

**AREA STATEMENT**

PROJECT DETAIL:  
 Authority: Moradabad Development Authority  
 Authority Class: Category B  
 Authority Grade: Development Authority (DA)  
 Case Track: Regular  
 Project Type: Layout Development  
 Nature of Development: NEW  
 Development Area: Undeveloped Area  
 Sub-Development Area: Other Town Area  
 Special Project: NA  
 Site Address: District Moradabad, Tehsil Moradabad, Village NA

**AREA DETAILS:**

1. Area of Plot As per record	Sq.Mts
Document Area	22498.00
As per site condition	15253.28
Area of Plot Considered	15253.28
2. Deduction for	
(a) Proposed roads	0.00
(b) Other reservations	0.00
(c) Total (a + b)	0.00
3. Net Area of plot (1 - 2) AREA OF PLOT	15253.28
Plot Area For Coverage	15253.28
Plot Area For FSI	15253.28
Perm. FSI Area (1)	0.00
Total Perm. FSI area	0.00

**PERMISSIBLE COVERAGE AREA (%)**

Proposed Coverage Area (%)	0.00
Total Prop. Coverage Area (%)	0.00
Balance coverage area (%)	0.00

**PROPOSED AREA AT**

Total Area	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
0.00	0.00	0.00	0.00	0.00

**Color Notes**

**COLOR INDEX**

- FLYING ROAD
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD ALIGNMENT (ROAD WIDENING AREA)
- FUTURE T.P. SCHEME DEDUCTION AREA
- EXISTING (To be retained)
- EXISTING (To be demarcated)

**Land use analysis/Area distribution (Table 2c)**

Area covered under	Proposed Area in sq. mt.	Percentage (%)
Plotted Area	8293.68	60.86
Road Area	3181.59	20.86
Garbage Collection Center	79.23	0.52
Sector Shopping	60.00	0.39
Convenient Shops	60.00	0.39
Public Open Space	2291.50	15.63
Excess Paved Area	191.86	1.26
Other Area	45.02	0.30
Total net layout	15253.28	100.00

**Individual Amenity Check (b)**

Name	Reqd	Prop	Reqd	Prop
Convenient Shops	10.00	60.00	-	1.00
Sector Shopping	10.00	100.00	-	2.00

**Tenements Density Check**

No. of Tenements	No. of Tenements		No. of Persons	
	Reqd	Prop	Reqd	Prop
750/Hec.	229	104	1144	420

**Green and open space Area**

Name	Prop. Area
GREEN-1	1500.59
GREEN-2	444.75
GREEN-3	376.99
GREEN-4	538.42

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.  
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LAYOUT PLAN  
 (Scale - 1:300)

**Proposed Population Calculation**

Plot Name	Use	Sub-Use	Range	Nos.	Perm. Person/Plot	Perm. Person/Unit	Total Person/Plot	Total
(21)	Residential	Row House	above 150 upto 300sq. mt	1	4	5	20	20
(16)	Residential	Row House	above 300 upto 399 999sq. mt	1	4	5	20	20
(07)	Residential	Row House		5			20	
(08)	Residential	Row House		5			20	
(09)	Residential	Row House		5			20	
(10)	Residential	Row House		5			20	
(06)	Residential	Row House		5			20	
(04)	Residential	Row House		5			20	
(03)	Residential	Row House		5			20	
(00)	Residential	Row House		5			20	
(01)	Residential	Row House	400 upto 499 999sq. mt	5	5		20	450
(20)	Residential	Row House		5			20	
(19)	Residential	Row House		5			20	
(16)	Residential	Row House		5			20	
(11)	Residential	Row House		5			20	
(12)	Residential	Row House		5			20	
(13)	Residential	Row House		5			20	
(14)	Residential	Row House		5			20	
(15)	Residential	Row House		5			20	
(17)	Residential	Row House		5			20	
(06)	Residential	Row House	500 upto 999 999sq. mt	1	6	5	20	30
Grand Total								520

Total Plot Area :-	15253.28	Total FAR Area :-	0.00
Total Coverage Area :-	0.00	Total BUA Area :-	0.00

**OWNER'S NAME AND SIGNATURE**  
 PROJECT NAME - PEARL RESIDENCY OWNER NAME - JUPITER LAMINATORS PRIVATE LIMITED.archplan@gmail.com.9837691444

**ARCHITECT'S NAME AND SIGNATURE**  
 VINAYAK GUPTA  
 CA2014465763

Moradabad Development Authority

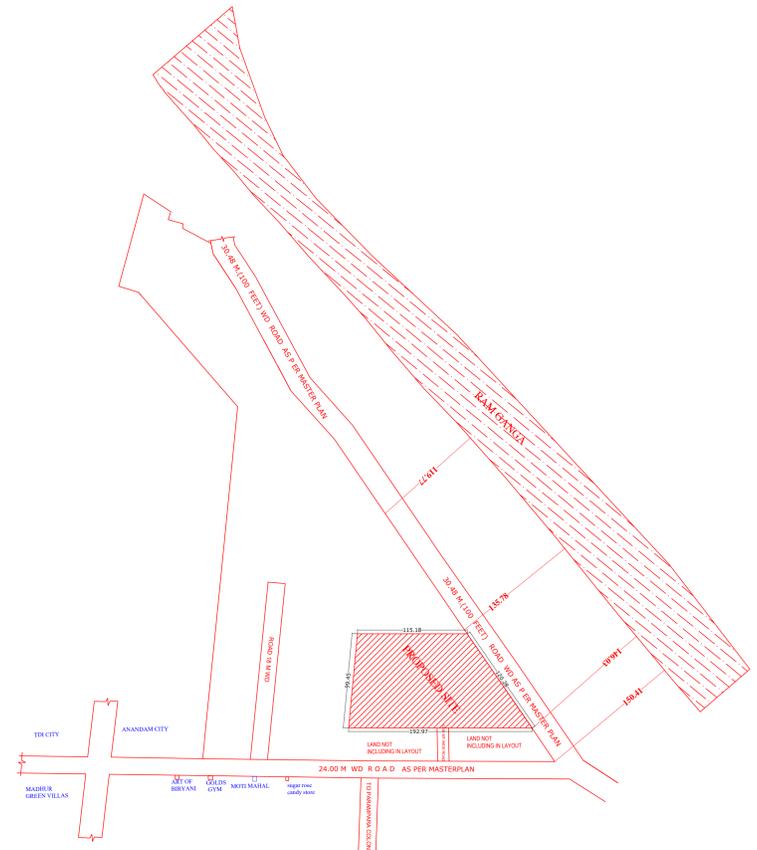
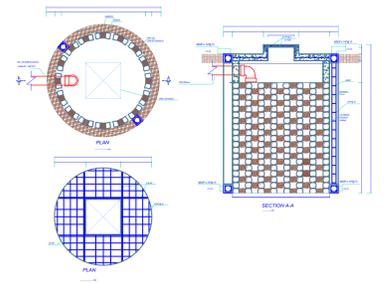
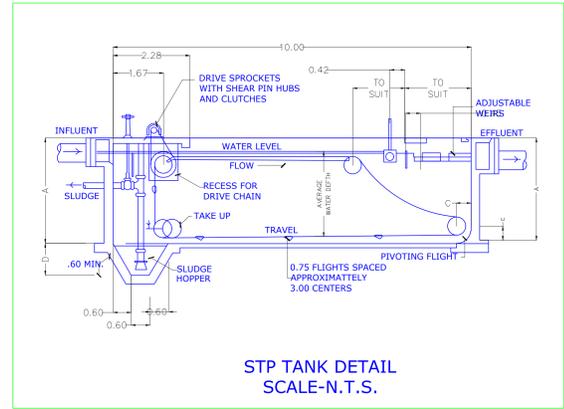
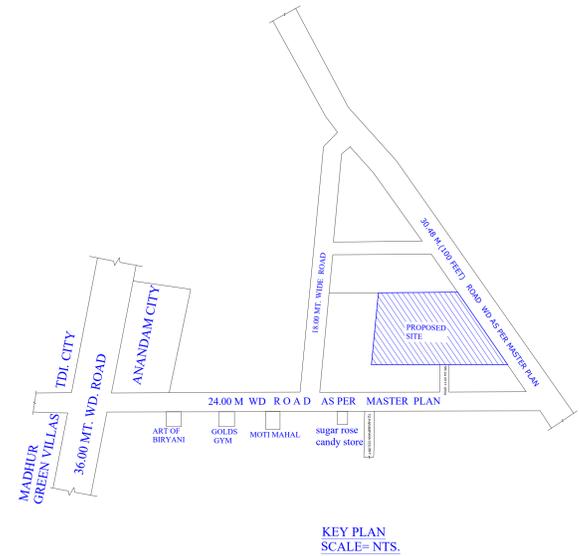
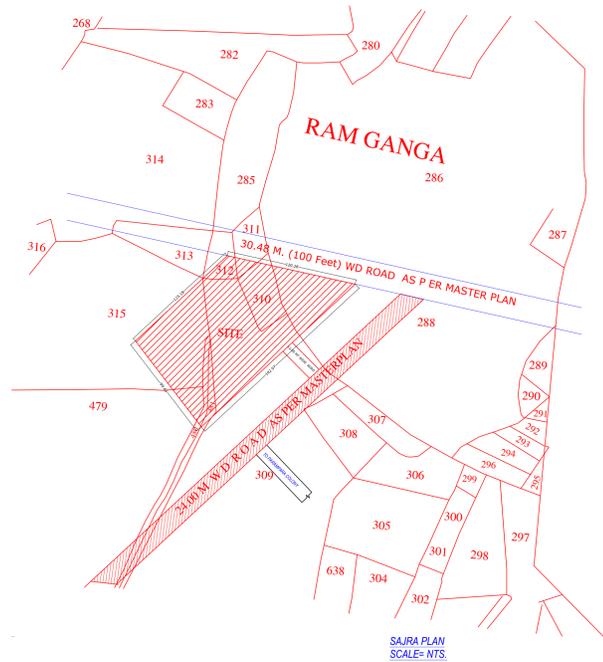
Building Plan Application Number  
 MBDA/LD/22-23-0023

Sanctioned On  
 24 Mar 2023

Valid Till  
 27 Mar 2028

Approved By  
 Shailesh Kumar (Vice Chairman)

Examined By  
 MUKESH KUMAR SAXENA (Junior engineer)  
 sagar gupta (Assistant Engineer/ ATP)  
 MUKESH KUMAR SAXENA (Junior engineer)  
 sagar gupta (Assistant Engineer/ ATP)  
 MUKESH KUMAR SAXENA (Junior engineer)  
 sagar gupta (Assistant Engineer/ ATP)



Plot No.	Abutting Road	Plot Area		Frontage		Coverage		FSI Area			
		Reqd	Perm	Reqd	Perm	Reqd	Perm	Reqd	Perm		
(07)	9.00 M WIDE Internal Road	40.00	-	465.87	3.50	14.75	0.00	0.00	0.00	-	0.00
(08)	9.00 M WIDE Internal Road	40.00	-	461.77	3.50	14.75	0.00	0.00	0.00	-	0.00
(09)	9.00 M WIDE Internal Road	40.00	-	440.97	3.50	14.75	0.00	0.00	0.00	-	0.00
(10)	9.00 M WIDE Internal Road	40.00	-	461.74	3.50	11.25	0.00	0.00	0.00	-	0.00
(06)	9.00 M WIDE Internal Road	40.00	-	580.67	3.50	8.69	0.00	0.00	0.00	-	0.00
(05)	9.00 M WIDE Internal Road	40.00	-	450.00	3.50	15.00	0.00	0.00	0.00	-	0.00
(04)	9.00 M WIDE Internal Road	40.00	-	450.00	3.50	15.00	0.00	0.00	0.00	-	0.00
(03)	9.00 M WIDE Internal Road	40.00	-	450.00	3.50	15.00	0.00	0.00	0.00	-	0.00
(02)	9.00 M WIDE Internal Road	40.00	-	450.00	3.50	15.00	0.00	0.00	0.00	-	0.00
(01)	12.00 M WIDE Internal Road	40.00	-	450.00	3.50	15.00	0.00	0.00	0.00	-	0.00
(20)	9.00 M WIDE Internal Road	40.00	-	450.00	3.50	15.00	0.00	0.00	0.00	-	0.00
(19)	9.00 M WIDE Internal Road	40.00	-	450.00	3.50	15.00	0.00	0.00	0.00	-	0.00
(21)	12.00 M WIDE Internal Road	40.00	-	270.00	3.50	15.00	0.00	0.00	0.00	-	0.00
(18)	9.00 M WIDE Internal Road	40.00	-	450.00	3.50	15.00	0.00	0.00	0.00	-	0.00
(17)	9.00 M WIDE Internal Road	40.00	-	440.75	3.50	14.69	0.00	0.00	0.00	-	0.00
(16)	9.00 M WIDE Internal Road	40.00	-	440.75	3.50	14.69	0.00	0.00	0.00	-	0.00
(15)	9.00 M WIDE Internal Road	40.00	-	440.75	3.50	14.69	0.00	0.00	0.00	-	0.00
(14)	9.00 M WIDE Internal Road	40.00	-	440.75	3.50	14.69	0.00	0.00	0.00	-	0.00
(13)	9.00 M WIDE Internal Road	40.00	-	440.75	3.50	14.69	0.00	0.00	0.00	-	0.00
(12)	9.00 M WIDE Internal Road	40.00	-	440.75	3.50	14.69	0.00	0.00	0.00	-	0.00
(11)	9.00 M WIDE Internal Road	40.00	-	440.75	3.50	14.69	0.00	0.00	0.00	-	0.00
(10)	9.00 M WIDE Internal Road	40.00	-	440.75	3.50	14.69	0.00	0.00	0.00	-	0.00
(09)	9.00 M WIDE Internal Road	40.00	-	440.75	3.50	14.69	0.00	0.00	0.00	-	0.00
(08)	9.00 M WIDE Internal Road	40.00	-	440.75	3.50	14.69	0.00	0.00	0.00	-	0.00
(07)	9.00 M WIDE Internal Road	40.00	-	440.75	3.50	14.69	0.00	0.00	0.00	-	0.00

Plot No.	Pavk/Bldg	Abutting Road	Front		Side1		Side2		Rear		Coverage	FSI Area
			Reqd	Perm	Reqd	Perm	Reqd	Perm	Reqd	Perm		
(07)		9.00 M WIDE Internal Road	4.50	-	-	-	-	-	4.50	-	0.00	0.00
(07)		9.00 M WIDE Internal Road	4.50	-	-	-	-	-	4.50	-	0.00	0.00
(08)		9.00 M WIDE Internal Road	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
(09)		9.00 M WIDE Internal Road	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
(10)		9.00 M WIDE Internal Road	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
(06)		9.00 M WIDE Internal Road	4.50	-	3.00	-	1.50	-	4.50	-	0.00	0.00
(05)		9.00 M WIDE Internal Road	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
(04)		9.00 M WIDE Internal Road	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
(03)		9.00 M WIDE Internal Road	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
(02)		9.00 M WIDE Internal Road	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
(01)		9.00 M WIDE Internal Road	4.50	-	-	-	-	-	4.50	-	0.00	0.00
(01)		12.00 M WIDE Internal Road	4.50	-	-	-	-	-	4.50	-	0.00	0.00
(20)		9.00 M WIDE Internal Road	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
(19)		9.00 M WIDE Internal Road	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
(21)		12.00 M WIDE Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
(21)		9.00 M WIDE Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
(18)		9.00 M WIDE Internal Road	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
(11)		9.00 M WIDE Internal Road	4.50	-	-	-	-	-	4.50	-	0.00	0.00
(11)		9.00 M WIDE Internal Road	4.50	-	-	-	-	-	4.50	-	0.00	0.00
(12)		9.00 M WIDE Internal Road	4.50	-	-	-	-	-	4.50	-	0.00	0.00
(13)		9.00 M WIDE Internal Road	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
(13)		9.00 M WIDE Internal Road	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
(14)		9.00 M WIDE Internal Road	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
(15)		9.00 M WIDE Internal Road	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
(16)		24.00 M WD R O A D AS PER MASTERPLAN	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
(17)		9.00 M WIDE Internal Road	4.50	-	-	-	-	-	4.50	-	0.00	0.00
(17)		9.00 M WIDE Internal Road	4.50	-	-	-	-	-	4.50	-	0.00	0.00
(17)		24.00 M WD R O A D AS PER MASTERPLAN	4.50	-	-	-	-	-	4.50	-	0.00	0.00

OWNER'S NAME AND SIGNATURE  
 PROJECT NAME - PEARL RESIDENCY OWNER NAME- JUPITER LAMINATORS PRIVATE LIMITED.archplan@gmail.com.9837691444

ARCHENG'S NAME AND SIGNATURE  
 VINAYAK GUPTA CA201465763 ENGINEER

Moradabad Development Authority

Building Plan Application Number  
 MBDA/LD/22-23/0023  
 Sanctioned On  
 24 Mar 2023  
 Valid Till  
 27 Mar 2028  
 Approved By  
 Shailesh Kumar (Vice Chairman)  
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 MUKESH KUMAR SAXENA (Junior engineer)  
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