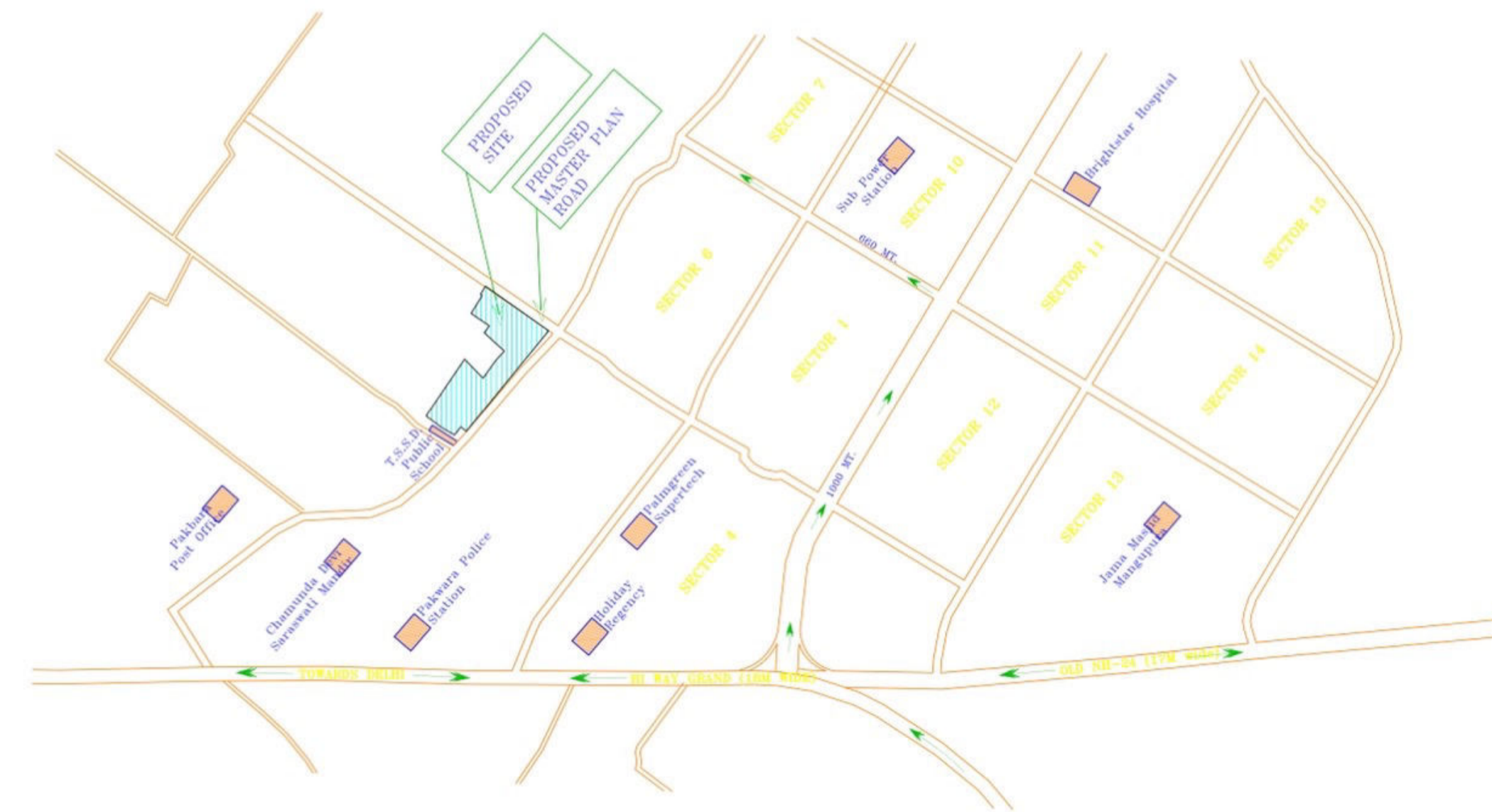




SAZRA PLAN

HOUSING PROJECT PROPOSED BY LOHIA DEVELOPERS (INDIA) PVT. LTD. AT Village pakbara , tehsil&District MORADABAD							
S.NO.	Khasra No.	Total Area (in sq.m.)	OWNERS NAME	Area Held by the Company (in Sq.m.)	PROPOSED FOR PROJECT	Area left for road Widening for Chakroad	Final Area for Layout
1	560	9790	Lohia Developers (India)Pvt Ltd	3700	683.66		683.66
2	561	10320	Lohia Developers (India)Pvt Ltd	10320	10320	163.7	10156.3
3	562	1340	Lohia Developers (India) PvtLtd	1340	580		580
4	609	5100	Lohia Developers (India) PvtLtd	5100	5100	74	5026
5	610	5260	Lohia Developers (India)Pvt Ltd	5060	4885.32		4885.32
6	612	15180	Lohia Developers (India)Pvt Ltd	15180	15180	474	14706
7	613	6070	Lohia Developers (India)Pvt Ltd	3030	3030	42.31	2987.69
		TOTAL		43730	39778.98	754.01	39024.97



KEY PLAN

OWNER'S NAME AND SIGNATURE V. K. GUPTA, desig@lohiadevelopers.com, 998288832	
ARCHITECT'S NAME AND SIGNATURE ANUJ GUPTA CA/84/17903	
Signature Not Verified Moradabad Development Authority	Signature Not Verified
Building Plan Application Number MDDA/LD/21-22/0633 Sanctioned On 14 Mar 2024 Valid Till 14 Mar 2029 Approved By Shailesh Kumar (Vice Chairman) Examined By KAMLESH KUMAR SHUKLA (Junior engineer) sagar gupta (Assistant Engineer/ ATP) KAMLESH KUMAR SHUKLA (Junior engineer) sagar gupta (Assistant Engineer/ ATP) KAMLESH KUMAR SHUKLA (Junior engineer) sagar gupta (Assistant Engineer/ ATP)	

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: -	39024.98	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

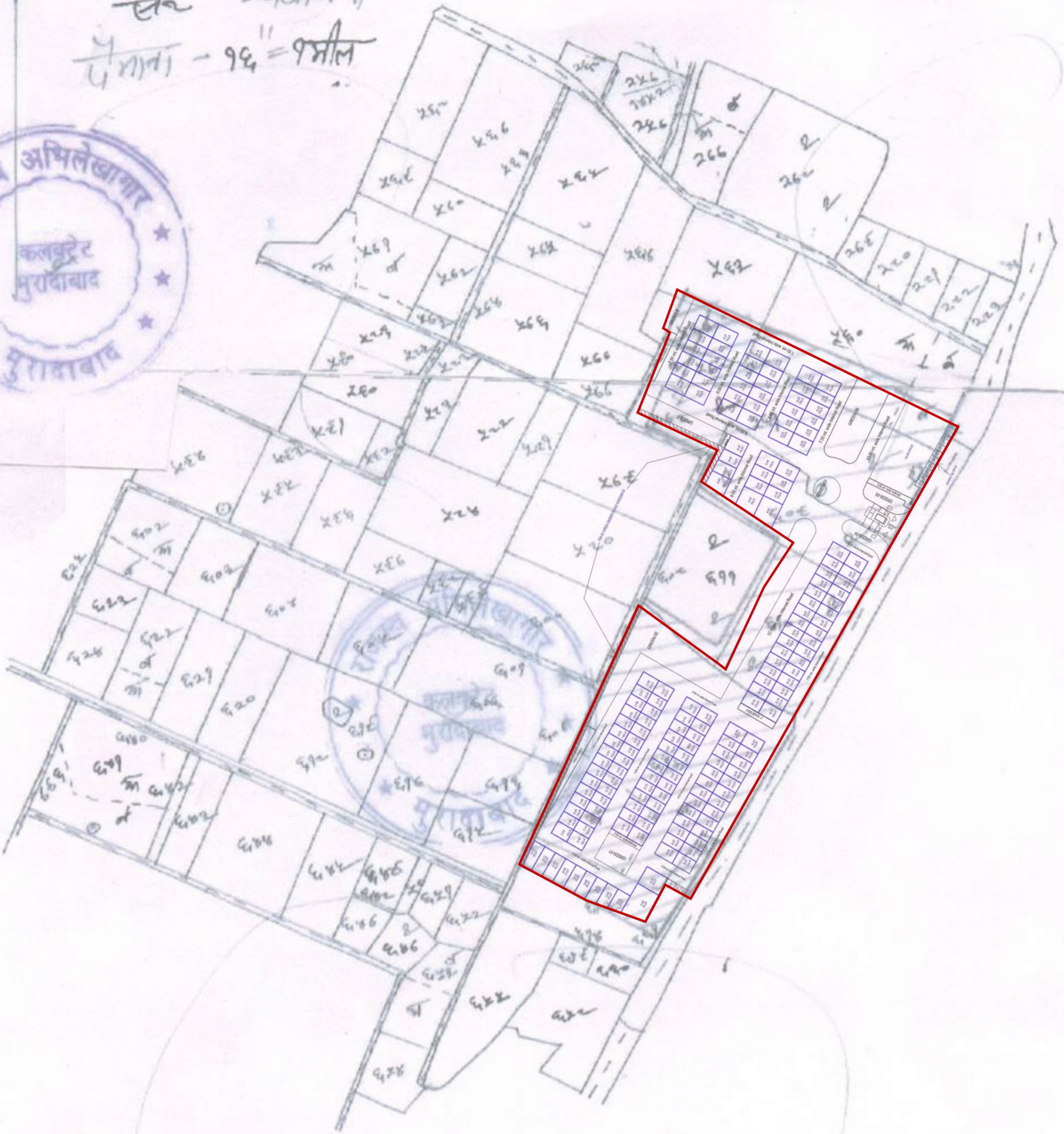
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 पर कतई - कागजात - मुरादाबाद
 एक पकवाडी १५६२ - एड ई० अउ० १३६६५०
 पैमाना - १६" = १मील



प्रार्थना पत्र की क्रम संख्या 22423
 प्रार्थना पत्र की तिथि 22/07/2022
 आवेदक का नाम V.K. Gupta
 कोर्ट/स्थान क्रम 13:00
 अल/फोटो प्रत 40 लगाइया
 तैयारी का तिथि 22/07/2022
 जारी का तिथि 22/07/2022

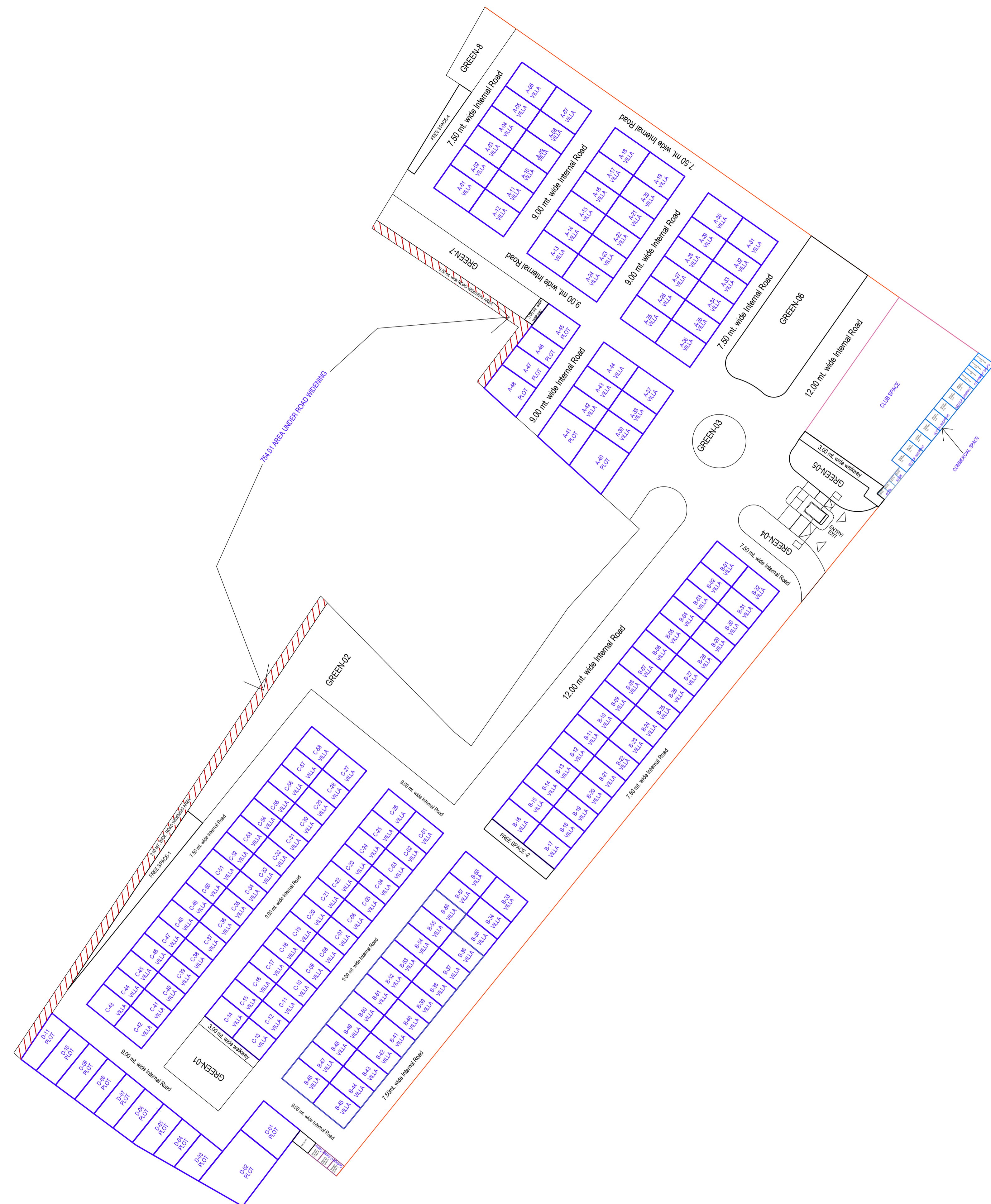
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 राजस्व अभिलेखागार
 राजस्व अभिलेखागार कलकटेद
 मुरादाबाद
 22/07/2022

प्रतिलिपि शक्ति खण्ड ग्राम - पकवाडी
 पर कतई - वापिसा - मुरादाबाद
 एक पकवाडी १५५२ - ५६ ई० अ० १३६६५०
 पैमाना - १६" = १मील



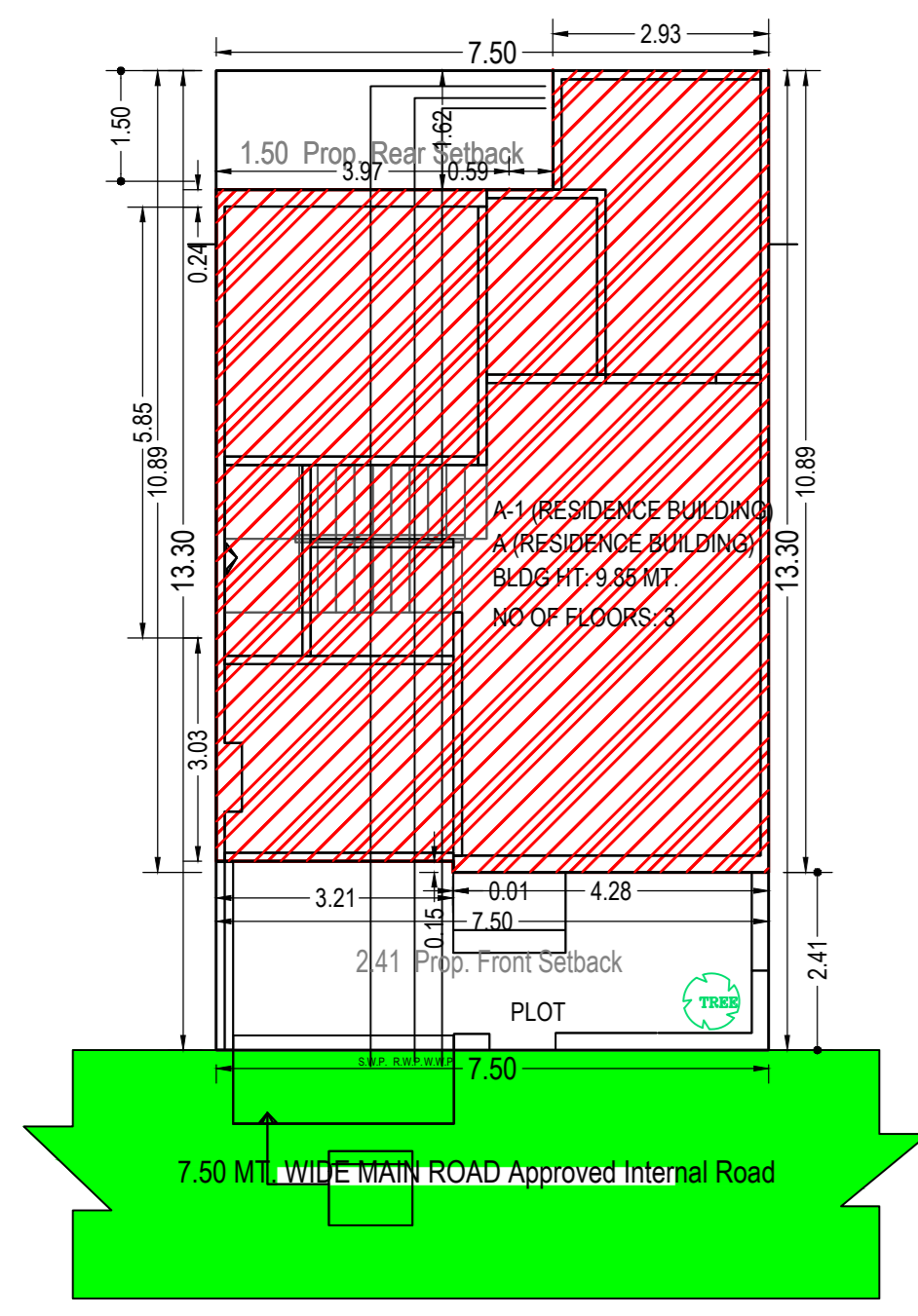
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 आवेदक का नाम V.K. Gupta
 कोर्ट/स्थान क्रम 13:00
 अका/फोटो क्र 40 लगाया
 तैयारी का तिथि 22/07/2022
 जारी कर तिथि 22/07/2022

मध्यप्रतिनिधि
 राजस्थान अभिलेखाधार
 राजस्थान अभिलेखाधार कलकटेर
 मुरादाबाद
 22/07/2022

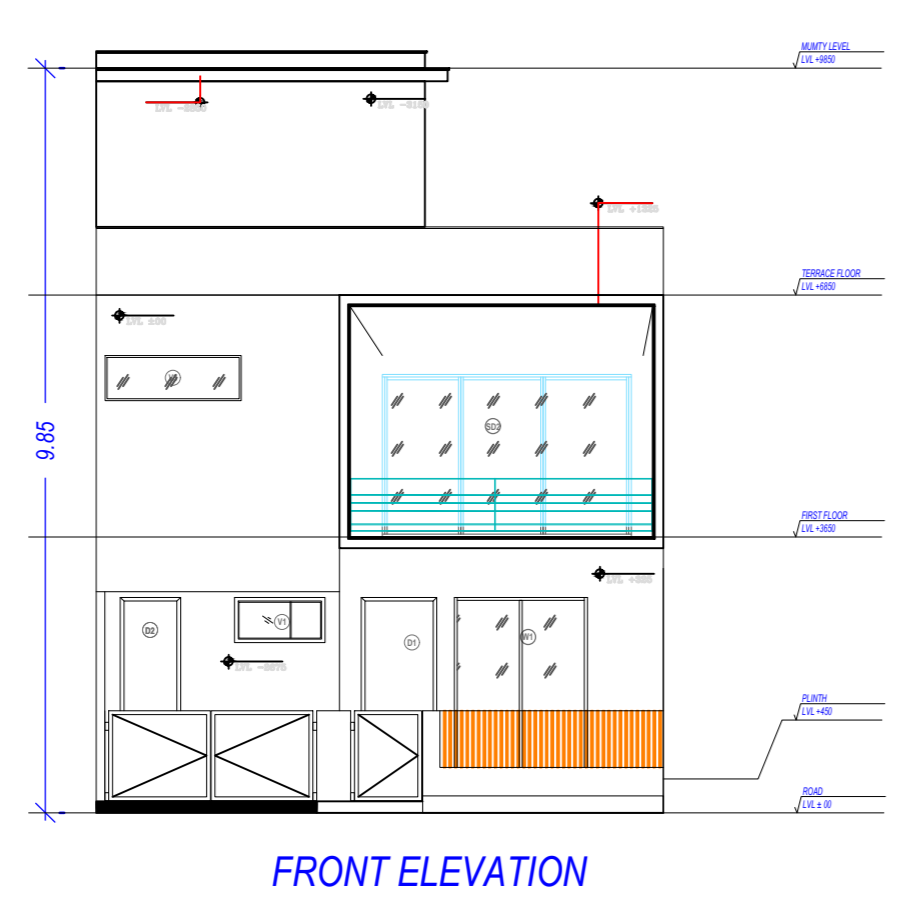


Total Plot Area -	39024.98	Total FAR Area -	0.00
Total Coverage Area -	0.00	Total BUA Area -	0.00

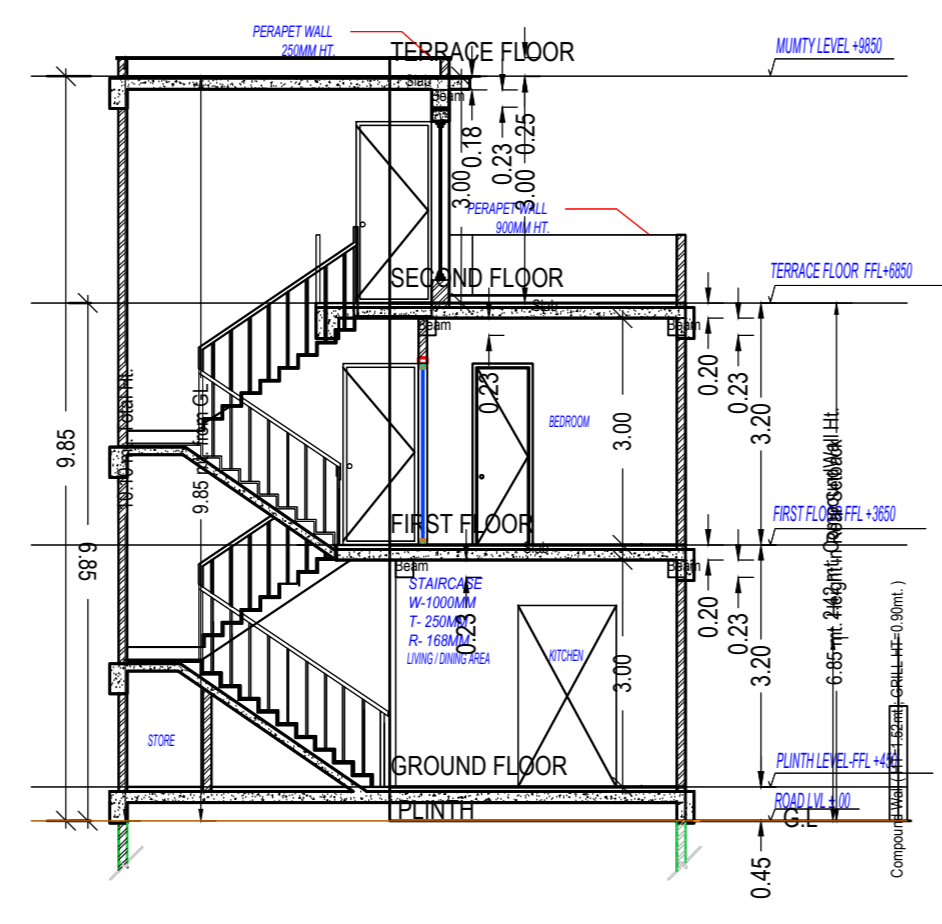
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ARCHITECT'S NAME AND SIGNATURE ANUJ GUPTA CAP/17903	
Moradabad Development Authority	
 	
Building Plan Application Number MBDA/LD/21-22/0633	
Sanctioned On 14 Mar 2024	
Valid Till 14 Mar 2029	
Approved By Shailesh Kumar (Vice Chairman)	
Examined By KAMLESH KUMAR SHUKLA (Junior engineer)	
sagar gupta (Assistant Engineer/ ATP)	
KAMLESH KUMAR SHUKLA (Junior engineer)	
sagar gupta (Assistant Engineer/ ATP)	
KAMLESH KUMAR SHUKLA (Junior engineer)	
sagar gupta (Assistant Engineer/ ATP)	



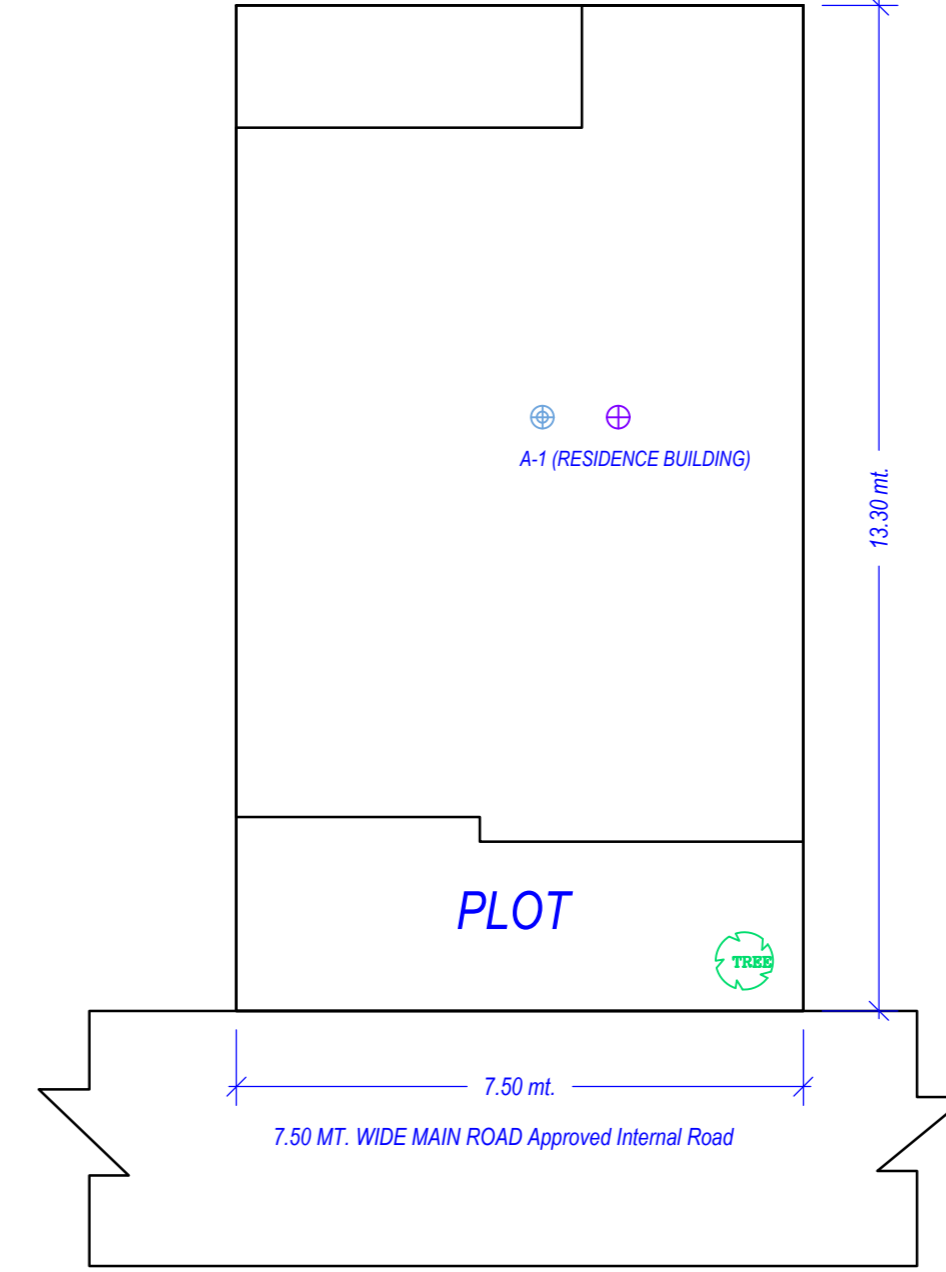
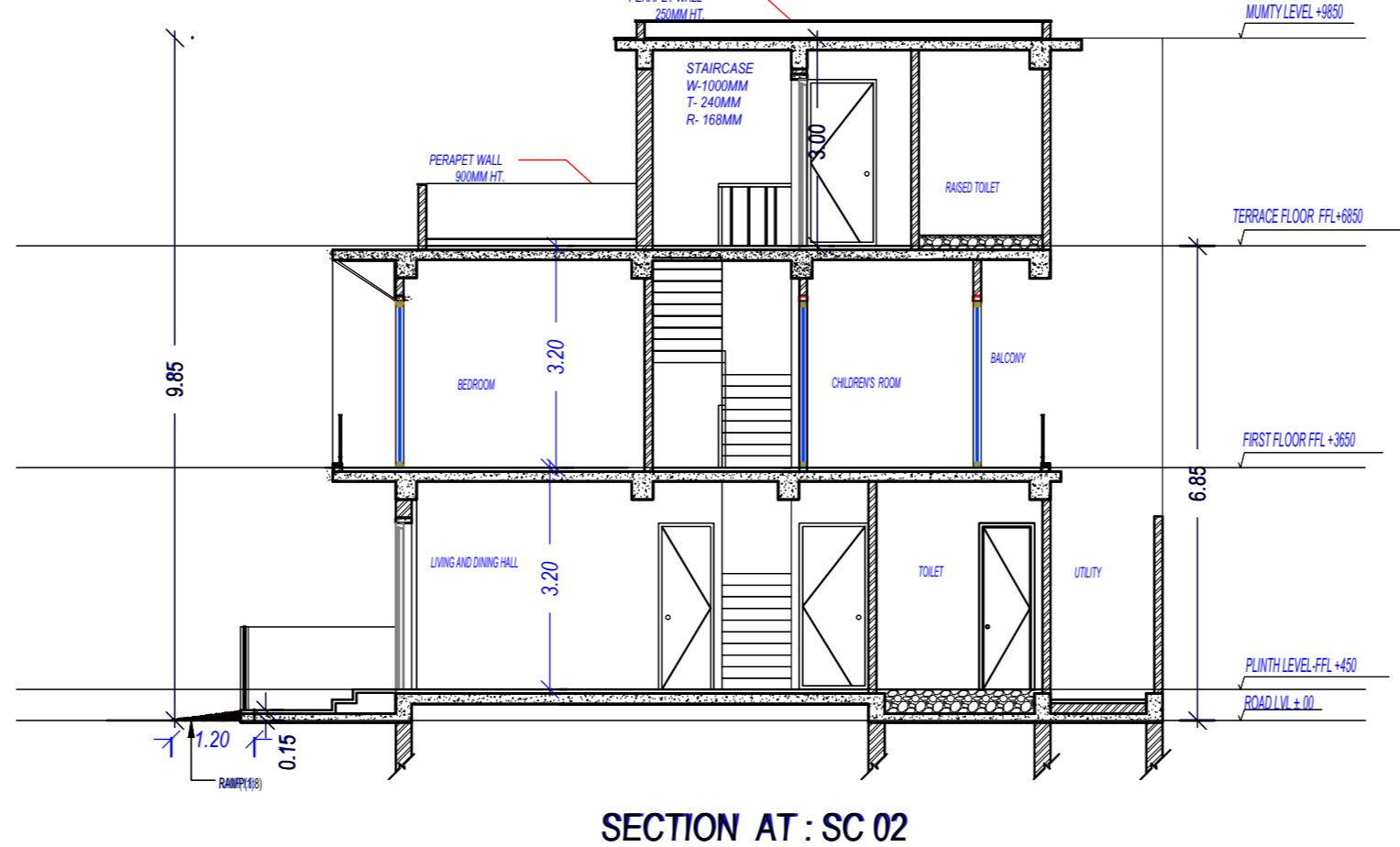
SITE PLAN
(Scale - 1:100)



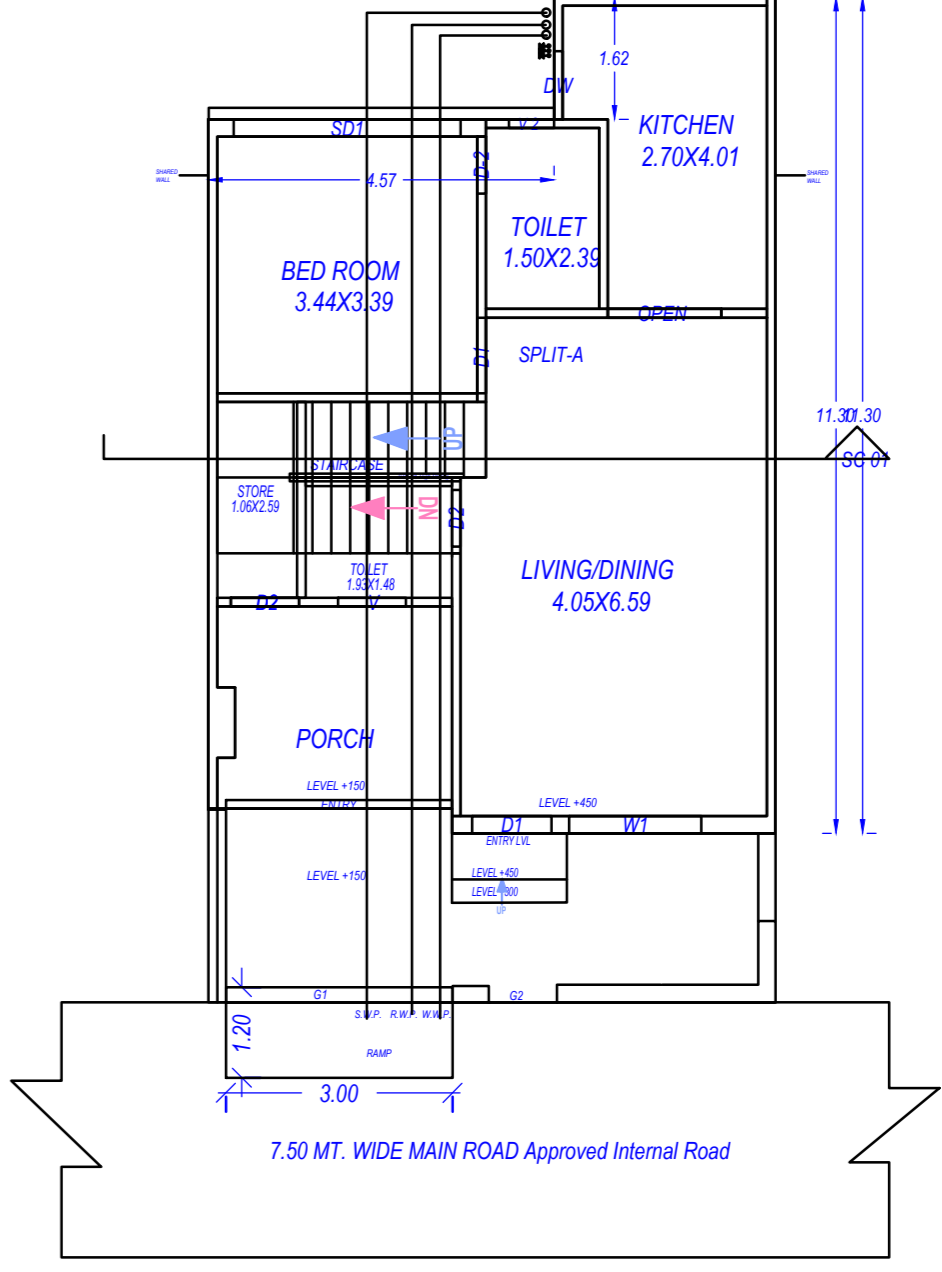
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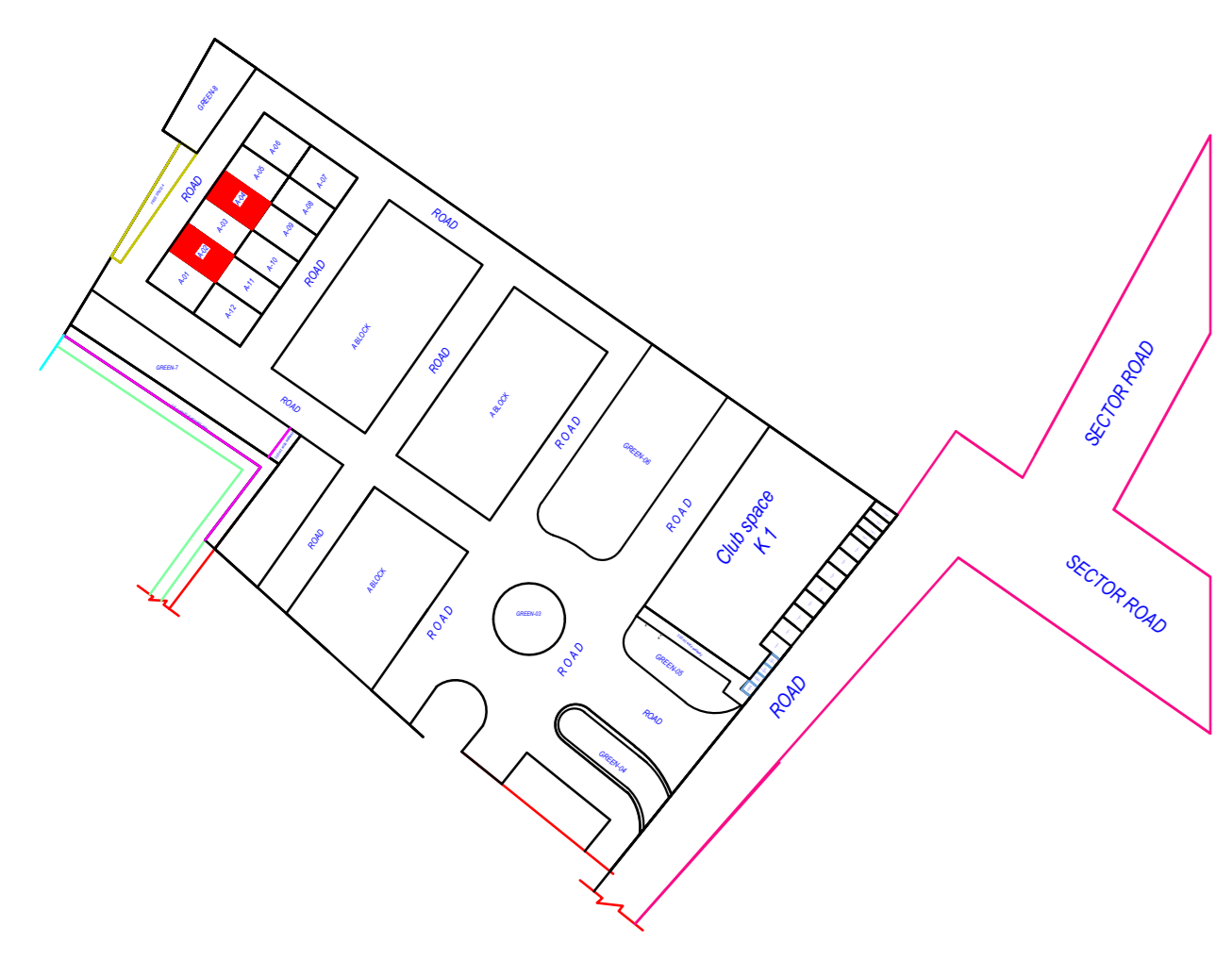
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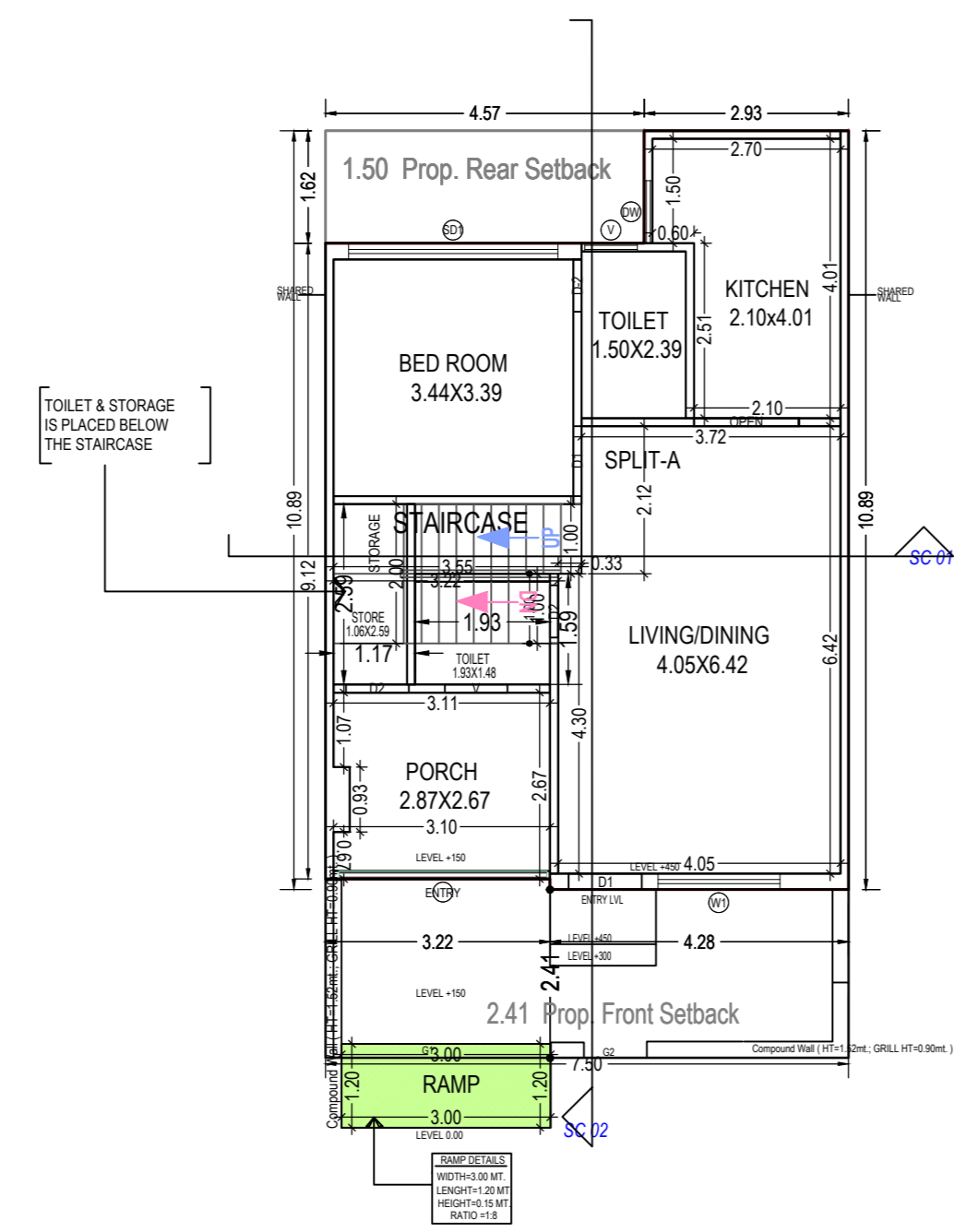
LANDSCAPE PLAN



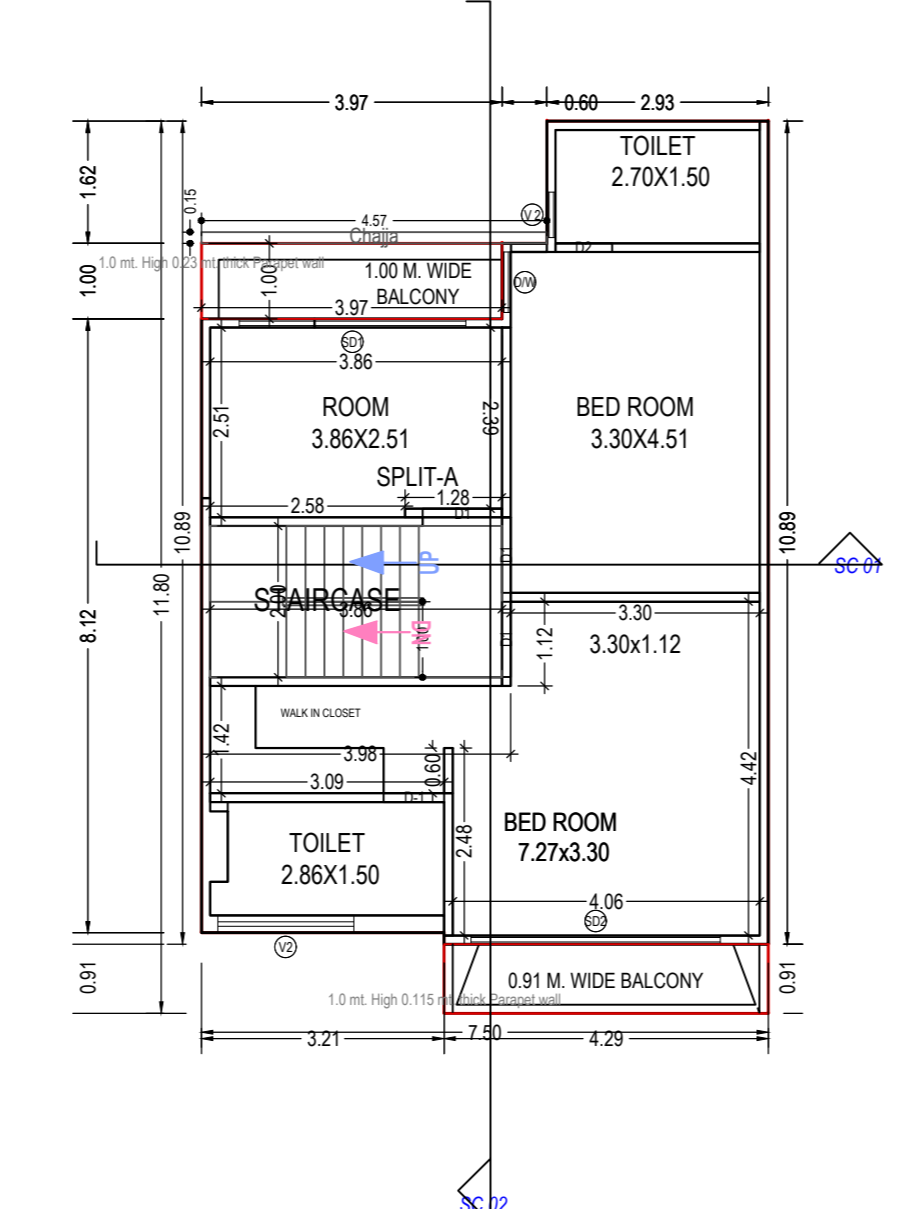
SERVICE PLAN



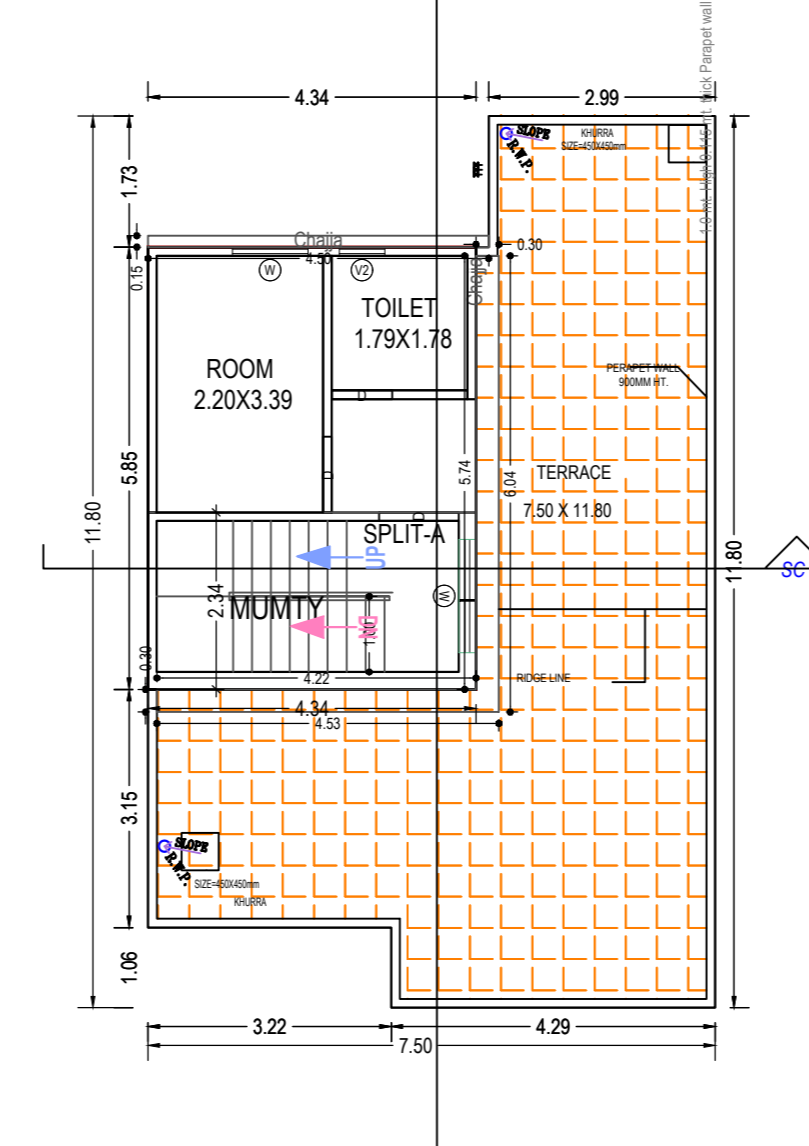
KEY PLAN



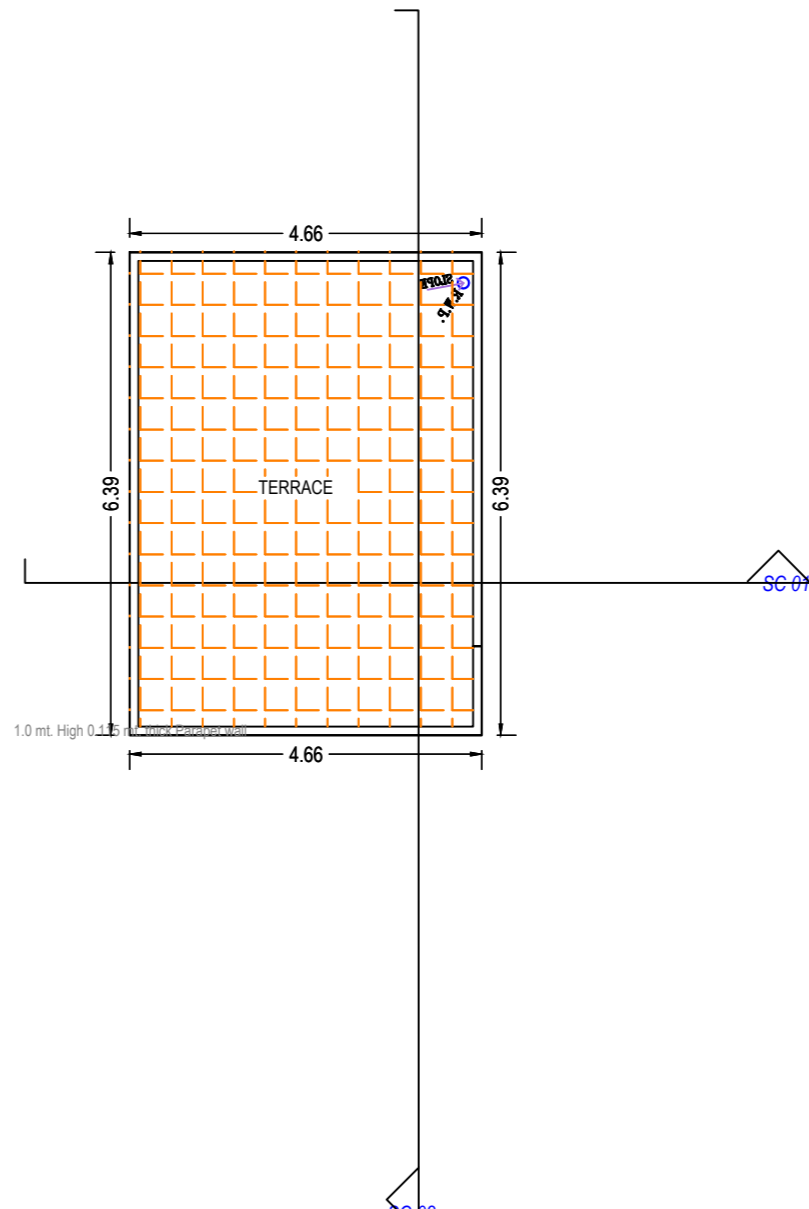
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



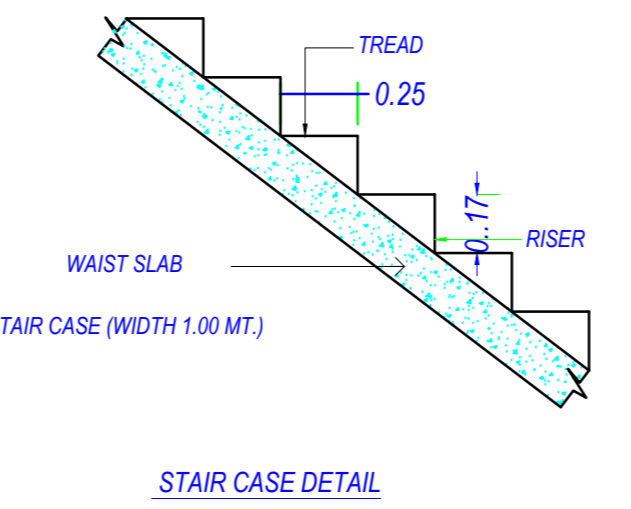
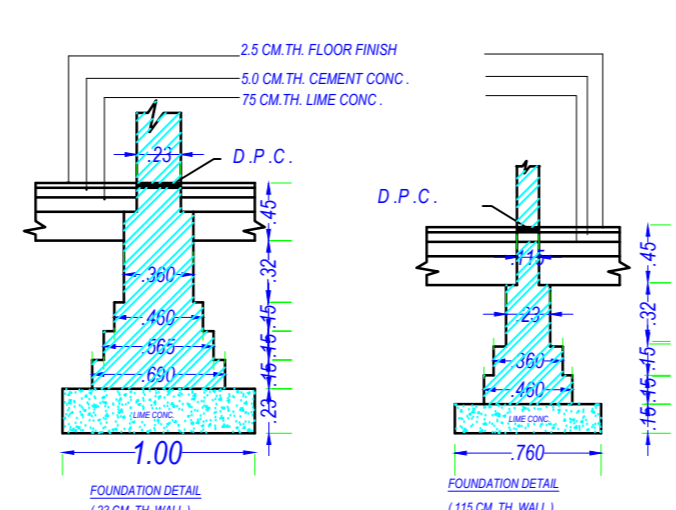
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(Proposed)
(SCALE 1:100)



STAIR CASE DETAIL

Unit/BUA Table for Building A (RESIDENCE BUILDING)

Floor	Name	Use/BUA Type	Net UMBUA Area	Gross UMBUA Area	Deductions From Gross UMBUA Area (in Sq.mt)	UmbUA Area	External Wall	Balcony	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT-A DWELLING UNIT		73.77	73.77	3.08	70.69	4.67	0.00	66.02	01
	Total per Floor		73.77	73.77	3.08	70.69	4.67	0.00	66.02	01
	Typical Floor = 1		73.77	73.77	3.08	70.69	4.67	0.00	66.02	01
FIRST FLOOR PLAN	SPLIT-A DWELLING UNIT		77.70	77.70	0.00	77.70	4.82	7.90	65.18	00
	Total per Floor		77.70	77.70	0.00	77.70	4.82	7.90	65.18	00
	Typical Floor = 1		77.70	77.70	0.00	77.70	4.82	7.90	65.18	00
SECOND FLOOR PLAN	SPLIT-A DWELLING UNIT		25.38	25.38	0.00	25.38	3.15	0.00	22.23	00
	Total per Floor		25.38	25.38	0.00	25.38	3.15	0.00	22.23	00
	Typical Floor = 1		25.38	25.38	0.00	25.38	3.15	0.00	22.23	00
Total			176.85	176.85	3.08	173.77	12.44	7.90	153.43	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE BUILDING)	V2	0.60	1.00	01
A (RESIDENCE BUILDING)	V	0.75	1.00	01
A (RESIDENCE BUILDING)	DW	0.80	2.44	01
A (RESIDENCE BUILDING)	DW	0.90	2.40	01
A (RESIDENCE BUILDING)	W	1.00	2.45	01
A (RESIDENCE BUILDING)	D	0.80	2.10	01
A (RESIDENCE BUILDING)	D	0.90	2.40	01
A (RESIDENCE BUILDING)	V	0.90	2.40	01
A (RESIDENCE BUILDING)	V2	1.80	1.00	01
A (RESIDENCE BUILDING)	ENTRY	2.98	1.20	01
A (RESIDENCE BUILDING)	SD1	3.00	2.40	02
A (RESIDENCE BUILDING)	SD2	3.30	2.40	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE BUILDING)	D-2	0.75	2.00	01
A (RESIDENCE BUILDING)	D2	0.75	2.40	02
A (RESIDENCE BUILDING)	D-1	0.80	1.00	01
A (RESIDENCE BUILDING)	D	0.80	2.10	01
A (RESIDENCE BUILDING)	D	0.90	2.40	01
A (RESIDENCE BUILDING)	V	0.90	2.40	01
A (RESIDENCE BUILDING)	V2	1.00	2.10	01
A (RESIDENCE BUILDING)	D1	1.00	2.40	03
A (RESIDENCE BUILDING)	D1	1.05	2.40	02
A (RESIDENCE BUILDING)	OPEN	1.50	2.40	01

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Regt	Prop
PLOT		1	1
Total		1	1

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.00 X 3.98 X 1 X 1	3.98	3.90
SECOND FLOOR PLAN	0.92 X 4.29 X 1 X 1	3.92	
Total			7.80

Staircase Checks (Table 5a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.178	0.90
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.188	0.90
SECOND FLOOR PLAN	MUMTY	1.00	0.250	0.176	0.90

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (RESIDENCE BUILDING)	Residential	Row House		Lowrise Building	1	GROUND FLOOR PLAN	Residential - STORAGE - TOI	Row House	Residential FAR	Residential	Row House
						FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
						SECOND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
						TERRACE FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House

TYPE DESIGN PLOT DETAILS (SQ.MT.)

S.NO	TYPE DESIGN PLOT NO.	GROUND COVD PERMISSIBLE AREA	GROUND COVD PROPOSED AREA	F.A.R. PERMISSIBLE AREA	F.A.R. PROPOSED AREA	PROPOSED BUILT UP AREA
1.	A 02	74.81	73.77	199.50	165.92	168.95
2.	A 04	74.81	73.77	199.50	165.92	168.95
TOTAL		149.62	147.54	399.00	331.84	337.90

AREA STATEMENT

Sl. No.	Description	Area (Sq.Mts)
1.	Area of Plot As per record	99.75
2.	As per site condition	99.75
3.	Area of Plot Considered	99.75
4.	Deduction for (i) Proposed roads	0.00
5.	(ii) Any reservations	0.00
6.	Total (4 + 5)	0.00
7.	Net Area of plot (1 - 2) AREA OF PLOT	99.75
8.	Plot Area For FAR	99.75
9.	Permitted FAR Area (200)	199.50
10.	Total Perm. FAR area (200)	199.50
11.	Total Built up area permissible at	168.95
12.	Permissible Coverage area (75.00 %)	74.81
13.	Proposed Coverage Area (73.95 %)	73.77
14.	Total Prop. Coverage Area (73.95 %)	73.77
15.	Balance coverage area (1.04 %)	1.04

Color Index

Color	Description
Black	PLOT BOUNDARY
Red	ABUTTING ROAD
Green	PROPOSED CONSTRUCTION COMMON PLOT
Yellow	ROAD ALIGNMENT (ROAD WIDENING AREA)
Blue	FUTURE T.P SCHEME DEDUCTION AREA
Light Blue	EXISTING (To be retained)
Dark Blue	EXISTING (To be demolished)

Buildingwise Floor FSI Details

Floor Name	Building Name	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	A (RESIDENCE BUILDING)	73.77	70.74	01
First Floor	A (RESIDENCE BUILDING)	69.80	69.80	00
Second Floor	A (RESIDENCE BUILDING)	25.38	25.38	00
Terrace Floor	A (RESIDENCE BUILDING)	0.00	0.00	00
Total	A (RESIDENCE BUILDING)	168.95	165.92	01

FAR & Unit Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
A (RESIDENCE BUILDING)	1	168.95	3.03	165.92	165.92	01
Gross Total:	1	168.95	3.03	165.92	165.92	01

Type Design Information

Sl. No	Plot No
1	A02
2	A04

Parking Check (Table 7b)

Vehicle Type	No.	Reduced Regpt Parking (In case of Plot having 20% less surmountable FSI)	Area
Total			0.00

Building A (RESIDENCE BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	73.77	3.03	70.74	70.74	01
First Floor	69.80	0.00	69.80	69.80	00
Second Floor	25.38	0.00	25.38	25.38	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total	168.95	3.03	165.92	165.92	01
Total Number of Same Buildings:	1				
Total	168.95	3.03	165.92	165.92	01

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Parking spaces reqd for every	Prop.	Regpt./Unit	Car	Prop.
A (RESIDENCE BUILDING)	Residential	Row House	0 - 100	1	99.75	-	-	0
Total								0

OWNER'S NAME AND SIGNATURE
 LOHIA DEVELOPERS (INDIA) PRIVATE LIMITED,
 design@lohiadevelopers.com, 9582888832

ARCH/ENG'S NAME AND SIGNATURE
 ANUJ GUPTA
 CA9417903

Signature Not Verified
 Date of this Certificate: 05/04/2024
 Designation: ARCHITECT



Building Plan Application Number
 MBDA/PP/24-25/0181

Sanctioned On
 02 Aug 2024

Valid Till
 04 Aug 2029

Approved By
 Amit Kadyan (Town Planner)

Examined By
 Tanmay Yadav (Junior engineer)
 Elyas Khan (Assistant Engineer/ ATP)

Amit Kadyan (Town Planner)

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.

AREA STATEMENT		Version	Date
PROJECT DETAIL		1.0.04	05/04/2024
Authority	Moradabad Development Authority	Plot Use	Residential
Authority Class	Category B	Plot SubUse	Row House
Authority Grade	Development Authority (DA)	Development Plan	Master Plan
Case Type	Regular	Land Use Zone	Residential Use Zone
Project Type	Building Permission	Land SubUse Zone	Residential Zone
Nature of Development	NEW	Layout Type	NA
Development Area	New Area		
SubDevelopment Area	City Area		
Special Project	NA		
Site Address	District Moradabad, Tehsil Moradabad, Village NA		

TYPE DESIGN PLOT DETAILS (SQ.MT.)						
S.NO.	TYPE DESIGN PLOT NO.	GROUND COVER PERMISSIBLE AREA	GROUND COVER PROPOSED AREA	F.A.R PERMISSIBLE AREA	F.A.R PROPOSED AREA	PROPOSED BUILT UP AREA
1.	A 03	74.81	73.77	199.50	165.92	168.95
2.	A 05	74.81	73.77	199.50	165.92	168.95
TOTAL		149.62	147.54	399.00	331.84	337.90

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

Building Floor FSI Details			
Floor Name	Building Name	Total	
Ground Floor	A (RESIDENCE BUILDING)	70.74	0.00
First Floor	A (RESIDENCE BUILDING)	69.80	0.00
Second Floor	A (RESIDENCE BUILDING)	25.38	0.00
Terrace Floor	A (RESIDENCE BUILDING)	0.00	0.00
Total	A (RESIDENCE BUILDING)	165.92	0.00

FARs Unit Details						
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
A (RESIDENCE BUILDING)	1	168.95	3.03	165.92	165.92	01
Grand Total	1	168.95	3.03	165.92	165.92	01

Type Design Information	
Plot No	A03
Plot No	A05

Parking Check (Table 7b)			
Vehicle Type	No.	Reduced Regd. Parking (In case of Plot having RW/Area surmounted FOC)	Area
Total			0.00

Type Design Details					
Total No. of Plots	Plot Area	Total FAR Area	FAR Area	BUA Area	Coverage Area
0	99.75	0.00	165.92	0.00	73.77

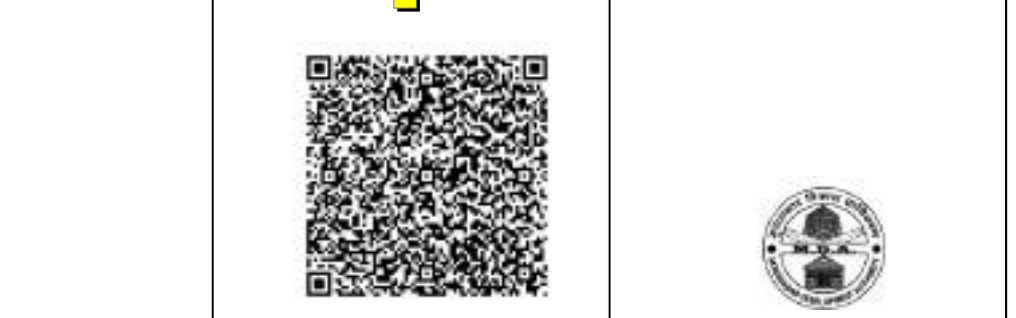
Tree Details (Table 3h)			
Plot	Name	No. of Trees	Prop.
Plot	Tree	1	1

Required Parking (Table 7a)								
Building Name	Type	SubUse	Area (Sq.mt.)	Parking space reqd. for every	Prop.	Reqd./Unit	Car	Prop.
A (RESIDENCE BUILDING)	Residential	Row House	0 - 100	1	99.75	-	-	0
Total								0

OWNER'S NAME AND SIGNATURE
 LOHIA DEVELOPERS (INDIA) PRIVATE LIMITED,
 design@lohiadevelopers.com, 9582888832

ARCHITECT'S NAME AND SIGNATURE
 ANUJ GUPTA
 CA94117503

Signature Not Verified
 Date: 09/08/2024
 Designation: Engineer



Signature Not Verified
 Date: 09/08/2024
 Designation: Engineer

Building Application Number
 MBDA/BP/24-25/0236

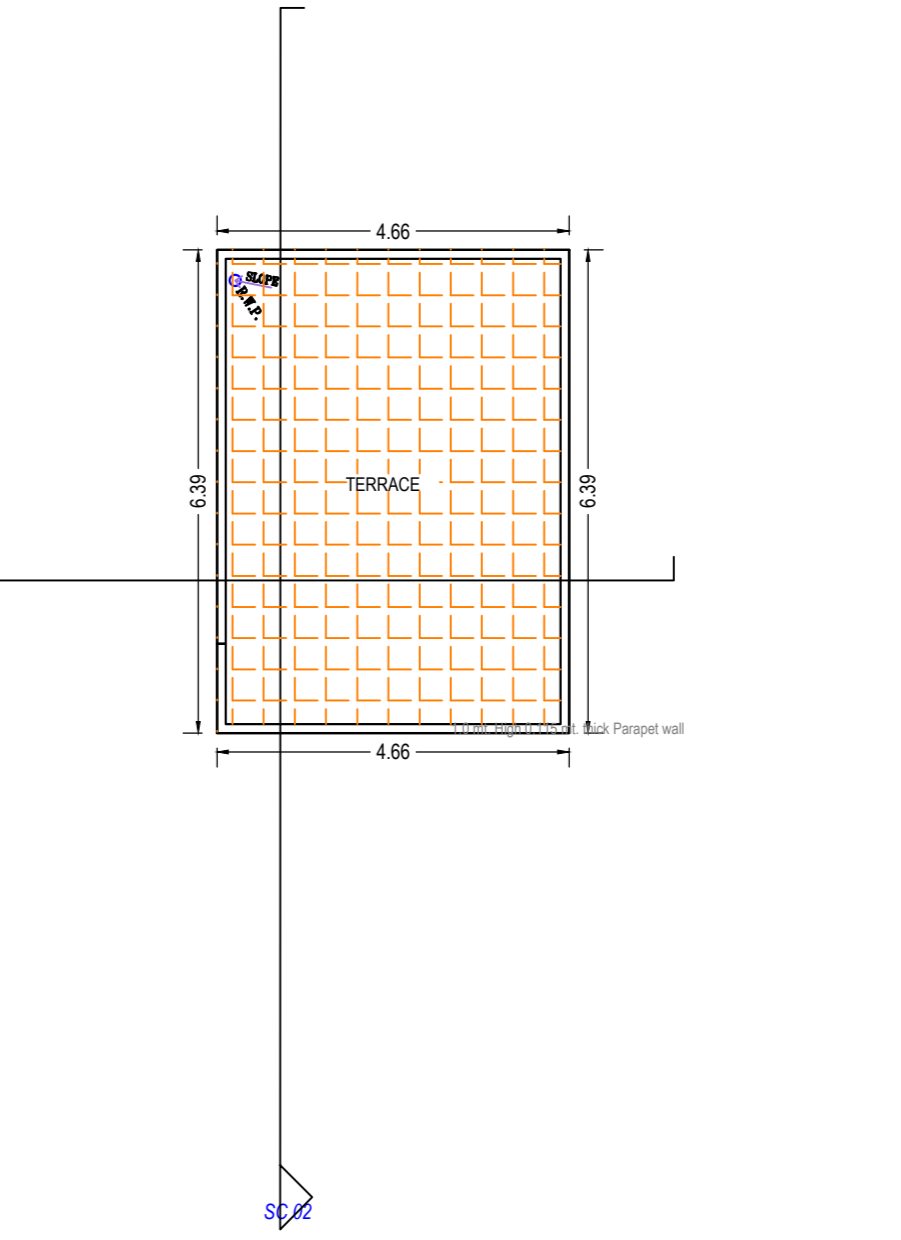
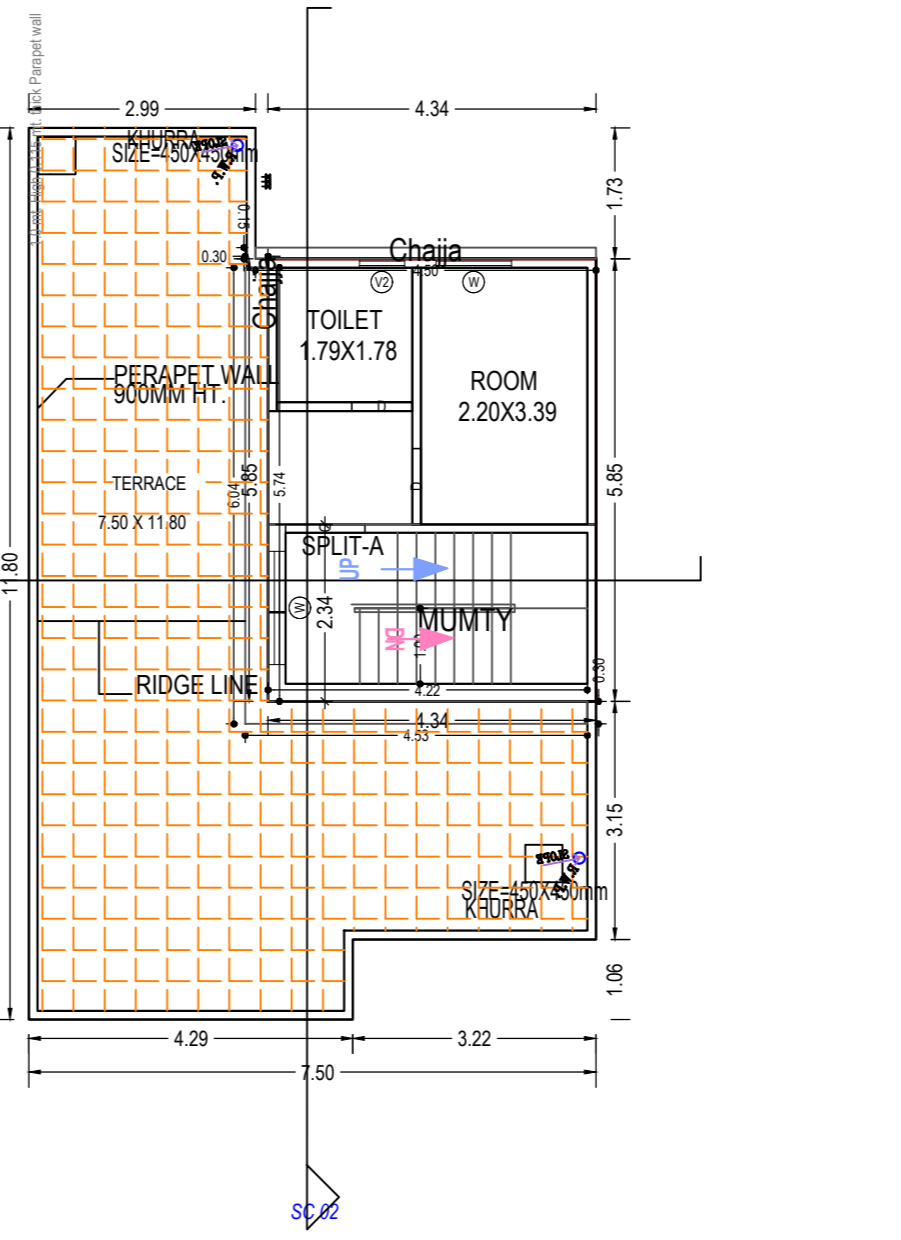
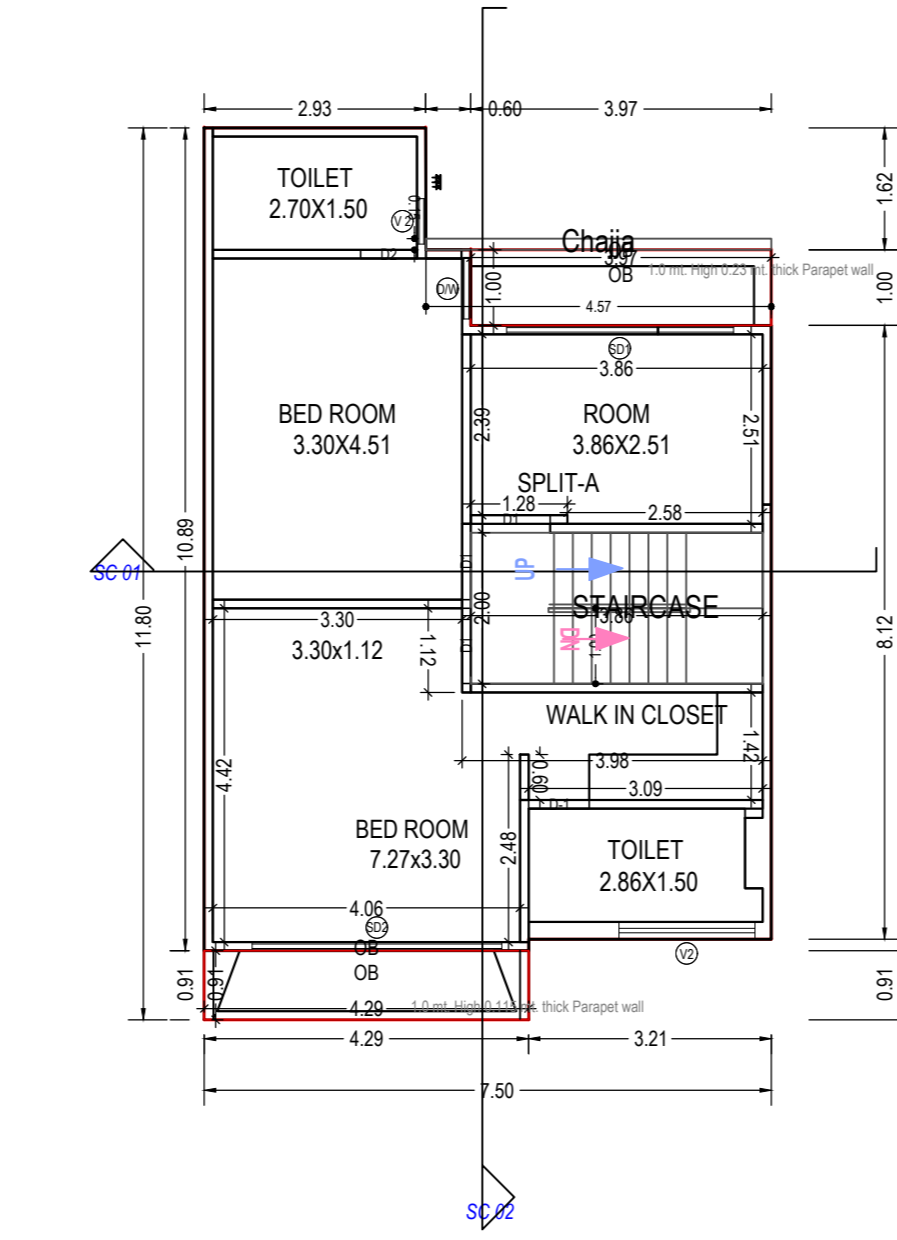
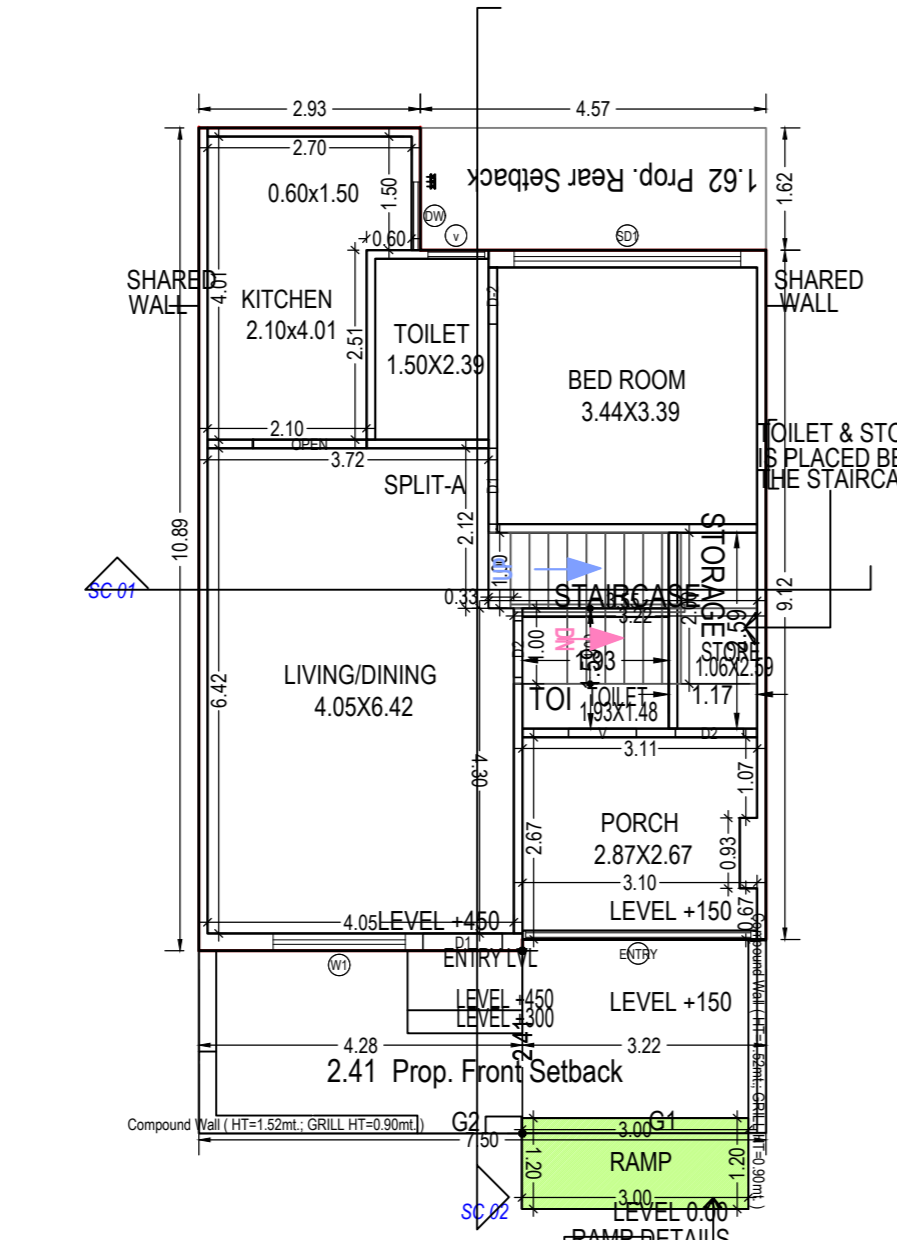
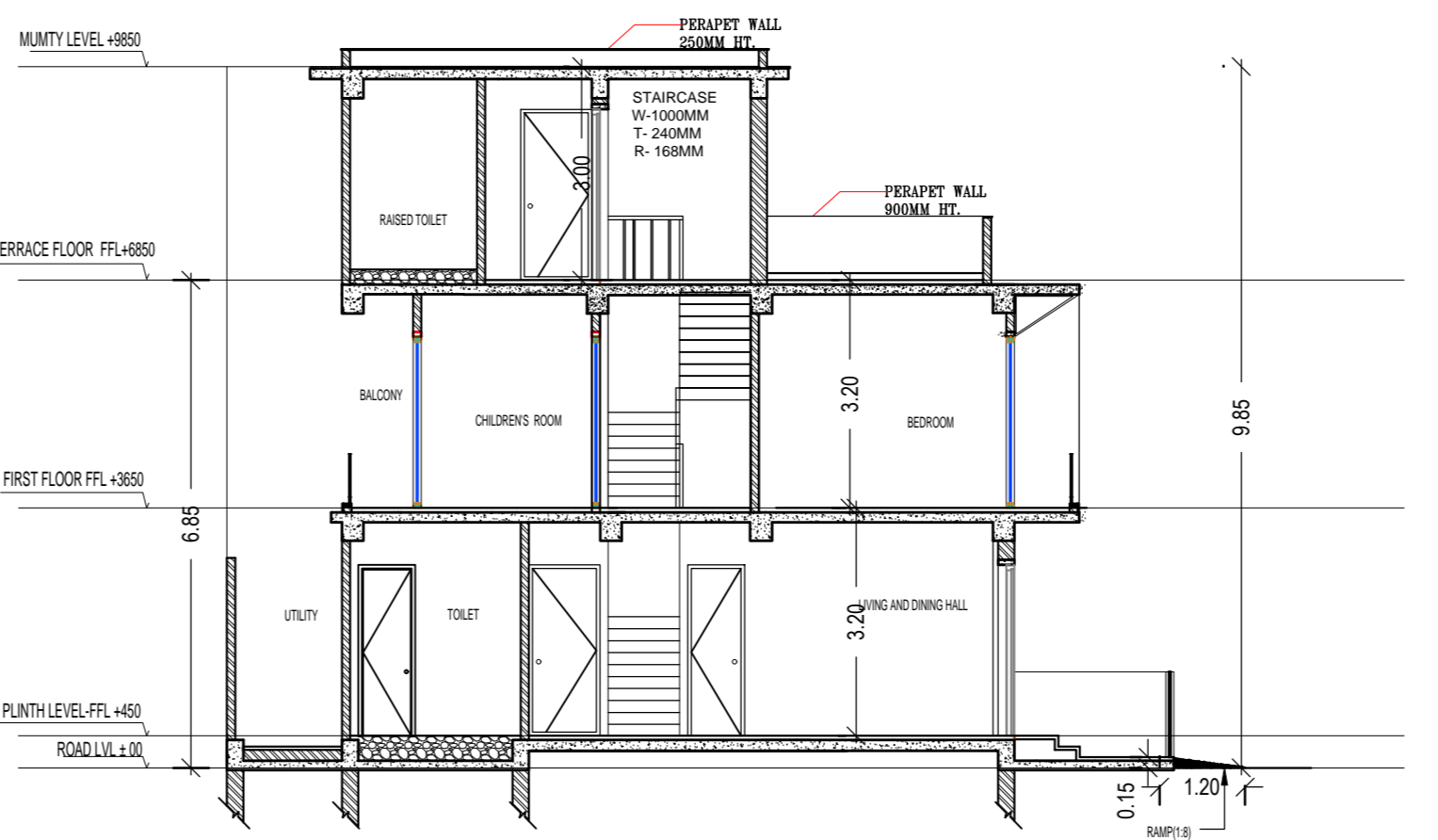
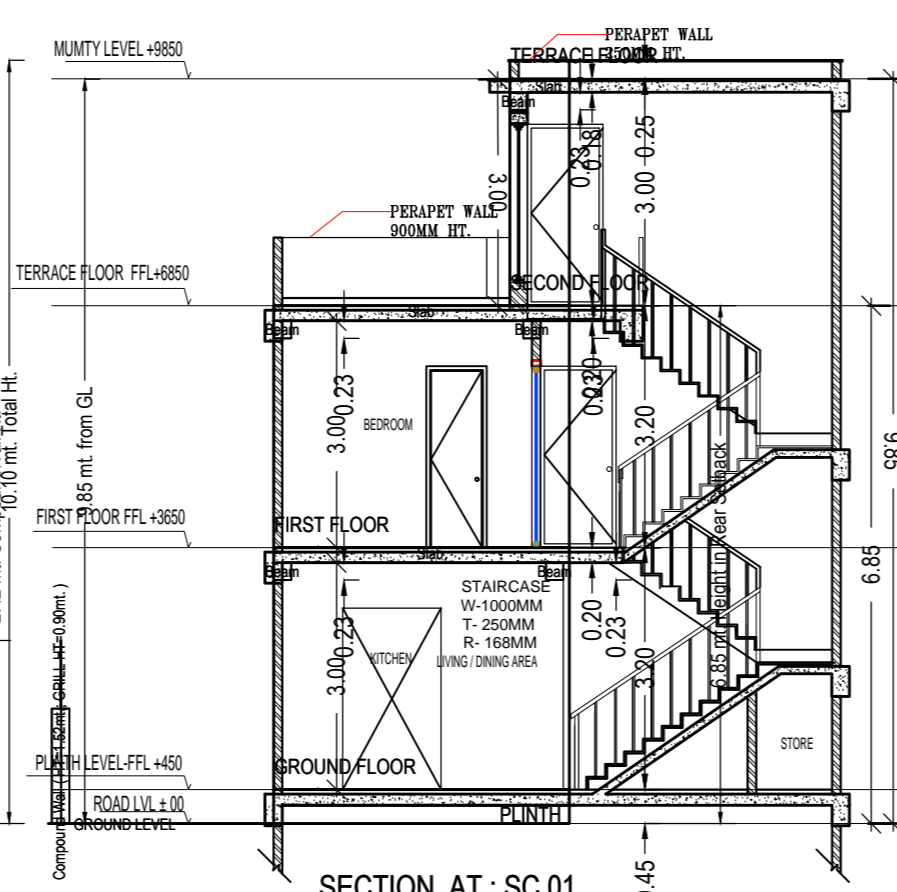
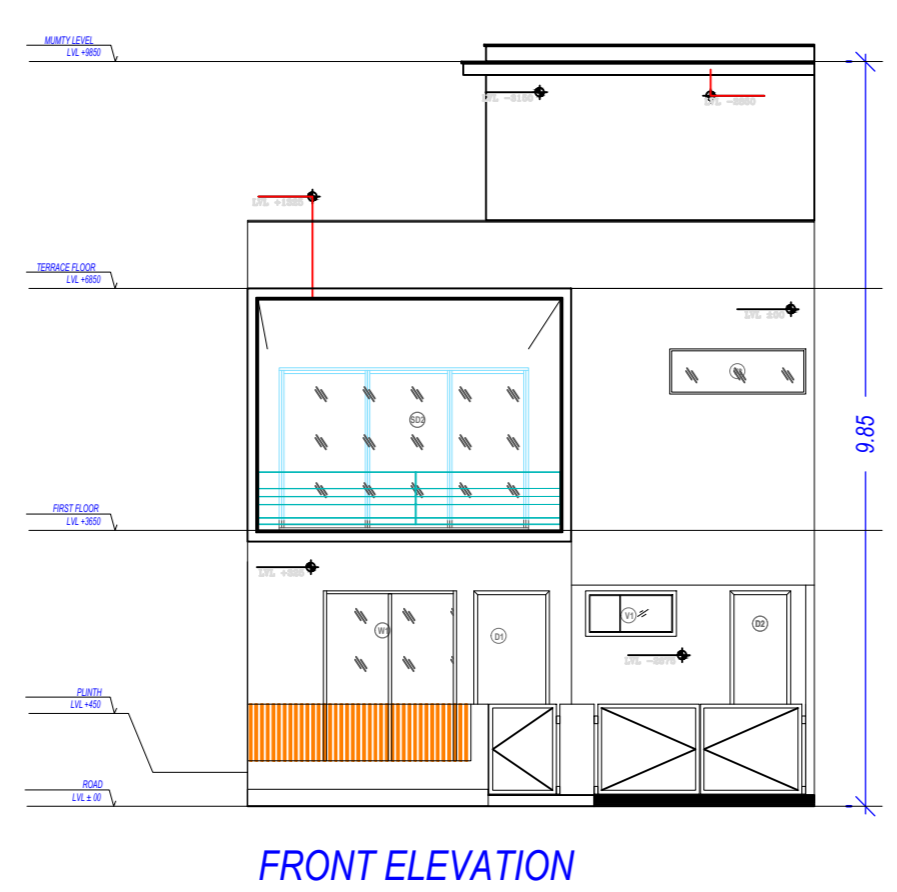
Sanctioned On
 08 Aug 2024

Valid Till
 09 Aug 2029

Approved By
 Amit Kadyan (Town Planner)

Examined By
 Elyash Khan (Junior engineer)

Etka (Assistant Engineer/ ATP)
 Amit Kadyan (Town Planner)

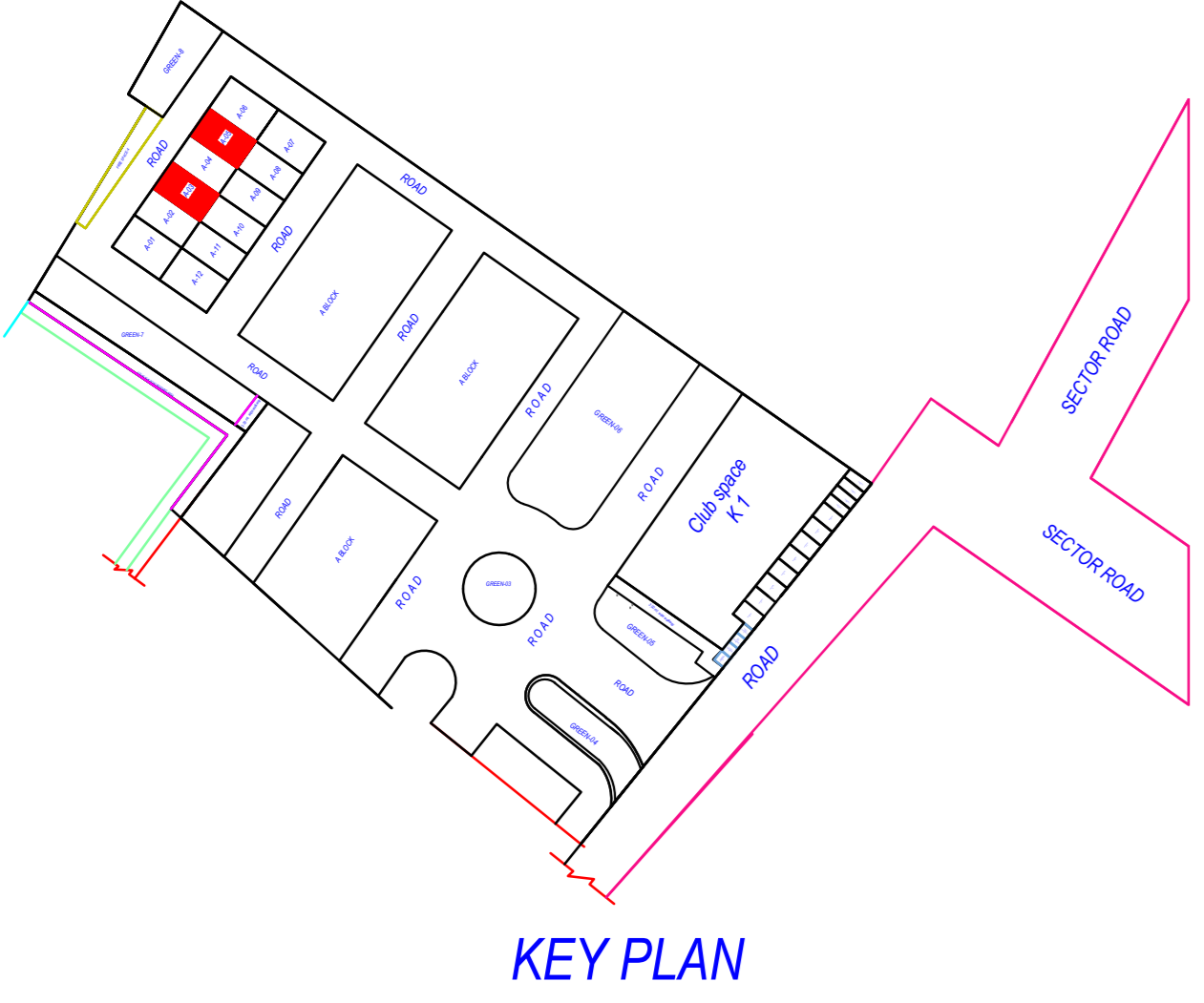


GROUND FLOOR PLAN (Proposed) (SCALE 1:100)

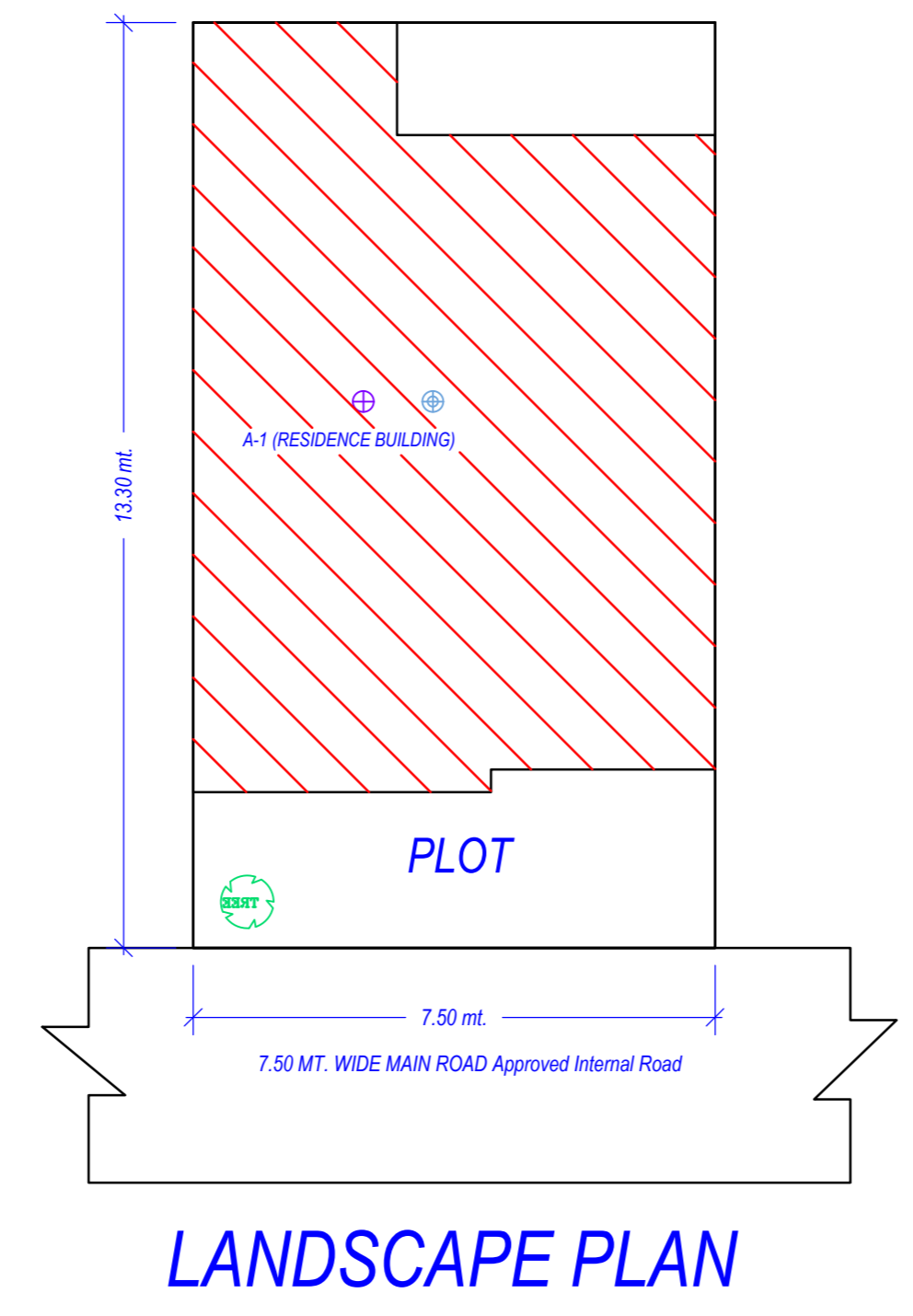
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)

SECOND FLOOR PLAN (Proposed) (SCALE 1:100)

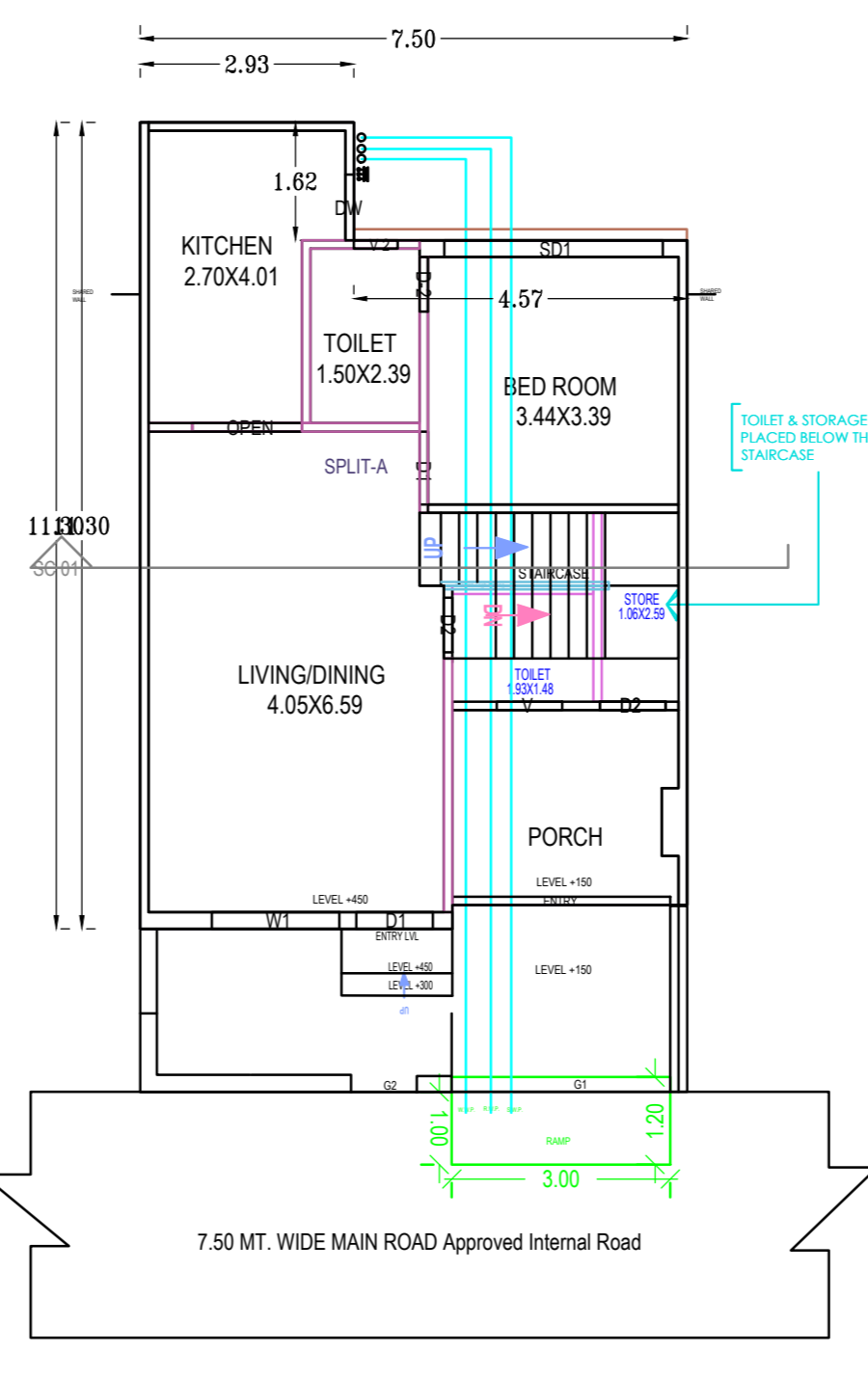
TERRACE FLOOR PLAN (SCALE 1:100)



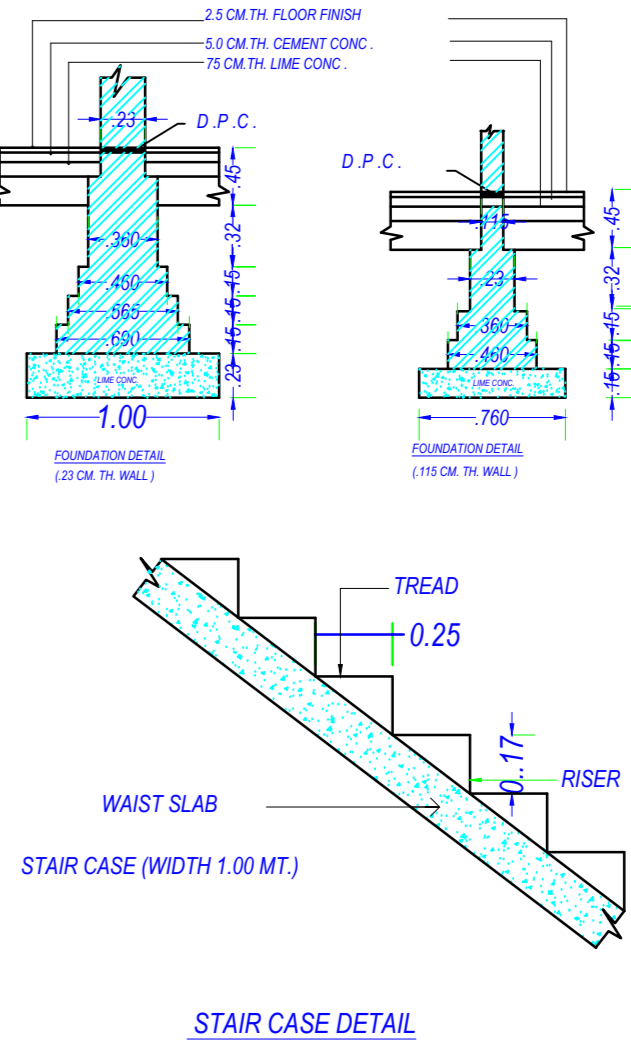
KEY PLAN



LANDSCAPE PLAN



SERVICE PLAN



STAIR CASE DETAIL

Floor	Name	Unit/BUA Type	Net Unit/BUA Area	Gross Unit/BUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT-A	DWELLING UNIT	73.77	73.77	3.08	70.69	66.02
		Total	73.77	73.77	3.08	70.69	66.02
FIRST FLOOR PLAN	SPLIT-A	DWELLING UNIT	77.70	77.70	0.00	77.70	65.16
		Total	77.70	77.70	0.00	77.70	65.16
SECOND FLOOR PLAN	SPLIT-A	DWELLING UNIT	25.38	25.38	0.00	25.38	22.23
		Total	25.38	25.38	0.00	25.38	22.23
TOTAL			176.85	176.85	3.08	173.77	153.43

SCHEDULE OF WINDOW/VENTILATION:			
BUILDING NAME	NAME	LENGTH	HEIGHT
A (RESIDENCE BUILDING)	V2	0.60	1.00
A (RESIDENCE BUILDING)	V2	0.60	1.00
A (RESIDENCE BUILDING)	V	0.75	1.00
A (RESIDENCE BUILDING)	DW	0.80	2.44
A (RESIDENCE BUILDING)	DW	0.90	2.40
A (RESIDENCE BUILDING)	W	1.00	2.45
A (RESIDENCE BUILDING)	W	1.50	1.20
A (RESIDENCE BUILDING)	W1	1.75	2.40
A (RESIDENCE BUILDING)	D	1.00	2.10
A (RESIDENCE BUILDING)	ENTRY	2.88	1.20
A (RESIDENCE BUILDING)	SD1	3.00	2.40
A (RESIDENCE BUILDING)	SD2	3.30	2.40

SCHEDULE OF DOOR:			
BUILDING NAME	NAME	LENGTH	HEIGHT
A (RESIDENCE BUILDING)	D-2	0.75	2.00
A (RESIDENCE BUILDING)	D2	0.75	2.40
A (RESIDENCE BUILDING)	D-1	0.80	1.00
A (RESIDENCE BUILDING)	D	0.80	2.10
A (RESIDENCE BUILDING)	D2	0.90	2.40
A (RESIDENCE BUILDING)	V	0.90	2.40
A (RESIDENCE BUILDING)	D	1.00	2.10
A (RESIDENCE BUILDING)	D1	1.00	2.40
A (RESIDENCE BUILDING)	D1	1.05	2.40
A (RESIDENCE BUILDING)	OPEN	1.50	2.40

Balcony Calculations Table					
FLOOR	SIZE	AREA	TOTAL AREA		
FIRST FLOOR PLAN	1.00 X 3.38 X 1 X 1	3.38	7.90		
SECOND FLOOR PLAN	0.92 X 4.29 X 1 X 1	3.92	7.90		
Total			7.90		

Building USE/SUBUSE Details										
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No. of Residential Units	Floor Name	Floor Use	FAR Name	FAR Use
A (RESIDENCE BUILDING)	Residential	Row House		Lowrise Building		1	GROUND FLOOR PLAN	Residential + STORAGE + TOI	Residential FAR	Residential
							FIRST FLOOR PLAN	Residential	Residential FAR	Residential
							SECOND FLOOR PLAN	Residential	Residential FAR	Residential
							TERRACE FLOOR PLAN	Residential		

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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