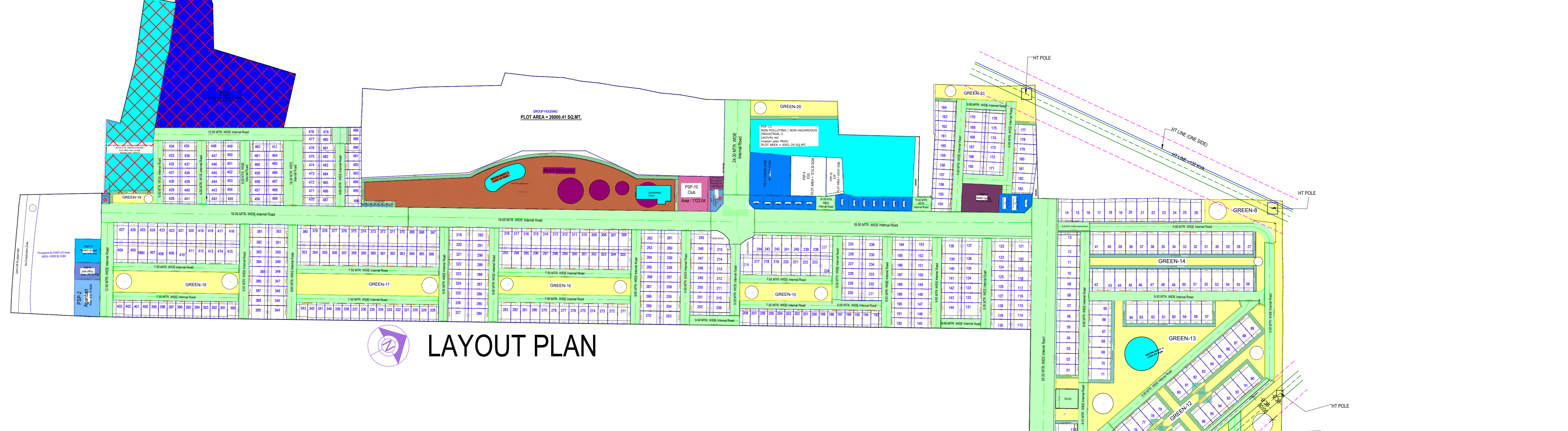


AREA STATEMENT	VERSION NO. 1.0.0	DATE 27/02/2025			
PROJECT DETAIL	Authority: Muzaffarnagar Development Authority Plot No./Name: Plotted Residential / Plotted Residential Authority Class: Category D Development Plan: Other Case Track: Regular Land Use Zone: Residential Use Zone Project Type: UP Township Policy 2023 Land Sub-Use Zone: Residential Zone Nature of Development: NEW Layout Type: NA Development Area: New Area Sub-Development Area: City Area Special Project: NA Site Address: District Muzaffarnagar, Tehsil Muzaffarnagar, Village Jaroda				
AREA DETAILS	Sq.Mts.				
1. Area of Plot As per record	311405.60				
As per site condition	311405.60				
Area of Plot Considered	310315.54				
2. Deduction for					
(a) Proposed roads	296.00				
Road Widening Area	296.00				
Drainy Reservations	795.08				
Reservation Area	795.08				
(b) Total (a+b)	1096.08				
3. Net Area of plot (1 - 2) AREA OF PLOT	310315.54				
Road Widening Area	296.00				
Reservation Area	795.03				
Number of EWS/LIG unit required					
Sr. No.	Plot Type	No. of Plot	No. of unit in one plot	Total Number of Unit	Proposed LIG/EWS Unit
1.	Single Dwelling Unit	507	1	507	-
Total		507		507	-
Number of EWS/LIG unit required (10% LIG)				51.00	0
Number of EWS/LIG unit required (10% EWS)				51.00	0
Total		507		609	-
Tenements Density Check					
Net housing density	No. Of Tenements	No. Of Persons			
75/m ²	Reqd	Prop	Reqd	Prop	Prop
	4600	1638	-	22549	9190
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)					



LAYOUT PLAN

LANDUSE	MIN. / MAX.	PERMISSIBLE PERCENTAGE	PERMISSIBLE AREA (SQ.M)	PROPOSED AREA (SQ.M)	PROPOSED PERCENTAGE
1 Residential	MAX.	50%	155304.97	122382.19	39.40%
2 Commercial	MAX.	10%	31060.99	12753.89	4.11%
3 Industrial, Institutional & Public -Semi public Facility	MIN.	10%	31060.99	31269.16	10.07%
4 Green	MIN.	15%	46591.49	46840.81	15.08%
5 Public Road & Parking & open spaces	MIN.	15%	46591.49	97363.89	31.35%

SR.NO	DESCRIPTION	% ACHIVED	AREA (SQ.M.)	AREA (ACRE)	AREA (HAC.)
a	LAND BOUNDARY AREA	100%	311405.60	76.95	31.141
b	10 MT. WIDE ROAD WIDENING AREA	0.09%	295	0.07	0.030
b	30 MT. WIDE GREENBELT AREA	0.26%	795.06	0.20	0.080
	NET LICENCE BOUNDARY AREA (a-b)	99.65%	310315.54	76.68	31.032

Sr. No.	Description	% Achieved	Area (sq.m.)	Area (acre)	Area (hac.)
1	RESIDENTIAL				
	Plotted	28.97%	89981.83	22.23	9.000
	Group Housing Plot Area	8.37%	26000.41	6.42	2.600
	EWS & LIG	2.06%	6399.95	1.58	0.640
	SUB TOTAL =	39.40%	122382.19	30.24	12.24
2	COMMERCIAL				
	Commercial plot	2.39%	7432.76	1.84	0.740
	Plotted commercial	1.71%	5321.13	1.31	0.530
	SUB TOTAL =	4.11%	12753.89	3.15	1.28
3	Institutional & Public -Semi public Facility	5.95%	18466.71	4.56	1.850
4	Industrial (non-polluting / non-hazardous)	4.12%	12802.45	3.16	1.280
	SUB TOTAL =	10.07%	31269.16	7.73	3.13
5	Green	15.08%	46840.81	11.57	4.680
	SUB TOTAL =	15.08%	46840.81	11.57	4.68
6	Public Road & Parking & open spaces	31.35%	97363.89	24.06	9.740
	SUB TOTAL =	31.35%	97363.89	24.06	9.74
	GRAND TOTAL =	100%	310609.94	76.75	31.06

S.NO.	Institutional & Public -Semi public Facility (PSP)	AREA (SQ.M.)
1	(PSP-1) GUARD ROOM, PUBLIC CONVENIENCE & LIG	1136.00
2	(PSP-2) ANGANBADI	818.15
3	(PSP-3) HEALTH CENTER	931.16
4	(PSP-4) ESS	1215.32
5	(PSP-5) POST OFFICE	375.67
6	(PSP-6) VENDING ZONE	1480.17
7	(PSP-7,8,9) CHABUTARA / KIOSK @ 7.5 SQ.MT. AREA EACH	225.00
	PSP - 7 = 15 nos.	
	PSP - 8 = 10 nos.	
	PSP - 9 = 5 nos.	
	TOTAL (PSP-7,8,9) = 30 nos.	
8	(PSP-10) CLUB	1123.04
9	(PSP-11) SCHOOL	9833.19
10	(PSP-12) DUSTBIN-1	155.69
11	(PSP-13) DUSTBIN-2	101.30
12	(PSP-16) STP	543.91
13	(PSP-17) NURSERY SCHOOL	528.09
	TOTAL =	18466.71

Sr. No.	Description	% Achieved	Area (sq.m.)	Area (acre)	Area (hac.)
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	SUB TOTAL =	31.35%	97363.89	24.06	9.74
	GRAND TOTAL =	100%	310609.94	76.75	31.06

S.NO.	INDUSTRIAL	AREA (SQ.M.)
1	(PSP-14) NON-POLLUTING / NON-HAZARDOUS INDUSTRIAL-1	6241.16
2	(PSP-15) NON-POLLUTING / NON-HAZARDOUS INDUSTRIAL-2	6561.29
	TOTAL =	12802.45

S.NO.	GREEN	AREA (SQ.M.)
1	PLAY GROUND (GREEN-1)	10085.17
2	GREEN-2	278.95
3	GREEN-3	1733.11
4	GREEN-4	1382.91
5	GREEN-5	2260.89
6	GREEN-6	2950.59
7	GREEN-7	2308.05
8	GREEN-8	3024.40
9	GREEN-9	594.98
10	GREEN-10	252.36
11	GREEN-11	221.59
12	GREEN-12	2451.21
13	GREEN-13	5905.95
14	GREEN-14	1828.80
15	GREEN-15	1398.07
16	GREEN-16	2033.69
17	GREEN-17	2599.18
18	GREEN-18	2323.01
19	GREEN-19	351.92
20	GREEN-20	1205.38
21	GREEN-21	883.94
22	GREEN-22	329.42
23	GREEN-23	437.23
	TOTAL GREEN AREA =	46840.81

Sr. No.	Description	Area (sq.m.)	Percentage (%)
1	NET LICENCE BOUNDARY AREA	310609.94	
2	REQUIRED WATER BODY AREA @ 1% OF NET LICENCE BOUNDARY AREA	3106.099	1.00%
3	WATER BODY-1	1382.47	
4	WATER BODY-2	1256.63	
5	WATER BODY-2	476.60	
	TOTAL PROVIDED WATER BODY AREA	3115.70	1.00%

POPULATION FOR FACILITY				
S.No	Plot Area (sq.m.)	DU per Plot	Number of Plot	Population (5 person /DU)
1	50-100	1	4	20
2	100-150	2	111	1110
3	150-300	4	381	7620
	Total		496	8750

MULTI UNITS PLOTS & GROUP HOUSING				
S.No	Plot	DU per Flat / PLOT	Number of flat / PLOTS	Population (5 person /DU)
1	PLOT MORE THAN 300 SQ.MT. WITH 12 MT ROAD	4	40	200
2	Group housing @330 DU PER HECT.	1	858	4290
	Total		898	4490

EWS & LIG				
Sr	Category	Count	Area (sq.m.)	Population
1	EWS	1	140	700
2	LIG	1	140	700
	REQ. PLOT AREA		5133.33	SQ.MT.
	Total Population			14640

PROPOSED FACILITY (FOR POPULATION) 14800 PERSONS						
FACILITIES DETAILS	QUANTITY AS PER BYE LAWS	REQUIRE D NOS	REQUIRED PLOTS AREA (SQ.MT.)	REQUIRED FACILITY FOR 14800 POPULATION		REMARK
				REQUIRE D PLOT AREA (SQ.MT.)	PROVIDED PLOT AREA (SQ.MT.)	
1	EDUCATIONAL FACILITIES					
a	NURSERY SCHOOL	1 NOS PER 2,500 PERSONS	5.92 @ 500	2.96	1480.00	2008.00
b	PRIMARY SCHOOL	1 NOS PER 5,000 PERSONS	2.96 @ 1000	0.99	986.67	1000.00
c	JR. HIGH SCHOOL	1 NOS PER 7,500 PERSONS	1.97 @ 2000	0.49	986.67	1000.00
d	INTER COLLEGE	1 NOS PER 10,000 PERSONS	1.48 @ 4000	1.48	5920.00	6933.19
	TOTAL AREA OF EDUCATIONAL FACILITIES		9373.33	10361.28		
2	MEDICAL FACILITIES					
a	HEALTH CENTER	1 NOS PER 15,000 PERSONS	0.99 @ 800	1.00	800.00	931.16
3	POST OFFICE	1 NOS PER 10,000 PERSONS	1.48 @ 100	2.00	200.00	375.67
4	ELECTRICAL SUB STATION	1 NOS PER 15,000 PERSONS	0.99 @ 500	1.00	500.00	1215.32
5	CLUB	1 NOS PER 25,000 PERSONS	0.59 @ 1000	0.59	592.00	1123.04
6	CHABUTARA / KIOSK	1 NOS PER 500 PERSONS	29.60 @ 7.5	29.60	222.00	225.00
7	DUSTBIN	1 NOS PER 10,000 PERSONS	1.48 @ 100	1.48	148.00	256.99
8	ANGANBADI	1 NOS PER 5,000 PERSONS	2.96 @ 200	2.96	740.00	818.15
9	UGT	-	-	-	-	1136.00
10	STP	-	-	-	-	543.91
11	VENDING ZONE	1 NOS PER 10,000 PERSONS	1.48 @ 1000	1.48	1480.00	1480.17
	GRAND TOTAL		4682.00	8105.43	14855.33	18466.71

10% MORTGAGE AREA DETAIL AGAINST EWS/LIG

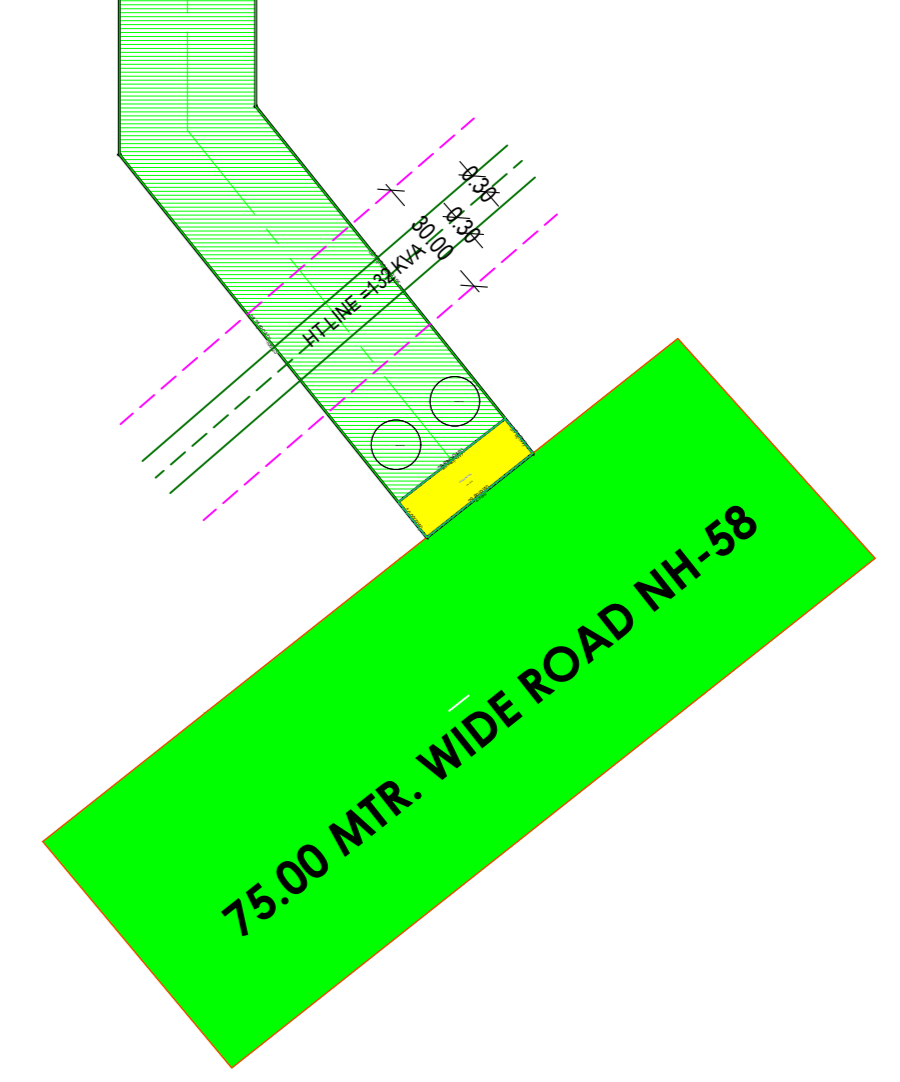
MORTGAGE AREA SHOWN AS

Sr. No.	Description	Area (sq.m.)
1	Plotted	89981.83
2	Group Housing Plot Area	26000.41
3	Commercial plot	12753.89
4	PSP	12415.49
5	Industrial	12802.45
	TOTAL	153954.06

AREA FOR MORTGAGE (10% OF SALEABLE AREA) 15395.41

Sr. No.	Description	Area (sq.m.)
1	PSP - 11 (SCHOOL)	9833.19
2	PSP - 14 (INDUSTRY - 1)	6241.16
	TOTAL MORTGAGE AREA	16074.35

Details of Mortgage land				
S.No	Village Name	Khasra No.	Area in Sq.Mt.	Landuse
1	JARODA	1396	5146.44	PSP - 11 (School), PSP - 14 (Industrial - 1)
2	JARODA	1093	4849.79	PSP - 11 (School)
3	BEGRAJPUR	1093	3548.65	PSP - 14 (Industrial - 1)
4	BEGRAJPUR	1	2529.47	PSP - 14 (Industrial - 1)
	Total Mortgage Area		16074.35	



OWNERS NAME AND SIGNATURE
 NUMAX REALCON CONSORTIUM (AUTHORIZED SIGNATORY MRS. SHIKHA GARG),
 southkhasra@numaxind.com, 9999490068

ARCHITECT'S NAME AND SIGNATURE
 RADHIKA BANSAL
 CA2017188837

Muzaffarnagar Development Authority

Building Plan Application Number
 MZDALD/24-25/0541

Sanctioned On
 21 Jun 2025

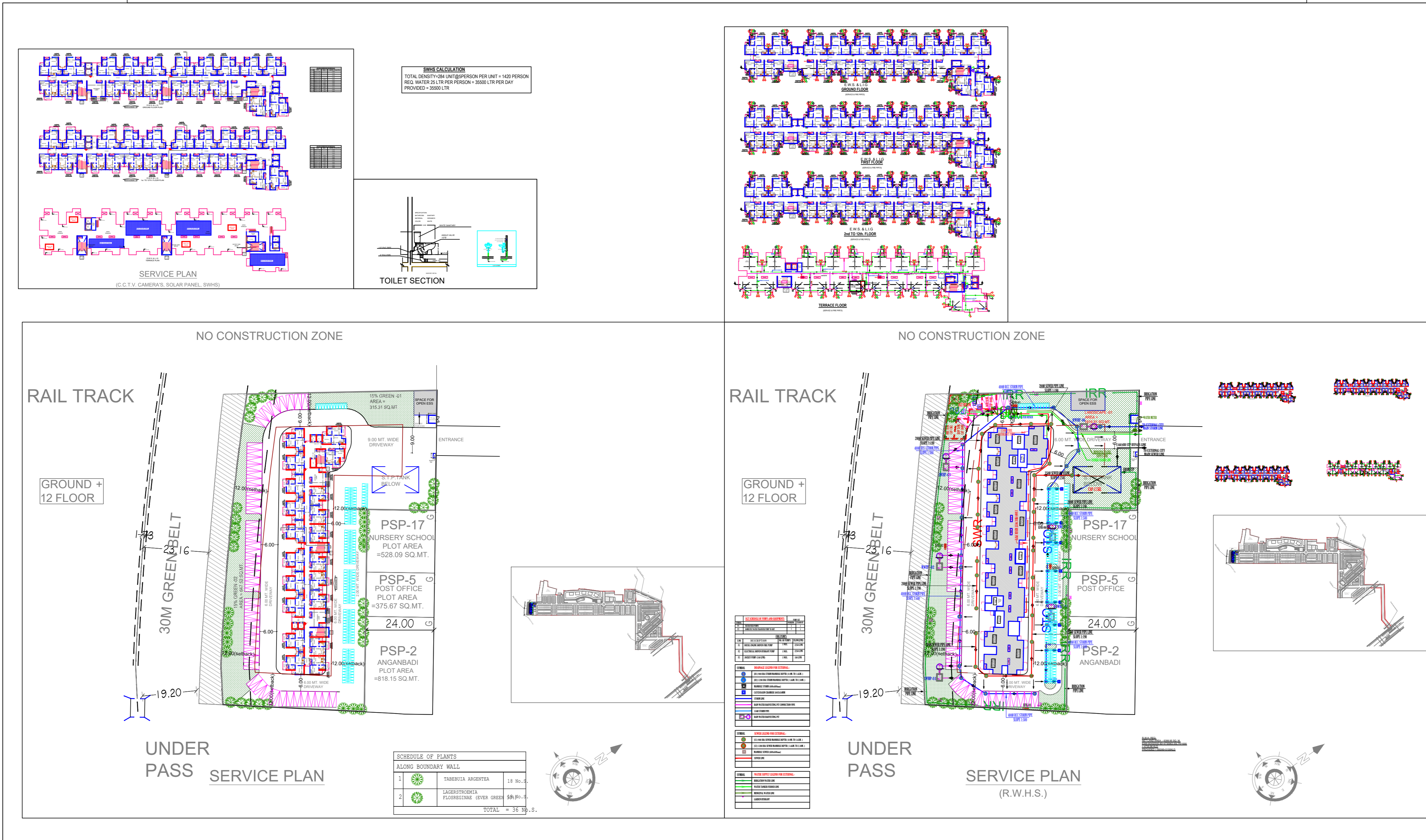
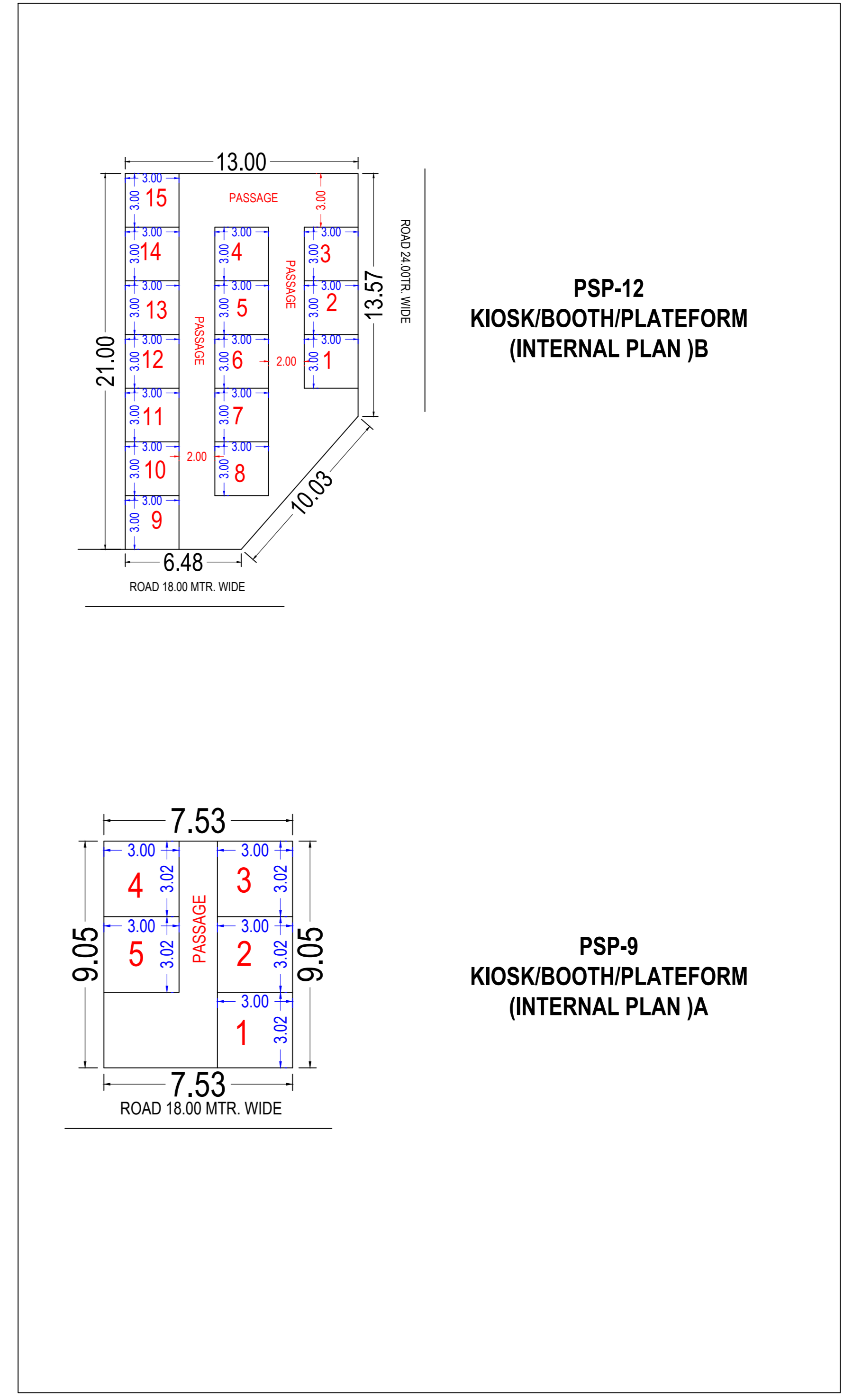
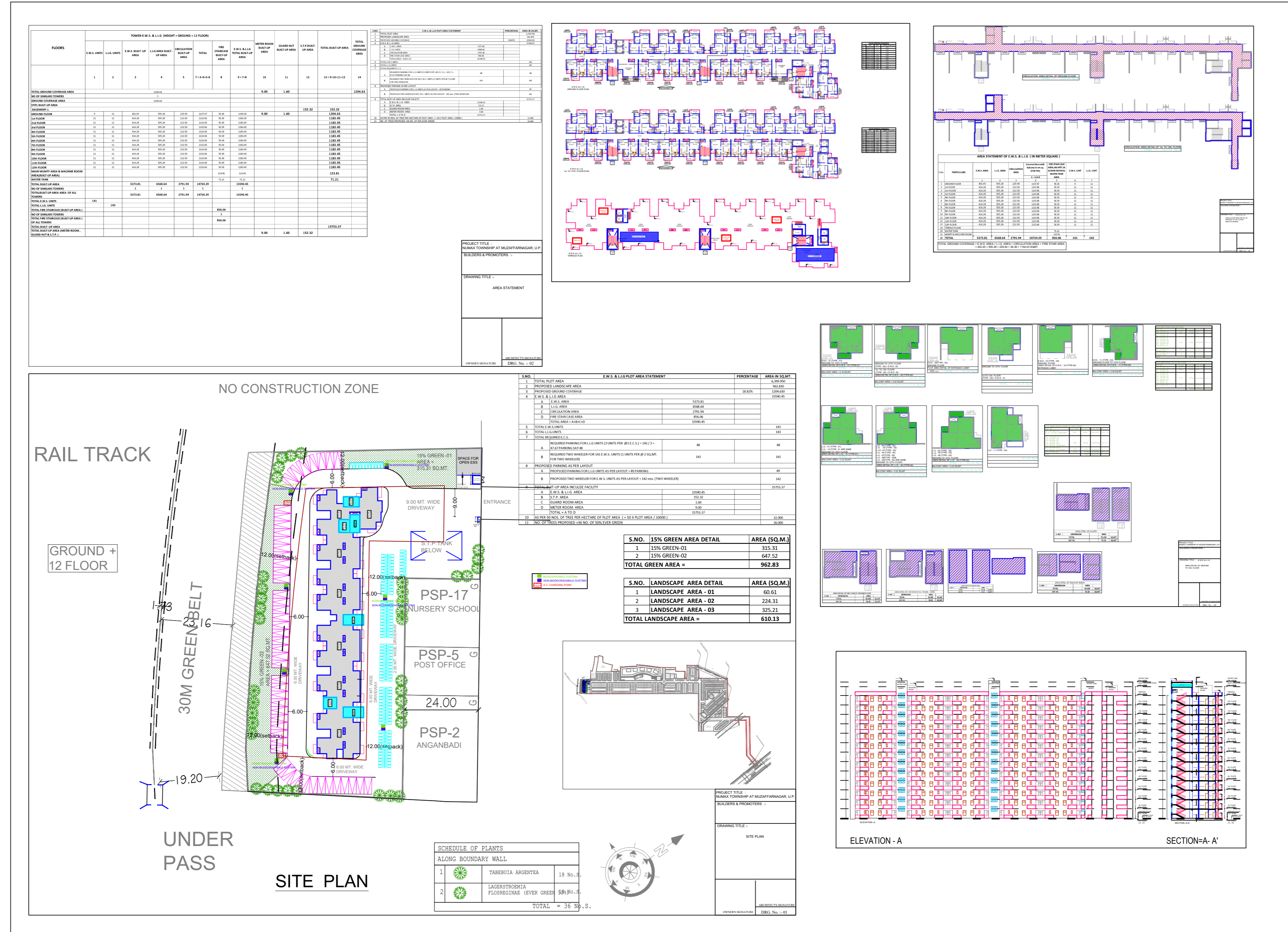
Valid Till
 23 Jun 2030



Approved By
 Kavita Meena (Vice Chairman)

Examined By
 Jaikaran Singh (Junior engineer)
 Bharat Pal (Assistant Engineer)
 Mohit Pratap Singh (Assistant Town Planner)
 Vineet Agarwal (Executive engineer)
 Kunwar Bahadur Singh (Secretary)
 Kavita Meena (Vice Chairman)

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 :-	310315.54	Total FAR Area :-	0.00
Total Coverage Area :-	0.00	Total BUA Area :-	0.00



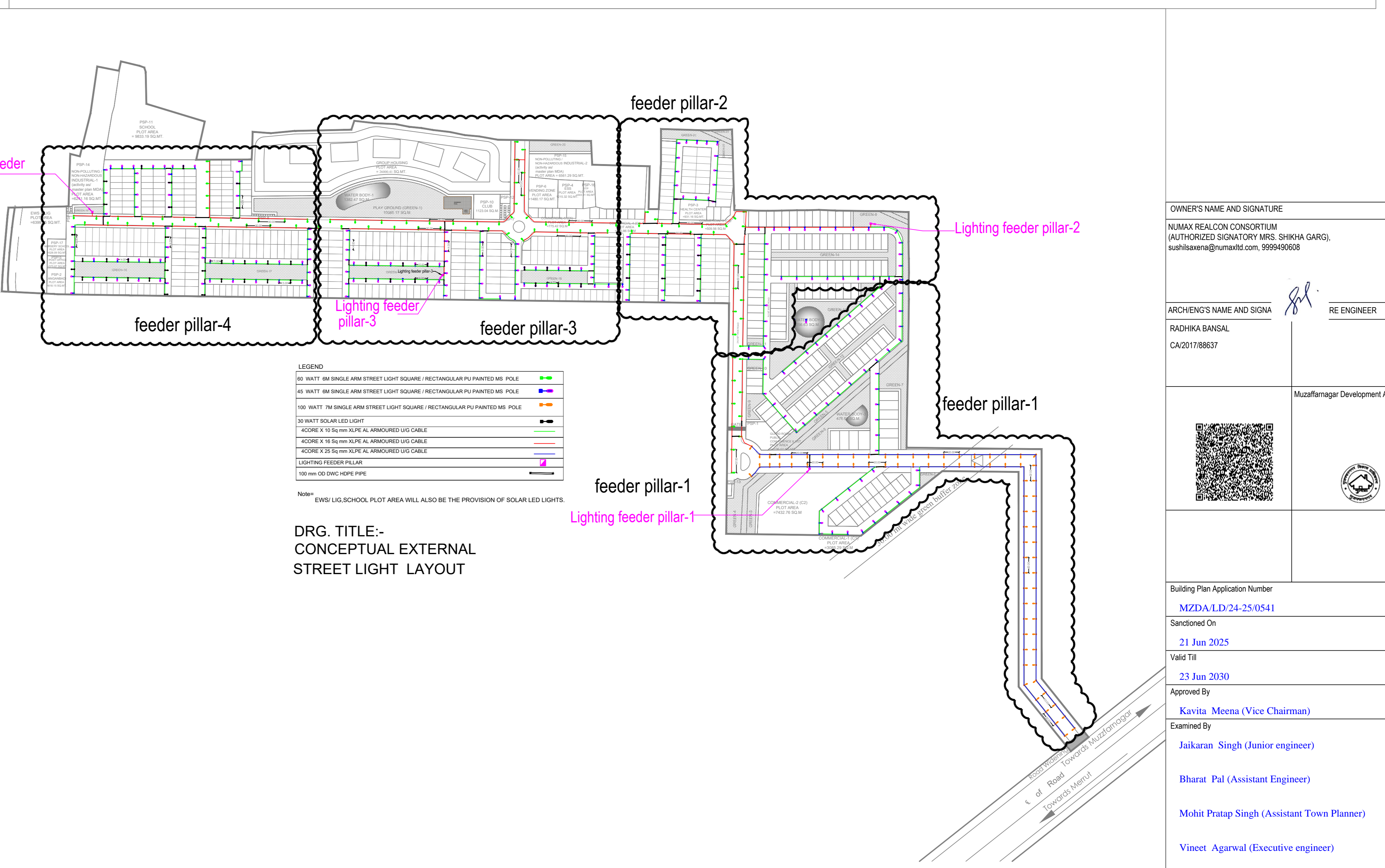
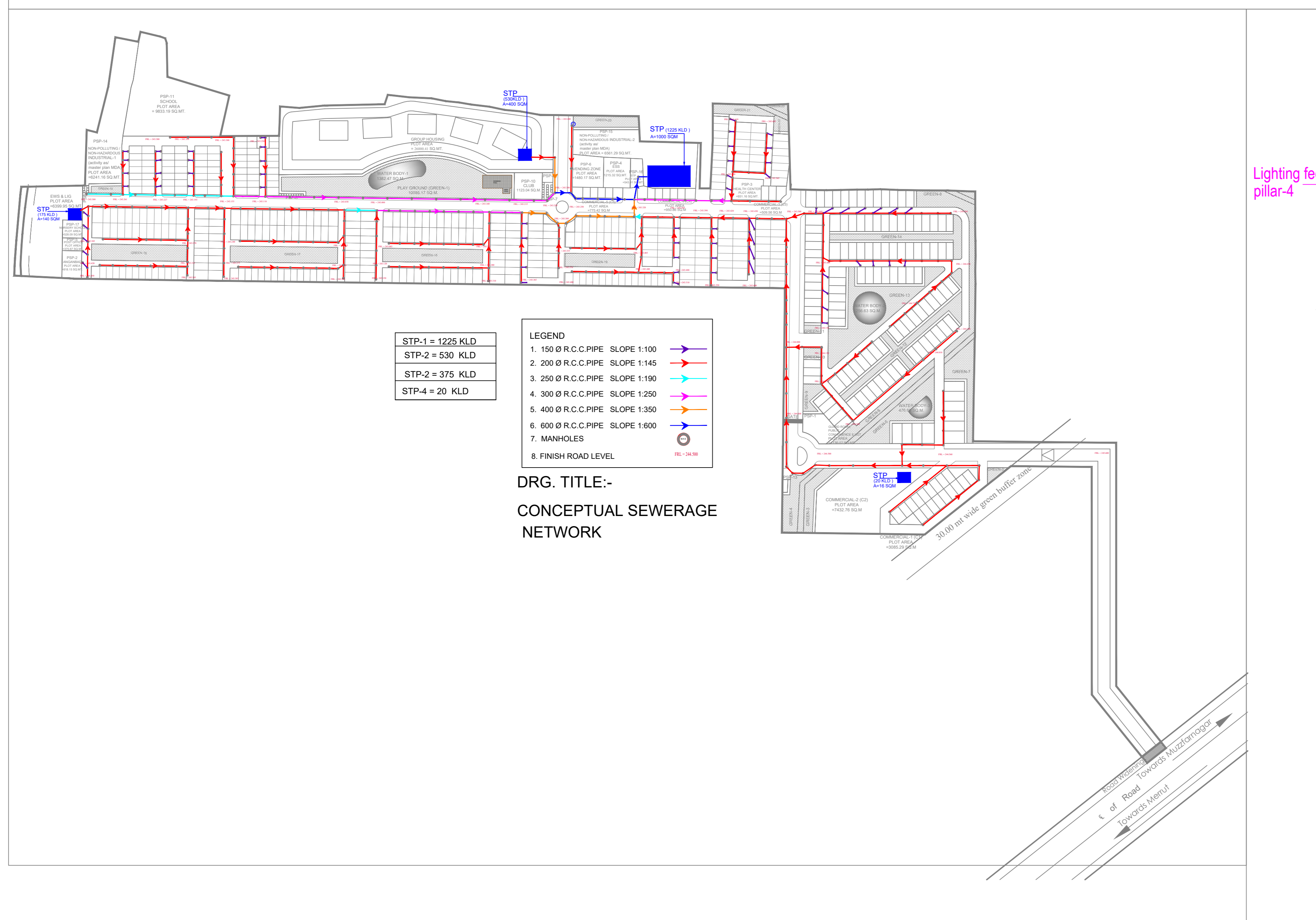
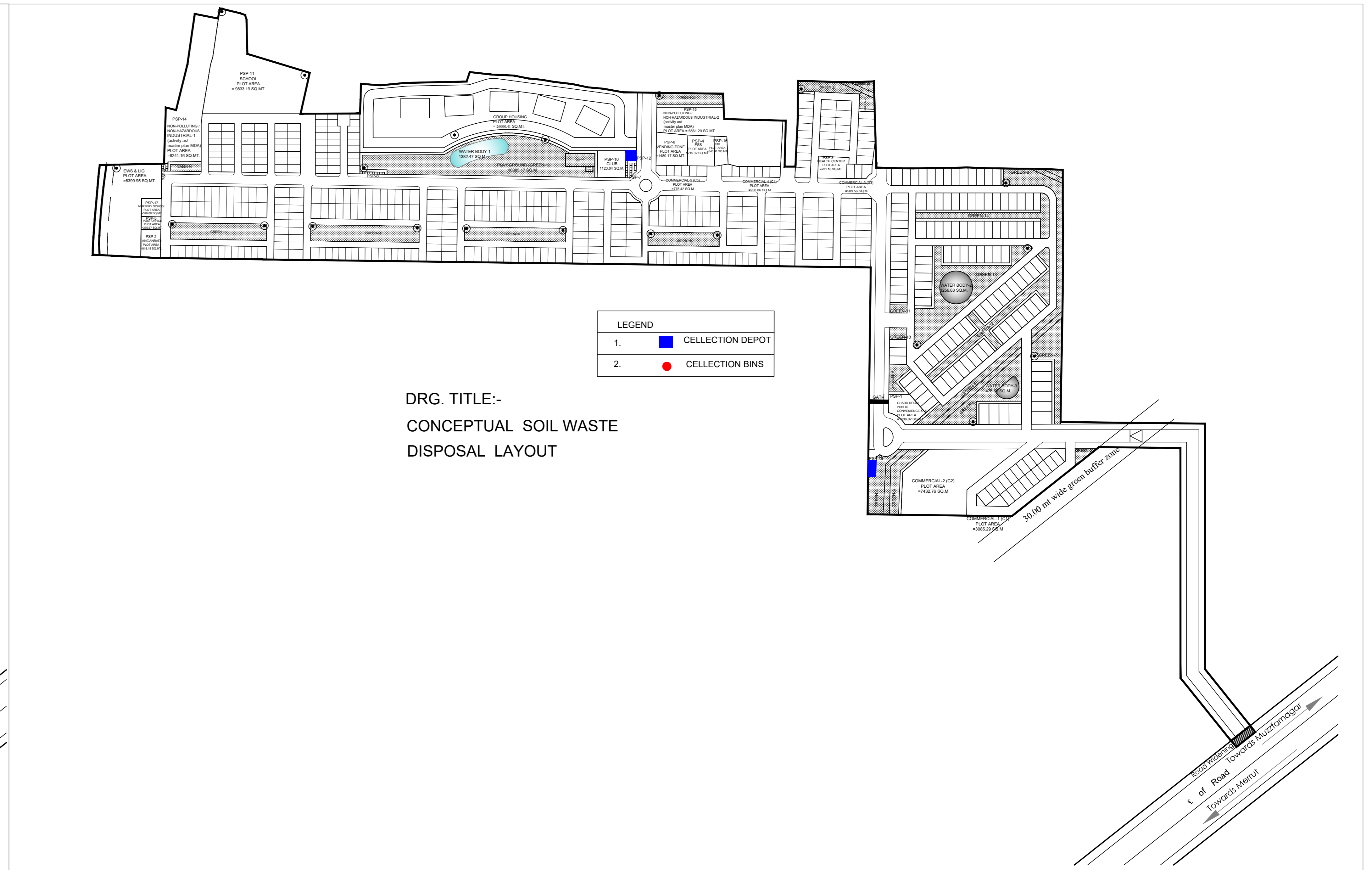
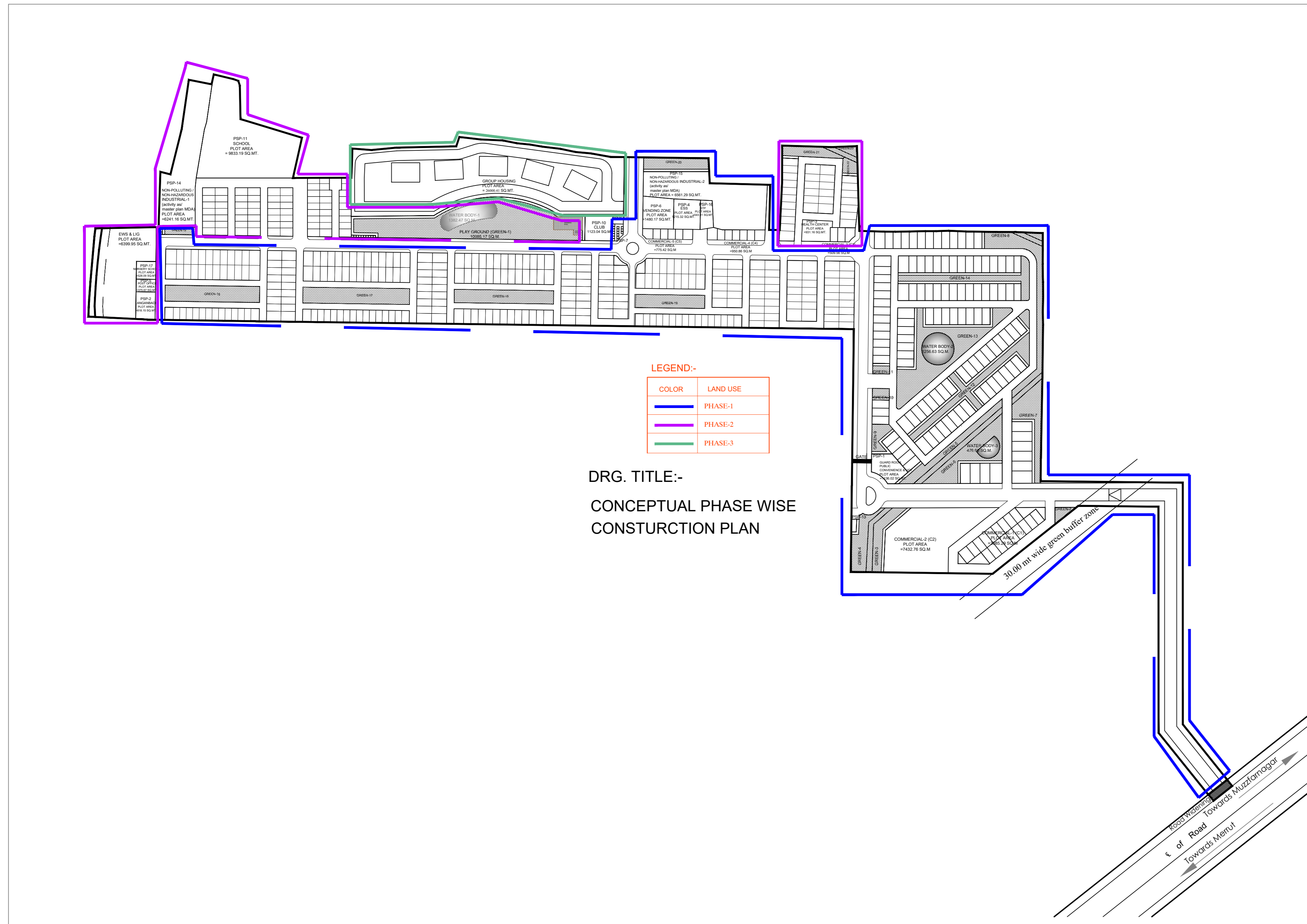
OWNER'S NAME AND SIGNATURE NUMAX REALCON CONSORTIUM (AUTHORIZED SIGNATORY MRS. SHIKHA GARG), sushisavena@numaxitd.com, 9999490008	
ARCHITECT'S NAME AND SIGNATURE RADHIKA BANSAI CAV2017/88637	REGISTERED ENGINEER
Muzaffarnagar Development Authority	
 	
Building Plan Application Number MZDA/LD 24-250541	
Sanctioned On 21 Jun 2025	
Valid Till 23 Jun 2030	
Approved By Kavita Meena (Vice Chairman)	
Examined By Jaikaran Singh (Junior engineer) Bharat Pal (Assistant Engineer) Mohit Pratap Singh (Assistant Town Planner) Vineet Agarwal (Executive engineer) Kunwar Bahadur Singh (Secretary)	
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Total Plot Area :-	310315.54	Total FAR Area :-	0.00
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Project Title :PROPOSED RESIDENTIAL LAYOUT PLAN(UNDER UP TOWNSHIP POLICY 2023) FOR NUMAX REALCON CONSORTIUM (AUTHORIZED SIGNATORY MRS. SHIKHA GARG) AT KHASRA NO.-: 1406,1410M, 1421,1422,1408M, 1407, 1,1383,1381M, 1380,1390,1392,1379,1409,1394,1396,1388,1397M,1389,1093,1469M,1425,1454, 1439, 1,1424M,1467,1436,1394M,1393,1382M, 1375, 1,1384,1376M,1385M,1376M,1426,1427,1420,1409M,1452M,1462,1386,OF VILLAGE JARODA,TEHSIL SADAR AND KHASRA NO. 01,04,1K/975, 1,366M, OF VILLAGE BEGRAJPUR ,TEHSIL KHATAULI , NH-58, MUZAFFARNAGAR

Plot Name	Use	Sub Use	Range	No.	Perm. Unit/Plt	Perm. Person/Unit	Total Person/Plot	Total
194	Residential	Row House		2			10	
195	Residential	Row House		2			10	
196	Residential	Row House		2			10	
197	Residential	Row House		2			10	
198	Residential	Row House		2			10	
199	Residential	Row House		2			10	
200	Residential	Row House		2			10	
201	Residential	Row House		2			10	
202	Residential	Row House		2			10	
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401	Residential	Row House		2			10	
402	Residential	Row House		2			10	
403	Residential							



OWNER'S NAME AND SIGNATURE
NUMAX REALCON CONSORTIUM
(AUTHORIZED SIGNATORY MRS. SHIKHA GARG),
sushisavena@numaxitd.com, 999490068

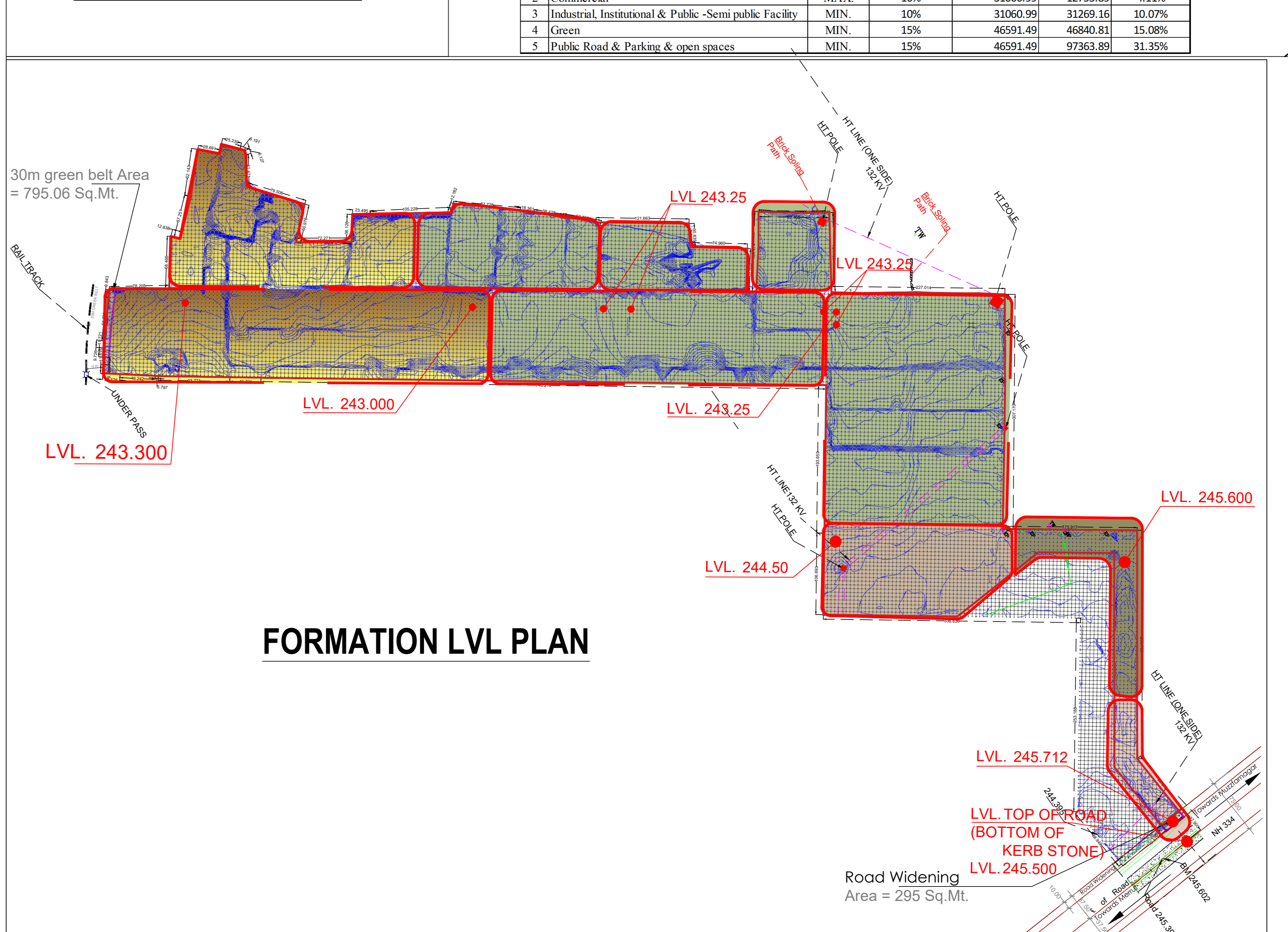
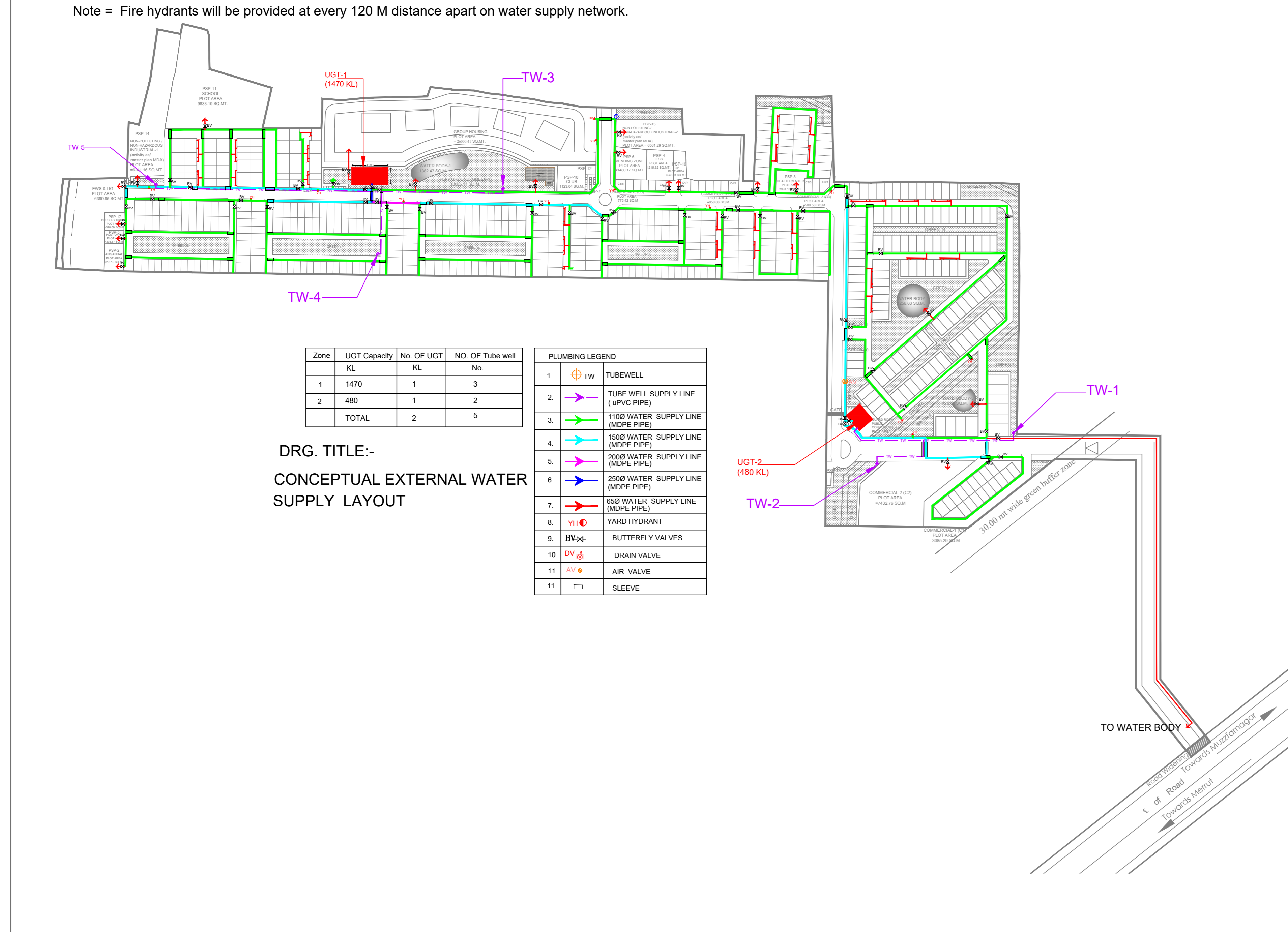
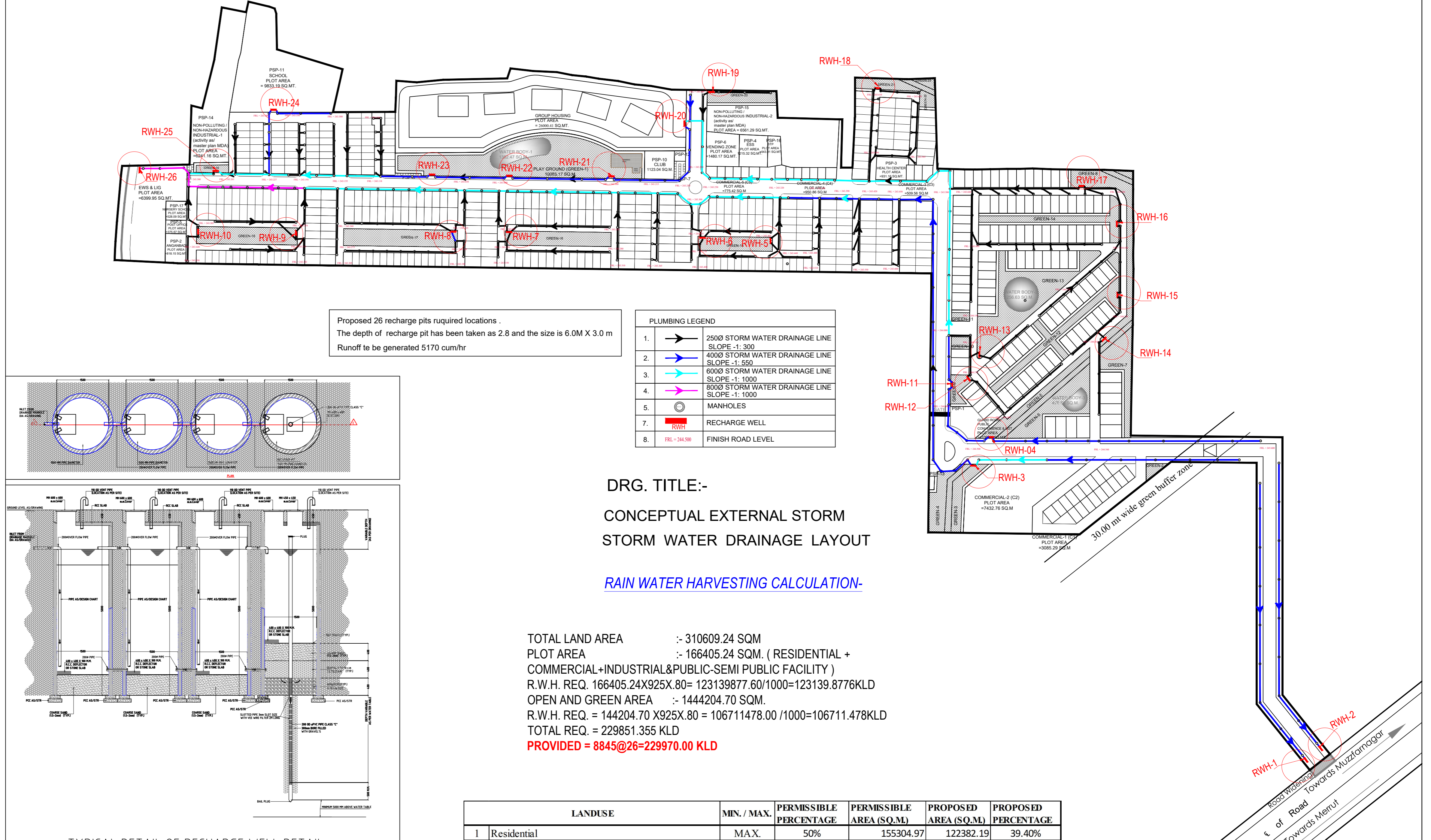
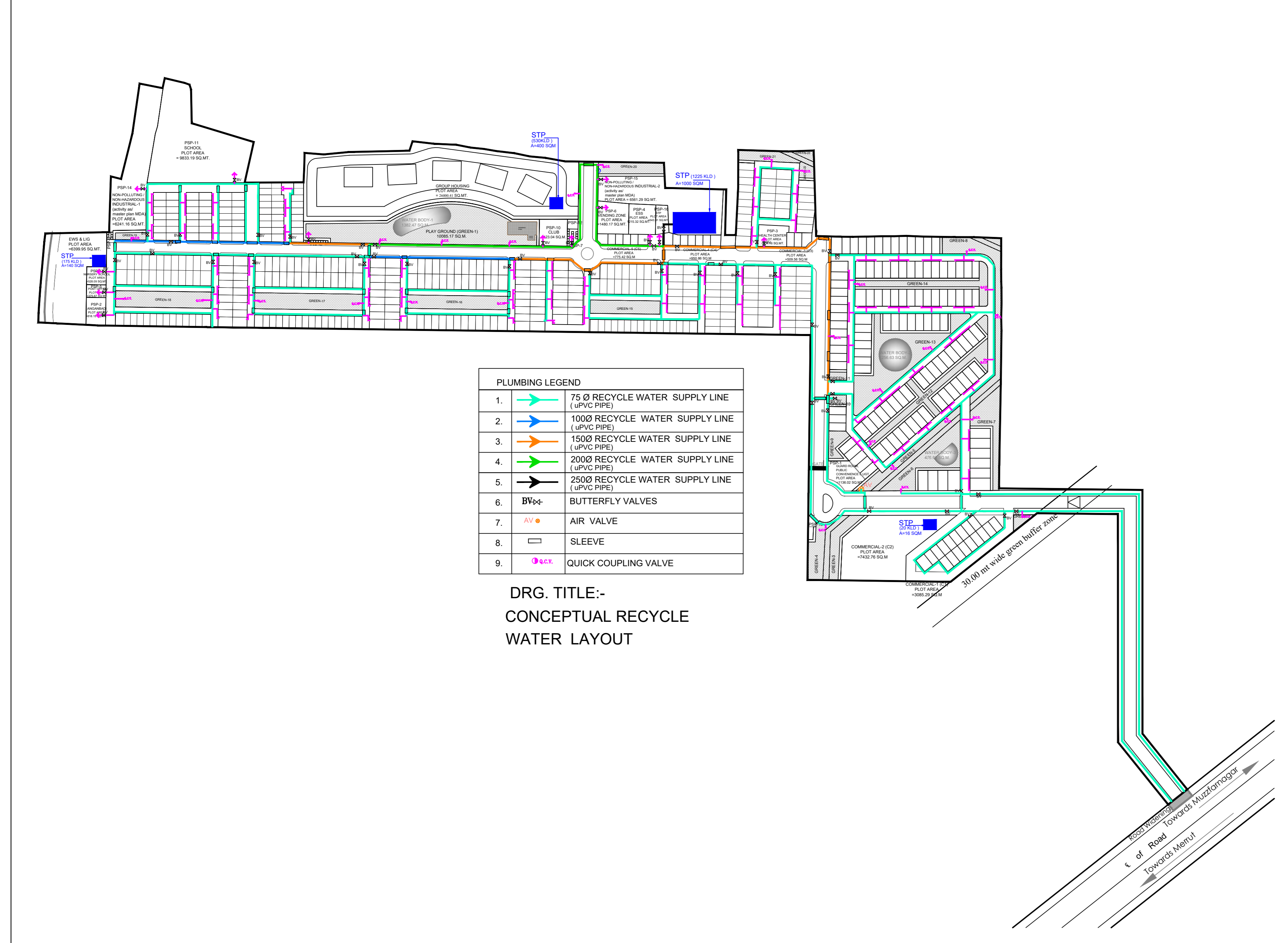
ARCHITECT'S NAME AND SIGNATURE
RADHIKA BANSAL
CAV2017/88637

Muzaffarnagar Development Authority

Building Plan Application Number
MZDA/LD/24-25/0541
Sanctioned On
21 Jun 2025
Valid Till
23 Jun 2030
Approved By
Kavita Meena (Vice Chairman)
Examined By
Jaikaran Singh (Junior engineer)
Bharat Pal (Assistant Engineer)
Mohit Pratap Singh (Assistant Town Planner)
Vineet Agarwal (Executive engineer)
Kunwar Bahadur Singh (Secretary)
Kavita Meena (Vice Chairman)

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 :-	310315.54	Total FAR Area :-	0.00
Total Coverage Area :-	0.00	Total BUA Area :-	0.00

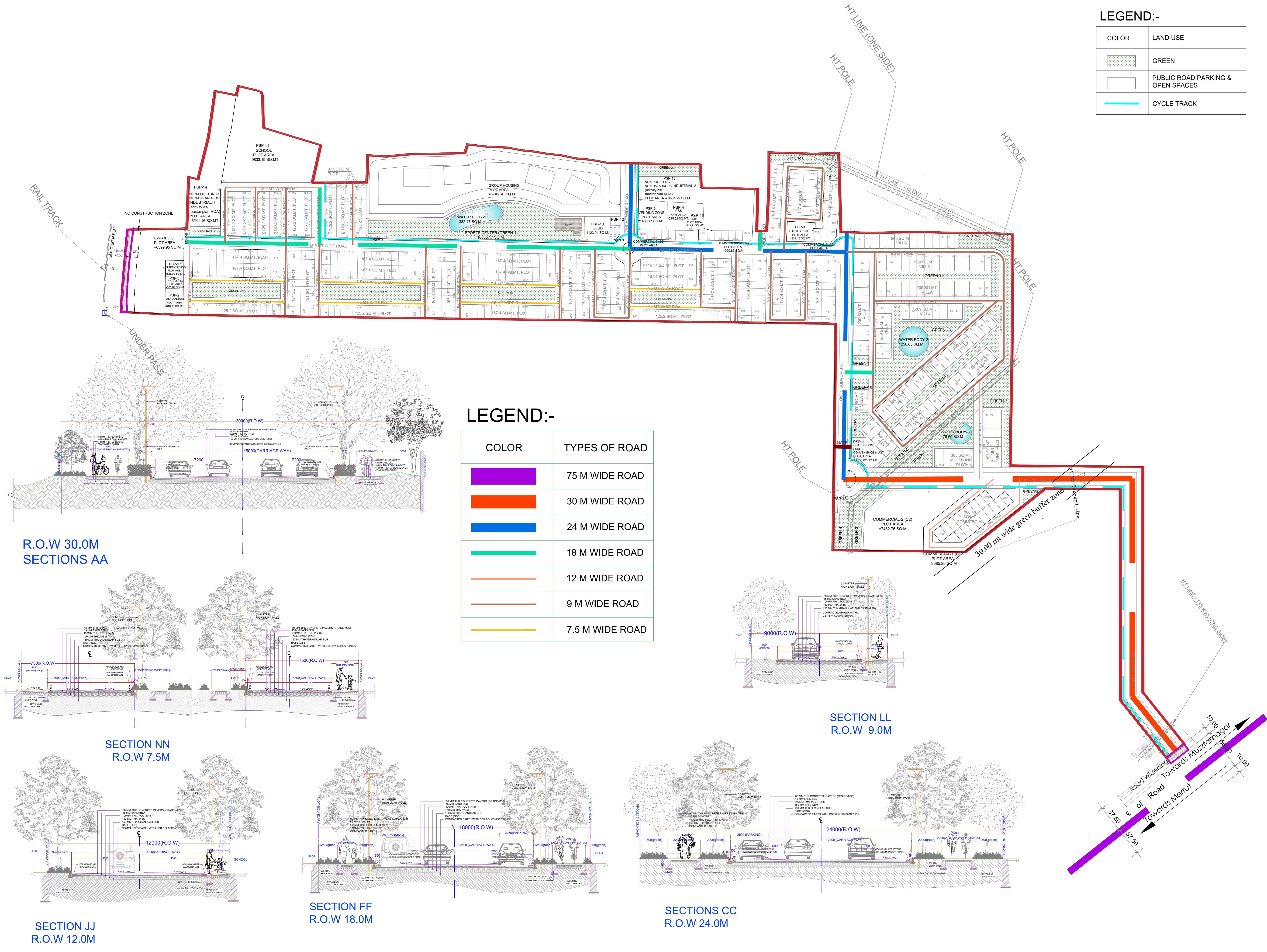


OWNER'S NAME AND SIGNATURE
 NUMAX REALCON CONSORTIUM (AUTHORIZED SIGNATORY MRS. SHIKHA GARG),
 sushisavena@numaxitd.com, 999490068

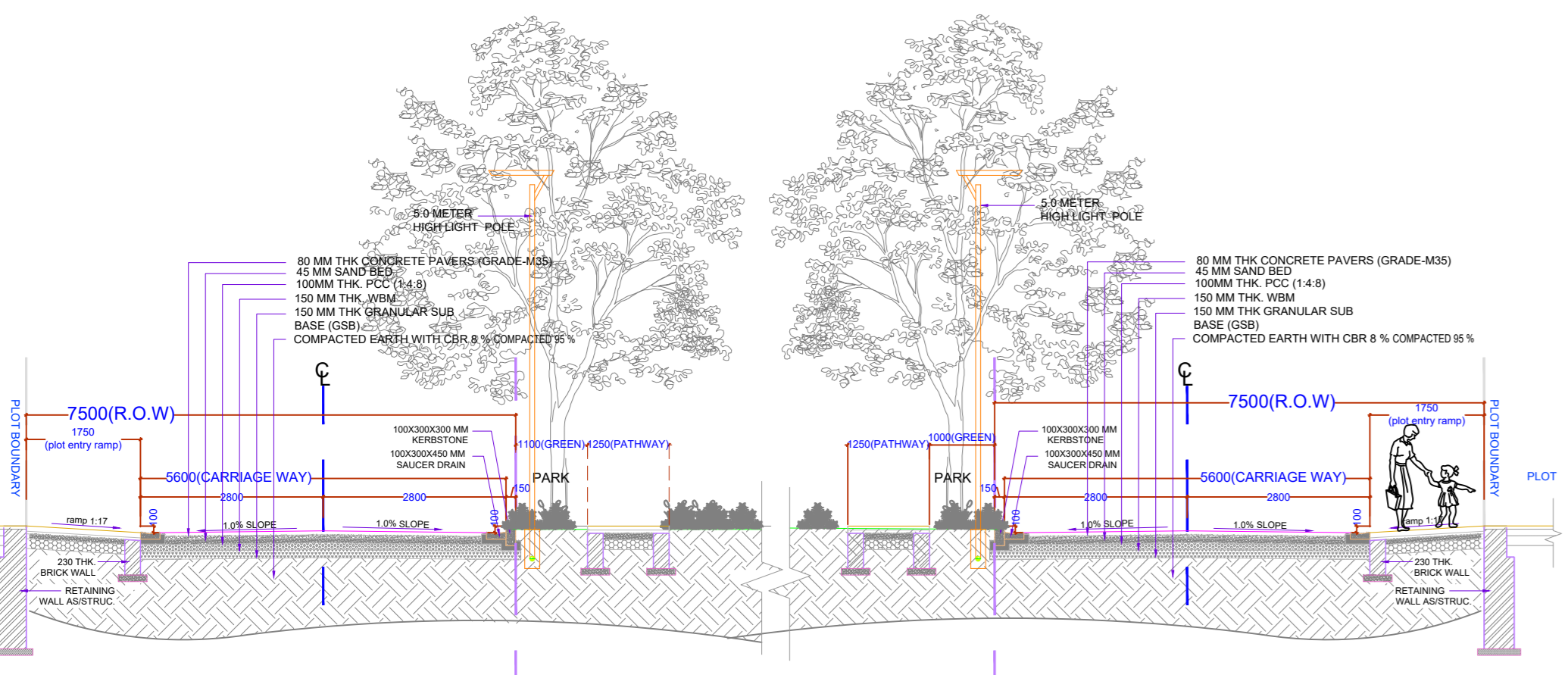
ARCHITECT'S NAME AND SIGNATURE
 RAHILKA BANSAL
 CA2017/88637

Muzaffarnagar Development Authority

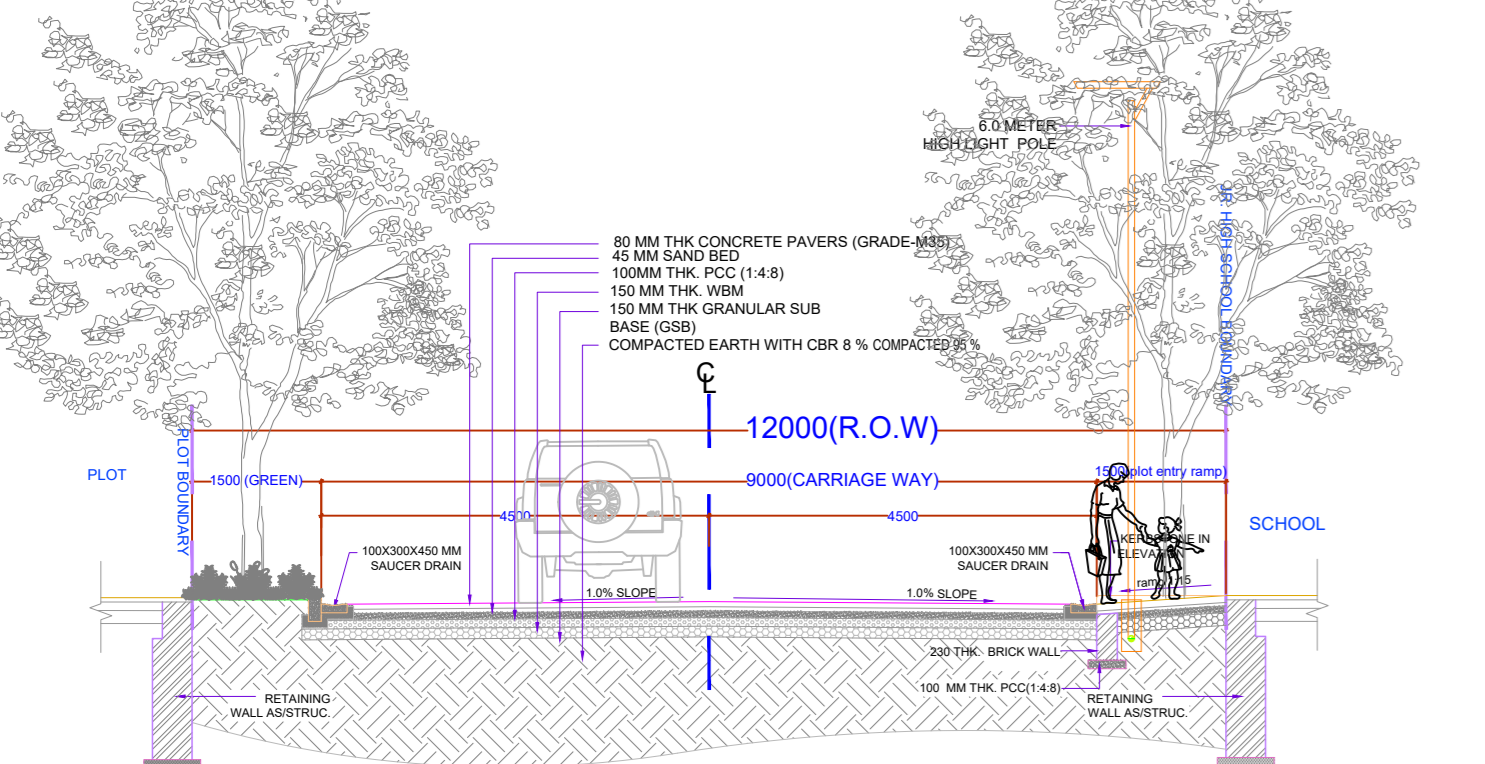
Building Plan Application Number: MZDA/LD24-25/0541
 Sanctioned On: 21 Jun 2025
 Valid Till: 23 Jun 2030
 Approved By: Kavita Meena (Vice Chairman)
 Examined By: Jaikaran Singh (Junior engineer), Bharat Pal (Assistant Engineer), Mohit Pratap Singh (Assistant Town Planner), Vinet Agarwal (Executive engineer), Kunwar Bahadur Singh (Secretary), Kavita Meena (Vice Chairman)



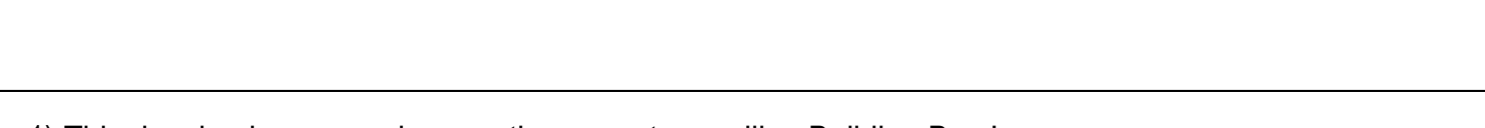
R.O.W 30.0M
SECTIONS AA



SECTION NN
R.O.W 7.5M



SECTION JJ
R.O.W 12.0M



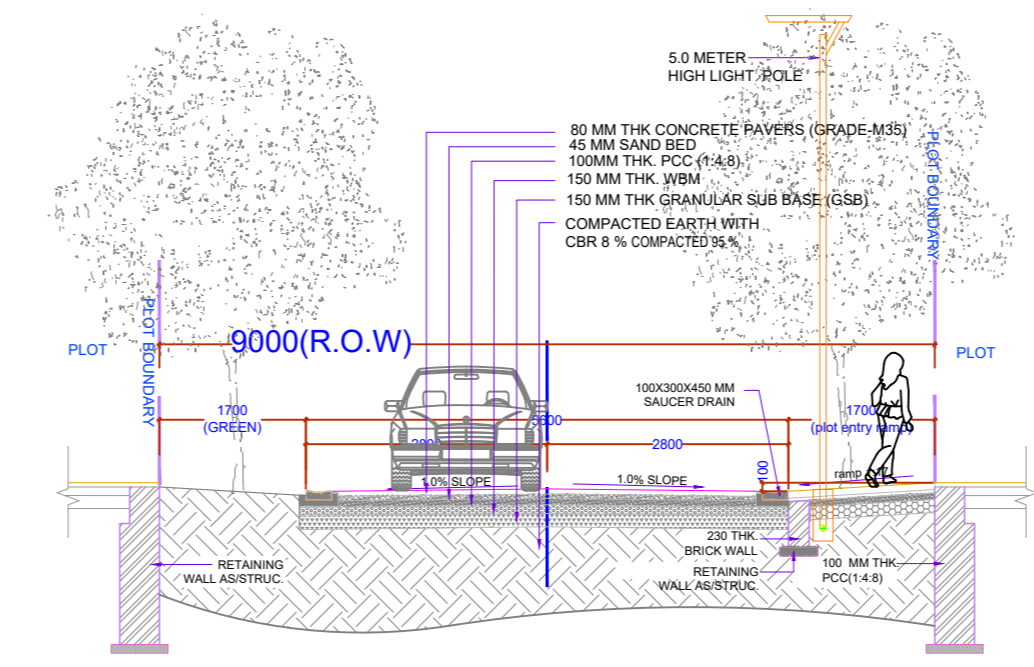
SECTION FF
R.O.W 18.0M



SECTIONS CC
R.O.W 24.0M



SECTION LL
R.O.W 9.0M



OWNER'S NAME AND SIGNATURE
 NUMAX REALCON CONSORTIUM
 (AUTHORIZED SIGNATORY MRS. SHIKHA GARG),
 sushikha@numaxitd.com, 999490008

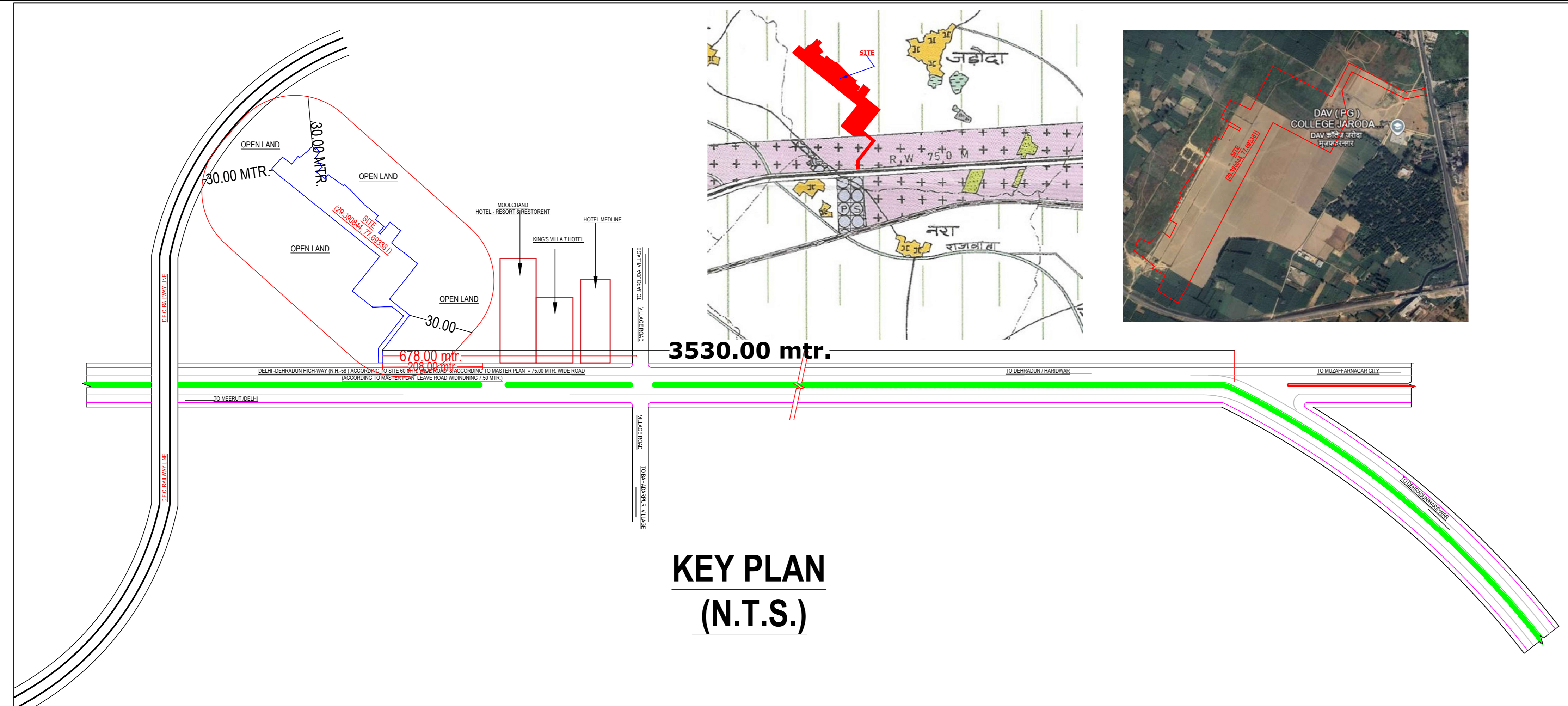
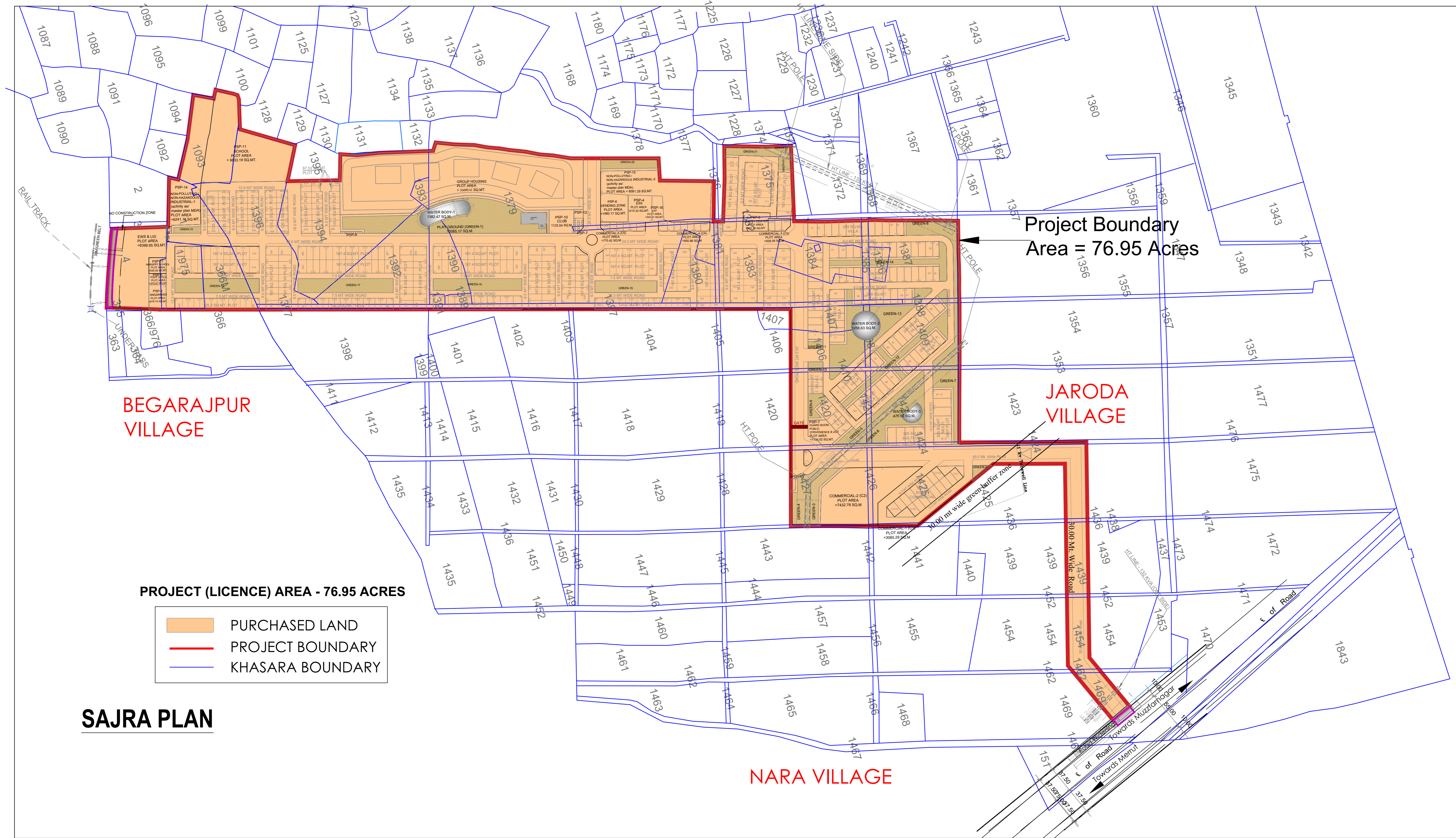
ARCHITECT'S NAME AND SIGNATURE
 RADHIKA BANSAL
 CA2017/88637
 RE-ENGINEER

Muzaffarnagar Development Authority

Building Plan Application Number
 MZDALD24-250541
 Sanctioned On
 21 Jun 2025
 Valid Till
 23 Jun 2030
 Approved By
 Kavita Meena (Vice Chairman)
 Examined By
 Jaikaran Singh (Junior engineer)
 Bharat Pal (Assistant Engineer)
 Mohit Pratap Singh (Assistant Town Planner)
 Vinet Agarwal (Executive engineer)
 Kunwar Bahadur Singh (Secretary)
 Kavita Meena (Vice Chairman)

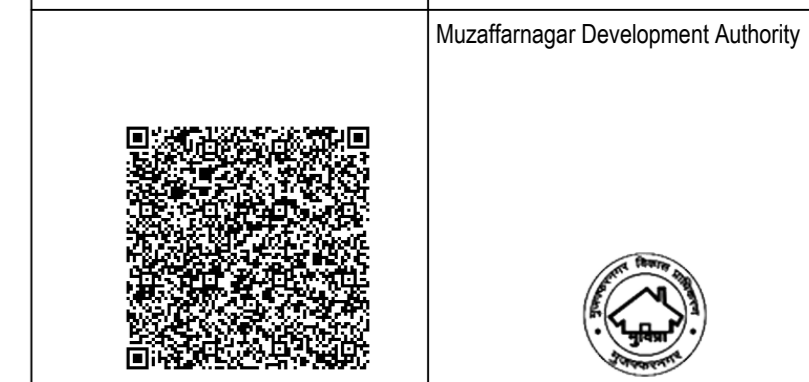
Total Plot Area :-	310315.54	Total FAR Area :-	0.00
Total Coverage Area :-	0.00	Total BUA Area :-	0.00

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 sushisavena@numaxitd.com, 9994980068

ARCHITECT'S NAME AND SIGNATURE
 RADHIKA BANSAL
 CA/2017/88637



Building Plan Application Number
 MZDA/LD/24-25/0541

Sanctioned On
 21 Jun 2025

Valid Till
 23 Jun 2030

Approved By
 Kavita Meena (Vice Chairman)

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 Jaikaran Singh (Junior engineer)

Bharat Pal (Assistant Engineer)

Mohit Pratap Singh (Assistant Town Planner)

Vincent Agarwal (Executive engineer)

Kunwar Bahadur Singh (Secretary)

Kavita Meena (Vice Chairman)

Total Plot Area :-	310315.54	Total FAR Area :-	0.00
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