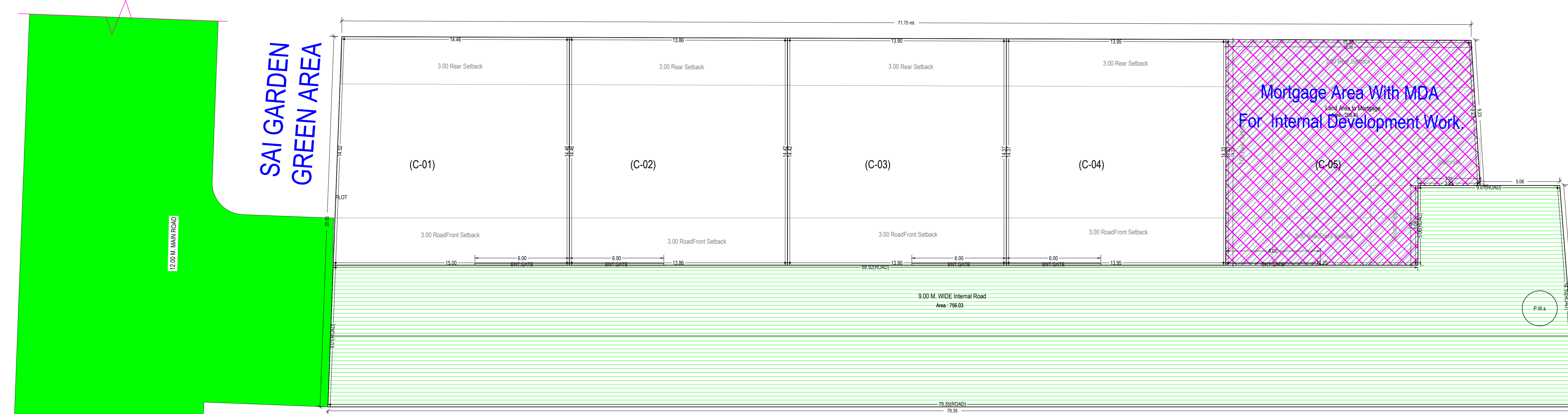


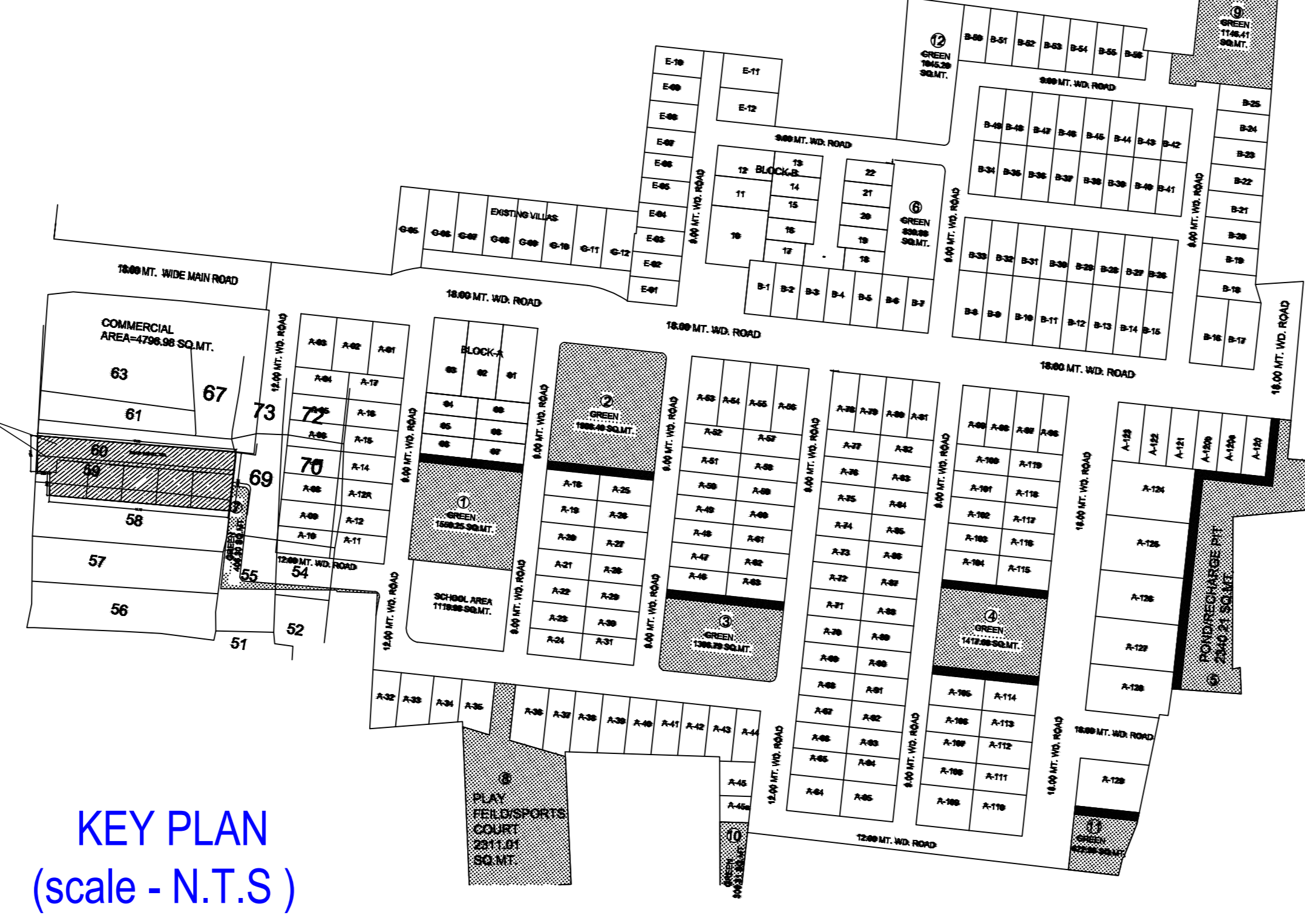
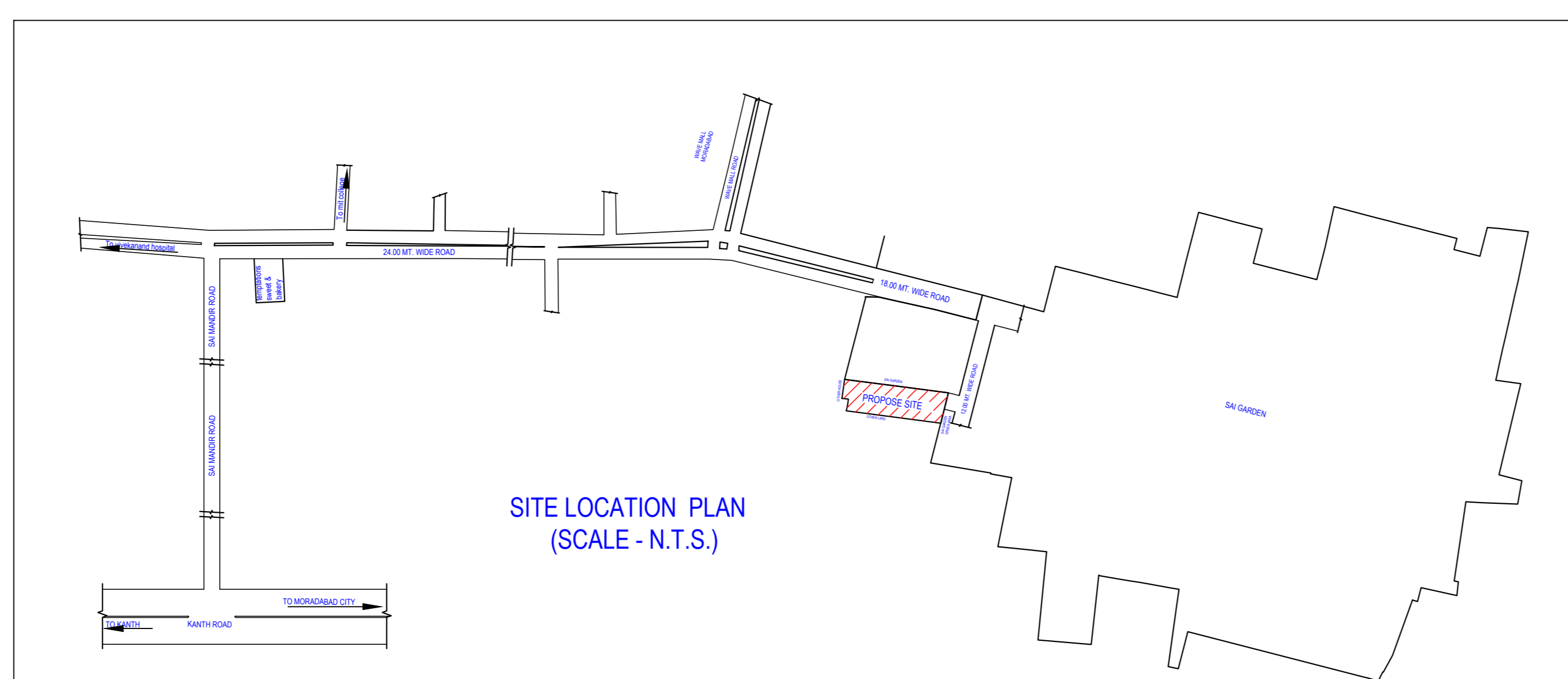
OTHER LAND



OTHER HOUSE

SAI GARDEN LAND

SITE PLAN (Scale - 1:100)



AREA STATEMENT		VERSION NO. 1.0	REVISION DATE: 27/02/2025
PROJECT DETAIL:			
Authority: Moradabad Development Authority	Plot Use: Residential		
Authority Class: Category B	Plot Sub-Use: Plotted Rese development/ Plotted Housing		
Authority Class: Development Authority (DA)	Development Plan: Other		
Case/Track: Regular	Land Use Zone: Residential Use Zone		
Project Type: Layout Development	Land Sub-Use 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: Moradabad, Tehsil: Moradabad, Village: NA			
AREA DETAILS:		Sq. Mts.	
1. Area of Plot As per record		1778.03	
Document Area		1778.25	
As per site condition		1778.25	
Area of Plot Considered		1778.25	
2. Deduction for			
(a) Proposed roads		0.00	
(b) Utility reservations		0.00	
Total (-)		0.00	
3. Net Area of plot (1 - 2) AREA OF PLOT		1778.25	
Plot Area For Coverage		1778.25	
Plot Area For FAR		1778.25	
Perm. FAR Area (%)		0.00	
Total Perm. FAR area		0.00	
4. Permissible Coverage area (45.00 %)	Total Built up area permissible at:	800.21	
Proposed Coverage Area (%)		0.00	
Total Prop. Coverage Area (%)		0.00	
Balance coverage area (45.00 %)		800.21	
Proposed Area at:			
Total Area	Proposed Built up	Existing Built up	Proposed FAR
	0.00	0.00	0.00
Total FAR Area			0.00
Total BuiltUp Area:			0.00
Total FAR consumed:			0.00
5. Tenement Statement			
4. Tenement Proposed At:			

COLOR INDEX	
Plot Boundary	Black
Abutting Road	Green
Proposed Construction	Red
Common Plot	Yellow
Road Alignment (Road Widening Area)	Blue
Future T.P. Scheme Deduction Area	Orange
Existing (To be retained)	Light Blue
Existing (To be demolished)	Dark Blue

Proposed Population Calculation							
Plot No.	Use	Sub-Use	Range	Nos.	Perm. Unit/Plot	Perm. Person/Unit	Total Person/Plot
(C-01)	Residential	Row House	above	4	4	20	80
(C-02)	Residential	Row House	above	4	4	20	80
(C-03)	Residential	Row House	150 upto	5	4	20	100
(C-04)	Residential	Row House	300sq.mt	4	4	20	80
(C-05)	Residential	Row House		4	4	20	80
Grand Total:							

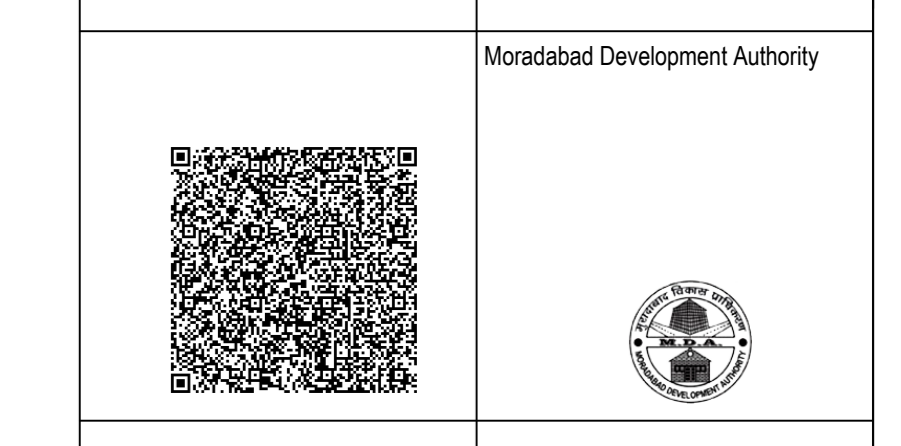
Individual Plot Area											
Plot No.	Abutting Road	Plot Area		Frontage		Coverage		FAR Area			
		Reqd	Prop	Reqd	Prop	Factor	Perm	Prop	Perm	Prop	
(C-01)	9.00 M. WIDE Internal Road	40.00	-	213.38	3.50	15.00	0.00	0.00	0.00	-	0.00
(C-02)	9.00 M. WIDE Internal Road	40.00	-	200.14	3.50	13.86	0.00	0.00	0.00	-	0.00
(C-03)	9.00 M. WIDE Internal Road	40.00	-	200.09	3.50	13.90	0.00	0.00	0.00	-	0.00
(C-04)	9.00 M. WIDE Internal Road	40.00	-	200.18	3.50	13.95	0.00	0.00	0.00	-	0.00
(C-05)	9.00 M. WIDE Internal Road	40.00	-	288.42	3.50	21.21	0.00	0.00	0.00	-	0.00

Number of EWS/LIG unit required					
Sr. No.	Plot Type	Nos. of Plot	No. of unit in one plot	Total Number of units	Proposed LIG/WS Unit
1.	Single Dwelling Unit	5	1	5	-
Total:				5	0
Number of EWS/LIG unit required (10% LIG)					
Total:				1.00	0
Number of EWS/LIG unit required (10% EWS)					
Total:				1.00	0

Tenements Density Check						
Net housing density	No. Of Tenements			No. Of Persons		
	Reqd	Perm	Prop	Reqd	Perm	Prop
750/mc	-	27	20	-	134	100

OWNER'S NAME AND SIGNATURE
 (PROJECT NAME - SAI GARDEN HOMES) SHRI- MANOJ AHUJA AND SHRI- KAPIL CHHABRA S/O SHRI- MADANLAL CHHABRA AND SMT.- RAKHI AHUJA W/O SHRI- MANOJ AHUJA THROUGH ITS PARTNER M/S. A.C.C. TOWNSHIP & LAND DEVELOPMENT MORADABAD. arcp@arcp.com. 9927475796

ARCHITECT'S NAME AND SIGNATURE
 VINAYAK GUPTA
 CA2014465763



Building Plan Application Number
 MBDA/LD-24-25.0655

Sanctioned On
 23 Jul 2025

Valid Till
 28 Jul 2030

Approved By
 Anubhav Singh (Vice Chairman)

Examined By
 Anubhav Singh (Vice Chairman)

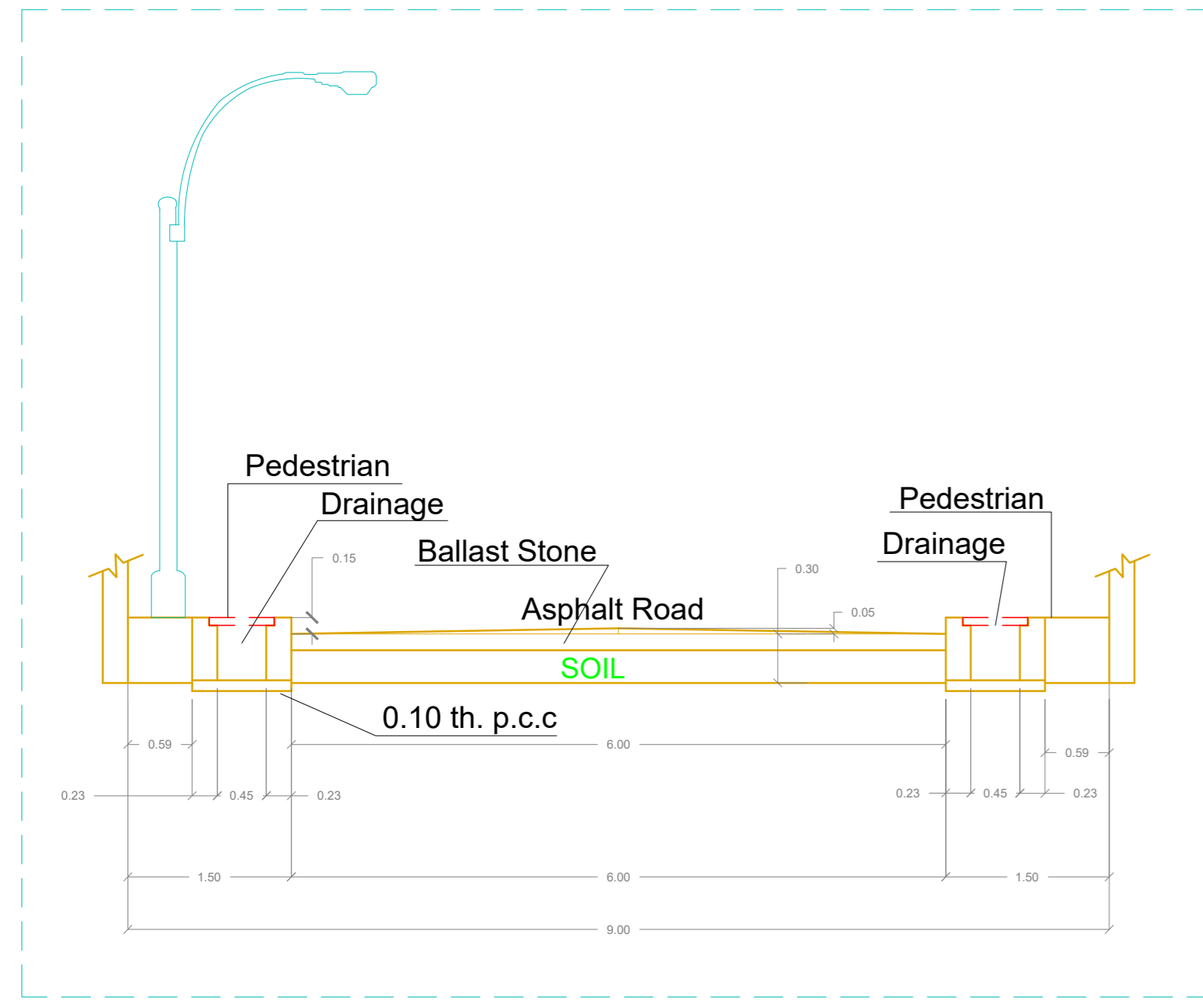
Sagar Gupta (Junior engineer)

Ekta . (Assistant Engineer/ ATP)
 Amit Kadyan (Town Planner)
 Ajay Kumar Singh (Chief Town Planner)
 Anjulata (Secretary)

Land use analysis/Area distribution (Table 2c)		
Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	1022.21	57.48
Road Area	756.03	42.52
Other Area	0.01	0.00
Total net layout	1778.25	100.00

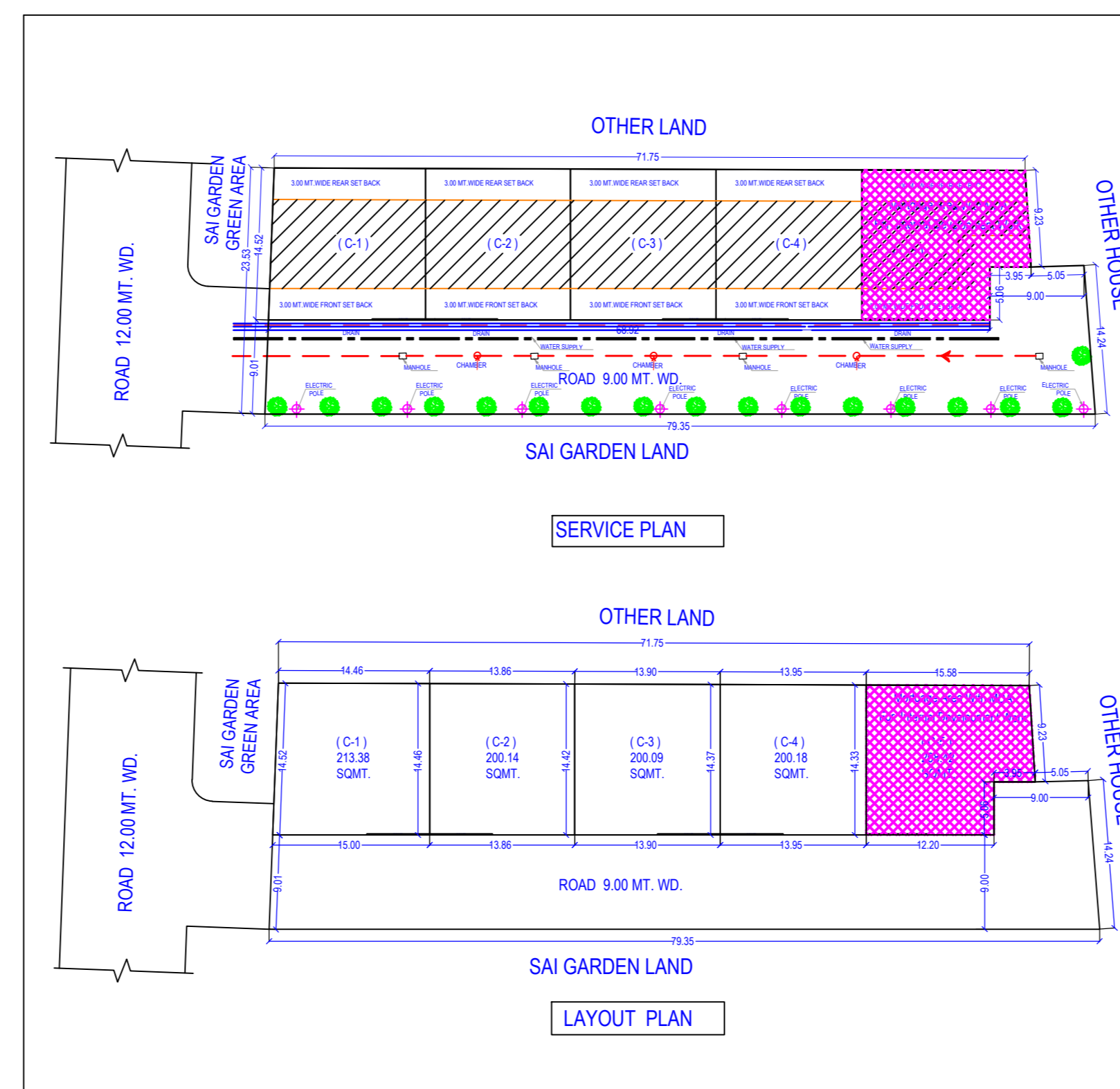
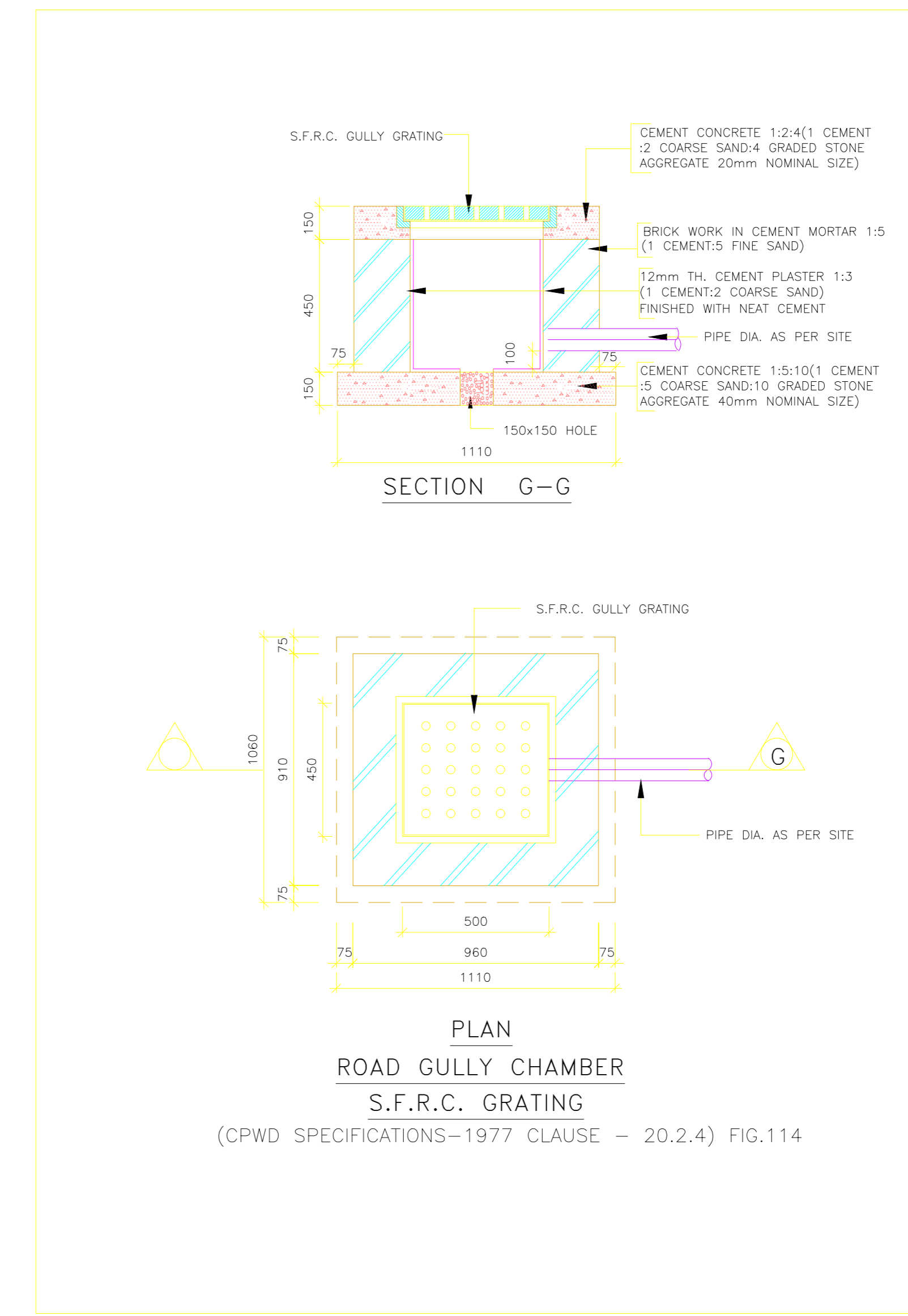
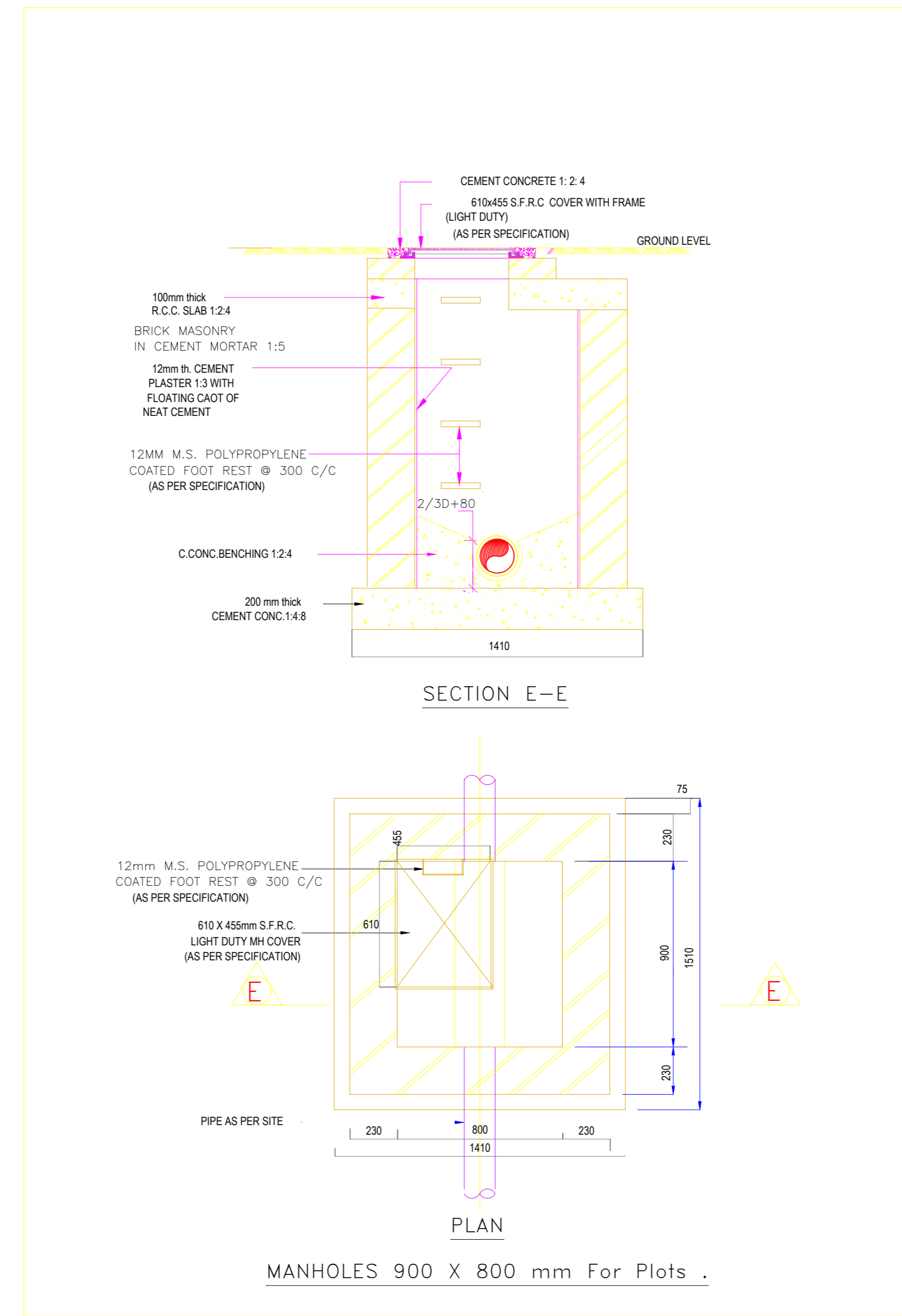
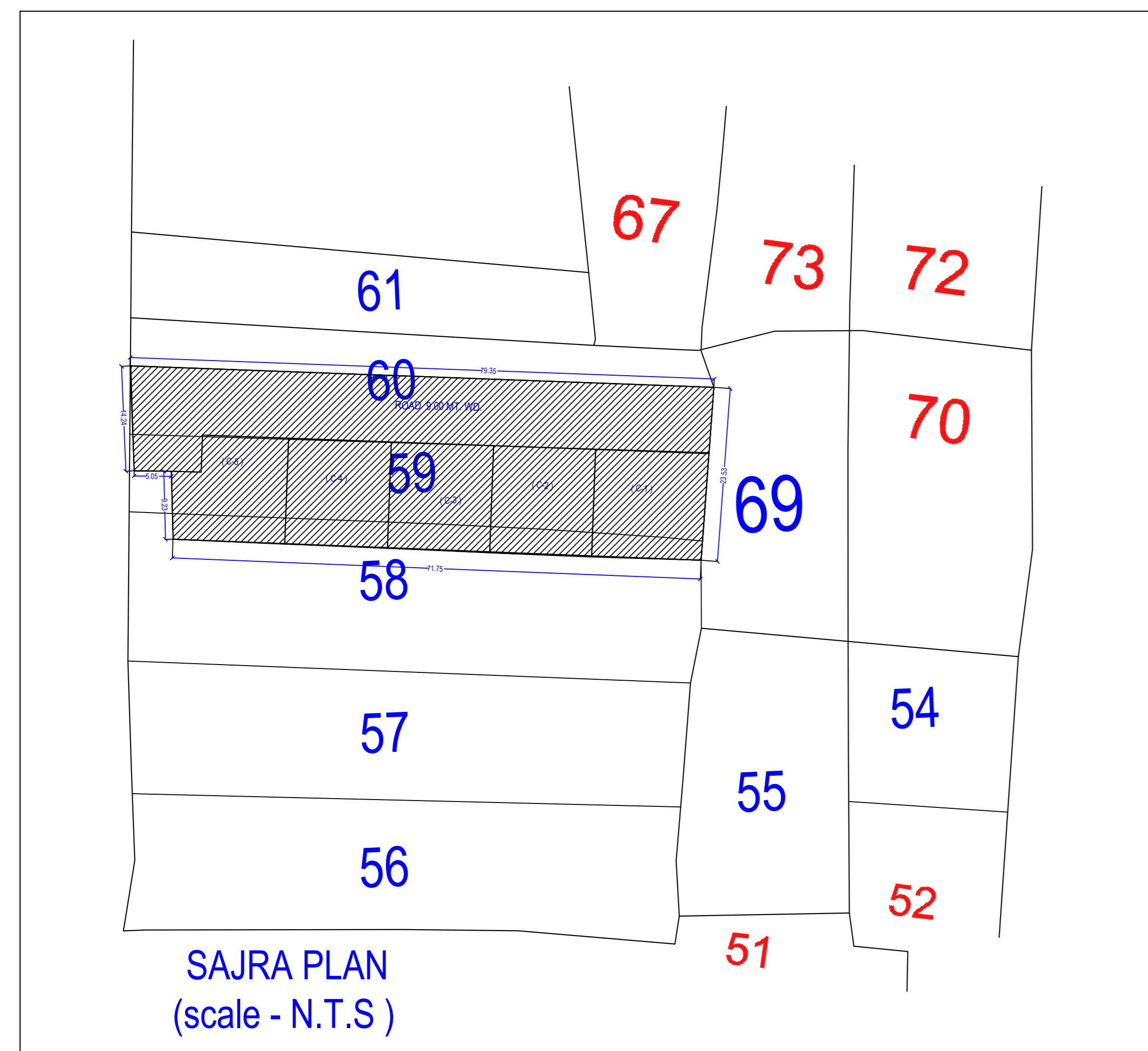
Individual Plot Setback											
Plot No.	Pavch-Bdy	Abutting Road	Front		Side1		Side2		Rear	Coverage	FAR Area
			Reqd	Prop	Reqd	Prop	Reqd	Prop			
(C-01)		9.00 M. WIDE Internal Road	3.00	-	-	-	-	-	3.00	-	0.00
(C-02)		9.00 M. WIDE Internal Road	3.00	-	-	-	-	-	3.00	-	0.00
(C-03)		9.00 M. WIDE Internal Road	3.00	-	-	-	-	-	3.00	-	0.00
(C-04)		9.00 M. WIDE Internal Road	3.00	-	-	-	-	-	3.00	-	0.00
(C-05)		9.00 M. WIDE Internal Road	3.00	-	-	-	-	-	3.00	-	0.00

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.
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REMARKS	
ELECTRIC POLE	⊕
MANHOLE	□
CHAMBER	○
TREES	⊙
WATER SUPPLY	—

9.00 MT. WD. INTERNAL ROAD SECTION

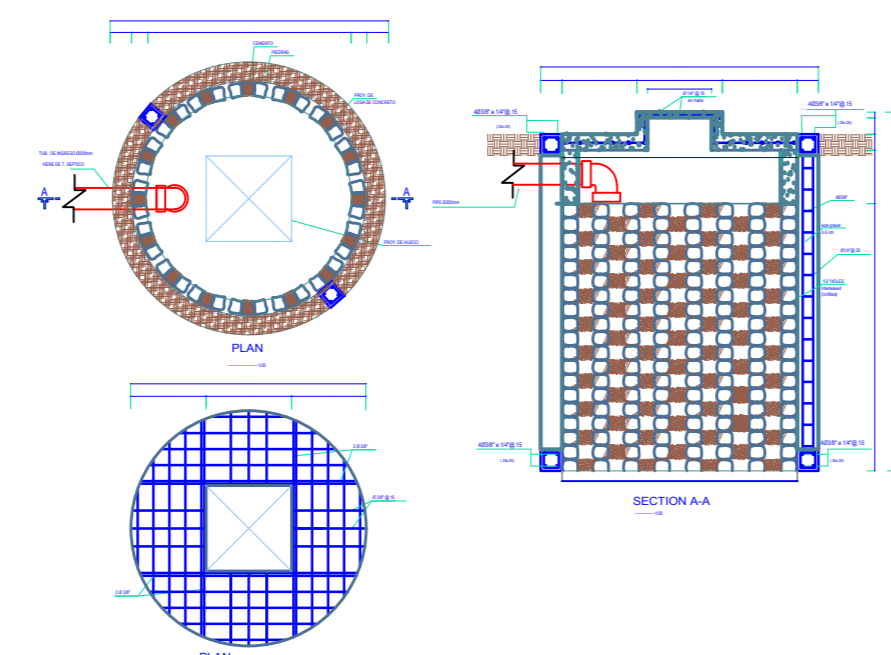
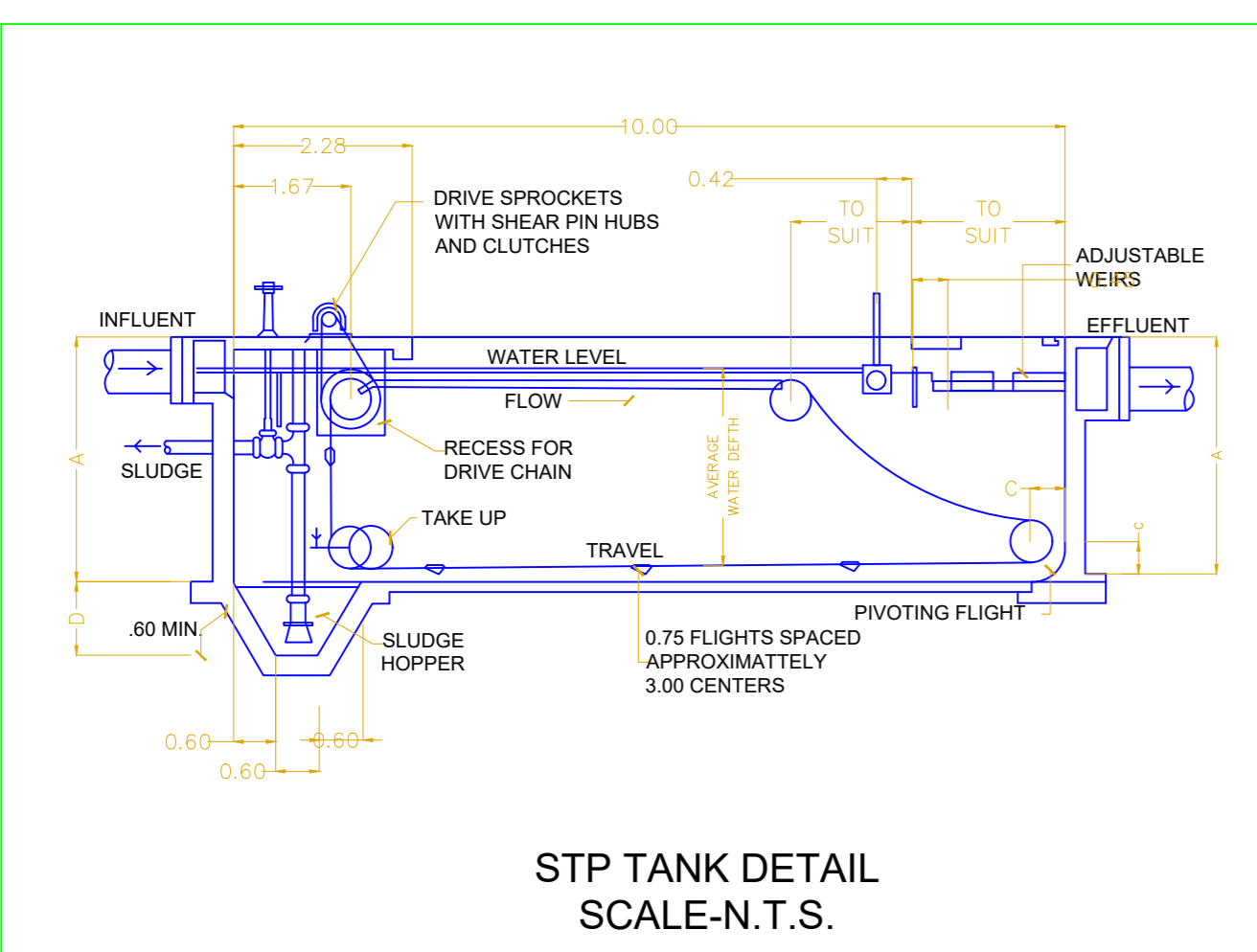


MORTGAGE PLOT AREA STATEMENT		
PLOT NO.	AREA IN SQ.MT.	UNIT
C-05	208.42	SQ.MT.

AREA STATEMENT		
LAND AREA STATEMENT	AREA IN SQ.MT.	PERCENTAGE
TOTAL AS PER DOCUMENT AREA	1778.63	
TOTAL AS PER SITE AREA	1778.25	100 (%)
TOTAL ROAD AREA	796.04	44.82 (%)
TOTAL PLOTS AREA	1022.21	57.68 (%)
TOTAL PLOTS ACHIEVED	5	
UNIT CALCULATION = (HUNIT PER PLOT)		

PLOT AREA STATEMENT		
PLOT NO.	PLOT AREA IN SQ.MT.	UNIT
C-01	213.38	SQ.MT.
C-02	205.14	SQ.MT.
C-03	200.09	SQ.MT.
C-04	200.18	SQ.MT.
C-05	208.42	SQ.MT.
TOTAL AREA	1022.21	SQ.MT.
TOTAL UNIT*	25	

Khasra No.	Land Area	OWNERS NAME
58	323.63 SQ. MT. -	MIS. - A.C.C. TOWNSHIP & LAND DEVELOPMENT
59	605.00 SQ. MT. - MR.	KAPIL CHHABRA & SMT. RAKHI AHUJA
60	850.00 SQ. MT. - MR.	KAPIL CHHABRA & SMT. RAKHI AHUJA
TOTAL LAND AREA = 1778.63 SQ.MT.		



OWNER'S NAME AND SIGNATURE
 (PROJECT NAME - SAI GARDEN HOMES) SHRI- MANOJ AHUJA AND SHRI- KAPIL CHHABRA S/O SHRI- MADANLAL CHHABRA AND SMT. - RAKHI AHUJA W/O SHRI- MANOJ AHUJA THROUGH ITS PARTNER MIS. - A.C.C. TOWNSHIP & LAND DEVELOPMENT MORADABAD. arshiplan@gmail.com. 9927475796

ARCHENG'S NAME AND SIGNATURE
 VINAYAK GUPTA
 CA2014/65763

Moradabad Development Authority



Building Plan Application Number

MBDA/LD/24-25/0655

Sanctioned On

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Approved By

Anubhav Singh (Vice Chairman)

Examined By

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Sagar Gupta (Junior engineer)

Ekta - (Assistant Engineer/ ATP)

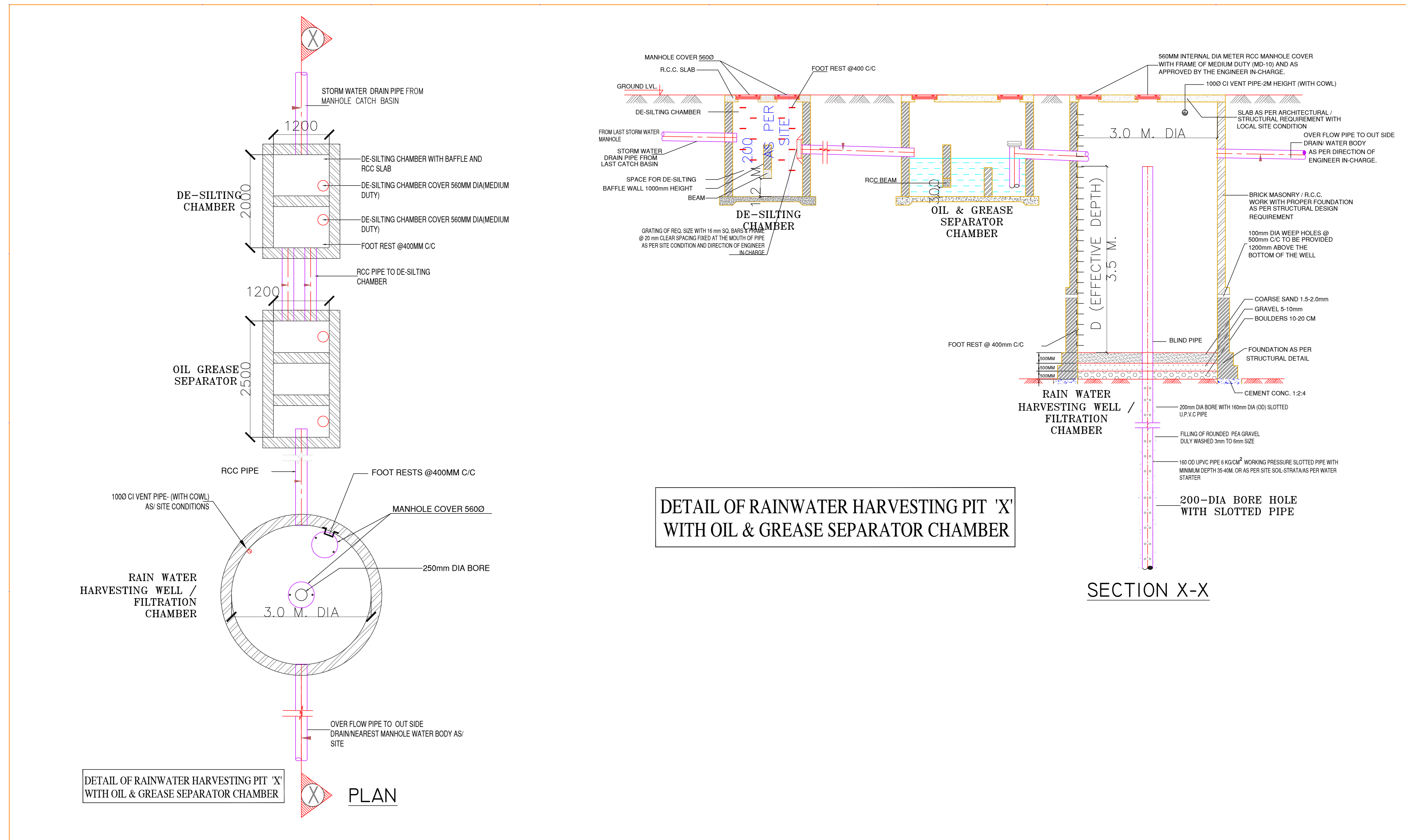
Amit Kadyan (Town Planner)

Ajay Kumar Singh (Chief Town Planner)

Anjulana (Secretary)



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Total Plot Area: -	1778.25	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00



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Total Plot Area: -	1778.25	Total FAR Area: -	0.00
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ARCHITECT'S NAME AND SIGNATURE	ENGINEER
VINAYAK GUPTA CA2014465763	
Moradabad Development Authority	
 	
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