

AREA STATEMENT		VERSION DATE: 28/10/2024	
PROJECT DETAIL:			
Authority: Mathura Vrindavan Development Authority	Plot Use: Residential		
Authority/Class: Category C	Plot SubUse: Plotted Rese development / Plotted Housing		
Authority/Grade: Development Authority (DA)	Development Plan: Master Plan		
CaseTrack: Regular	Land Use Zone: Residential Use Zone		
Project Type: Layout Development	Land SubUse Zone: Residential Zone		
Nature of Development: NEW	Development Area: Undeveloped Area		
SubDevelopment Area: City Area	Layout Type: NA		
Special Project: NA			
Site Address: District:Mathura, Tehsil:Mathura Sadar, Village:Jait			
AREA DETAILS:	Sq.Mts.		
1. Area of Plot As per record	17090.00		
Document Area	17090.00		
As per site condition	17090.00		
Area of Plot Considered	17090.00		
2. Deduction for			
(a) Proposed roads	0.00		
(b) Other reservations	0.00		
Total (+ & -)	0.00		
3. Net Area of plot (1 - 2) AREA OF PLOT	17090.00		
Green and open space	2590.00		
		Proposed Area at	Existing FAR
	Proposed Built up	Existing Built up	Proposed FAR
	0.00	0.00	0.00
Total FAR Area			0.00
Accessory/Use Area Added in BuiltUp Area			0.00
Total BuiltUp Area			0.00
Proposed FAR consumed:			0.00
C. Tenement Statement			0.00
4. Tenement Proposed At:			

Agastya's Avenue Park Area		
S.N.	PLOT NO.	AREA In Sq.Mt.
1	PARK-1	381.71
2	PARK-2	377.52
3	PARK-3	881.85
4	PARK-4	1109.23
<b>TOTAL</b>		<b>2750.31</b>

Agastya's Avenue Area Detail			
S.N.	Nos. Of Plots	AREA In Sq.Mt.	%
<b>TOTAL LAND AREA</b>		<b>17090.00</b>	<b>100.00</b>
<b>RESIDENTIAL PLOTTED AREA</b>	<b>77</b>	<b>8962.74</b>	<b>52.44</b>
<b>PARK AREA</b>	<b>1</b>	<b>2750.31</b>	<b>16.09</b>
<b>SECTOR SHOPPING AREA</b>	<b>1</b>	<b>168.49</b>	<b>0.99</b>
<b>CONVINIENT AREA</b>	<b>1</b>	<b>39.09</b>	<b>0.23</b>
<b>SHOP</b>		<b>54.67</b>	<b>0.32</b>
<b>FOR INFORMAL AREA, KIOSK/BOOTH/PLATFORM</b>	<b>1</b>	<b>28.23</b>	<b>0.17</b>
<b>DALAV GHAR ( GAGBAGE)</b>	<b>1</b>	<b>15.22</b>	<b>0.09</b>
<b>TOTAL</b>		<b>12003.53</b>	<b>70.24</b>
<b>ROAD AREA</b>		<b>5086.47</b>	<b>29.76</b>
<b>TOTAL</b>		<b>17090.00</b>	<b>100.00</b>

Color Notes

**COLOR INDEX**

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

Number of EW/S/LIG unit required

S.No.	Plot Type	Nos. of Plot	No. of unit in one plot	Total Number of units	Proposed LIG/EWS Unit
1	Single Dwelling Unit	77	1	77	-
Total:		77		77	
Number of EW/S/LIG unit required (10% LIG)					8.00
Number of EW/S/LIG unit required (10% EWS)					8.00
Total:		77		93	

Tenements Density Check

Tenement density 750/hec.	No. Of Tenements		No. Of Persons	
	Reed	Prop	Reed	Prop
	257	194	1282	970

Green and open space Area

Name	Prop. Area
PARK-3	834.50
PARK-2	377.52
PARK-4	1109.24
PARK-1	348.95

Individual Amenity Check b)

Name	Minimum Area	Prop	Minimum Count	Prop
Convenient Shops	20.00	39.09	-	1.00
Sector Shopping	100.00	168.49	-	1.00
For informal Area Kiosk/booth/Platform	15.00	28.23	-	1.00
Garbage Collection Center	15.00	15.22	1.00	1.00

Tree Details (Table 3h)

Plot	Name	No. Of Trees	
		Reed	Prop
Agastya's Avenue	Tree	38	38

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt	Percentage(%)
Plotted Area	8959.01	52.42
Road Area	5075.79	29.70
SHOP	54.69	0.32
Garbage Collection Center	15.22	0.09
For informal Area Kiosk/booth/Platform	28.23	0.17
Sector Shopping	168.49	0.99
ConvenientShops	39.09	0.23
Public Open Space	2590.00	15.16
Excess Paved Area	160.31	0.94
Other Area	0.17	0.00
Total net layout	17090.00	100.00

Agastya's Avenue Area Mortgage Plots Detail										
S.N.	PLOT NO.	SIZE				Nos. Of Plots	AREA	AREA IN Sq.Mt.		
1	PLOT NO.43	9.14	9.14	9.14	9.14	1	83.54			
	PLOT NO.44	9.14	9.14	9.14	9.14	1	83.54			
	PLOT NO.45	9.14	9.14	9.14	9.14	1	83.54			
	PLOT NO.46	9.14	9.14	9.14	9.14	1	83.54			
	PLOT NO.47	9.14	9.14	9.14	9.14	1	83.54			
	PLOT NO.48	9.14	9.14	9.14	9.14	1	83.54			
	PLOT NO.49	9.14	9.14	9.14	9.14	1	83.54			
	PLOT NO.50	9.14	9.14	9.14	9.14	1	83.54			
	PLOT NO.51	9.14	9.14	9.14	9.14	1	83.54			
	PLOT NO.52	9.14	9.14	9.14	9.14	1	83.54			
	PLOT NO.53	9.14	9.14	9.14	9.14	1	83.54			
	PLOT NO.54	9.14	9.14	9.14	9.14	1	83.54			
	PLOT NO.55	9.74	9.74	11.47	11.47	1	111.72			
	PLOT NO.56	9.00	9.00	11.47	11.41	1	102.96			
	PLOT NO.57	9.00	9.00	11.41	11.25	1	101.97			
	PLOT NO.58	9.00	9.00	11.25	11.09	1	100.53			
	PLOT NO.59	9.00	9.00	11.09	10.92	1	99.05			
	PLOT NO.60	9.00	9.00	10.92	10.76	1	97.56			
	PLOT NO.61	9.00	9.00	10.76	10.6	1	96.12			
	PLOT NO.62	9.00	9.00	10.6	10.44	1	94.68			
	PLOT NO.63	9.00	9.00	10.44	10.27	1	93.20			
<b>TOTAL</b>					<b>21</b>		<b>1900.25</b>			
SALEABLE AREA	9253.22									
PERMANENT DOW	1850.444									
ACHIV MORTGAGE AREA	1890.253									
ACHIV MORTGAGE %	20.54									

Agastya's Avenue Colony Area Statement			
		In Sq.Mt.	Hect. Acre
<b>TOTAL LAND AREA AS PER SITE</b>		<b>17090.00</b>	<b>1.71 4.22</b>
<b>NET LAND AREA FOR PLANNING</b>		<b>17090.00</b>	
<b>REQUIRED GREEN AREA AS PER NET LAND AREA</b>	<b>15%</b>	<b>2563.50</b>	
<b>PROPOSED ACTIVITIES</b>			
<b>GREEN AREA</b>		<b>2750.31</b>	<b>16.09</b>
<b>ROAD AREA</b>		<b>5086.47</b>	<b>29.76</b>
<b>PLOTTED DEVELOPMENT</b>			
<b>RESIDENTIAL PLOTTED DEVELOPMENT</b>	<b>Nos.</b>	<b>8962.74</b>	<b>52.44</b>
<b>COMMERCIAL AREA</b>			
<b>SECTOR SHOPPING</b>	<b>4</b>	<b>290.48</b>	
<b>CONVINIENT SHOP</b>	<b>1</b>	<b>168.49</b>	<b>1.7</b>
<b>SHOP</b>	<b>1</b>	<b>39.09</b>	
<b>FOR INFORMAL AREA, KIOSK/BOOTH/PLATFORM</b>	<b>1</b>	<b>54.67</b>	
<b>DALAV GHAR DL-1L</b>	<b>1</b>	<b>15.22</b>	
<b>TOTAL</b>		<b>12003.53</b>	<b>100.00</b>
<b>SALEABLE LAND AREA</b>			
<b>SALEABLE LAND AREA INCLUDING COMMERCIAL, RESIDENTIAL, SCHOOL, CONVINIENT SHOPS</b>		<b>9253.22</b>	<b>54.14</b>

**LAND AREA** 17090.00 Sq.Mt. 100.00

**SPECIFICATION :**

- \* FOUNDATION CEMENT & CONC. 1:4:8
- \* WALLS 1st CLASS BRICKS IN WALLS
- \* DOORS/WINDOWS IRON FRAMES & WOODEN
- \* STAIRS R.C.C. WORK
- \* ROOF R.C.C. SLAB
- \* FINISHING CEMENT & SAND MORTAR.
- \* PLASTER WHITE & COLOUR WASHING

**REFERENCE :**

- PROPOSED CONSTRUCTION
- OTHER'S PROPERTY
- DRAINAGE WORK

**PROJECT**

**PLAN OF PROPOSED Agastya's Avenue**

**TEH.&DIST. MATHURA**

**OWNER:-**

**JANAM BHUMI IRON PRIVATE LIMITED**

**DIRECTOR:-**

**NORTH :**

**DEALT BY:-** Dev Sharma **Checked BY:-** Er. Ankur Dubey

**Architect & Engineer SIGN** **Owner's SIGN**

Agastya's Avenue Plots Area Detail								
S.N.	PLOT NO.	SIZE				Nos. Of Plots	AREA IN Sq.Mt.	TOTAL AREA IN Sq.Mt.
		B1	B2	L1	L2			
1	PLOT NO.1	9.00	9.02	17.38	17.96	1	159.21	159.21
2	PLOT NO.2	9.00	9.02	17.56	15.54	1	149.12	149.12
3	PLOT NO.3	9.00	9.02	15.54	19.12	1	156.14	156.14
4	PLOT NO.4	9.00	9.02	19.12	19.70	1	174.88	174.88
5	PLOT NO.5	9.00	9.01	19.70	19.76	1	177.67	177.67
6	PLOT NO.6	9.00	9.00	19.76	19.76	1	177.84	177.84
7	PLOT NO.7	7.62	6.63	15.86	15.43	1	111.47	111.47
8	PLOT NO.8	7.62	6.63	15.43	15.00	1	108.41	108.41
9	PLOT NO.9	7.62	6.63	15.00	14.56	1	105.31	105.31
10	PLOT NO.10	7.62	6.63	14.56	14.13	1	102.14	102.14
11	PLOT NO.11	7.62	6.62	14.13	13.91	1	99.82	99.82
12	PLOT NO.12	7.62	6.62	13.91	13.85	1	98.83	98.83
13	PLOT NO.12A	7.62	6.62	13.85	13.77	1	98.33	98.33
14	PLOT NO.14	7.62	6.62	13.77	13.66	1	97.65	97.65
15	PLOT NO.15	6.43	6.43	13.66	13.56	1	87.51	87.51
16	PLOT NO.16	12.63	10.09	13.56	13.66	1	154.61	154.61
17	PLOT NO.17	6.80	6.80	15.24	15.24	1	103.63	103.63
18	PLOT NO. 18 TO PLOT NO. 41	6.86	6.86	15.24	15.24	24	104.55	2509.11
19	PLOT NO. 42	6.80	6.80	15.24	15.24	1	103.63	103.63
20	PLOT NO. 43 TO PLOT NO. 54	9.14	9.14	9.14	9.14	12	83.54	1002.48
21	PLOT NO. 55	9.74	9.74	11.47	11.41	1	111.43	111.43
22	PLOT NO. 56	9.00	9.00	11.41	11.25	1	101.97	101.97
23	PLOT NO. 57	9.00	9.00	11.25	11.09	1	100.53	100.53
24	PLOT NO. 58	9.00	9.00	11.09	10.92	1	99.05	99.05
25	PLOT NO. 59	9.00	9.00	10.92	10.76	1	97.56	97.56
26	PLOT NO. 60	9.00	9.00	10.76	10.60	1	96.12	96.12
27	PLOT NO. 61	9.00	9.00	10.60	10.44	1	94.68	94.68
28	PLOT NO. 62	9.00	9.00	10.44	10.27	1	93.20	93.20
29	PLOT NO. 63	9.00	9.00	10.27	10.11	1	91.71	91.71
30	PLOT NO. 64	9.00	9.00	10.11	9.95	1	90.22	90.22
31	PLOT NO. 65	9.33	9.00	18.22	18.22	1	166.99	166.99
32	PLOT NO. 66 TO PLOT NO. 77	9.00	9.00	18.22	18.22	12	163.98	1967.76
<b>TOTAL</b>					<b>77</b>		<b>3835.46</b>	<b>8962.74</b>

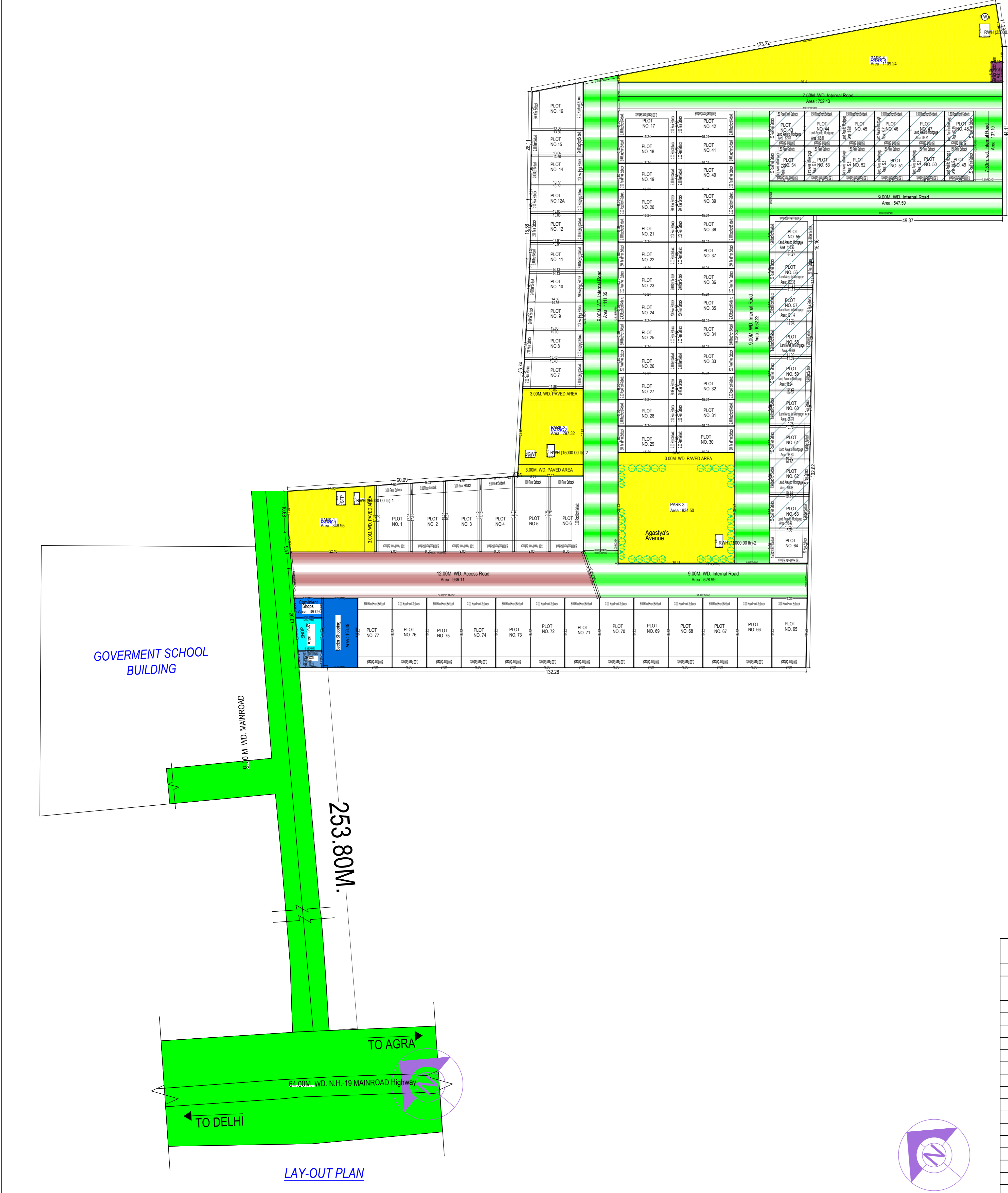
**CONSULTANTS:-**

**CEMINDIA**

I Floor, Ellora Complex, Khandari Xing, Surya Nagar, Agra 282 002  
Tel :- +91 562 2520383,  
E-mail :- info@cemindia.in ; Web:- www.cemindia.in

**ARCH. & STRUCTURE:-**

**ANKUR DUBEY DESIGN ASSOCIATES**  
CE.AD@YAHOO.COM  
ADDA\_STR.IN@GMAIL.COM  
MO:-9910079933, 9999210445

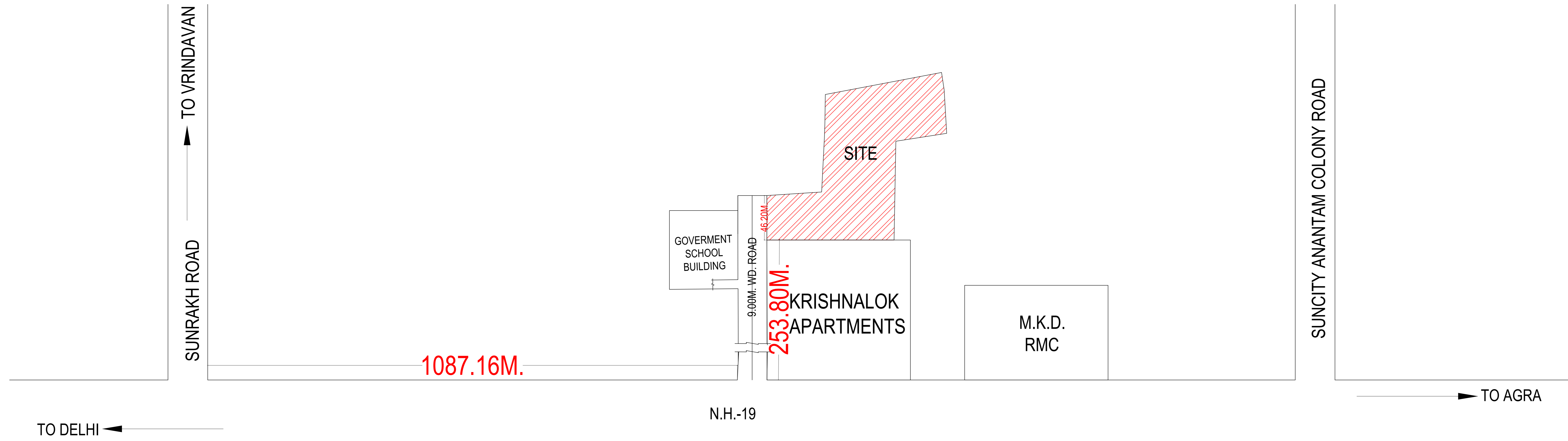


LAYOUT PLAN (Scale - 1:500)

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.  
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area :-	17090.00	Total FAR Area :-	0.00
Total Coverage Area :-	0.00	Total BUA Area :-	0.00





JAITH VILLAGE

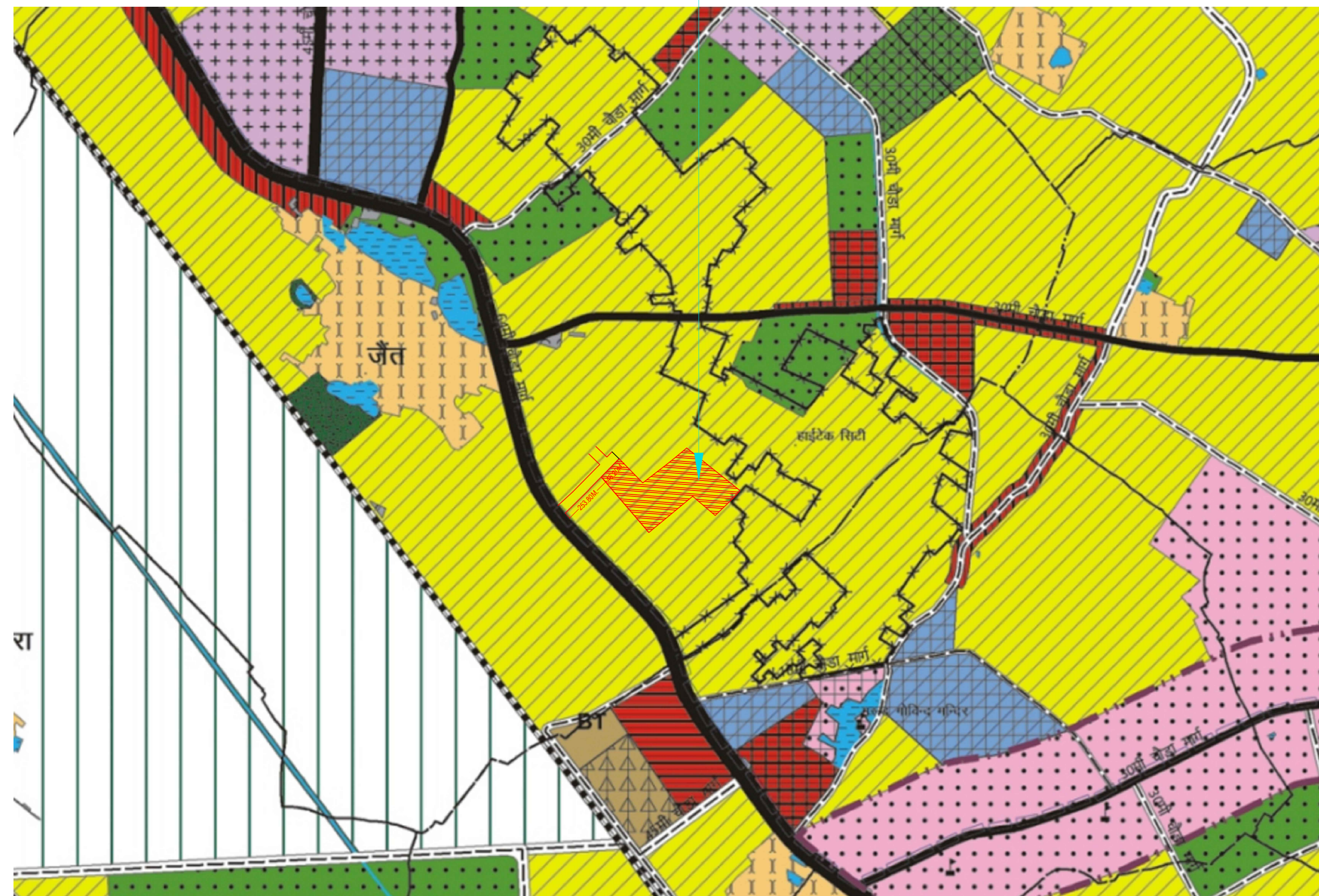
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APNI RASOI

KAMINI FAMILY DHABA

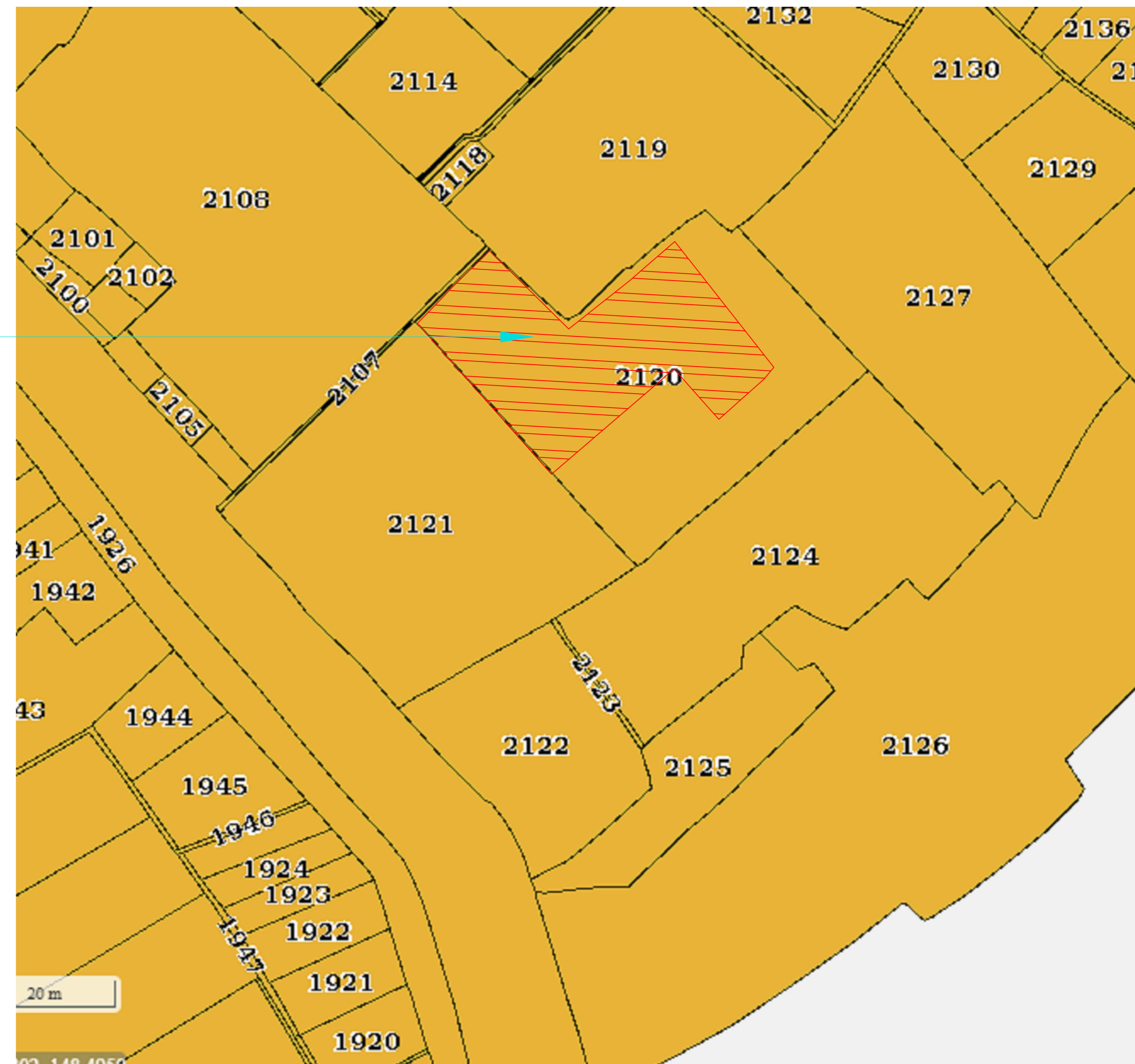
**SITE**

KEY-PLAN



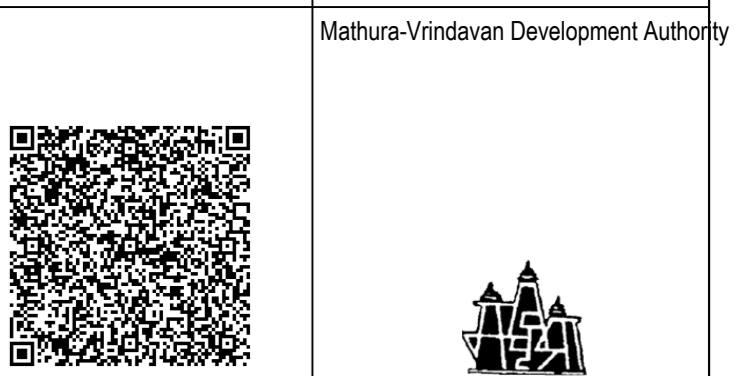
PART OF MASTER PLAN

**SITE**



OWNER'S NAME AND SIGNATURE  
 JANAMBHUMI IRON PVT.LTD., jay.ingroup@gmail.com, 9760004807  
 DIRECTOR:- SHRI SPARSH SACHAR S/O SHRI DILIP KUMAR SACHAR, janambhumiiron@gmail.com, 6388003726

ARCHITECT'S NAME AND SIGNATURE  
 ANKUR DUBEY  
 AM181742915032021



Building Plan Application Number  
 MVDALD24-25-0433

Sanctioned On  
 22 Feb 2025

Valid Till  
 19 Mar 2030

Approved By  
 Shyam Bahadur Singh (Vice Chairman)

Examined By  
 Anil Kumar Singhal (Junior engineer)

Richa Kaushik (Town Planner/Executive Engineer)

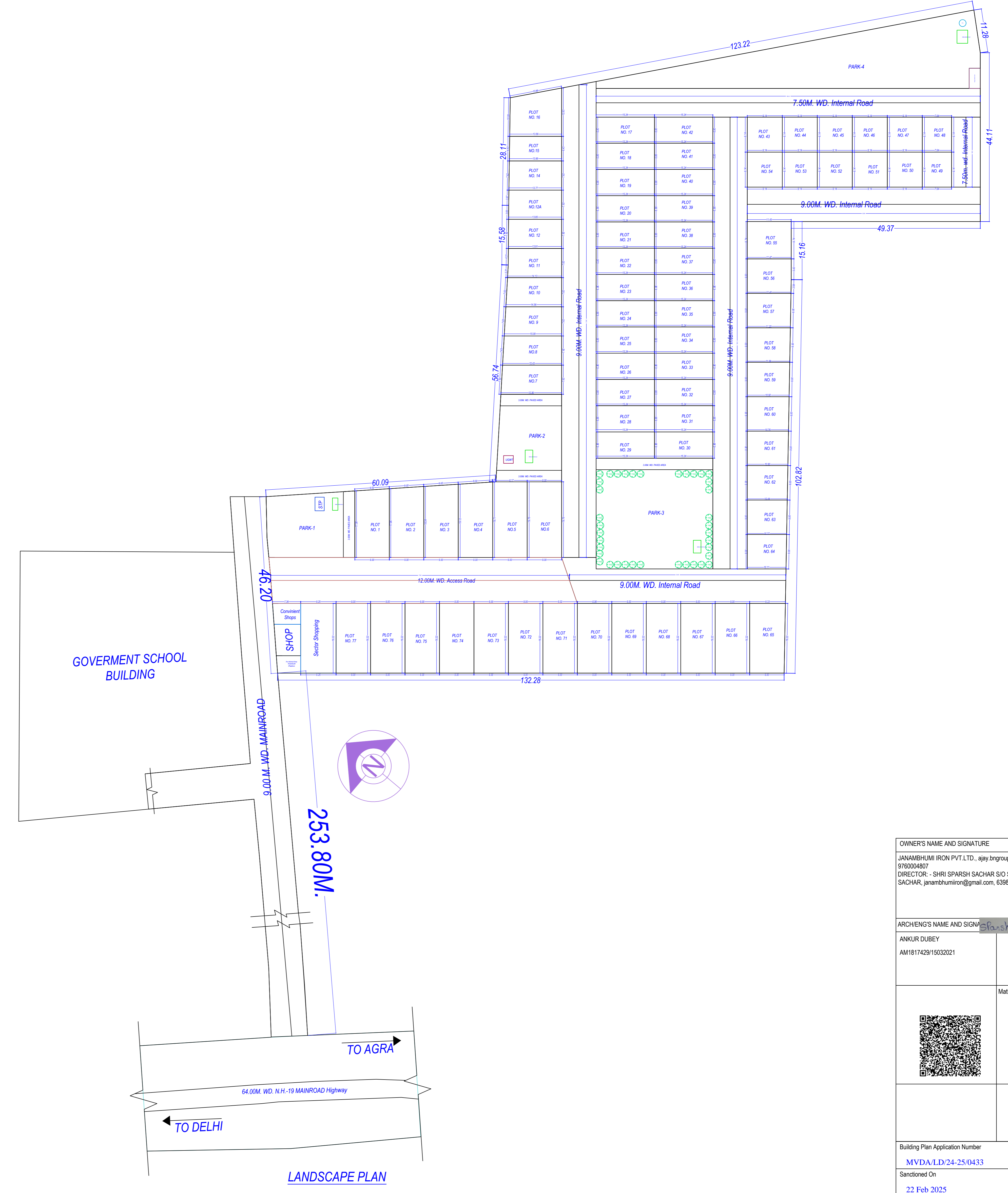
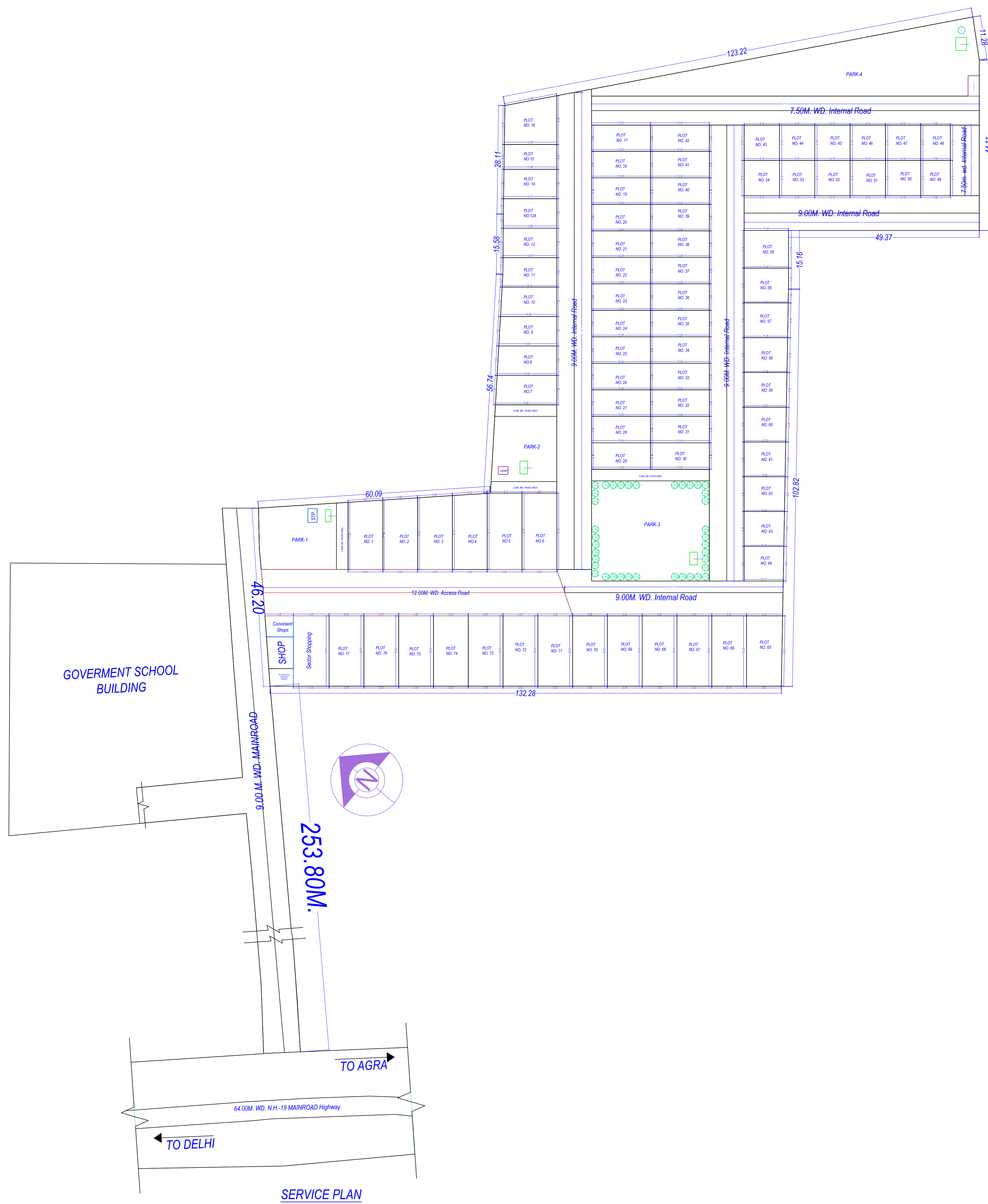
Prasun Dwivedi (Chief Engineer/OSD)

Arvind Kumar Dwivedi (Secretary)

Shyam Bahadur Singh (Vice Chairman)

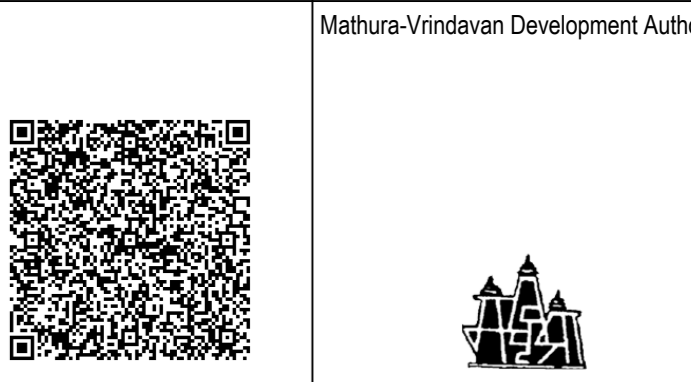
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 9760004807  
 DIRECTOR:- SHRI SPARSH SACHAR S/O SHRI DILIP KUMAR  
 SACHAR, janambhumiron@gmail.com, 6388003726

ARCHITECT'S NAME AND SIGNATURE  
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 Anil Kumar Singhal (Junior engineer)  
 Richa Kaushik (Town Planner/Executive Engineer)  
 Prasan Dwivedi (Chief Engineer/OSD)  
 Arvind Kumar Dwivedi (Secretary)  
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