

Commencement Certificate

It may be noted that there is no separate commencement certificate issued by the Muzaffarnagar Development Authority. The Authority has approved map and mentioned the date of sanctioned at the Top Right Corner which is valid for 5 years from the date of sanctioned of map.

Enclosed here the Copy of Approved map for your reference.

मन के समुह सड़क का बरत
नाले/नाली से ऊंचा नहीं किया
जायेगा।

रवा निरुद्ध लम्बे की दिशा में
सड़क का बरत नहीं किया जायेगा।
सड़क का बरत नहीं किया जायेगा।

16/06/2022
आयुक्त
श्री राधा

भूकम्परोधी प्राविधानों का अनुपालन
करना अनिवार्य होगा।

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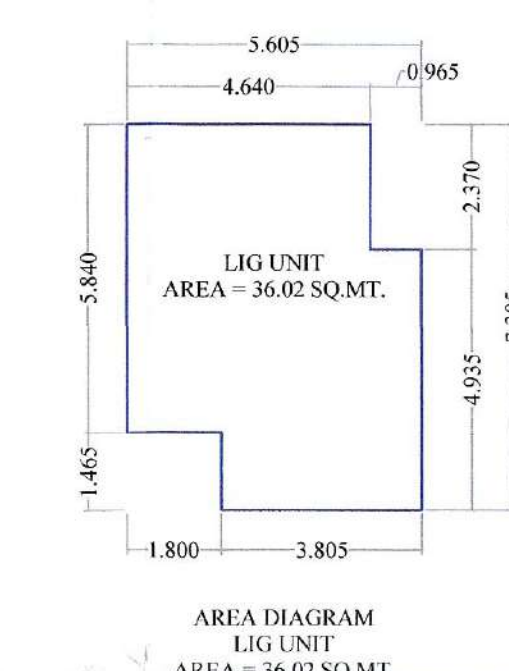
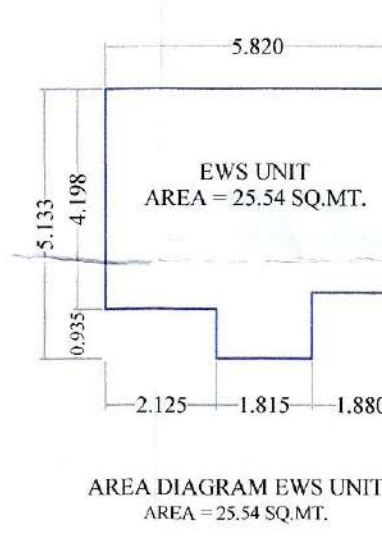
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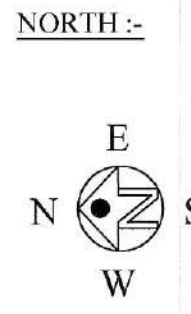
20/06/2022 - 04/06/2022 तक

DETAIL'S OF AREA	SQ.MT.
PLOT AREA (EWS+LIG GROUP HOUSING G+3)	= 10475.33
LESS PARK G-12 AREA	= 1572.08
NET PLOT AREA (EWS+LIG GROUP HOUSING G+3)	= 8903.25
TOTAL GROUND FLOOR COVERED AREA (FAR)	= 4226.90
(BLOCK-01+02+03+04+05)	
(1419.82+567.12+1527.38+337.26+375.32)	
OPEN AREA	= 4676.55
TOTAL FIRST FLOOR COVERED AREA (FAR)	= 4226.90
(BLOCK-01+02+03+04+05)	
(1419.82+567.12+1527.38+337.26+375.32)	
TOTAL SECOND FLOOR COVERED AREA (FAR)	= 4226.90
(BLOCK-01+02+03+04+05)	
(1419.82+567.12+1527.38+337.26+375.32)	
TOTAL THIRD FLOOR COVERED AREA (FAR)	= 4226.90
(BLOCK-01+02+03+04+05)	
(1419.82+567.12+1527.38+337.26+375.32)	
TOTAL ALL FLOORS COVERED AREA (FAR)	= 16907.60
(BLOCK-01+02+03+04+05)	
(1419.82+567.12+1527.38+337.26+375.32)	
TOTAL MUMTIES COVERED AREA	= 206.27
(BLOCK-01+02+03+04+05)	
(84.36+28.16+60.55+12.11+21.09)	
TOTAL ALL FLOORS COVERED AREA WITH MUMTIES	= 17113.87
GROUND COVERAGE	= 47.475 %
FAR	= 1.899
TOTAL OPEN PARKING AREA PROVIDE	= 1262.08
(251.82+143.60+122.01+226.12+108.26+27.57+155.37+227.33)	
BUILT-UP AREA PROVIDED FOR EWS UNIT	= 25.54
BUILT-UP AREA PROVIDED FOR LIG UNIT	= 36.02
PROVISION OF EWS - LIG UNIT'S	
EWS UNIT BLOCK - 01 = 180 NOS.	
EWS UNIT BLOCK - 05 = 48 NOS.	
EWS UNIT TOTAL = 228 NOS.	
LIG UNIT BLOCK - 02 = 52 NOS.	
LIG UNIT BLOCK - 03 = 144 NOS.	
LIG UNIT BLOCK - 04 = 32 NOS.	
LIG UNIT TOTAL = 228 NOS.	

ASPER BYE-LAWS	
1. PERMISSIBLE GROUND COVERAGE	= 50 %
2. PERMISSIBLE FAR	= 2.00
3. PLINTH AREA REQUIRED FOR EWS UNIT	= 25 TO 35 SQ.MT.
4. PLINTH AREA REQUIRED FOR LIG UNIT	= 35 TO 48 SQ.MT.
OPEN PARKING AREA REQUIREMENT	
1. FOR EWS UNIT	
2.00 SQ.MT. FOR EACH (I.E. 2.00X228 NOS.)	= 456.00 SQ.MT.
2. FOR LIG UNIT	
13.75 SQ.MT. FOR 4 NOS. OF UNIT (I.E. 13.75X228/4)	= 783.75 SQ.MT.
TOTAL OPEN PARKING AREA REQUIRED	= 1239.75 SQ.MT.
PERMISSIBLE DENSITY EWS	= 650 UNITS/HECT.
PERMISSIBLE DENSITY LIG	= 500 UNITS/HECT.
DETAIL OF AREA (EWS UNIT = 180 NOS.)	SQ.MT.
BLOCK - 01	
EXISTING GROUND FLOOR COVERED AREA (FAR)	= 290.82
PROPOSED GROUND FLOOR COVERED AREA (FAR)	= 1129.00
EXISTING FIRST FLOOR COVERED AREA (FAR)	= 290.82
PROPOSED FIRST FLOOR COVERED AREA (FAR)	= 1129.00
EXISTING SECOND FLOOR COVERED AREA (FAR)	= 290.82
PROPOSED SECOND FLOOR COVERED AREA (FAR)	= 1129.00
EXISTING THIRD FLOOR COVERED AREA (FAR)	= 290.82
PROPOSED THIRD FLOOR COVERED AREA (FAR)	= 1129.00
EXISTING MUMTIES COVERED AREA	= 21.09
PROPOSED MUMTIES COVERED AREA	= 63.27
TOTAL EXISTING COVERED AREA OF ALL FLOORS (FAR)	= 1163.28
TOTAL PROPOSED COVERED AREA OF ALL FLOORS (FAR)	= 4516.00
TOTAL EXISTING & PROPOSED COVERED AREA OF ALL FLOORS (FAR)	= 5679.28
TOTAL EXISTING & PROPOSED COVERED AREA OF ALL FLOORS WITH MUMTIES	= 5763.64
DETAIL'S OF AREA (LIG UNIT = 52 NOS.)	SQ.MT.
BLOCK - 02	
EXISTING GROUND FLOOR COVERED AREA (FAR)	= 567.12
PROPOSED GROUND FLOOR COVERED AREA (FAR)	= 567.12
EXISTING FIRST FLOOR COVERED AREA (FAR)	= 567.12
PROPOSED FIRST FLOOR COVERED AREA (FAR)	= 567.12
EXISTING SECOND FLOOR COVERED AREA (FAR)	= 567.12
PROPOSED SECOND FLOOR COVERED AREA (FAR)	= 567.12
EXISTING THIRD FLOOR COVERED AREA (FAR)	= 567.12
PROPOSED THIRD FLOOR COVERED AREA (FAR)	= 567.12
EXISTING MUMTIES COVERED AREA	= 28.16
PROPOSED MUMTIES COVERED AREA	= 28.16
TOTAL EXISTING COVERED AREA OF ALL FLOORS (FAR)	= 2268.48
TOTAL PROPOSED COVERED AREA OF ALL FLOORS WITH MUMTIES	= 2296.64
DETAIL'S OF AREA (LIG UNIT = 144 NOS.)	SQ.MT.
BLOCK - 03	
EXISTING GROUND FLOOR COVERED AREA (FAR)	= 1527.38
PROPOSED GROUND FLOOR COVERED AREA (FAR)	= 1527.38
EXISTING FIRST FLOOR COVERED AREA (FAR)	= 1527.38
PROPOSED FIRST FLOOR COVERED AREA (FAR)	= 1527.38
EXISTING SECOND FLOOR COVERED AREA (FAR)	= 1527.38
PROPOSED SECOND FLOOR COVERED AREA (FAR)	= 1527.38
EXISTING THIRD FLOOR COVERED AREA (FAR)	= 1527.38
PROPOSED THIRD FLOOR COVERED AREA (FAR)	= 1527.38
EXISTING MUMTIES COVERED AREA	= 60.55
PROPOSED MUMTIES COVERED AREA	= 60.55
TOTAL EXISTING COVERED AREA OF ALL FLOORS (FAR)	= 6109.52
TOTAL PROPOSED COVERED AREA OF ALL FLOORS WITH MUMTIES	= 6170.0
DETAIL'S OF AREA (LIG UNIT = 32 NOS.)	SQ.MT.
BLOCK - 04	
EXISTING GROUND FLOOR COVERED AREA (FAR)	= 337.26
PROPOSED GROUND FLOOR COVERED AREA (FAR)	= 337.26
EXISTING FIRST FLOOR COVERED AREA (FAR)	= 337.26
PROPOSED FIRST FLOOR COVERED AREA (FAR)	= 337.26
EXISTING SECOND FLOOR COVERED AREA (FAR)	= 337.26
PROPOSED SECOND FLOOR COVERED AREA (FAR)	= 337.26
EXISTING THIRD FLOOR COVERED AREA (FAR)	= 337.26
PROPOSED THIRD FLOOR COVERED AREA (FAR)	= 337.26
EXISTING MUMTIES COVERED AREA	= 12.11
PROPOSED MUMTIES COVERED AREA	= 12.11
TOTAL EXISTING COVERED AREA OF ALL FLOORS (FAR)	= 1349.04
TOTAL PROPOSED COVERED AREA OF ALL FLOORS WITH MUMTIES	= 1361.15
DETAIL'S OF AREA (EWS UNIT = 48 NOS.)	SQ.MT.
BLOCK - 05	
EXISTING GROUND FLOOR COVERED AREA (FAR)	= 375.32
PROPOSED GROUND FLOOR COVERED AREA (FAR)	= 375.32
EXISTING FIRST FLOOR COVERED AREA (FAR)	= 375.32
PROPOSED FIRST FLOOR COVERED AREA (FAR)	= 375.32
EXISTING SECOND FLOOR COVERED AREA (FAR)	= 375.32
PROPOSED SECOND FLOOR COVERED AREA (FAR)	= 375.32
EXISTING THIRD FLOOR COVERED AREA (FAR)	= 375.32
PROPOSED THIRD FLOOR COVERED AREA (FAR)	= 375.32
EXISTING MUMTIES COVERED AREA	= 21.09
PROPOSED MUMTIES COVERED AREA	= 21.09
TOTAL EXISTING COVERED AREA OF ALL FLOORS (FAR)	= 1501.28
TOTAL PROPOSED COVERED AREA OF ALL FLOORS WITH MUMTIES	= 1522.37



AMENDMENT BUILDING PLAN
OF EWS - LIG GROUP HOUSING (G+3)
AT DWARIKA CITY ,
(INTEGRATED TOWNSHIP) ,
JANSATH ROAD , MUZAFFARNAGAR
OWNER :- DWARIKA BALAJI



AUTHORISED SIGNATORY

For DWARIKA BALAJI
[Signature]

NOTE :-
PROPOSED MAP APPROVED VIDE FILE NO. 03 / 2016
DATE 28-03-2019
TOTAL COVERED AREA APPROVED = 12923.49 SQ.MT.

SHEET NO. 05

SIGNATURE OF ARCHITECT

AR. RISHI SAHNI
B.A.R.C.H. M.A.R.C.H.
REGD. NO. CA/2014/63741
TOWN HALL ROAD, ARYAPURI
MUZAFFARNAGAR-251001

SAHNI & ASSOCIATES
ARCHITECTS, ENGINEERS, URBAN PLANNERS,
LANDSCAPE, INTERIOR DESIGNERS
ARYA PURI, (FIRST FLOOR)
MUZAFFARNAGAR (U.P.)
MOB. NOS. - 9857293979 - 9817428867

EXISTING
PROPOSED

DATE :-
08-04-2022

SITE PLAN

ROAD
12.000 MT.
WIDE

ROAD 12.000 MT. WIDE

