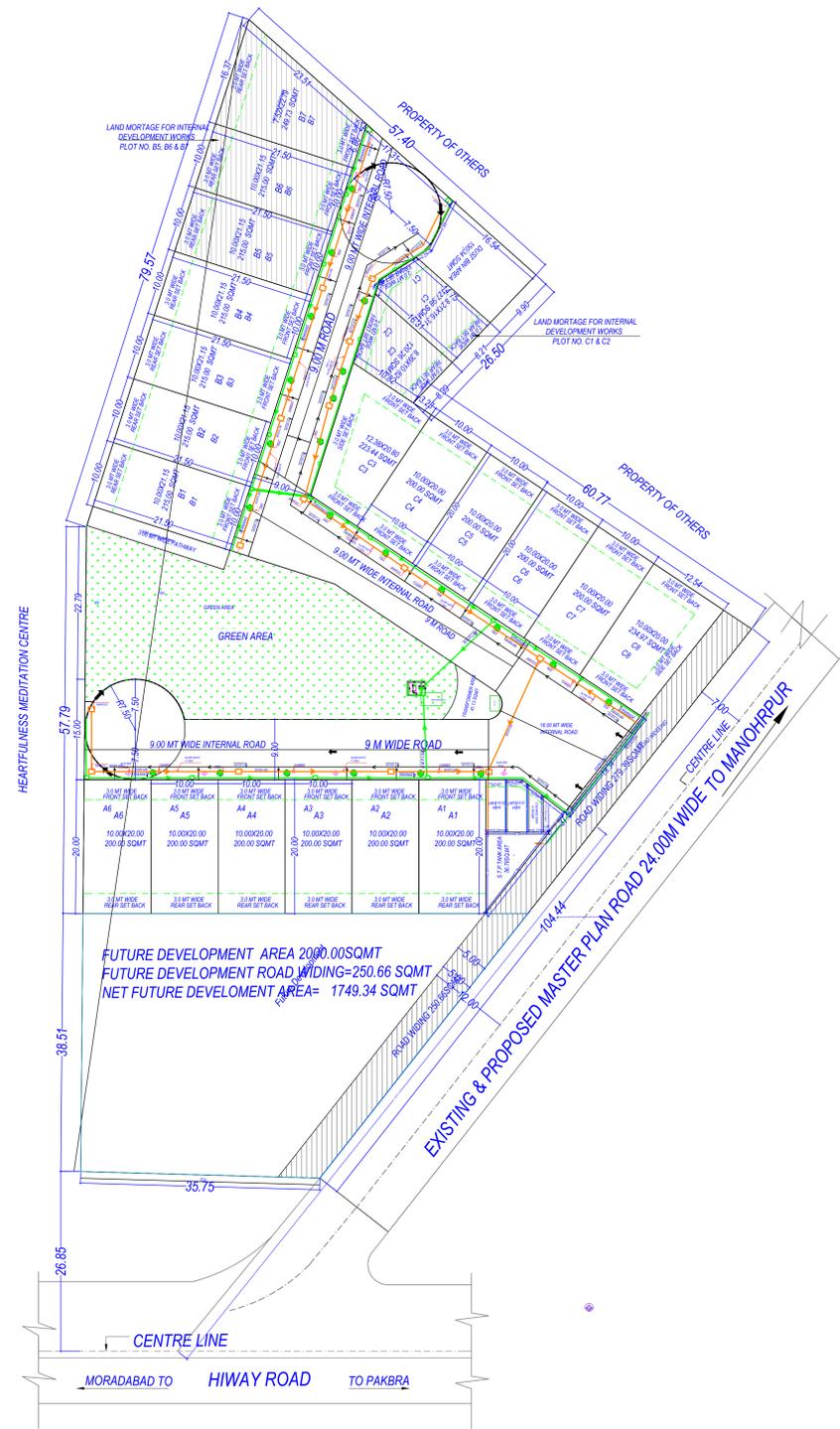
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
 2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.



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Total Plot Area: -	7686.56	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

OWNER'S NAME AND SIGNATURE Surender Gandhi S/O Somnath Gandhij.surender@sewarsons.com,9837031644 Joginder Gandhi S/O Somnath Gandhij.jogender@sewarsons.com,9897564000	
ARCHITECT'S NAME AND SIGNATURE Sanjeev Kumar Rastogi CA/89/12522 Designated by State of U.P. Designation: Architect	REGISTERED CIVIL ENGINEER Signature Moredabad Development Authority
Building Plan Application Number MBDA/LD/23-24/0146 Sanctioned On 25 Jul 2023 Valid Till 24 Jul 2028 Approved By Shailesh Kumar (Vice Chairman) Examined By MUKESH KUMAR SAXENA (Junior engineer) sagar gupta (Assistant Engineer/ ATP) Jyoti Prasad (Town Planner) sagar gupta (Assistant Engineer/ ATP) Jyoti Prasad (Town Planner) sagar gupta (Assistant Engineer/ ATP)	



EXISTING STRUCTURE TO BE DEMOLISHED

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

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 Surender Gandhi S/O Somnath
 Gandhi.surender@sewars.com.9837031644
 Joginder Gandhi S/O Somnath
 Gandhi.jogender@sewars.com.9897584000

ARCHITECT'S NAME AND SIGNATURE
 Sanjeev Kumar Rastogi
 CA/89/12522
 Registered Architect
 State of Haryana
 Date of Registration: 15-04-21
 Designation: Architect

Moradabad Development Authority



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sagar gupta (Assistant Engineer/ ATP)

Jyoti Prasad (Town Planner)

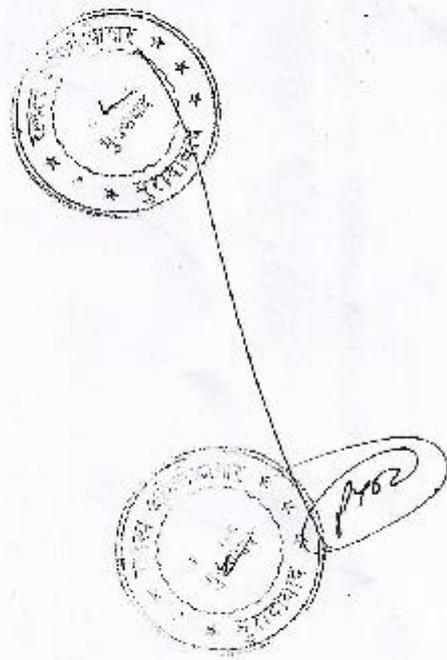
sagar gupta (Assistant Engineer/ ATP)

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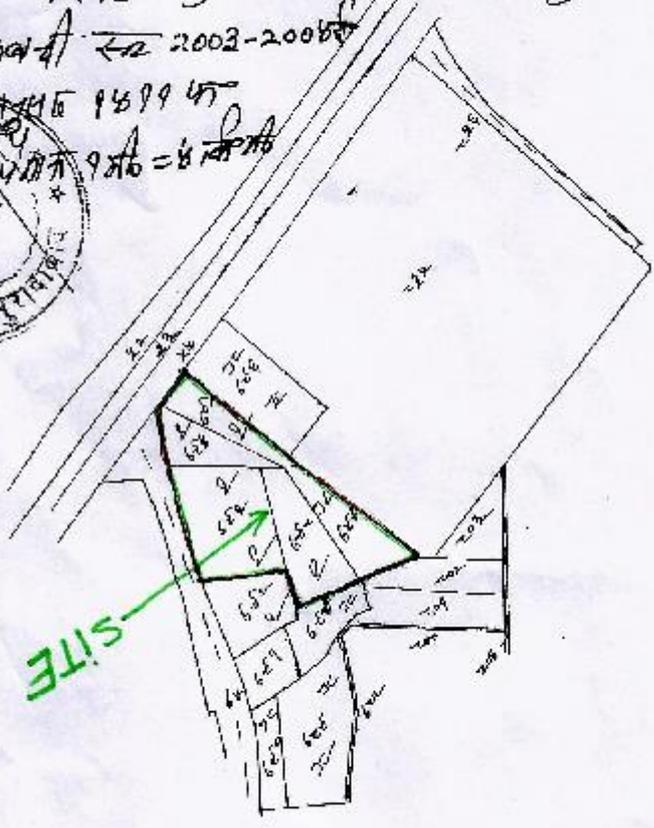
sagar gupta (Assistant Engineer/ ATP)



श्रीधरजी सुबिन पुस्तकालय
आपका पत्र मूल्य ... 10/10/2019
पठनाथ राव पुस्तकालय ... 10/10/2019
विलास ... 10/10/2019
संख्या नम्बर ...
17/12/19
02/12/2019



प्राथमिक दक्षिण खण्ड ग्राम - मनौहरपुर
 पर व नं० - गुरदाबाद जिला - गुरदाबाद
 कावची स० 2002-2008



प्लॉट नं० की क्रम संख्या 1712-9
 प्रथमता जब की दिनांक 02/7/2007
 अधिकार का प्रकार राज्यक गुप्त
 क्षेत्र का क्षेत्र 13
 प्लॉट नं० की संख्या 30 नं० का नं०
 दिनांक का दिनांक 02/7/2007
 नवीन का दिनांक 02/8/2007
 अधिकार का प्रकार
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सत्यापन लिपि
 राजस्व अधिकारी
 गुरदाबाद 02/7/2007



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08/07/14



2011-2012
M.L.C. No. 120

ब्लॉक नं० आखर-एर-बी
(निर्वाह 93)

मूलभूत नकशे (फर्ह सूत्रावकाश)

ग्राम: मण्डलपुर, तालुका: सुरादावा, जिला: सुरादावा

क्र.सं.	खेती	कृषि माला	क्षेत्रफल	नवी भाग नं०	मिटने कमीशन की श्रेणी (Soil Class)	मिटर का माला	वि.सं.
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नोट - इस सत्य प्रोत्पत्ति को
अपना प्रति आशय देती

आखर-एर-बी
मण्डलपुर, सुरादावा

आखर-एर-बी का क्षेत्रफल 19609
आखर-एर-बी का क्षेत्रफल 208/09/23
आखर-एर-बी का क्षेत्रफल 51
आखर-एर-बी का क्षेत्रफल 208/09/23

20/09/2007