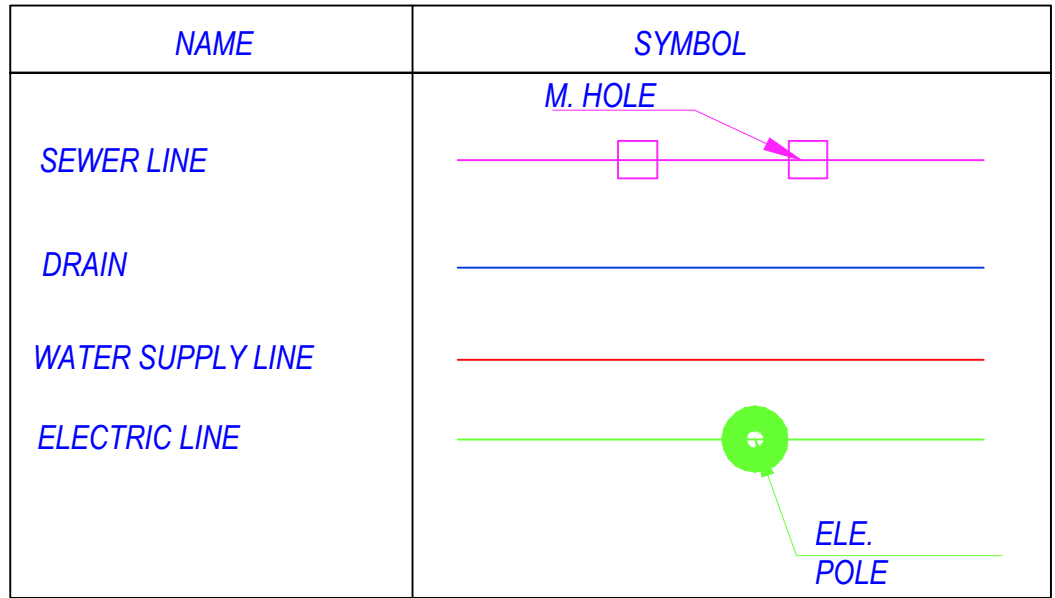




MORTGAGE IN FAVOR OF V.C. M.D.A. IN ACCOUNT OF INTERNAL DEVELOPMENT CHARGES

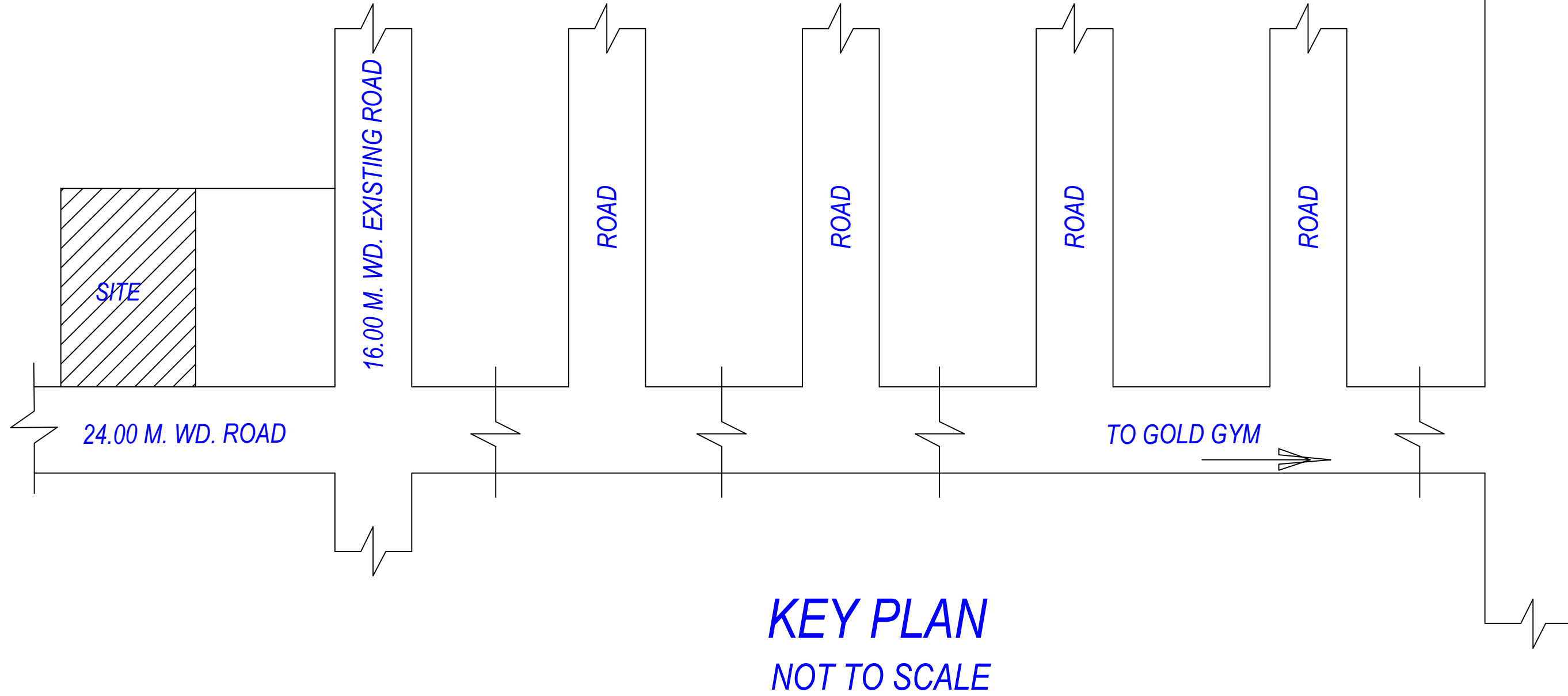
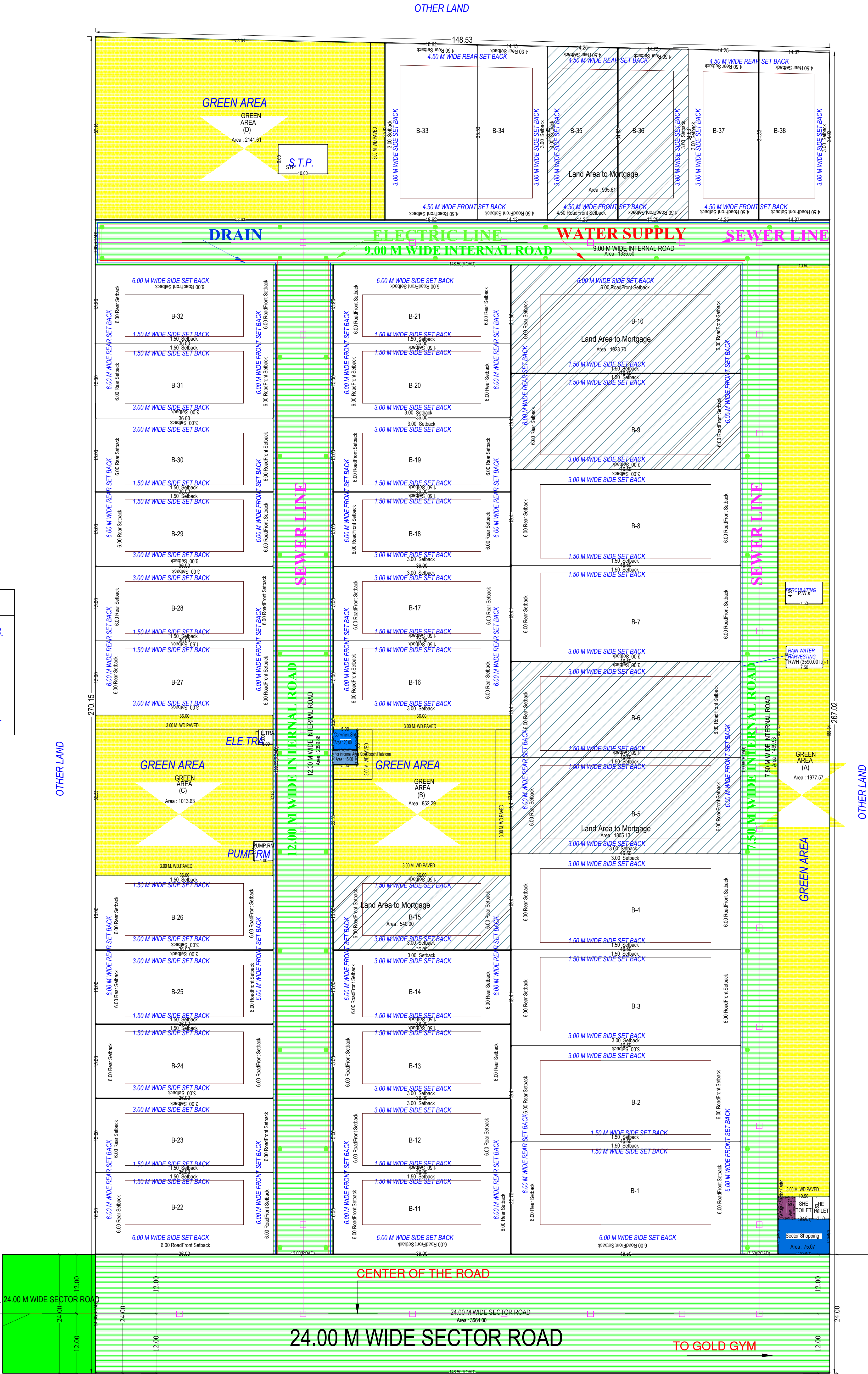
PLOT NO	MORTGAGE AREA
B-5	902.57 SQ. MT.
B-6	902.57 SQ. MT.
B-9	902.57 SQ. MT.
B-10	1021.14 SQ. MT.
B-15	540.00 SQ. MT.
B-35	499.94 SQ. MT.
B-36	495.67 SQ. MT.
TOTAL	5264.46 SQ. MT.

SET BACK DETAIL

PLOT NO	F.S.B.	R.S.B.	S.S.B.	S.S.B.
B-1,B-10,B-11,B-21, B-22, B-32	6.00	6.00	6.00	1.50
B-2-B-9,B-12-B-20, B-23-B-31	6.00	6.00	3.00	1.50
B-33-B-38	4.50	4.50	3.00	-----

AREA CHART

S. NO	VILLAGE	GATA NO	PROPOSED AREA SQ. MT
1	HARTHALA AHETMALI	1338	600.00
2	HARTHALA AHETMALI	1339	1500.00
3	HARTHALA AHETMALI	1340	3000.00
4	HARTHALA AHETMALI	1341	9000.00
5	HARTHALA AHETMALI	1342	8000.00
6	HARTHALA AHETMALI	1343	14446.00
7	HARTHALA AHETMALI	1344	3339.00
TOTAL			39885.00



AREA STATEMENT

PROJECT DETAIL

Authority: Moradabad Development Authority

Plot SubUse: Plotted Resi development / Plotted Housing

AuthorityClass: Category B

Development Plan: Master Plan

CaseTrack: Regular

Land Use Zone: Residential Use Zone

Project Type: Layout Development

Land SubUse Zone: Residential Zone

Nature of Development: NEW

Layout Type: NA

Development Area: Undeveloped Area

SubDevelopment Area: Other Town Area

Special Project: NA

Other Town Area

Site Address: District Moradabad, Tehsil Moradabad, Village NA

AREA DETAILS

1. Area of Plot As per record

2. Document Area

3. Net Area of plot (1 - 2) AREA OF PLOT

4. Green and open space

5. Plot Area For Coverage

6. Plot Area For FAR

7. Perm. FAR Area (i)

8. Total Perm. FAR area

9. Total Built up area permissible at:

10. Permissible Coverage area (i : %)

11. Proposed Coverage Area (i : %)

12. Total Prop. Coverage Area (i : %)

13. Balance coverage area (i : %)

14. Proposed Built up

15. Existing Built up

16. Proposed FAR

17. Existing FAR

18. Total Area

19. Total FAR Area

20. Accessory Use Area Added in BuiltUp Area

21. Total BuiltUp Area

22. Termination Statement

23. Termination Proposed At:

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)

Number of EWS/LIG unit required

Sr. No.	Plot Type	Nos. of Plot	No. of unit in one plot	Total Number of Units	Proposed LIG/WS Unit
1.	Single Dwelling Unit	38	1	38	-
Total		38		38	-
Number of EWS/LIG unit required (10% LIG)				4.00	0
Number of EWS/LIG unit required (10% EWS)				4.00	0
Total		38		46	-

Tenements Density Check

Net housing density	No. Of Tenements			No. Of Persons		
	Regpt	Perm	Prop	Regpt	Perm	Prop
750/Hec.	-	599	266	-	2892	1330

Individual Amenity Check (b)

Name	Minimum Area		Minimum Prop	
	Regpt	Prop	Regpt	Prop
Convenient Shops	20.00	20.00	-	1.00
Sector Shopping	75.00	75.08	-	1.00
For informal Area Kiosk/booth/Platform	15.00	15.00	-	1.00
Garbage Collection Center	15.00	15.75	1.00	1.00

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	24500.04	61.43
Road Area	8800.31	22.06
Garbage Collection Center	15.75	0.04
For informal Area Kiosk/booth/Platform	15.00	0.04
Sector Shopping	75.08	0.19
Convenient Shops	20.00	0.05
Public Open Space	5985.10	15.01
Excess Plotted Area	441.88	1.11
Other Area	31.50	0.08
Total net layout	39884.75	100.00

Green and open space Area

Name	Prop. Area
GREENAREA (D)	2141.61
GREENAREA (C)	1013.63
GREENAREA (B)	692.29
GREENAREA (A)	1977.57

OWNER'S NAME AND SIGNATURE

ANIL KUMAR RASTOGI, dracsgaur@gmail.com, 9927035451

ARCHENG'S NAME AND SIGNATURE

BHARAT MALIK
CA2017789598

Moradabad Development Authority



Building Plan Application Number
MBDA/LD/23-24/0528

Sanctioned On
18 Mar 2024

Valid Till
05 Apr 2029

Approved by
Shallesh Kumar (Vice Chairman)

Examined by
Eliyash Khan (Junior engineer)

Kamlesh Kumar Shukla (Assistant Engineer/ ATP)

Jyoti Prasad (Town Planner)

Kamlesh Kumar Shukla (Assistant Engineer/ ATP)

Jyoti Prasad (Town Planner)

Kamlesh Kumar Shukla (Assistant Engineer/ ATP)

Proposed Population Calculation

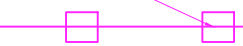
Plot Name	Use	SubUse	Range	Nos.	Perm. Unit/Plot	Perm. Person/Unit	Total Person/Plot	Total
B-38	Residential	Row House	5	5	5	20	125	
B-37	Residential	Row House	5	5	5	20		
B-36	Residential	Row House	5	5	5	20		
B-35	Residential	Row House	5	5	5	20		
B-34	Residential	Row House	5	5	5	20		
B-22	Residential	Row House	5	5	5	20		
B-23	Residential	Row House	5	5	5	20		
B-24	Residential	Row House	5	5	5	20		
B-25	Residential	Row House	5	5	5	20		
B-26	Residential	Row House	5	5	5	20		
B-27	Residential	Row House	5	5	5	20		
B-28	Residential	Row House	5	5	5	20		
B-29	Residential	Row House	5	5	5	20		
B-30	Residential	Row House	5	5	5	20		
B-31	Residential	Row House	5	5	5	20		
B-32	Residential	Row House	500-up to 999.99sq.mt	22	6	5	660	
B-11	Residential	Row House	500-up to 999.99sq.mt	6	6	20		
B-12	Residential	Row House	500-up to 999.99sq.mt	6	6	20		
B-13	Residential	Row House	500-up to 999.99sq.mt	6	6	20		
B-14	Residential	Row House	500-up to 999.99sq.mt	6	6	20		
B-15	Residential	Row House	500-up to 999.99sq.mt	6	6	20		
B-16	Residential	Row House	500-up to 999.99sq.mt	6	6	20		
B-17	Residential	Row House	500-up to 999.99sq.mt	6	6	20		
B-18	Residential	Row House	500-up to 999.99sq.mt	6	6	20		
B-19	Residential	Row House	500-up to 999.99sq.mt	6	6	20		
B-20	Residential	Row House	500-up to 999.99sq.mt	6	6	20		
B-21	Residential	Row House	500-up to 999.99sq.mt	6	6	20		
B-33	Residential	Row House	500-up to 999.99sq.mt	1	7	5	35	
B-9	Residential	Row House	500-up to 999.99sq.mt	10	10	20		
B-8	Residential	Row House	500-up to 999.99sq.mt	10	10	20		
B-3	Residential	Row House	500-up to 999.99sq.mt	10	10	20		
B-2	Residential	Row House	500-up to 999.99sq.mt	8	10	5	400	
B-7	Residential	Row House	500-up to 999.99sq.mt	10	10	20		
B-5	Residential	Row House	500-up to 999.99sq.mt	10	10	20		
B-6	Residential	Row House	500-up to 999.99sq.mt	10	10	20		
B-4	Residential	Row House	500-up to 999.99sq.mt	11	20	20		
B-10	Residential	Row House	500-up to 999.99sq.mt	2	11	5	110	
B-1	Residential	Row House	500-up to 999.99sq.mt	2	11	5	110	
Grand Total:							1330	

Total Plot Area :-	39884.75	Total FAR Area :-	0.00
Total Coverage Area :-	0.00	Total BUA Area :-	0.00

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.

UserDefinedMetric (1189.00 x 841.00MM)

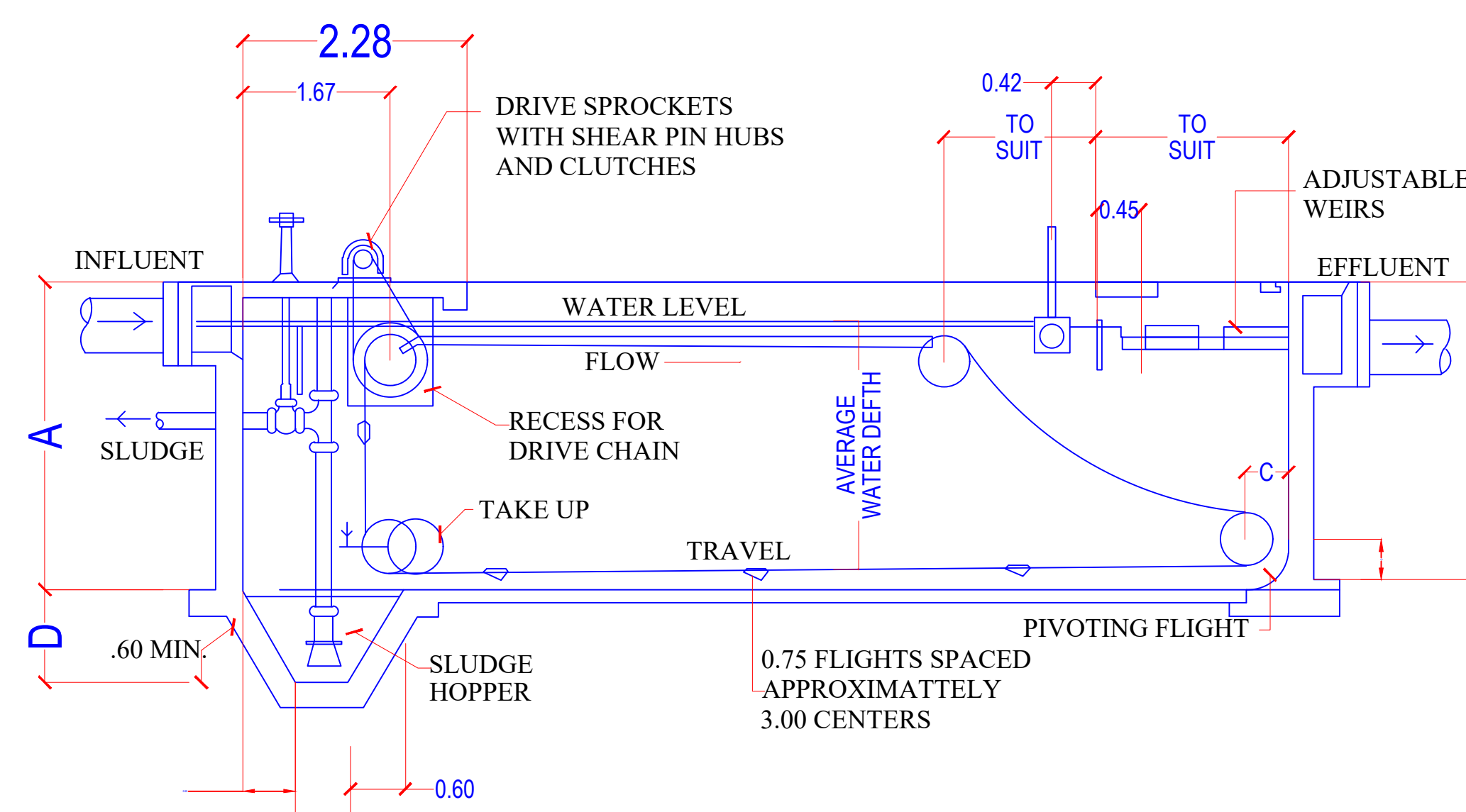
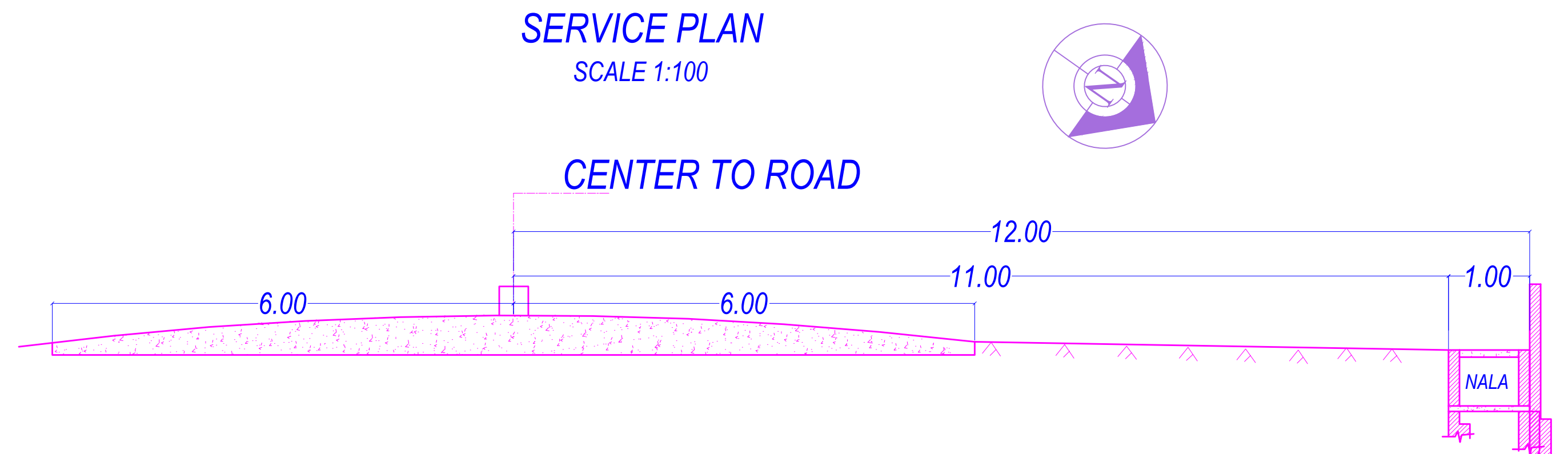
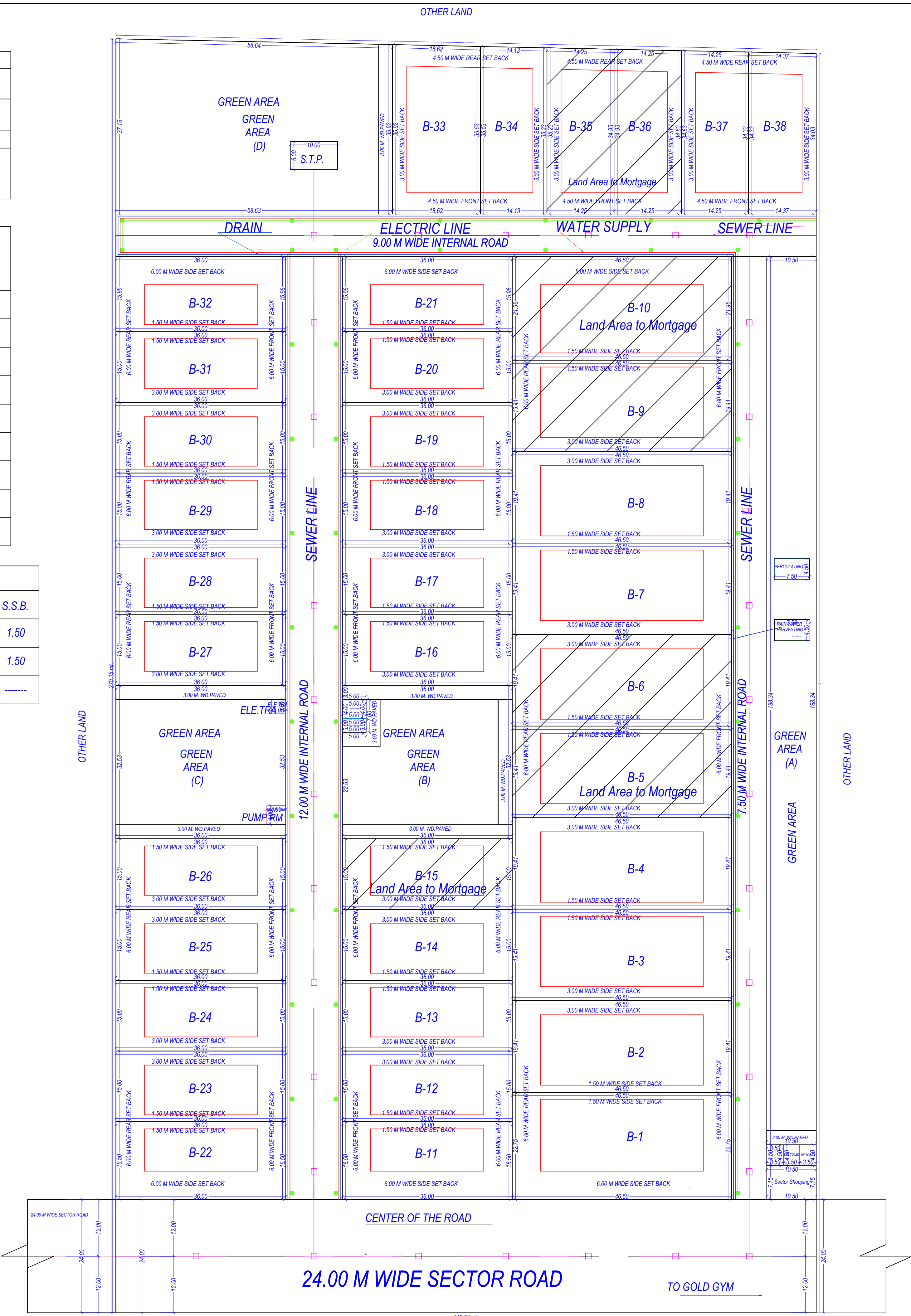
The correctness and accuracy of Proposal Information and drawing is a responsibility of P&R owner. Accuracy of Scutiny Report is subject to accuracy of end-user provided data. 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'italic' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

NAME	SYMBOL
SEWER LINE	
DRAIN	
WATER SUPPLY LINE	
ELECTRIC LINE	

MORTGAGE IN FAVOR OF V.C. M.D.A. IN ACCOUNT OF INTERNAL DEVELOPMENT CHARGES	
PLOT NO	MORTGAGE AREA
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B-35	499.94 SQ. MT.
B-36	495.67 SQ. MT.
TOTAL	5264.46 SQ. MT.

SET BACK DETAIL				
PLOT NO	F.S.B	R.S.B	S.S.B	S.S.B
B-1,B-10,B-11,B-21, B-22, B-32	6.00	6.00	6.00	1.50
B-2,B-9,B-12,B-20, B-23-B-31	6.00	6.00	3.00	1.50
B-33-B-38	4.50	4.50	3.00	-----

AREA CHART			
S. NO	VILLAGE	GATA NO	PROPOSED AREA SQ. MT.
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6	HARTHALA AHETMALI	1343	14446.00
7	HARTHALA AHETMALI	1344	3339.00
TOTAL			39885.00



STP TANK DETAIL
SCALE-N.T.S.

Individual Plot Area											
Plot No	Abutting Road	Plot Area		Frontage		Coverage		FAR Area			
		Regd	Propd	Regd	Propd	Factor	Perm	Propd	Perm		
B-22	24.00 M WIDE SECTOR ROAD	40.00	-	584.00	3.50	52.50	0.00	0.00	0.00	-	0.00
B-23	12.00 M WIDE INTERNAL ROAD	40.00	-	540.00	3.50	15.00	0.00	0.00	0.00	-	0.00
B-24	12.00 M WIDE INTERNAL ROAD	40.00	-	540.00	3.50	15.00	0.00	0.00	0.00	-	0.00
B-25	12.00 M WIDE INTERNAL ROAD	40.00	-	540.00	3.50	15.00	0.00	0.00	0.00	-	0.00
B-26	12.00 M WIDE INTERNAL ROAD	40.00	-	540.00	3.50	15.00	0.00	0.00	0.00	-	0.00
B-27	12.00 M WIDE INTERNAL ROAD	40.00	-	540.00	3.50	15.00	0.00	0.00	0.00	-	0.00
B-28	12.00 M WIDE INTERNAL ROAD	40.00	-	540.00	3.50	15.00	0.00	0.00	0.00	-	0.00
B-29	12.00 M WIDE INTERNAL ROAD	40.00	-	540.00	3.50	15.00	0.00	0.00	0.00	-	0.00
B-30	12.00 M WIDE INTERNAL ROAD	40.00	-	540.00	3.50	15.00	0.00	0.00	0.00	-	0.00
B-31	12.00 M WIDE INTERNAL ROAD	40.00	-	540.00	3.50	15.00	0.00	0.00	0.00	-	0.00
B-32	12.00 M WIDE INTERNAL ROAD	40.00	-	574.56	3.50	51.96	0.00	0.00	0.00	-	0.00
B-11	24.00 M WIDE SECTOR ROAD	40.00	-	584.00	3.50	52.50	0.00	0.00	0.00	-	0.00
B-12	12.00 M WIDE INTERNAL ROAD	40.00	-	540.00	3.50	15.00	0.00	0.00	0.00	-	0.00
B-13	12.00 M WIDE INTERNAL ROAD	40.00	-	540.00	3.50	15.00	0.00	0.00	0.00	-	0.00
B-14	12.00 M WIDE INTERNAL ROAD	40.00	-	540.00	3.50	15.00	0.00	0.00	0.00	-	0.00
B-15	12.00 M WIDE INTERNAL ROAD	40.00	-	540.00	3.50	15.00	0.00	0.00	0.00	-	0.00
B-16	12.00 M WIDE INTERNAL ROAD	40.00	-	540.00	3.50	15.00	0.00	0.00	0.00	-	0.00
B-17	12.00 M WIDE INTERNAL ROAD	40.00	-	540.00	3.50	15.00	0.00	0.00	0.00	-	0.00
B-18	12.00 M WIDE INTERNAL ROAD	40.00	-	540.00	3.50	15.00	0.00	0.00	0.00	-	0.00
B-19	12.00 M WIDE INTERNAL ROAD	40.00	-	540.00	3.50	15.00	0.00	0.00	0.00	-	0.00
B-20	12.00 M WIDE INTERNAL ROAD	40.00	-	540.00	3.50	15.00	0.00	0.00	0.00	-	0.00
B-21	12.00 M WIDE INTERNAL ROAD	40.00	-	574.56	3.50	51.96	0.00	0.00	0.00	-	0.00
B-10	9.00 M WIDE INTERNAL ROAD	40.00	-	1021.14	3.50	68.46	0.00	0.00	0.00	-	0.00
B-9	7.50 M WIDE INTERNAL ROAD	40.00	-	902.57	3.50	19.41	0.00	0.00	0.00	-	0.00
B-8	7.50 M WIDE INTERNAL ROAD	40.00	-	902.57	3.50	19.41	0.00	0.00	0.00	-	0.00
B-3	7.50 M WIDE INTERNAL ROAD	40.00	-	902.57	3.50	19.41	0.00	0.00	0.00	-	0.00
B-2	7.50 M WIDE INTERNAL ROAD	40.00	-	902.57	3.50	19.41	0.00	0.00	0.00	-	0.00
B-1	24.00 M WIDE SECTOR ROAD	40.00	-	1057.88	3.50	69.25	0.00	0.00	0.00	-	0.00
B-7	7.50 M WIDE INTERNAL ROAD	40.00	-	902.57	3.50	19.41	0.00	0.00	0.00	-	0.00
B-5	7.50 M WIDE INTERNAL ROAD	40.00	-	902.57	3.50	19.41	0.00	0.00	0.00	-	0.00
B-4	7.50 M WIDE INTERNAL ROAD	40.00	-	902.57	3.50	19.41	0.00	0.00	0.00	-	0.00
B-38	9.00 M WIDE INTERNAL ROAD	40.00	-	491.20	3.50	14.27	0.00	0.00	0.00	-	0.00
B-37	9.00 M WIDE INTERNAL ROAD	40.00	-	491.39	3.50	14.35	0.00	0.00	0.00	-	0.00
B-36	9.00 M WIDE INTERNAL ROAD	40.00	-	465.67	3.50	14.25	0.00	0.00	0.00	-	0.00
B-35	9.00 M WIDE INTERNAL ROAD	40.00	-	499.94	3.50	14.25	0.00	0.00	0.00	-	0.00
B-34	9.00 M WIDE INTERNAL ROAD	40.00	-	499.95	3.50	14.13	0.00	0.00	0.00	-	0.00
B-33	9.00 M WIDE INTERNAL ROAD	40.00	-	665.24	3.50	18.62	0.00	0.00	0.00	-	0.00

Individual Plot Setback															
Plot No	Pwork-Bldg	Abutting Road	Front		Side1		Side2		Rear		Coverage		FAR Area		
			Regd	Prop	Regd	Prop	Regd	Prop	Regd	Prop	Regd	Prop	Regd	Prop	
B-22		24.00 M WIDE SECTOR ROAD	6.00	-	-	-	-	-	-	-	0.00	0.00			
B-23		12.00 M WIDE INTERNAL ROAD	6.00	-	1.50	-	-	-	6.00	-	0.00	0.00			
B-24		12.00 M WIDE INTERNAL ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00			
B-25		12.00 M WIDE INTERNAL ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00			
B-26		12.00 M WIDE INTERNAL ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00			
B-27		12.00 M WIDE INTERNAL ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00			
B-28		12.00 M WIDE INTERNAL ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00			
B-29		12.00 M WIDE INTERNAL ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00			
B-30		12.00 M WIDE INTERNAL ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00			
B-31		12.00 M WIDE INTERNAL ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00			
B-32		12.00 M WIDE INTERNAL ROAD	6.00	-	1.50	-	-	-	6.00	-	0.00	0.00			
B-33		12.00 M WIDE INTERNAL ROAD	6.00	-	-	-	-	-	-	-	0.00	0.00			
B-11		24.00 M WIDE SECTOR ROAD	6.00	-	-	-	-	-	-	-	0.00	0.00			
B-11		12.00 M WIDE INTERNAL ROAD	6.00	-	1.50	-	-	-	6.00	-	0.00	0.00			
B-12		12.00 M WIDE INTERNAL ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00			
B-13		12.00 M WIDE INTERNAL ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00			
B-14		12.00 M WIDE INTERNAL ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00			
B-15		12.00 M WIDE INTERNAL ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00			
B-16		12.00 M WIDE INTERNAL ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00			
B-17		12.00 M WIDE INTERNAL ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00			
B-18		12.00 M WIDE INTERNAL ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00			
B-19		12.00 M WIDE INTERNAL ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00			
B-20		12.00 M WIDE INTERNAL ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00			
B-21		12.00 M WIDE INTERNAL ROAD	6.00	-	1.50	-	-	-	6.00	-	0.00	0.00			
B-21		9.00 M WIDE INTERNAL ROAD	6.00	-	-	-	-	-	-	-	0.00	0.00			
B-10		7.50 M WIDE INTERNAL ROAD	6.00	-	1.50	-	-	-	6.00	-	0.00	0.00			
B-10		9.00 M WIDE INTERNAL ROAD	6.00	-	-	-	-	-	-	-	0.00	0.00			
B-9		7.50 M WIDE INTERNAL ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00			
B-8		7.50 M WIDE INTERNAL ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00			
B-3		7.50 M WIDE INTERNAL ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00			
B-2		7.50 M WIDE INTERNAL ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00			
B-1		24.00 M WIDE SECTOR ROAD	6.00	-	-	-	-	-	-	-	0.00	0.00			
B-7		9.00 M WIDE INTERNAL ROAD	6.00	-	1.50	-	-	-	6.00	-	0.00	0.00			
B-5		7.50 M WIDE INTERNAL ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00			
B-6		7.50 M WIDE INTERNAL ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00			
B-4		7.50 M WIDE INTERNAL ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00			
B-37		9.00 M WIDE INTERNAL ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00			
B-36		9.00 M WIDE INTERNAL ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00			
B-38		9.00 M WIDE INTERNAL ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00			
B-34		9.00 M WIDE INTERNAL ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00			
B-33		9.00 M WIDE INTERNAL ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00			