



**AGRA DEVELOPMENT AUTHORITY**

**UTTAR PRADESH**

**SANCTION LETTER**

**PERMIT DATE** : 02 Apr 2022

**FILE No.** : ADA/LD/21-22/1323

**Site Address** : KH. NO-30, KHATA NO-183, MAUZA PATHOLI, AGRA  
**PERMIT NO.** : Plotted Resi development / Plotted Housing/02541/ADA/LD/21-22/1323/21032022  
**USE** : Residential  
**SCHEME** : NA  
**PROPERTY** : Gata/ ARAZI No.: KH. NO-30,  
KHATA NO-183  
LandMark: NEAR SARITA DHAM  
Revenue Village: Pathauli  
Tehsil: Agra  
District: Agra  
**NAME** : R.J. INFRAHOMES PVT. LTD.  
-TH-DIRECTOR-SRI.MUKESH  
KUMAR AGARWAL  
**ADDRESS** : G-15, RAMAN TOWER, SANJAY PLACE, AGRA,AGRA,Uttar Pradesh

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 Apr 2027** 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

Digitally signed by RAJENDER PENSIYA  
Date: 02 Apr 2022 11:03:28  
Organization: Agra Development Authority  
Designation: Vice Chairman

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**AGRA DEVELOPMENT AUTHORITY**



| 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)         |  |

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## DETAIL OF WATER HARVESTING PLAN



| Land use analysis/ Area distribution (Table 2c) |                          |               |
|-------------------------------------------------|--------------------------|---------------|
| Area covered under                              | Proposed Area in sq. mt. | Percentage(%) |
| Paved Area                                      | 8743.28                  | 0.19          |
| Road Area                                       | 6448.83                  | 0.28          |
| Garage Collection Center                        | 16.50                    | 0.00          |
| Garage Collection Center                        | 16.50                    | 0.00          |
| For Informal Area                               | 38.71                    | 0.23          |
| Kennel/pound/Playground                         |                          |               |
| MINI 23                                         | 80.31                    | 0.48          |
| CONVENT                                         |                          |               |
| SHOPS                                           |                          |               |
| 4.97 x 12.85                                    | 63.86                    | 0.38          |
| 63.86 SQ.MT.                                    |                          |               |
| C-2                                             |                          |               |
| CONVENT                                         |                          |               |
| SHOPS                                           |                          |               |
| 4.97 x 12.85                                    | 63.86                    | 0.38          |
| 63.86 SQ.MT.                                    |                          |               |
| C-1                                             |                          |               |
| Public Open Space                               | 2532.66                  | 15.04         |
| Excises Paved Area                              | 42.40                    | 0.25          |
| Excises not paved                               | 18947.02                 | 107.16        |

Plot area drawn into drawing should be not more than Plot area in sq.foot/Document.

| Name | Prop. Area |
|------|------------|
| PARK | 735.64     |
| PARK | 1797.01    |

For R. J. Infrahomes Pvt. Ltd.

ADA/LD/21-22/1323

Valid Till

|             |
|-------------|
| 31 Mar 2027 |
| Approved By |

Rajender Puri

|             |  |
|-------------|--|
| Examined By |  |
|-------------|--|

Phool Badan

Satish Chand Rajput (Assistant Engineer)

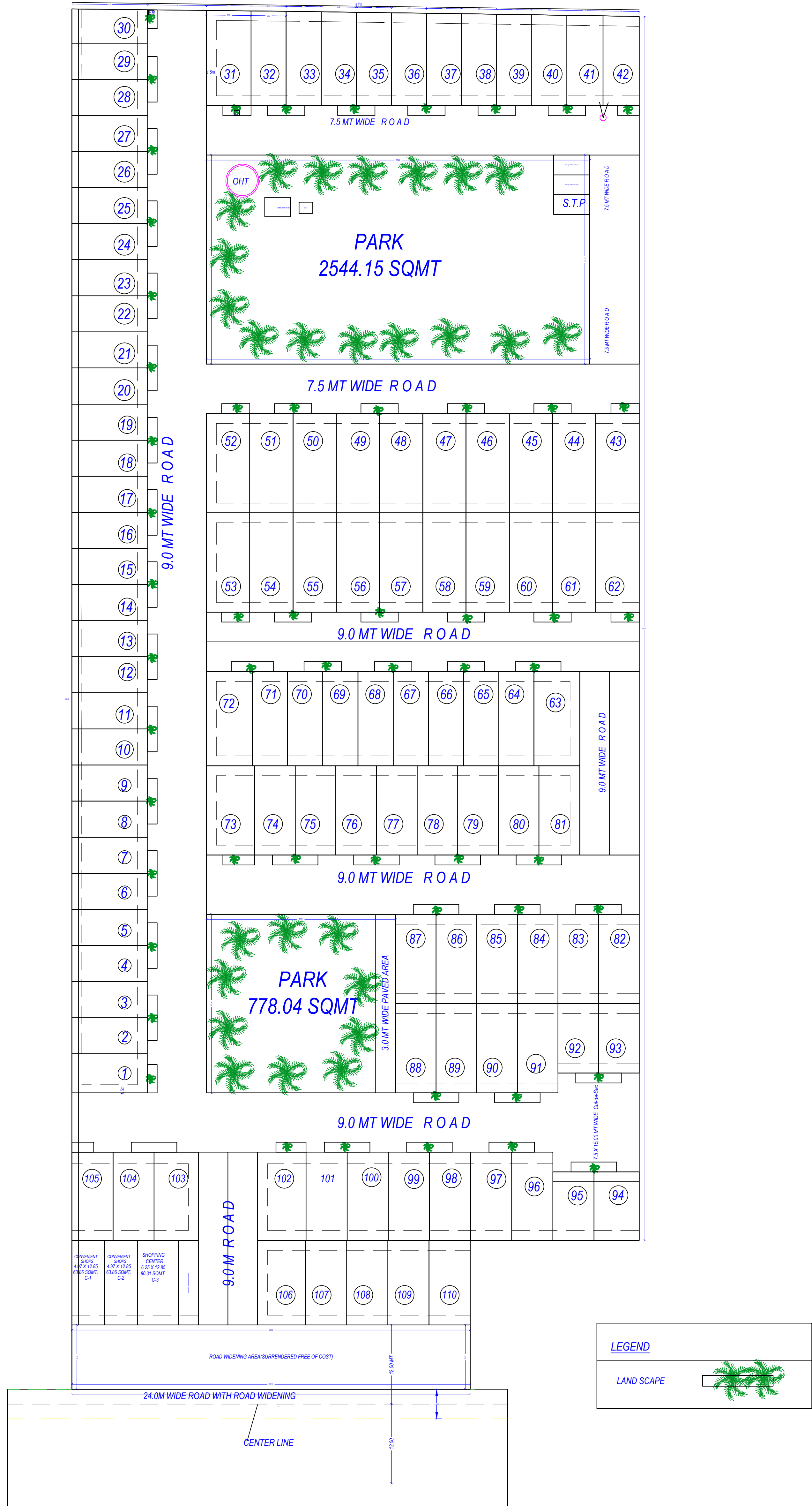
Prabhat Kumar (Executive Engineer/ Town Planner)

Rana Pratap Singh (Suprintendent Engineer)

Rajendra Prasad Tripathi (Secretary)

Rajender Pensiya (Vice Chairman)

|                             |                        |
|-----------------------------|------------------------|
| Total Plot Area: - 16840.71 | Total FAR Area: - 0.00 |
| Total Coverage Area: - 0.00 | Total BUA Area: - 0.00 |



LANDSCAPE PLAN



SERVICE PLAN

|                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| OWNER'S NAME AND SIGNATURE<br>R.J. INFRAHOMES PVT. LTD.-TH-DIRECTOR-SRI MUKESH KUMAR AGARWAL,arvind.upadhyay05@gmail.com,7883882045                                                                                                                                                                                                                                                                                                     |  |
| ARCHENG'S NAME AND SIGN<br>Arvind Kumar Upadhyay<br>AM1388655/0402019<br>Digitally signed by Arvind Kumar Upadhyay<br>DN: cn=Arvind Kumar Upadhyay, o=R.J. Infra Homes Pvt. Ltd., email=arvind.upadhyay05@gmail.com, c=IN                                                                                                                                                                                                               |  |
| Agra Development Authority                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| Building Plan Application Number<br>ADALD/21-22/1323<br>Sanctioned On<br>31 Mar 2022<br>Valid Till<br>31 Mar 2027<br>Approved By<br>Rajender Pensiya (Vice Chairman)<br>Examined By<br>Phool Badan Yadav (JE)<br>Satish Chand Rajput (Assistant Engineer)<br>Prabhat Kumar (Executive Engineer/ Town Planner)<br>Rana Pratap Singh (Suprintendent Engineer)<br>Rajendra Prasad Tripathi (Secretary)<br>Rajender Pensiya (Vice Chairman) |  |

| Individual Plot Area |          |           |      |       |          |       |          |      |      |          |      |
|----------------------|----------|-----------|------|-------|----------|-------|----------|------|------|----------|------|
| Plot No.             | Abutting | Plot Area |      |       | Frontage |       | Coverage |      |      | FSI Area |      |
|                      |          | Reqd      | Perm | Prop. | Reqd     | Prop  | Factor   | Perm | Prop | Perm     | Prop |
| 1                    | 9.0 MT   | 40.00     | -    | 67.72 | 3.50     | 17.36 | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 2                    | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 3                    | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 4                    | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 5                    | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 6                    | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 7                    | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 8                    | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 9                    | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 10                   | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 11                   | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 12                   | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 13                   | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 14                   | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 15                   | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 16                   | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 17                   | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 18                   | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 19                   | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 20                   | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 21                   | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 22                   | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 23                   | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 24                   | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 25                   | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 26                   | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 27                   | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 28                   | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 29                   | 9.0 MT   | 40.00     | -    | 62.69 | 3.50     | 5.48  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 30                   | 9.0 MT   | 40.00     | -    | 58.69 | 3.50     | 5.07  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 31                   | 9.0 MT   | 40.00     | -    | 97.71 | 3.50     | 34.78 | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 32                   | 7.5 MT   | 40.00     | -    | 76.57 | 3.50     | 10.66 | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 33                   | 7.5 MT   | 40.00     | -    | 76.23 | 3.50     | 10.66 | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 34                   | 7.5 MT   | 40.00     | -    | 75.85 | 3.50     | 10.66 | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 35                   | 7.5 MT   | 40.00     | -    | 75.45 | 3.50     | 10.66 | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 36                   | 7.5 MT   | 40.00     | -    | 75.05 | 3.50     | 10.66 | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 37                   | 7.5 MT   | 40.00     | -    | 74.64 | 3.50     | 10.66 | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 38                   | 7.5 MT   | 40.00     | -    | 74.24 | 3.50     | 10.66 | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 39                   | 7.5 MT   | 40.00     | -    | 73.82 | 3.50     | 10.66 | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 40                   | 7.5 MT   | 40.00     | -    | 73.39 | 3.50     | 5.33  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 41                   | 7.5 MT   | 40.00     | -    | 75.12 | 3.50     | 10.98 | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 42                   | 7.5 MT   | 40.00     | -    | 74.70 | 3.50     | 10.99 | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 43                   | 7.5 MT   | 40.00     | -    | 99.27 | 3.50     | 13.17 | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 44                   | 7.5 MT   | 40.00     | -    | 99.08 | 3.50     | 13.14 | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 45                   | 7.5 MT   | 40.00     | -    | 99.08 | 3.50     | 13.14 | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 46                   | 7.5 MT   | 40.00     | -    | 99.08 | 3.50     | 13.14 | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 47                   | 7.5 MT   | 40.00     | -    | 99.05 | 3.50     | 13.14 | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 48                   | 7.5 MT   | 40.00     | -    | 99.10 | 3.50     | 13.14 | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 49                   | 7.5 MT   | 40.00     | -    | 99.08 | 3.50     | 13.14 | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 50                   | 7.5 MT   | 40.00     | -    | 99.08 | 3.50     | 13.14 | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 51                   | 7.5 MT   | 40.00     | -    | 99.08 | 3.50     | 13.14 | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 52                   | 9.0 MT   | 40.00     | -    | 99.23 | 3.50     | 28.24 | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 53                   | 9.0 MT   | 40.00     | -    | 99.23 | 3.50     | 15.08 | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 54                   | 9.0 MT   | 40.00     | -    | 99.08 | 3.50     | 6.57  | 0.00     | 0.00 | 0.00 | -        | 0.00 |
| 55                   | 9.0 MT   | 40.00     | -    | 99.08 | 3.50     | 6.57  | 0.00     | 0.00 | 0.00 | -        | 0.00 |

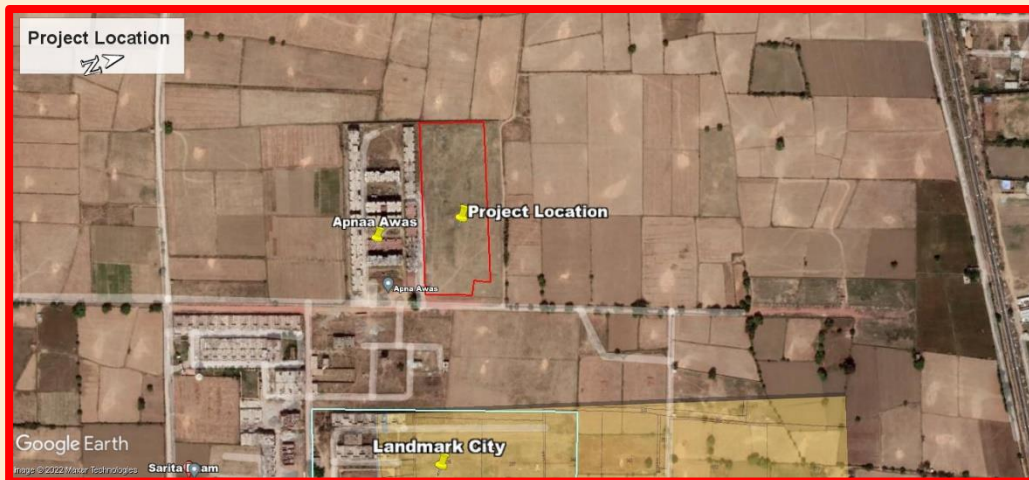
| Individual Plot Area |          |           |      |       |          |       |          |      |      |          |      |  |
|----------------------|----------|-----------|------|-------|----------|-------|----------|------|------|----------|------|--|
| Plot No.             | Abutting | Plot Area |      |       | Frontage |       | Coverage |      |      | FSI Area |      |  |
|                      |          | Reqd      | Perm | Prop  | Reqd     | Prop  | Factor   | Perm | Prop | Perm     | Prop |  |
| 56                   | 9.0 MT   | 40.00     | -    | 99.08 | 3.50     | 6.57  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 57                   | 9.0 MT   | 40.00     | -    | 99.08 | 3.50     | 6.57  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 58                   | 9.0 MT   | 40.00     | -    | 99.08 | 3.50     | 6.57  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 59                   | 9.0 MT   | 40.00     | -    | 99.08 | 3.50     | 6.57  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 60                   | 9.0 MT   | 40.00     | -    | 99.08 | 3.50     | 6.57  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 61                   | 9.0 MT   | 40.00     | -    | 99.08 | 3.50     | 6.57  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 62                   | 9.0 MT   | 40.00     | -    | 99.27 | 3.50     | 6.58  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 63                   | 9.0 MT   | 40.00     | -    | 99.67 | 3.50     | 21.28 | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 64                   | 9.0 MT   | 40.00     | -    | 76.61 | 3.50     | 5.35  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 65                   | 9.0 MT   | 40.00     | -    | 76.61 | 3.50     | 5.35  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 66                   | 9.0 MT   | 40.00     | -    | 76.61 | 3.50     | 5.35  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 67                   | 9.0 MT   | 40.00     | -    | 76.61 | 3.50     | 5.35  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 68                   | 9.0 MT   | 40.00     | -    | 76.61 | 3.50     | 5.35  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 69                   | 9.0 MT   | 40.00     | -    | 76.61 | 3.50     | 5.35  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 70                   | 9.0 MT   | 40.00     | -    | 76.61 | 3.50     | 5.35  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 71                   | 9.0 MT   | 40.00     | -    | 76.61 | 3.50     | 5.35  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 72                   | 9.0 MT   | 40.00     | -    | 99.67 | 3.50     | 21.28 | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 73                   | 9.0 MT   | 40.00     | -    | 99.05 | 3.50     | 20.86 | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 74                   | 9.0 MT   | 40.00     | -    | 83.60 | 3.50     | 6.17  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 75                   | 9.0 MT   | 40.00     | -    | 83.60 | 3.50     | 6.17  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 76                   | 9.0 MT   | 40.00     | -    | 83.60 | 3.50     | 6.17  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 77                   | 9.0 MT   | 40.00     | -    | 83.60 | 3.50     | 6.17  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 78                   | 9.0 MT   | 40.00     | -    | 83.60 | 3.50     | 6.17  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 79                   | 9.0 MT   | 40.00     | -    | 83.60 | 3.50     | 6.17  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 80                   | 9.0 MT   | 40.00     | -    | 83.60 | 3.50     | 6.17  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 81                   | 9.0 MT   | 40.00     | -    | 84.28 | 3.50     | 19.77 | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 82                   | 9.0 MT   | 40.00     | -    | 83.51 | 3.50     | 6.16  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 83                   | 9.0 MT   | 40.00     | -    | 83.60 | 3.50     | 6.17  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 84                   | 9.0 MT   | 40.00     | -    | 83.60 | 3.50     | 6.17  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 85                   | 9.0 MT   | 40.00     | -    | 83.60 | 3.50     | 6.17  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 86                   | 9.0 MT   | 40.00     | -    | 83.60 | 3.50     | 6.17  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 87                   | 9.0 MT   | 40.00     | -    | 83.60 | 3.50     | 6.17  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 88                   | 9.0 MT   | 40.00     | -    | 83.60 | 3.50     | 6.17  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 89                   | 9.0 MT   | 40.00     | -    | 83.60 | 3.50     | 6.17  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 90                   | 9.0 MT   | 40.00     | -    | 83.60 | 3.50     | 6.17  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 91                   | 9.0 MT   | 40.00     | -    | 83.60 | 3.50     | 9.17  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 92                   | 7.5 X    | 40.00     | -    | 65.09 | 3.50     | 6.17  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 93                   | 7.5 X    | 40.00     | -    | 65.02 | 3.50     | 6.16  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 94                   | 7.5 X    | 40.00     | -    | 71.25 | 3.50     | 6.85  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 95                   | 7.5 X    | 40.00     | -    | 65.00 | 3.50     | 6.25  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 96                   | 9.0 MT   | 40.00     | -    | 83.75 | 3.50     | 9.25  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 97                   | 9.0 MT   | 40.00     | -    | 83.75 | 3.50     | 6.25  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 98                   | 9.0 MT   | 40.00     | -    | 83.75 | 3.50     | 6.25  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 99                   | 9.0 MT   | 40.00     | -    | 83.75 | 3.50     | 6.25  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 100                  | 9.0 MT   | 40.00     | -    | 83.75 | 3.50     | 6.25  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 101                  | 9.0 MT   | 40.00     | -    | 83.73 | 3.50     | 6.25  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 102                  | 9.0 MT   | 40.00     | -    | 98.62 | 3.50     | 20.76 | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 103                  | 9.0 MT   | 40.00     | -    | 90.08 | 3.50     | 6.72  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 104                  | 9.0 MT   | 40.00     | -    | 83.59 | 3.50     | 6.24  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 105                  | 9.0 MT   | 40.00     | -    | 83.62 | 3.50     | 6.24  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 106                  | ROAD     | 40.00     | -    | 93.80 | 3.50     | 7.30  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 107                  | ROAD     | 40.00     | -    | 80.31 | 3.50     | 6.25  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 108                  | ROAD     | 40.00     | -    | 80.31 | 3.50     | 6.25  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 109                  | ROAD     | 40.00     | -    | 80.31 | 3.50     | 6.25  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |
| 110                  | ROAD     | 40.00     | -    | 80.31 | 3.50     | 6.25  | 0.00     | 0.00 | 0.00 | -        | 0.00 |  |

# PROJECT SPECIFICATION OF Naarayan Avenue ON

## PART OF KHASRA NO. 30 MAUZA PATHOLI, AGRA

### 1. PROJECT INFORMATION

- a. Project Name: Naarayan Avenue  
Project type: - RESIDENTIAL (Plots and Villas)
- b. Within 2 Km: -

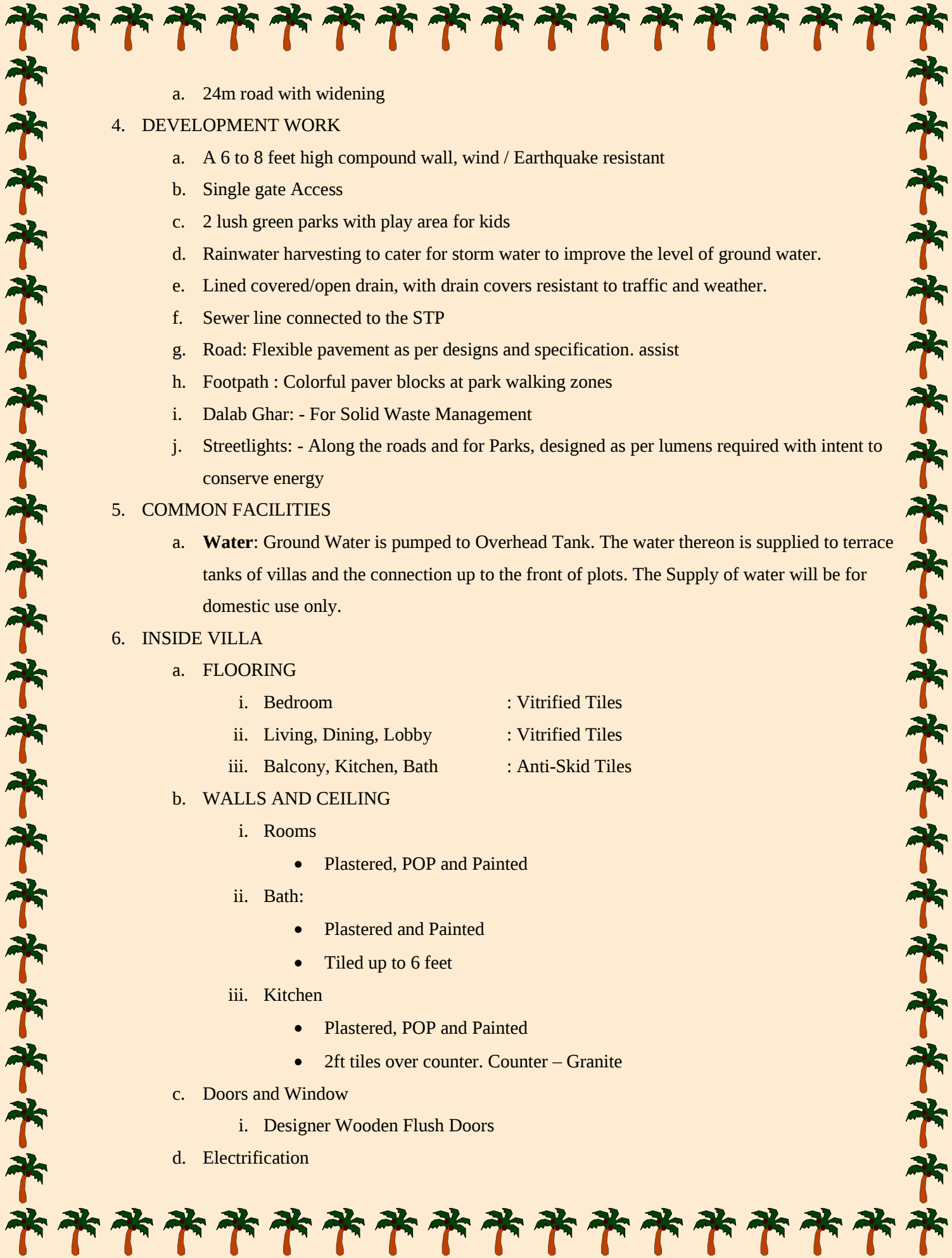


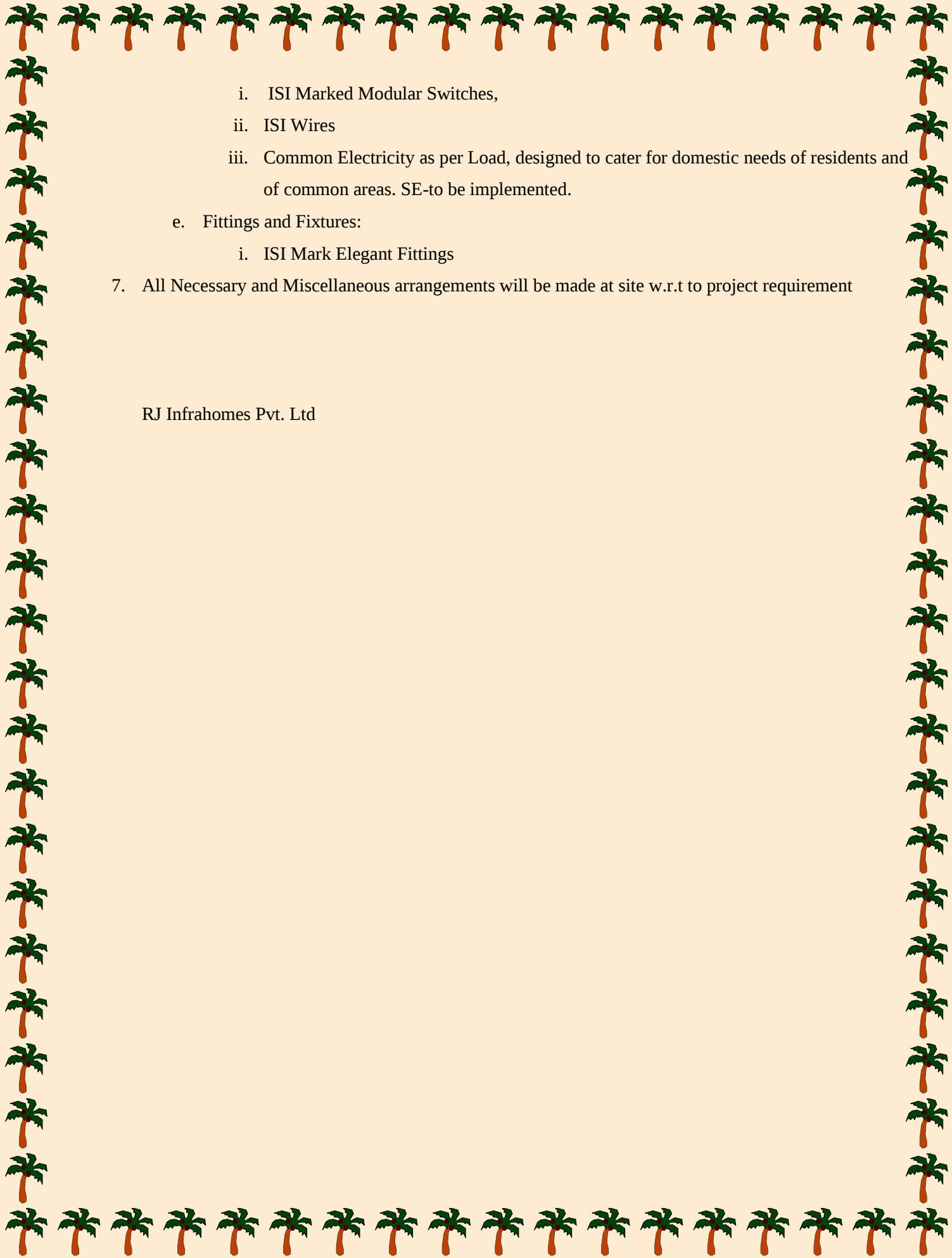
- i. Jaipur Highway
- ii. Land Mark City
- c. Project Coordinator: Shailesh Agarwal Mobile No 9027165338 Email. [rjinfrahomes@gmail.com](mailto:rjinfrahomes@gmail.com)

### 2. Villa & Plot

- a. G+2 Load Bearing Structures of Villa, Elegant and ventilated designs.
- b. 4 units are being developed as Villa at the start of project. 101 Units to be added-on in future
- c. Plots: - Well demarcated plots as per sanctioned plan by Agra Development Authority

### 3. ACCESS

- 
- a. 24m road with widening
4. DEVELOPMENT WORK
- a. A 6 to 8 feet high compound wall, wind / Earthquake resistant
  - b. Single gate Access
  - c. 2 lush green parks with play area for kids
  - d. Rainwater harvesting to cater for storm water to improve the level of ground water.
  - e. Lined covered/open drain, with drain covers resistant to traffic and weather.
  - f. Sewer line connected to the STP
  - g. Road: Flexible pavement as per designs and specification. assist
  - h. Footpath : Colorful paver blocks at park walking zones
  - i. Dalab Ghar: - For Solid Waste Management
  - j. Streetlights: - Along the roads and for Parks, designed as per lumens required with intent to conserve energy
5. COMMON FACILITIES
- a. **Water:** Ground Water is pumped to Overhead Tank. The water thereon is supplied to terrace tanks of villas and the connection up to the front of plots. The Supply of water will be for domestic use only.
6. INSIDE VILLA
- a. FLOORING
    - i. Bedroom : Vitrified Tiles
    - ii. Living, Dining, Lobby : Vitrified Tiles
    - iii. Balcony, Kitchen, Bath : Anti-Skid Tiles
  - b. WALLS AND CEILING
    - i. Rooms
      - Plastered, POP and Painted
    - ii. Bath:
      - Plastered and Painted
      - Tiled up to 6 feet
    - iii. Kitchen
      - Plastered, POP and Painted
      - 2ft tiles over counter. Counter – Granite
  - c. Doors and Window
    - i. Designer Wooden Flush Doors
  - d. Electrification

- 
- A decorative border of palm trees surrounds the text. The border consists of a top row of 18 palm trees, a bottom row of 18 palm trees, and two vertical columns of 18 palm trees each on the left and right sides.
- i. ISI Marked Modular Switches,
  - ii. ISI Wires
  - iii. Common Electricity as per Load, designed to cater for domestic needs of residents and of common areas. SE-to be implemented.

e. Fittings and Fixtures:

- i. ISI Mark Elegant Fittings

7. All Necessary and Miscellaneous arrangements will be made at site w.r.t to project requirement

RJ Infrahomes Pvt. Ltd