



SITE PLAN



(Scale - 1:100)

AREA STATEMENT		Version No. 1.0.00	Sheet 1/9
PROJECT DETAILS:		VERSION DATE: 05/08/2025	
Authority:	Muthura Vrindavan Development Authority	Plot Use:	Residential
Authority Class:	Category C	Plot Sub-Use:	Affordable Housing
Authority Grade:	Development Authority (DA)	Development Plan:	Other
Case Track:	Regular	Land Use Zone:	Residential Use Zone
Project Type:	Group Development	Land Sub-Use Zone:	Residential Zone
Nature of Development:	NEW	Layout Type:	NA
Case Type:	Revision		
Development Area:	New Area		
Sub-Development Area:	City Area		
Special Project:	Affordable Housing under Policy 2021 (AMP 2021)		
Site Address:	District Mathura, Tehsil Mathura-Sadar, Village Rajpur Naobaramad		
AREA DETAILS			
1. Area of Plot As per record	Sq.Mts		
Document Area	2285.98		
As per site condition	2285.98		
Area of Plot Considered	2285.98		
2. Deduction for			
(a) Proposed roads	0.00		
(b) Sky reservations	0.00		
Total (a + b)	0.00		
3. Net Area of plot (1 - 2) AREA OF PLOT	2285.98		
Plot Area For Coverage	2285.98		
Plot Area For FAR	2285.98		
Perm. FAR Area (2.50)	5714.95		
Total Perm. FAR area (2.50)	5714.95		
4. Total Built up area permissible at			
Permissible Coverage area (50.00 %)	1142.99		
Proposed Coverage Area (31.28 %)	715.03		
Total Prop. Coverage Area (31.28 %)	715.03		
Balance coverage area (18.72 %)	427.96		
Proposed Built up		Existing Built up	
Basement Floor	868.89	0.00	0.00
Sub Floor	741.44	0.00	43.34
First Floor	722.89	0.00	677.19
Second Floor	722.89	0.00	677.19
Third Floor	722.89	0.00	677.19
Fourth Floor	722.89	0.00	677.19
Fifth Floor	722.89	0.00	677.19
Sixth Floor	722.89	0.00	677.19
Seventh Floor	722.89	0.00	677.19
Terrace Floor	61.25	0.00	0.00
Total Area	7108.41	0.00	4904.32
Total FAR Area			4904.32
Accessory Use Area Added in Built Up Area			6.03
Total Built Up Area			7115.04
Proposed FAR consumed:			2.15
Tenement Statement			
1. Tenement Proposed At:			
All Floors	106.00		
5. Total Tenements (3 + 4)	106		
Parking Statement			
1. Parking Space Required as per Regulations			720.50
2. Proposed Parking Space:			1448.85

COLOR INDEX	
PLOT BOUNDARY	Red
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Blue
COMMON PLOT	Yellow
ROAD ALIGNMENT (ROAD WIDENING AREA)	Orange
FUTURE T.P.SCHEME DEDUCTION AREA	Purple
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Light Green

BUILDINGWISE FLOOR FSI DETAILS			
Floor Name	Building Name	Total	Total FAR Area
	A (A)		(Sq.mt)
Basement Floor	868.89	0.00	868.89
Sub Floor	741.44	43.34	741.44
First Floor	722.89	677.19	677.19
Second Floor	722.89	677.19	677.19
Third Floor	722.89	677.19	677.19
Fourth Floor	722.89	677.19	677.19
Fifth Floor	722.89	677.19	677.19
Sixth Floor	722.89	677.19	677.19
Seventh Floor	722.89	677.19	677.19
Terrace Floor	61.25	0.00	61.25
Total	7108.41	4904.32	7108.41

Additional Permissible FAR		
Area covered under	Proposed Area	Total Proposed Area
LIR Lobby	3.54	71.16
LIR Lobby	6.12	
LIR Lobby	3.54	
LIR Lobby	6.12	
LIR Lobby	3.54	
LIR Lobby	3.54	
LIR Lobby	17.70	
Non-FAR CHECK		
STARCASE	24.92	61.25
Fire Escape Staircase	13.99	
LIR Machine Room	5.01	
LIR Machine Room	5.68	
LIR Machine Room	5.87	

Additional Permissible FAR						
Permissible FAR	Proposed FAR	5% Additional FAR	Sum of Non FAR Area	Balance Non FAR Area	Sum of FAR Area	Total Proposed FAR
5714.95	4904.32	285.75	61.25	224.50	71.16	153.34
						4904.32

OWNERS NAME AND SIGNATURE
 BRAJ SAI BUILDTECH PRIVATE LIMITED. Legah@brijvillas.com.
 721699959

ARCHENG'S NAME AND SIGNATURE
 Ashish Kumar Singh
 CA/2013/60337
 Signature Not Verified
 Muthura Vrindavan Development Authority

Building Plan Application Number
 MVDA/BP/24-25/0415
 Sanctioned On
 26 Jul 2025
 Valid Till
 04 Aug 2030
 Approved By
 Shyam Bahadur Singh (Vice Chairman)
 Examined By
 Sunil Kumar Rajauria (Junior engineer)
 Ashok Kumar Choudhary (Assistant Engineer/ ATP)
 Prasin Divedi (Chief Engineer/OSD)
 Arvind Kumar Divedi (Secretary)
 Shyam Bahadur Singh (Vice Chairman)

KEY PLAN

BUILDING USE/FLOOR USE DETAILS											
Sl. No.	Building Use	Building Name	Building Type	Building Code	Building Category	Building Sub-Category	Building Sub-Code	Building Sub-Code	Building Sub-Code	Building Sub-Code	Building Sub-Code
1.1	Basement Floor	Basement Floor	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
1.2	Sub Floor	Sub Floor	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
1.3	First Floor	First Floor	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
1.4	Second Floor	Second Floor	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
1.5	Third Floor	Third Floor	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
1.6	Fourth Floor	Fourth Floor	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
1.7	Fifth Floor	Fifth Floor	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
1.8	Sixth Floor	Sixth Floor	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
1.9	Seventh Floor	Seventh Floor	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
1.10	Terrace Floor	Terrace Floor	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential

Required Parking (Table 7a)												
Building Name	Type	Sub-Use	Area (Sq.mt)	Parking space reqd for every	Units		Car		Visitors Car		Two Wheeler	
					Prop.	Reqd. Unit	Reqd.	Prop.	Reqd. Unit	Reqd.	Prop.	Reqd. Unit
A (A)	Residential	Affordable Housing	> 75	1	1.00	-	-	-	-	-	-	-
		Group Housing	> 75	1	28.00	1.00	28	-	-	-	-	-
		LIG Housing	> 75	1	77.00	-	-	-	-	-	2.00	154
Total				-	-	-	28	29	-	2	2	154

Minimum Proposed Units			
Plot Name	Total number of Proposed Units	Units having Carpet upto 75 Sq.mt	
		Reqd.	Prop.
	105	63	91

Parking Check (Table 7b)				
Vehicle Type	No.	Reduced/Reqd. Parking (Increase of Plot having R/W/Area surrendered FOC)	Prop.	
			No.	Area
Equivalent Car Space	-	-	29	398.75
Total Car	28	-	385.00	398.75
Visitors Car Parking	2	-	2	27.50
Two Wheeler	154	-	308.00	308.00
Other Parking	-	-	-	273.35
Total	-	-	693.00	1013.60

FARA Unit Details																			
Bldg	Gross No. of 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)	Added Area in FAR (Sq.mt)	Total FAR Area (Sq.mt)	No. of Unit	
					Mummy	Lift	LIR Machine	LIR Lobby	Balcony	Accessory Use	Ramp	Covered Area	Parking	Res.					Commercial
A (A)	1	7193.19	84.91	0.01	7108.41	273.23	128.32	16.34	71.23	255.97	612.23	0.46	1.95	646.31	4890.98	23.76	16.04	4904.32	106
Total	1	7193.19	84.91	0.01	7108.41	273.23	128.32	16.34	71.23	255.97	612.23	0.46	1.95	646.31	4890.98	23.76	16.04	4904.32	106

Total Plot Area :-	2285.98	Total FAR Area :-	4904.32
Total Coverage Area :-	715.03	Total BUA Area :-	7115.04

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