



AREA STATEMENT		VERSION NO. 1.0/0
PROJECT DETAIL		VERSION DATE: 29/11/2023
Authority	Moradabad Development Authority	PLOT Use: Residential
Authority Class	Category B	PLOT Sub Use: Priced Res development / Priced Housing
Authority Grade	Development Authority (DA)	Development Plan: Master Plan
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	New Area	
Sub Development Area	City Area	
Special Project	NA	
Site Address	District Moradabad, Tehsil Moradabad	
Village/Quater		
AREA DETAILS	Sq/Mts	
1	Area of Plot As per record	36778.98
	Document Area	36778.98
	As per site condition	36778.98
	Area of PFI Considered	36024.98
2	Deduction for	
	Proposed roads	754.01
	Road Widening Area	754.01
	Barry reservations	0.00
	Total = (1)	754.01
3	Net Area of plot (1 - 2) AREA OF PLOT	36024.98
	Road Widening Area	754.01
	Green and open space	5948.22
	Plot Area For Coverage	36024.98
	Plot Area For FSI	36024.98
	Perm. FSI Area (1)	0.00
4	Total Perm. FSI area	0.00
	Total Built up area permissible at	0.00
	Permissible Coverage area (1 %)	0.00
	Proposed Coverage Area (1 %)	0.00
	Total Prop. Coverage Area (1 %)	0.00
	Balance coverage area (1 %)	0.00
	Proposed Area at	
	Proposed Built up	0.00
	Existing Built up	0.00
	Proposed F.S.I	0.00
	Existing F.S.I	0.00
	Total FSI Area	0.00
	Total Built up Area	0.00
	Proposed F.S.I consumed	0.00
	Existing F.S.I consumed	0.00
C. Tenement Statement		
4. Tenement Proposed At		

Color Notes

COLOR INDEX	
Plot Boundary	---
Abutting Road	---
Proposed Construction	---
Common Plot	---
Road Alignment (Road Widening Area)	---
Future F.P. Scheme Deduction Area	---
Existing (To be retained)	---
Existing (To be demolished)	---

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plot Area	16342.97	41.88
Road Area	14222.21	36.70
Garbage Collection Center-3	15.43	0.04
Garbage Collection Center-2	15.27	0.04
Garbage Collection Center-1	15.11	0.04
For Informal Area/booth/Platform/5	7.53	0.02
For Informal Area/booth/Platform/4	7.52	0.02
For Informal Area/booth/Platform/3	7.51	0.02
For Informal Area/booth/Platform/2	7.50	0.02
Sector Shopping/13	25.25	0.06
Sector Shopping/12	25.25	0.06
Sector Shopping/11	25.25	0.06
Sector Shopping/10	25.24	0.06
Sector Shopping/9	25.24	0.06
Sector Shopping/8	25.24	0.06
Sector Shopping/7	25.23	0.06
Sector Shopping/6	25.23	0.06
Convenient Shop/16	15.22	0.04
Convenient Shop/15	15.22	0.04
Convenient Shop/14	15.22	0.04
Club space/1	1488.59	3.81
Public Open Space	5948.22	15.24
Excess Paved Area	132.44	0.34
Other Area	454.43	1.15
Total net layout	36024.98	100.00

Number of EWS/LIG unit required

Sr. No.	Plot Type	Nos. of Plot	No. of unit in one plot	Total Number of unit	Proposed LIG/WS Unit
1	Single Dwelling Unit	175	1	175	-
Total		175		175	0
Number of EWS/LIG unit required (10% LIG)					18.00
Number of EWS/LIG unit required (10% EWS)					18.00
Total				211	-

Tenements Density Check

Net housing density	No. Of Tenements			No. Of Persons		
	Recpt	Perm	Prop	Recpt	Perm	Prop
750/mc	286	286	286	2927	2927	1750

OWNER'S NAME AND SIGNATURE  
 V. K. GUPTA, design@lohiadevelopers.com, 956288852

ARCHITECT'S NAME AND SIGNATURE  
 ANUJ GUPTA, CA94117503, ENGINEER

Signature Not Verified  
 Moradabad Development Authority

Signature Not Verified  
 Computer Generated

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)

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sagar gupta (Assistant Engineer/ ATP)

Green and open space Area

Name	Prop. Area
GREEN-01	261.24
GREEN-03	220.02
GREEN-02	285.40
GREEN-04	405.23
GREEN-07	628.89
GREEN-06	1260.53
GREEN-04	303.29
GREEN-05	283.01

Tree Details (Table 3h)

PLOT	Name	Nos. Of Trees	
		Recpt	Prop
PLOT	Tree	-	312

Individual Amenity Check b)

Name	Minimum Area		Minimum Count	
	Recpt	Prop	Recpt	Prop
Convenient Shop	45.00	60.14	-	4.00
Sector Shopping	200.00	200.34	-	5.00
For Informal Area	30.00	30.07	-	4.00
Club space/Platform	45.00	45.61	3.00	3.00

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