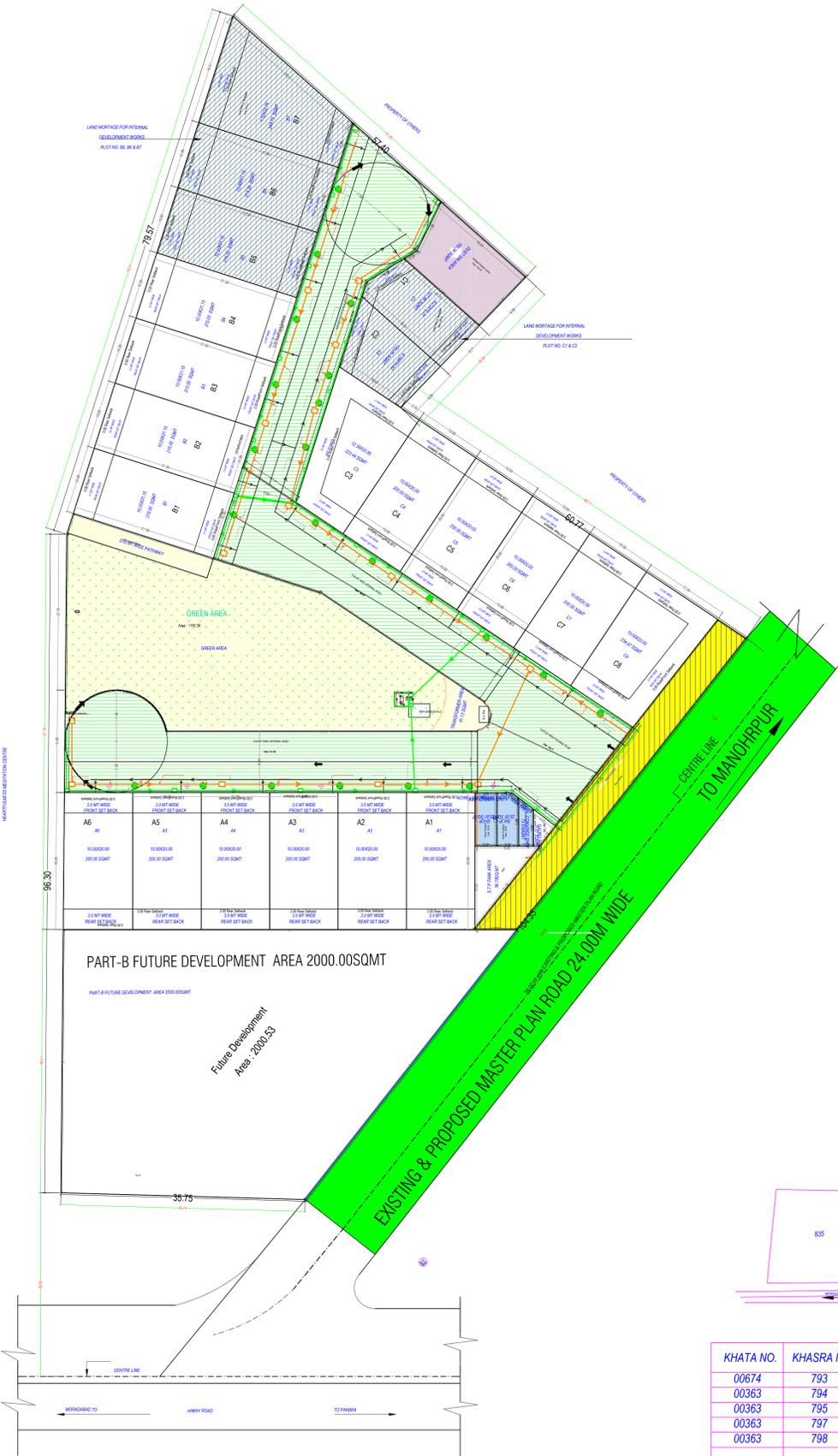


AREA STATEMENT	
PROJECT DETAIL	
Authority: Moradabad Development Authority	Plot Use: Residential
Authority Class: Category B	Plot Sub Use: Plotted Res. development / Plotted Housing
Authority Grade: Development Authority (DA)	Development Plan: Master Plan
Case Track: Regular	Land Use Zone: Residential Use Zone
Name of Development: NEW	Land Sub Use Zone: Residential Zone
Case Type: Revision	Layout Type: NA
Development Area: Undeveloped Area	
Sub-Development Area: Village Area	
Special Project: NA	
Site Address: District Moradabad Tehsil Moradabad Village Manoharpur	
AREA DETAILS	
1. Area of Plot As per record	
Document Area	10860.00
As per site condition	9966.48
Area of Plot Considered	7686.56
2. Deduction for	
(a) Proposed roads	279.39
Road Widening Area	279.39
(b) Any reservations	2000.53
Area not in Proposal	2000.53
Total = (a) + (b)	2779.92
3. Net Area of plot (1 - 2) AREA OF PLOT	
Plot Area For FSI	7686.56
Perm. FSI Area (%)	7686.56
Total Perm. FSI area	0.00
4. Permissible Coverage area (%)	
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
Accessory/Use Area Added in Built up Area:	76.12
Total Built up Area:	76.12
Proposed F.S.I consumed:	0.00
C. Tenement Statement	
4. Tenement Proposed At:	

SITE AREA STATEMENT

TOTAL PLOT AREA AS PER REGISTRY	=	10860.00 SQMT	
TOTAL PLOT AREA AS PER SITE	=	9966.48 SQMT	
ROAD WINDING AREA	=	279.39 SQMT	
PART-A PLOT AREA	=	9687.09 SQMT	
PART-B FOR FUTURE DEVELOPMENT AREA	=	2000.00 SQMT	
PART-A NET PLOT AREA	=	7687.09 SQMT	-100.00%
GREEN AREA	=	1160.30 SQMT-	15.10%
ROAD AREA	=	1955.45 SQMT-	25.43%
AREA UNDER PLOTS			
FOR RESIDENTIAL	=	4247.98 SQMT-	55.26%
COMMERCIAL SHOP & BOOTH AREA	=	73.58 SQMT-	00.95%
DUSTBIN AREA	=	150.34 SQMT-	01.95%
S.T.P. TANK & TRANSFORMER AREA	=	97.91 SQMT-	01.27%
TOTAL PLOTS ACHIEVED = 21 NOS			
TOTAL UNIT = 84			



PLOT MORTGAGE

PLOT NO.	PLOT AREA IN SQ.MT.	UNIT
B5	215.00 SQMT	04
B6	215.00 SQMT	04
B7	249.73 SQMT	04
C1	127.98 SQMT	04
C2	126.20 SQMT	04

Individual Plot Setback	Front	Side 1	Side 2	Rear	Coverage	FSI Area
B7	3.00	-	-	-	3.00	0.00
B6	3.00	-	-	-	3.00	0.00
B5	3.00	-	-	-	3.00	0.00
B4	3.00	-	-	-	3.00	0.00
B3	3.00	-	-	-	3.00	0.00
B2	3.00	-	-	-	3.00	0.00
B1	3.00	-	-	-	3.00	0.00
A6	3.00	-	-	-	3.00	0.00
A5	3.00	-	-	-	3.00	0.00
A4	3.00	-	-	-	3.00	0.00
A3	3.00	-	-	-	3.00	0.00
A2	3.00	-	-	-	3.00	0.00
A1	3.00	-	-	-	3.00	0.00
A7	3.00	-	-	-	3.00	0.00
C2	2.00	-	-	-	2.00	0.00
C3	3.00	-	-	-	3.00	0.00
C4	3.00	-	-	-	3.00	0.00
C5	3.00	-	-	-	3.00	0.00
C6	3.00	-	-	-	3.00	0.00
C7	3.00	-	-	-	3.00	0.00
C8	3.00	-	-	-	3.00	0.00
C1	2.00	-	-	-	2.00	0.00

Proposed Population Calculation	Use	Sub Use	Range	No.	Perm. Person/Plot	Perm. Person/Unit	Total Person/Plot	Total
C3	Residential	Row House	above 50 upto 150sq.mt	2	2	5	10	20
B7	Residential	Row House	above 50 upto 150sq.mt	4	4	4	20	
B6	Residential	Row House	above 50 upto 150sq.mt	4	4	4	20	
B5	Residential	Row House	above 50 upto 150sq.mt	4	4	4	20	
B4	Residential	Row House	above 50 upto 150sq.mt	4	4	4	20	
B3	Residential	Row House	above 50 upto 150sq.mt	4	4	4	20	
B2	Residential	Row House	above 50 upto 150sq.mt	4	4	4	20	
B1	Residential	Row House	above 50 upto 150sq.mt	4	4	4	20	
A6	Residential	Row House	above 50 upto 150sq.mt	4	4	4	20	
A5	Residential	Row House	above 50 upto 150sq.mt	4	4	4	20	
A4	Residential	Row House	above 50 upto 150sq.mt	4	4	4	20	
A3	Residential	Row House	above 50 upto 150sq.mt	4	4	4	20	
A2	Residential	Row House	above 50 upto 150sq.mt	4	4	4	20	
A1	Residential	Row House	above 50 upto 150sq.mt	4	4	4	20	
A7	Residential	Row House	above 50 upto 150sq.mt	4	4	4	20	
C2	Residential	Row House	above 50 upto 150sq.mt	19	4	5	20	380
C3	Residential	Row House	above 50 upto 150sq.mt	4	4	4	20	
A2	Residential	Row House	above 50 upto 150sq.mt	4	4	4	20	
A1	Residential	Row House	above 50 upto 150sq.mt	4	4	4	20	
A7	Residential	Row House	above 50 upto 150sq.mt	4	4	4	20	
C4	Residential	Row House	above 50 upto 150sq.mt	4	4	4	20	
C5	Residential	Row House	above 50 upto 150sq.mt	4	4	4	20	
C6	Residential	Row House	above 50 upto 150sq.mt	4	4	4	20	
C7	Residential	Row House	above 50 upto 150sq.mt	4	4	4	20	
C8	Residential	Row House	above 50 upto 150sq.mt	4	4	4	20	
Grand Total								400

Tenements Density Check	
Net housing density	No of Tenements
Rept	Perm
115	93
750/Hec	577
400	400

Land use analysis/Area distribution (Table 2c)	
Area covered under	Proposed Area in sq. mt.
Plotted Area	4248.03
Road Area	1955.26
Garbage Collection Center	153.34
Secur Shopping	25.09
Secur Shopping	25.05
Conversion Shop	13.57
Public Open Space	1197.26
Excess Paved Area	4.38
Other Area	67.58
Total net layout	7686.56

Individual Amenity Check b)	
Name	Minimum Area
Rept	Perm
15.00	13.57
50.00	50.14
Rept	Perm
-	2.00

OWNER'S NAME AND SIGNATURE
 Surender Gandhi S/O Somnath
 Jaginder Gandhi S/O Somnath
 Gandhi.surender@owarsons.com.9837031644
 Jaginder Gandhi S/O Somnath
 Gandhi.joginder@owarsons.com.9837564000

ARCHITECT'S NAME AND SIGNATURE
 Sanjeev Kumar Raastogi
 CA/8912522

Moradabad Development Authority

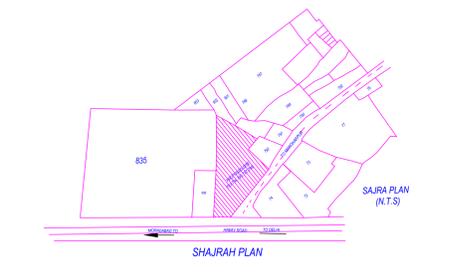
Building Plan Application Number
 MBDA/LD/23-24/0146

Sanctioned On
 25 Jul 2023

Valid Till
 24 Jul 2028

Approved By
 Shailesh Kumar (Vice Chairman)

Examined By
 MUKESH KUMAR SAXENA (Junior engineer)
 sagar gupta (Assistant Engineer/ ATP)
 Jyoti Prasad (Town Planner)
 sagar gupta (Assistant Engineer/ ATP)
 Jyoti Prasad (Town Planner)

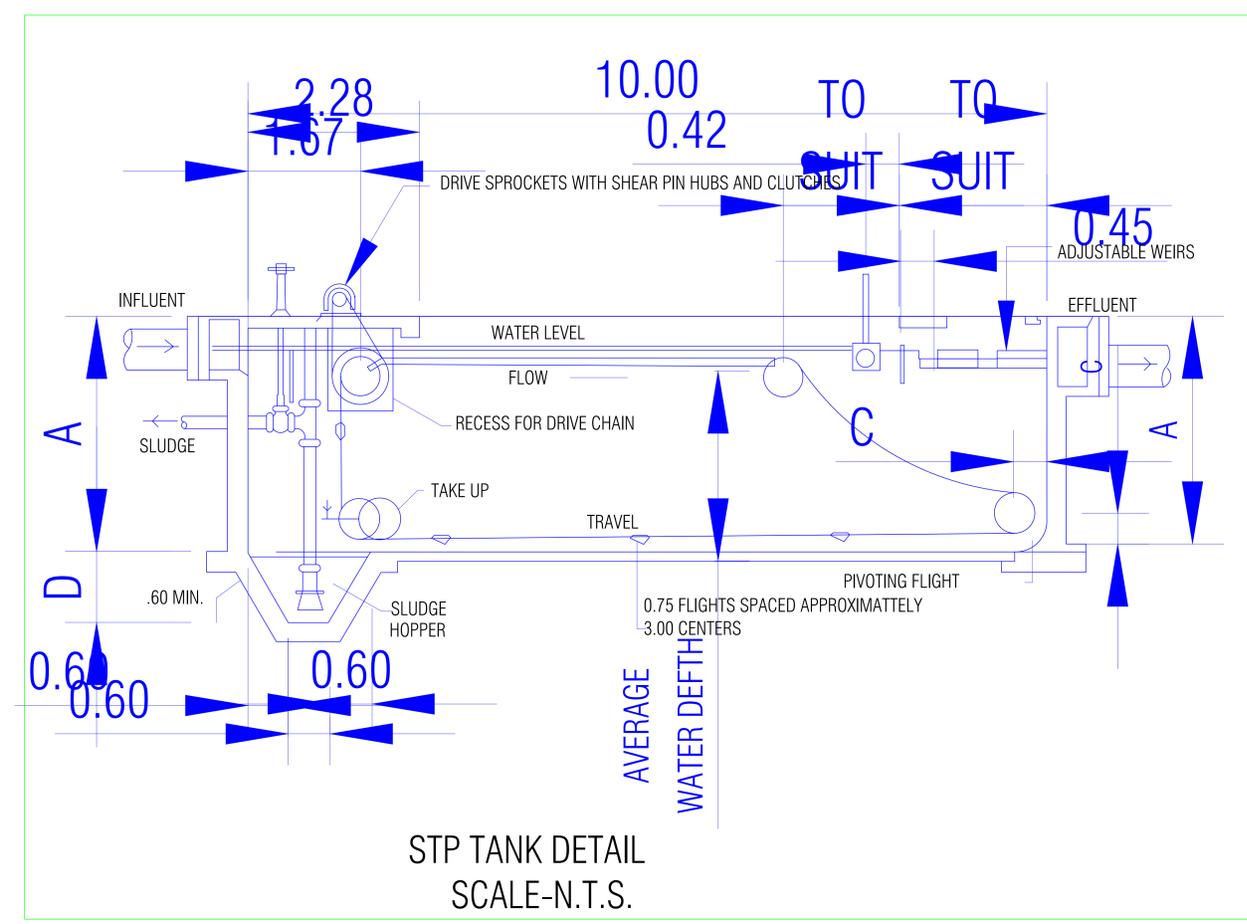
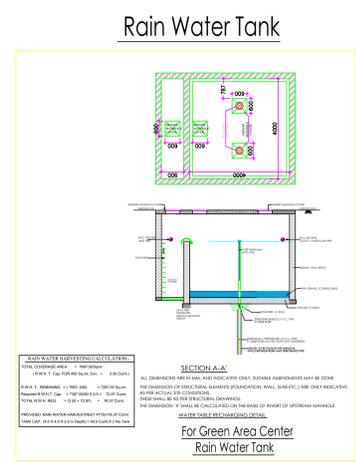
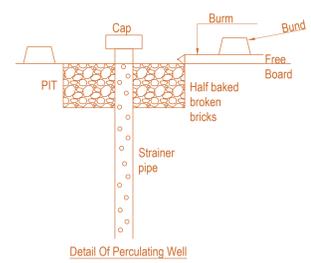
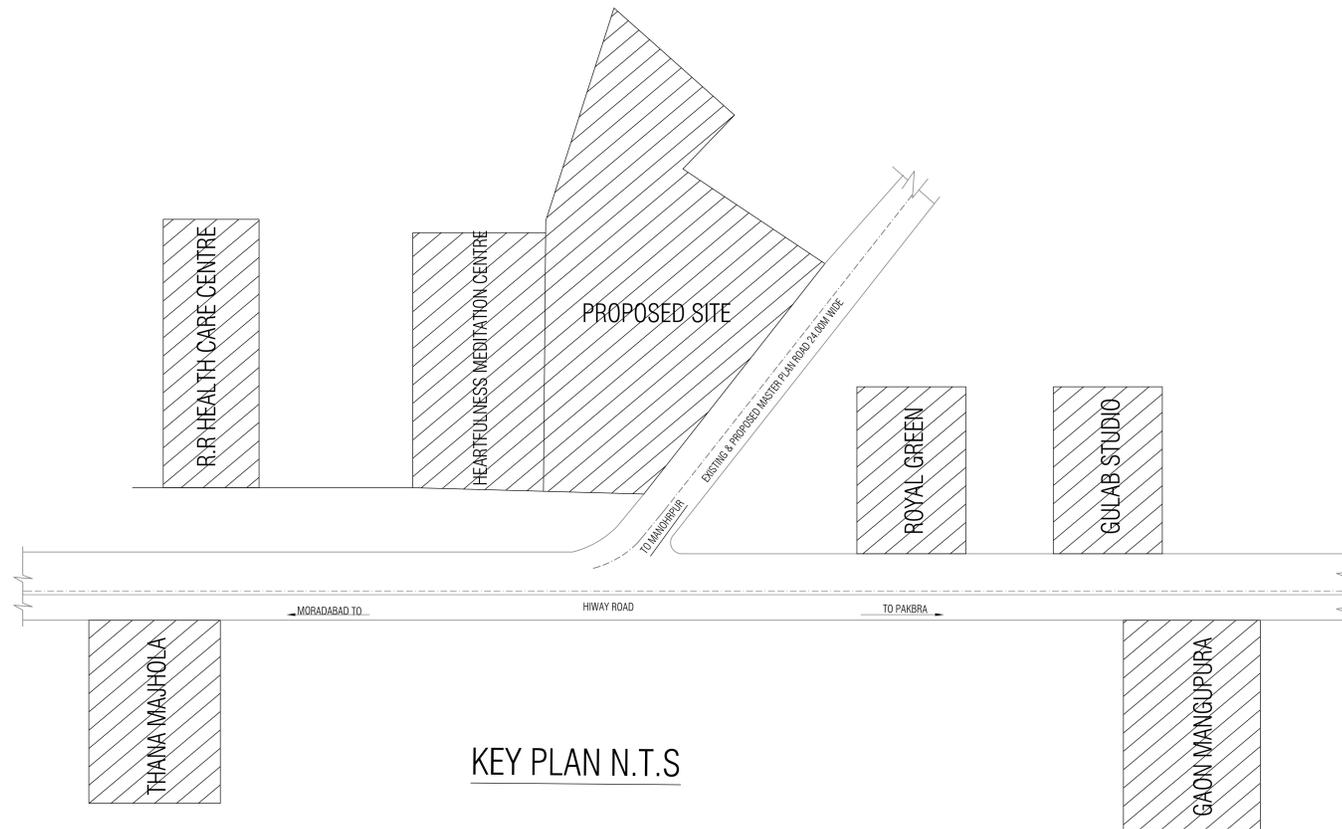


KHATA NO.	KHASRA NO.	AREA(HACT.)	AREA AS PER REGISTRY SQ.MTR
00674	793	0.4500	1 4500
00363	794	0.1380	3/4 1035
00363	795	0.1600	3/4 1200
00363	797	0.2750	3/4 2062.50
00363	798	0.2750	3/4 2062.50
		TOTAL SALE AREA	TOTAL AREA 10860

REMARKS

ELECTRIC POLE	⊕
MANHOLE	□
CHAMBER	○
TREES	●
BLUE DUSTBIN	○
GREEN DUSTBIN	○
SUBMERSIBLE	⊕
WATER SUPPLY	=====

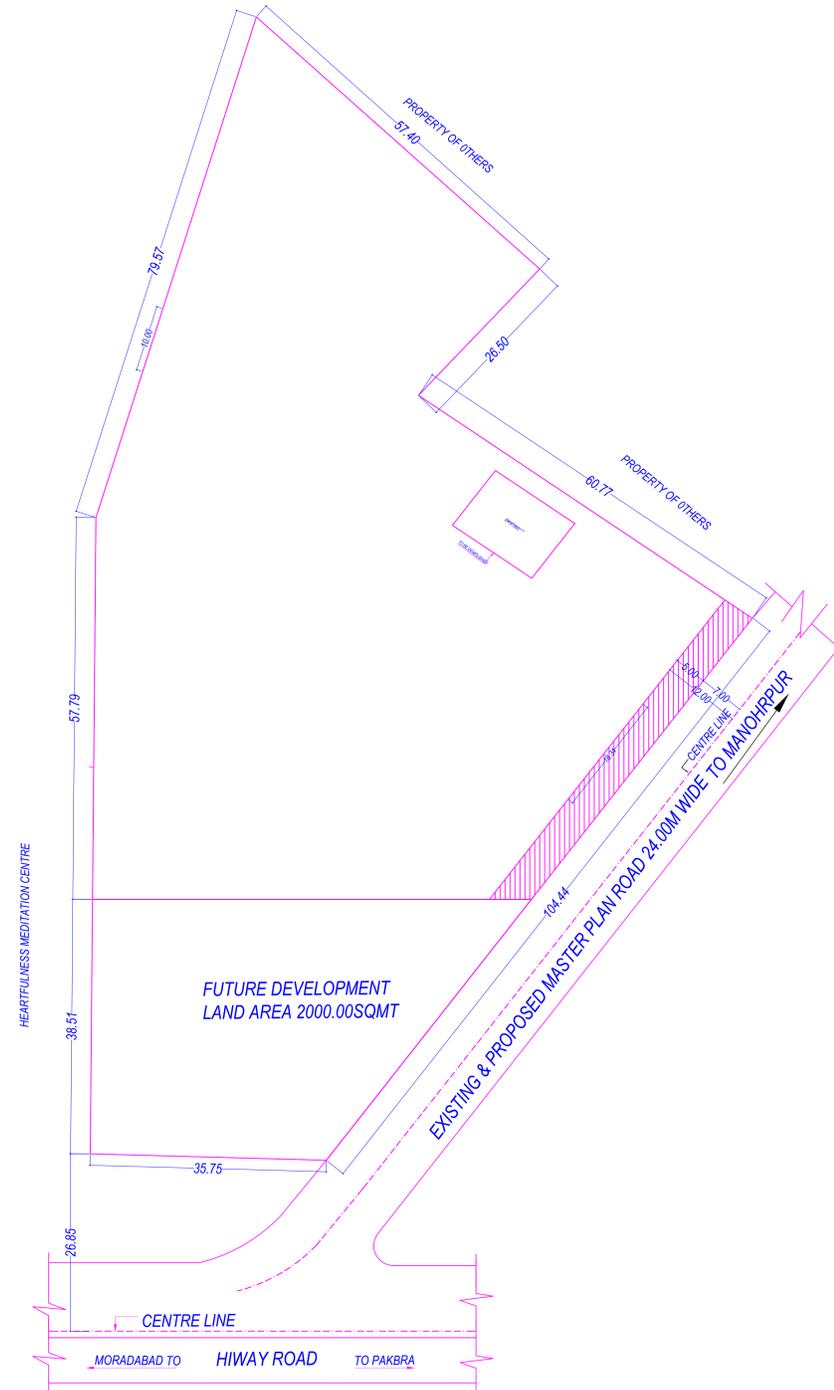
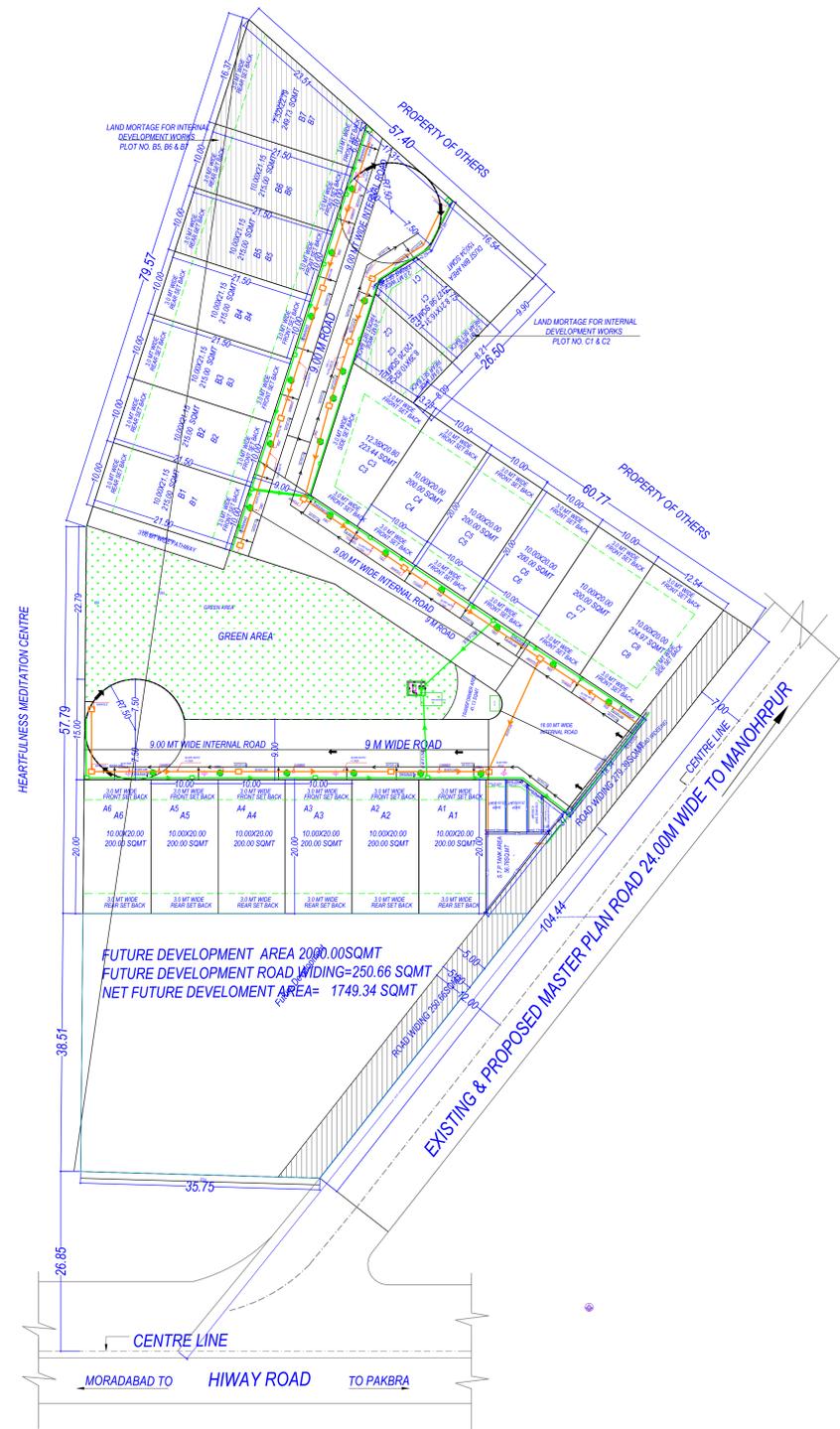
SITE PLAN
 (Scale - 1:100)



OWNER'S NAME AND SIGNATURE Sunder Gandhi S/O Somnath Gandhi.sunder@sewars.com,9837031644 Joginder Gandhi S/O Somnath Gandhi.jogender@sewars.com,9897564000	
ARCHENGE'S NAME AND SIGNATURE Sanjeev Kumar Rastogi CA/8912522	URE ENGINEER
Moradabad Development Authority	
 	
Building Plan Application Number MBDA/LD/23-24-0146	
Sanctioned On 25 Jul 2023	
Valid Till 24 Jul 2028	
Approved By Shailesh Kumar (Vice Chairman)	
Examined By MUKESH KUMAR SAXENA (Junior engineer)	
sagar gupta (Assistant Engineer/ ATP)	
Jyoti Prasad (Town Planner)	
sagar gupta (Assistant Engineer/ ATP)	
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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: -	7686.56	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00



EXISTING STRUCTURE TO BE DEMOLISHED

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 :-	7686.56	Total FAR Area :-	0.00
Total Coverage Area :-	0.00	Total BUA Area :-	0.00

OWNER'S NAME AND SIGNATURE Surender Gandhi S/O Somnath Gandhi.surender@sewars.com.9837031644 Joginder Gandhi S/O Somnath Gandhi.jogendra@sewars.com.9897584000	
ARCHITECT'S NAME AND SIGNATURE Sanjeev Kumar Raastogi CA/8912522	REGISTERED ENGINEER
Moradabad Development Authority	
 	
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