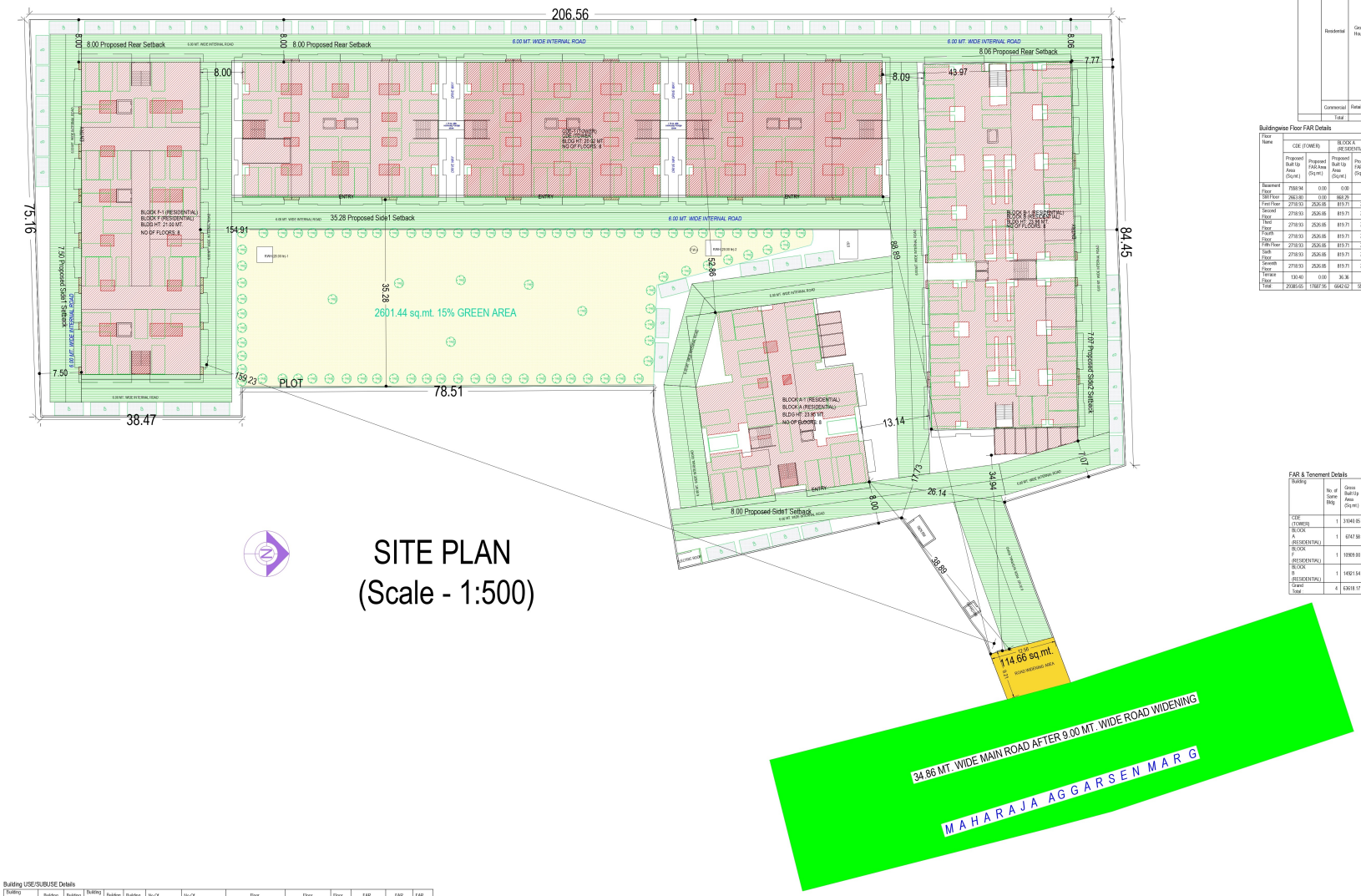
Project Title :SUBMISSION DRAWINGS FOR PROPOSED GROUP HOUSING PROJECT " VAISHALI RESIDENCY " AT KHASRA NO - 194 , 196 , 197 VILLAGE SAHAWALI & KHASRA NO - 2170 , 2171 , 2177 VILLAGE SUJRU AGGARSEN MARG RING ROAD MUZAFFAR NAGAR. OWNER) -
A TO Z BUILDERS & DEVELOPERS BY Partner Mr. - INDERJEET LAL S/o - Mr. - Chunni Lal & Vasundhara Builders & Developers , Mr. - Amit Kumar S/o - Mr. - Virenderpal Singh



SITE PLAN
(Scale - 1:500)

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
CDE (TOWER)	Residential	Group Housing		-	Highrise	168	0	BASEMENT FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
								STILT FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
								TYPICAL - 1-7 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
											Residential FAR	Residential	Group Housing
								TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-
BLOCK A (RESIDENTIAL)	Residential	Group Housing		-	Highrise	42	1	STILT FLOOR PLAN	Commercial + Parking	Retail Shop	Commercial	Commercial	Retail Shop
								TYPICAL - 1-7 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-
BLOCK F (RESIDENTIAL)	Residential	Group Housing		-	Highrise	98	0	STILT FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
								TYPICAL - 1-7 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-
BLOCK B (RESIDENTIAL)	Residential	Group Housing		-	Highrise	98	1	STILT FLOOR PLAN	Commercial + Parking	Retail Shop	Commercial	Commercial	Retail Shop
								TYPICAL - 1-7 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-

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.

ISO_A0_(841.00_x_1189.00_MM)

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Parking space reqd. for every	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
CDE (TOWER)	Residential	Group Housing	0 - 50	1	-	-	-	-
			50 - 100	1	168.00	1.00	168	-
			100 - 150	1	-	1.25	-	-
			> 150	1	-	1.50	-	-
			> 0	1	-	-	-	-
			0 - 50	1	-	-	-	-
			50 - 100	1	-	1.00	-	-
			100 - 150	1	42.00	1.25	53	-
			> 150	1	-	1.50	-	-
			> 0	1	-	-	-	-
			0 - 50	1	-	-	-	-
			50 - 100	1	98.00	1.00	98	-
			100 - 150	1	-	1.25	-	-
			> 150	1	-	1.50	-	-
			> 0	1	-	-	-	-
			0 - 50	1	-	-	-	-
			50 - 100	1	63.00	1.00	63	-
			100 - 150	1	35.00	1.25	44	-
			> 150	1	-	1.50	-	-
			> 0	1	-	-	-	-
	Commercial	Retail Shop	> 0	1	100	442.86	1.00	1	-
	Total				100	442.86	1.00	1	-
								428	475

Buildingwise Floor FAR Details

Floor Name	CDE (TOWER) Proposed Built Up Area (Sq.mt.)	CDE (TOWER) Proposed FAR Area (Sq.mt.)	BLOCK A (RESIDENTIAL) Proposed Built Up Area (Sq.mt.)	BLOCK A (RESIDENTIAL) Proposed FAR Area (Sq.mt.)	BLOCK F (RESIDENTIAL) Proposed Built Up Area (Sq.mt.)	BLOCK F (RESIDENTIAL) Proposed FAR Area (Sq.mt.)	BLOCK B (RESIDENTIAL) Proposed Built Up Area (Sq.mt.)	BLOCK B (RESIDENTIAL) Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	7568.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7568.94	0.00
Stilt Floor	2663.80	0.00	868.29	39.50	1270.78	0.00	1763.42	70.59	6566.29	110.11
First Floor	2718.93	2526.85	819.71	789.40	1254.97	1185.43	1699.05	1628.85	6492.66	6130.53
Second Floor	2718.93	2526.85	819.71	789.40	1254.97	1185.43	1699.05	1628.85	6492.66	6130.53
Third Floor	2718.93	2526.85	819.71	789.40	1254.97	1185.43	1699.05	1628.85	6492.66	6130.53
Fourth Floor	2718.93	2526.85	819.71	789.40	1254.97	1185.43	1699.05	1628.85	6492.66	6130.53
Fifth Floor	2718.93	2526.85	819.71	789.40	1254.97	1185.43	1699.05	1628.85	6492.66	6130.53
Sixth Floor	2718.93	2526.85	819.71	789.40	1254.97	1185.43	1699.05	1628.85	6492.66	6130.53
Seventh Floor	2718.93	2526.85	819.71	789.40	1254.97	1185.43	1699.05	1628.85	6492.66	6130.53
Terrace Floor	130.40	0.00	36.36	0.00	53.03	0.00	59.81	0.00	279.60	0.00
Total	25085.65	17687.95	6642.82	5565.72	10108.60	8298.01	13716.58	11472.54	59853.45	43024.22

File No	MZDA/BP/20-21/0503	Sheet 1
Submission Date	2021-09-01	Scale 1:100

A	AREA STATEMENT	VERSION NO. : 10.75 VERSION DATE: 04/02/2022
	PROJECT DETAIL :	
	Authority: Muzaffarnagar Development Authority	Plot Use: Residential
	Authority Class: Category D	Plot SubUse: Group Housing
	Authority Grade: Development Authority (DA)	Development Plan: NA
	Case Track: Regular	Land Use Zone: Residential use Zone
	Project Type: Building Permission	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: Undeveloped Area	
	Sub Development Area: Other Town Area	
	Special Project: NA	
	Site Address:	
	District:Muzaffarnagar, Tehsil:Muzaffarnagar, Village:Sujru	
	AREA DETAILS :	Sq.Mts.
L	Area of Plot As per record	
	Document Area	17355.25
	As per site condition	17272.16
	Area of Plot Considered	17257.52
V	Deduction for:	
	(a)Proposed roads	114.66
	Road Widening Area	114.66
	(b)Any reservations	0.00
	Totals(a + b)	114.66
B	Net Area of plot (1 - 2) AREA OF PLOT	17257.52
K	% of Green and open space (Reqd.)	1725.75
	% of Green and open space (Prop)	2591.53
	Road Widening Area	114.66
	Green and open space	2591.53
	Balance area of Plot (1 - 4)	14665.99
	Plot Area For Coverage	17257.52
	Plot Area For FAR	17257.52
	Prem. FAR Area (Z.50)	43143.80
	Total Prem. FAR area (2.50)	43143.80
	Total Built up area permissible at	
	Permissible Coverage area (40.00 %)	6903.01
	Proposed Coverage Area (37.75 %)	6417.47
	Total Prop. Coverage Area (37.19 %)	6417.47
	Balance coverage area (2.81 %)	485.54

	Proposed Area at			
	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Basement Floor	7568.94	0.00	0.00	0.00
Stilt Floor	6566.29	0.00	110.11	0.00
First Floor	6492.66	0.00	6130.53	0.00
Second Floor	6492.66	0.00	6130.53	0.00
Third Floor	6492.66	0.00	6130.53	0.00
Fourth Floor	6492.66	0.00	6130.53	0.00
Fifth Floor	6492.66	0.00	6130.53	0.00
Sixth Floor	6492.66	0.00	6130.53	0.00
Seventh Floor	6492.66	0.00	6130.53	0.00
Terrace Floor	279.60	0.00	0.00	0.00
Total Area	59853.45	0.00	43024.22	0.00

Total FAR Area		43024.24
Accessory/Ass Area Added in Built Up Area		55.25
Total Built Up Area		59908.71
Proposed F.S.I consumed		2.49
Tenement Statement		
Tenement Proposed At:		
All Floors	438.00	
Total Tenements (3 + 4)	438	
Parking Statement		
Parking Space Required as per Regulations		5885.00
Proposed Parking Space		19068.92

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)

Green and open space Area

Name	Prop. Area
2601.44 sq.mt. 15% GREEN AREA	2591.53

FAR & Tenement Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Duct(Void, Duct, Chowki)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Lift	Lift Machine	Lift Lobby	Archi Proj (Canopy)	Parking	Proposed FAR Area (Sq.mt.) Resi.	Commercial	AAR Area In FAR (Sq.mt.)	Lift Lobby	Total FAR Area (Sq.mt.)	No. of Unit
CDE (TOWER)	1	31049.85	1654.40	29395.65	675.19	191.25	59.04	279.44	276.96	5958.60	17175.76	0.00	512.19	17687.95	168	
BLOCK A (RESIDENTIAL)	1	6747.58	104.96	6642.62	150.61	56.56	7.53	68.60	0.00	793.59	5025.80	39.92	0.00	5565.72	43	
BLOCK B (RESIDENTIAL)	1	10909.00	800.40	10108.60	173.20	126.56	15.92	175.07	136.32	1211.15	8298.01	0.00	0.00	8298.01	98	
BLOCK B (RESIDENTIAL)	1	14921.54	1204.96	13716.58	357.01	72.00	9.46	70.00	136.68	1634.58	11375.63	70.59	26.32	11472.54	99	
Grand Total :	4	63618.17	3764.72	59853.45	1356.01	446.37	91.95	593.11	548.96	13597.92	42375.20	110.52	538.51	43024.22	408	

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Reduced Reqd. Parking (Nuance of Plot having 60Mtrwa surrendered FOC)	Reqd. Area	Prop. No.	Prop. Area
Equivalent Car Space		-		475	6531.25
Total Car	428	-	5885.00	475	6531.25
Other Parking		-			13097.67
Total			5885.00		19628.92

Tree Details (Table 3h)

Plot	Name	Nos. Of Trees Reqd	Prop
PLOT	Tree	87	87

Total Plot Area: -	17257.52	Total FAR Area: -	43024.24
Total Coverage Area: -	6417.47	Total BUA Area: -	59908.71

OWNER'S NAME AND SIGNATURE

A TO Z Builders Developers By Partner Mr. - Indrajeet Lal S/o - Mr. - Chunni Lal &
Vasundhara Builders & Developers, Mr. - Amit Kumar S/o - Mr. - Virenderpal Singh,
buildervaishali@gmail.com,
indrajeet06@gmail.com.

ARCHITECT'S NAME AND SIGNATURE

RADHIKA BANSAL
CA/2017/88637
Digitally signed by RADHIKA BANSAL
Date: 26 Sep 2022 11:52:12
Designation: Architect
Organisation: Architect

Muzaffarnagar Development Authority

Building Plan Application Number
MZDA/BP/20-21/0503

Sanctioned On
12 Apr 2022

Valid Till
25 Sep 2027

Approved By
Chandra Bhushan Singh (Vice Chairman)

Examined By
Rajiv Tyagi (Junior engineer)
Sunil Kumar Gupta (Assistant Engineer)
Prabhat Kumar Paul (Town Planner)
Mahendra Prasad (Secretary)
Prabhat Kumar Paul (Town Planner)
Sunil Kumar Gupta (Assistant Engineer)

The correctness and accuracy of Proposal Information and drawing is a responsibility of PO/Owner. Accuracy of Scrutiny 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 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.