



GENERAL NOTES	
TOTAL LAND AREA	=19,161.94 SQMT.
TYPE (II)-A	
01	150.00 SQMT.
02 TO 08	112.50 X7 = 787.50 SQMT.
09	115.87 SQMT.
10	150.00 SQMT.
11	147.27 SQMT.
12	115.98 SQMT.
13 TO 18	112.50 X6 = 675.00 SQMT.
19	116.49 SQMT.
20	149.90 SQMT.
TOTAL AREA(TYPE-II) 2408.01 SQMT.	
TYPE (III)-B	
01	224.13 SQMT.
02 TO 05	144.50x4= 578.00 SQMT.
06	149.95 SQMT.
07	150.00 SQMT.
08 TO 12	144.50x5= 722.50 SQMT.
13	190.66 SQMT.
14	185.98 SQMT.
15 TO 16	153.02x2= 306.04 SQMT.
17	179.65 SQMT.
18 TO 24	144.50x7= 1011.50 SQMT.
25 TO 26	178.50x2= 357.00 SQMT.
27 TO 33	144.50x7= 1011.50 SQMT.
34	178.35 SQMT.
TOTAL AREA(TYPE-III) 5245.26 SQMT.	
TYPE (IV)-C	
01	240.24 SQMT.
02 TO 05	162.00x04= 648.00 SQMT.
06	172.06 SQMT.
07 TO 09	162.00x3= 486.00 SQMT.
10	162.00 SQMT.
11 TO 15	162.00x5= 810.00 SQMT.
16	174.56 SQMT.
17	162.00 SQMT.
Examined By Amit Kadiyan (A.E.), Arun Kumar (V.O.)	
TOTAL AREA(TYPE-IV) 2854.86 SQMT.	
TOTAL AREA UNDER PLOTS = 10508.13 SQMT. 57.98%	
TOTAL AREA OF LAND =19,161.94 SQM.	
AREA LEFT FOR CHAK ROAD =338.00 Sqm.	
AREA OF LAND =18,823.94 SQM.	
AREA LEFT FOR ROADS = FRONT = 531.63 SQM.	
AREA LEFT FOR ROADS = SIDE = 2405.94 SQM.	
TOTAL ROAD WIDENING AREA = 2937.57 SQM.	
NET AREA OF LAND =15,886.37 SQM. 100.00%	
TOTAL AREA UNDER PLOTS = 10508.13 SQMT. 66.15%	
ROAD AREA = 2413.42 SQM. 15.19%	
TOTAL PARK / OPEN AREA = 2319.01 SQM.+5% = 2319.01+115.95 =2434.96 Sqm. 15.33%	
PATH WAY AREA = 169.08 SQM. 1.06%	
R.W.A. OFFICE PLOT = 198.00 SQM. 1.25%	
SHOP AREA = 36.00 SQM. 0.23%	
ELECT. TRANSFORMER = 54.00 SQM. 0.34%	
SPACE FOR LT PANEL ROOM = 64.35 SQM. 0.40%	
GAURD RM. AREA = 8.43 SQM. 0.05%	
TYPE IV PLOTS = 17 NOS.	
TYPE III PLOTS = 34 NOS.	
TYPE II PLOTS = 20 NOS.	
TOTAL PLOTS = 71 NOS.	
SITE PLAN (LAY OUT PLAN)	
PROPOSED LAYOUT PLAN OF RESIDENTIAL COLONY FOR INDIAN RAILWAY WELFARE ORGANISATION AT - VILL. MANOHER PUR, DELHI ROAD, MORADABAD	
	I:100 LAY OUT PLAN
	SCALE
OWNER'S SIGN.	
ARCHITECT. RAJESH BHATNAGAR HOTEL NEW CASTLE COMPOUND, CIVIL LINES, MORADABAD.	

PART SAJRA PLAN



TO BE MORTGAGE

TYPE -III = 1 TO 07 = 1102.08 Sqm.

TYPE -IV = 1 TO 06 = 1060.30 Sqm.

SHOWN THUS

KHASRA NO - 751 = AREA - 6023.94 Sqm. (6223.94 - 200 = 6023.94)	
KHASRA NO - 752 = AREA - 4140.00 Sqm.	
KHASRA NO - 753 = AREA - 282.00 Sqm. (420.00 - 138 = 282.00)	
KHASRA NO - 754 = AREA - 282.00 Sqm.	
KHASRA NO - 755 = AREA - 1216.00 Sqm.	
KHASRA NO - 756 = AREA - 2930.00 Sqm.	
KHASRA NO - 757 = AREA - 1650.00 Sqm.	
KHASRA NO - 758 = AREA - 2300.00 Sqm.	
TOTAL AREA LAND = 18823.94 Sqm.	
ROAD LEFT KHASRA NO - 751= = AREA 200.00 Sqm.	
ROAD LEFT KHASRA NO - 753= = AREA 138.00 Sqm.	
TOTAL = AREA 19161.94 Sqm.	

PART SAJRA PLAN

GENERAL NOTES

TOTAL LAND AREA

=19,161.94 SQMT.

TYPE (II)

01	150.00 SQMT.
02 TO 08	112.50 X7 = 787.50 SQMT.
09	115.87 SQMT.
10	150.00 SQMT.
11	147.27 SQMT.
12	115.98 SQMT.
13 TO 18	112.50 X6 = 675.00 SQMT.
19	116.49 SQMT.
20	149.90 SQMT.

TOTAL AREA(TYPE-II)

2408.01 SQMT.

TYPE (III)

01	224.13 SQMT.
02 TO 05	144.50x4= 578.00 SQMT.
06	149.95 SQMT.
07	150.00 SQMT.
08 TO 12	144.50x5= 722.50 SQMT.
13	190.66 SQMT.
14	185.98 SQMT.
15 TO 16	153.02x2= 306.04 SQMT.
17	179.65 SQMT.
18 TO 24	144.50x7= 1011.50 SQMT.
25 TO 26	178.50x2= 357.00 SQMT.
27 TO 33	144.50x7= 1011.50 SQMT.
34	178.35 SQMT.

TOTAL AREA(TYPE-III)

5245.26 SQMT.

TYPE (IV)

01	240.24 SQMT.
02 TO 05	162.00x04= 648.00 SQMT.
06	172.06 SQMT.
07 TO 09	162.00x3= 486.00 SQMT.
10	162.00 SQMT.
11 TO 15	162.00x5= 810.00 SQMT.
16	174.56 SQMT.
17	162.00 SQMT.

TOTAL AREA(TYPE-IV)

2854.86 SQMT.

TOTAL AREA UNDER PLOTS =

10508.13 SQMT.

57.98%

TOTAL AREA OF LAND =19,161.94 SQM.

AREA LEFT FOR CHAK ROAD =338.00 Sqm.

AREA OF LAND =18,823.94 SQM.

AREA LEFT FOR ROADS = FRONT = 531.63 SQM.

AREA LEFT FOR ROADS = SIDE = 2405.94 SQM.

TOTAL ROAD WIDENING AREA = 2937.57 SQM.

NET AREA OF LAND =15,886.37 SQM. 100.00%

TOTAL AREA UNDER PLOTS =

10508.13 SQMT.

66.15%

ROAD AREA =

2413.42 SQM.

15.19%

TOTAL PARK / OPEN AREA = 2319.01 SQM.+5%

= 2319.01+115.95

=2434.96 Sqm. 15.33%

PATH WAY AREA =

169.08 SQM.

1.06%

R.W.A. OFFICE PLOT = 198.00 SQM.

1.25%

SHOP AREA = 36.00 SQM.

0.23%

ELECT. TRANSFORMER = 54.00 SQM.

0.34%

SPACE FOR LT PANEL ROOM = 64.35 SQM.

0.40%

GAURD RM. AREA = 8.43 SQM.

0.05%

TYPE IV PLOTS	=	17 NOS.
TYPE III PLOTS	=	34 NOS.
TYPE II PLOTS	=	20 NOS.
TOTAL PLOTS	=	71 NOS.

SITE PLAN
(LAY OUT PLAN)

PROPOSED LAYOUT PLAN
OF RESIDENTIAL COLONY
FOR INDIAN RAILWAY
WELFARE ORGANISATION
AT - VILL. MANOHER PUR,
DELHI ROAD, MORADABAD

I:100 LAY OUT PLAN

SCALE

OWNER'S SIGN.

ARCHITECT.
RAJESH BHATNAGAR
HOTEL NEW CASTLE COMPOUND,
CIVIL LINES, MORADABAD.



Building Plan Approval Certificate



Date **17 Jun 2019**

Application No. **MAP20181101160338080**

Applicant Name **Other Indian Railway Welfare Organisation**

Other Indian Railway Welfare Organisation,

We are feeling immense pleasure to inform you that your Building Plan Application No. **MAP20181101160338080** dated **01 Nov 2018** for **Indian Railway Welfare Organisation Village Manoharpur, Delhi Road Moradabad Plot No. Type-2(1-22), Type-3(1-31), Type-4(1-19) Colony Manoharpur Moradabad Moradabad Uttar Pradesh** with the following technical details has been approved.

Technical Details:	
Total Plot Area (sq.m.):	10508.13
Net Plot Area (sq.m.):	10508.13
Proposed Covered Area (sq.m.):	6446.12
Ground Coverage (%):	65.00
Floor Area Ratio:	0.65
Building Height (m.):	3.20
Frontage/Width of Land (m.)	0.00
Depth/Length of Land (m.):	0.00
No of Floors (Including Ground Floor):	1
Width of Front Road (m.):	24.00

Building Plan Approved on **17 Jun 2019**

Valid upto **16 Jun 2024**

Approved By **VIPUL SRIVASTAVA (town planner)**

Examined By **Amit Kadiyan (A.E.), Arun Kumar (VC), Prabhat Kumar (ATP), RAJENDRA PRASAD YADAV (JE), RAJENDRA SINGH (JE), Smt. Prerna Sharma (Secretary)**

Building Plan approved separately is integral part of this certificate.

Please Note: it is computer generated Building Plan Approval Letter and do not require any Stamp/Signature