



DATE :

श्रीमान सचिव महोदय,
उत्तर प्रदेश भू-सम्पदा विनियामक प्राधिकरण,
नवीन भवन, राज्य नियोजन संस्थान,
कालाकांकर हाऊस, पुराना हैदराबाद,
लखनऊ- 226007

विषय- Madhav Properties Limited द्वारा विकसित की जा रही परियोजना Chanda Greens Residency (UPRERAPRJ207718) स्थित प्लॉट नं.-24, बकलपुर, मथुरा, उत्तर प्रदेश, के संबंध में।

महोदय,

उपरोक्त परियोजना उ0प्र0 रेरा में पंजीयन संख्या UPRERAPRJ207718 के अंतर्गत पंजीकृत है। परियोजना का मानचित्र संख्या Plotted Resi development / Plotted Housing / 03678 / MVDA / LD / 23-24 / 0423 / 19072023, दिनांकित-16.08.2023 मथुरा-वृन्दावन विकास प्राधिकरण (MVDA) द्वारा स्वीकृत किया गया है।

उक्त मानचित्र में परियोजना के अंतर्गत 45 आवासीय भूखण्ड विकसित किये जाने की स्वीकृति दी गई है। प्रमोटर कम्पनी द्वारा उक्त 45 भूखण्डों में से 19 भूखण्डों पर आवासीय भवन निर्माण करने हेतु मानचित्र भी मथुरा-वृन्दावन विकास प्राधिकरण (MVDA) से स्वीकृत करा लिये हैं। (छायाप्रतियां संलग्न)

प्रमोटर कम्पनी द्वारा अब उपरोक्त 19 स्वीकृत भूखण्डों पर आवासीय यूनिट्स का निर्माण कर विक्रय किया जाना प्रस्तावित है, शेष स्वीकृत 26 भूखण्ड यथावत् विक्रीत किये जायेंगे।

उपरोक्त दृष्ट्या आपसे निवेदन है कि, कृपया परियोजना से संबंधित इस तथ्य को रिकॉर्ड पर लेते हुए प्रमोटर कम्पनी के पोर्टल पर Editing Facility प्रदान करने की कृपा करें ताकि परियोजना संबंधित अभिलेखों में उपरोक्तानुसार 19 भूखण्डों पर आवासीय संपत्ति व शेष 26 भूखण्ड पूर्व स्वीकृति के अनुसार प्रदर्शित किये जा सकें।

सधन्यवाद।

Madhav Properties Limited


For Madhav Properties Ltd.

सोनल अग्रवाल

(निदेशक)

Director

Mobile No.- 9412278926

Email id. - s25agrawal@gmail.com

संलग्नक- उपरोक्तानुसार।

Chanda Greens Residency (UPRERAPRJ207718)

S.No.	Block No	Plot Number	Size of Plot
1	Plot	2	120.87
2	Plot	3	98.35
3	Plot	4	98.35
4	Plot	5	98.35
5	Plot	6	98.35
6	Plot	7	98.35
7	Plot	8	98.35
8	Plot	9	98.35
9	Plot	10	98.35
10	Plot	11	98.35
11	Row House	12	98.35
12	Row House	13	98.35
13	Row House	14	98.35
14	Row House	15	120.87
15	Row House	22	99.78
16	Row House	23	99.78
17	Row House	24	99.78
18	Row House	25	99.78
19	Row House	26	123.11
20	Plot	27	123.11
21	Plot	28	99.78
22	Plot	29	99.78
23	Plot	30	99.78
24	Plot	31	99.78
25	Plot	32	138.79
26	Plot	33	138.79
27	Plot	34	138.79
28	Plot	35	99.78
29	Plot	36	99.78
30	Plot	37	99.78
31	Plot	38	99.78
32	Row House	39	99.78
33	Row House	40	99.78
34	Row House	41	99.78
35	Row House	42	99.78
36	Row House	43	123.11
37	Row House	44	123.11
38	Row House	45	99.78
39	Row House	46	99.78
40	Row House	47	99.78
41	Row House	48	99.78
42	Plot	49	99.78
43	Plot	50	99.78
44	Plot	51	99.78
45	Plot	52	99.78



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 19 Sep 2023

FILE No. : MVDA/BP/23-24/0623

Site Address : mathura

PERMIT NO. : Row House/03842/MVDA/BP/23-24/0623/29082023

USE : Residential

SCHEME : Chanda Greens Residency

PROPERTY : Plot No./Survey No. :12
LandMark: mathura
Revenue Village: NA
Tehsil: Mathura-Sadar
District: Mathura

NAME : Madhav properties ltd. director -
sonal agrawal s/o shri krishna dayal
agrawal

ADDRESS : plot no -12, chanda greens residency, bakalpur, mathura, Mathura, Uttar Pradesh, 281004

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)

Date of Validity: **18 Sep 2028** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.
9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.
10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.

- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.
- 21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).
- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :
NA

Signature valid
Digitally signed by Richa Koushik
Date: 19 Sep 2023 16:20:39
Designation : Town Planner/Executive Engineer



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 16 Sep 2023

FILE No. : MVDA/BP/23-24/0624

Site Address : mathura

PERMIT NO. : Row House/03843/MVDA/BP/23-24/0624/29082023

USE : Residential

SCHEME : Chanda Greens Residency

PROPERTY : Plot No./Survey No. :13
LandMark: mathura
Revenue Village: NA
Tehsil: Mathura-Sadar
District: Mathura

NAME : Madhav properties ltd. director -
sonal agrawal s/o shri krishna dayal
agrawal

ADDRESS : plot no - 13, chanda greens residency, bakalpur, mathura, Mathura, Uttar Pradesh, 281004

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)

Date of Validity: **15 Sep 2028** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
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Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.

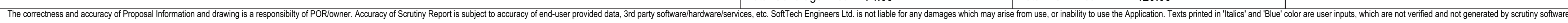
- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.
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- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :
NA

Signature valid
Digitally signed by Kaushendra Chaudhary
Date: 16 Sep 2023 14:24:10
Designation : Town Planner/Executive Engineer



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY





MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 16 Sep 2023

FILE No. : MVDA/BP/23-24/0625

Site Address : mathura

PERMIT NO. : Row House/03840/MVDA/BP/23-24/0625/29082023

USE : Residential

SCHEME : Chanda Greens Residency

PROPERTY : Plot No./Survey No. :14
LandMark: mathura
Revenue Village: NA
Tehsil: Mathura-Sadar
District: Mathura

NAME : Madhav properties ltd. director -
sonal agrawal s/o shri krishna dayal
agrawal

ADDRESS : plot no - 14, chanda greens residency, bakalpur, mathura, Mathura, Uttar Pradesh, 281004

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)

Date of Validity: **15 Sep 2028** or Expiry date of lease deed whichever is earlier.

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- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :
NA

Signature valid
Digitally signed by Kaushendra Chaudhary
Date: 16 Sep 2023 14:25:31
Designation : Town Planner/Executive Engineer



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 16 Oct 2023

FILE No. : MVDA/BP/23-24/0626

Site Address : mathura

PERMIT NO. : Row House/03900/MVDA/BP/23-24/0626/09092023

USE : Residential

SCHEME : Chanda Greens Residency

PROPERTY : Plot No./Survey No. :15
LandMark: mathura
Revenue Village: NA
Tehsil: Mathura-Sadar
District: Mathura

NAME : Madhav properties ltd. director -
sonal agrawal s/o shri krishna dayal
agrawal

ADDRESS : plot no - 15, chandagreens residency, bakalpur, mathura, Mathura, Uttar Pradesh, 281004

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)

Date of Validity: **15 Oct 2028** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

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- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.

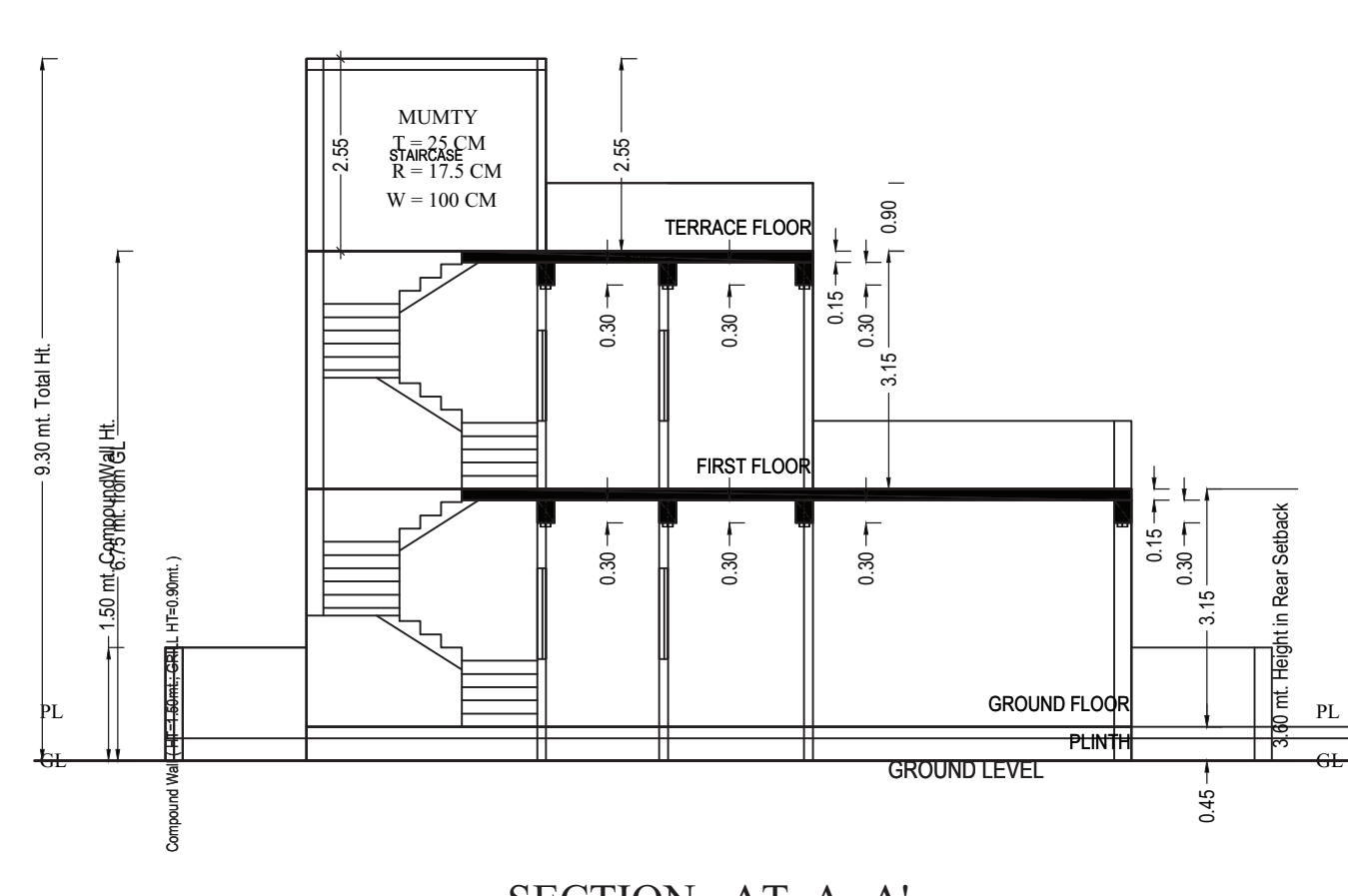
- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.
- 21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).
- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :
NA

Signature valid
Digitally signed by Kaushendra Singh Chaudhary
Date: 16 Oct 2023 09:50:00
Designation : Town Planner/Executive Engineer



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY



Color Notes	
COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T P SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Vehicle Type	Regd.			Prop.	
	No.	Reduced Regd Parking (Incase of Plot having R/Area surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	1	13.75
Total Car	1	-	13.75	1	13.75
Total			13.75		13.75

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	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (RES)	Residential	Row House	-	Lowrise Building	1	GROUND FLOOR PLAN	Residential + Parking	Row House	Residential FAR	Residential	Row House	
						FIRST FLOOR PLAN	Residential	Residential FAR	Residential	Row House		
						TERRACE FLOOR PLAN	Residential	Row House	-	-	Row House	

Tree Details (Table 3h)								
Plot		Name	Nos Of Trees					
			Reqd		Prop			
plot		Tree	1		2			
Required Parking (Table 7a)								
Parking time	Type	Sub/Use	Area (Sq.mt.)	Units		Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.
(RES)	Residential	Row House	101-200	1	120.72	1.00	1	-
	Total:						1	

OWNER'S NAME AND SIGNATURE
Madhav properties ltd. director - sonal agrawal s/o shri krishna dayal agrawal.jeevan0541@gmail.com,7906770541

ARCH/ENG'S NAME AND SIGNATURE / STRUCTURE ENGINEER

Kanchana agrawal CA/2016/76675 06/06/2023 17:00 Date: 06/06/2023 Digitally signed by Kanchana Agrawal DN: cn=Kanchana Agrawal, o=CA/2016/76675, c=IN	Mathura-Vrindavan Development Authority
--	---




Signatur
revalid

Building Plan Application Number	MVDA/BP/23-24/0626
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21 Sep 2023

Valid Till
10 Oct 2028

Approved By	
-------------	--

kaushlendra Chaudhary (Town Planner/Executive Engineer)
Examined By
JAGDISH PAL SINGH (Junior engineer)

kaushlendra Chaudhary (Town Planner/Executive Engineer)

JAGDISH PAL SINGH (Junior engineer)

kaushlendra Chaudhary (Town Planner/Executive Engineer)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	Internal Staircase	1.00	0.275	0.175	1.00
FIRST FLOOR PLAN	Internal Staircase	1.00	0.275	0.175	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.275	0.000	1.00

Room	Name	UnitBUA Type	Net UnitBUA Area (Area in Sq m)	Gross UnitBUA Area (Area in Sq m)	Reductions From Gross UnitBUA Area (Area in Sq m)	UnitBUA Area	Reductions (Area in Sq m)	Carpet Area	No. of Unit	
GROUND FLOOR PLAN	SPLIT - A	DWELLING UNIT	75.95	75.95		75.95	0.46	4.40	68.04	01
			Total	75.95	75.95	75.95	0.46	4.40	68.04	01
			Total	75.95	75.95	75.95	0.46	4.40	68.04	01
			Total	75.95	75.95	75.95	0.46	4.40	68.04	01
FIRST FLOOR PLAN	SPLIT - A	DWELLING UNIT	45.25	45.25		45.25	0.23	3.62	38.35	00
			Total	45.25	45.25	45.25	0.23	3.62	38.35	00
			Total	45.25	45.25	45.25	0.23	3.62	38.35	00
			Total	45.25	45.25	45.25	0.23	3.62	38.35	00
-	-	-	121.20	121.20	6.09	115.10	0.69	8.02	106.39	01

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	W	0.60	1.20	02
A (RES)	W	1.10	1.20	02
A (RES)	W	1.14	1.20	04
A (RES)	W	1.34	1.20	01
A (RES)	W	1.61	1.20	01

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	D	0.75	2.10	05
A (RESI)	D	1.00	2.10	08

Buildingwise Floor FAR Details				
Floor Name	Building Name		Total	
	A (RESI)			
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	72.91	72.91	72.91	72.91
First Floor	42.21	42.21	42.21	42.21
Terrace Floor	11.13	0.00	11.13	0.00
	126.25	115.12	126.25	115.12

Total Plot Area: - 120.72	Total FAR Area: - 115.11
Total Coverage Area: - 72.91	Total BUA Area: - 126.24

The correctness and accuracy of Proposal Information and drawing is a responsibility of POB/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data. 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 02 Feb 2023

FILE No. : MVDA/BP/22-23/1094

Site Address : goverdhan road

PERMIT NO. : Row House/02959/MVDA/BP/22-23/1094/29012023

USE : Residential

SCHEME : Chanda Greens Residency

PROPERTY : Plot No./Survey No. :22
LandMark: goverdhan road
Revenue Village: NA
Tehsil: Mathura-Sadar
District: Mathura

NAME : Madhav properties ltd director -
sonal agrawal s/o shri krishna dayal
agrawal

ADDRESS : plot no - 22 chanda greens residency, bakalpur, mathura, Mathura, Uttar Pradesh, 281004

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)

Date of Validity: **01 Feb 2028** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.
9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.
10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
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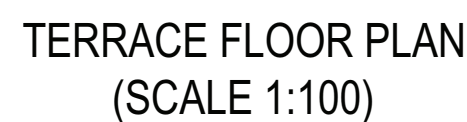
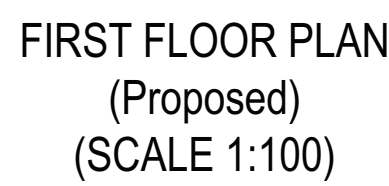
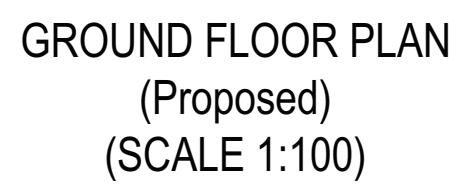
- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.
- 21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).
- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :
NA

Signature valid
Digitally signed by Kaushikendra Chaudhary
Date: 02 Feb 2023 10:30:35
Designation : Town Planner/Executive Engineer



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

Staircase Checks (Table 8a-1)

SCHEDULE OF WINDOW/VENTILATION

UnitBUA Table for Building :A (RESI)

SCHEDULE OF DOOR

Total Plot Area: -	99.62
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Total Coverage Area:	34.85
----------------------	-------

Color Notes

Parking Check (Table 7b)

Building USE/SUBUSE Details

Tree Details (Table 3h)Required Parking (Table 7a)

Buildingwise Floor FAR Details

OWNER'S NAME AND SIGNATURE _____

Madhav properties ltd director - sonal agrawal s/o shri krishna day:
agrawal.jeevan0541@gmail.com,7906770541

ARCH/ENG'S NAME AND SIGN _____

Kanchana agrawal

CA/2018/78675
 On: 11/11/2018
 By: [Signature]
 Date: 11/11/2018
 19:41:00
 Destination: A/Ching

Signature
re valid

revalue

Mathura-Vrindavan Development Authority



Building Plan Application Number:

MVDA/BP/22-23/109

31 Jan 202

Valid Till	
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31 Jan 2022

Approved By _____

kaushlendr

100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0%

kaushlendra Chaudhary (Town Planner/Executive Engineer)



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 06 Feb 2023

FILE No. : MVDA/BP/22-23/1095

Site Address : goverdhan road

PERMIT NO. : Row House/02958/MVDA/BP/22-23/1095/29012023

USE : Residential

SCHEME : Chanda Greens Residency

PROPERTY : Plot No./Survey No. :23
LandMark: goverdhan road
Revenue Village: NA
Tehsil: Mathura-Sadar
District: Mathura

NAME : Madhav properties ltd director sonal
agrawal s/o shri krishna dayal
agrawal

ADDRESS : plot no - 23, chanda greens residency, bakalpur, mathura, Mathura, Uttar Pradesh, 281004

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)

Date of Validity: **05 Feb 2028** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

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5. Government Orders in force time to time shall be complied.
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- Apply for Plinth Completion after completion of Plinth from UPOBPAS
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- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

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- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
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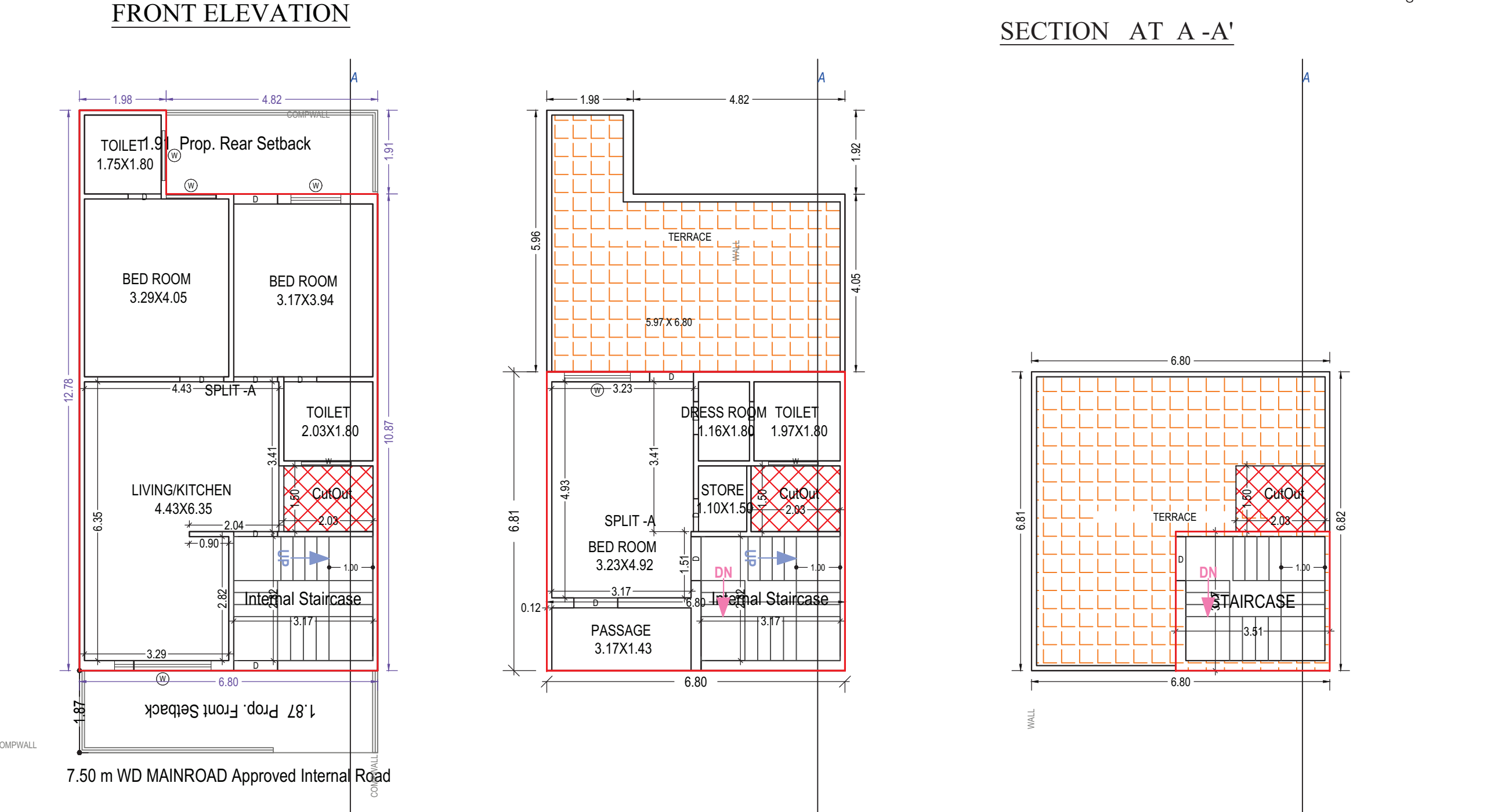
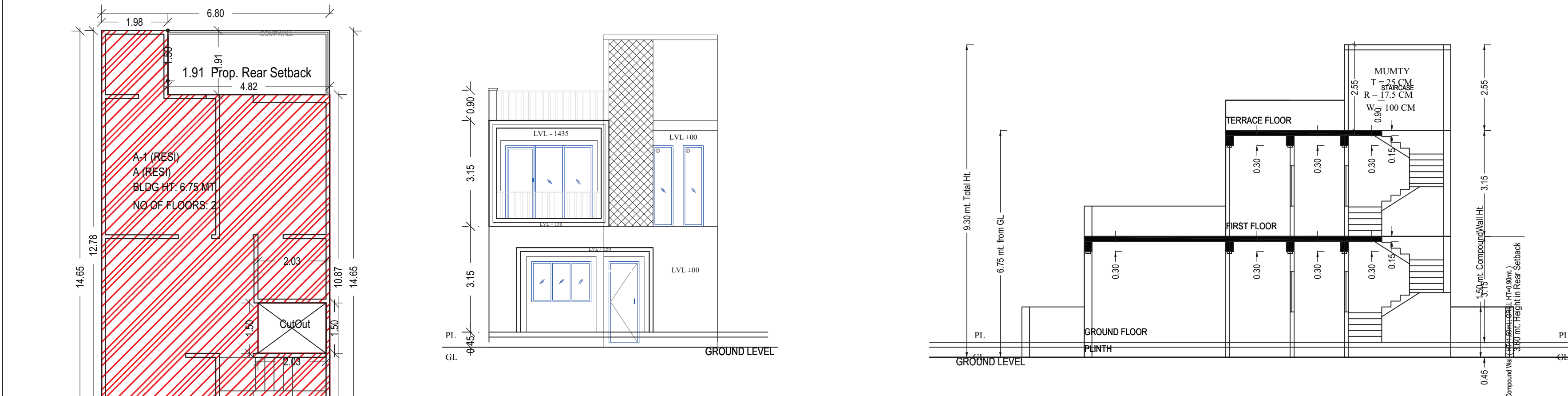
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- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :
NA

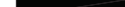
Signature valid
Digitally signed by Kaushikendra Chaudhary
Date: 06 Feb 2023 12:44:30
Designation : Town Planner/Executive Engineer



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY



A	AREA STATEMENT		VERSION NO : 1.0.82		
			VERSION DATE: 12/10/2022		
B	PROJECT DETAIL				
	Authority:Mahura-Vindavan Development Authority		Plot Use: Residential		
	Authority/Class: Category C		Plot Sub/Use: Row House		
	Authority/Zone: Development Authority (DA)		Development Plan: Chandra Ganga Residency		
	Case/Plot: Regular		Land Use Zone: Residential+use Zone		
	Project Type: Building Permission		Land Sub/Use Zone: Residential Zone		
	Nature of Development: NEW		Layout Type: NA		
	Development Area: Developed Area				
	Sub/Development Area: City Area				
	Special Project Name				
	Site Address:				
	District:Mahura, Tehsil:Mahura-Sadar,Village:NA				
AREA DETAILS:		Sq.Mts			
1. Area of Plot as per record					
Document Area		99.82			
As per site condition		99.82			
Area of Plot Considered		99.82			
2. Deduction for					
(a)Proposed roads		0.00			
(b)Sewer reservations		0.00			
Totally +10		0.00			
3. Net Area of plot (1 - 2) AREA OF PLOT		99.82			
Plot Area For Coverage		99.82			
Plot Area For FAR		99.82			
Perm. FAR Area (2.00)		199.24			
Total Perm. FAR area (2.00)		199.24			
C	4. Total Built up area permissible at:				
	Permissible Coverage area (75.00 %)		74.72		
	Proposed Coverage Area (74.93 %)		74.65		
	Total Prop. Coverage Area (74.93 %)		74.65		
	Balance coverage area (0.07 %)		0.07		
	Proposed Area at:				
		Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
	Ground Floor	74.65	0.00	74.65	0.00
	First Floor	43.30	0.00	43.30	0.00
	Terrace Floor	11.13	0.00	0.00	0.00
	Total Area	129.08	0.00	117.95	0.00
	Total FAR Area		117.94		
Total Built-Up Area:		129.07			
Proposed F.S.I. consumed		1.18			
4. Tenement Statement					
4. Tenement Proposed At:					
G.F.		1.00			
Total Tenements (3 + 4)		1			
6. Parking Statement					
2. Proposed Parking Space:		6.00			

Color Notes	
COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P.SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

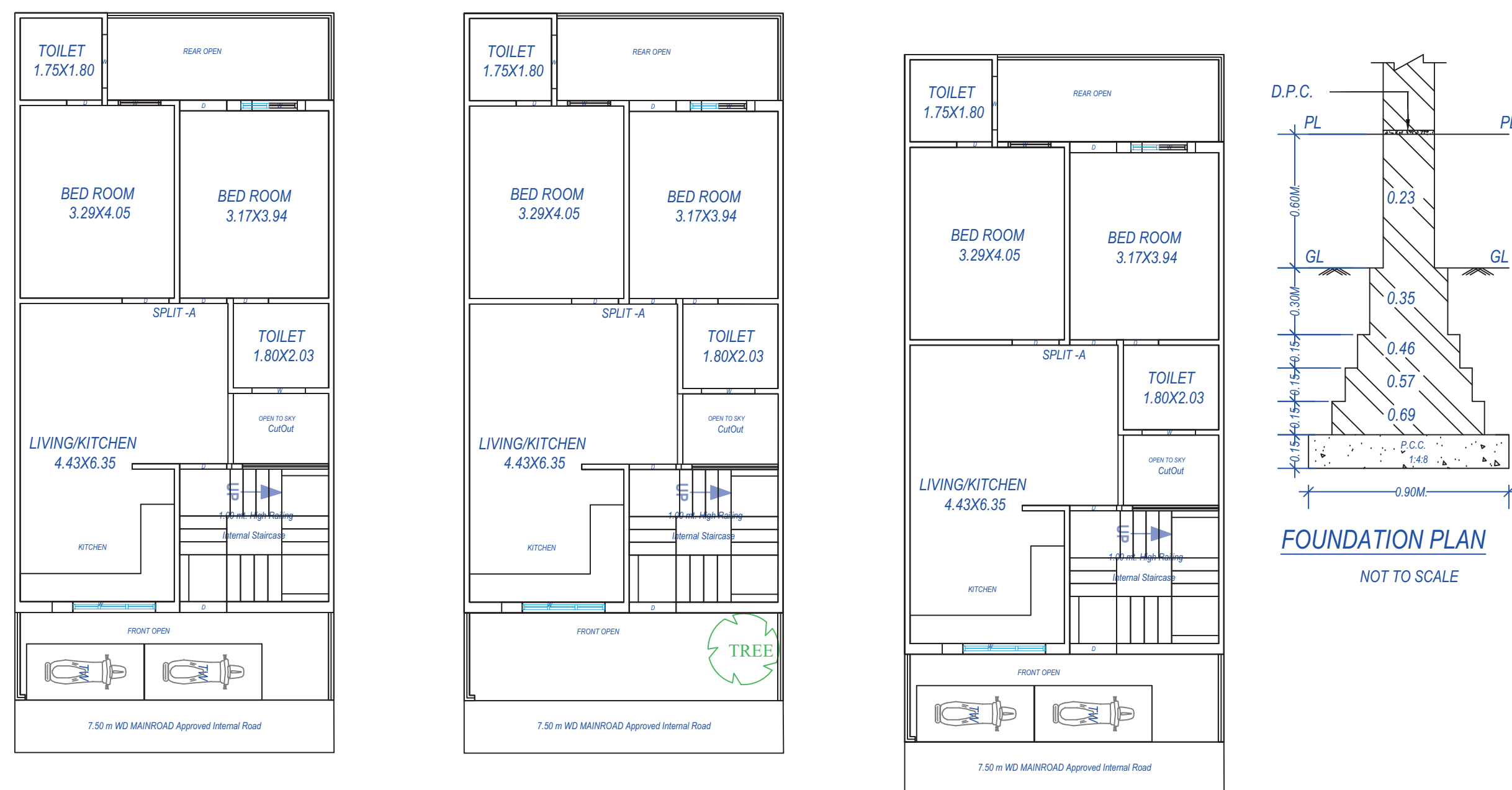
FAR & Unit Details								
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.) Duct/Void, Duct, Chokk)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
A (RESI)	1	138.23	9.15	129.08	11.13	117.95	117.95	01
Grand Total	1	138.23	9.15	129.08	11.13	117.95	117.95	01

Parking Check (Table 7b)					
Vehicle Type	Ropt			Prop.	
	No.	Reduced Ropt Parking (Incase of Plot having R/W Area surrendered FOC)	Area	No.	Area
Two/Wheeler	-	-	-	2	6.00
Total			0.00		6.00

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	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (RES)	Residential	Row House		Lowrise Building	1		GROUND FLOOR PLAN	Residential	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	-	-	-

Tree Details (Table 3h)			
Plot	Name	Nos Of Trees	
		Reqd	Prop
plot	Tree	1	1

Required Parking [Table 7a]											
Building Name	Type	SubUse	Area (Sq.m.)	Units		Car			TwoWheeler		
				Parking space Reg'd for every	Prop.	Reg'd./Unit	Reg'd.	Prop.	Reg'd./Unit	Reg'd.	Prop.
A (RES)	Residential	Row House	0 - 101	1	99.62	-	-	-	0.00	-	-
	Total:			-	-	-	0	0	-	0	2



Building A (RESI)										
Floor Name	Gross Buildup Area	Deductions From Gross BUA (Area in Sq.ft.)		Total Built Up Area (Sq.ft.)	Deductions (Area in Sq.ft.)		Proposed Area (Sq.ft.)	FAR	Total FAR Area (Sq.ft.)	No. of Unit
		Duct/Duct/Door (Chok)	Duct/Duct/Door (Chok)		Mummy	Resi.				
Ground Floor	77.70	3.05	74.65	0.00	74.65	74.65	01			
First Floor	46.28	3.05	43.30	0.00	43.30	43.30	00			
Yennan Floor	14.18	3.05	11.13	11.13	0.00	0.00	00			
Total:	138.22	9.15	129.07	11.13	117.95	117.94	01			
Total Number of Same Buildings:	1									
Total:	138.22	9.15	129.07	11.13	117.95	117.94	01			

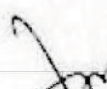
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	Internal Staircase	1.00	0.275	0.175	1.00
FIRST FLOOR PLAN	Internal Staircase	1.00	0.275	0.175	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.275	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	W	1.14	1.20	05
A (RESI)	W	1.50	1.20	01
A (RESI)	W	2.20	1.20	01

Unit/Area Table for Building 'A' (RES)									
Floor	Name	Unit/Area Type	Gross Unit/Area	Deductions From Gross Unit/Area (Area in Sq.m)		Deductions (Area in Sq.m)		Carpet Area	No. of Unit
				Void	Unit/Area	Door	External Wall		
GROUND FLOOR PLAN	SPUT - A	DWELLING UNIT	77.69	3.05	74.64	0.46	5.14	69.04	01
		Total Floor: Typical Floor ± 1	77.69	3.05	74.64	0.46	5.14	69.04	01
	Total per Floor:	Total: Typical Floor ± 1	77.69	3.05	74.64	0.46	5.14	69.04	01
		Total: Typical Floor ± 1	77.69	3.05	74.64	0.46	5.14	69.04	01
FIRST FLOOR PLAN	SPUT - A	DWELLING UNIT	46.34	3.05	43.29	0.23	3.66	39.40	00
		Total Floor: Typical Floor ± 1	46.34	3.05	43.29	0.23	3.66	39.40	00
	Total per Floor:	Total: Typical Floor ± 1	46.34	3.05	43.29	0.23	3.66	39.40	00
		Total: Typical Floor ± 1	46.34	3.05	43.29	0.23	3.66	39.40	00
Total	-	-	124.03	6.09	117.93	0.69	8.80	108.44	01

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	D	0.75	2.10	06
A (RESI)	D	1.00	2.10	07

Floor Name	Building Name		Total	
	A (RESI)			
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	74.65	74.65	74.65	74.65
First Floor	43.30	43.30	43.30	43.30
Terrace Floor	11.13	0.00	11.13	0.00
Total:	129.08	117.95	129.08	117.95

OWNER'S NAME AND SIGNATURE Madhav properties ltd director sonal agrawal s/o shri krishna dayal agrawal.jeevan541@gmail.com,7906770541	
ARCHITECT'S NAME AND SIGNATURE Kanchana agrawal CA20190000075 Kanchana Agrawal 10/01/2020	 ENGINEER
	Mathura-Vindavan Development Authority
	
	
Building Plan Application Number MVDA/BP/22-23/1095	
Sanctioned On 04 Feb 2023	
Valid Till 03 Feb 2028	
Approved By kaushlendra Chaudhary (Town Planner/Executive Engineer)	
Examined By SUNIL KUMAR RAJAURIA (Junior engineer)	
kaushlendra Chaudhary (Town Planner/Executive Engineer)	

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.

SO A0 (841.00 x 1189.00 MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data. 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 02 Feb 2023

FILE No. : MVDA/BP/22-23/1098

Site Address : goverdhan road

PERMIT NO. : Row House/02956/MVDA/BP/22-23/1098/29012023

USE : Residential

SCHEME : Chanda Greens Residency

PROPERTY : Plot No./Survey No. :24
LandMark: goverdhan road
Revenue Village: NA
Tehsil: Mathura-Sadar
District: Mathura

NAME : Madhav properties ltd director sonal
agrawal s/o shri krishna dayal
agrawal

ADDRESS : plot no - 24, chanda greens residency, bakalpur, mathura, Mathura, Uttar Pradesh, 281004

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)

Date of Validity: **01 Feb 2028** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.
9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.
10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.

- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.
- 21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).
- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :
NA

Signature valid
Digitally signed by Kaushendra Chaudhary
Date: 02 Feb 2023 10:31:24
Designation : Town Planner/Executive Engineer



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 03 Feb 2023

FILE No. : MVDA/BP/22-23/1096

Site Address : goverdhan road

PERMIT NO. : Row House/02957/MVDA/BP/22-23/1096/29012023

USE : Residential

SCHEME : Chanda Greens Residency

PROPERTY : Plot No./Survey No. :25
LandMark: goverdhan road
Revenue Village: NA
Tehsil: Mathura-Sadar
District: Mathura

NAME : Madhav properties ltd director sonal
agrawal s/o shri krishna dayal
agrawal

ADDRESS : plot no - 25, chanda greens residency, bakalpur, mathura, Mathura, Uttar Pradesh, 281004

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)

Date of Validity: **02 Feb 2028** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.
9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.
10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.

- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.
- 21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).
- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :
NA

Signature valid
Digitally signed by Richa Koushik
Date: 03 Feb 2023 11:52:35
Designation : Town Planner/Executive Engineer



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 16 Sep 2023

FILE No. : MVDA/BP/23-24/0627

Site Address : mathura

PERMIT NO. : Row House/03859/MVDA/BP/23-24/0627/31082023

USE : Residential

SCHEME : Chanda Greens Residency

PROPERTY : Plot No./Survey No. :26
LandMark: mathura
Revenue Village: NA
Tehsil: Mathura-Sadar
District: Mathura

NAME : Madhav properties ltd. director -
sonal agrawal s/o shri krishna dayal
agrawal

ADDRESS : plot no - 26, chanda greens residency, bakalpur, mathura, Mathura, Uttar Pradesh, 281004

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)

Date of Validity: **15 Sep 2028** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
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10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.

- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.
- 21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).
- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :
NA

Signature valid
Digitally signed by Kaushendra Chaudhary
Date: 16 Sep 2023 14:21:08
Designation : Town Planner/Executive Engineer



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

File No	MVDA/BP/23-24/0627	Sheet	1 / 2
Submission Date	2023-08-28	Scale	1:100



Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.)	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Units
					Void		Door	External Wall		
GROUND FLOOR PLAN	SPLIT -A	DWELLING UNIT	77.69	77.69	3.05	74.64	0.46	4.46	69.72	01
		Total :	77.69	77.69	3.05	74.64	0.46	4.46	69.72	01
	Total per Floor:	Typical Floor = 1								
		Total :	77.69	77.69	3.05	74.64	0.46	4.46	69.72	01
FIRST FLOOR PLAN	SPLIT -A	DWELLING UNIT	46.34	46.34	3.05	43.29	0.23	3.66	39.40	00
		Total :	46.34	46.34	3.05	43.29	0.23	3.66	39.40	00
	Total per Floor:	Typical Floor = 1								
		Total :	46.34	46.34	3.05	43.29	0.23	3.66	39.40	00
-	-	-								
Total:	-	-	124.03	124.03	6.09	117.93	0.69	8.12	109.12	01

Floor Name		Deductions From Gross BUA Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed Area (Sq.mt.)	FAR	Total FAR Area (Sq.mt.)	No. of Unit
Gross Builtup Area		Duct(Void, Duct, Chowk)		Murthy	Resi.			
Ground Floor	77.70	3.05	74.65	0.00		74.65	74.65	01
First Floor	46.35	3.05	43.30	0.00	43.30	43.30	00	00
Terrace Floor	14.18	3.05	11.13	11.13	0.00	0.00	00	00
Total:	138.22	9.15	129.07	11.13		117.95	117.94	01
Total Number of Same Buildings:	1							
Total:	138.22	9.15	129.07	11.13		117.95	117.94	01

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	W	0.60	1.20	02
A (RESI)	W	1.14	1.20	05
A (RESI)	W	1.50	1.20	01
A (RESI)	W	1.70	1.20	01

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	D	0.75	2.10	05
A (RESI)	D	1.00	2.10	08

Floor Name	Stair/Case Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	Internal Staircase	1.00	0.275	0.175	1.00
FIRST FLOOR PLAN	Internal Staircase	1.00	0.275	0.175	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.275	0.000	1.00

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P.SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Madhav properties ltd. director - sonal agrawal s/o shri krishna dayal
agrawal,jeevan0541@gmail.com,7906770541

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Units
			Duct/Void, Duct, Chowk)		Mumtly	Resi.		
A (RESI)	1	138.23	9.15	129.08	11.13	117.95	117.95	01
Grand Total	1	138.23	9.15	129.08	11.13	117.95	117.95	01

Kendall's tau	0.4	
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Signature valid
CA/2016/78975
Date: 14 Sep 2023
18:55:51
Designation: Architect

	Mathura-Vrindavan Development Authority
--	---



Signature valid

Digitally signed by Kaushendra Chaudhary
 Date: 14 Sep 2023 14:20:35
 Organization: Mahatma Jyoti
 Development Authority
 District: Bhopal
 Place: Bhopal, Madhya Pradesh

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (RESI)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential + Parking	Row House	Residential FAR	Residential	Row House
FIRST FLOOR PLAN							Residential	Row House	Residential FAR	Residential	Row House	
TERRACE FLOOR PLAN							Residential	Row House	-	-	-	

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Req'd Parking (Incase of Plot having RWArea surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	1	13.75
Total Car	1	-	13.75	1	13.75
Total			13.75		13.75

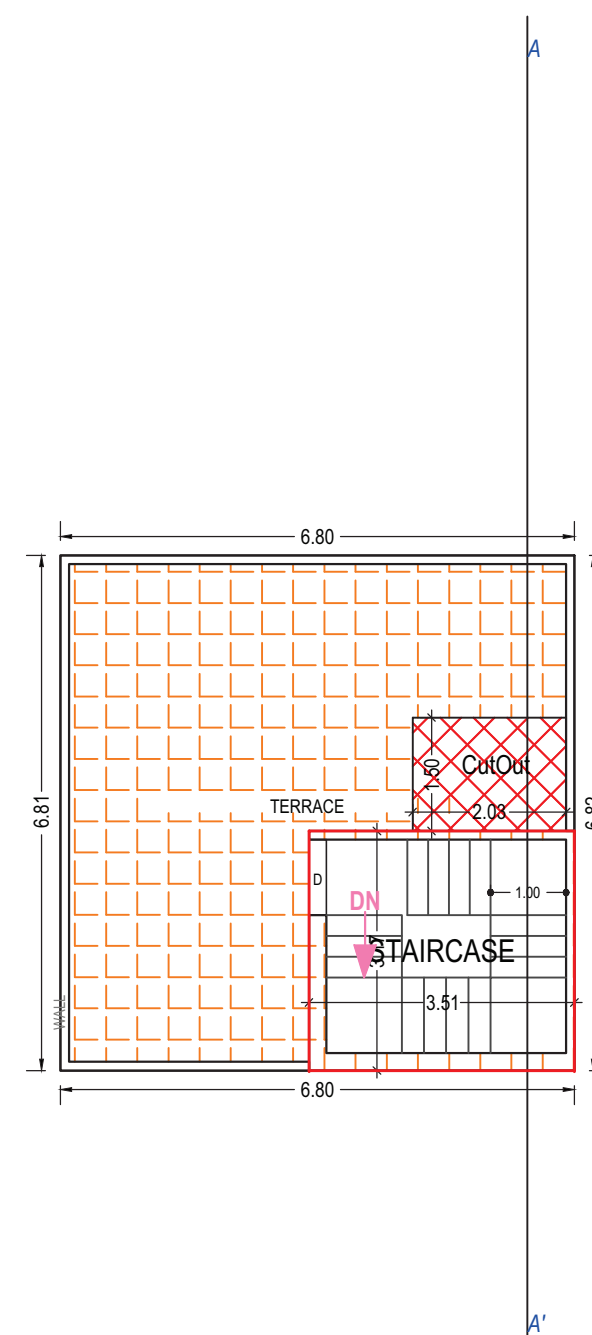
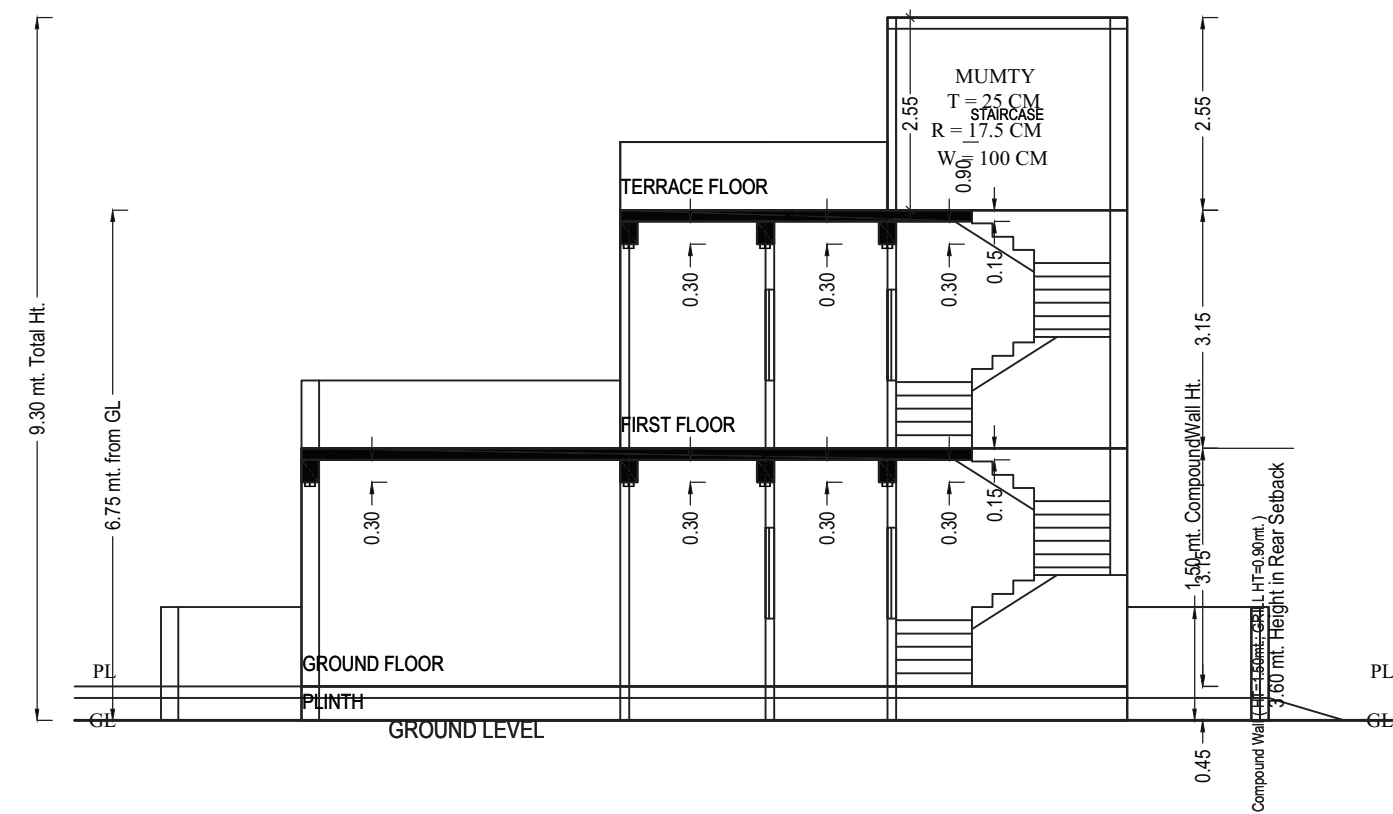
Plot	Name	Nos Of Trees	
		Reqd	Prop
plot	Tree	1	2

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.
A (RES)	Residential	Row House	101 - 200	1	123.06	1.00	1	-
	Total :		-	-	-	-	1	1

Floor Name	Building Name		Total	
	A (RES)			
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	74.65	74.65	74.65	74.65
First Floor	43.30	43.30	43.30	43.30
Terrace Floor	11.13	0.00	11.13	0.00
Total:	129.08	117.95	129.08	117.95

Total Plot Area: - 123.06	Total FAR Area: - 117.95
Total Coverage Area: - 74.65	Total BUA Area: - 129.08

File No	MVDA/BP/23-24/0627	Sheet	2 / 2
Submission Date	2023-08-28	Scale	1:100



TERRACE FLOOR PLAN
(SCALE 1:100)

SO A1 (841.00 x 594.00 MM)



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 27 Jan 2024

FILE No. : MVDA/BP/23-24/1154

Site Address : mathura

PERMIT NO. : Row House/04379/MVDA/BP/23-24/1154/10012024

USE : Residential

SCHEME : Chanda Greens Residency

PROPERTY : Plot No./Survey No. :39
LandMark: mathura
Revenue Village: NA
Tehsil: Mathura-Sadar
District: Mathura

NAME : madhav properties ltd dir - sonal
agrawal s/o shri krishna dayal
agrawal

ADDRESS : plot no - 39, chanda greens residency, bakalpur , mathura,Mathura,Uttar Pradesh,281004

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)

Date of Validity: **26 Jan 2029** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.
9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.
10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.

Signed using www.Signer.DigitalWebLib

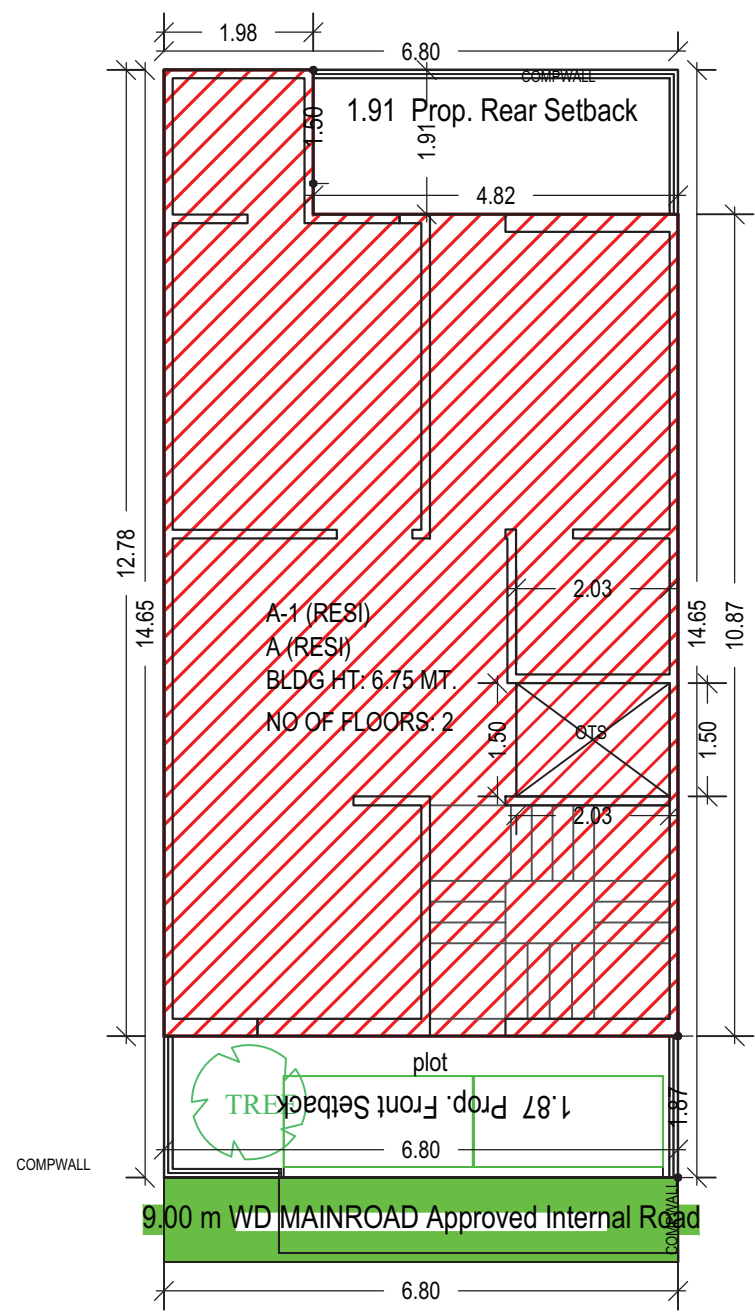
- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.
- 21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).
- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :
NA

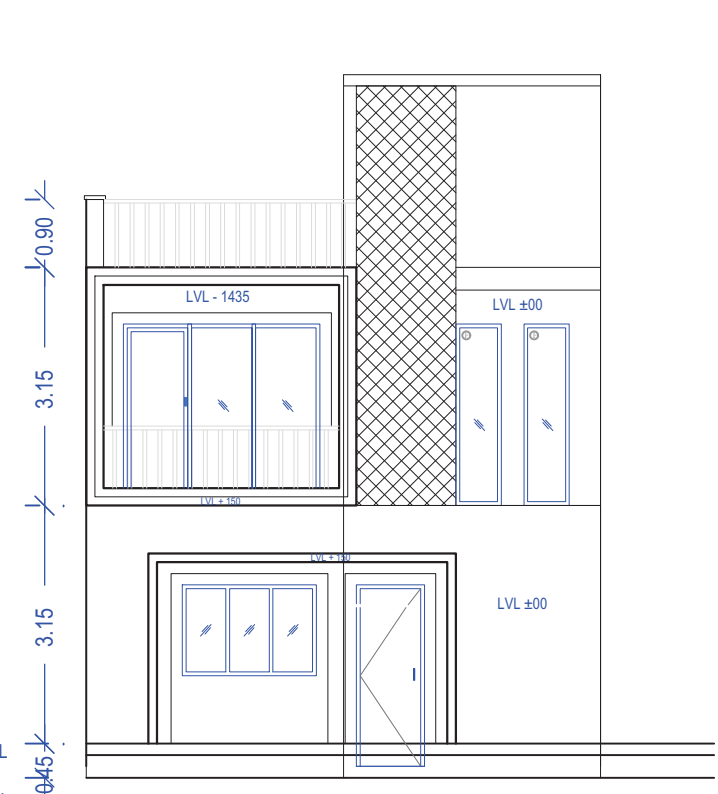
Signature valid
Digitally signed by Richa Kaushik
Date: 27 Jan 2024 13:12:55
Designation :Town Planner/Executive Engineer



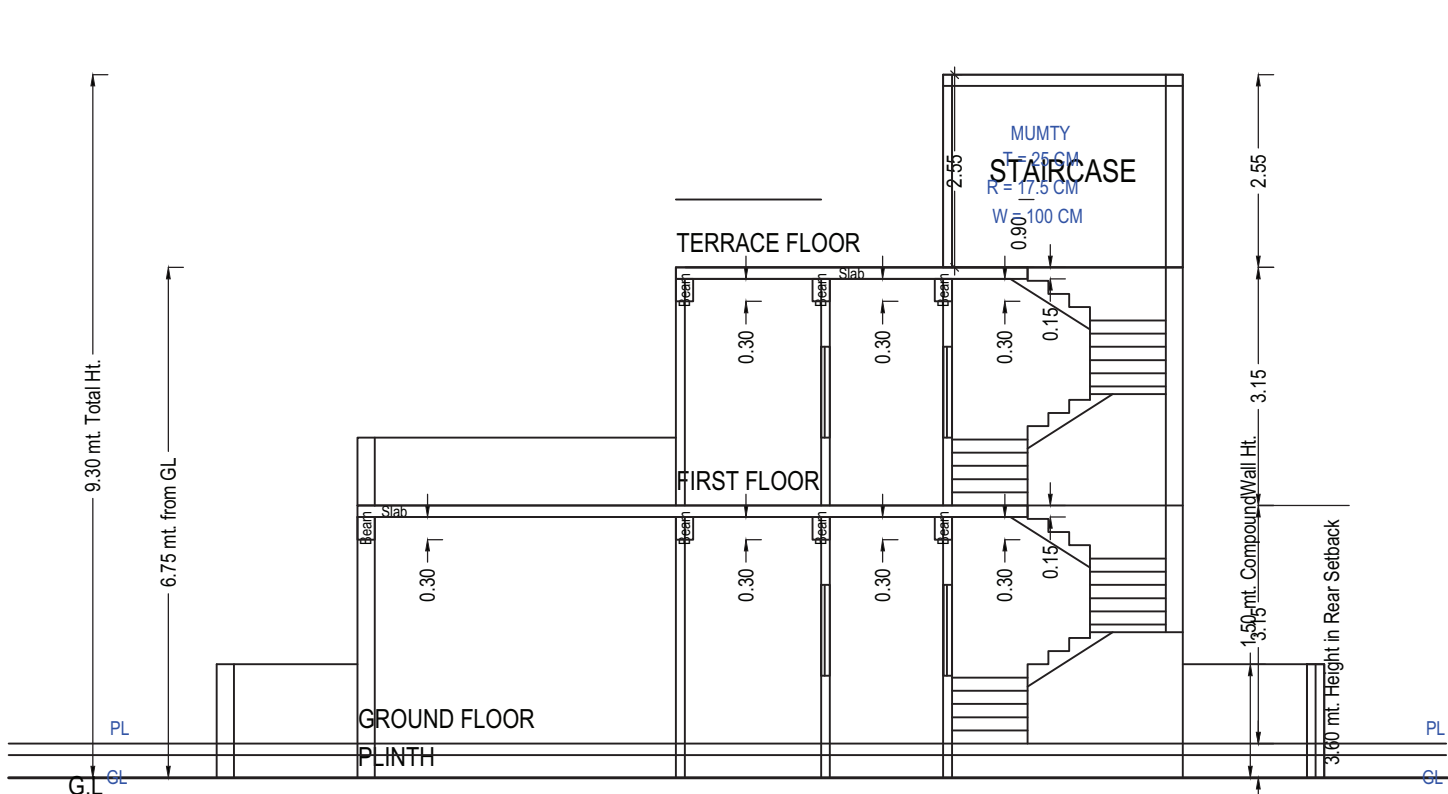
MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY



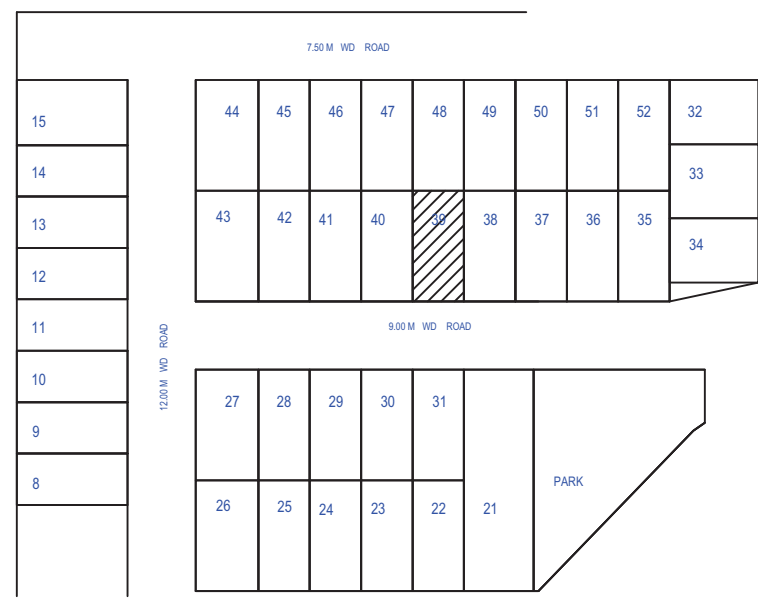
SITE PLAN
(Scale - 1:100)



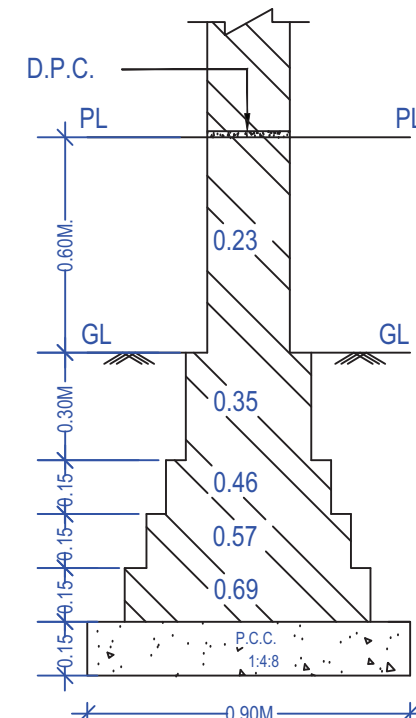
FRONT ELEVATION



SECTION AT A-A



FOUNDATION PLAN
NOT TO SCALE
KEY PLAN



FOUNDATION PLAN
NOT TO SCALE

1. AREA STATEMENT	Area of Plot As per record	99.62
2. Deduction for	As per site condition	99.62
3. Net Area of plot (1-2) AREA OF PLOT	Area of Plot Considered	99.62
4. Plot Area For FAR	Area of Plot Considered	99.62
5. Total FAR Area	Area of Plot Considered	99.62
6. Permissible Coverage area (75.00 %)	Area of Plot Considered	74.65
7. Proposed Coverage area (74.93 %)	Area of Plot Considered	74.65
8. Total Prop. Coverage Area (74.93 %)	Area of Plot Considered	74.65
9. Balance coverage area (0.07 %)	Area of Plot Considered	0.07
10. Proposed Area at	Area of Plot Considered	74.65
11. Ground Floor	Area of Plot Considered	74.65
12. First Floor	Area of Plot Considered	74.65
13. Terrace Floor	Area of Plot Considered	74.65
14. Total Area	Area of Plot Considered	117.95
15. Total FAR Area	Area of Plot Considered	117.95
16. Total Built up Area	Area of Plot Considered	117.95
17. Proposed F.S.I. consumed	Area of Plot Considered	1.18
18. Tenement Proposed At	Area of Plot Considered	1.00
19. G.F.	Area of Plot Considered	1.00
20. Total Tenements (3 + 4)	Area of Plot Considered	1
21. Parking Statement	Area of Plot Considered	1
22. Proposed Parking Space	Area of Plot Considered	6.00

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Area (Sq.mt.)	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 (RES)	1	138.22	0.00	138.22	11.13	117.95	117.95	01
Grand Total	1	138.22	0.00	138.22	11.13	117.95	117.95	01

Vehicle Type	No.	Reqd. Parking (Increase of Plot having RW/Area surrendered FOC)	Area	No.	Area
TwoWheeler	-	-	-	2	6.00
Total	-	-	0.00	-	6.00

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No. Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (RES)	Residential	Row House	-	Lowrise Building	-	1	GROUND FLOOR PLAN	Residential + Parking	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Plot	Name	No. Of Trees	Prop.
1	Tree	1	1

Building Name	Type	SubUse	Area (Sq.mt.)	Parking space reqd for every	Units	Car	TwoWheeler
A (RES)	Residential	Row House	0-101	1	99.62	-	-
Total	-	-	-	-	-	0	0

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From UnitBUA/Area in Sq.mt.)	UnitBUA Area	Deductions /Area in Sq.mt.)	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT -A	DWELLING UNIT	77.69	77.69	3.05	74.64	0.46	5.14	69.04
	Total		77.69	77.69	3.05	74.64	0.46	5.14	69.04
FIRST FLOOR PLAN	SPLIT -A	DWELLING UNIT	46.34	46.34	3.05	43.29	0.23	3.66	39.40
	Total		46.34	46.34	3.05	43.29	0.23	3.66	39.40
TERRACE FLOOR PLAN	-	-	124.03	124.03	6.09	117.93	0.69	8.80	108.44

Floor Name	StarCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	Internal Staircase	1.00	0.275	0.175	1.00
FIRST FLOOR PLAN	Internal Staircase	1.00	0.275	0.175	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.275	0.000	1.00

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	W	1.14	1.20	02
A (RES)	W	1.50	1.20	01
A (RES)	W	2.20	1.20	01

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed Area (Sq.mt.)	FAR	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	77.70	3.05	74.65	0.00	74.65	74.65	74.65	01
First Floor	46.35	3.05	43.30	0.00	43.30	43.30	43.30	00
Terrace Floor	14.18	0.00	11.13	0.00	0.00	0.00	0.00	00
Total	138.22	6.10	129.07	11.13	117.95	117.94	117.94	01

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	D	0.75	2.10	05
A (RES)	D	1.00	2.10	07

Floor Name	Building Name	Total
Ground Floor	Proposed Built Up Area (Sq.mt.)	74.65
First Floor	Proposed Built Up Area (Sq.mt.)	43.30
Terrace Floor	Proposed Built Up Area (Sq.mt.)	11.13
Total	Proposed Built Up Area (Sq.mt.)	129.08

Total Plot Area: -	99.62	Total FAR Area: -	117.95
Total Coverage Area: -	74.65	Total BUA Area: -	129.08

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.

ISO_A0_841.00_x_1189.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. Soft Tech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and Blue color are user inputs, which are not verified and not generated by scrutiny software.



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 16 Sep 2023

FILE No. : MVDA/BP/23-24/0642

Site Address : mathura

PERMIT NO. : Row House/03858/MVDA/BP/23-24/0642/31082023

USE : Residential

SCHEME : Chanda Greens Residency

PROPERTY : Plot No./Survey No. :40
LandMark: mathura
Revenue Village: NA
Tehsil: Mathura-Sadar
District: Mathura

NAME : Madhav properties dir - sonal
agrawal s/o shri krishna dayal
agrawal

ADDRESS : plot no - 40, chanda greens residency, bakalpur, mathura, Mathura, Uttar Pradesh, 281004

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)

Date of Validity: **15 Sep 2028** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.
9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.
10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.

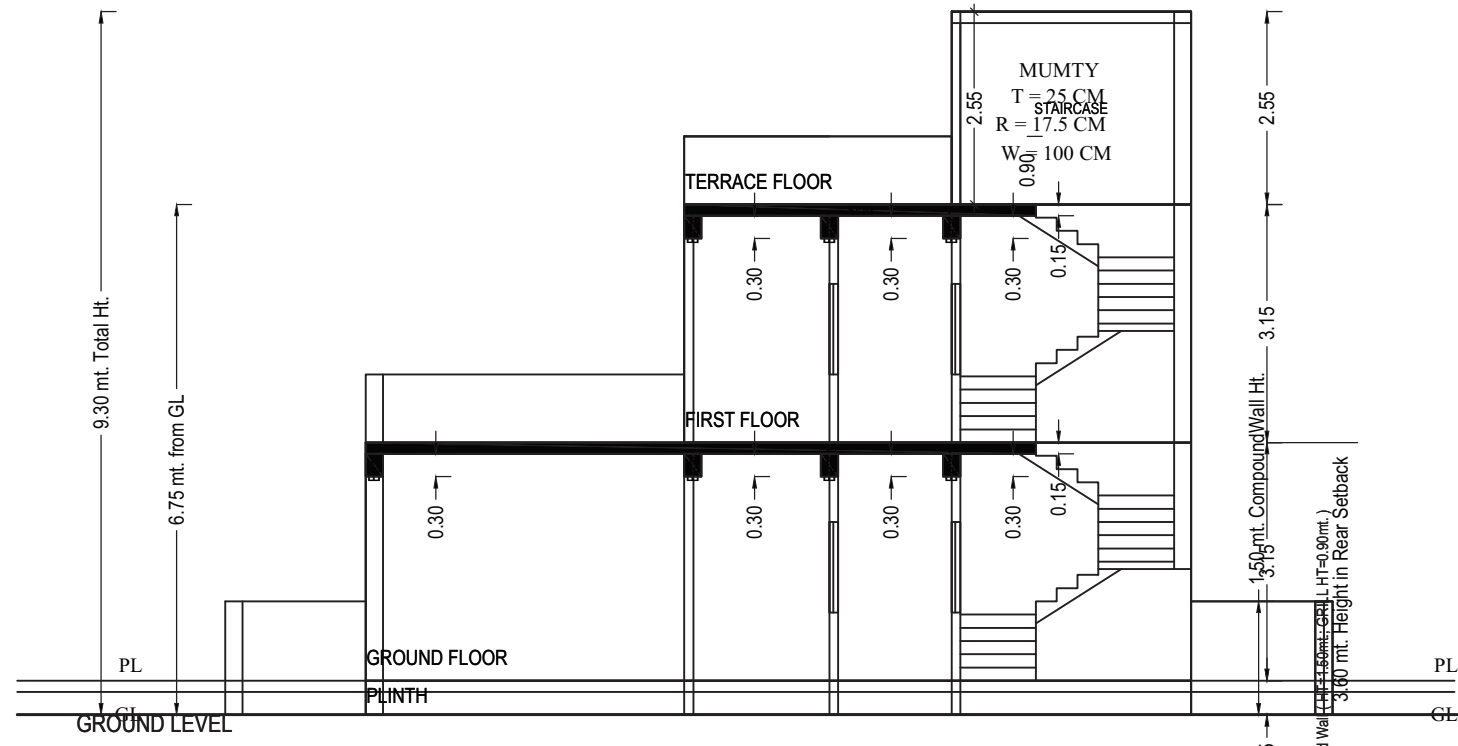
- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.
- 21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).
- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :
NA

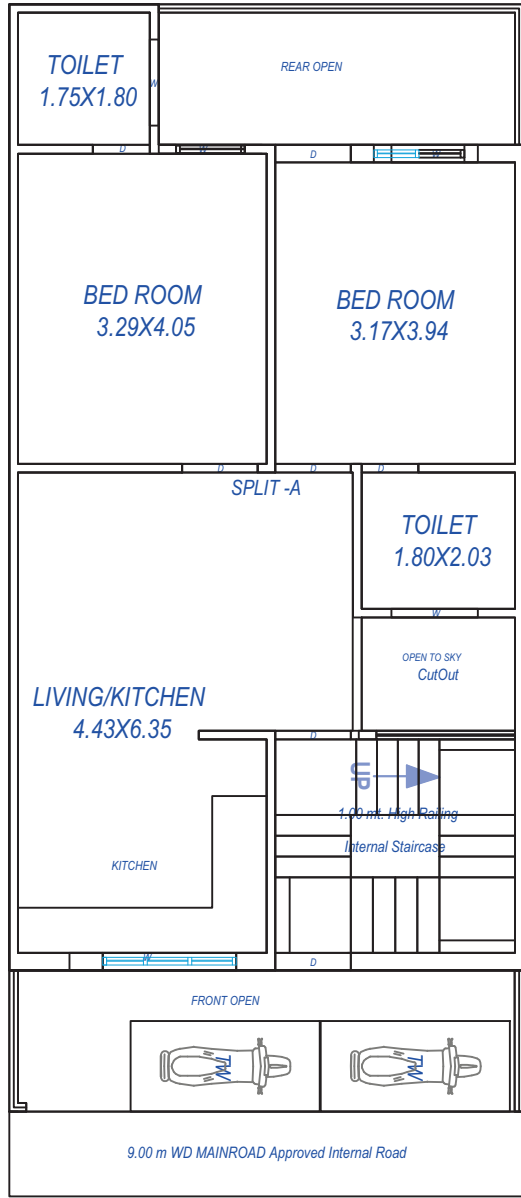
Signature valid
Digitally signed by Kaushendra Chaudhary
Date: 16 Sep 2023 14:22:29
Designation : Town Planner/Executive Engineer



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY



SECTION AT A-A'



SERVICE PLAN



TERRACE FLOOR PLAN
(SCALE 1:100)



COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P. SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

FAR & Unit Details								
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.) Duct/Void, Duct, Chowk)	Total Built Up Area (Sq.mt.)	Deductions (Area /Sq.m.t.) Mumty	Proposed FAR Area (Sq.m.t.) Resi.	Total FAR Area (Sq.m.t.)	No. of Units
A (RESI)	1	138.23	9.15	129.08	11.13	117.95	117.95	
Grand Total :	1	138.23	9.15	129.08	11.13	117.95	117.95	

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	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (RES)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential + Parking	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	Row House

Tree Details (Table 3h)			
Plot	Name	Nos Of Trees	
		Reqd	Prop
plot	Tree	1	1

Required Parking (Table 7a)											
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			Two Wheeler		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RES)	Residential	Row House	0 - 101	1	99.62	-	-	-	0.00	-	-
	Total :			-	-	-	0	0	-	-	0

Buildingwise Floor FAR Details				
Floor Name	Building Name		Total	
	A (RES)		Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		
Ground Floor	74.65	74.65	74.65	74.65
First Floor	43.30	43.30	43.30	43.30
Terrace Floor	11.13	0.00	11.13	11.13
Total:	129.08	117.95	129.08	129.08

Total Plot Area: - 99.62	Total FAR Area: - 117.95
Total Coverage Area: - 74.65	Total BUA Area: - 129.08

AREA STATEMENT		VERSION NO.: 1.0/87	
		VERSION DATE: 07/08/2023	
PROJECT DETAIL :			
Authority: Mathura-Vrindavan Development Authority		Plot Use: Residential	
Authority/Class: Category C		Plot SubUse: Row House	
Authority/Grade: Development Authority (DA)		Development Plan: Chanda Greens Residency	
Case/Track: 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: Developed Area			
SubDevelopment Area: City Area			
Special Project: NA			
Site Address: District:Mathura, Tehsil:Mathura-Sadar,Village:NA			
AREA DETAILS :		Sq.Mts.	
1.	Area of Plot As per record	-	
	Document Area		99.62
	As per site condition		99.62
	Area of Plot Considered		99.62
2.	Deduction for		
	(a)Proposed roads		0.00
	(b)Any reservations		0.00
	Total(a + b)		0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT		99.62
	Plot Area For Coverage		99.62
	Plot Area For FAR		99.62
	Perm. FAR Area (2.00)		199.24
	Total Perm. FAR area (2.00)		199.24
6.	Total Built up area permissible at:		
	Permissible Coverage area (75.00 %)		74.72
	Proposed Coverage Area (74.93 %)		74.65
	Total Prop. Coverage Area (74.93 %)		74.65
	Balance coverage area (0.07 %)		0.07
Proposed Area at:			
-		Proposed Built up	Existing Built up
	Ground Floor	74.65	0.00
	First Floor	43.30	0.00
	Terrace Floor	11.13	0.00
	Total Area:	129.08	0.00
	Total FAR Area:		117.95
	Total BuiltUp Area:		129.08
	Proposed F.S.I. consumed:		1.18
C.	Tenement Statement		
4.	Tenement Proposed At:		
	G.F.	1.00	
5.	Total Tenements (3 + 4)	1	
E.	Parking Statement		
2.	Proposed Parking Space:		6.00

Parking Check (Table 7b)					
Vehicle Type	Regd.			Prop.	
	No.	Reduced Regd Parking (Incase of Plot having RW/Area surrendered FCC)	Area	No.	Area
TwoWheeler	-	-	-	2	6.00
Total			0.00		6.00

OWNER'S NAME AND SIGNATURE

Madhav properties dir - sonal agrawal s/o shri krishna dayal
agrawal, jeevan0541@gmail.com, 7906770541

ARCH/ENG'S NAME AND SIGNATURE

Signature valid

Signature valid

Mathura-Vrindavan Development Authority



Signature valid

Building Plan Application Number

MVDA/BP/23-24/064

Sanctioned On

02 Sep 2023

Valid Till

Approved By
kaushlendra Chaudhary (Town Planner/Executive Engineer)

Examined By
ANIL KUMAR SINGHAL (Junior engineer)

kaushlendra Chaudhary (Town Planner/Executive Engineer

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	D	0.75	2.10	05
A (RESI)	D	1.00	2.10	07

Building :A (RESI)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR	Total FAR Area (Sq.mt.)	No. of Unit
		Duct/Void, Chawk)		Mumty	Resi.		
Ground Floor	77.70	3.05	74.65	0.00	74.65	74.65	01
First Floor	46.35	3.05	43.30	0.00	43.30	43.30	00
Terrace Floor	14.18	3.05	11.13	11.13	0.00	0.00	00
Total:	138.22	9.15	129.07	11.13	117.95	117.94	01
Total Number of Same Buildings:	1						
Total:	138.22	9.15	129.07	11.13	117.95	117.94	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	W	0.60	1.20	02
A (RESI)	W	1.14	1.20	05
A (RESI)	W	1.50	1.20	01
A (RESI)	W	2.20	1.20	01

Staircase Checks (Table 8a-1)

Floor Name	Stair/Case Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	Internal Staircase	1.00	0.275	0.175	1.00
FIRST FLOOR PLAN	Internal Staircase	1.00	0.275	0.175	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.275	0.000	1.00

UnitBUA Table for Building :A (RESI)

Floor	Name	Unit/BUA Type	Net Unit/BUA Area	Gross Unit/BUA Area	Deductions From Gross Unit/BUA/Area in Sq.mt.)	Unit/BUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Units
					Void		Door	External Wall		
GROUND FLOOR PLAN	SPLIT -A	DWELLING UNIT	77.69	77.69	3.05	74.64	0.46	5.14	69.04	01
		Total per Floor:	77.69	77.69	3.05	74.64	0.46	5.14	69.04	01
	Total per Floor:	Typical Floor = 1	77.69	77.69	3.05	74.64	0.46	5.14	69.04	01
		Total	46.34	46.34	3.05	43.29	0.23	3.66	39.40	00
FIRST FLOOR PLAN	SPLIT -A	DWELLING UNIT	46.34	46.34	3.05	43.29	0.23	3.66	39.40	01
		Total per Floor:	46.34	46.34	3.05	43.29	0.23	3.66	39.40	00
	Total per Floor:	Typical Floor = 1	46.34	46.34	3.05	43.29	0.23	3.66	39.40	00
		Total	46.34	46.34	3.05	43.29	0.23	3.66	39.40	00
Total:	-	-	124.03	124.03	6.09	117.93	0.69	8.80	108.44	01

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.



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 16 Sep 2023

FILE No. : MVDA/BP/23-24/0643

Site Address : mathura

PERMIT NO. : Row House/03865/MVDA/BP/23-24/0643/31082023

USE : Residential

SCHEME : Chanda Greens Residency

PROPERTY : Plot No./Survey No. :41
LandMark: mathura
Revenue Village: NA
Tehsil: Mathura-Sadar
District: Mathura

NAME : Madhav properties ltd dir -sonal
agrawa s/o shri krishna dayal
agrawal

ADDRESS : plot no - 41, chanda greens residency, bakalpur, mathura, Mathura, Uttar Pradesh, 281004

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)

Date of Validity: **15 Sep 2028** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.
9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.
10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.

- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.
- 21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).
- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :
NA

Signature valid
Digitally signed by Kaushendra Chaudhary
Date: 16 Sep 2023 14:17:02
Designation : Town Planner/Executive Engineer



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

AREA STATEMENT	
PROJECT DETAIL	
Authority: Mathura-Vindavan Development Authority	PLOT User: Residential
Authority/Glass: Category C	PLOT SubUse: Row House
Authority/Grade: Development Authority (DA)	Development Plan: Chanda Greens Residency
Case/Tax: 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: Developed Area	
SubDevelopment Area: City Area	
Special Project: NA	
Site Address: District:Mathura,Tehsil:Mathura-Sadar,Village:NA	
AREA DETAILS:	
1. Area of Plot As per record	-
2. Document Area	99.62
3. As per site condition	99.62
4. Area of Plot Considered	99.62
5. Deduction for	0.00
6. Up/Proposed needs	0.00
7. (a)Any reservations	0.00
8. (b)Any reservations	0.00
9. Total Area of plot (1-2)-AREA OF PLOT	99.62
10. Plot Area For Coverage	99.62
11. Plot Area For FAR	99.62
12. Perm. FAR Area (2.00)	199.24
13. Total Perm. FAR area (2.00)	199.24
14. Total Built up area permissible at:	
15. Permissible Coverage area (75.00 %)	74.72
16. Proposed Coverage Area (74.93 %)	74.65
17. Total Prop. Coverage Area (74.93 %)	74.65
18. Balance coverage area (0.07 %)	0.07
Proposed Area at:	
19. Proposed Built up	74.65
20. Existing Built up	74.65
21. Ground Floor	43.30
22. First Floor	43.30
23. Terrace Floor	11.13
24. Total Area:	117.95
25. Total FAR Area:	117.95
26. Total Built up Area:	129.08
27. Proposed F.S.I. consumed:	-1.18
C. Tenement Statement	
28. Tenement Proposed At:	1.00
29. G.F.	1
30. Total Tenements (3 + 4)	1
31. Parking Statement	
32. Proposed Parking Space:	6.00

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P. SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

FAR & Unit Details								
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.) Duct/Void, Duct, Chowk	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
					Murmy	Resi.		
A (RES)	1	138.23	9.15	129.08	11.13	117.95	117.95	01
Grand Total	1	138.23	9.15	129.08	11.13	117.95	117.95	01

Parking Check (Table 7b)					
Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd Parking (Incase of Plot having RW/Area surrendered FOC)	Area	No.	Area
TwoWheeler	-	-	-	2	6.00
Total			0.00		6.00

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	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (RES)	Residential	Row House	-	Lowrise Building	1	GROUND FLOOR PLAN						
						Residential + Parking	Row House	Residential FAR	Residential	Row House		
						Residential	Row House	Residential FAR	Residential	Row House		
						TERRACE FLOOR PLAN						
							Residential	Row House		-	-	-

Tree Details (Table 3h)			
Plot	Name	Nos Of Trees	
		Reqd	Prop
plot	Tree	1	1

Required Parking (Table 7a)										
Building Name	Type	SubUse	Units			Car		TwoWheeler		
			Area (Sq.mt.)	Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.
A (RES)	Residential	Row House	0 - 101	1	99.62	-	-	0.00	-	-
	Total:		-	-	-	0	0	-	0	2

OWNER'S NAME AND SIGNATURE
Madhav properties ltd dr -sonal agrawal s/o shri krishna dayal
agrawal.jeevan0541@gmail.com 7906770541

ARCHENG'S NAME AND SIGNATURE ARCHITECTURE ENGINEER

Kanchana agrawal
CA220419075

Signature
Mutha-Vindavan Development Authority



Signature
Mutha-Vindavan Development Authority

Building Plan Application Number
MYDA/BP/23-240643

Sanctioned On
02 Sep 2023

Valid Till
13 Sep 2028

Approved By
kaushlendra Chaudhary (Town Planner/Executive Engineer)

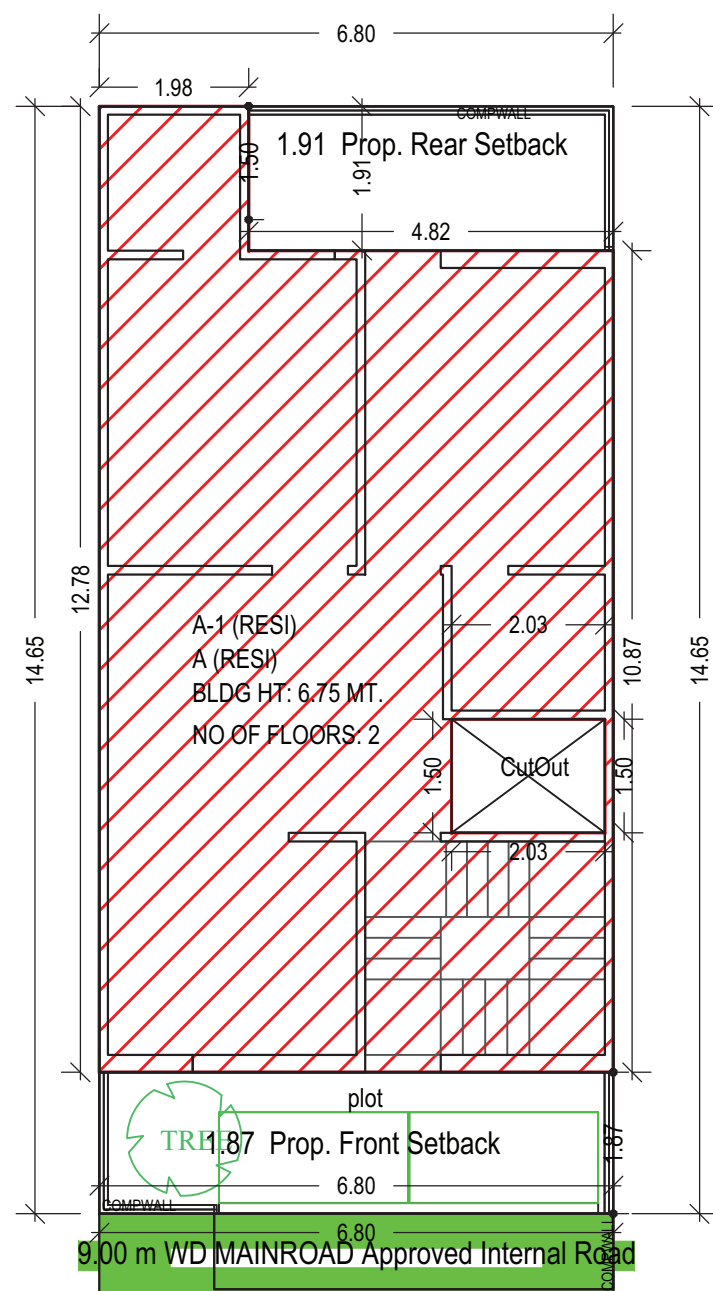
Examined By
Dinesh Gupta (Junior engineer)

kaushlendra Chaudhary (Town Planner/Executive Engineer)

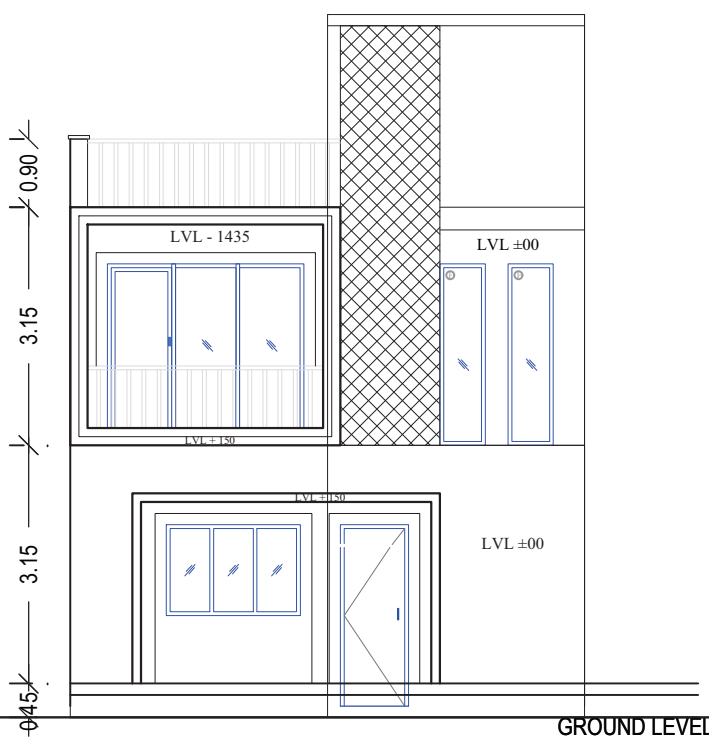
kaushlendra Chaudhary (Town Planner/Executive Engineer)

Buildingwise Floor FAR Details				
Floor Name	Building Name		Total	
	A (RES)			
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	74.65	74.65	74.65	74.65
First Floor	43.30	43.30	43.30	43.30
Terrace Floor	11.13	0.00	11.13	0.00
Total:	129.08	117.95	129.08	117.95

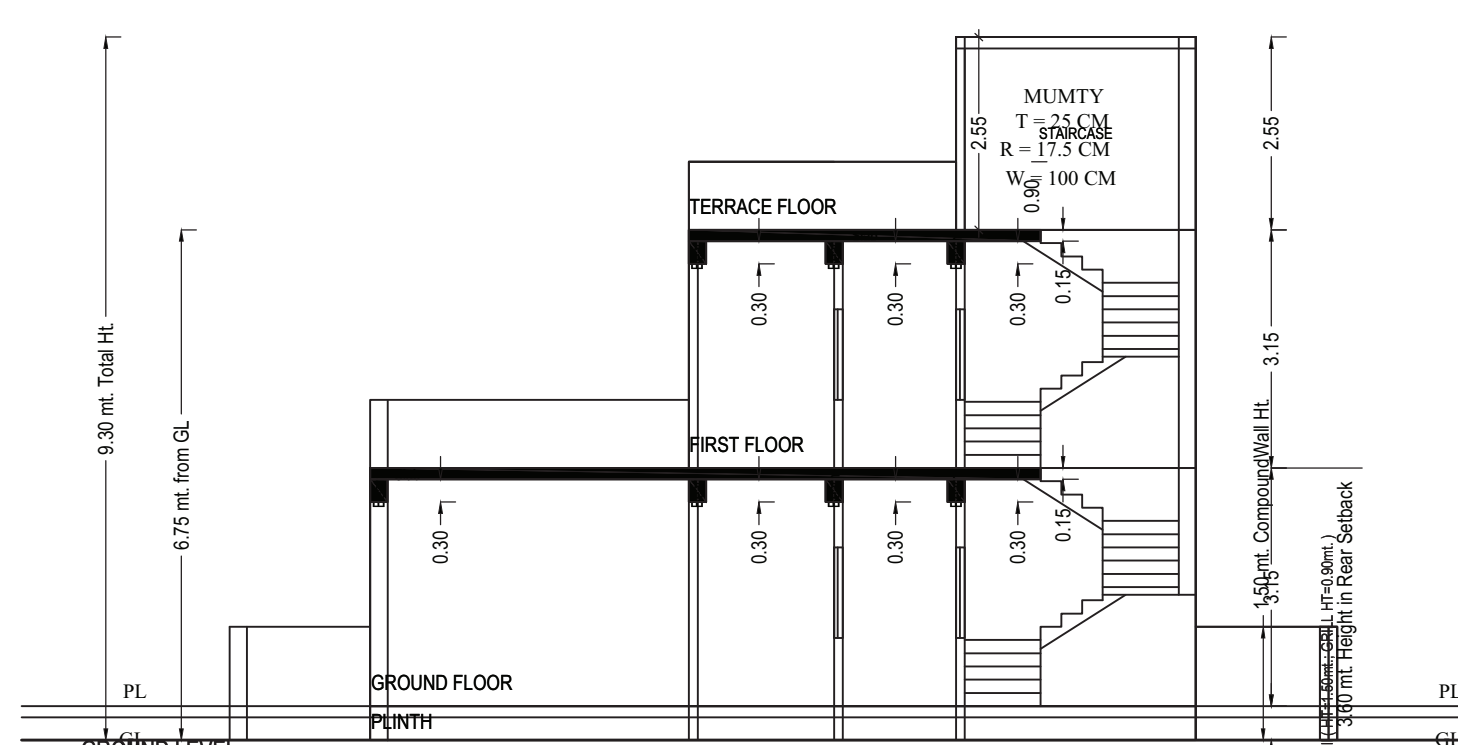
Total Plot Area: - 99.62
Total Coverage Area: - 74.65
Total FAR Area: - 117.95
Total BUA Area: - 129.08



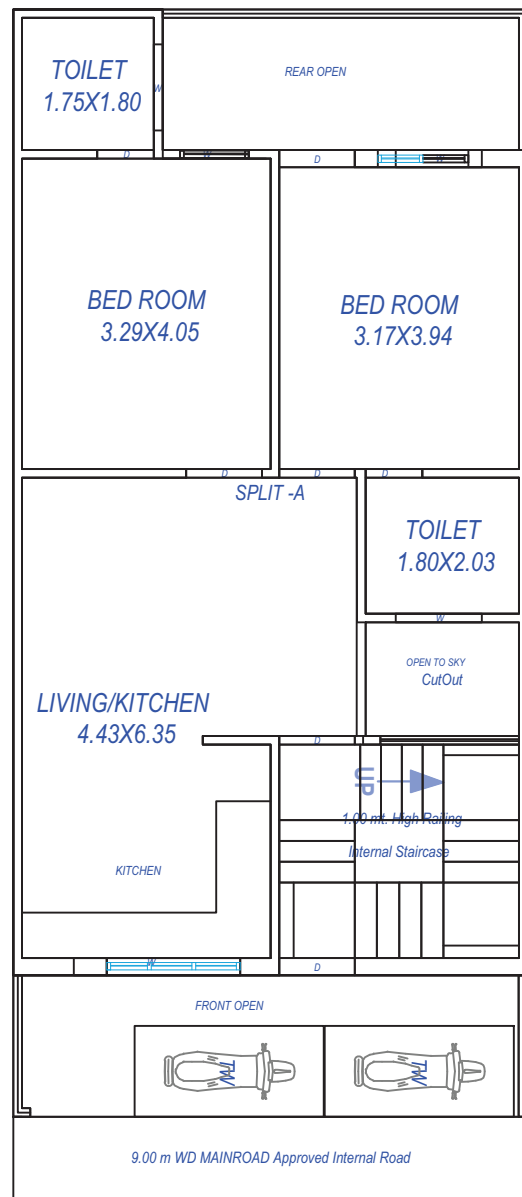
SITE PLAN
(Scale - 1:100)



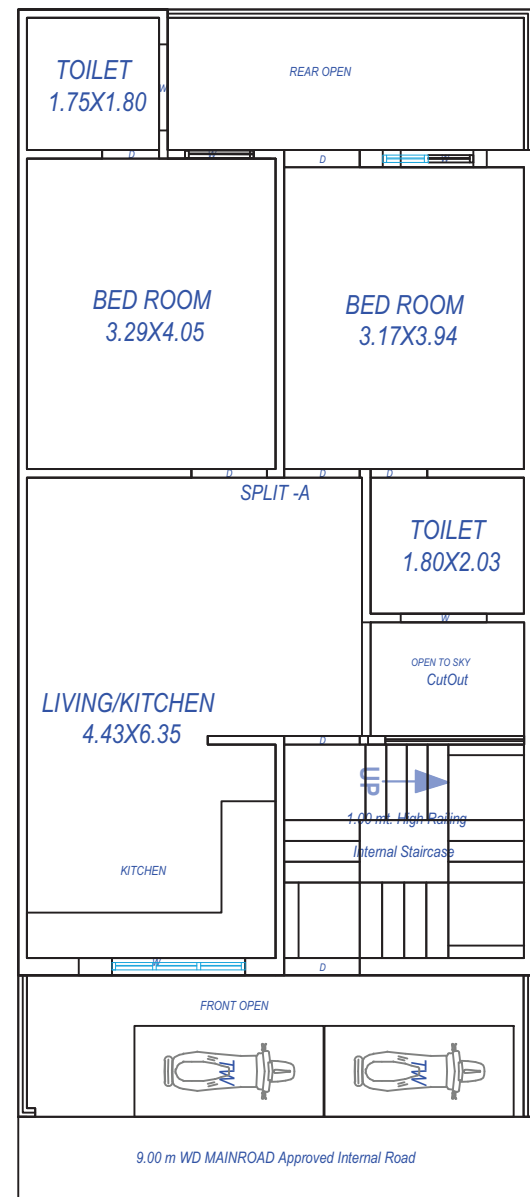
FRONT ELEVATION



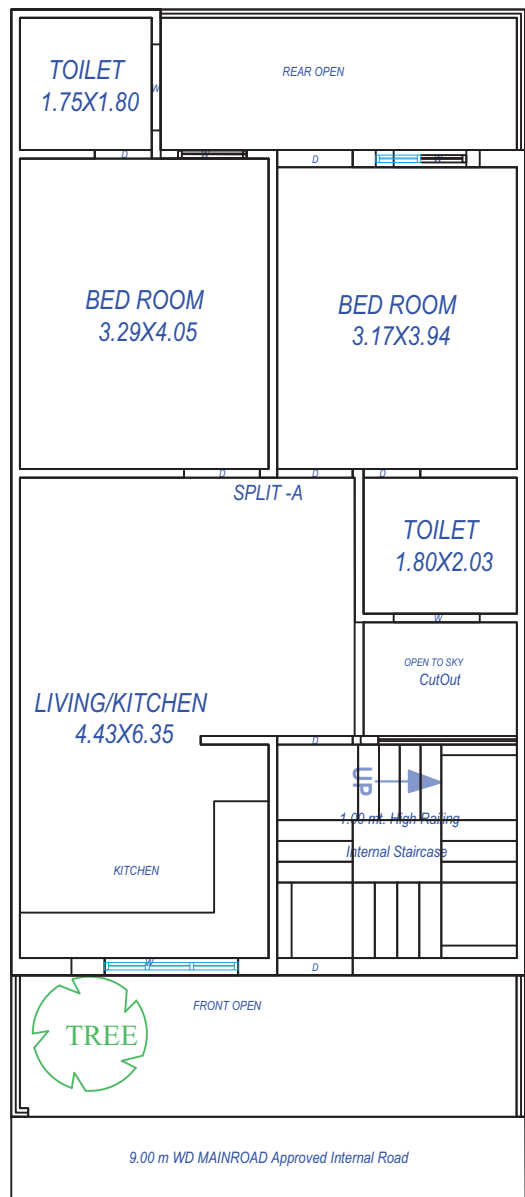
SECTION AT A-A'



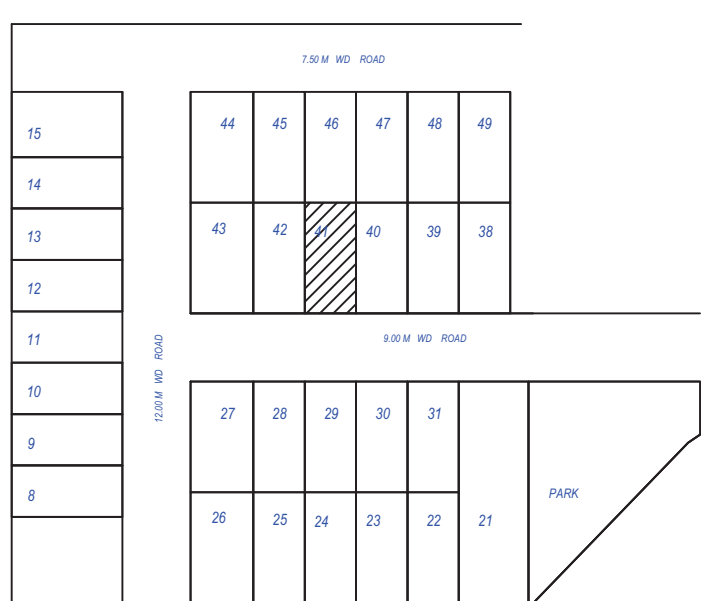
SERVICE PLAN



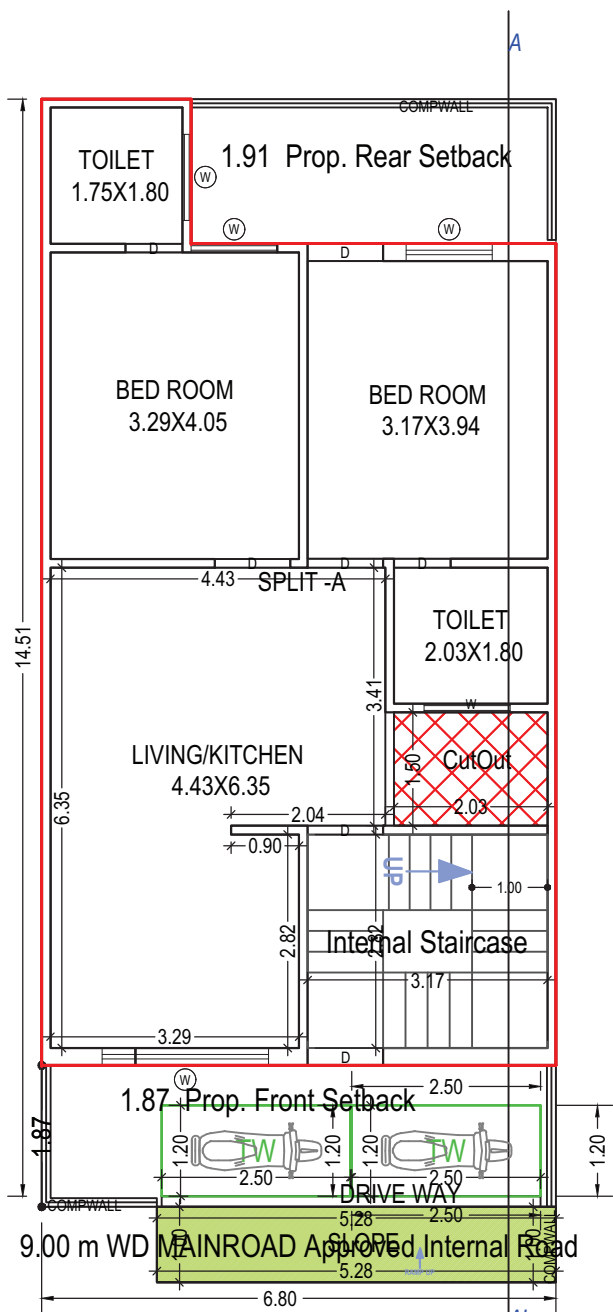
PARKING PLAN



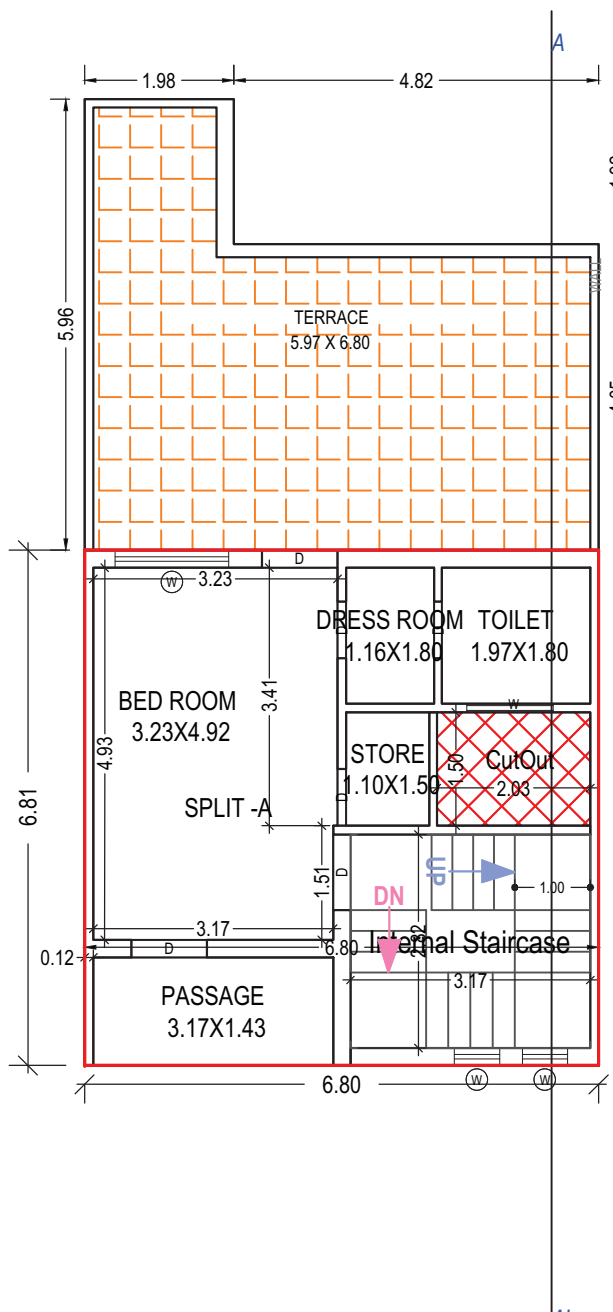
LANDSCAPE PLAN



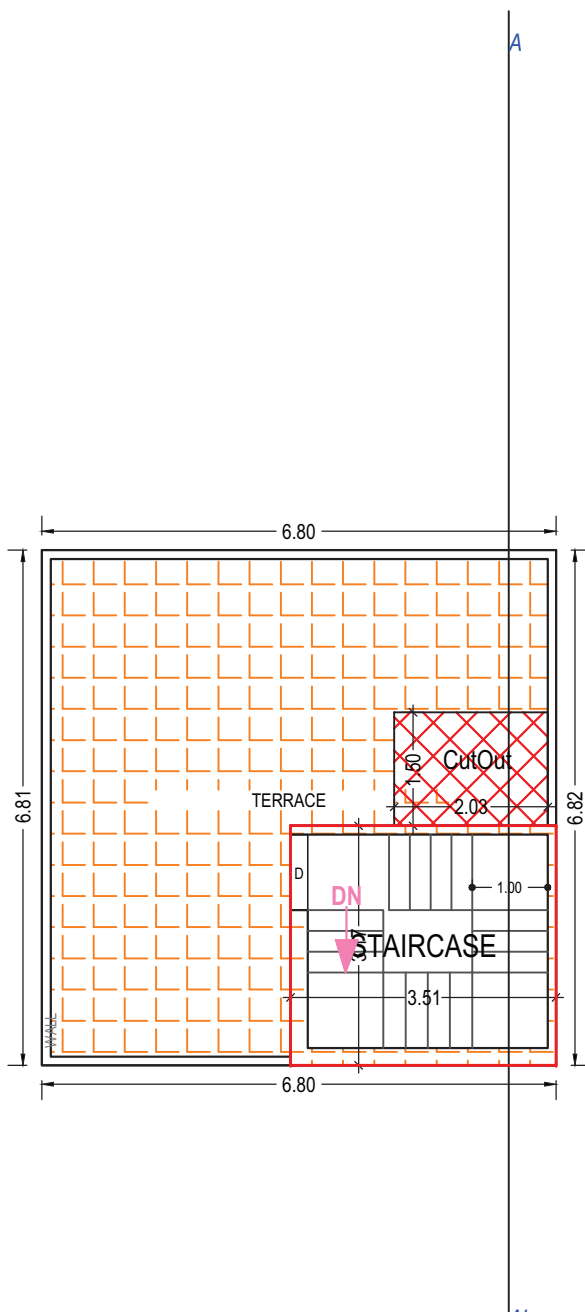
FOUNDATION PLAN
NOT TO SCALE
KEY PLAN



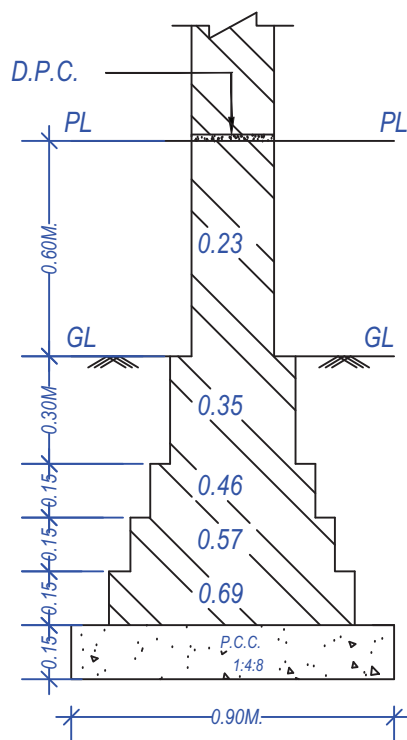
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)



Foundation Details

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed Area (Sq.mt.)	FAR	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	77.70	3.05	74.65	0.00	74.65	74.65	74.65	01
First Floor	46.35	3.05	43.30	0.00	43.30	43.30	43.30	01
Terrace Floor	14.18	3.05	11.13	0.00	0.00	0.00	0.00	00
Total:	138.22	9.15	129.07	11.13	117.95	117.94	117.94	01
Total Number of Same Buildings	1							01
Total:	138.22	9.15	129.07	11.13	117.95	117.94	117.94	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	Internal Staircase	1.00	0.275	0.175	1.00
FIRST FLOOR PLAN	Internal Staircase	1.00	0.275	0.175	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.275	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:					
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	
A (RES)	W	0.60	1.20	02	
A (RES)	W	1.14	1.20	05	
A (RES)	W	1.50	1.20	01	
A (RES)	W	2.20	1.20	01	

UnitBUA Table for Building -A (RES)												
Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.	UnitBUA Area	Deductions /Area in Sq.mt.	Carpet Area	No. of Unit			
GROUND FLOOR PLAN	SPLIT -A	DWELLING UNIT	77.69	77.69		3.05	74.64	0.46	5.14	69.04	01	
		Total	77.69	77.69		3.05	74.64	0.46	5.14	69.04	01	
		Typical Floor = 1										
		Total	77.69	77.69		3.05	74.64	0.46	5.14	69.04	01	
FIRST FLOOR PLAN	SPLIT -A	DWELLING UNIT	46.34	46.34		3.05	43.29	0.23	3.66	39.40	00	
		Total	46.34	46.34		3.05	43.29	0.23	3.66	39.40	00	
		Typical Floor = 1										
		Total	46.34	46.34		3.05	43.29	0.23	3.66	39.40	00	
Total	-	-	124.03	124.03		6.09	117.93	0.69	8.80	108.44	01	

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	D	0.75	2.10	05
A (RES)	D	1.00	2.10	07

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.

ISO_A0_(841.00_x_1189.00_MM)



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 19 Sep 2023

FILE No. : MVDA/BP/23-24/0644

Site Address : mathura

PERMIT NO. : Row House/03864/MVDA/BP/23-24/0644/31082023

USE : Residential

SCHEME : Chanda Greens Residency

PROPERTY : Plot No./Survey No. :42
LandMark: mathura
Revenue Village: NA
Tehsil: Mathura-Sadar
District: Mathura

NAME : Madhav properties ltd dir -sonal
agrawa s/o shri krishna dayal
agrawal

ADDRESS : plot no -42, chanda greens residency, bakalpur, mathura, Mathura, Uttar Pradesh, 281004

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)

Date of Validity: **18 Sep 2028** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

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- Apply for Occupancy after completion of Building through UPOBPAS.

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- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

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- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
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- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :
NA

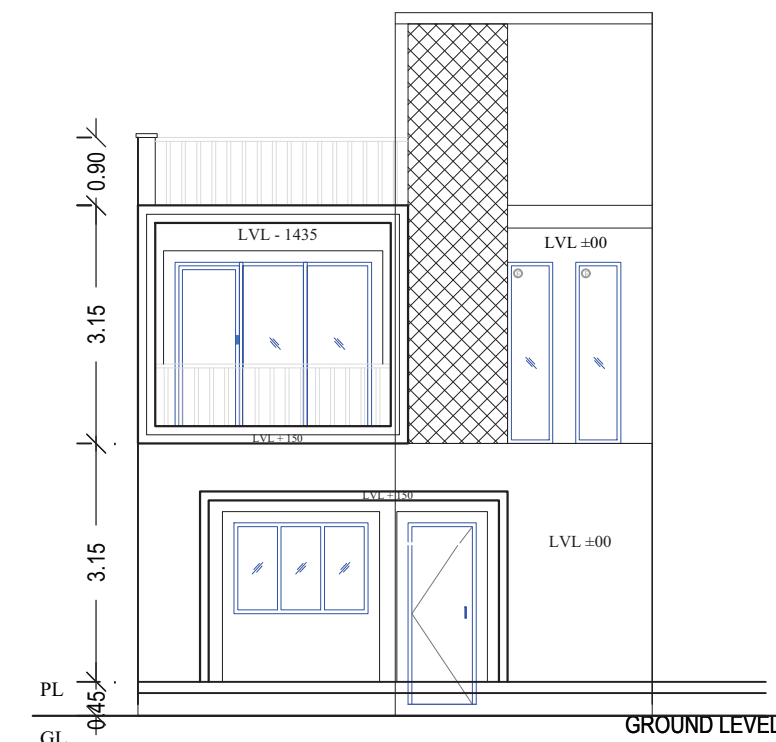
Signature valid
Digitally signed by Richa Koushik
Date: 19 Sep 2023 16:14:30
Designation : Town Planner/Executive Engineer



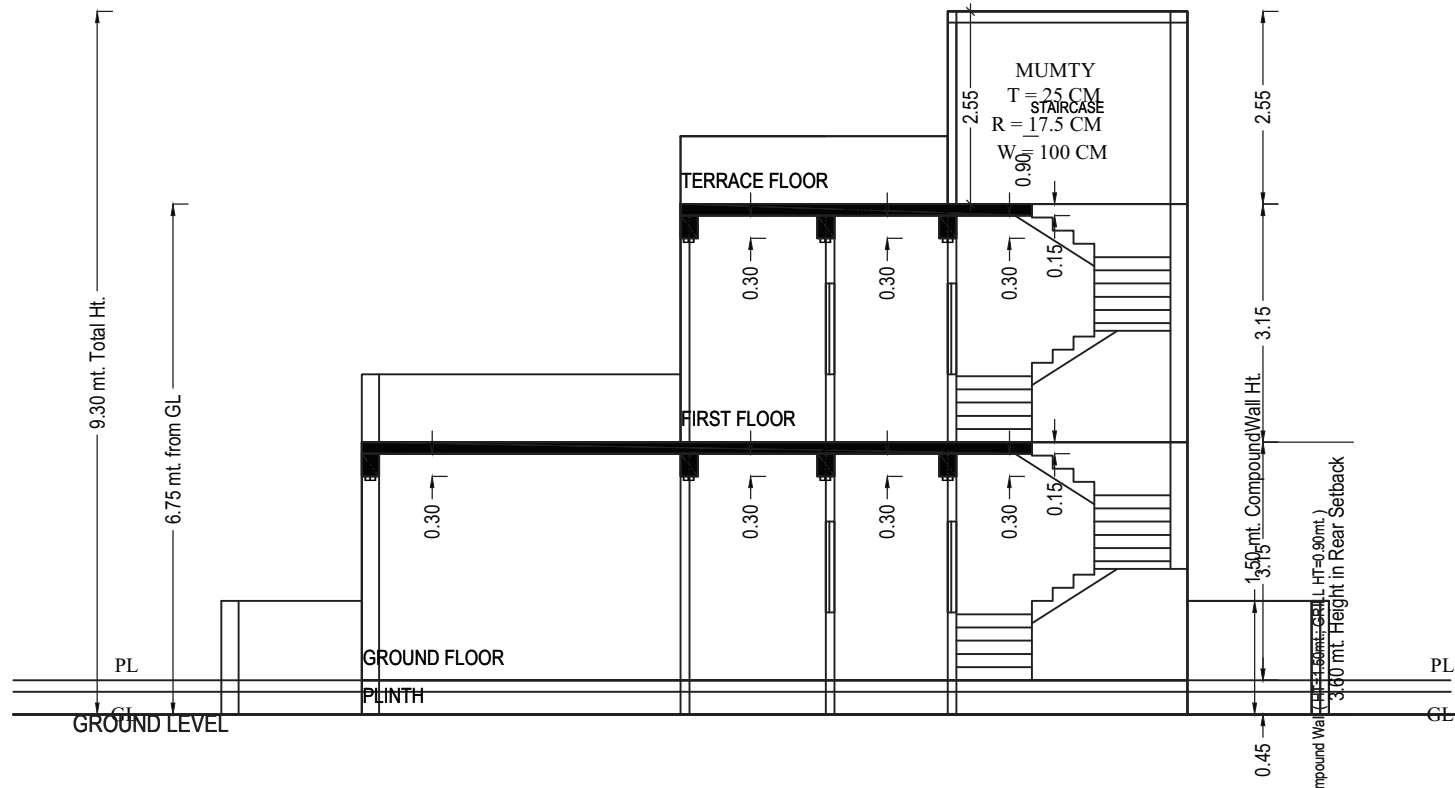
MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY



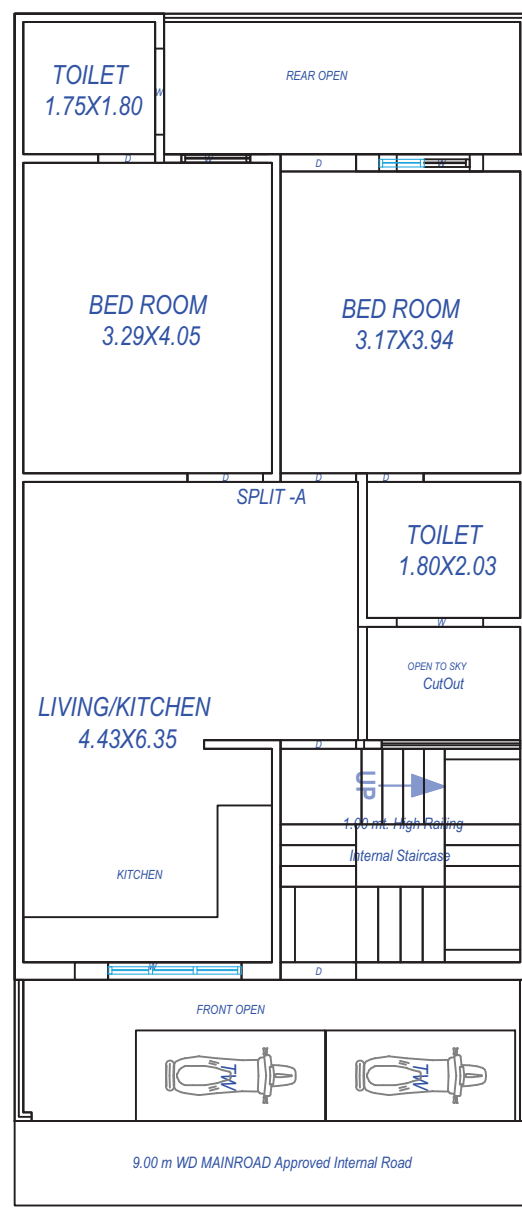
SITE PLAN
(Scale - 1:100)



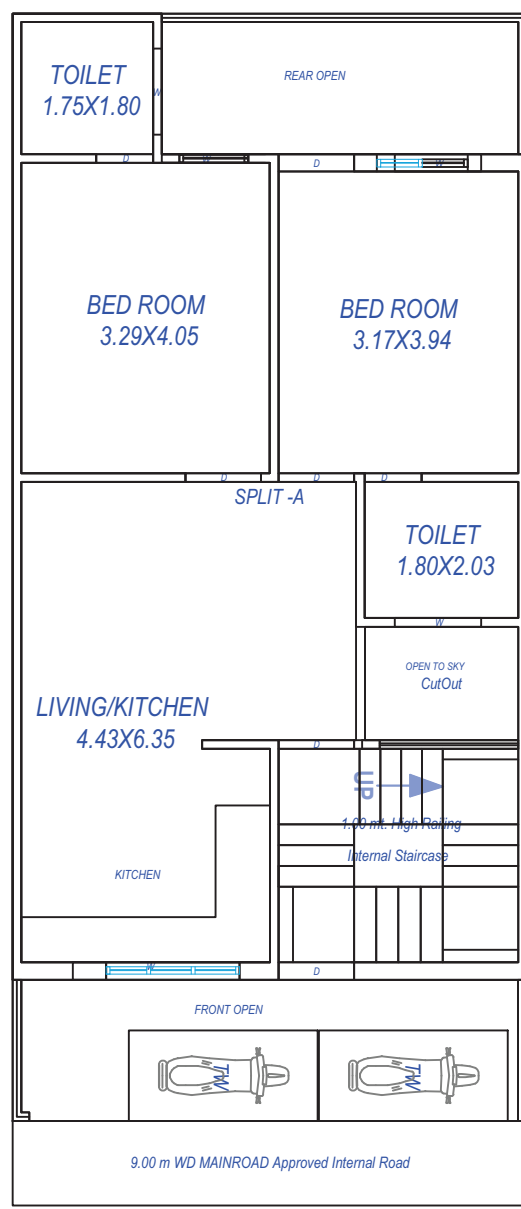
FRONT ELEVATION



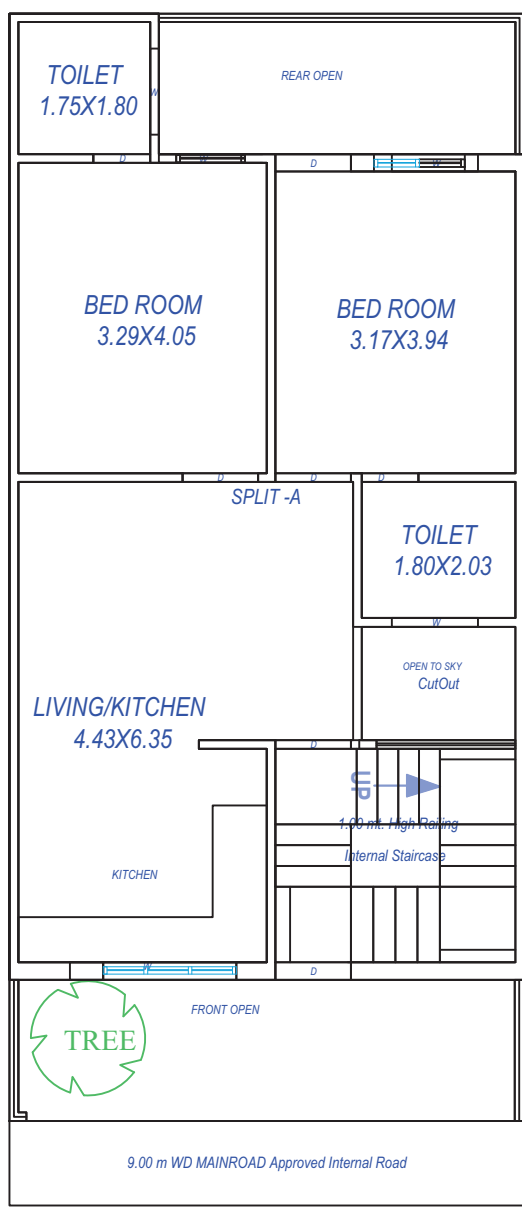
SECTION AT A-A'



SERVICE PLAN



PARKING PLAN



LANDSCAPE PLAN

AREA STATEMENT		VERSION NO: 1.0.07	
PROJECT DETAIL		VERSION DATE: 07/08/2023	
Authority: Mathura-Vindavan Development Authority		PLOT User: Residential	
Authority Class: Category C		PLOT SubUser: Row House	
Authority Grade: Development Authority (DA)		Development Plan: Chanda Greens Residency	
Case Type: Regular		Land Use Zone: Residential Use Zone	
Project Type: Building Permission		Land SubUser Zone: Residential Zone	
Nature of Development: NEW		Layout Type: NA	
Development Area: Developed Area			
SubDevelopment Area: City Area			
Special Project: NA			
Site Address: District: Mathura, Tehsil: Mathura-Sadar, Village: NA			
AREA DETAILS:		Sq.Mts.	
1. Area of Plot As per record			
2. Document Area		99.62	
3. As per site condition		99.62	
4. Area of Plot Considered		99.62	
5. Deduction for		0.00	
(a) Proposed roads		0.00	
(b) Any reservations		0.00	
(c) Total (a + b)		0.00	
6. Net Area of plot (1 - 2) AREA OF PLOT		99.62	
7. Plot Area For Coverage		99.62	
8. Plot Area For FAR		99.62	
Perm. FAR Area (2.00)		199.24	
Total Perm. FAR area (2.00)		199.24	
9. Total Built up area permissible at:		74.72	
10. Permissible Coverage area (75.00 %)		74.65	
11. Proposed Coverage Area (74.93 %)		74.65	
12. Total Prop. Coverage Area (74.93 %)		74.65	
13. Balance coverage area (0.07 %)		0.07	
		Proposed Area at:	
		Proposed Built up	Existing Built up
		Proposed F.S.I	Existing F.S.I
Ground Floor		74.65	0.00
First Floor		43.30	0.00
Terrace Floor		11.13	0.00
Total Area:		129.08	0.00
Total FAR Area:			117.95
Total Built Up Area:			129.08
Proposed F.S.I. consumed:			-1.18
C. Tenement Statement			
4. Tenement Proposed At:			1.00
G.F.			1.00
5. Total Tenements (3 + 4)			1
E. Parking Statement			
2. Proposed Parking Space:			6.00

Color Notes

Color Notes

Plot Boundary

ALLOTMENT ROAD

RODDED CONSTRUCTION

COMMON LOT

ROAD ALIGNMENT (ROAD WIDENING AREA)

PLUTING TIE UP SCHEME DEDUCTION AREA

EXISTING (To be retained)

EXISTING (To be demolished)

FAR & Unit Details		No. of Same Bldg		Gross Built Up Area (Sq.mt.)		Deductions From Gross BUA/Area in (Sq.mt.)		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 (RESI)		1		138.23		9.15		129.08		11.13		117.95		117.95		01	
Grand Total		1		138.23		9.15		129.08		11.13		117.95		117.95		01	

Parking Check (Table 7b)		Vehicle Type		No.		Reduced Rept Parking (Incase of Plot having RWA/area surrendered FOC)		Area		No.		Prop.	
TwoWheeler													
Total													

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		Floor SubUse		FAR Name		FAR Use		FAR SubUse	
A (RESI)		Residential		Row House						Lowrise Building		1		GROUND FLOOR PLAN		Residential + Parking		Row House		Residential FAR		Residential FAR		Row House		Row House	
																FIRST FLOOR PLAN		Residential		Row House		Residential FAR		Residential		Row House	
																TERRACE FLOOR PLAN		Residential		Row House							

Tree Details (Table 3h)		Plot		Name		Nos Of Trees	

Required Parking (Table 7a)		Building Name		SubUse		Area (Sq.mt.)		Units		Car		TwoWheeler	

UnitBUA Table for Building -A (RESI)		Floor		Name		UnitBUA Type		Net UnitBUA Area		Gross UnitBUA Area		Deductions From Gross UnitBUA/Area in (Sq.mt.)		UnitBUA Area		Deductions (Area in Sq.mt.)		Carpet Area		No. of Unit	

Building -A (RESI)		Floor Name		Gross Builtup Area		Deductions From Gross BUA/Area in (Sq.mt.)		Total Built Up Area (Sq.mt.)		Deductions (Area in Sq.mt.)		Proposed Area (Sq.mt.)		Total FAR Area (Sq.mt.)		No. of Unit	

Staircase Checks (Table 8a-1)		Floor Name		StairCase Name		Flight Width		Tread Width		Riser Height		Railing Ht.	

SCHEDULE OF WINDOW/VENTILATION:		BUILDING NAME		NAME		LENGTH		HEIGHT		NOS	

SCHEDULE OF DOOR:		BUILDING NAME		NAME		LENGTH		HEIGHT		NOS	

Buildingwise Floor FAR Details		Floor Name		Building Name		Total	

Total Plot Area: - 99.62
Total Coverage Area: - 74.65
Total FAR Area: - 117.95
Total BUA Area: - 129.08

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.

ISO_A0_(841.00_x_1189.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of PLOT owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. Soft Tech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and Blue color are user inputs, which are not verified and not generated by scrutiny software.



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 16 Sep 2023

FILE No. : MVDA/BP/23-24/0645

Site Address : mathura

PERMIT NO. : Row House/03861/MVDA/BP/23-24/0645/31082023

USE : Residential

SCHEME : Chanda Greens Residency

PROPERTY : Plot No./Survey No. :43
LandMark: mathura
Revenue Village: NA
Tehsil: Mathura-Sadar
District: Mathura

NAME : Madhav properties ltd dir - sonal
agrawal s/o shri krishna dayal
agrawal

ADDRESS : plot no - 43, chanda greens residency, bakalpur, mathura, Mathura, Uttar Pradesh, 281004

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)

Date of Validity: **15 Sep 2028** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.
9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.
10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.

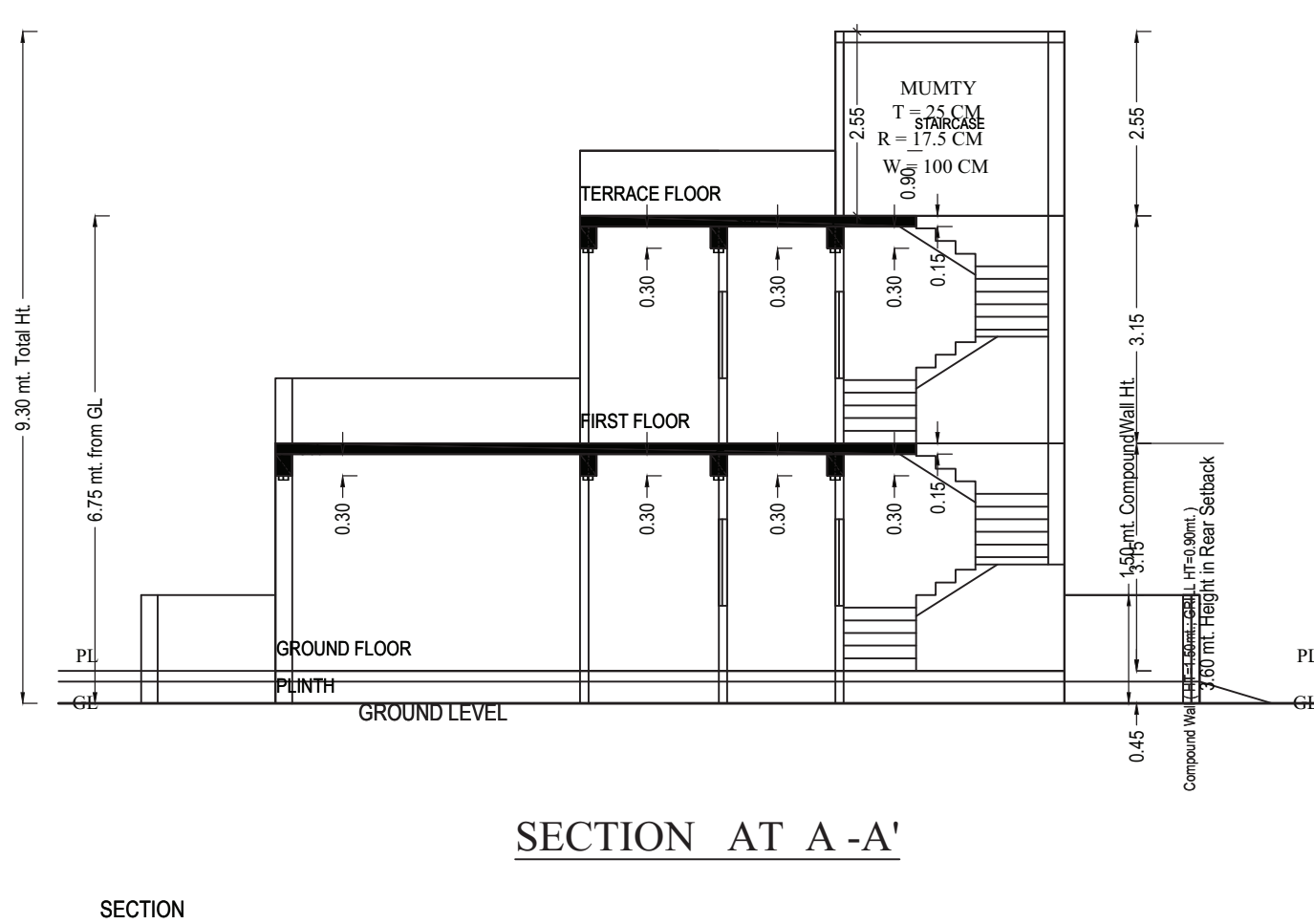
- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.
- 21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).
- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :
NA

Signature valid
Digitally signed by Kaushikendra Chaudhary
Date: 16 Sep 2023 14:19:29
Designation : Town Planner/Executive Engineer



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY



AREA DATA		VERSION NO. 1-0-87	
PROJECT DETAIL		VERSION DATE: 07/08/2023	
Authority: Maharashtra Development Authority/Plot Use: Residential Authority/Class: Category C Project/Zone: Development Authority (DA) Case: Regular Project: Building Permission Nature of Development: NH Development Area: Developed Area SubDevelopment Area: City Area Special Project: NA Site Address: Owner: Deemed Murtah Taha Madasur Village NA		Plot SubUse: Row House Development Plan: Chandra Ganga Residency Land Use Zone: Residential Zone Land SubUse Zone: Residential Zone LayOut: Type NA	
AREA DETAILS		Sq. Meters	
1	Area of Plot As per record		
	Document Area		123.11
	As per site condition		123.06
	Area of Plot Considered		123.06
2	Deduction for		
	(a) Proposed roads		0.00
	(b) Other reservations		0.00
	(Total +) 9		0.00
3	Net Area of plot (1 - 2) AREA OF PLOT		123.06
	Plot Area For Coverage		123.06
	Plot Area For Far		123.06
	Perm. FAR Area (1/85)		40.35
	Previous Perm. FAR Area (2/00)		200.00
	Current Perm. FAR Area (1/75)		242.35
	Total Perm. FAR Area (1/95)		242.35
6	Total Built up area permissible at		
	Permissible Coverage area (73.13 %)		89.99
	Previous Coverage area (65.00 %)		79.50
	Current Coverage area (65.00 %)		79.50
	Proposed Coverage area (73.13 %)		74.65
	Total Prop. Coverage Area (66.96 %)		74.65
	Balance coverage area (12.67 %)		15.84
		Proposed Area at	
		Proposed Built up	Proposed F.S.I
		Existing Built up	Existing F.S.I
	Ground Floor	74.65	74.65
	First Floor	43.30	43.30
	Terrace Floor	113.00	0.00
	Total Area	123.00	117.95
	Total FAR Area		117.94
	Total BuiltUp Area		129.07
	Proposed F.S.I consumed		0.96
8	Termination Statement		
9	Termination Proposed		
	1.00		
10	Total Tenements (3 + 4)		
11	Planning Statement		
	Planning Space Required as per Regulations:		13.75
	Proposed Parking Space:		13.75

Color Notes	
COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P. SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

FAR & Unit Details								
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			Duct/Void, Duct, Chawk)		Mumty	Resi.		
A (RES)	1	138.23	9.15	129.08	11.13	117.95	117.95	01
Grand Total	1	138.23	9.15	129.08	11.13	117.95	117.95	01

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Req'd Parking (Increase of Plot having RPA Area surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	1	13.75
Total Car	1	-	13.75	1	13.75
Total			13.75		13.75

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	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (RES)	Residential	Row House	-	Lowrise Building	1		GROUND FLOOR PLAN	Residential + Parking	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)			
Plot	Name	Nos Of Trees	
		Reqd	Prop
plot	Tree	1	2

Required Parking (Table 7a)								
Building Name	Type	Sub/Use	Area (Sq.ft.)	Units		Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESI)	Residential	Row House	101 - 200	1	123.06	1.00	1	-
	Total :			-	-	-	1	-

OWNER'S NAME AND SIGNATURE

Madhav properties ltd dir - sonal agrawal s/o shri krishna dayal
agrawal, jeevan0541@gmail.com, 7906770541

ARCH/ENG'S NAME AND SIGNATURE / STRUCTURE ENGINEER

Kanchana agrawal

CA/201678675

Signature

Invalid

Mahesh Vinayakumar Development Auditor




Signatur
re valid

Building Plan Application NumberMVDA/BP/23-24/0645

Sanctioned On

Valid Till 04 Sep 2023

13 Sep 2028

Approved By _____

kaushlendra Chaudhary (Town Planner/Executive Engineer)

Examined By _____

BHAWAN SINGH BISHT (Junior engineer)

kaushlendra Chaudhary (Town Planner/Executive Engineer)Kausikendra Chaudhary (Town Planner/Executive Engineer)

Building A (RESI)									
Floor Name	Gross Builtup Area (Sq.ft.)	Deductions From Gross Builtup Area (Sq.ft.) (Duct/Duct, Vent, Chook)	Total Built Up Area (Sq.ft.)	Deductions (Area in Sq.ft.)		Proposed Area (Sq.ft.)	FAR	Total FAR Area (Sq.ft.)	No. of Unit
				Mummy	Resi.				
Ground Floor	77.70	3.05	74.65	0.00	74.65	74.65	01		
First Floor	46.35	3.05	43.30	0.00	43.30	43.30	00		
Terrace Floor	14.18	3.05	11.13	11.13	0.00	0.00	00		
Total:	138.22	9.15	129.07	11.13	117.95	117.94	01		
Total Number of Same Buildings:	1								
Total:	138.22		129.07	11.13	117.95	117.94	01		

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.

SO A0 (841.00 x 1189.00 MM)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	Internal Staircase	1.00	0.275	0.175	1.00
FIRST FLOOR PLAN	Internal Staircase	1.00	0.275	0.175	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.275	0.000	1.00

UNISA Table for Building A (RES)										
Floor	Name	Unit/Type	Net UNISA Area	Gross UNISA Area	Deductions From UNISA(Area in Sq.mt)	UNISA Area	Deductions (Area in Sq.mt)	Carpet Area	No of Unit	
							Door	External Wall		
GROUND FLOOR PLAN	SPLIT - A	DWELLING UNIT	77.69	77.69	3.05	74.64	0.46	4.46	69.72	01
		Total	77.69	77.69	3.05	74.64	0.46	4.46	69.72	01
	Total per Floor	Typical Floor 1	77.69	77.69	3.05	74.64	0.46	4.46	69.72	01
		Total	77.69	77.69	3.05	74.64	0.46	4.46	69.72	01
FIRST FLOOR PLAN	SPLIT - A	DWELLING UNIT	46.34	46.34	3.05	43.29	0.23	3.66	39.60	00
		Total	46.34	46.34	3.05	43.29	0.23	3.66	39.60	00
	Total per Floor	Typical Floor 1	46.34	46.34	3.05	43.29	0.23	3.66	39.60	00
		Total	46.34	46.34	3.05	43.29	0.23	3.66	39.60	00
+	-	-	124.03	124.03	6.09	117.93	0.69	8.12	109.12	01

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	W	0.60	1.20	02
A (RESI)	W	1.14	1.20	05
A (RESI)	W	1.50	1.20	01
A (RESI)	W	1.70	1.20	01

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	D	0.75	2.10	05
A (RESI)	D	1.00	2.10	06

Floor Name	Building Name		Total	
	A (RESI)		Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		
Ground Floor	74.65	74.65	74.65	74.65
First Floor	43.30	43.30	43.30	43.30
Terrace Floor	11.13	0.00	11.13	0.00
Total	129.08	117.95	129.08	117.95

Total Plot Area: - 123.06	Total FAR Area: - 117.94
Total Coverage Area: - 74.65	Total BUA Area: - 129.07



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 19 Sep 2023

FILE No. : MVDA/BP/23-24/0646

Site Address : mathura

PERMIT NO. : Row House/03860/MVDA/BP/23-24/0646/31082023

USE : Residential

SCHEME : Chanda Greens Residency

PROPERTY : Plot No./Survey No. :44
LandMark: mathura
Revenue Village: NA
Tehsil: Mathura-Sadar
District: Mathura

NAME : Madhav properties ltd dir sonal
agrawal s/o shri krishna dayal
agrawal

ADDRESS : plot no - 44, chanda greens residency, bakalpur, mathura, Mathura, Uttar Pradesh, 281004

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)

Date of Validity: **18 Sep 2028** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.
9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.
10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
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- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.

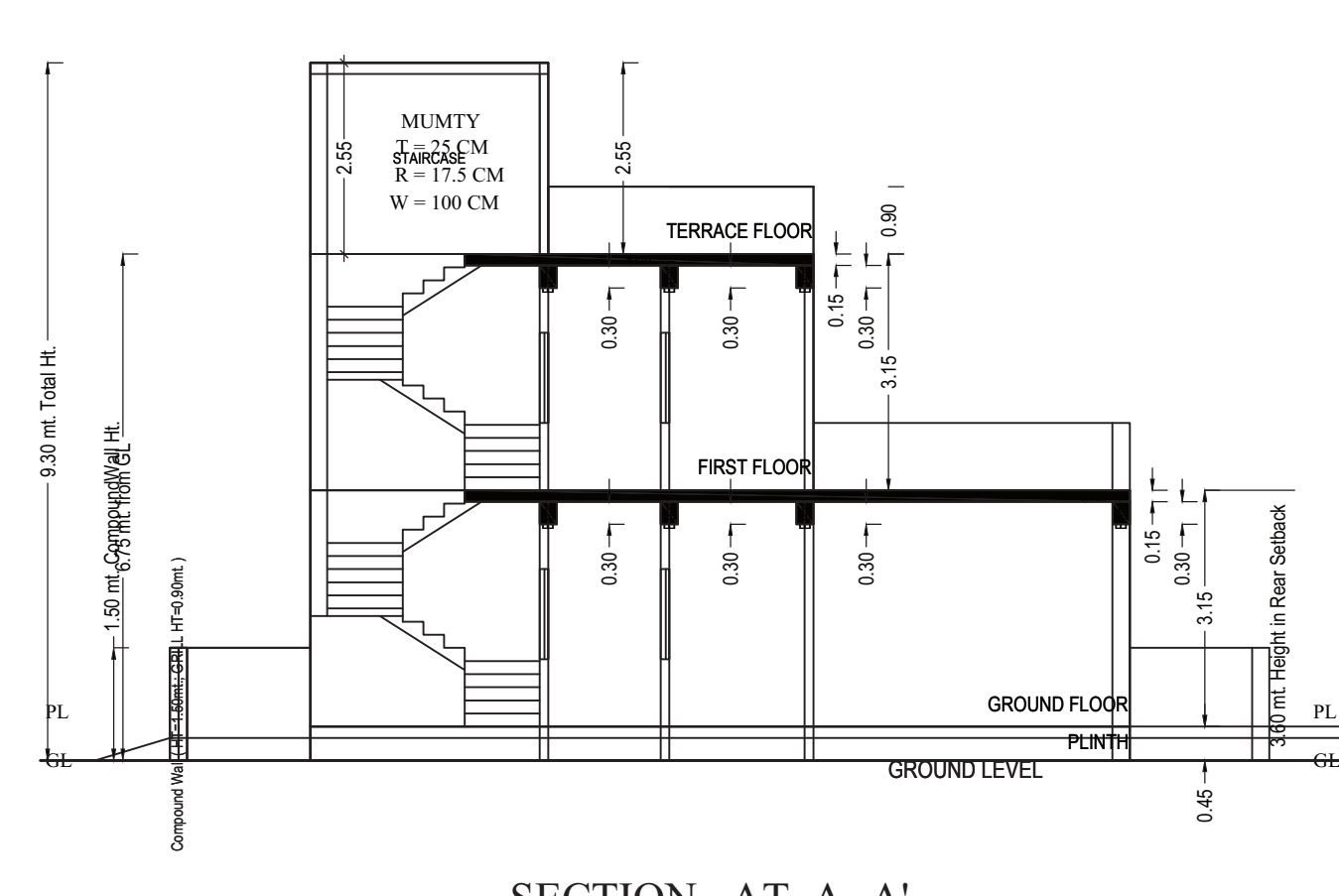
- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.
- 21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).
- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :
NA

Signature valid
Digitally signed by Richa Koushik
Date: 19 Sep 2023 16:17:15
Designation : Town Planner/Executive Engineer



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

[illegible]Richa Kaushik (Town Planner/Executive Engineer)

The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 19 Sep 2023

FILE No. : MVDA/BP/23-24/0647

Site Address : mathura

PERMIT NO. : Row House/03862/MVDA/BP/23-24/0647/31082023

USE : Residential

SCHEME : Chanda Greens Residency

PROPERTY : Plot No./Survey No. :45
LandMark: mathura
Revenue Village: NA
Tehsil: Mathura-Sadar
District: Mathura

NAME : Madhav properties ltd dir sonal
agrawal s/o shri krishna dayal
agrawal

ADDRESS : plot no -45, chanda greens residency, bakalpur, mathura, Mathura, Uttar Pradesh, 281004

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)

Date of Validity: **18 Sep 2028** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.
9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.
10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
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SPECIAL CONDITIONS :
NA

Signature valid
Digitally signed by Richa Koushik
Date: 19 Sep 2023 16:19:31
Designation : Town Planner/Executive Engineer

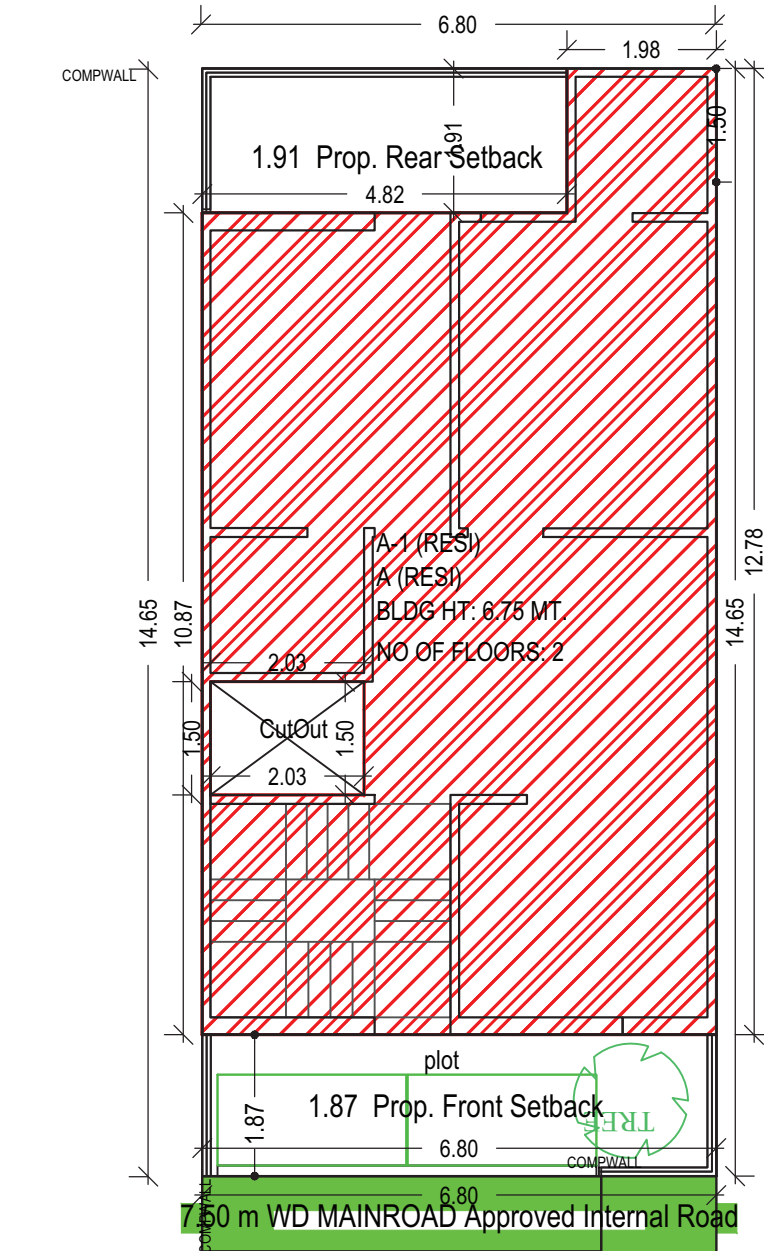


MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

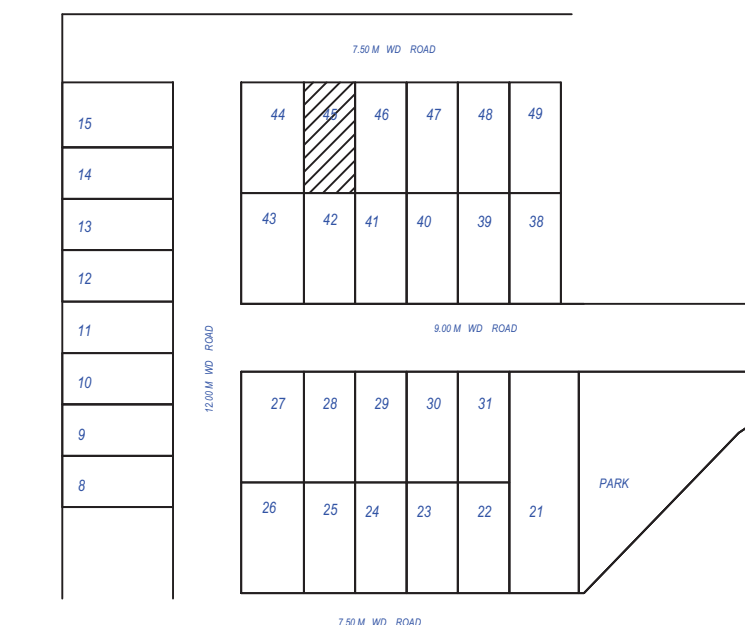
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File No MVDAB/P23-240647 Sheet 1/1
Submission Date 2023-08-31 Scale 1:100

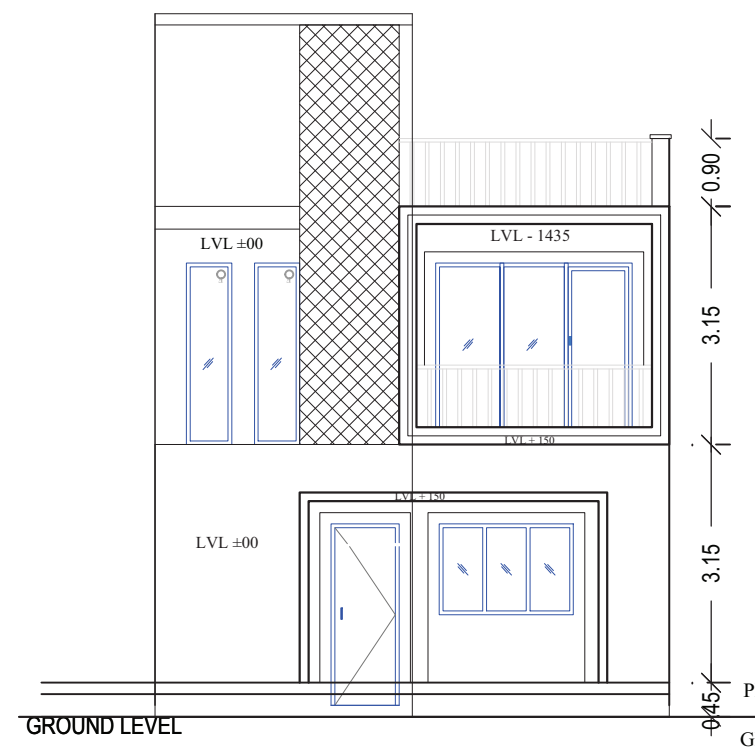
AGRAWAL



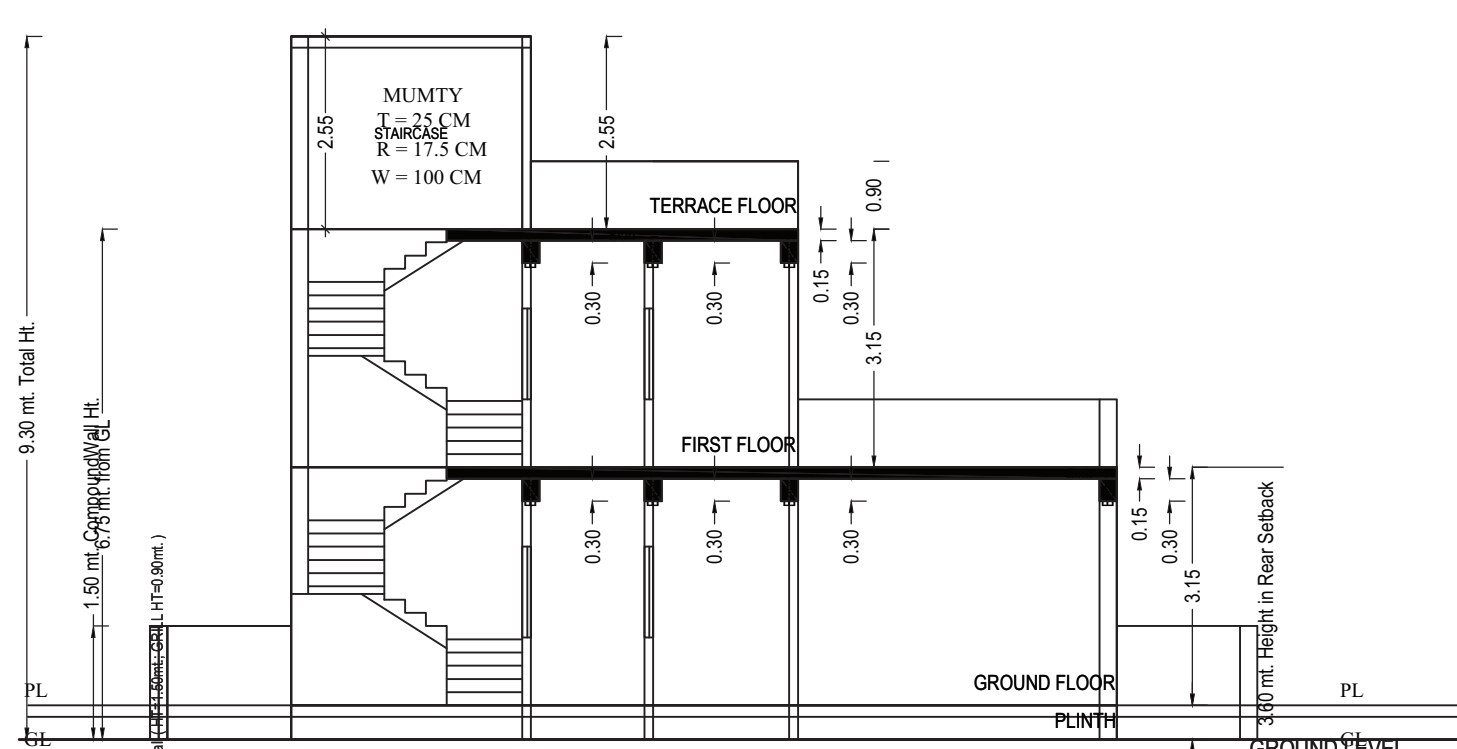
SITE PLAN
(Scale: 1:100)



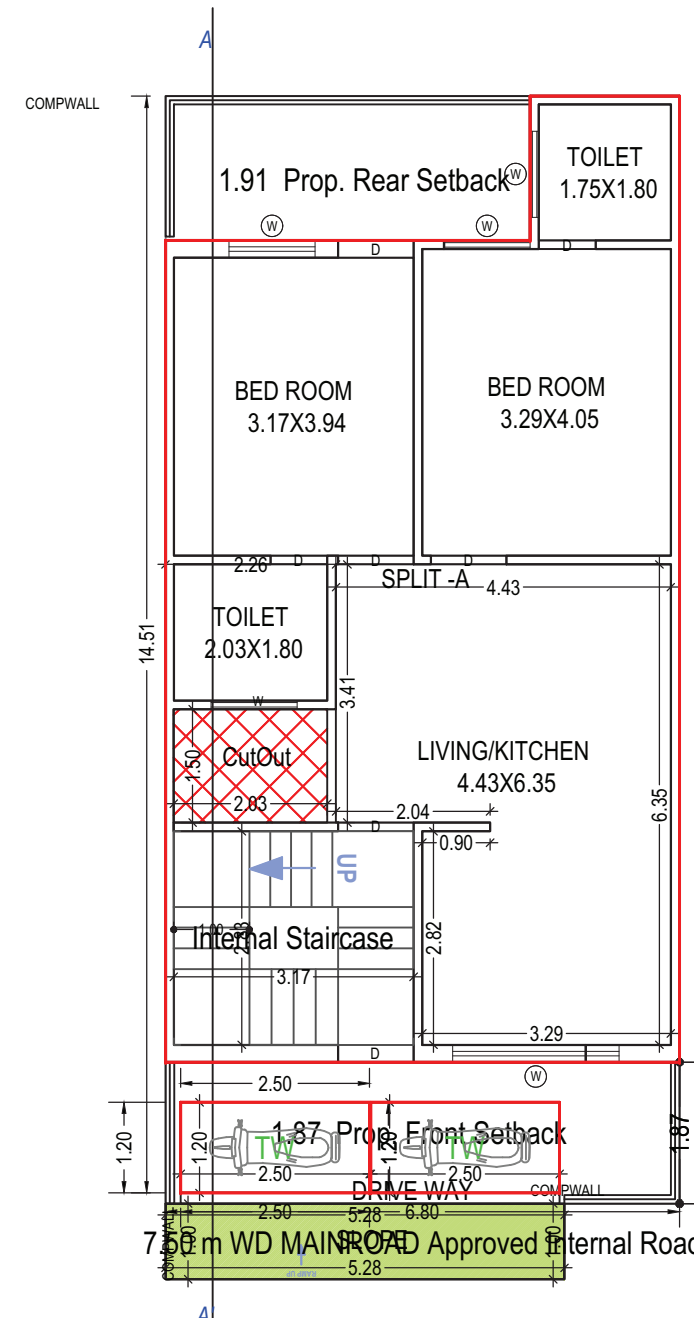
FOUNDATION PLAN
(NOT TO SCALE)



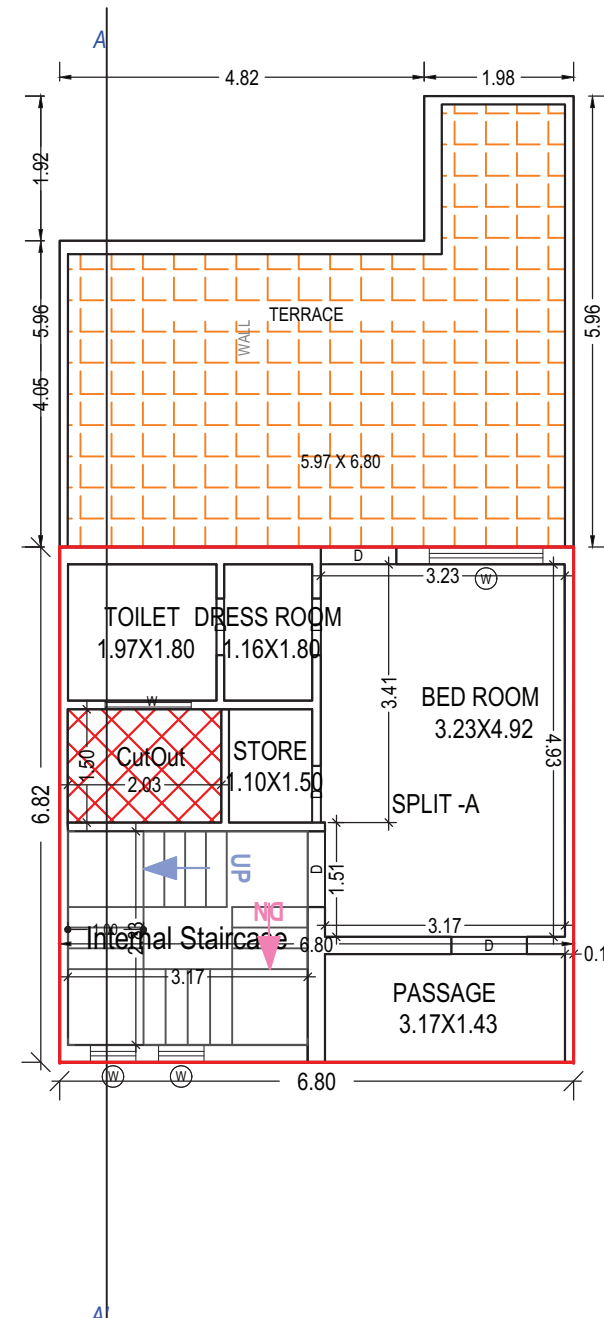
FRONT ELEVATION



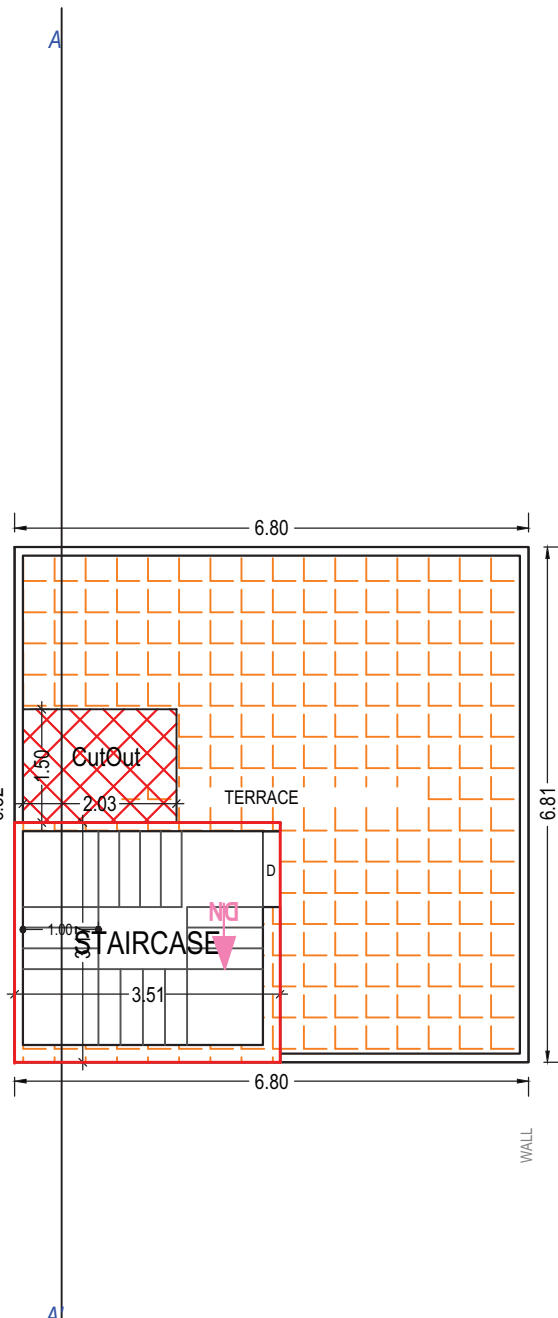
SECTION AT A-A'



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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

A		VERSION NO: 1.0.07		VERSION DATE: 07/08/2023	
AREA STATEMENT					
PROJECT DETAIL					
Authority: Mathura-Vindavan Development Authority			Plot User: Residential		
Authority Class: Category C			Plot SubUse: Row House		
Authority Grade: Development Authority (DA)			Development Plan: Chanda Greens Residency		
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: Developed Area					
SubDevelopment Area: City Area					
Special Project: NA					
Site Address: District Mathura, Tehsil Mathura-Sadar, Village NA			Sq.Mts.		
AREA DETAILS:					
1.	Area of Plot As per record				
	Document Area		99.62		
	As per site condition		99.62		
	Area of Plot Considered		99.62		
2.	Deduction for				
	Up/Proposed needs		0.00		
	(a) Any reservations		0.00		
	Totals (+/-)		0.00		
3.	Net Area of plot (1-2) AREA OF PLOT		99.62		
	Plot Area For Coverage		99.62		
	Plot Area For FAR		99.62		
	Perm. FAR Area (2.00)		199.24		
	Total Perm. FAR Area (2.00)		199.24		
6.	Total Built up area permissible at:				
	Permissible Coverage area (75.00 %)		74.72		
	Proposed Coverage Area (74.93 %)		74.65		
	Total Prop. Coverage Area (74.93 %)		74.65		
	Balance coverage area (0.07 %)		0.07		
	Proposed Area at:				
	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I	
	Ground Floor	74.65	0.00	74.65	0.00
	First Floor	43.30	0.00	43.30	0.00
	Terrace Floor	11.13	0.00	11.13	0.00
	Total Area:	129.08	0.00	117.95	0.00
	Total FAR Area:				117.94
	Total Built Up Area:				129.07
	Proposed F.S.I. consumed:				
	1.18				
4.	Tenement Statement				
5.	Tenement Proposed At:				
	G.F.				
	1.00				
6.	Total Tenements (3 + 4)				
	1				
7.	Parking Statement				
8.	Proposed Parking Space:				
	6.00				

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P. SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions From BUA/Area in (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
A (RES)	1	138.23	9.15	129.08	11.13	117.95	117.95	01
Grand Total	1	138.23	9.15	129.08	11.13	117.95	117.95	01

Parking Check (Table 7b)					
Vehicle Type	Reqd.			Prop.	
	No.	Reduced Req'd Parking (Incase of Plot having R/Area surrendered FOC)	Area	No.	Area
TwoWheeler	-	-	-	2	6.00
Total			0.00		6.00

Building USE/SUBUSE Details		Building Name	Building Use	Building SubUse	Building Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (RES)	Residential	Row House				Lowrise Building		1	GROUND FLOOR PLAN	Residential + Parking	Row House	Residential FAR	Residential	Row House
									FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
									TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)		Plot	Name	Rept	Nos of Trees	Prop.
		Plot	Tree		1	1

Required Parking (Table 7a)											
Building Name	Type	SubUse	Area (Sq.mt.)	Units Parking space reqd for every	Car				TwoWheeler		
					Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RES)	Residential	Row House	0 - 101	1	99.62	-	-	-	0.00	-	-
Total :			-	-	-	-	0	0	-	0	2

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed Area (Sq.mt.)	FAR	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	77.70	3.05	74.65	0.00	74.65	74.65	74.65	01
First Floor	46.35	3.05	43.30	0.00	43.30	43.30	43.30	00
Terrace Floor	14.18	3.05	11.13	11.13	0.00	0.00	0.00	00
Total:	138.22	9.15	129.07	11.13	117.95	117.94	117.94	01
Total Number of Same Buildings	1							
Total:	138.22	9.15	129.07	11.13	117.95	117.94	117.94	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	Internal Staircase	1.00	0.275	0.175	1.00
FIRST FLOOR PLAN	Internal Staircase	1.00	0.275	0.175	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.275	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	W	LENGTH	HEIGHT	NOS
A (RES)	W	0.60	1.20	1.20	02
A (RES)	W	1.14	1.20	1.20	05
A (RES)	W	1.50	1.20	1.20	01
A (RES)	W	2.20	1.20	1.20	01

UnitBUA Table for Building A (RES)											
Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.)	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit		
GROUND FLOOR PLAN	SPLIT -A	DWELLING UNIT		77.69	77.69	3.05	74.64	0.46	5.14	69.04	01
			Total	77.69	77.69	3.05	74.64	0.46	5.14	69.04	01
			Typical Floor = 1	77.69	77.69	3.05	74.64	0.46	5.14	69.04	01
FIRST FLOOR PLAN	SPLIT -A	DWELLING UNIT		46.34	46.34	3.05	43.29	0.23	3.66	39.40	00
			Total	46.34	46.34	3.05	43.29	0.23	3.66	39.40	00
			Typical Floor = 1	46.34	46.34	3.05	43.29	0.23	3.66	39.40	00
-				124.03	124.03	6.09	117.93	0.69	8.80	108.44	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	W	LENGTH	HEIGHT	NOS
A (RES)	D	0.75	2.10	2.10	05
A (RES)	D	1.00	2.10	2.10	07

Buildingwise Floor FAR Details					
Floor Name	Building Name			Total	
	A (RES)			Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)			
Ground Floor	74.65	74.65		74.65	74.65
First Floor	43.30	43.30		43.30	43.30
Terrace Floor	11.13	0.00		11.13	0.00
Total:	129.08	117.95		129.08	117.95

Total Plot Area: - 99.62

Total FAR Area: - 117.94

Total Coverage Area: - 74.65

Total BUA Area: - 129.07

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.

ISO_A0_1(841.00_x_1189.00_MM)

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MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 16 Sep 2023

FILE No. : MVDA/BP/23-24/0648

Site Address : mathura

PERMIT NO. : Row House/03863/MVDA/BP/23-24/0648/31082023

USE : Residential

SCHEME : Chanda Greens Residency

PROPERTY : Plot No./Survey No. :46
LandMark: mathura
Revenue Village: NA
Tehsil: Mathura-Sadar
District: Mathura

NAME : Madhav properties ltd dir sonal
agrawal s/o shri krishna dayal
agrawal

ADDRESS : plot no -46, chanda greens residency, bakalpur, mathura, Mathura, Uttar Pradesh, 281004

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)

Date of Validity: **15 Sep 2028** or Expiry date of lease deed whichever is earlier.

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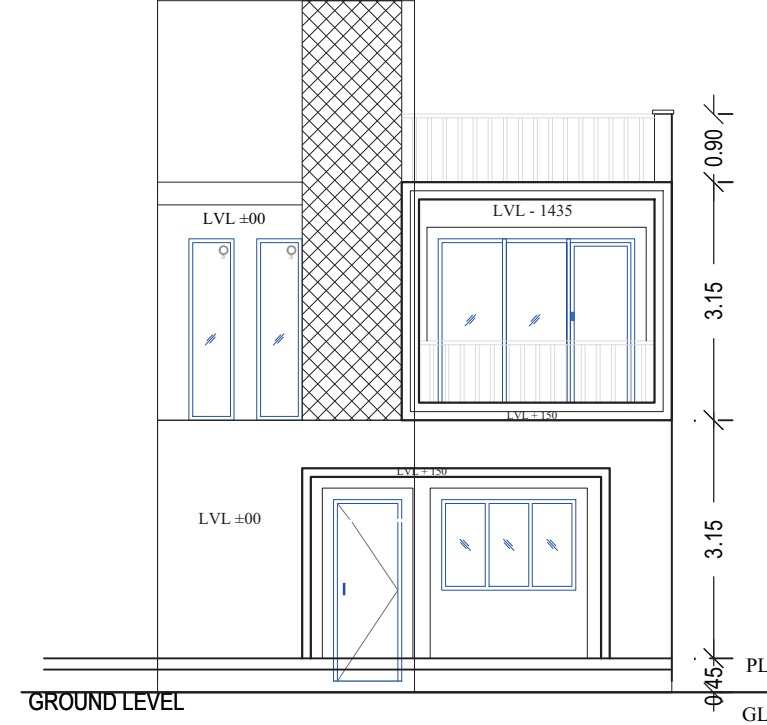
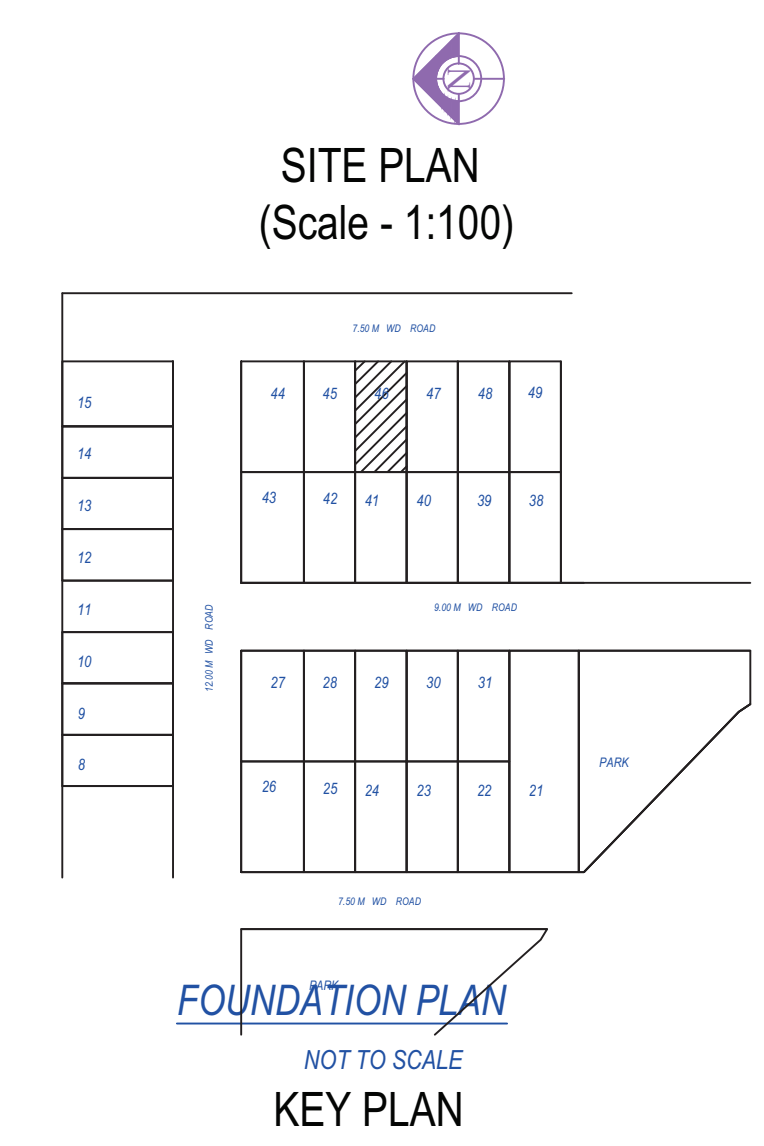
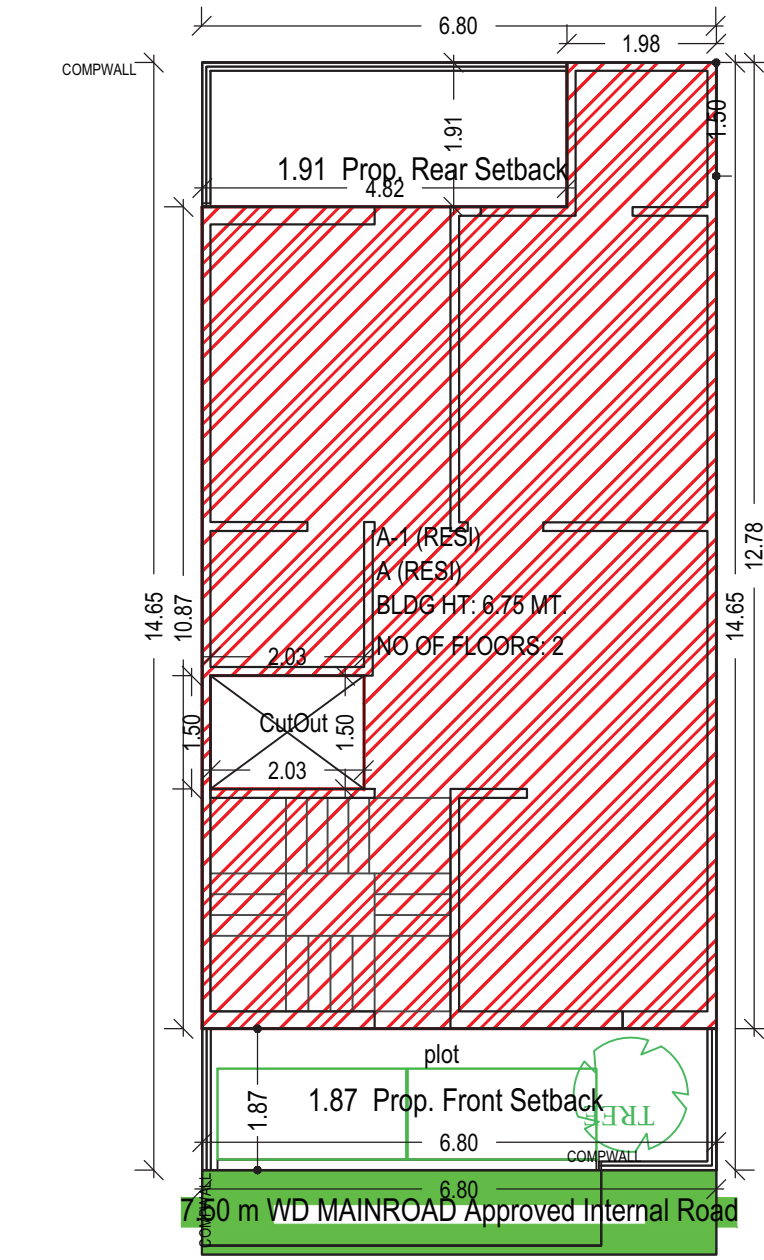
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- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :
NA

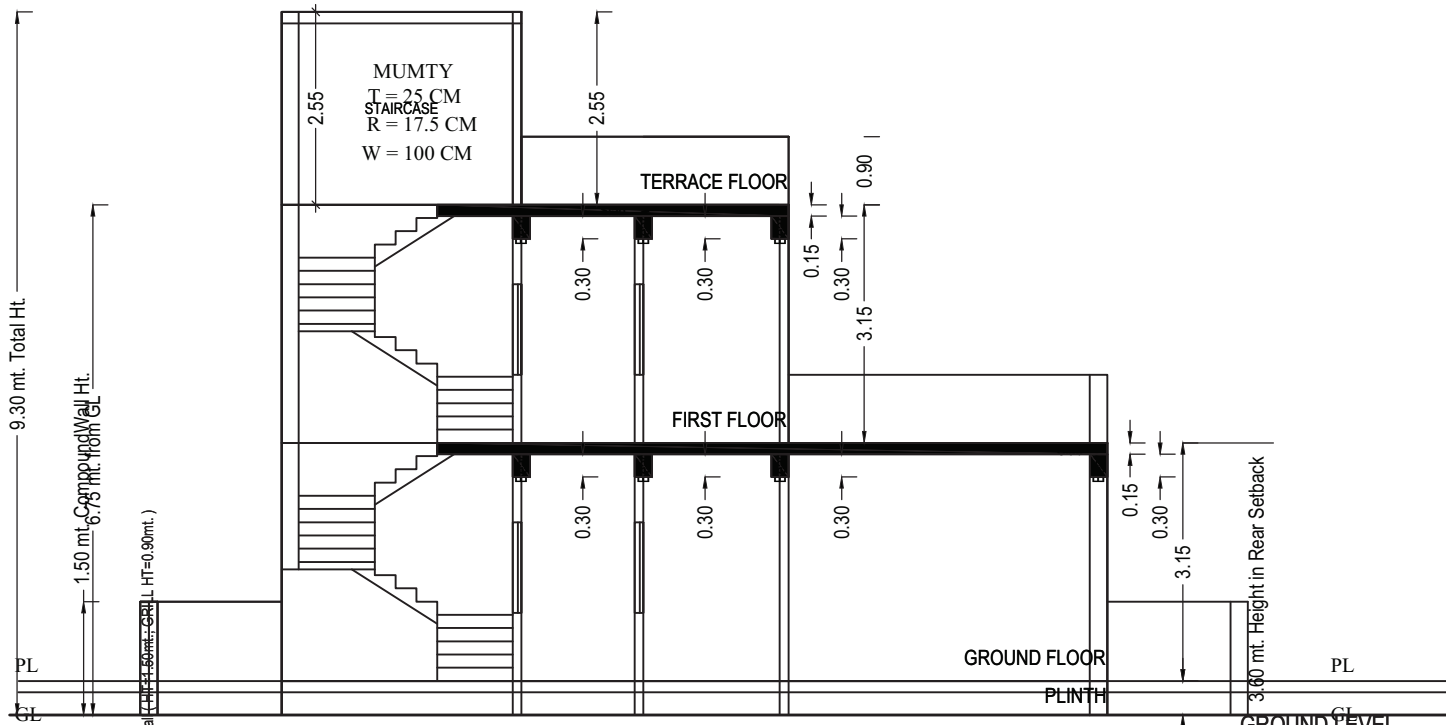
Signature valid
Digitally signed by Kaushendra Chaudhary
Date: 16 Sep 2023 14:12:06
Designation : Town Planner/Executive Engineer



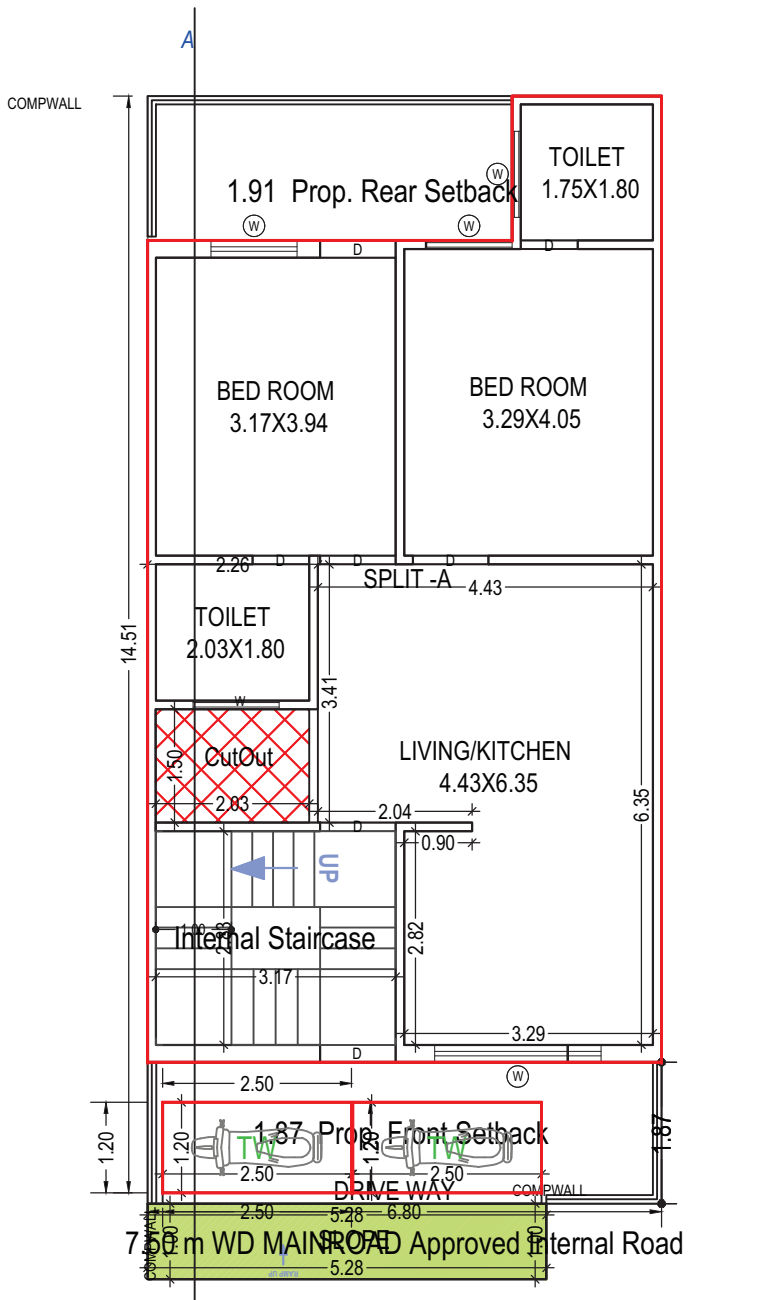
MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY



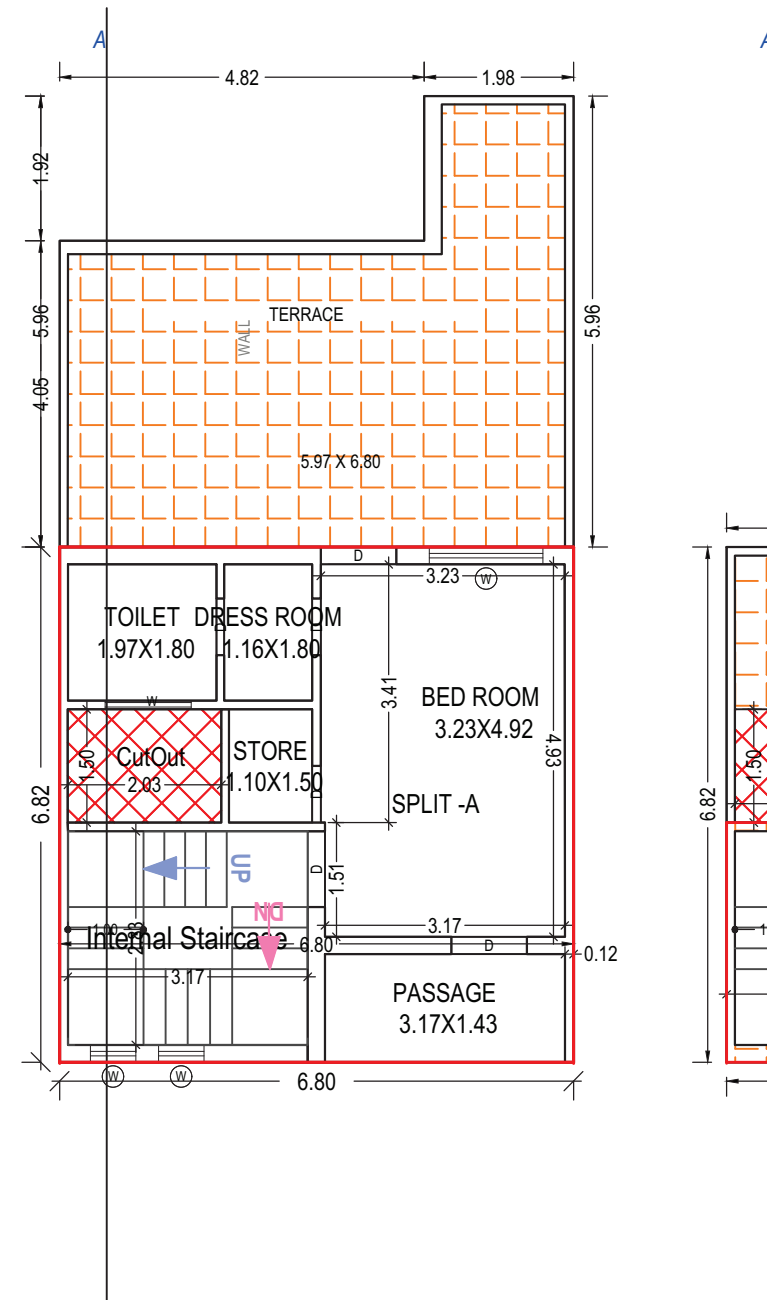
FRONT ELEVATION



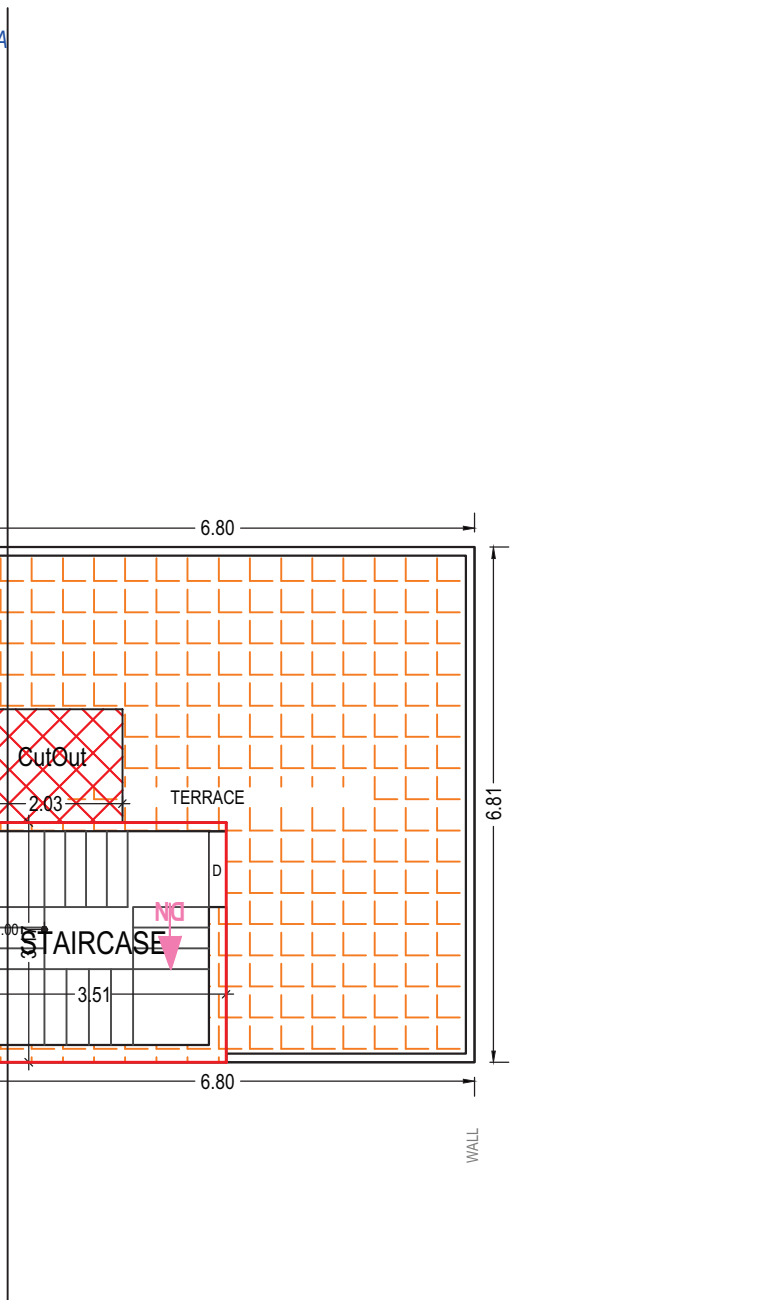
SECTION AT A-A'



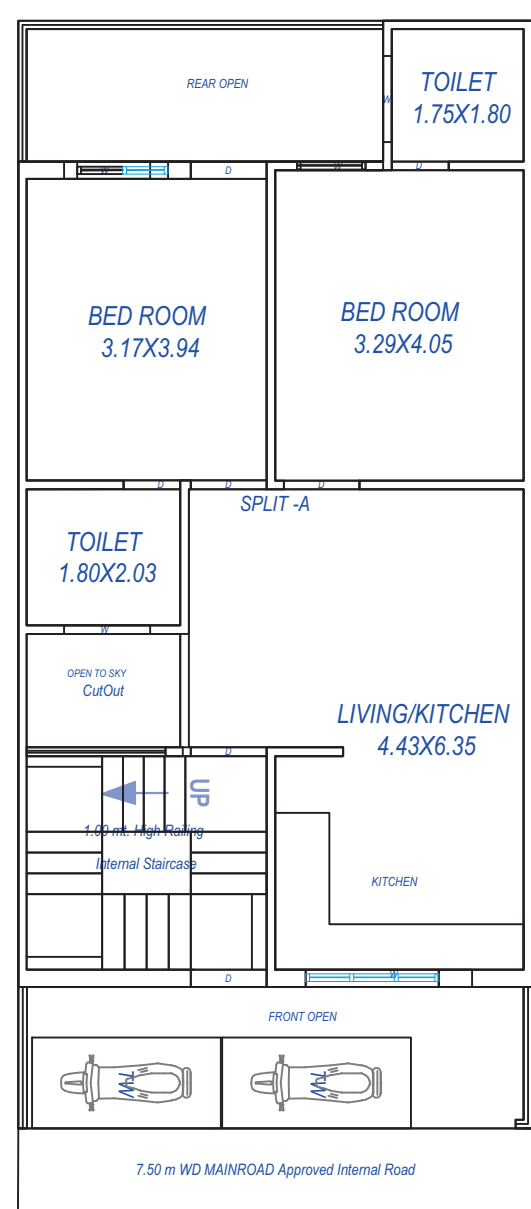
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



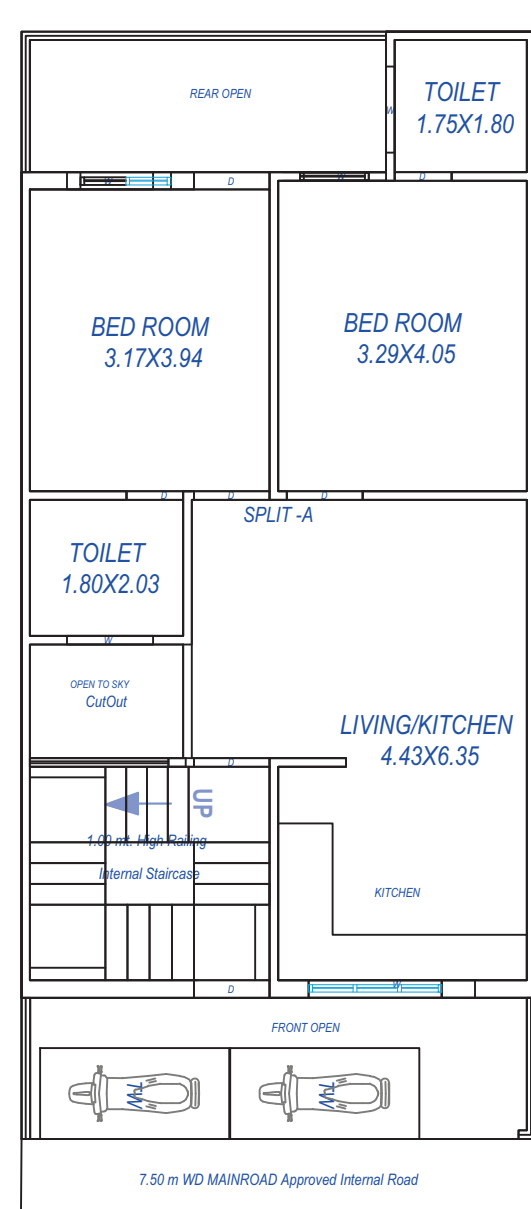
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



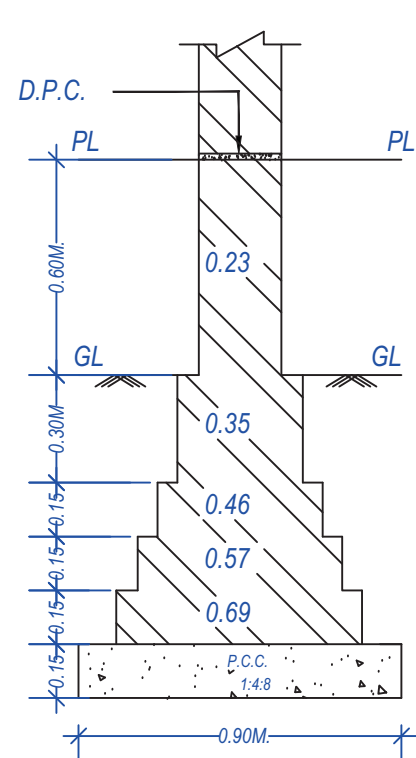
TERRACE FLOOR PLAN
(SCALE 1:100)



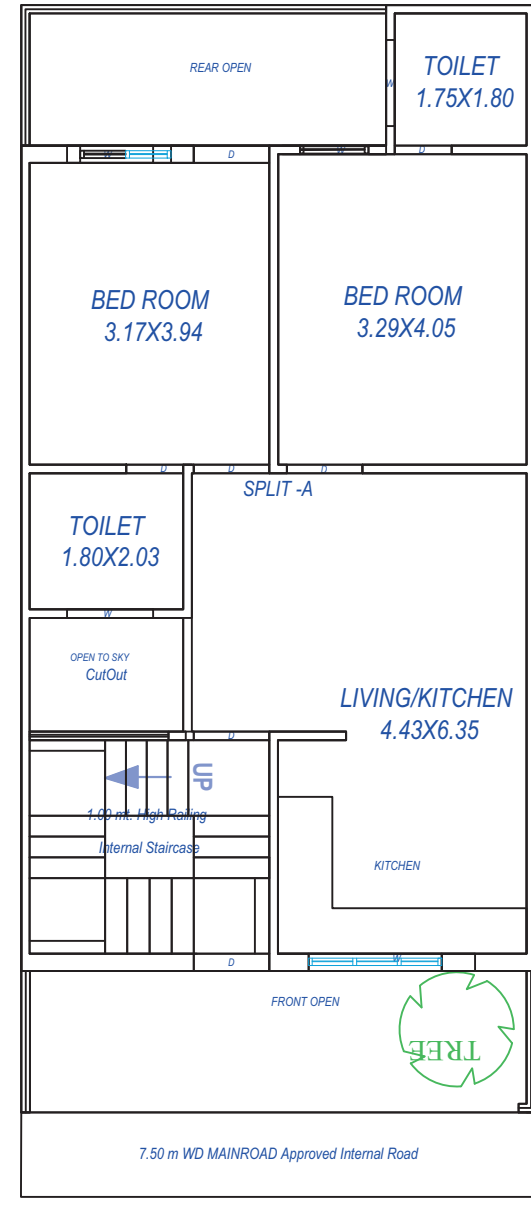
SERVICE PLAN



PARKING PLAN



FOUNDATION PLAN
(NOT TO SCALE)



LANDSCAPE PLAN

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed Area (Sq.mt.)	FAR	Total FAR	No. of Unit
Ground Floor	77.70	3.05	74.65	0.00	74.65	74.65	74.65	01
First Floor	46.35	3.05	43.30	0.00	43.30	43.30	43.30	01
Terace Floor	14.18	3.05	11.13	0.00	0.00	0.00	0.00	01
Total:	138.22	9.15	129.07	11.13	117.95	117.95	117.94	01
Total Number of Same Buildings	1							
Total:	138.22	9.15	129.07	11.13	117.95	117.95	117.94	01

Staircase Checks (Table 8a-1)

Floor Name	StarCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	Internal Staircase	1.00	0.275	0.175	1.00
FIRST FLOOR PLAN	Internal Staircase	1.00	0.275	0.175	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.275	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	W	LENGTH	HEIGHT	NOS
A (RES)		0.60	1.20	1.20	02
A (RES)		1.14	1.20	05	
A (RES)		1.50	1.20	01	
A (RES)		2.20	1.20	01	

UnitBUA Table for Building -A (RES)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.)	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT -A	DWELLING UNIT	77.69	77.69	3.05	74.64	0.46	5.14	69.04
First Floor	SPLIT -A	DWELLING UNIT	46.34	46.34	3.05	43.29	0.23	3.66	39.40
Terace Floor	SPLIT -A	DWELLING UNIT	14.18	14.18	3.05	11.13	0.00	0.00	0.00
Total			138.22	138.22	9.15	129.07	11.13	117.95	117.94

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)		0.75	2.10	05
A (RES)		1.00	2.10	07

BuildingWise Floor FAR Details

Floor Name	Building Name	Total
Ground Floor	A (RES)	74.65
First Floor	A (RES)	43.30
Terace Floor	A (RES)	0.00
Total		117.95

Total Plot Area: - 99.62
Total FAR Area: - 117.94

Total Coverage Area: - 74.65
Total BUA Area: - 129.07

Submission Date		2023-08-31		Scale		1:100	
AREA STATEMENT				VERSION NO: 1.0.07 VERSION DATE: 07/08/2023			
PROJECT DETAIL :							
Authority: Mathura-Vindavan Development Authority				Plot User: Residential			
Authority/Class: Category C				Plot SubUse: Row House			
Authority/Grade: Development Authority (DA)				Development Plan: Chanda Greens Residency			
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: Developed Area							
SubDevelopment Area: City Area							
Special Project: NA							
Site Address: District:Mathura,Tehsil:Mathura-Subar,Village:NA							
AREA DETAILS				Sq.Mts.			
1. Area of Plot As per record							
2. Document Area				99.62			
3. As per site condition				99.62			
4. Area of Plot Considered				99.62			
5. Deduction for							
Up/Proposed roads				0.00			
(a)Any reservations				0.00			
(b)Any reservations				0.00			
(c)Any reservations				0.00			
(d)Any reservations				0.00			
(e)Any reservations				0.00			
(f)Any reservations				0.00			
(g)Any reservations				0.00			
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MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 19 Sep 2023

FILE No. : MVDA/BP/23-24/0649

Site Address : mathura

PERMIT NO. : Row House/03857/MVDA/BP/23-24/0649/31082023

USE : Residential

SCHEME : Chanda Greens Residency

PROPERTY : Plot No./Survey No. :47
LandMark: mathura
Revenue Village: NA
Tehsil: Mathura-Sadar
District: Mathura

NAME : Madhav properties ltd dir sonal
agrawal s/o shri krishna dayal
agrawal

ADDRESS : plot no -47, chanda greens residency, bakalpur, mathura, Mathura, Uttar Pradesh, 281004

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)

Date of Validity: **18 Sep 2028** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.
9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.
10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.

- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.
- 21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).
- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :
NA

Signature valid
Digitally signed by Richa Koushik
Date: 19 Sep 2023 16:13:03
Designation : Town Planner/Executive Engineer



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

File No	MVDA/BP/23-24/0649	Sheet	1 / 1
Submission Date	2023-08-31	Scale	1:100
Version No.	1.0.07	Version Date	07/08/2023
PROJECT STATEMENT			
PROJECT DETAIL			
Authority	Mutha-Vindavan Development Authority	PLOT User	Residential
Authority Class	Category C	PLOT SubUse	Row House
Authority Grade	Development Authority (DA)	Development Plan	Chanda Greens Residency
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	Developed Area		
SubDevelopment Area	City Area		
Special Project	NA		
Site Address	District Mathura, Tehsil Mathura-Sadar, Village NA		
AREA DETAILS			
Area of Plot As per record	-	Sq.Mts.	99.62
Document Area			99.62
As per site condition			99.62
Area of Plot Considered			99.62
Deduction for			
Up/Proposed needs			0.00
(a)Any reservations			0.00
Total (a + b)			0.00
Net Area of plot (1 - 2) AREA OF PLOT			99.62
PLOT Area For Coverage			99.62
PLOT Area For FAR			99.62
Perm. FAR Area (2.00)			199.24
Total Perm. FAR area (2.00)			199.24
Total Built up area permissible at:			
Permissible Coverage area (75.00 %)			74.72
Proposed Coverage Area (74.93 %)			74.65
Total Prop. Coverage Area (74.93 %)			74.65
Balance coverage area (0.07 %)			0.07
Proposed Area at:			
Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Ground Floor	74.65	0.00	74.65
First Floor	43.30	0.00	43.30
Temper Floor	11.13	0.00	0.00
Total Area:	129.08	0.00	117.95
Total FAR Area:			117.94
Total Built up Area:			129.07
Proposed F.S.I. consumed:			- 1.18
Tenement Statement			
4. Tenement Proposed At:			1.00
G.F.			
5. Total Tenements (3 + 4)			1
Parking Statement			
2. Proposed Parking Space:			6.00

Color Notes

COLOR INDEX

PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P. SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions From BUA/Area in (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
A (RES)	1	138.23	9.15	129.08	11.13	117.95	117.95	01
Grand Total	1	138.23	9.15	129.08	11.13	117.95	117.95	01

Parking Check (Table 7b)

Vehicle Type	No.	Reduced Rept Parking (Incase of Plot having RW/Area surrendered FOC)	Area	No.	Area
TwoWheeler	-	-	-	2	6.00
Total			0.00		6.00

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	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (RES)	Residential	Row House	-	Lowrise Building		1	GROUND FLOOR PLAN	Residential + Parking	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

Plot	Name	Rept	Nos of Trees
plot	Tree	1	1

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units	Parking space reqd for every	Car	TwoWheeler
A (RES)	Residential	Row House	0 - 101	1	99.62	-	0.00
Total			-	-	-	9	0

OWNER'S NAME AND SIGNATURE
Madhav properties ltd dr sonal agrawal s/o shri krishna dayal agrawal jeever0541@gmail.com 7906770541

ARCHENG'S NAME AND SIGNATURE ARCHITECTURE ENGINEER

Kanchana agrawal
CA/22/19075
Mutha-Vindavan Development Authority



Signature

Building Plan Application Number

MVDA/BP/23-24/0649

Sanctioned On

12 Sep 2023

Valid Till

13 Sep 2028

Approved By

Richa Kaushik (Town Planner/Executive Engineer)

Examined By

BADAN SINGH (Junior engineer)

Richa Kaushik (Town Planner/Executive Engineer)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed Area (Sq.mt.)	FAR	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	77.70	3.05	74.65	0.00	74.65	74.65	74.65	01
First Floor	46.35	3.05	43.30	0.00	43.30	43.30	43.30	00
Temper Floor	14.18	3.05	11.13	0.00	0.00	0.00	0.00	00
Total:	138.22	9.15	129.07	11.13	117.95	117.94	117.94	01
Total Number of Same Buildings	1							
Total:	138.22	9.15	129.07	11.13	117.95	117.94	117.94	01

Staircase Checks (Table 8a-1)

Floor Name	StarCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	Internal Staircase	1.00	0.275	0.175	1.00
FIRST FLOOR PLAN	Internal Staircase	1.00	0.275	0.175	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.275	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	W	0.60	1.20	02
A (RES)	W	1.14	1.20	05
A (RES)	W	1.50	1.20	01
A (RES)	W	2.20	1.20	01

UnitBUA Table for Building -A (RES)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in (Sq.mt.)	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT -A	DWELLING UNIT	77.69	77.69	3.05	74.64	0.46	5.14	69.04
FIRST FLOOR PLAN	SPLIT -A	DWELLING UNIT	46.34	46.34	3.05	43.29	0.23	3.66	39.40
Total	-	-	124.03	124.03	6.09	117.93	0.69	8.80	108.44

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	D	0.75	2.10	05
A (RES)	D	1.00	2.10	01

Buildingwise Floor FAR Details

Floor Name	Building Name	Total
Ground Floor	A (RES)	74.65
	Proposed FAR Area (Sq.mt.)	74.65
First Floor	A (RES)	43.30
	Proposed FAR Area (Sq.mt.)	43.30
Temper Floor	A (RES)	11.13
	Proposed FAR Area (Sq.mt.)	0.00
Total		129.08

Total Plot Area: - 99.62

Total FAR Area: - 117.94

Total Coverage Area: - 74.65

Total BUA Area: - 129.07



MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 27 Jan 2024

FILE No. : MVDA/BP/23-24/1166

Site Address : mathura

PERMIT NO. : Row House/04388/MVDA/BP/23-24/1166/11012024

USE : Residential

SCHEME : Chanda Greens Residency

PROPERTY : Plot No./Survey No. :48
LandMark: mathura
Revenue Village: NA
Tehsil: Mathura-Sadar
District: Mathura

NAME : Madhav properties ltd dir -sonal
agrawal s/o shri krishna dayal
agrawal

ADDRESS : plot no -48, chnda greens residency, bakalpur, mathura, Mathura, Uttar Pradesh, 281004

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)

Date of Validity: **26 Jan 2029** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.
9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.
10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.

Signed using www.Signer.DigitalWebLib

- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.
- 21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).
- 22) Green belt creation will also act as a mitigating factor.

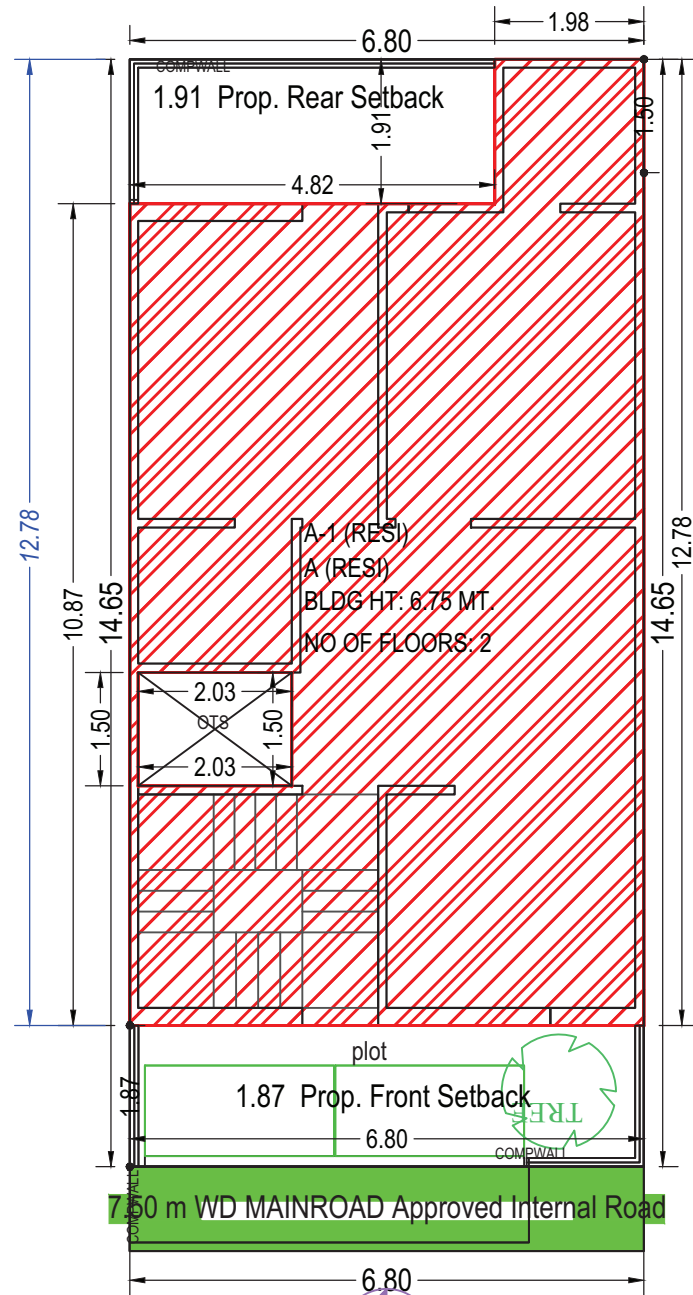
SPECIAL CONDITIONS :
NA

Signature valid
Digitally signed by Richa Kaushik
Date: 27 Jan 2024 13:11:45
Designation :Town Planner/Executive Engineer

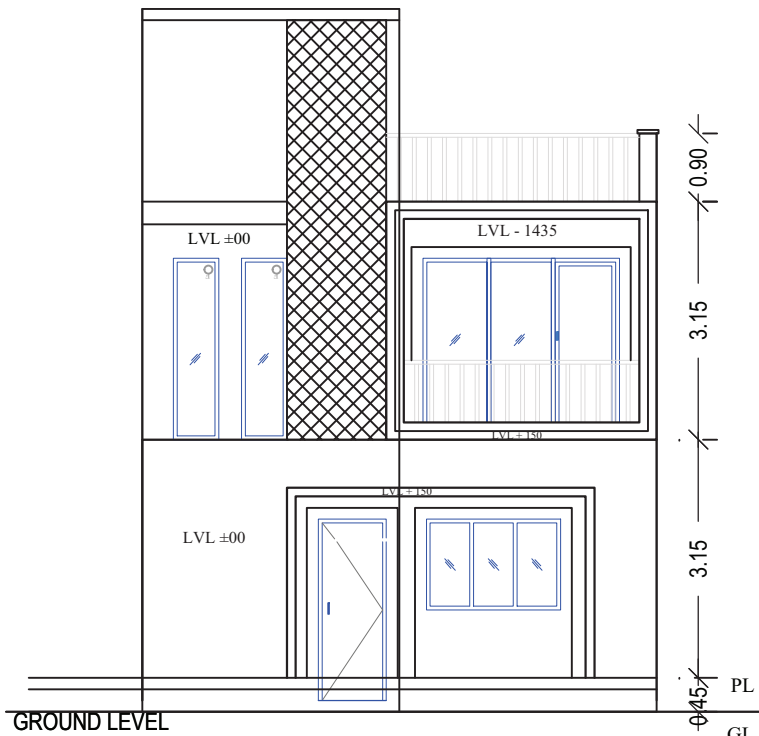
MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY

Project Title :PROPOSED PLAN FOR A RESIDENTIAL BUILDING ON PLOT NO - 48, CHANDA GREENS RESIDENCY COLONY MAUZA - BAKALPUR, TEHSIL & DISTT. MATHURA . OWNER :- MADHAV PROPERTIES LTD. , C281, EAST AND APPRTAMENT, SARSWATI VIHAR SOCIATY, NEAR ASHOK NAGAR, DELHI DIRECTOR :- SHRI SONAL AGRAWAL S/O SHRI KRISHNA DAYAL AGRAWAL

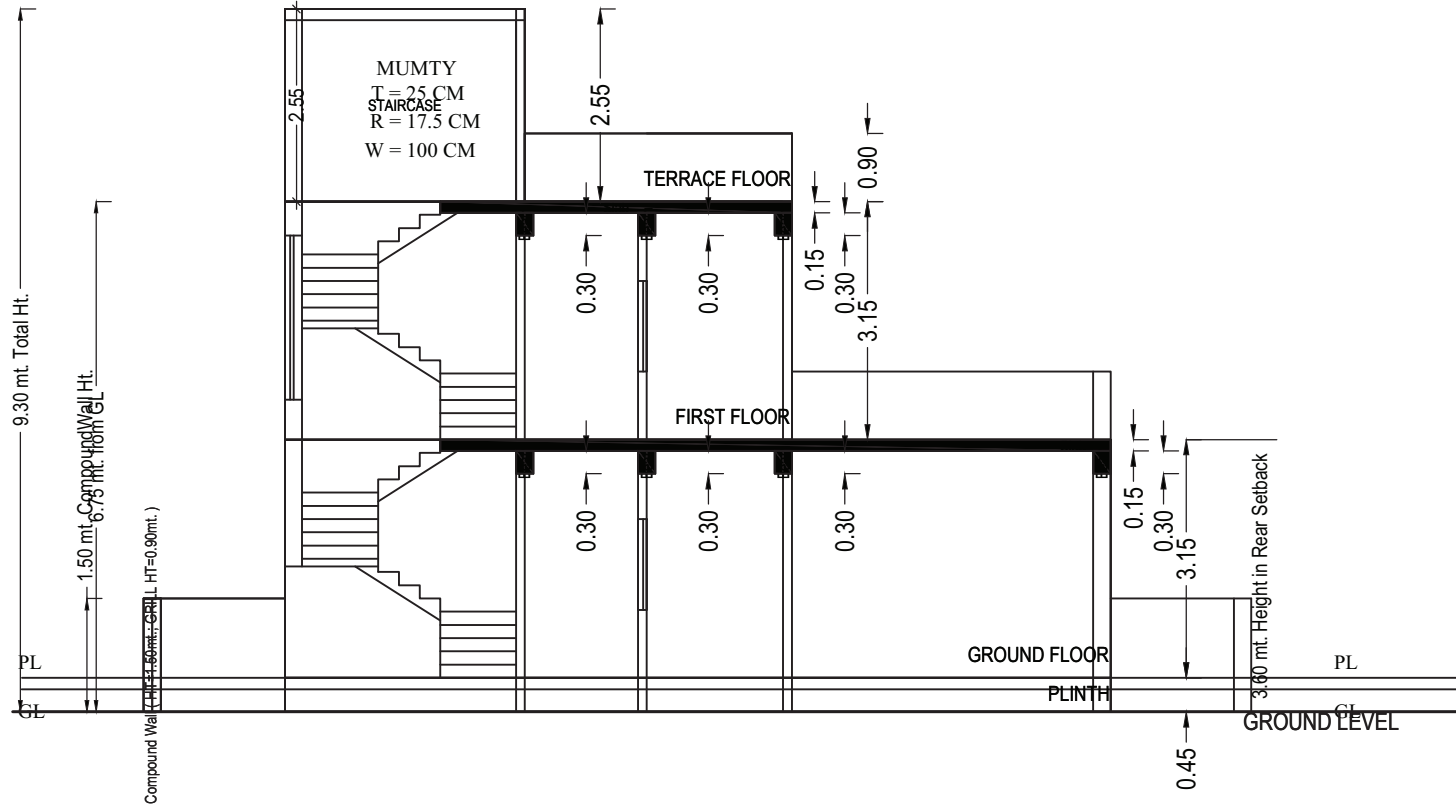
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Submission Date	2024-01-10	Scale	1:100



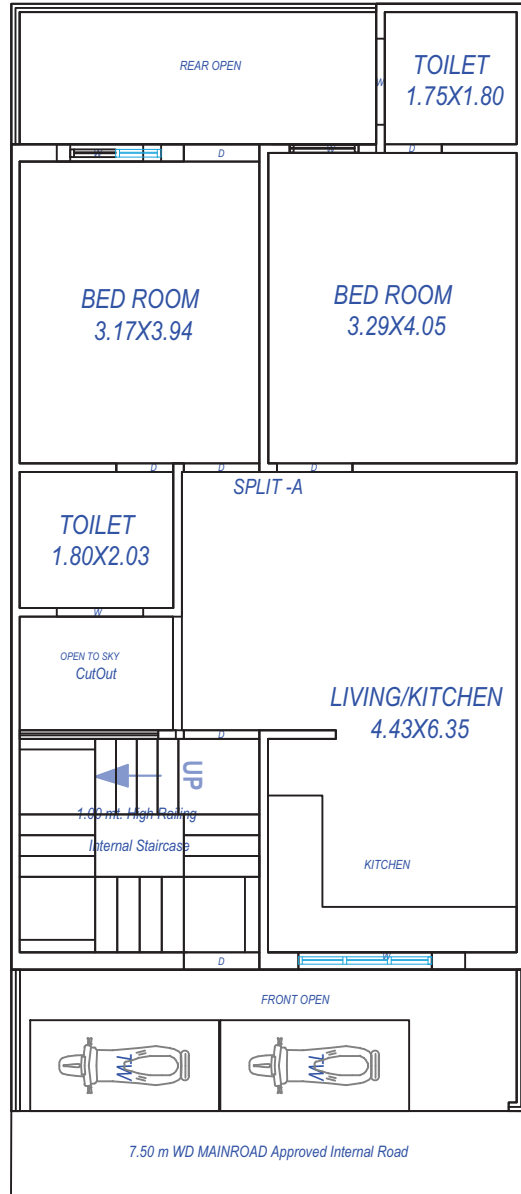
SITE PLAN
(Scale - 1:100)



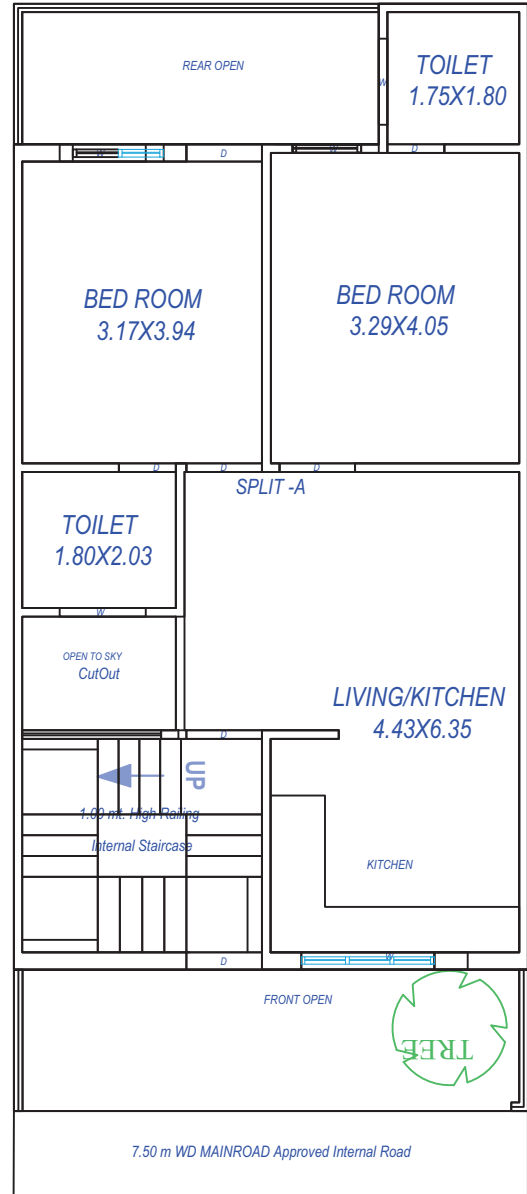
FRONT ELEVATION



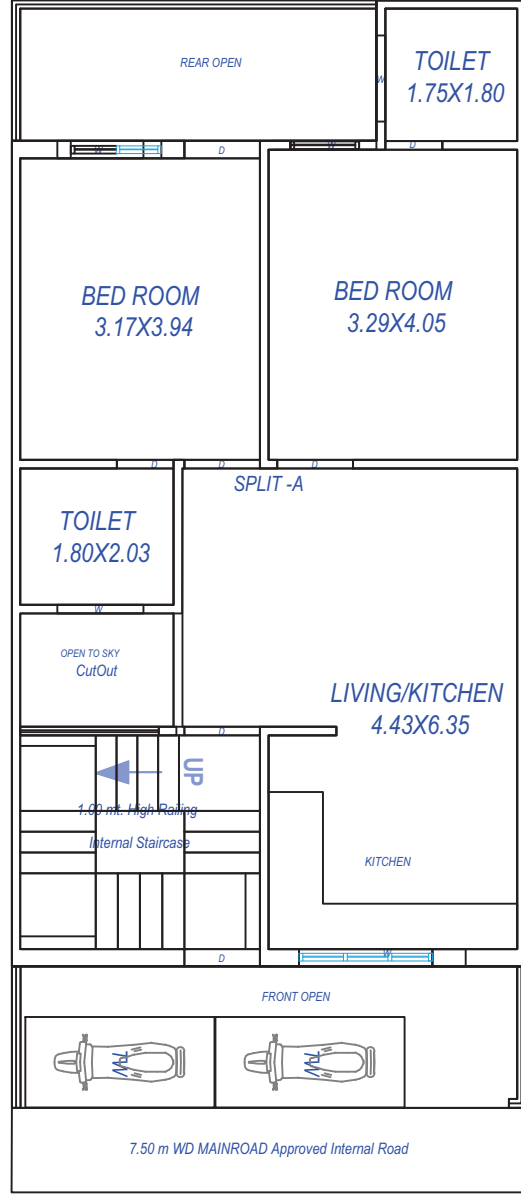
SECTION AT A-A'



PARKING PLAN



LANDSCAPE PLAN



SERVICE PLAN

AREA STATEMENT		VERSION NO.: 1.0.90
PROJECT DETAIL :		VERSION DATE: 23/11/2023
Authority: Mathura-Vrindavan Development Authority	Plot Use: Residential	
AuthorityClass: Category C	Plot SubUse: Row House	
AuthorityGrade: Development Authority (DA)	Development Plan: Chanda Greens Residency	
CaseTrack: 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: Developed Area		
SubDevelopment Area: City Area		
Special Project: NA		
Site Address: District:Mathura, Tehsil:Mathura-Sadar, Village:NA		
AREA DETAILS :	Sq.Mts.	
1. Area of Plot as per record	-	99.62
Document Area		99.62
As per site condition		99.62
Area of Plot Considered		99.62
2. Deduction for		
(a)Proposed roads		0.00
(b)Any reservations		0.00
Total(a + b)		0.00
3. Net Area of plot (1 - 2) AREA OF PLOT		99.62
Plot Area For Coverage		99.62
Plot Area For FAR		99.62
Perm. FAR Area (2.00)		199.24
Total Perm. FAR area (2.00)		199.24
6. Total Built up area permissible at:		
Permissible Coverage Area (75.00 %)		74.72
Proposed Coverage Area (74.93 %)		74.65
Total Prop. Coverage Area (74.93 %)		74.65
Balance coverage area (0.07 %)		0.07
Proposed Area at:		
	Proposed Built up	Existing Built up
	Proposed F.S.I	Existing F.S.I
Ground Floor	74.65	0.00
First Floor	43.30	0.00
Terrace Floor	11.13	0.00
Total Area:	129.08	0.00
Total FAR Area:		117.95
Total BuiltUp Area:		129.08
Proposed F.S.I. consumed:		1.18
C. Tenement Statement		
4. Tenement Proposed At:		
G.F.		1.00
5. Total Tenements (3 + 4)		1
E. Parking Statement		
2. Proposed Parking Space:		6.00

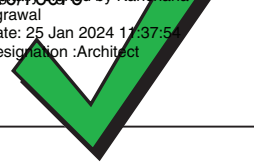
Building		No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
A (RESI)		1	138.23	6.10	129.08	11.13	117.95	117.95	01
Grand Total		1	138.23	6.10	129.08	11.13	117.95	117.95	01

OWNER'S NAME AND SIGNATURE
Madhav properties ltd dir -sonal agrawal s/o shri krishna dayal agrawal, jeevan0541@gmail.com, 7906770541

Signature valid

ARCH/ENG'S NAME AND SIGNATURE

Kanchan Singh
CA/2016/0676 by Kan
Agrawal
Date: 25 Jan 2024 11:07 AM
Designation: Architect



Mathura-Vrindavan Development Authority



Signature valid



Digitally signed by Richa Kaushik
Date: 27 Jan 2024 10:07 AM
Reason: I am the Author

Building Plan Application Number
MVDA/BP/23-24/1166

Sanctioned On
17 Jan 2024

Valid Till
24 Jan 2029

Approved By
Richa Kaushik (Town Planner/Executive Engineer)

Examined By
Ashok Kumar Choudhary (Junior engineer)

Richa Kaushik (Town Planner/Executive Engineer)

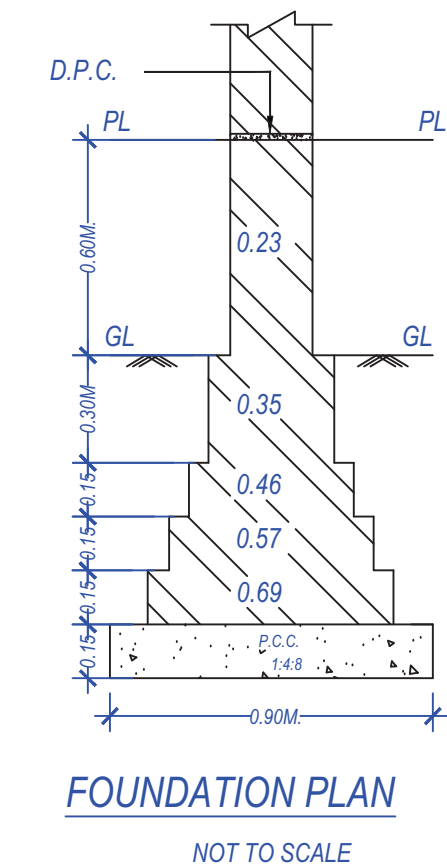
UnitBUA Table for Building :A (RESI)												
Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA(Area in Sq.mt.)		UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit	
					Chowk			Door	External Wall			
GROUND FLOOR PLAN	SPLIT -A	DWELLING UNIT	77.69	77.69			3.05	74.64	0.46	5.14	69.04	01
		Total :	77.69	77.69			3.05	74.64	0.46	5.14	69.04	01
		Typical Floor = 1										
		Total :	77.69	77.69			3.05	74.64	0.46	5.14	69.04	01
FIRST FLOOR PLAN	SPLIT -A	DWELLING UNIT	46.34	46.34			3.05	43.29	0.23	3.66	39.40	00
		Total :	46.34	46.34			3.05	43.29	0.23	3.66	39.40	00
		Typical Floor = 1										
		Total :	46.34	46.34			3.05	43.29	0.23	3.66	39.40	00
-	-	-	124.03	124.03			6.09	117.93	0.69	8.80	108.44	01

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	D	0.75	2.10	05
A (RESI)	D	1.00	2.10	07

Staircase Checks (Table 8a-1)					
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	Internal Staircase	1.00	0.275	0.175	1.00
FIRST FLOOR PLAN	Internal Staircase	1.00	0.275	0.175	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.275	0.000	1.00

Building :A (RESI)							
Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed Area (Sq.mt.)	FAR	Total FAR Area (Sq.mt.)
Ground Floor	77.70	3.05	74.65	0.00	74.65	74.65	01
First Floor	46.35	3.05	43.30	0.00	43.30	43.30	00
Terrace Floor	14.18	0.00	11.13	11.13	0.00	0.00	00
Total:	138.22	6.10	129.07	11.13	117.95	117.94	01
Total Number of Same Buildings:	1						
Total:	138.22	6.10	129.07	11.13	117.95	117.94	01

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	W	0.60	1.20	02
A (RESI)	W	1.14	1.20	05
A (RESI)	W	1.50	1.20	01
A (RESI)	W	2.20	1.20	01



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	Floor SubUse
A (RESI)	Residential	Row House		Lowrise Building		1	GROUND FLOOR PLAN	Residential + Parking	Row House
							FIRST FLOOR PLAN	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House

Color Notes

COLOR INDEX

PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P. SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Plot		Name	Nos Of Trees
plot	Tree	Reqd	Prop
		1	1

Units	Floor Name	Floor Use	Floor Sub/Use	FAR Name	FAR Use	FAR Sub/Use
	GROUND FLOOR PLAN	Residential + Parking	Row House	Residential FAR	Residential	Row House
	FIRST FLOOR PLAN		Row House	Residential FAR	Residential	Row House
	TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)		Name	Nos Of Trees
plot	Tree	Reqd	Prop
		1	1

		Area (Sq.mt.)	Units		Car			TwoWheeler		
Type	SubUse		Parking space reqd. for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
Residential	Row House	0 - 101	1	99.62	-	-	-	0.00	-	-
Total :		-	-	-	-	0	0	-	0	2

Total Plot Area: -	99.62	Total FAR Area: -	117.95
Total Coverage Area: -	74.65	Total BUA Area: -	129.08