

	File No	AGDALD/21-22/0100	Sheet	1
	Submission Date	2021-08-02	Scale	1:100
A AREA STATEMENT				
PROJECT DETAIL :		VERSION NO: 1.0.81		
Authority: Aligarh Development Authority		VERSION DATE: 12/09/2022		
AuthorityClass: Category C		Plot Use: Residential		
AuthorityGrade: Development Authority (DA)		Plot SubUse: Plotted Road development / Plotted Housing		
CaseTrack: Regular		Development Plan: Other		
Project Type: Layout Development		Land Use Zone: Residential use Zone		
Nature of Development: NEW		Land SubUse Zone: Residential Zone		
Development Area: New Area		Layout Type: NA		
SubDevelopment Area: Village Area				
Special Project: NA				
Site Address: District Aligarh, Tehsil Kot Village NA				
AREA DETAILS :		Sq.Mts.		
1. Area of Plot As per record		-	48939.50	
Document Area		-	31299.78	
As per site condition		-	31299.78	
Area of Plot Considered		-	31299.78	
2. Deduction for		-	0.00	
(a)Proposed roads		-	0.00	
(b)Any reservations		-	0.00	
Totals a + b		-	31299.78	
3. Net Area of plot (1 - 2) AREA OF PLOT		-	31299.78	
Plot Area For Coverage		-	31299.78	
Plot Area For FSI		-	31299.78	
Permit FSI Area (x)		-	0.00	
Total Permit FSI area		-	0.00	
6. Total Built up area permissible at:		-	0.00	
Permissible Coverage area (x %)		-	0.00	
Proposed Coverage Area (x %)		-	0.00	
Total Prop. Coverage Area (x %)		-	0.00	
Balance coverage area (x %)		-	0.00	
Proposed Area at:		-	0.00	
Proposed Built up		-	0.00	
Existing Built up		-	0.00	
Proposed F.S.I		-	0.00	
Existing F.S.I		-	0.00	
Total Area		-	0.00	
Total FSI Area		-	0.00	
Accessories Use Area Added in BuiltUp Area:		-	0.00	
Total BuiltUp Area:		-	0.00	
Proposed F.S.I. consumed:		-	0.00	
4. Tenement Statement:		-	0.00	
Tenement Proposed At:		-	0.00	

Color Notes

COLOR INDEX	
PLOT BOUNDARY	
ADJUTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	18531.81	59.21
Road Area	7271.32	23.23
Garage	15.50	0.05
Collection Center	15.50	0.05
For Informal Area	38.31	0.12
Kioskbooth/Platform	169.18	0.54
SHOP NO-28	30.19	0.10
Sector	26.24	0.08
Shopping	23.68	0.08
B-194	17.82	0.06
Convenient Shops	20.56	0.07
shop no-29	25.06	0.08
shop no-30	20.30	0.06
Convenient Shops	34.87	0.11
shop no-31	31.11	0.10
Convenient Shops	4877.72	15.58
shop no-32	144.77	0.46
Public Open Space	5.84	0.02
Excess Paved Area	31299.77	100.00
Other Area		
Total net layout		

Tenements Density Check

Net Housing density	No. Of Tenements	Prop	Regd	No. Of Persons	Prop
750/Hec.	470	289	2348	1260	

Green and open space Area

Name	Prop. Area
PARK-3	258.52
PARK-01	4278.10
PARK-2	340.71

Individual Amenity Check b)

Name	Minimum Area	Prop	Regd	Minimum Count	Prop
Convenient Shops	30.00	229.82	-	9.00	
Sector Shopping	150.00	169.18	-	1.00	
For Informal Area	22.50	38.31	-	1.00	
Kioskbooth/Platform	30.00	31.00	2.00	2.00	
Garage Collection Center					

OWNERS NAME AND SIGNATURE

OZONE BUILDERS & DEVELOPERS PVT. LTD.
(PHASE-7) gurusean08@gmail.com.8279964062

ARCHENG'S NAME AND SIGN

MANISH KUMAR SRIVASTAV
CA2020/119044

INEER

Aligarh Development Authority



Building Plan Application Number

AGDA/LD/21-22/0100

Sanctioned On

07 Nov 2022

Valid Till

14 Dec 2027

Approved By

Anil Vats (Vice Chairman)

Examined By

Doodhnaath Verma (Junior engineer)

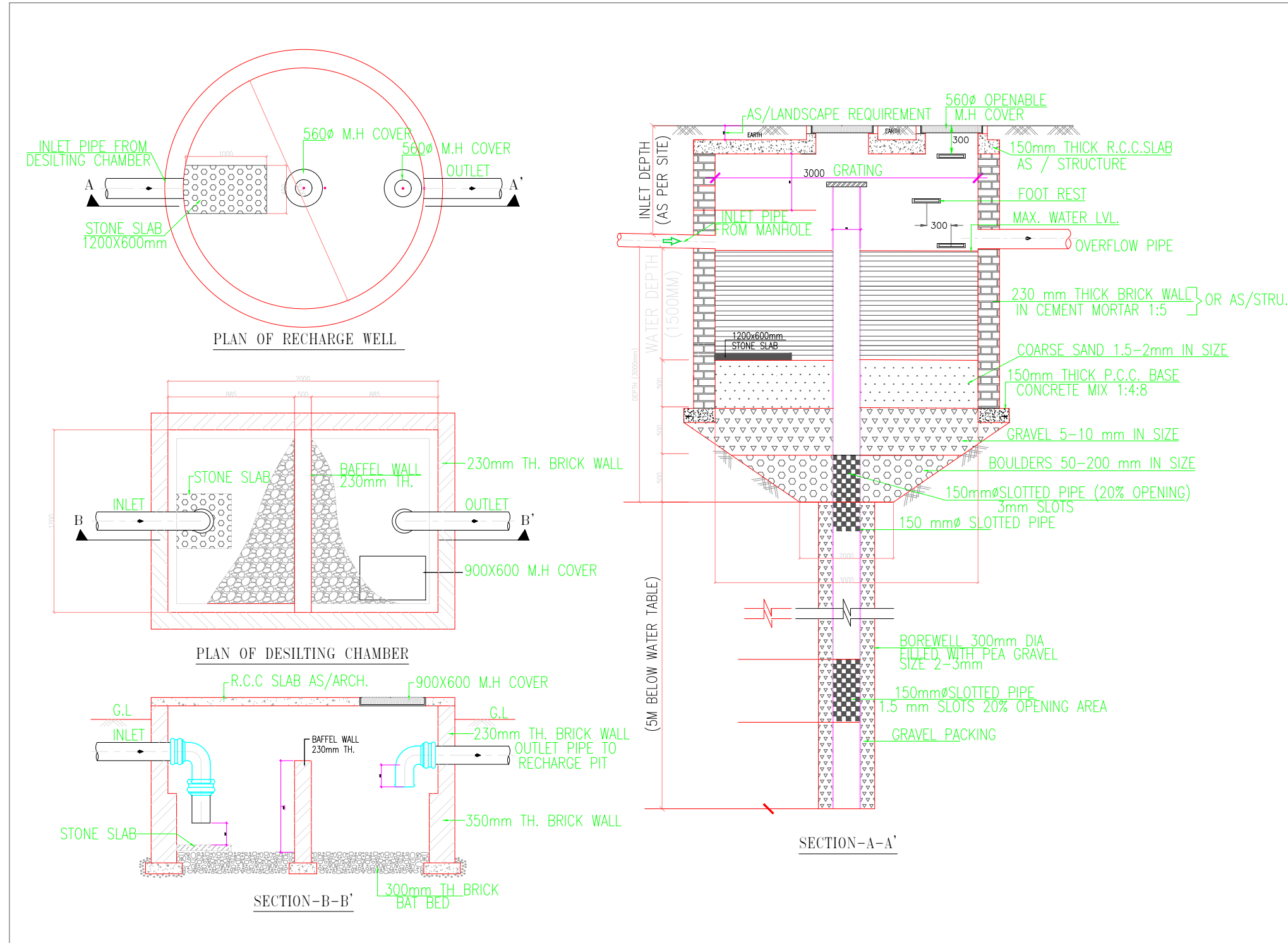
MANOJ KUMAR SINGH (Secretary/ Executive Engineer)

Anil Vats (Vice Chairman)

AREA STATEMENT		
DESCRIPTION	AREA IN SQ. MT.	AREA %
TOTAL SITE AREA (BY SALE DEED)	= 48939.50	
AREA LEFT FOR MAP NO.- 731/15(08-2009) PHASE- II & MAP NO.- 43/15 (12-2013) PHASE-V	= 16611.93	
AREA LEFT FOR GREEN BELT PROPOSED MAP	= 1027.79	
NET SITE AREA	= 31299.78	100.00 %
TOTAL AREA ACHIEVED IN PLOTTING	= 18531.82	59.21 %
SHOPS / COMMERCIAL	= 468.32	01.49 %
TOTAL GREEN AREA	= 5022.49	16.05 %
AREA UNDER ROAD	= 7277.15	23.25 %

LAND AREA TO MORTGAGE		
1. PLOT MORTGAGE FOR INTERNAL DEVELOPMENT CHARGES.	PLOT NO.-9,10,11,12,38A,B-194,B-204, B-205,B-206 & B-207 (TOTAL PLOT AREA- 3848.86 SQMT.)	
2. PLOT MORTGAGE FOR EXTERNAL DEVELOPMENT CHARGES.	PLOT NO.- B-189,B-190,B-191,B-192, B-193, B-195,B-196,B-197,B-198, B-199,B-200,B-201,B-202 & B-203 (TOTAL PLOT AREA- 2378.74 SQMT.)	

LAYOUT PLAN
(Scale - 1:1500)



Tree Details (Table 3h)

Plot	Name	No. Of Trees
PLOT	Tree	Regd Prop
		78

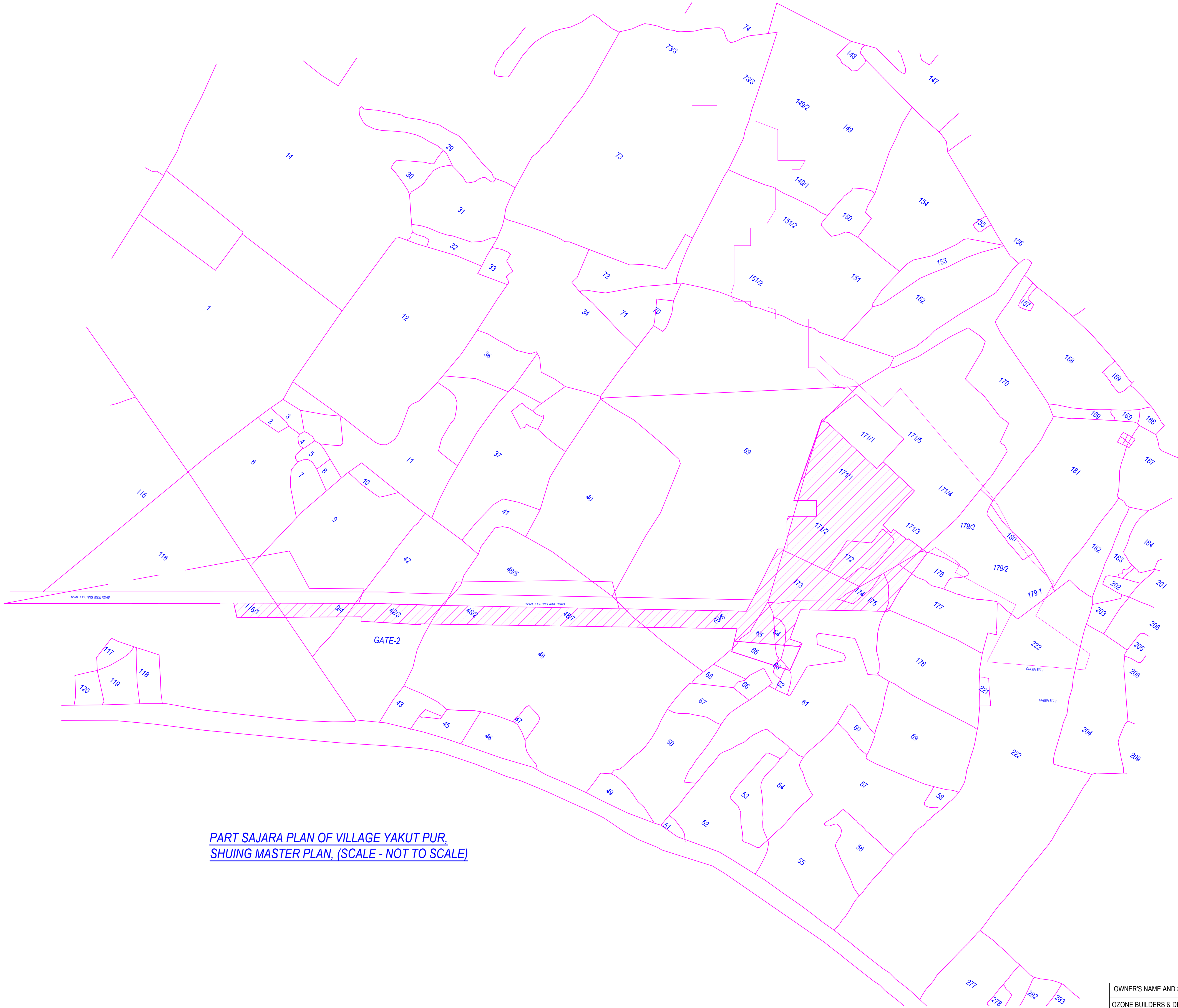
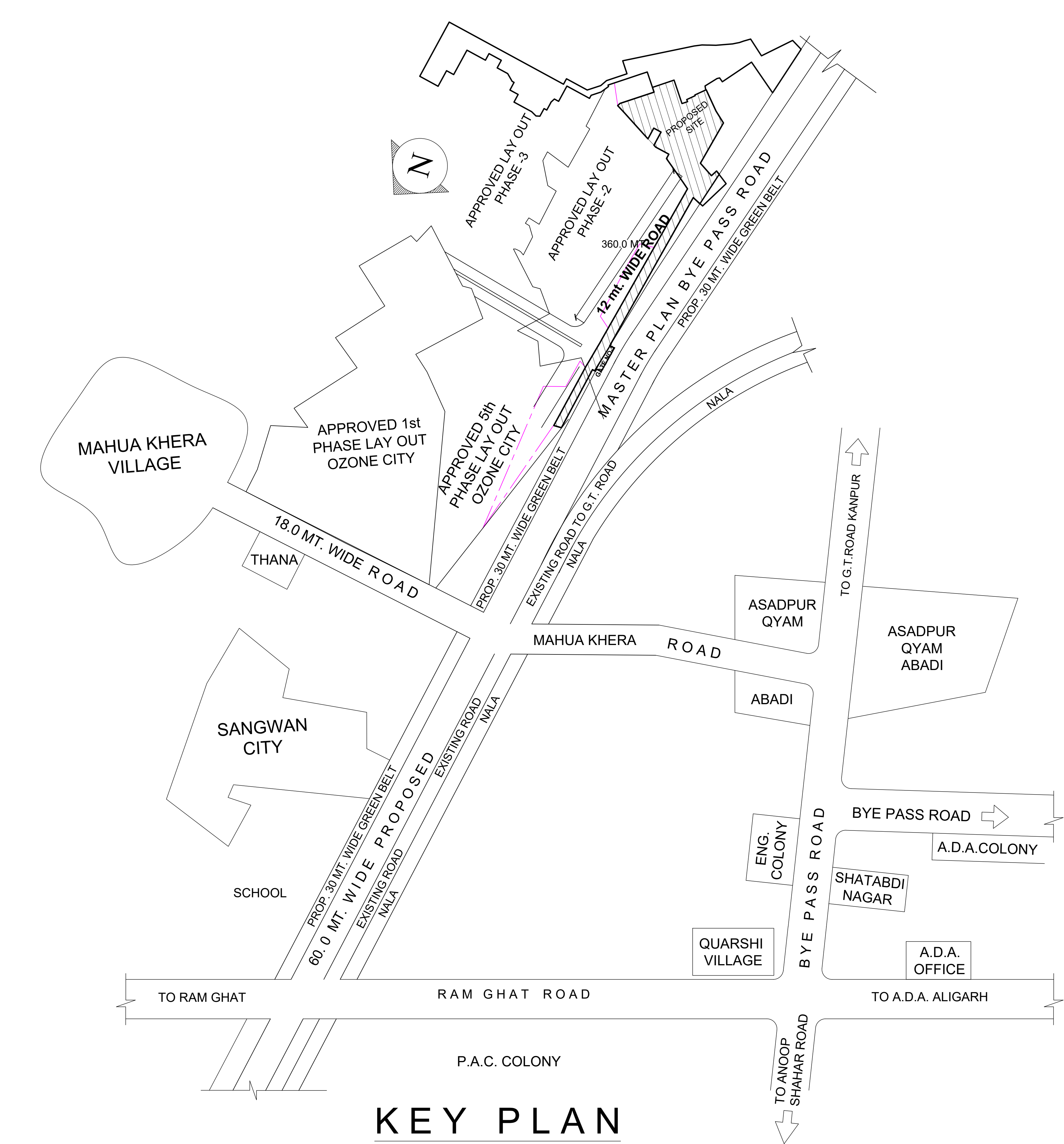
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area: - 31299.78

Total FAR Area: - 0.00

Total Coverage Area: - 0.00

Total BUA Area: - 0.00



PART SAJARA PLAN OF VILLAGE YAKUT PUR,
SHUING MASTER PLAN, (SCALE - NOT TO SCALE)

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Total Plot Area: -	31299.78	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

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(PHASE-7)gurusean08@gmail.com,8279964062

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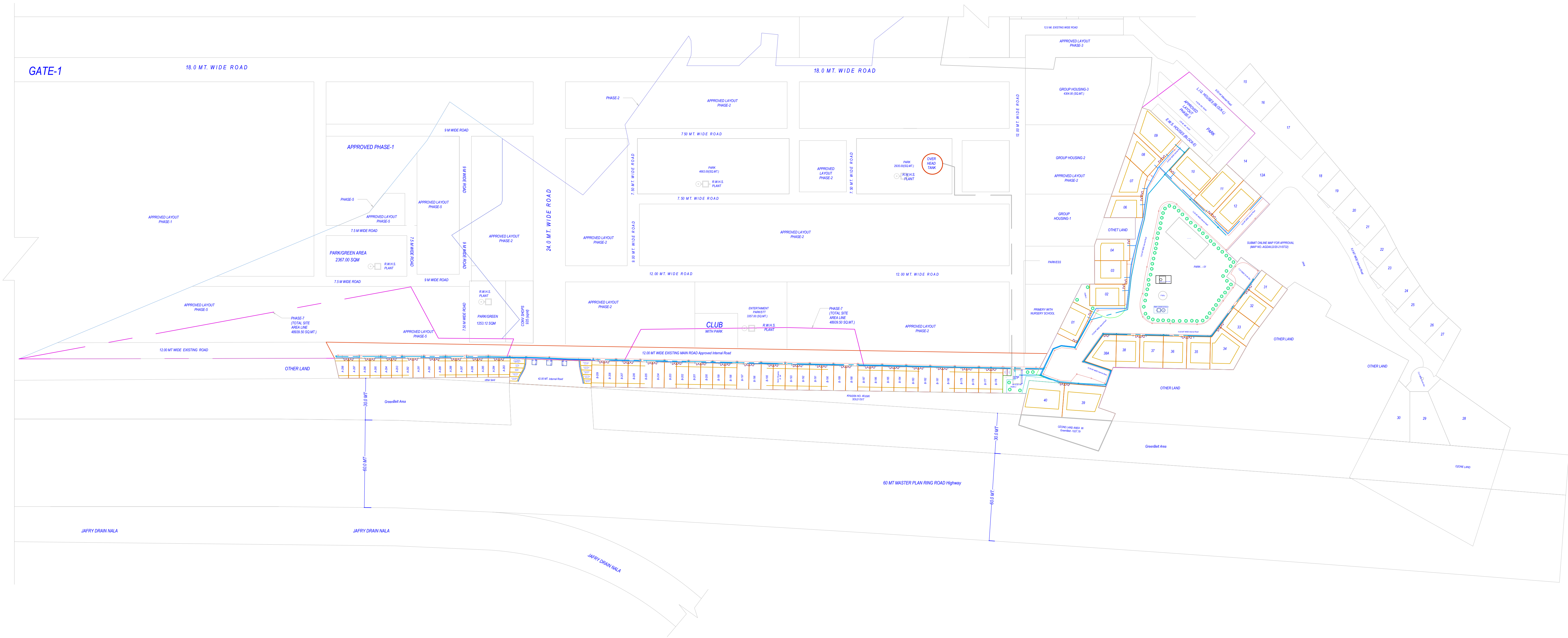
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Anul Vats (Vice Chairman)

Examined By
Doodhnath Verma (Junior engineer)

MANOJ KUMAR SINGH (Secretary/ Executive Engineer)

Anul Vats (Vice Chairman)



LEGEND	
ELECTRIC LINE / POLE	
RAIN WATER HARVESTING	
TUWELL / O.H. TANK S.PUMP	
WATER LINE	
NALI / DRAIN	

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