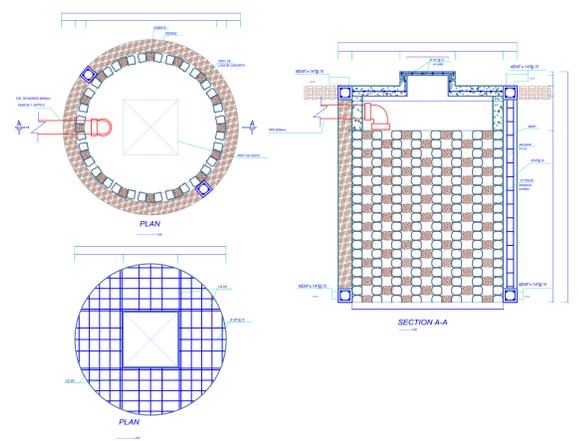
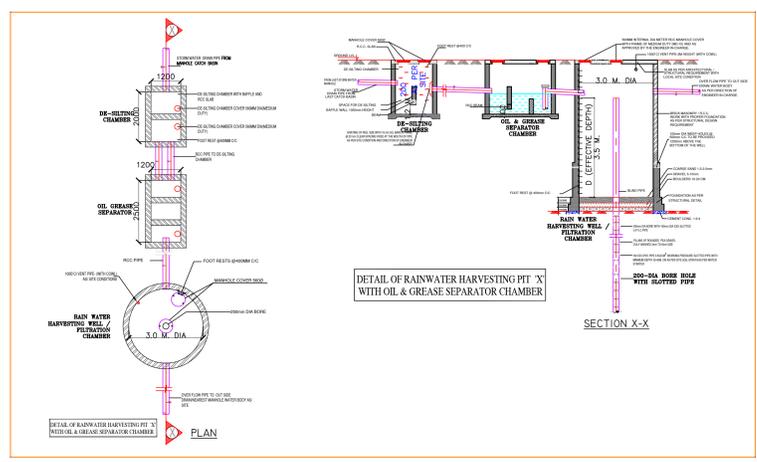


SITE PLAN
(Scale - 1:1000)



Sl. No.	Area	Area (sq. mt.)	Percentage (%)
1	Area covered under	3015.56	58.29
2	Plot Area	13166.13	25.45
3	Road Area	1407.41	2.72
4	PARKING AREA	1612.09	3.12
5	1513.02 SQ.MT.		
6	Garbage Collection Center	56.35	0.11
7	Public Open Space	5213.60	10.08
8	Other Area	121.65	0.24
9	Total net layout	51728.80	100.00

AREA STATEMENT		VERSION NO. - 1.0.04		
PROJECT DETAIL:		VERSION DATE: 30/03/2023		
Authority:	Moradabad Development Authority	Plot Use: Commercial		
Authority Class:	Category B	Plot Sub-Use: Plotted development		
Authority Code:	Development Plan - Other	Development Plan - Other		
Case/Frac:	Regular	Land Use Zone: Commercial use Zone		
Project Type:	Layout Development	Land Sub-Use Zone: Other Commercial		
Nature of Development:	NEW	Layout Type: NA		
Development Area:	Undeveloped Area			
Sub-Development Area:	Other Town Area			
Special Project:	NA			
Site Address:	District Moradabad, Tehsil Moradabad Village NA			
AREA DETAILS		Sq. Mts		
Area of Plot As per record		58546.17		
Document Area		51728.80		
As per site condition		51728.80		
Area of Plot Considered		51728.80		
2 Deduction for				
(a) Proposed roads		123.16		
Road Widening Area		123.16		
(b) Area reservations		0.00		
Total (a + b)		123.16		
3 Net Area of plot (1 - 2) AREA OF PLOT		51728.80		
Plot Area For Coverage		51728.80		
Plot Area For FSI		51728.80		
Perm. FSI Area (1.75)		90525.40		
Total Perm. FSI area (1.75)		90525.40		
6 Total Built up area permissible at:				
Permissible Coverage area (50.00 %)		25864.40		
Proposed Coverage Area (%)		0.00		
Total Prop. Coverage Area (%)		0.00		
Balance coverage area (50.00 %)		25864.40		
Proposed Area at:				
Total Area	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
	0.00	0.00	0.00	0.00
Total FSI Area				0.00
Accessory Use Area Added in Built-Up Area				180.56
Total Built-Up Area				180.56
Proposed F.S.I. consumed				0.00
C Tenement Statement				
D Tenement Proposed At:				

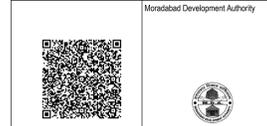
Tenements Density Check					
Net housing density	No. Of Tenements		No. Of Persons		
	Reqd	Prop	Reqd	Prop	
1000000/Hec	-	0	-	-	0
750/Hec	-	0	-	-	0

Green and open space Area	
Name	Prop. Area
GREEN - 2	1380.40
GREEN - 1	3833.20
Total	5213.60

Tree Details (Table 3h)			
Plot	Name	No. Of Trees	
PLOT	Tree	Reqd	Prop
		259	261

OWNER'S NAME AND SIGNATURE
 MS SEDENTARY BUILDCON LLP,
 SMT. VEENA DUDEJA,
 AYAAN FARMS PVT LTD,
 ayapan@gmail.com/9817691444

ARCHITECT'S NAME AND SIGNATURE
 VINAYAK GUPTA
 CADWIT
 Signatu revalid



Building Plan Application Number
 MBDALD/22-23/0677

Sanctioned On
 03 Aug 2023

Valid Till
 04 Aug 2028

Approved By
 Shailesh Kumar (Vice Chairman)

Examined By
 KAMLESH KUMAR SHUKLA (Junior engineer)

Ekta . (Assistant Engineer/ ATP)

Jyoti Prasad (Town Planner)

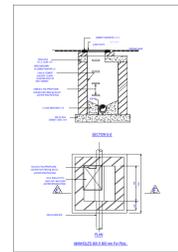
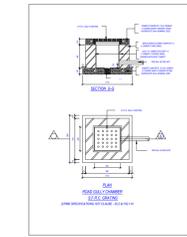
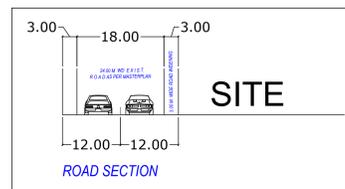
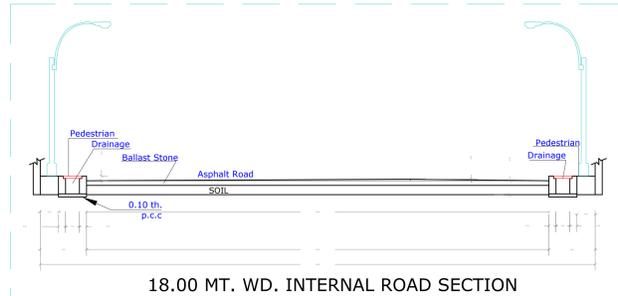
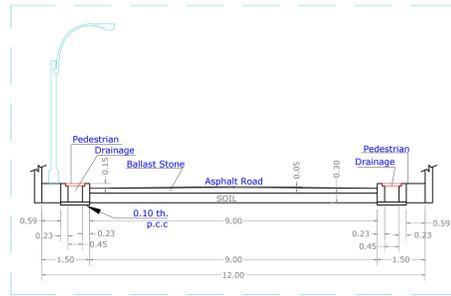
Ekta . (Assistant Engineer/ ATP)

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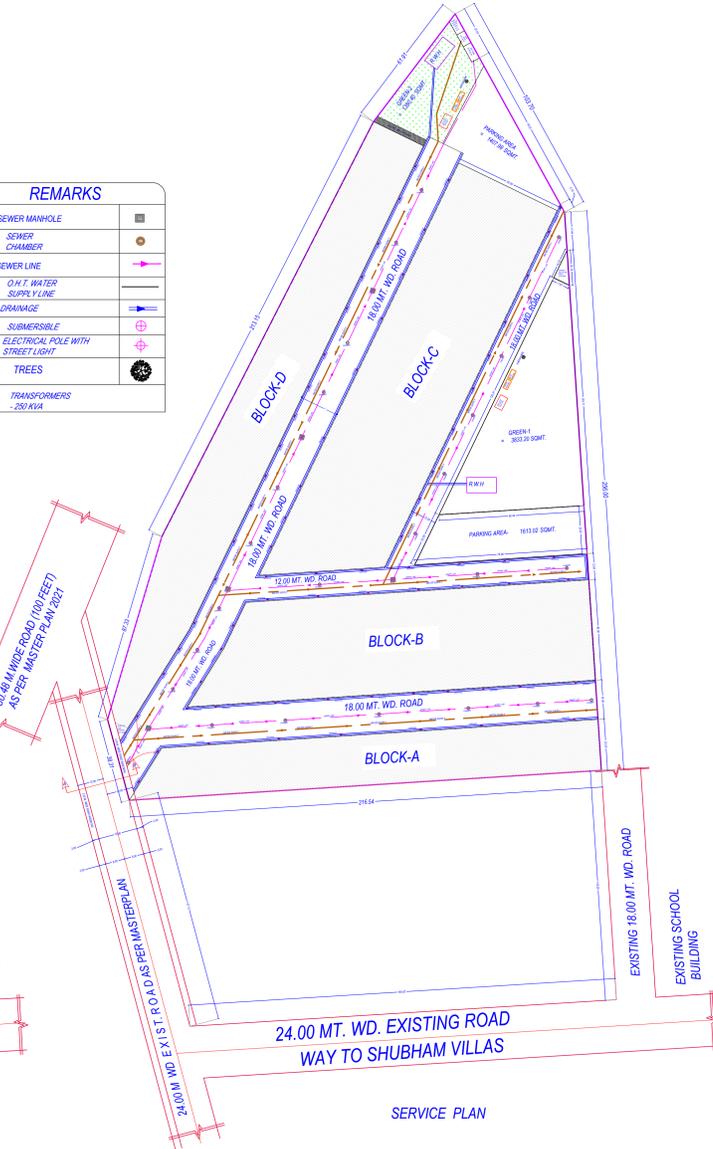
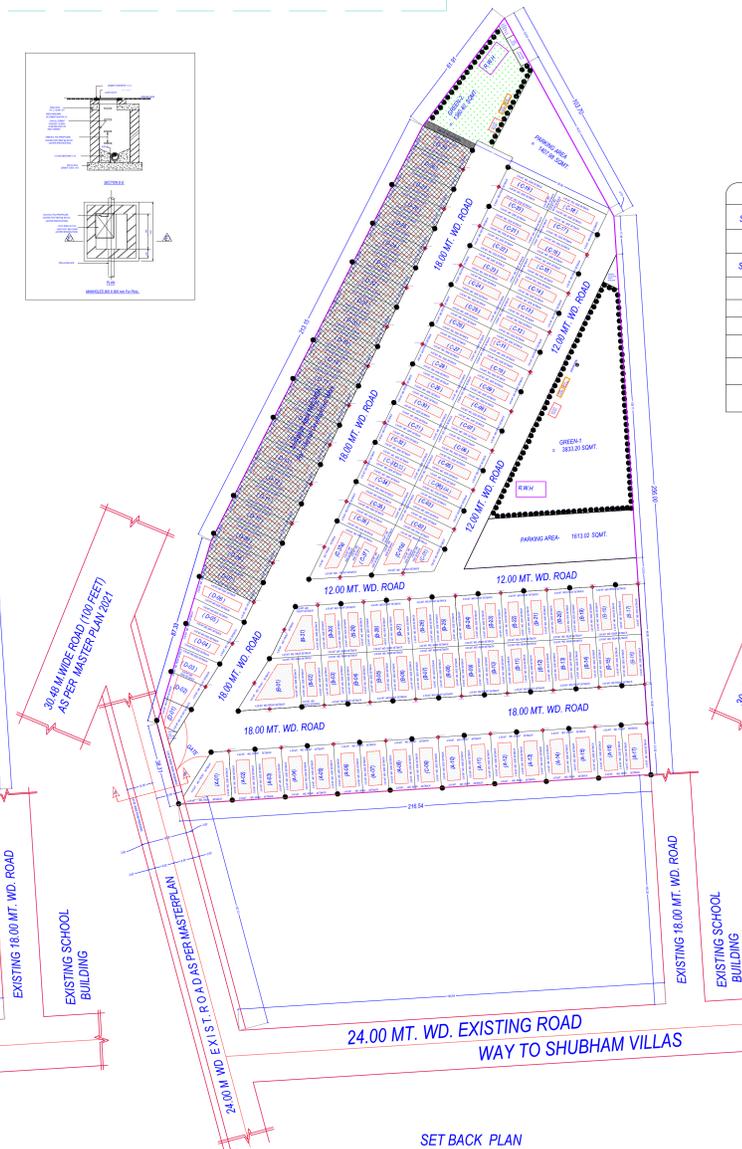
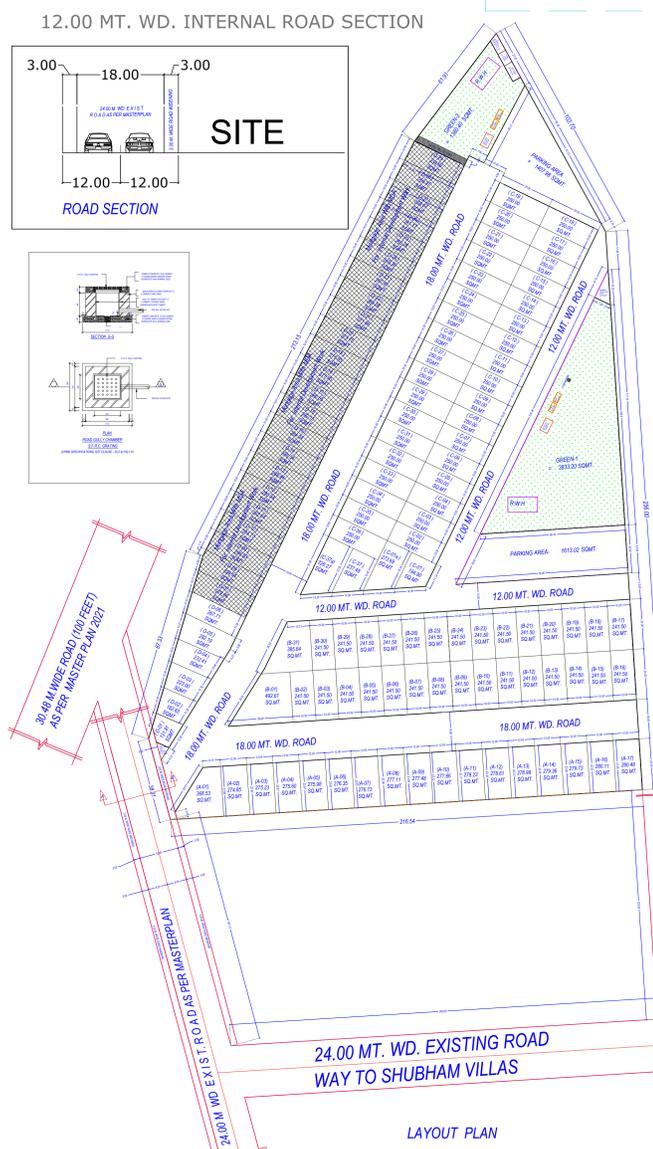
Ekta . (Assistant Engineer/ ATP)

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



REMARKS	
SEWER MANHOLE	Symbol
SEWER CHAMBER	Symbol
SEWER LINE	Symbol
O.H.T WATER SUPPLY LINE	Symbol
DRAINAGE	Symbol
SUBMERSIBLE	Symbol
ELECTRICAL POLE WITH STREET LIGHT	Symbol
TREES	Symbol
TRANSFORMERS - 250 KVA	Symbol



OWNER'S NAME AND SIGNATURE
 MS SEDENTARY BUILDCON LLP,
 SMT. VEENA DUDEJA,
 AYAAN FARMS PVT LTD.
 archplan@gmail.com,9837891444

ARCHENG'S NAME AND SIGNATURE
 VINAYAK GUPTA
 I.G.N.E.E.R.



Moradabad Development Authority



Building Plan Application Number
 MBDA/LD/22-23/0677

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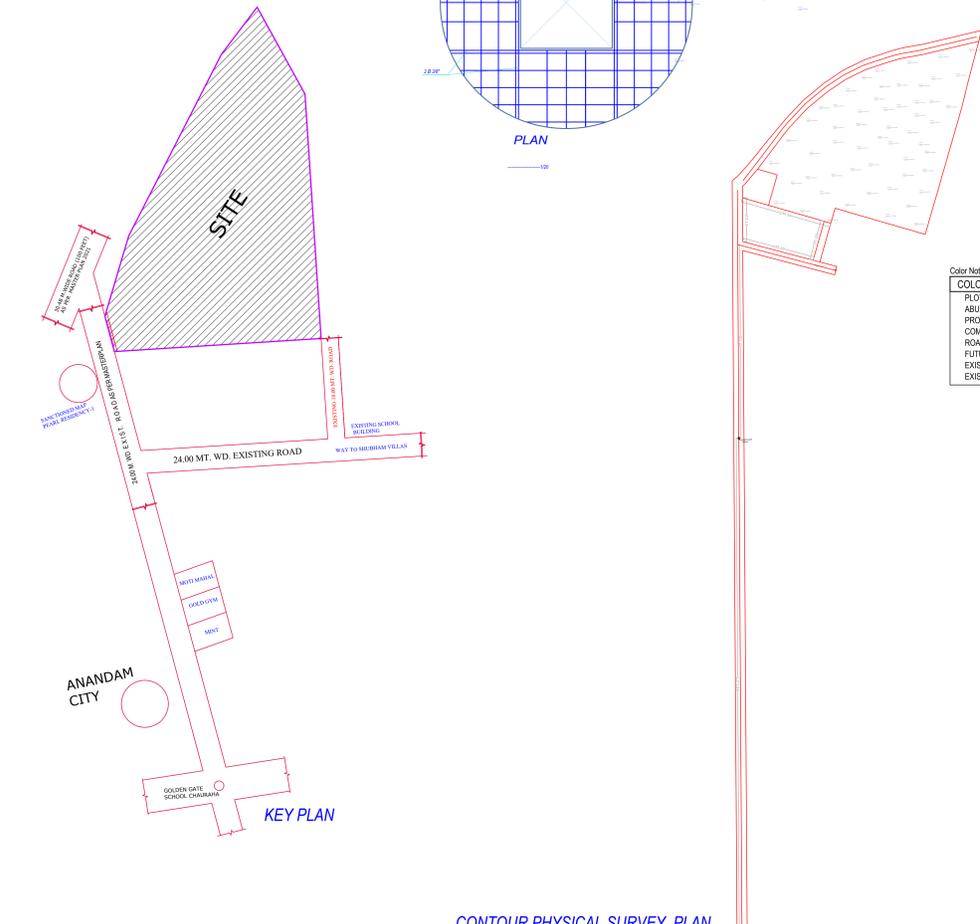
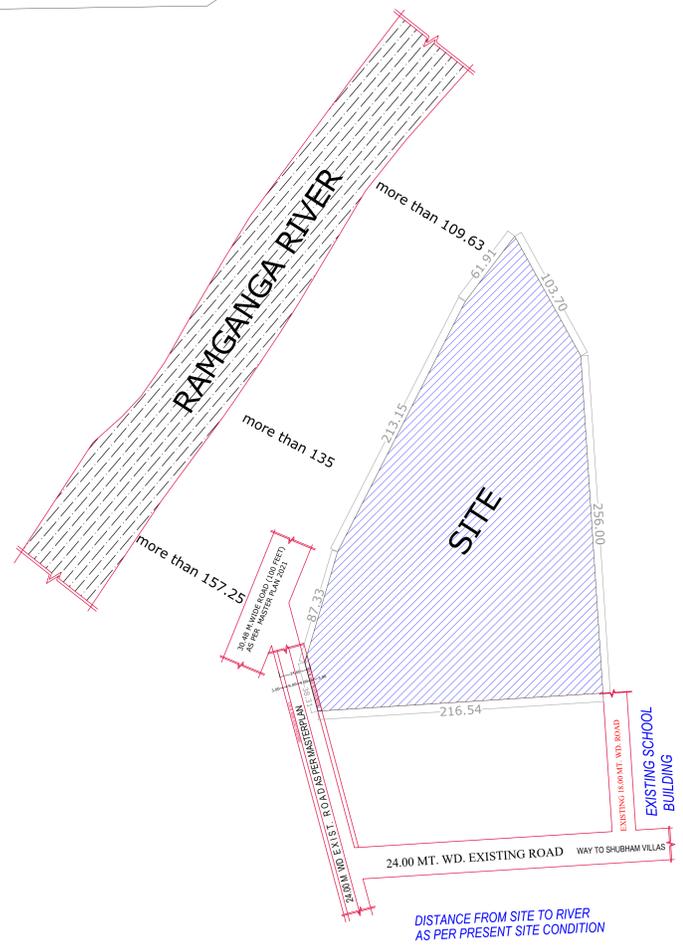
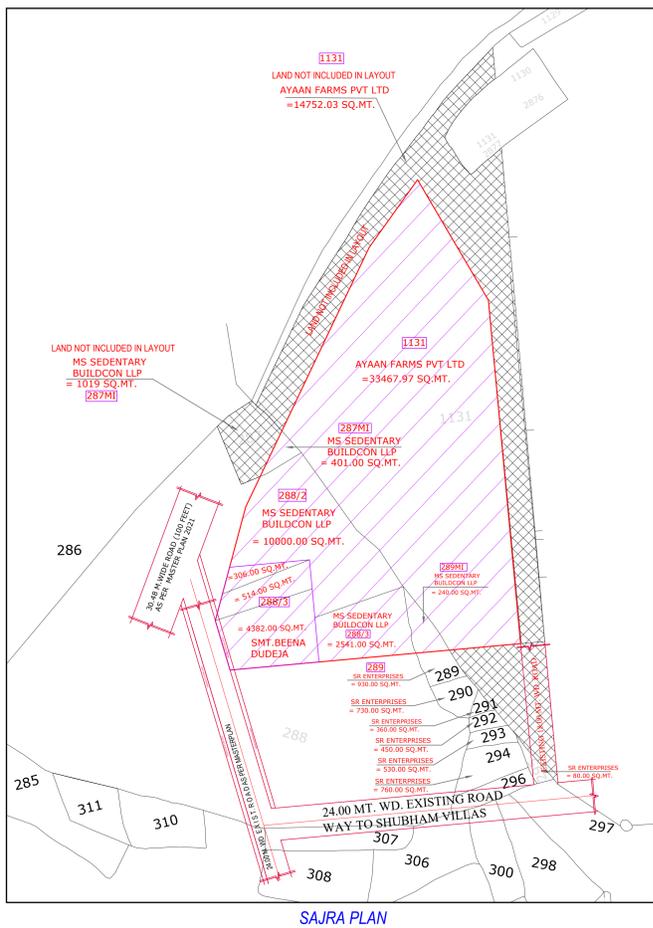
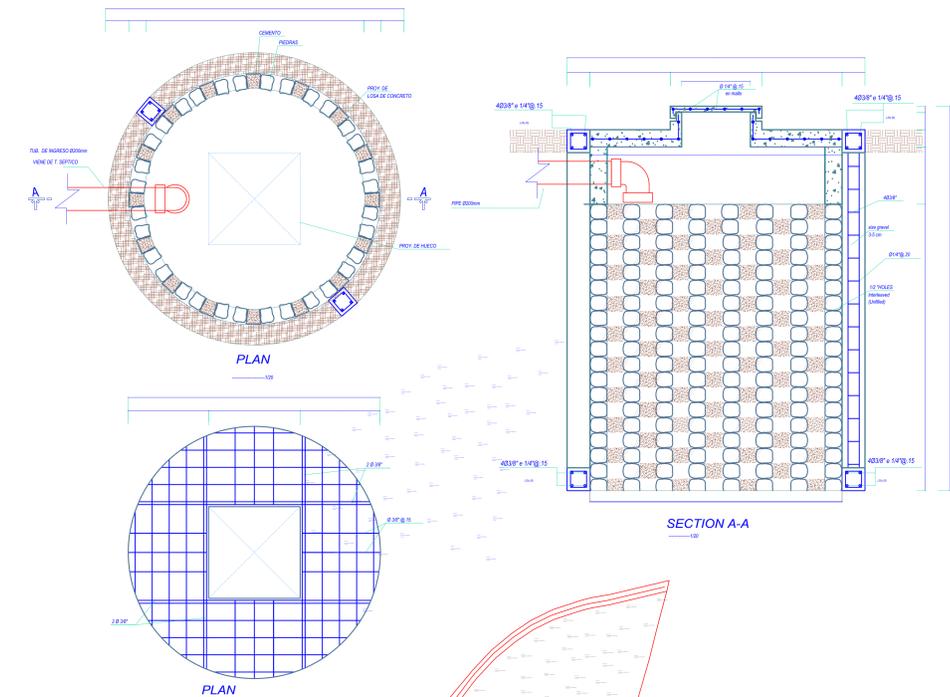
PLOTS AREA STATEMENT- BLOCK (A)					
PLOT NO.	PLOT AREA IN SQ.MT.	FRONT SETBACK	REAR SETBACK	SIDE-1 SETBACK	SIDE-2 SETBACK
A-01	368.57 SQ.MT.	4.50	4.50	3.00	3.00
A-02	774.85 SQ.MT.	4.50	4.50	3.00	3.00
A-03	273.23 SQ.MT.	4.50	4.50	3.00	3.00
A-04	273.65 SQ.MT.	4.50	4.50	3.00	3.00
A-05	775.98 SQ.MT.	4.50	4.50	3.00	3.00
A-06	276.35 SQ.MT.	4.50	4.50	3.00	3.00
A-07	276.77 SQ.MT.	4.50	4.50	3.00	3.00
A-08	277.11 SQ.MT.	4.50	4.50	3.00	3.00
A-09	277.48 SQ.MT.	4.50	4.50	3.00	3.00
A-10	277.85 SQ.MT.	4.50	4.50	3.00	3.00
A-11	278.23 SQ.MT.	4.50	4.50	3.00	3.00
A-12	278.61 SQ.MT.	4.50	4.50	3.00	3.00
A-13	278.98 SQ.MT.	4.50	4.50	3.00	3.00
A-14	279.36 SQ.MT.	4.50	4.50	3.00	3.00
A-15	279.73 SQ.MT.	4.50	4.50	3.00	3.00
A-16	280.11 SQ.MT.	4.50	4.50	3.00	3.00
A-17	280.48 SQ.MT.	4.50	4.50	3.00	3.00

Mortgage Area With MDA For Internal Development Work					
D-07	273.06 SQ.MT.	4.50	4.50	3.00	3.00
D-08	274.54 SQ.MT.	4.50	4.50	3.00	3.00
D-09	276.83 SQ.MT.	4.50	4.50	3.00	3.00
D-10	278.73 SQ.MT.	4.50	4.50	3.00	3.00
D-11	282.84 SQ.MT.	4.50	4.50	3.00	3.00
D-12	284.34 SQ.MT.	4.50	4.50	3.00	3.00
D-13	286.44 SQ.MT.	4.50	4.50	3.00	3.00
D-14	288.34 SQ.MT.	4.50	4.50	3.00	3.00
D-15	284.24 SQ.MT.	4.50	4.50	3.00	3.00
D-16	285.15 SQ.MT.	4.50	4.50	3.00	3.00
D-17	286.05 SQ.MT.	4.50	4.50	3.00	3.00
D-18	277.86 SQ.MT.	4.50	4.50	3.00	3.00
D-19	275.85 SQ.MT.	4.50	4.50	3.00	3.00
D-20	273.75 SQ.MT.	4.50	4.50	3.00	3.00
D-21	271.66 SQ.MT.	4.50	4.50	3.00	3.00
D-22	269.56 SQ.MT.	4.50	4.50	3.00	3.00
D-23	267.46 SQ.MT.	4.50	4.50	3.00	3.00
D-24	265.36 SQ.MT.	4.50	4.50	3.00	3.00
D-25	263.26 SQ.MT.	4.50	4.50	3.00	3.00
D-26	261.17 SQ.MT.	4.50	4.50	3.00	3.00
D-27	259.07 SQ.MT.	4.50	4.50	3.00	3.00
D-28	256.97 SQ.MT.	4.50	4.50	3.00	3.00
D-29	254.82 SQ.MT.	4.50	4.50	3.00	3.00
AREA	6365.44 SQ.MT.				

LAND AREA STATEMENT	AREA IN SQ.MT.	PERCENTAGE
TOTAL LAND AREA AS PER DOCUMENT	75222.00	
LAND NOT INCLUDED IN LAYOUT	23370.03	
TOTAL LAND AREA INCLUDED IN LAYOUT	51851.97	
ROAD WIDENING	123.16	
NET PLOT AREA	51728.80	100 (%)
TOTAL GREEN AREA	5213.60	10.08
TOTAL ROAD AREA	13176.31	25.47
TOTAL UNDER PLOTS AREA FOR COMMERCIAL	30152.55	58.29
TOTAL PARKING AREA	30200.00	5.84
GARBAGE AREA	56.48	
S.T.P.	32.46	
PUMP ROOM	24.62	
UNDER GROUND WATER TANK	32.01	
ELECTRIC SUB STATION	20.77	
TOTAL SERVICE AREA	166.34	0.32
TOTAL LENGTH	LENGTH (RMT.)	
TOTAL PLOTS ACHIEVED	116	

KHASRA NO.	REGISTRY AREA (SQ.MT.)	NAME OF FARMS/COMPANIES	INCLUDED IN LAYOUT	LAND NOT INCLUDED IN LAYOUT
287 M	1200.00	MS SEDENTARY BUILDCON LLP	401.00	1019.00
287 M	260.00			
287 M	336.00		10000.00	
288 M	620.00	MS SEDENTARY BUILDCON LLP	2541.00	7396.00
289 M	520.00			
289 M	3540.00			
292 M	1100.00	MS SEDENTARY BUILDCON LLP	240.00	
293 M	240.00			
293 M	4302.00	SMT VEENA DUDEJA	5302.00	
293 M	514.00			
293 M	260.00			
1131	2410.00	AYAAN FARMS PVT LTD	33407.97	14752.03
TOTAL AREA	75222.00		51851.97	23370.03

GREEN AREA STATEMENT			
	PROPOSED GREEN	PROPOSED PATHWAY	
1	GREEN-1	3833.20 SQ.MT.	
2	GREEN-2	1380.40 SQ.MT.	75.25 SQ.MT.
TOTAL AREA	5213.60 SQ.MT.	75.25 SQ.MT.	



COLOR INDEX	
Plot Boundary	Red
Abutting Road	Green
Proposed Construction	Yellow
Common Plot	Blue
Road Alignment (Road Widening Area)	Orange
Future T.P Scheme Deduction Area	Purple
Existing (To be retained)	Light Blue
Existing (To be demolished)	Dark Blue

OWNERS NAME AND SIGNATURE
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 SMT. VEENA DUDEJA,
 AYAAN FARMS PVT LTD,
 archplan@gmail.com, 9837691444

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