

NAME	SYMBOL
SEWER LINE	
DRAIN	
ELECTRIC LINE	
WATER LINE	

AREA STATEMENT	
PROJECT DETAIL	Authority: Moradabad Development Authority
Authority Class	Category B
Authority Grade	Development Authority (DA)
Case Track	Regular
Nature of Development	NEW
Development Area	Undeveloped Area
SubDevelopment Area	Other Town Area
Special Project	NA
Site Address	District Moradabad, Tehsil Moradabad, Village Trilokpur
AREA DETAILS	Sq.Mts
1. Area of Plot As per record	
Document Area	35488.52
As per site condition	35487.38
Area of Plot Considered	35487.38
2. Deduction for	
inProposed roads	0.00
Duty reservations	0.00
Total (+/-)	0.00
3. Net Area of plot (1-2) AREA OF PLOT	35487.38
Green and open space	5378.00
Proposed Area at:	
Total FAR Area	0.00
Total FAR Area	0.00
Accessory/Use Area Added in BuiltUp Area	0.00
Total BuiltUp Area	0.00
Proposed FAR Consumed	0.00
C. Tenement Statement	
4. Tenement Proposed At:	

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)	

Number of EWS/LIG unit required

Sl. No.	Plot Type	Nos. of Plot	No. of unit in one plot	Total Number of units	Proposed LIG/EWS Unit
1.	Single Dwelling Unit	1	38	38	-
Total:		38		38	0
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

No. of Tenements	No. of Persons	
	Regd	Prop
780/Hec	533	248
	2662	1240

Green and open space Area

Name	Prop. Area
GREEN AREA	5378.00

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	23118.89	65.15
Road Area	6722.19	18.94
Garbage Collector Center	20.00	0.05
For informal Area	59.03	0.14
Kiosk/booth/Platform	99.16	0.23
Convenient Shops	50.03	0.14
Public Open Space	5378.00	15.15
Other Area	65.17	0.18
Total net layout	35487.38	100.00

Individual Amenity Check b)

Name	Regd	Prop	Regd	Prop
Convenient Shops	20.00	50.03	-	1.00
Sector Shopping	15.00	50.18	-	1.00
For informal Area	15.00	50.03	-	1.00
Kiosk/booth/Platform	15.00	20.00	1.00	1.00
Garbage Collection				

Individual Plot Area

Plot No.	Abutting Road	Plot Area		Frontage		Coverage		FAR Area	
		Regd	Prop	Regd	Prop	Factor	Perm	Prop	Perm
12A	15.00 M. WD. ROAD	40.00	889.69	3.50	15.18	0.00	0.00	0.00	-
01	18.00 MT. WD. EXISTING ROAD	40.00	754.15	3.50	18.82	0.00	0.00	0.00	-
02	18.00 MT. WD. EXISTING ROAD	40.00	610.55	3.50	16.00	0.00	0.00	0.00	-
03	18.00 MT. WD. EXISTING ROAD	40.00	611.98	3.50	16.00	0.00	0.00	0.00	-
04	18.00 MT. WD. EXISTING ROAD	40.00	613.40	3.50	16.00	0.00	0.00	0.00	-
05	18.00 MT. WD. EXISTING ROAD	40.00	614.82	3.50	16.00	0.00	0.00	0.00	-
06	12.00 M. WD. ROAD	40.00	548.80	3.50	16.00	0.00	0.00	0.00	-
07	12.00 M. WD. ROAD	40.00	548.80	3.50	16.00	0.00	0.00	0.00	-
08	12.00 M. WD. ROAD	40.00	548.80	3.50	16.00	0.00	0.00	0.00	-
09	12.00 M. WD. ROAD	40.00	548.80	3.50	16.00	0.00	0.00	0.00	-
10	12.00 M. WD. ROAD	40.00	548.80	3.50	16.00	0.00	0.00	0.00	-
11	18.00 MT. WD. EXISTING ROAD	40.00	600.05	3.50	19.41	0.00	0.00	0.00	-
12	18.00 MT. WD. EXISTING ROAD	40.00	596.00	3.50	19.28	0.00	0.00	0.00	-
14	15.00 M. WD. ROAD	40.00	590.64	3.50	15.18	0.00	0.00	0.00	-
15	15.00 M. WD. ROAD	40.00	591.60	3.50	15.18	0.00	0.00	0.00	-
16	12.00 M. WD. ROAD	40.00	592.56	3.50	15.18	0.00	0.00	0.00	-
17	12.00 M. WD. ROAD	40.00	593.51	3.50	15.18	0.00	0.00	0.00	-
18	12.00 M. WD. ROAD	40.00	594.47	3.50	15.18	0.00	0.00	0.00	-
19	12.00 M. WD. ROAD	40.00	595.43	3.50	15.18	0.00	0.00	0.00	-
20	12.00 M. WD. ROAD	40.00	596.38	3.50	15.18	0.00	0.00	0.00	-
21	12.00 M. WD. ROAD	40.00	597.34	3.50	15.18	0.00	0.00	0.00	-
22	12.00 M. WD. ROAD	40.00	598.29	3.50	15.18	0.00	0.00	0.00	-
23	12.00 M. WD. ROAD	40.00	599.25	3.50	15.18	0.00	0.00	0.00	-
24	12.00 M. WD. ROAD	40.00	600.21	3.50	15.18	0.00	0.00	0.00	-
25	12.00 M. WD. ROAD	40.00	601.16	3.50	15.18	0.00	0.00	0.00	-
26	12.00 M. WD. ROAD	40.00	602.12	3.50	15.29	0.00	0.00	0.00	-
27	12.00 M. WD. ROAD	40.00	730.74	3.50	18.50	0.00	0.00	0.00	-
28	12.00 M. WD. ROAD	40.00	730.74	3.50	18.50	0.00	0.00	0.00	-
29	12.00 M. WD. ROAD	40.00	730.74	3.50	18.50	0.00	0.00	0.00	-
30	12.00 M. WD. ROAD	40.00	732.70	3.50	18.50	0.00	0.00	0.00	-
31	12.00 M. WD. ROAD	40.00	807.32	3.50	20.31	0.00	0.00	0.00	-
32	12.00 M. WD. ROAD	40.00	535.60	3.50	15.18	0.00	0.00	0.00	-
33	12.00 M. WD. ROAD	40.00	487.50	3.50	15.00	0.00	0.00	0.00	-
34	12.00 M. WD. ROAD	40.00	487.50	3.50	15.00	0.00	0.00	0.00	-
35	12.00 M. WD. ROAD	40.00	487.50	3.50	15.00	0.00	0.00	0.00	-
36	12.00 M. WD. ROAD	40.00	487.50	3.50	15.00	0.00	0.00	0.00	-
37	12.00 M. WD. ROAD	40.00	487.50	3.50	15.00	0.00	0.00	0.00	-
38	12.00 M. WD. ROAD	40.00	535.60	3.50	15.18	0.00	0.00	0.00	-

Proposed Population Calculation

Plot No.	Use	SubUse	Range	Nos.	Perm Person/Plot	Prop Person/Unit	Total Person/Plot	Total
33	Residential	Row House	5	5	5	20	20	
34	Residential	Row House	400-up to 499.99sq.mt	5	5	20	125	
35	Residential	Row House	5	5	5	20		
36	Residential	Row House	5	5	5	20		
37	Residential	Row House	5	5	5	20		
38	Residential	Row House	5	5	5	20		
06	Residential	Row House	5	5	5	20		
12	Residential	Row House	5	5	5	20		
12A	Residential	Row House	5	5	5	20		
14	Residential	Row House	5	5	5	20		
15	Residential	Row House	5	5	5	20		
16	Residential	Row House	500-up to 599.99sq.mt	18	5	20	540	
17	Residential	Row House	5	5	5	20		
18	Residential	Row House	5	5	5	20		
19	Residential	Row House	5	5	5	20		
20	Residential	Row House	5	5	5	20		
21	Residential	Row House	5	5	5	20		
22	Residential	Row House	5	5	5	20		
23	Residential	Row House	5	5	5	20		
24	Residential	Row House	5	5	5	20		
25	Residential	Row House	5	5	5	20		
26	Residential	Row House	5	5	5	20		
27	Residential	Row House	5	5	5	20		
28	Residential	Row House	500-up to 599.99sq.mt	5	5	20	200	
29	Residential	Row House	5	5	5	20		
30	Residential	Row House	5	5	5	20		
31	Residential	Row House	800-up to 899.99sq.mt	1	9	5	45	
32	Residential	Row House	900-up to 999.99sq.mt	1	10	5	50	
Grand Total							1240	

OWNER'S NAME AND SIGNATURE

S A ENTERPRISES, anoopchawla2025@gmail.com, 904568864
 M/S MIGRATORY BUILDWELL LLP, anoopchawla2020@gmail.com, 904568864
 M/S GEORICAL BUILDWELL LLP, anoopchawla2020@gmail.com, 904568864
 AYAAN FARMS PVT LTD, anoopchawla2020@gmail.com, 904568864

ARCHENG'S NAME AND SIGNATURE

BHARAT MALIK
 CA2017/89698

Moradabad Development Authority

QR Code

Building Plan Application Number
 MBDA/LD/23-24-0580

Sanctioned On
 07 Sep 2024

Valid Till
 07 Oct 2029

Approved By
 Shailesh Kumar (Vice Chairman)

Examined By
 Elyash Khan (Junior engineer)

sagar gupta (Assistant Engineer/ ATP)

Amit Kadyan (Town Planner)

AMIT KADYAN (Chief Town Planner)

Anjulata (Secretary)

Shailesh Kumar (Vice Chairman)



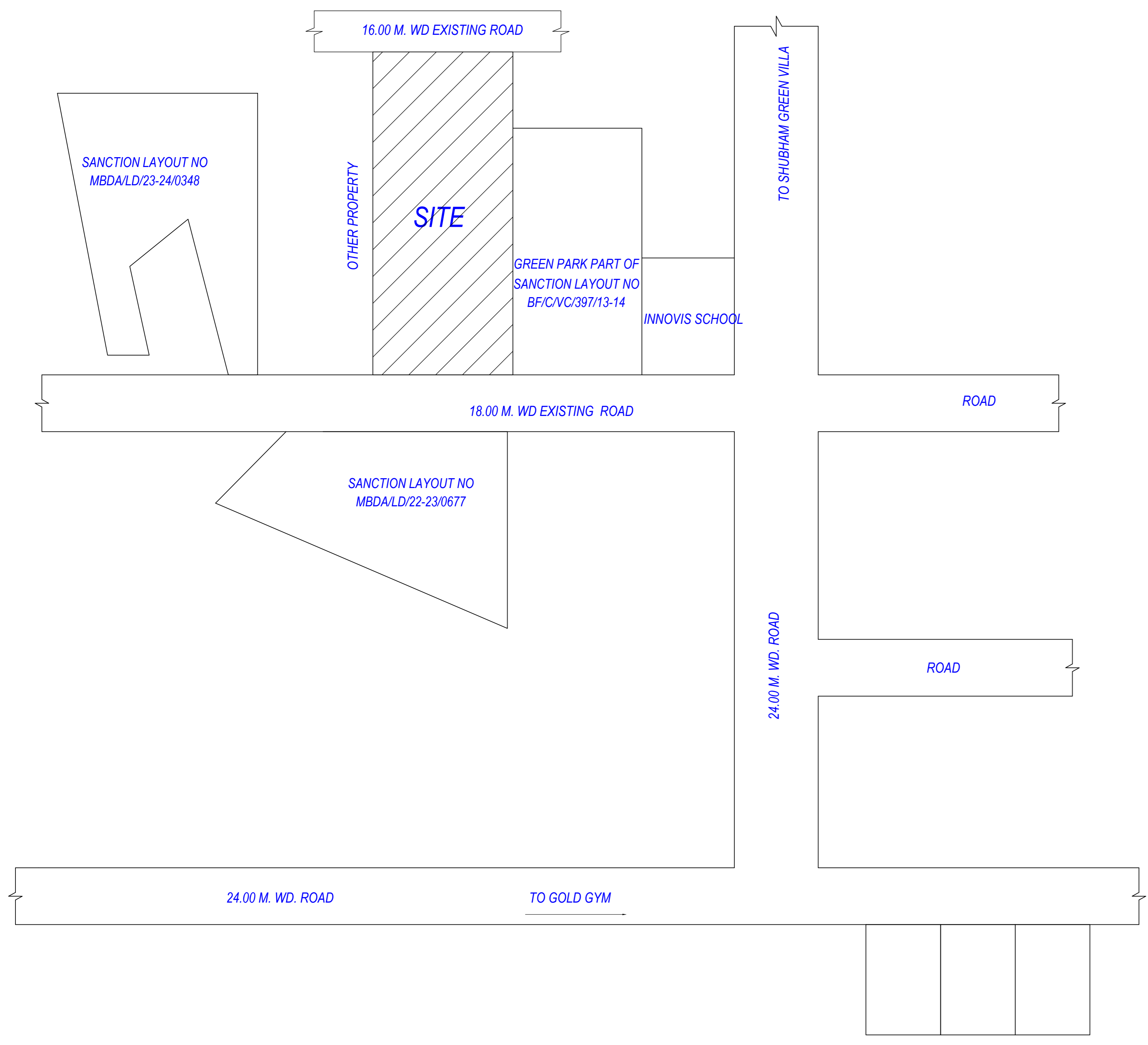
KHASRA NO	AREA	COMPANY NAME
1131	1459.20 SQ. MT.	AYAAN FARMS PVT LTD
1132	4864.00 SQ. MT.	S A ENTERPRISES
1133	6300.00 SQ. MT.	M/S MIGRATORY BUILDWELL LLP
1134	1620.00 SQ. MT.	M/S GEORICAL BUILDWELL LLP
1135	15270.00 SQ. MT.	S A ENTERPRISES
1136	5875.32 SQ. MT.	M/S GEORICAL BUILDWELL LLP
TOTAL	35488.52 SQ. MT.	

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

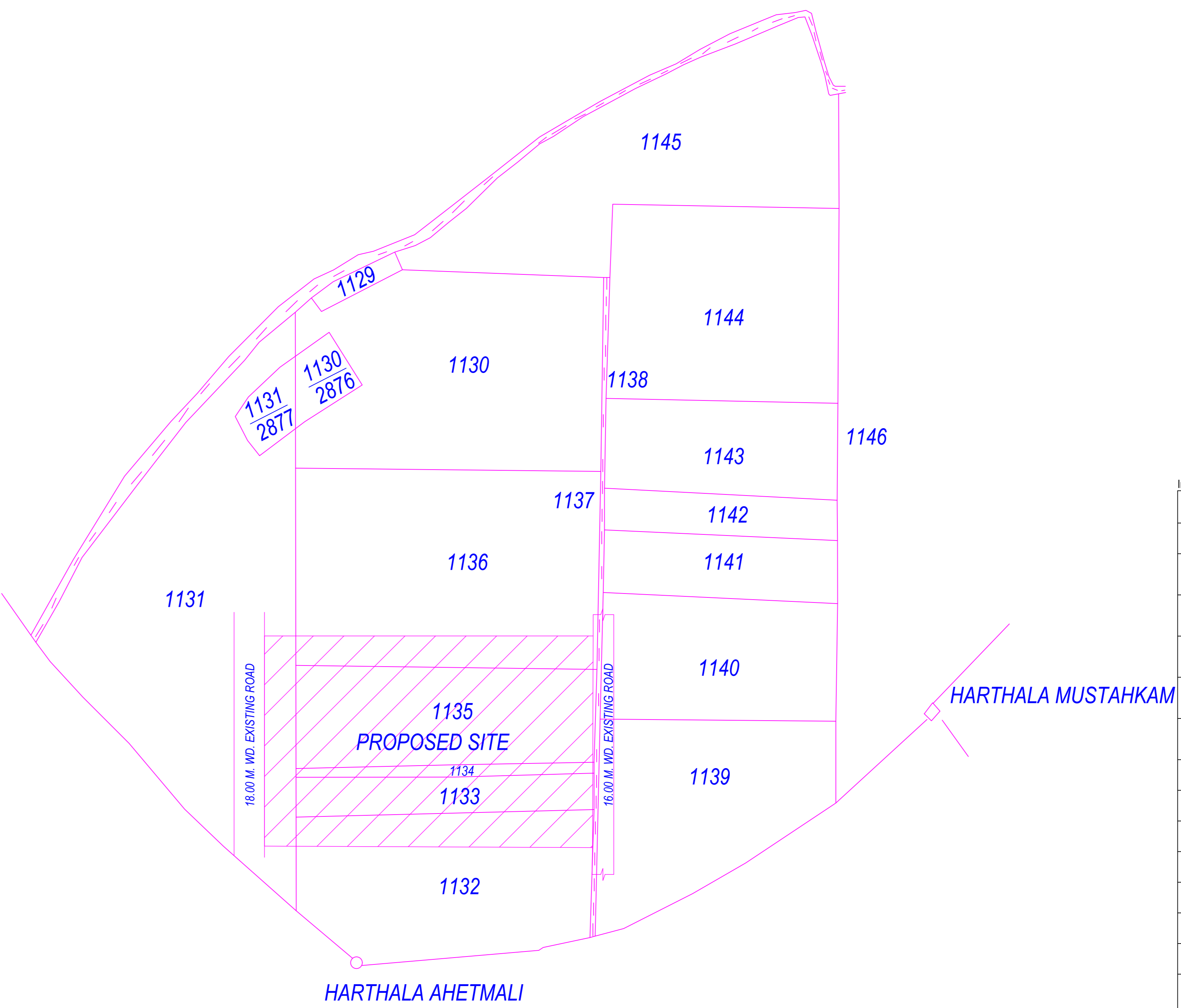
PLOT NO	MORTGAGE AREA
7	548.80 SQ. MT.
28	730.74 SQ. MT.
29	730.74 SQ. MT.
30	732.70 SQ. MT.
31	807.32 SQ. MT.
32	535.60 SQ. MT.
33	487.50 SQ. MT.
34	487.50 SQ. MT.
TOTAL	5060.90 SQ. MT.

LAYOUT PLAN SCALE 1:100

LAYOUT PLAN (Scale - 1:500)



KEY PLAN
NOT TO SCALE



SHAJRA PLAN

Plot No.	Pwork Bldg	Abutting Road	Front		Side1		Side2		Rear		Coverage Prop	FAR Area Prop
			Reef	Prop	Reef	Prop	Reef	Prop	Reef	Prop		
12A		15.00 M. WD. ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
01		18.00 MT. WD. EXISTING ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
02		18.00 MT. WD. EXISTING ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
03		18.00 MT. WD. EXISTING ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
04		18.00 MT. WD. EXISTING ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
05		18.00 MT. WD. EXISTING ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
06		12.00 M. WD. ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
07		12.00 M. WD. ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
08		12.00 M. WD. ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
09		12.00 M. WD. ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
10		15.00 M. WD. ROAD	6.00	-	-	-	-	-	-	-	0.00	0.00
10		12.00 M. WD. ROAD	6.00	-	6.00	-	1.50	-	6.00	-	0.00	0.00
11		15.00 M. WD. ROAD	6.00	-	-	-	-	-	-	-	0.00	0.00
11		18.00 MT. WD. EXISTING ROAD	6.00	-	6.00	-	1.50	-	6.00	-	0.00	0.00
12		18.00 MT. WD. EXISTING ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
14		15.00 M. WD. ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
15		15.00 M. WD. ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
15		12.00 M. WD. ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
16		12.00 M. WD. ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
16		12.00 M. WD. ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
17		12.00 M. WD. ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
18		12.00 M. WD. ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
19		12.00 M. WD. ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
20		12.00 M. WD. ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
21		12.00 M. WD. ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
22		12.00 M. WD. ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
23		12.00 M. WD. ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
24		12.00 M. WD. ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
25		12.00 M. WD. ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
26		12.00 M. WD. ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
27		12.00 M. WD. ROAD	6.00	-	6.00	-	1.50	-	6.00	-	0.00	0.00
27		12.00 M. WD. ROAD	6.00	-	-	-	-	-	-	-	0.00	0.00
28		12.00 M. WD. ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
29		12.00 M. WD. ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
30		12.00 M. WD. ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
31		12.00 M. WD. ROAD	6.00	-	3.00	-	1.50	-	6.00	-	0.00	0.00
32		12.00 M. WD. ROAD	4.50	-	-	-	-	-	4.50	-	0.00	0.00
32		12.00 M. WD. ROAD	4.50	-	-	-	-	-	-	-	0.00	0.00
33		12.00 M. WD. ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
34		12.00 M. WD. ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
35		12.00 M. WD. ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
36		12.00 M. WD. ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
37		12.00 M. WD. ROAD	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
38		12.00 M. WD. ROAD	4.50	-	-	-	-	-	4.50	-	0.00	0.00
38		12.00 M. WD. ROAD	4.50	-	-	-	-	-	-	-	0.00	0.00

OWNER'S NAME AND SIGNATURE
 S A ENTERPRISES, anoopchawla2020@gmail.com, 904568864
 M/S MIGRATORY BUILDWELL LLP, anoopchawla2020@gmail.com, 904568864
 M/S GEORGICAL BUILDWELL LLP, anoopchawla2020@gmail.com, 904568864
 AYAAN FARMS PVT LTD, anoopchawla2020@gmail.com, 904568864

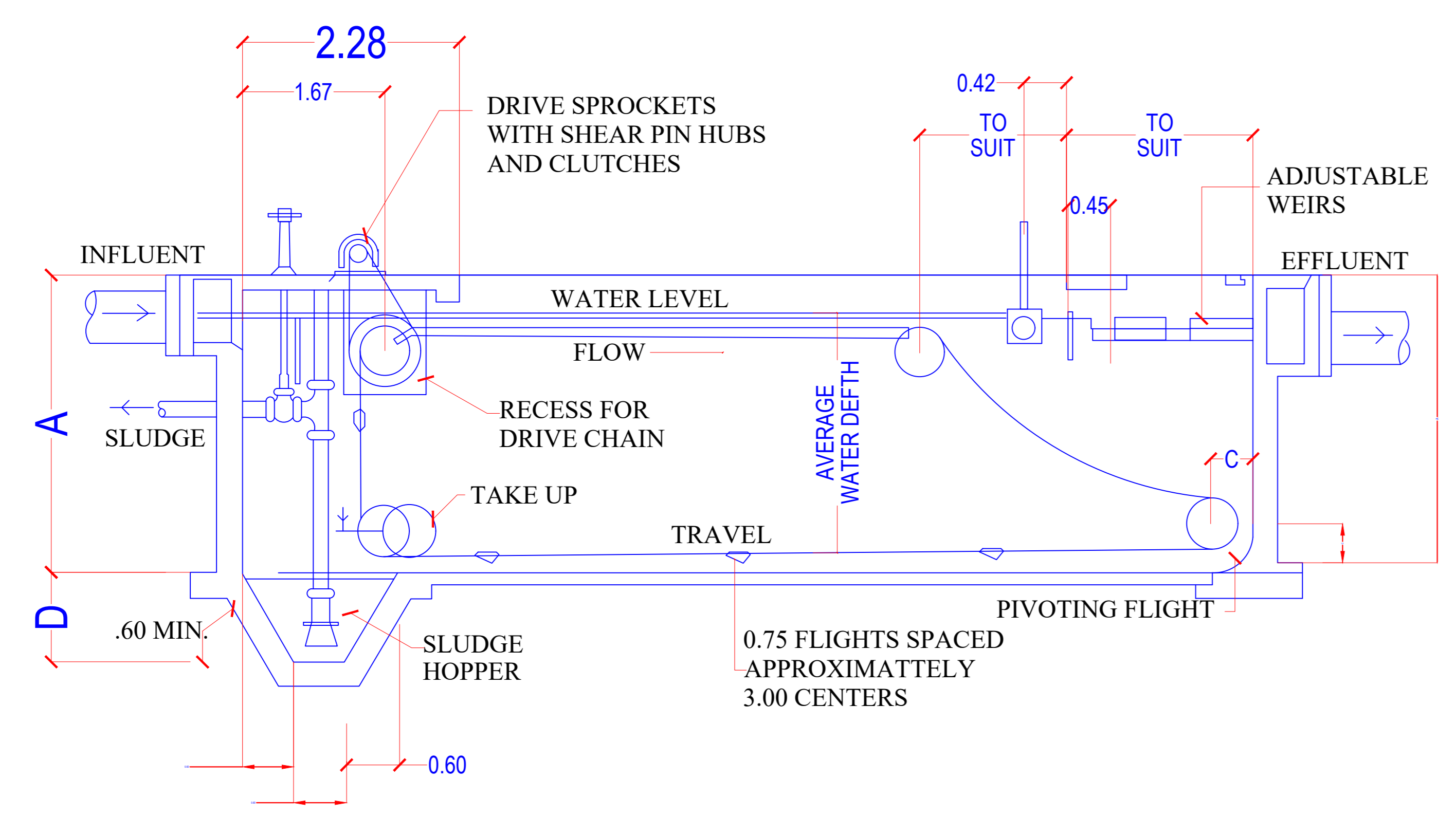
ARCHENGE'S NAME AND SIGNATURE
 BHARAT MALIK
 CA2017/89898

Moradabad Development Authority

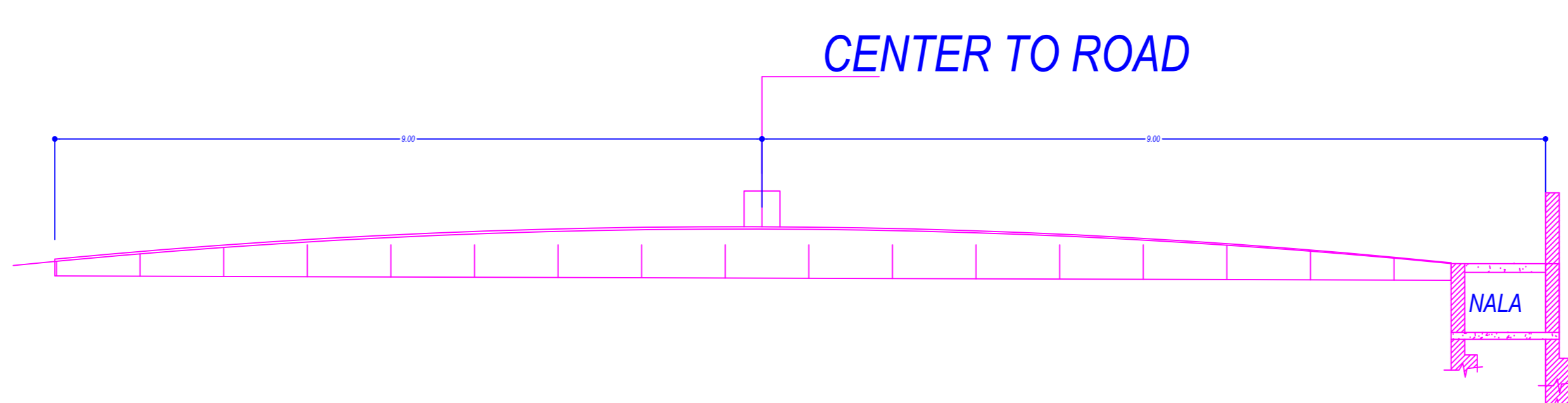
Building Plan Application Number
 MBDA/LD/23-24-0580
 Sanctioned On
 07 Sep 2024
 Valid Till
 07 Oct 2029

Approved By
 Shailesh Kumar (Vice Chairman)

Examined By
 Elyyash Khan (Junior engineer)
 sagar gupta (Assistant Engineer/ ATP)
 Amit Kadyan (Town Planner)
 AMIT KADYAN (Chief Town Planner)
 Anjulata (Secretary)
 Shailesh Kumar (Vice Chairman)



STP TANK DETAIL
SCALE-N.T.S.

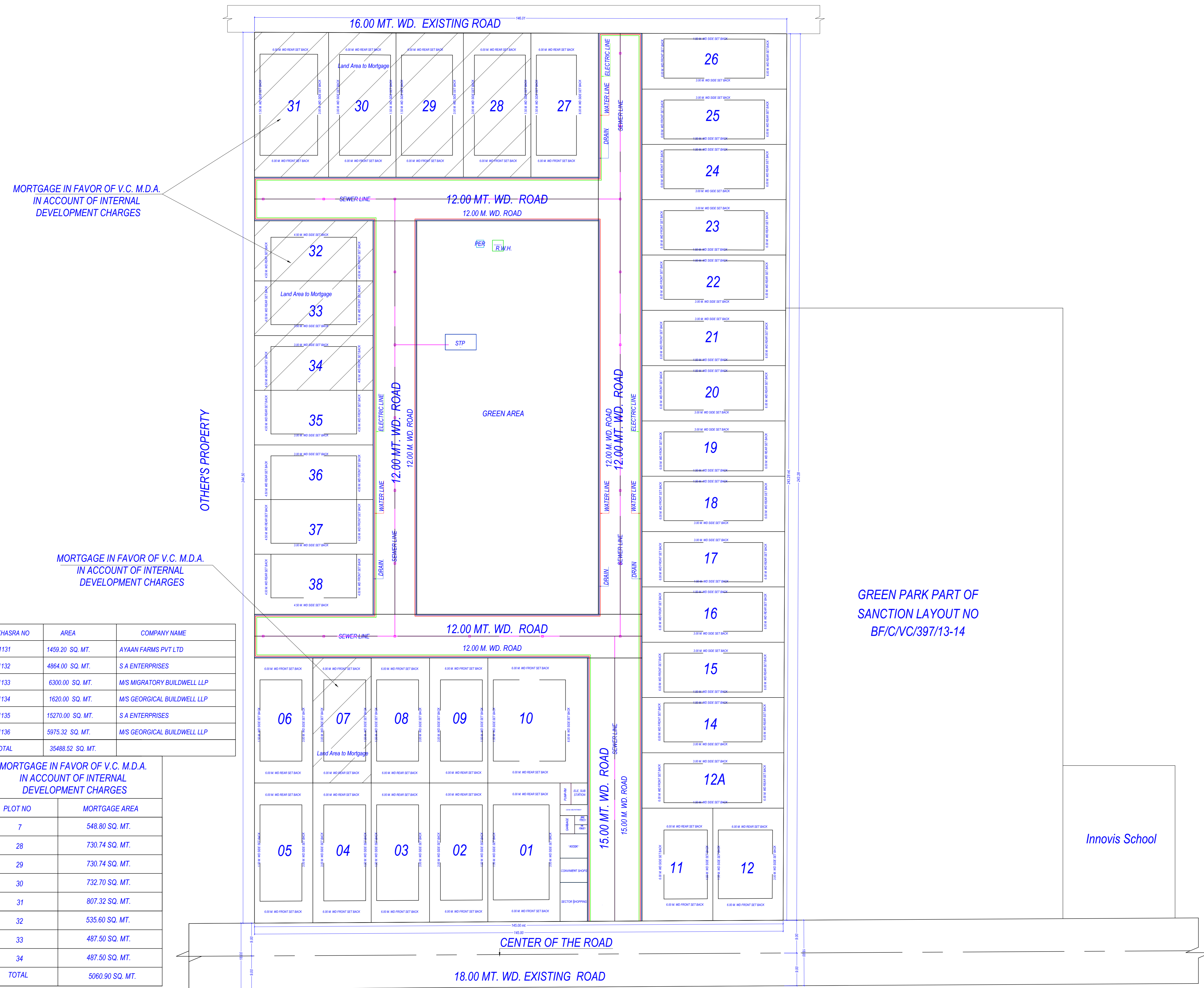


X - SECTION ACROSS ROAD
ROAD SECTION
SCALE 1:100

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.

Total Plot Area: -	35487.38	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

NAME	SYMBOL
SEWER LINE	
DRAIN	
ELECTRIC LINE	
WATER LINE	



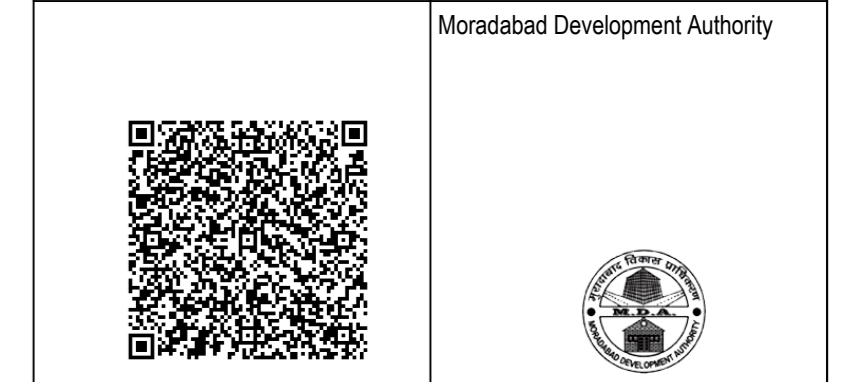
KHASRA NO	AREA	COMPANY NAME
1131	1459.20 SQ. MT.	AYAAN FARMS PVT LTD
1132	4864.00 SQ. MT.	S A ENTERPRISES
1133	6300.00 SQ. MT.	M/S MIGRATORY BUILDWELL LLP
1134	1620.00 SQ. MT.	M/S GEORICAL BUILDWELL LLP
1135	15270.00 SQ. MT.	S A ENTERPRISES
1136	5975.32 SQ. MT.	M/S GEORICAL BUILDWELL LLP
TOTAL	35488.52 SQ. MT.	

MORTGAGE IN FAVOR OF V.C. M.D.A. IN ACCOUNT OF INTERNAL DEVELOPMENT CHARGES	
PLOT NO	MORTGAGE AREA
7	548.80 SQ. MT.
28	730.74 SQ. MT.
29	730.74 SQ. MT.
30	732.70 SQ. MT.
31	807.32 SQ. MT.
32	535.60 SQ. MT.
33	487.50 SQ. MT.
34	487.50 SQ. MT.
TOTAL	5080.90 SQ. MT.

SERVICE PLAN
SCALE 1:100

OWNER'S NAME AND SIGNATURE
 S A ENTERPRISES, anoopchawla2020@gmail.com, 904568864
 M/S MIGRATORY BUILDWELL LLP, anoopchawla2020@gmail.com, 904568864
 M/S GEORICAL BUILDWELL LLP, anoopchawla2020@gmail.com, 904568864
 AYAAN FARMS PVT LTD, anoopchawla2020@gmail.com, 904568864

ARCHITECT'S NAME AND SIGNATURE
 BHARAT MALIK
 CA2017/89698



Moradabad Development Authority

Building Plan Application Number
 MBDA/LD/23-24/0580

Sanctioned On
 07 Sep 2024

Valid Till
 07 Oct 2029

Approved By
 Shailesh Kumar (Vice Chairman)

Examined By
 Eliyash Khan (Junior engineer)
 sagar gupta (Assistant Engineer/ ATP)
 Amit Kadyan (Town Planner)
 AMIT KADYAN (Chief Town Planner)
 Anjulata (Secretary)

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.

Total Plot Area: -	35487.38	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00