

| Sl. No. | Area | Area (sq. mt.) | Percentage (%) |
|---------|---------------------------|----------------|----------------|
| 1 | Area covered under | 3015.56 | 58.29 |
| 2 | Plot Area | 13166.13 | 25.45 |
| 3 | Road Area | 1407.41 | 2.72 |
| 4 | PARKING AREA | 1612.09 | 3.12 |
| 5 | Garbage Collection Center | 56.35 | 0.11 |
| 6 | Public Open Space | 5213.60 | 10.08 |
| 7 | Other Area | 121.65 | 0.24 |
| 8 | Total net layout | 51728.80 | 100.00 |

| AREA STATEMENT | | VERSION NO. - 1.0.04 | | |
|--|---|-------------------------------------|----------------|----------------|
| PROJECT DETAIL: | | VERSION DATE: 30/03/2023 | | |
| Authority: | Moradabad Development Authority | Plot Use: Commercial | | |
| Authority Class: | Category B | Plot Sub-Use: Plotted development | | |
| Authority Code: | Development Plan - Other | Development Plan - Other | | |
| Case/Frac: | Regular | Land Use Zone: Commercial use Zone | | |
| Project Type: | Layout Development | Land Sub-Use Zone: Other Commercial | | |
| Nature of Development: | NEW | Layout Type: NA | | |
| Development Area: | Undeveloped Area | | | |
| Sub-Development Area: | Other Town Area | | | |
| Special Project: | NA | | | |
| Site Address: | District Moradabad, Tehsil Moradabad Village NA | | | |
| AREA DETAILS | | Sq. Mts | | |
| Area of Plot As per record | | 58546.17 | | |
| Document Area | | 51728.80 | | |
| As per site condition | | 51728.80 | | |
| Area of Plot Considered | | 51728.80 | | |
| 2 Deduction for | | | | |
| (a) Proposed roads | | 123.16 | | |
| Road Widening Area | | 123.16 | | |
| (b) Area reservations | | 0.00 | | |
| Total (a + b) | | 123.16 | | |
| 3 Net Area of plot (1 - 2) AREA OF PLOT | | 51728.80 | | |
| Plot Area For Coverage | | 51728.80 | | |
| Plot Area For FSI | | 51728.80 | | |
| Perm. FSI Area (1.75) | | 90525.40 | | |
| Total Perm. FSI area (1.75) | | 90525.40 | | |
| 6 Total Built up area permissible at: | | | | |
| Permissible Coverage area (50.00 %) | | 25864.40 | | |
| Proposed Coverage Area (%) | | 0.00 | | |
| Total Prop. Coverage Area (%) | | 0.00 | | |
| Balance coverage area (50.00 %) | | 25864.40 | | |
| 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 |
| Total FSI Area: | | | | |
| Accessory Use Area Added in Built-Up Area: | | | | 180.56 |
| Total Built-Up Area: | | | | 180.56 |
| Proposed F.S.I. consumed: | | | | 0.00 |
| C Tenement Statement | | | | |
| D Tenement Proposed At: | | | | |

| Tenements Density Check | | | | | |
|-------------------------|------------------|------|----------------|------|---|
| Net housing density | No. Of Tenements | | No. Of Persons | | |
| | Reqd | Prop | Reqd | Prop | |
| 1000000/Hec | - | 0 | - | - | 0 |
| 750/Hec | - | 0 | - | - | 0 |

| Green and open space Area | |
|---------------------------|------------|
| Name | Prop. Area |
| GREEN - 2 | 1380.40 |
| GREEN - 1 | 3833.20 |
| Total | 5213.60 |

| Tree Details (Table 3h) | | | |
|-------------------------|------|--------------|------|
| Plot | Name | No. Of Trees | |
| | | Reqd | Prop |
| PLOT | Tree | 259 | 261 |

OWNER'S NAME AND SIGNATURE
 MS SEDENTARY BUILDCON LLP,
 SMT. VEENA DUDEJA,
 AYAAN FARMS PVT LTD,
 ayapan@gmail.com/9817691444

ARCHITECT'S NAME AND SIGNATURE
 VINAYAK GUPTA
 CADWIT
 Signatu revalid



Moradabad Development Authority



Building Plan Application Number
 MBDALD/22-23/0677

Sanctioned On
 03 Aug 2023

Valid Till
 04 Aug 2028

Approved By
 Shailesh Kumar (Vice Chairman)

Examined By
 KAMLESH KUMAR SHUKLA (Junior engineer)

Ekta . (Assistant Engineer/ ATP)

Jyoti Prasad (Town Planner)

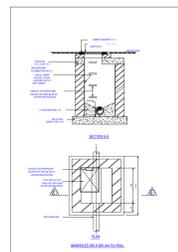
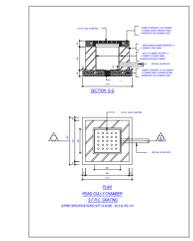
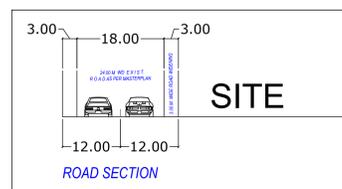
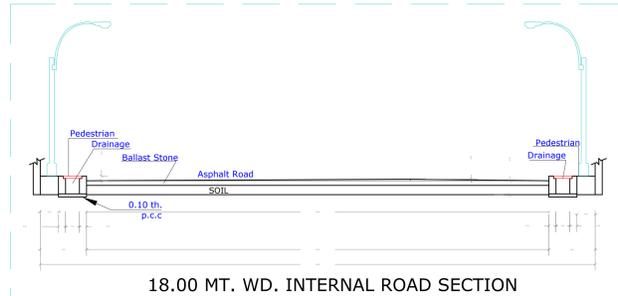
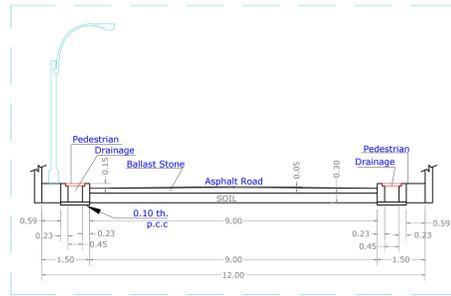
Ekta . (Assistant Engineer/ ATP)

Jyoti Prasad (Town Planner)

Ekta . (Assistant Engineer/ ATP)

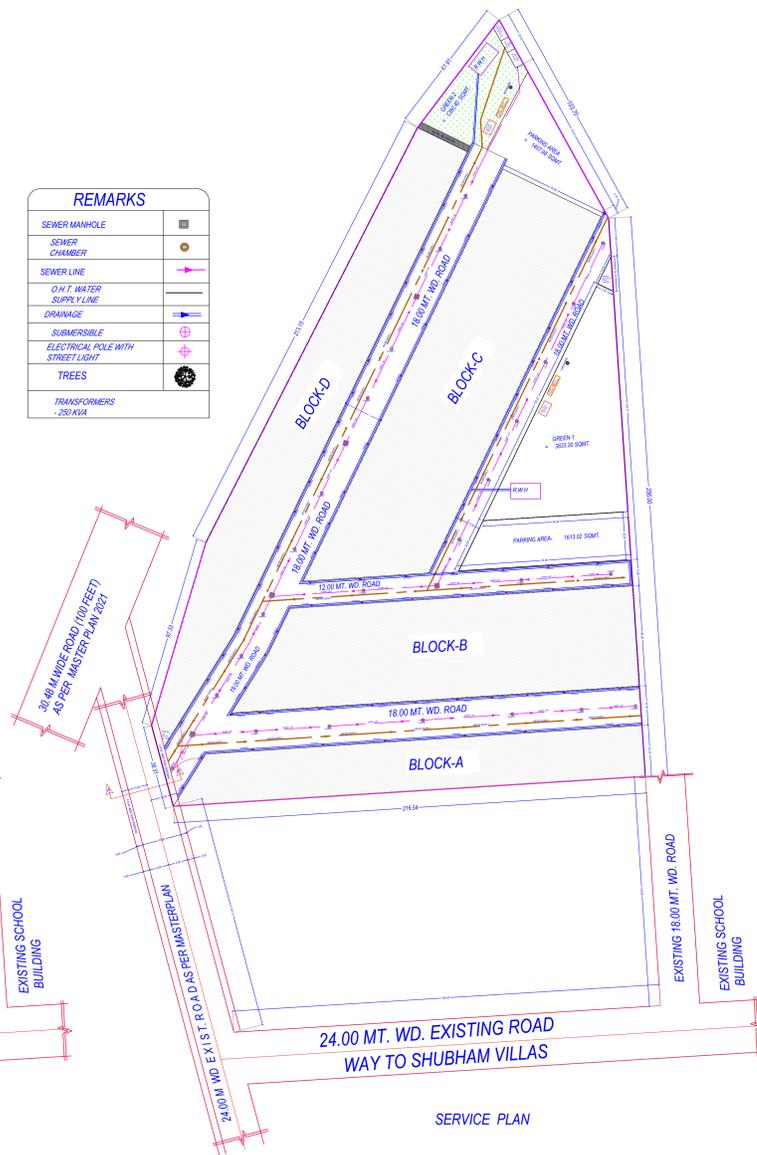
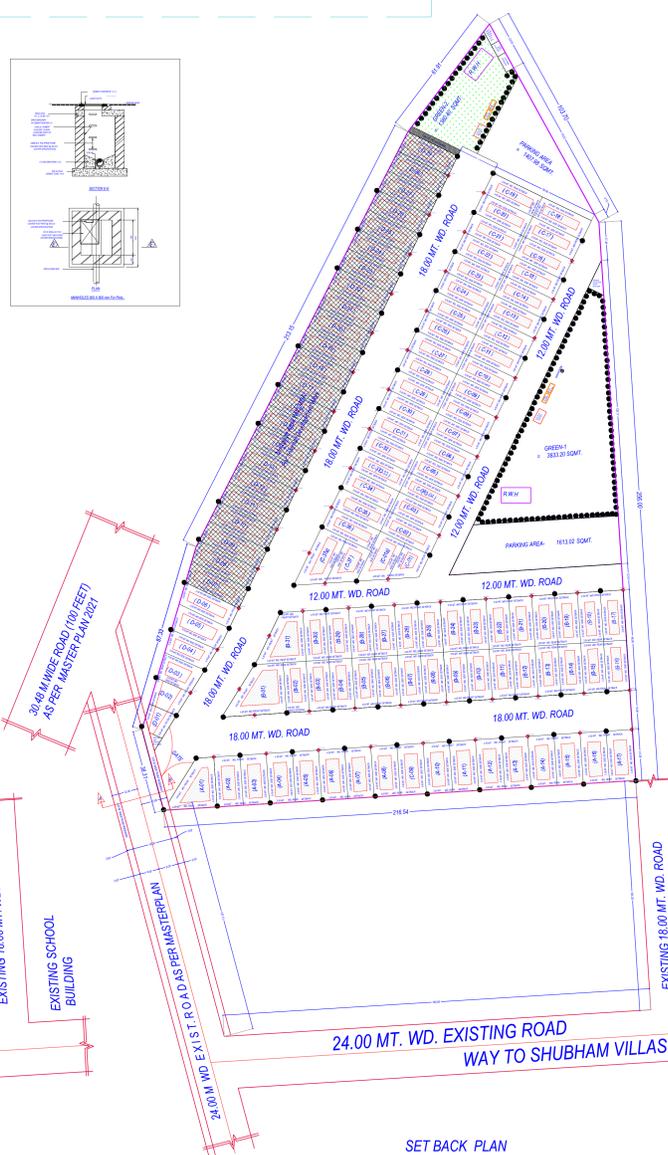
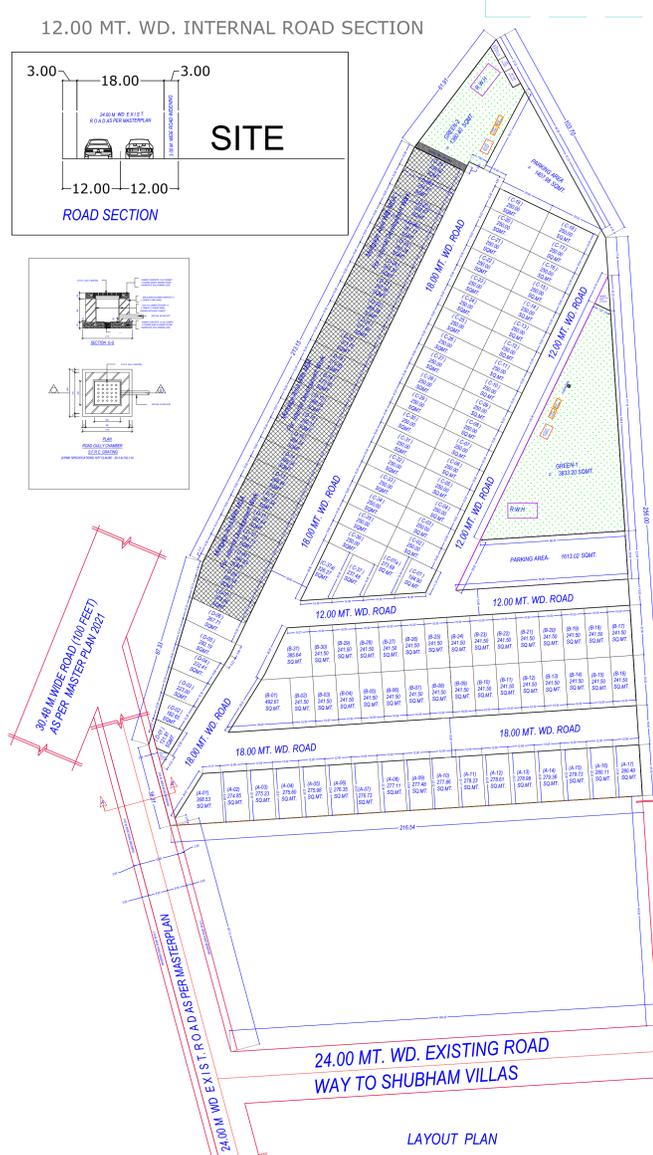
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 2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

| | | | |
|------------------------|----------|-------------------|------|
| Total Plot Area :- | 51728.80 | Total FAR Area :- | 0.00 |
| Total Coverage Area :- | 0.00 | Total BUA Area :- | 0.00 |



REMARKS

| | |
|-----------------------------------|---|
| SEWER MANHOLE | □ |
| SEWER CHAMBER | ○ |
| SEWER LINE | — |
| O.M.T WATER SUPPLY LINE | — |
| DRAINAGE | — |
| SUBMERSIBLE | — |
| ELECTRICAL POLE WITH STREET LIGHT | ⊕ |
| TREES | ● |
| TRANSFORMERS - 250 KVA | ⊕ |



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 SMT. VEENA DUDEJA,
 AYAAN FARMS PVT LTD.
 archplan@gmail.com,9837891444

ARCHENG'S NAME AND SIGNATURE
 VINAYAK GUPTA
 ARCHITECT
 IGNEER



Moradabad Development Authority



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 MBDA/LD/22-23/0677

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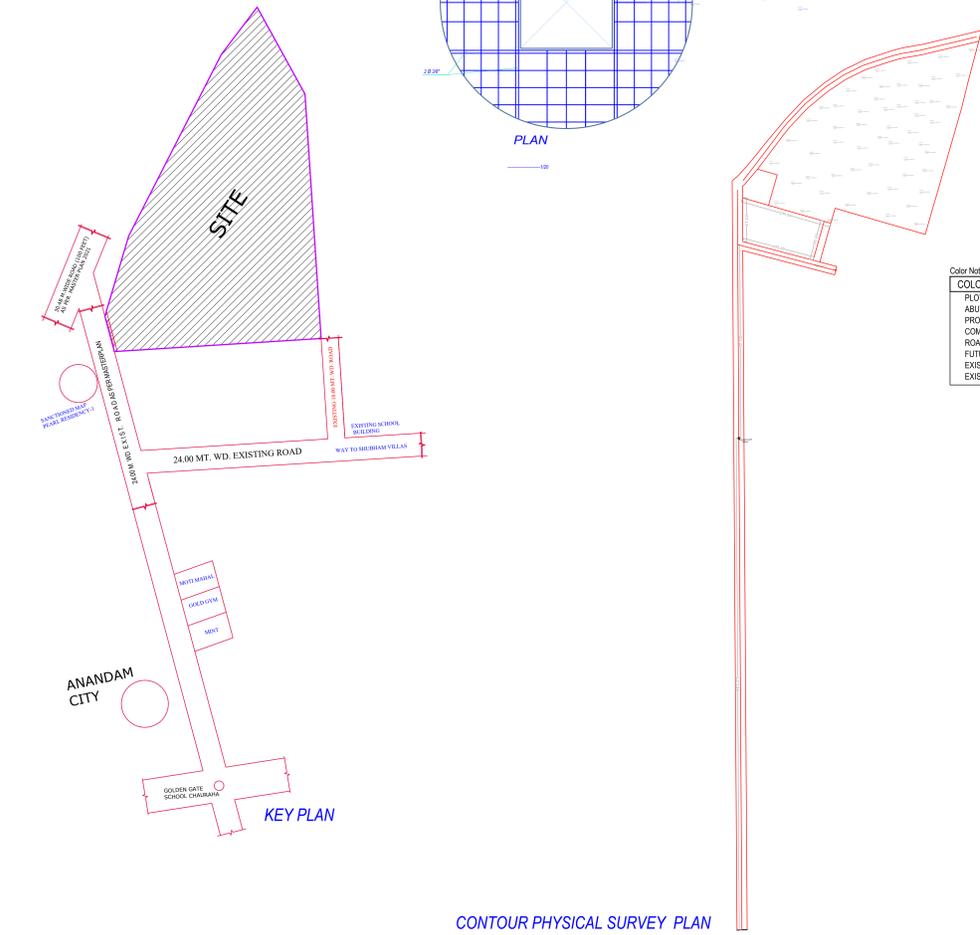
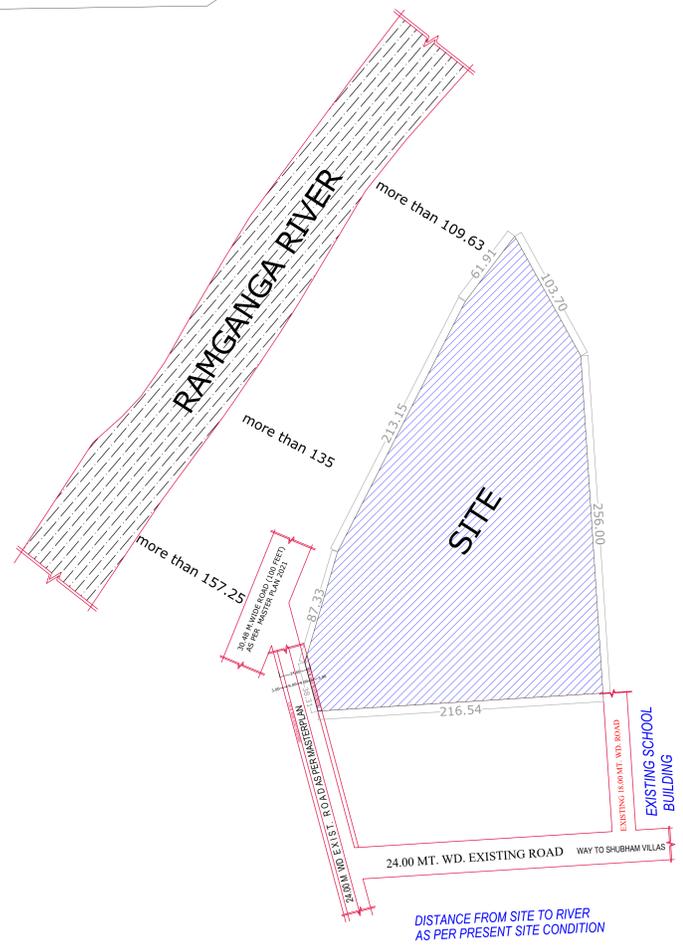
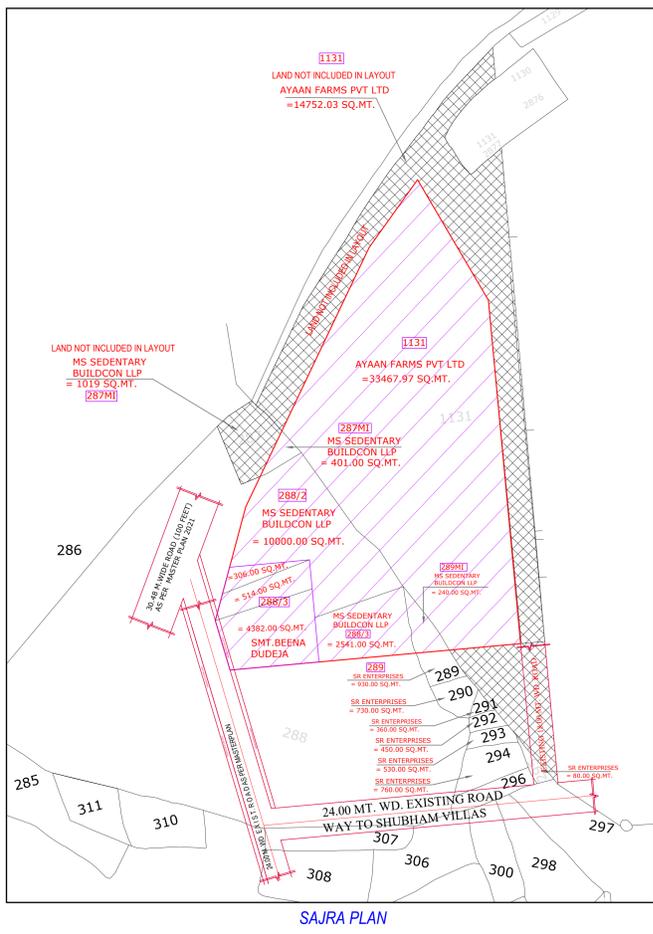
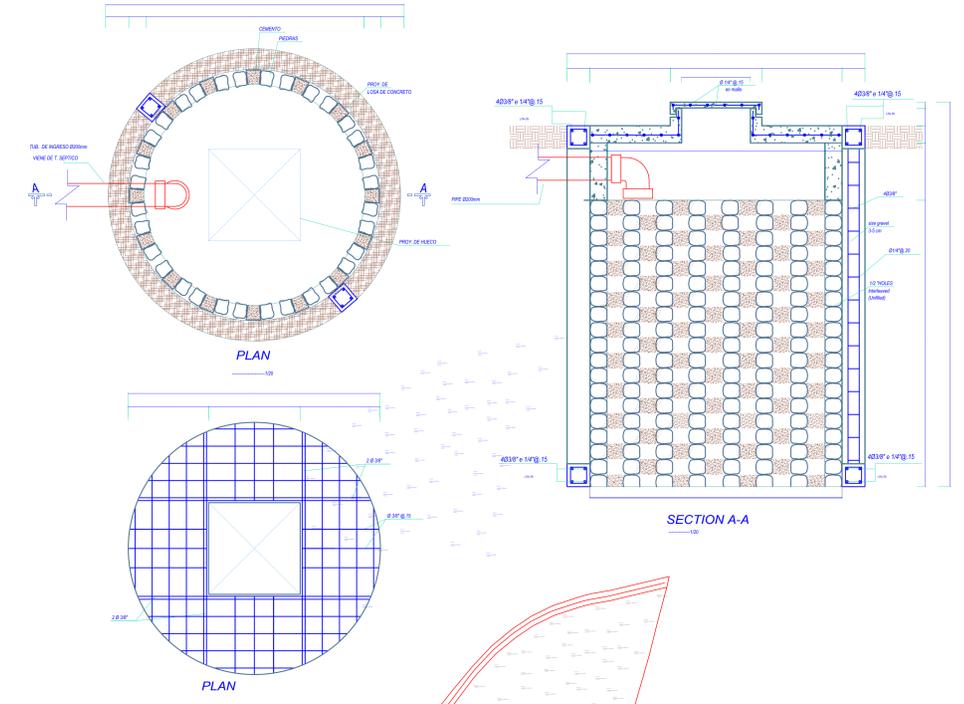
| PLOTS AREA STATEMENT- BLOCK (A) | | | | | | |
|---------------------------------|---------------------|---------------|--------------|----------------|----------------|--|
| PLOT NO. | PLOT AREA IN SQ.MT. | FRONT SETBACK | REAR SETBACK | SIDE-1 SETBACK | SIDE-2 SETBACK | |
| A-01 | 368.57 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| A-02 | 774.85 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| A-03 | 273.23 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| A-04 | 273.65 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| A-05 | 775.98 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| A-06 | 276.35 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| A-07 | 276.77 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| A-08 | 277.11 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| A-09 | 277.48 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| A-10 | 277.85 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| A-11 | 278.23 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| A-12 | 278.61 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| A-13 | 278.98 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| A-14 | 279.36 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| A-15 | 279.73 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| A-16 | 280.11 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| A-17 | 280.48 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |

| Mortgage Area With MDA For Internal Development Work | | | | | | |
|--|----------------|------|------|------|------|--|
| D-07 | 273.06 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| D-08 | 274.54 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| D-09 | 276.83 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| D-10 | 278.73 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| D-11 | 282.84 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| D-12 | 284.34 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| D-13 | 286.44 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| D-14 | 288.34 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| D-15 | 284.24 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| D-16 | 285.15 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| D-17 | 286.05 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| D-18 | 277.86 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| D-19 | 275.85 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| D-20 | 273.75 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| D-21 | 271.66 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| D-22 | 269.56 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| D-23 | 267.46 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| D-24 | 265.36 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| D-25 | 263.26 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| D-26 | 261.17 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| D-27 | 259.07 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| D-28 | 256.97 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| D-29 | 254.82 SQ.MT. | 4.50 | 4.50 | 3.00 | 3.00 | |
| AREA | 6365.44 SQ.MT. | | | | | |

| LAND AREA STATEMENT | AREA IN SQ.MT. | PERCENTAGE |
|---------------------------------------|----------------|------------|
| TOTAL LAND AREA AS PER DOCUMENT | 75222.00 | |
| LAND NOT INCLUDED IN LAYOUT | 23370.03 | |
| TOTAL LAND AREA INCLUDED IN LAYOUT | 51851.97 | |
| ROAD WIDENING | 123.16 | |
| NET PLOT AREA | 51728.80 | 100 (%) |
| TOTAL GREEN AREA | 5213.60 | 10.08 |
| TOTAL ROAD AREA | 13176.31 | 25.47 |
| TOTAL UNDER PLOTS AREA FOR COMMERCIAL | 30152.55 | 58.29 |
| TOTAL PARKING AREA | 30200.00 | 5.84 |
| GARBAGE AREA | 56.48 | |
| S.T.P. | 32.46 | |
| PUMP ROOM | 24.62 | |
| UNDER GROUND WATER TANK | 32.01 | |
| ELECTRIC SUB STATION | 20.77 | |
| TOTAL SERVICE AREA | 166.34 | 0.32 |
| TOTAL LENGTH | LENGTH (RMT.) | |
| TOTAL PLOTS ACHIEVED | 116 | |

| KHASRA NO. | REGISTRY AREA (SQ.MT.) | NAME OF FARMS/COMPANIES | INCLUDED IN LAYOUT | LAND NOT INCLUDED IN LAYOUT |
|------------|------------------------|---------------------------|--------------------|-----------------------------|
| 287 M | 1200.00 | MS SEDENTARY BUILDCON LLP | 401.00 | 1019.00 |
| 287 M | 260.00 | | | |
| 287 M | 336.00 | | 10000.00 | |
| 287 M | 620.00 | MS SEDENTARY BUILDCON LLP | 2541.00 | 7396.00 |
| 287 M | 670.00 | | | |
| 287 M | 3540.00 | | | |
| 287 M | 1150.00 | | | |
| 288 M | 240.00 | MS SEDENTARY BUILDCON LLP | 240.00 | |
| 289 M | 4302.00 | SMT VEENA DUDEJA | 5302.00 | |
| 289 M | 514.00 | | | |
| 289 M | 260.00 | | | |
| 1131 | 2410.00 | AYAAN FARMS PVT LTD | 33407.97 | 14752.03 |
| 1131 | 2410.00 | | | |
| TOTAL AREA | 75222.00 | | 51851.97 | 23370.03 |

| GREEN AREA STATEMENT | | | |
|----------------------|------------------------|------------------|--|
| | PROPOSED GREEN | PROPOSED PATHWAY | |
| 1 | GREEN-1 3833.20 SQ.MT. | | |
| 2 | GREEN-2 1380.40 SQ.MT. | 75.25 SQ.MT. | |
| TOTAL AREA | 5213.60 SQ.MT. | 75.25 SQ.MT. | |



| COLOR INDEX | |
|-------------------------------------|------------|
| FLY OVER BRIDGE | Red |
| FLY UNDER BRIDGE | Green |
| PROPOSED CONSTRUCTION | Yellow |
| COMMON PLOT | Blue |
| ROAD ALIGNMENT (ROAD WIDENING AREA) | Orange |
| FUTURE T.P. SCHEME DEDUCTION AREA | Purple |
| EXISTING (To be retained) | Light Blue |
| EXISTING (To be demolished) | Dark Blue |

OWNERS NAME AND SIGNATURE
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 archplan@gmail.com, 9837691444

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