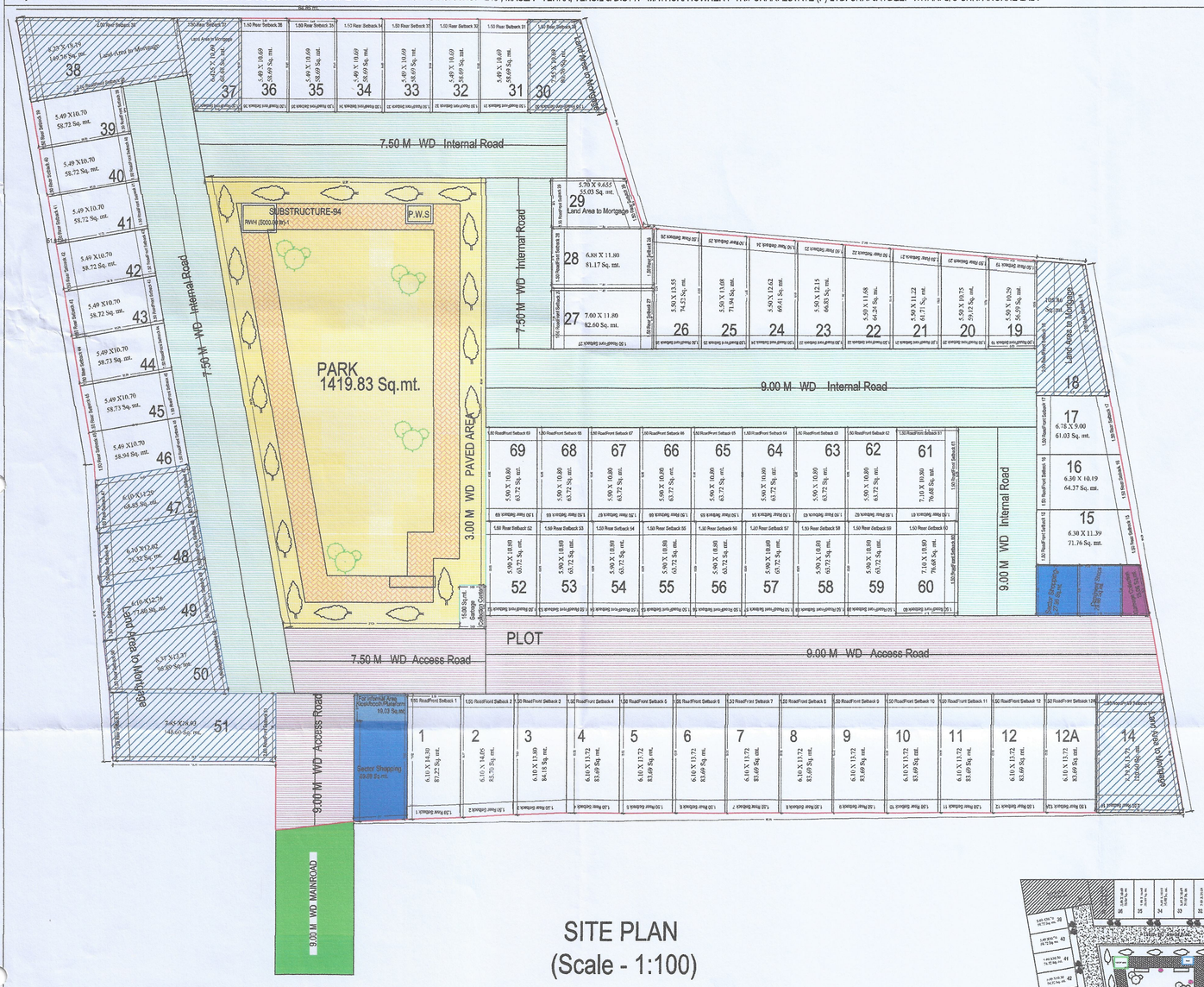
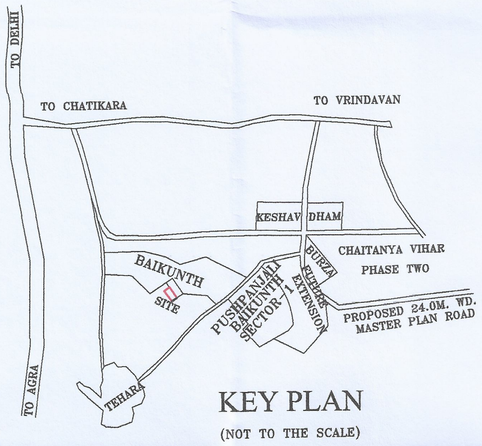
Project Title :- PROPOSED LAYOUT PLAN OF A RESIDENTIAL COLONY " PUSHPANJALI MANDAPAM " ON KHASRA NO. - 249 , MAUZA - TEHRA, TEHSIL & DISTT. - MATHURA .OWNER :- TRIPURARI ESTATE (P) LTD. SHRI JAYDEEP TIWARI S/O SHRI ANOKHE LAL .



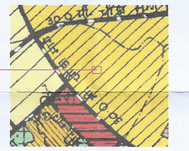
SITE PLAN
(Scale - 1:100)



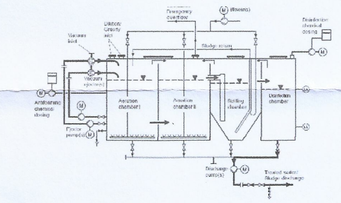
KEY PLAN
(NOT TO THE SCALE)

GOOGLE IMAGE OF SITE

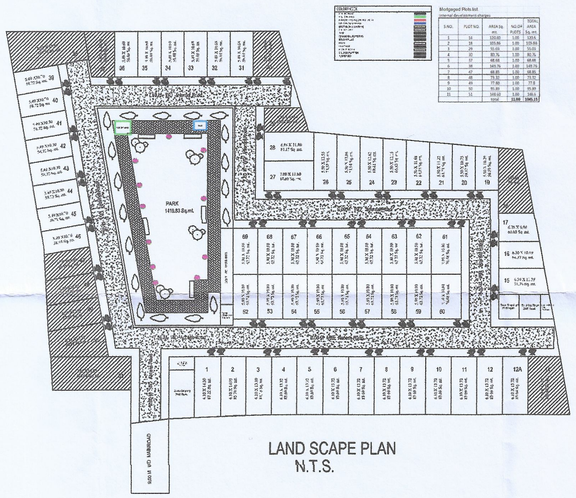
SAZRA PLAN
MAUZA - BAD



PART OF MASTER PLAN



Sewage Treatment Plant detail
Capicity - 10 KLD



LAND SCAPE PLAN
N.T.S.

File No	MVDA/LD/20-21/0621	Sheet	1
Submission Date	2021-03-20	Scale	1:100

A.	AREA STATEMENT	VERSION NO.: 1.0.71
		VERSION DATE: 22/03/2021
	PROJECT DETAIL :	
	Authority: Mathura-Vrindavan Development Authority	Plot Use: Residential
		Plot SubUse: Plotted Hous development / Plotted Housing
	Authority Class: Category C	
	Authority Sector: Development Authority (DA)	Development Plan: Other
	Case Track: Regular	Land Use Zone: Residential use Zone
	Project Type: Layout Development	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: Undeveloped Area	
	SubDevelopment Area: City Area	
	Special Project: NA	
	Site Address: District Mathura,Tehsil Mathura-Sadar,Village Tehra	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	
	Document Area	9421.84
	As per site condition	9421.84
	Area of Plot Considered	9421.84
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	9421.84
4.	% of Green and open space (Resd.)	842.16
	% of Green and open space (Prop)	1419.83
	Balance area of Plot(3 - 4)	9421.84
	Plot Area For Coverage	9421.84
	Plot Area For FSI	9421.84
	Perm. FSI Area (+)	0.00
	Total Perm. FSI area	0.00
5.	Total Built up area permissible sc.	
	Permissible Coverage area (%)	0.00
	Proposed Coverage Area (%)	0.00
	Total Prop. Coverage Area (%)	0.00
	Balance coverage area (%)	0.00

Proposed Area at:

-	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Total Area:	0.00	0.00	0.00	0.00

Total FSI Area:	0.00
Accessory Use Area Added in BuiltUp Area:	35.68
Total BuiltUp Area:	35.68
Proposed F.S.I. consumed:	0.00
C. Tenement Statement	
4. Tenement Proposed At:	

Color Notes

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

Tenements Density Check

Net housing density	No Of Tenements			No Of Persons		
	Reqd	Perm	Prop	Reqd	Perm	Prop
-	-	-	138	-	707	690

Green and open space Area

Name	Prop. Area
PARK	1419.83

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	5019.55	53.28
Road Area	2782.77	29.52
Garbage Collection Center	15.00	0.16
Garbage Collection Center	15.06	0.16
For informal Area Kiosk/booth/Platform	19.05	0.20
Sector Shopping	68.69	0.74
Sector Shopping-1	27.94	0.30
Convenient Shops	29.88	0.32
Public Open Space	1419.83	15.07
Other Area	43.00	0.46
Total net layout	9421.84	100.00

Individual Amenity Check b)

Name	Minimum Area	
	Reqd	Prop
Area for Convenient Shops	20.00	29.88
Area for Sector Shopping	30.00	97.62
Area for For informal Area Kiosk/booth/Platform	7.50	19.05
Area for Garbage Collection Center	15.00	30.06

Proposed Population Calculation

Plot Name	Use	SubUse	Range	Nos.	Perm. Unit.	Perm. Person	Total Preson/Plot	Total
14	Residential	Row House			2		10	
12A	Residential	Row House			2		10	
12	Residential	Row House			2		10	
11	Residential	Row House			2		10	
10	Residential	Row House			2		10	
9	Residential	Row House			2		10	
8	Residential	Row House			2		10	
7	Residential	Row House			2		10	
6	Residential	Row House			2		10	
5	Residential	Row House			2		10	
4	Residential	Row House			2		10	
3	Residential	Row House			2		10	
2	Residential	Row House			2		10	
1	Residential	Row House			2		10	
52	Residential	Row House			2		10	
69	Residential	Row House			2		10	
68	Residential	Row House			2		10	
53	Residential	Row House			2		10	
54	Residential	Row House			2		10	
67	Residential	Row House			2		10	
66	Residential	Row House			2		10	
55	Residential	Row House			2		10	
56	Residential	Row House			2		10	
65	Residential	Row House			2		10	
64	Residential	Row House			2		10	
57	Residential	Row House			2		10	
55	Residential	Row House			2		10	
63	Residential	Row House			2		10	
62	Residential	Row House			2		10	
58	Residential	Row House			2		10	
60	Residential	Row House			2		10	
61	Residential	Row House			2		10	
17	Residential	Row House			2		10	
18	Residential	Row House	above		2		10	
15	Residential	Row House	50-upto	69	2	10	10	690
29	Residential	Row House	150sq.mt.		2		10	
28	Residential	Row House			2		10	
27	Residential	Row House			2		10	
26	Residential	Row House			2		10	
25	Residential	Row House			2		10	
24	Residential	Row House			2		10	
23	Residential	Row House			2		10	
22	Residential	Row House			2		10	
21	Residential	Row House			2		10	
20	Residential	Row House			2		10	
19	Residential	Row House			2		10	
30	Residential	Row House			2		10	
31	Residential	Row House			2		10	
32	Residential	Row House			2		10	
33	Residential	Row House			2		10	
34	Residential	Row House			2		10	
35	Residential	Row House			2		10	
36	Residential	Row House			2		10	
37	Residential	Row House			2		10	
45	Residential	Row House			2		10	
44	Residential	Row House			2		10	
43	Residential	Row House			2		10	
42	Residential	Row House			2		10	
41	Residential	Row House			2		10	
40	Residential	Row House			2		10	
39	Residential	Row House			2		10	
38	Residential	Row House			2		10	
51	Residential	Row House			2		10	
50	Residential	Row House			2		10	
49	Residential	Row House			2		10	
48	Residential	Row House			2		10	
47	Residential	Row House			2		10	
46	Residential	Row House			2		10	
18	Residential	Row House			2		10	
Grand Total								691

Total Plot Area: -	9421.84	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

OWNER'S NAME AND SIGNATURE

JAYDEEP TIWARI,jaydeep@rediffmail.com,7905770541

ARCHIENG'S NAME AND SIGNATURE

Kanchana agrawal
CA/2016/78675

Mathura-Vrindavan Development Authority

Building Plan Application Number
MVDA/LD/20-21/0621

Sanctioned On
08 Oct 2021

Valid Till
16 Jan 2027

Approved By
Nagendra Pratap (Vice Chairman)

Examined By
Ashok Kumar Choudhary (Junior engineer)
RICHA KAUSHIK (Assistant Engineer/ ATP)
Ashok Kumar Choudhary (Junior engineer)
RICHA KAUSHIK (Assistant Engineer/ ATP)
kaushlendra Chaudhary (Town Planner/Executive Engineer)
Rajesh Kumar (Secretory)

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)

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