



Submission Date Scale 1:100

Area Details		Sq. Mts.
1	Area of Plot As per document	
	Document Area	14320.00
	As per site condition	13138.74
	Area of Plot Considered	12667.30
2	Deduction of	
	(a) Proposed Roads	471.44
	Road Widening Area	471.44
	(b) Any Reservations	0.00
	Total(a+b)	471.44
3	Net Area of Plot (1-2) Area of Plot	12667.30
	Road Widening	471.44
	Existing Road Area	0.00
	Green and open space	1456.47

4 Proposed Area at				
	Proposed Built Up	Existing Built Up	Proposed FAR	Existing FAR
Total Area	0.00	0.00	0.00	0.00

Total FAR Area	0.00
Accessory Use Area Added in Built up Area -	0.00
Total Built up Area	0.00

Number of EWS/LIG unit required					
Sl.No.	Plot Type	No. of Plot	No. of Unit in one Plot	Total Number of Unit	Proposed EWS/LIG Unit
1	Single Dwelling Unit	44	1	44	-
Total :		44		44	
Number of EWS / LIG unit required (10%LIG)					
Number of EWS / LIG unit required (10%EWS)					
Total :		44		54	

Tenements Density Check						
Net Housing Density	No. of Tenements			No. Of Persons		
	Reqd.	Prop	Prop	Reqd.	Prop	Prop
750/Hec.	-	191	132	-	951	660

Land use analysis/Area Distribution		
Area covered under	Proposed Area in sq.mt.	Percentage (%)
Plotted Area	7755.27	61.83
Road Area	2770.70	21.88
Garbage Collection center	15.51	0.12
For Informal Area/Shop/booth/Platform	7.79	0.06
Sector Shopping	144.00	1.14
Convenient Shops 1	144.00	1.14
Convenient Shops 2	96.00	0.76
Convenient Shops 3	121.56	0.96
Public open Space With Excess Paved Area	1456.53	11.49
Other Area (services)	205.94	1.62
Total net Layout	12667.30	100.00

Individual Amenity Check					
Name	Minimum Area		Minimum Count		Prop
	Reqd.	Prop	Reqd.	Prop	
Convenient Shops	20.00	361.56	-	3.00	
Sector Shopping	75.00	144.00	-	1.00	
For Informal Area/Shop/booth/Platform	7.50	7.79	-	1.00	
Garbage Collection center	15.00	15.51	1.00	1.00	

Owner Name And Signature  
Raj Kumar , chauhankrant001@gmail.com , 9045758266

Architect Name And Signature  
Nirbhay Nath Dixit  
CA/2010/47277

Moradabad Development Authority

Building Plan Application Number

Sanctioned On

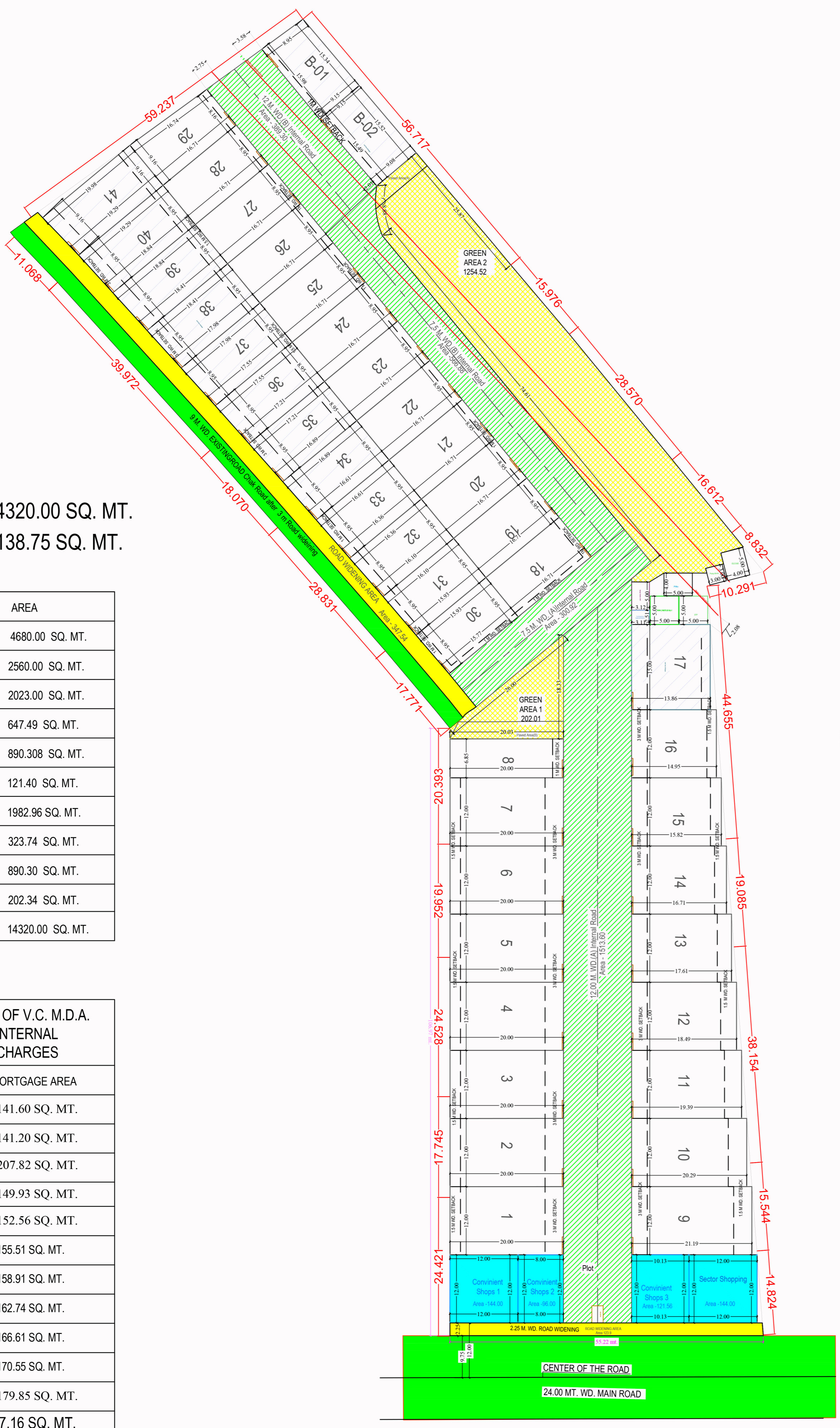
Valid Till

Approved By

Examined By

Signature Not Verified  
Digitally signed by NIRBHAY NATH DIXIT  
Date: 17 Sep 2025 14:57  
Designation: Architect

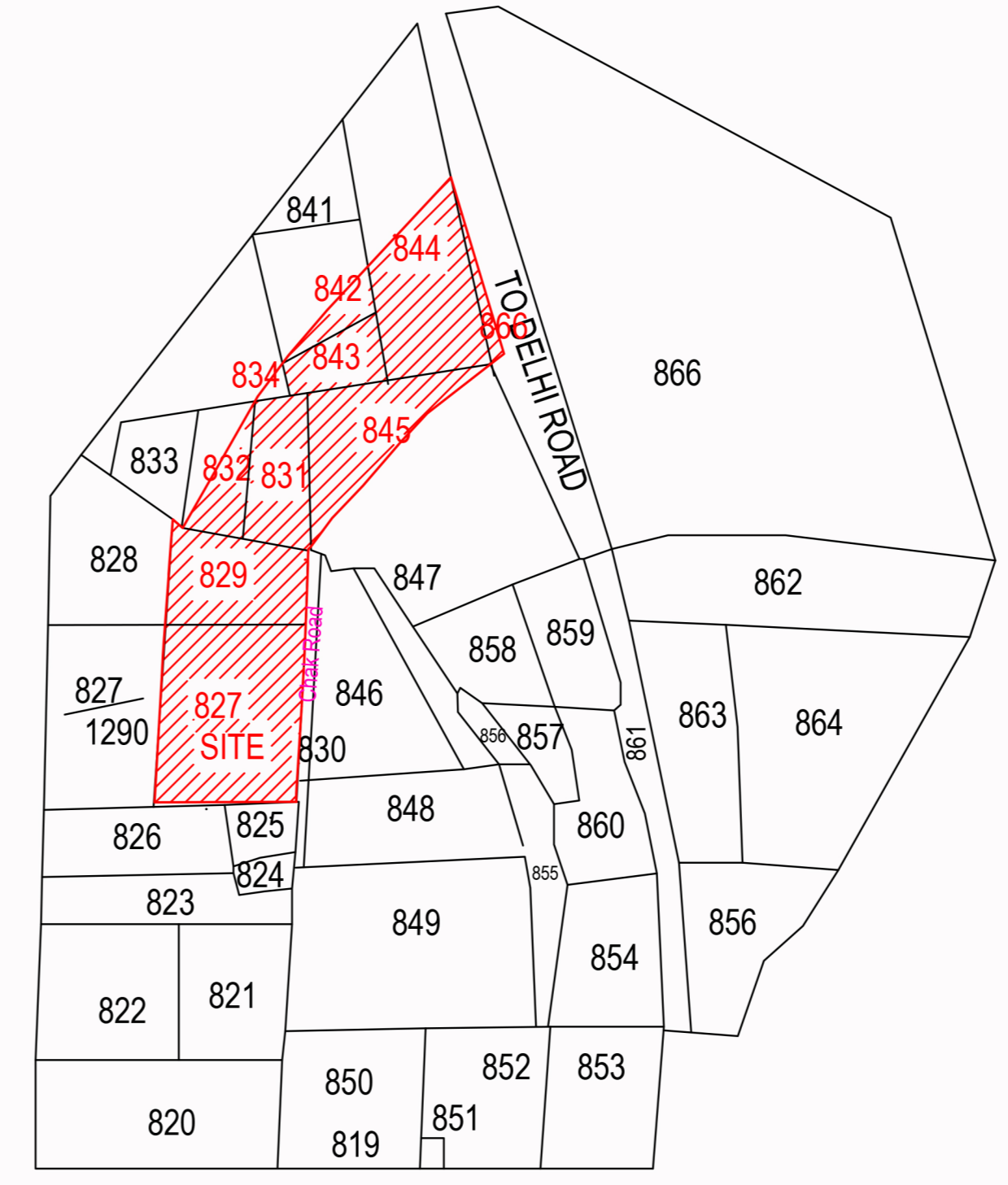
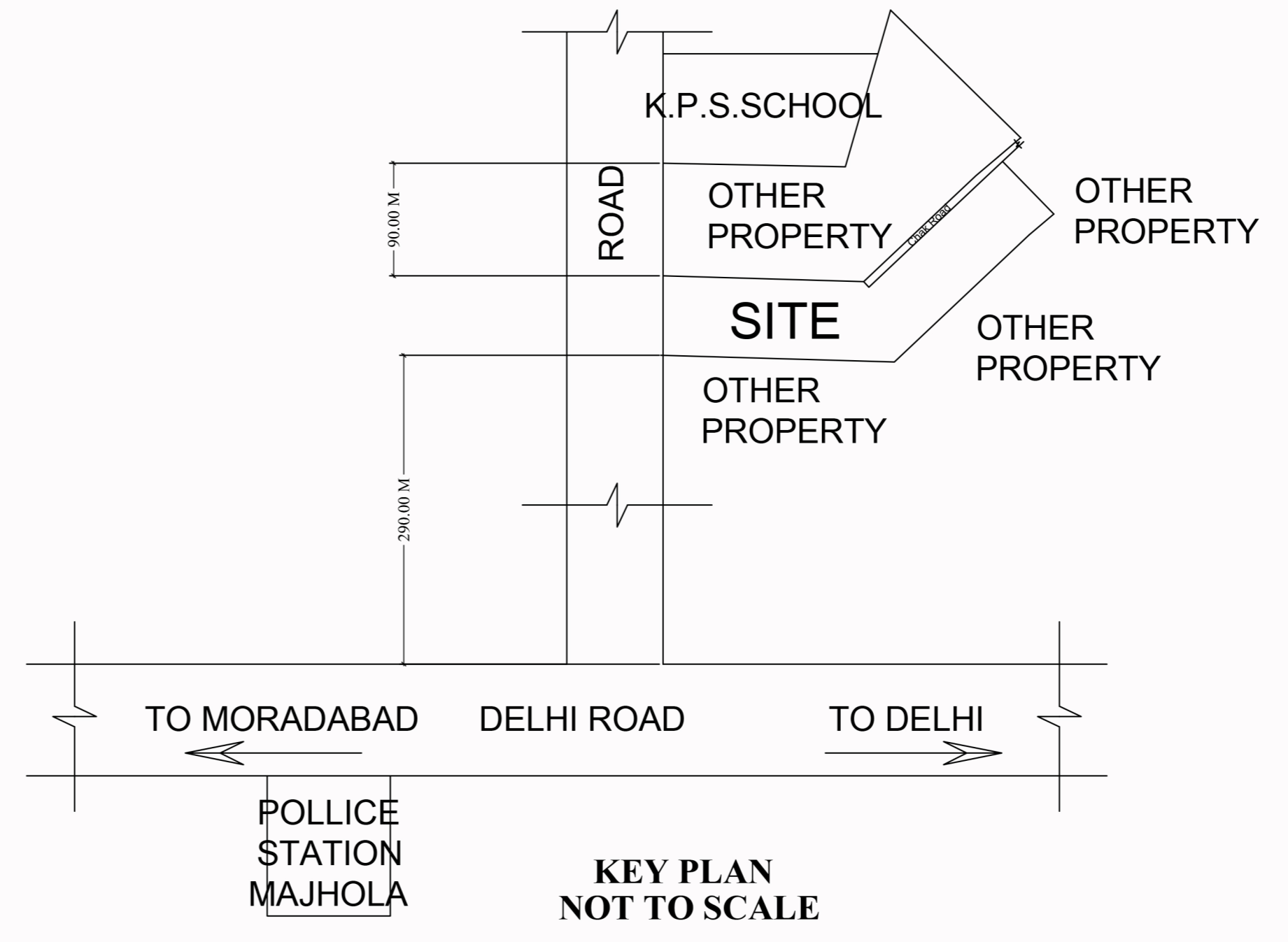
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AS/DEED AREA 14320.00 SQ. MT.  
AS/SITE AREA 13138.75 SQ. MT.

KHASRA NO	AREA
827	4680.00 SQ. MT.
829	2560.00 SQ. MT.
831	2023.00 SQ. MT.
832	647.49 SQ. MT.
834	890.308 SQ. MT.
842	121.40 SQ. MT.
843	1982.96 SQ. MT.
844	323.74 SQ. MT.
845	890.30 SQ. MT.
866	202.34 SQ. MT.
TOTAL	14320.00 SQ. MT.

MORTGAGE IN FAVOR OF V.C. M.D.A. IN ACCOUNT OF INTERNAL DEVELOPMENT CHARGES	
PLOT NO	MORTGAGE AREA
B-01	141.60 SQ. MT.
B-02	141.20 SQ. MT.
17	207.82 SQ. MT.
34	149.93 SQ. MT.
35	152.56 SQ. MT.
36	155.51 SQ. MT.
37	158.91 SQ. MT.
38	162.74 SQ. MT.
39	166.61 SQ. MT.
40	170.55 SQ. MT.
41	179.85 SQ. MT.
TOTAL	1787.16 SQ. MT.



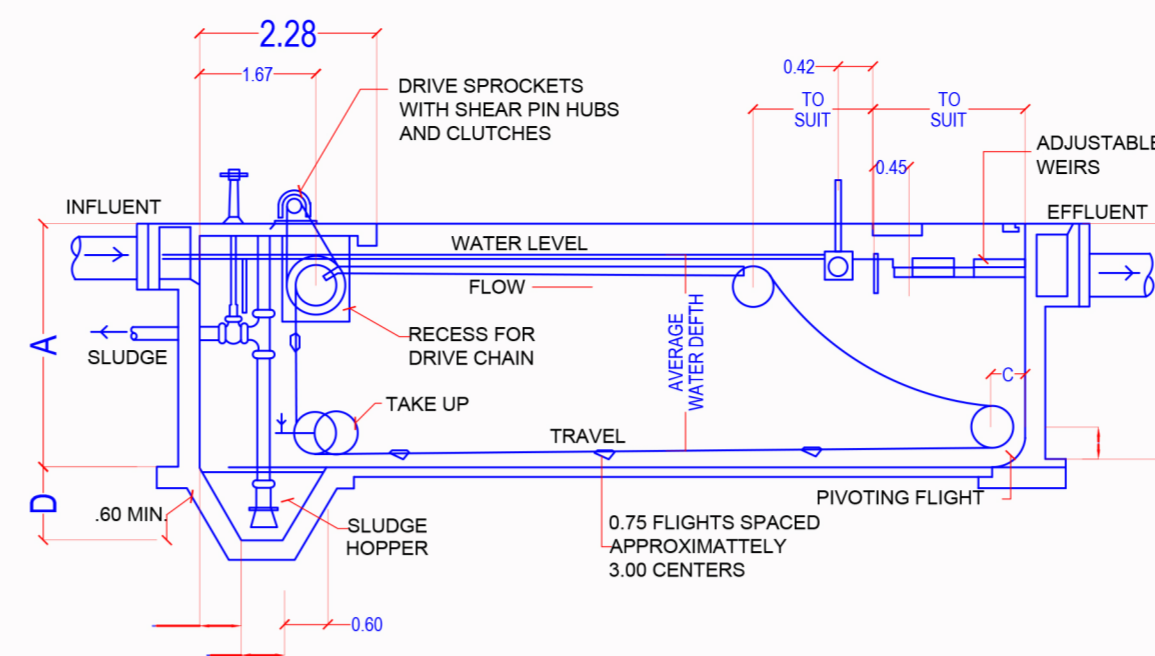
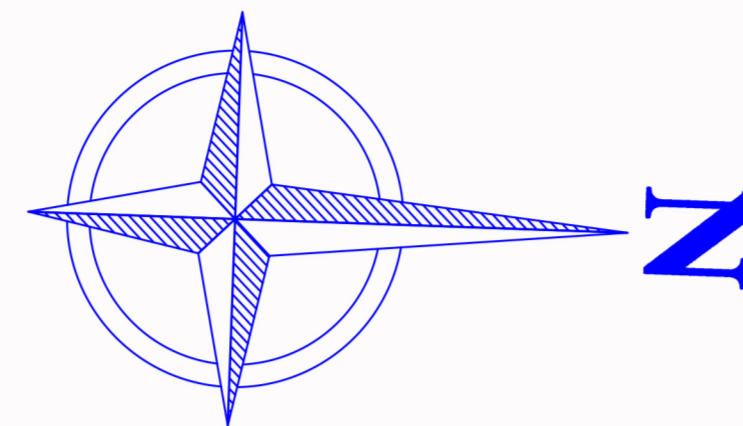
SHAJRA PLAN

SITE PLAN

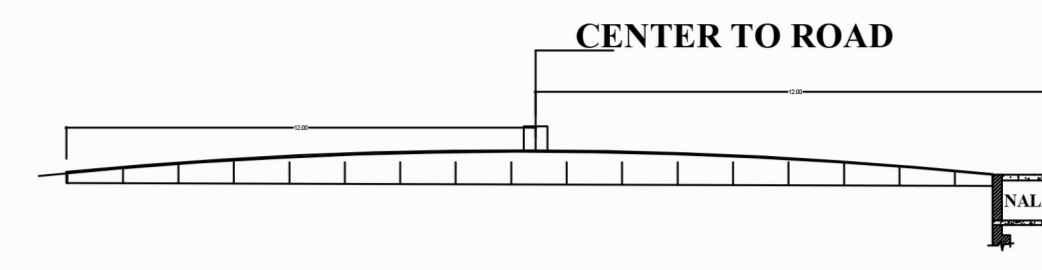
Total Plot Area - 12667.30	Total FAR - 0.00
Total Ground Coverage - 0.00	Total Built Up - 0.00



NAME	SYMBOL
SEWER LINE	
DRAIN	
ELECTRIC LINE	
WATER LINE	
RAIN WATER LINE	



STP TANK DETAIL SCALE-N.T.S.



X - SECTION ACROSS ROAD ROAD SECTION SCALE 1:100

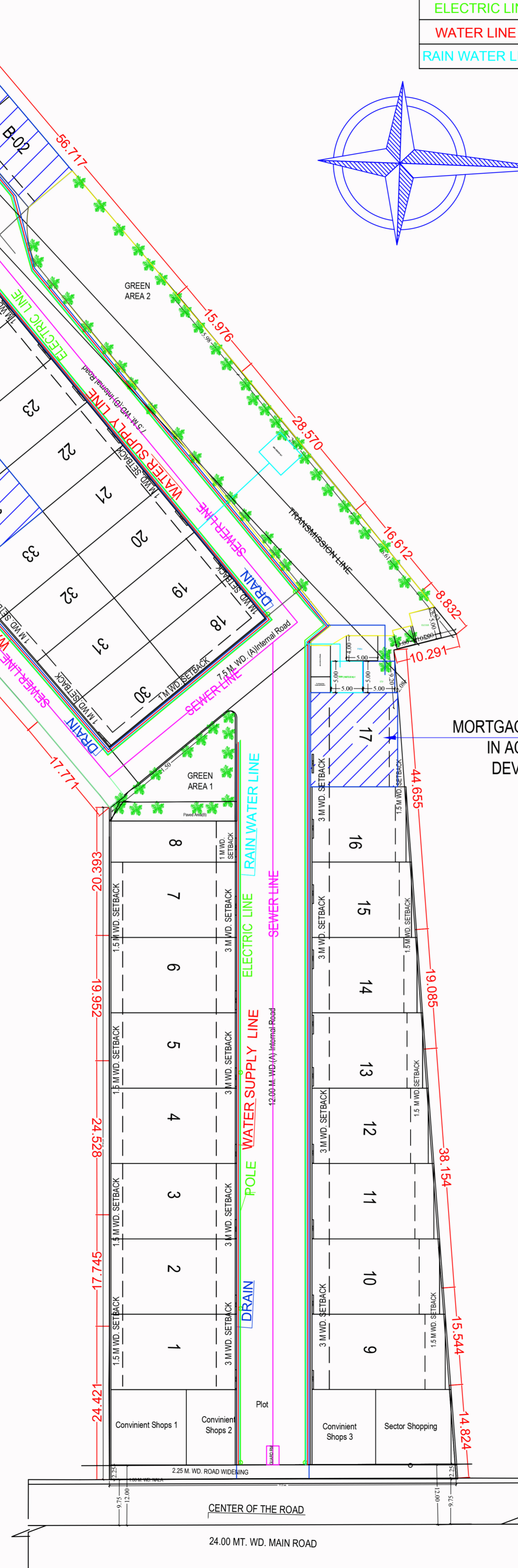
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844	323.74 SQ. MT.
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866	202.34 SQ. MT.
TOTAL	14320.00 SQ. MT.

PLOT NO	MORTGAGE AREA
B-01	141.60 SQ. MT.
B-02	141.20 SQ. MT.
17	207.82 SQ. MT.
34	149.93 SQ. MT.
35	152.56 SQ. MT.
36	155.51 SQ. MT.
37	158.91 SQ. MT.
38	162.74 SQ. MT.
39	166.61 SQ. MT.
40	170.55 SQ. MT.
41	179.85 SQ. MT.
TOTAL	1787.16 SQ. MT.



Plot No.	Abutting Road	Reqd	Perm	Prop	Frontage	Coverage	FAR Area
1	12.00 M WD.(A) Internal Road	40.00	-	240.00	3.50	12	0.00
2	12.00 M WD.(A) Internal Road	40.00	-	240.00	3.50	12	0.00
3	12.00 M WD.(A) Internal Road	40.00	-	240.00	3.50	12	0.00
4	12.00 M WD.(A) Internal Road	40.00	-	240.00	3.50	12	0.00
5	12.00 M WD.(A) Internal Road	40.00	-	240.00	3.50	12	0.00
6	12.00 M WD.(A) Internal Road	40.00	-	240.00	3.50	12	0.00
7	12.00 M WD.(A) Internal Road	40.00	-	240.00	3.50	12	0.00
8	12.00 M WD.(A) Internal Road	40.00	-	136.95	3.50	6.85	0.00
9	12.00 M WD.(A) Internal Road	40.00	-	254.30	3.50	12	0.00
10	12.00 M WD.(A) Internal Road	40.00	-	243.46	3.50	12	0.00
11	12.00 M WD.(A) Internal Road	40.00	-	232.64	3.50	12	0.00
12	12.00 M WD.(A) Internal Road	40.00	-	221.81	3.50	12	0.00
13	12.00 M WD.(A) Internal Road	40.00	-	211.24	3.50	12	0.00
14	12.00 M WD.(A) Internal Road	40.00	-	200.54	3.50	12	0.00
15	12.00 M WD.(A) Internal Road	40.00	-	189.82	3.50	12	0.00
16	12.00 M WD.(A) Internal Road	40.00	-	179.40	3.50	12	0.00
17	12.00 M WD.(A) Internal Road	40.00	-	207.82	3.50	12	0.00
18	7.5 M WD.(B) Internal Road	40.00	-	149.54	3.50	15	0.00
19	7.5 M WD.(B) Internal Road	40.00	-	149.54	3.50	8.95	0.00
20	7.5 M WD.(B) Internal Road	40.00	-	149.54	3.50	8.95	0.00
21	7.5 M WD.(B) Internal Road	40.00	-	149.54	3.50	8.95	0.00
22	7.5 M WD.(B) Internal Road	40.00	-	149.54	3.50	8.95	0.00
23	7.5 M WD.(B) Internal Road	40.00	-	149.54	3.50	8.95	0.00
24	7.5 M WD.(B) Internal Road	40.00	-	149.54	3.50	8.95	0.00
25	7.5 M WD.(B) Internal Road	40.00	-	149.54	3.50	8.95	0.00
26	12.00 M WD.(A) Internal Road	40.00	-	149.54	3.50	8.95	0.00
27	12.00 M WD.(A) Internal Road	40.00	-	149.54	3.50	8.95	0.00
28	12.00 M WD.(A) Internal Road	40.00	-	149.54	3.50	8.95	0.00
29	12.00 M WD.(A) Internal Road	40.00	-	144.73	3.50	8.16	0.00
30	7.5 M WD.(B) Internal Road	40.00	-	141.94	3.50	15.77	0.00
31	ROAD WISENING AREA	40.00	-	143.35	3.50	8.95	0.00
32	ROAD WISENING AREA	40.00	-	145.25	3.50	8.95	0.00
33	ROAD WISENING AREA	40.00	-	147.55	3.50	8.95	0.00
34	ROAD WISENING AREA	40.00	-	149.93	3.50	8.95	0.00
35	ROAD WISENING AREA	40.00	-	152.56	3.50	8.95	0.00
36	ROAD WISENING AREA	40.00	-	155.51	3.50	8.95	0.00
37	ROAD WISENING AREA	40.00	-	158.91	3.50	8.95	0.00
38	ROAD WISENING AREA	40.00	-	162.76	3.50	8.95	0.00
39	ROAD WISENING AREA	40.00	-	166.62	3.50	8.95	0.00
40	ROAD WISENING AREA	40.00	-	170.55	3.50	8.95	0.00
41	ROAD WISENING AREA	40.00	-	179.86	3.50	9.16	0.00
B-01	12.00 M WD.(B) Internal Road	40.00	-	141.62	3.50	15.98	0.00
B-02	12.00 M WD.(B) Internal Road	40.00	-	141.21	3.50	15.48	0.00

Plot Name	Use	Sub Use	Range	Nos.	Perm. Unit/Plot	Perm. Person/Plot	Total Person/Plot	Total
B-01	Residential	Row House		2	2	10	10	20
B-02	Residential	Row House		2	2	10	10	20
8	Residential	Row House		2	2	10	10	20
18	Residential	Row House		2	2	10	10	20
19	Residential	Row House		2	2	10	10	20
20	Residential	Row House		2	2	10	10	20
21	Residential	Row House		2	2	10	10	20
22	Residential	Row House		2	2	10	10	20
23	Residential	Row House		2	2	10	10	20
24	Residential	Row House		2	2	10	10	20
25	Residential	Row House		2	2	10	10	20
26	Residential	Row House		2	2	10	10	20
27	Residential	Row House		2	2	10	10	20
28	Residential	Row House		2	2	10	10	20
29	Residential	Row House		2	2	10	10	20
30	Residential	Row House		2	2	10	10	20
31	Residential	Row House		2	2	10	10	20
32	Residential	Row House		2	2	10	10	20
33	Residential	Row House		2	2	10	10	20
34	Residential	Row House		2	2	10	10	20
1	Residential	Row House		4	4	20	20	80
2	Residential	Row House		4	4	20	20	80
3	Residential	Row House		4	4	20	20	80
4	Residential	Row House		4	4	20	20	80
5	Residential	Row House		4	4	20	20	80
6	Residential	Row House		4	4	20	20	80
7	Residential	Row House		4	4	20	20	80
9	Residential	Row House		4	4	20	20	80
10	Residential	Row House		4	4	20	20	80
11	Residential	Row House		4	4	20	20	80
12	Residential	Row House		4	4	20	20	80
13	Residential	Row House		4	4	20	20	80
14	Residential	Row House		4	4	20	20	80
15	Residential	Row House		4	4	20	20	80
16	Residential	Row House		4	4	20	20	80
17	Residential	Row House		4	4	20	20	80
35	Residential	Row House		4	4	20	20	80
36	Residential	Row House		4	4	20	20	80
37	Residential	Row House		4	4	20	20	80
38	Residential	Row House		4	4	20	20	80
39	Residential	Row House		4	4	20	20	80
40	Residential	Row House		4	4	20	20	80
41	Residential	Row House		4	4	20	20	80

SERVICE PLAN

Owner Name And Signature  
Raj Kumar , chauhanvikrant001@gmail.com , 9045758266

Architect Name And Signature  
Nirbhay Nath Dixit  
CA/2010/47277

Moradabad Development Authority

Building Plan Application Number

Sanctioned On

Valid Till

Approved By

Examined By

Signature Not Verified

Total Plot Area - 12667.30	Total FAR - 0.00
Total Ground Coverage - 0.00	Total Built Up - 0.00

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