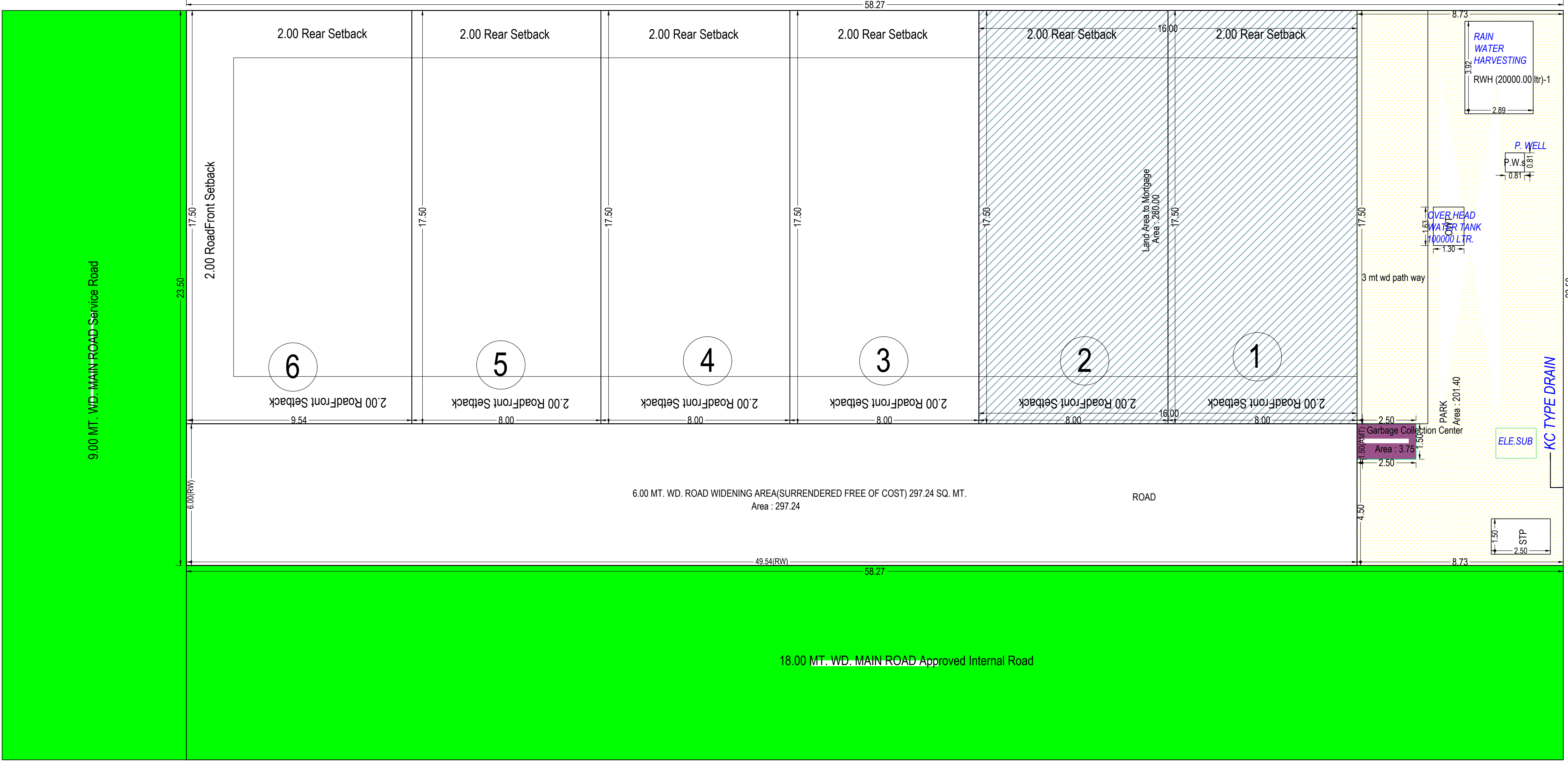
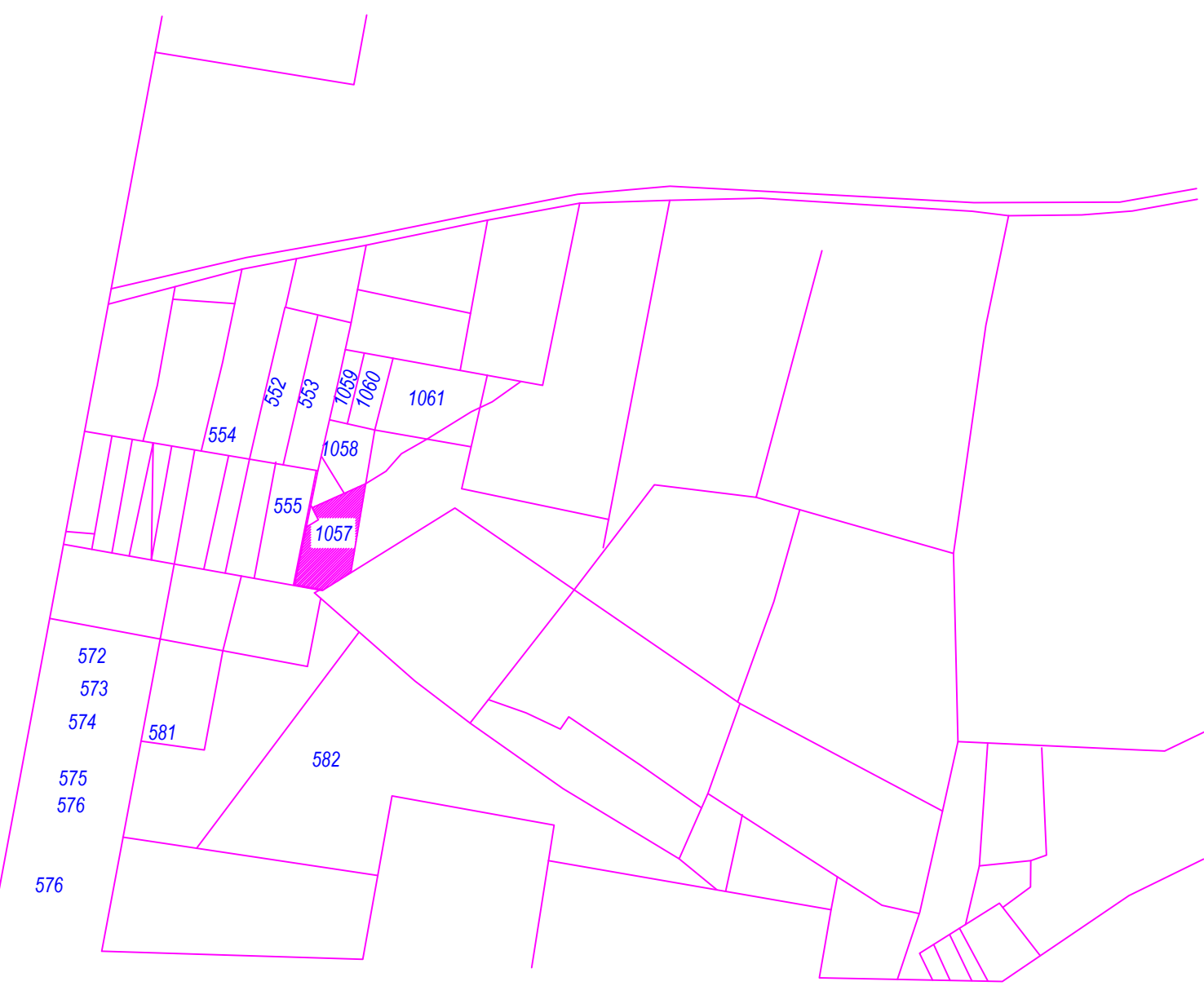


OTHER'S LAND



OTHER'S LAND



SAZRA PLAN

File No	MVDA/D/22-23/0321	Sheet	1
Submission Date	2023-07-11	Scale	1:100
VERSION NO.	1.0.81		
VERSION DATE	12/08/2022		
PROJECT DETAIL			
Authority	Mathura-Vrindavan Development Authority	Plot Use	Residential
AuthorityClass	Category C	Plot SubUse	Pictorial Reas development / Pictorial Housing
AuthorityGrade	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	Layout Type	NA
Development Area	Undeveloped Area		
SubDevelopment Area	Other Town Area		
Special Project	NA		
Site Address	District Mathura, Tehsil Mathura-Sadar, Village Sunrakh Bangar		
AREA DETAILS :			
1. Area of Plot As per record	-	Sq.Mts.	1369.34
Document Area	-	Sq.Mts.	1369.35
As per site condition	-	Sq.Mts.	1072.11
Area of Plot Considered	-	Sq.Mts.	297.24
2. Deduction for	-	Sq.Mts.	297.24
(a) Proposed roads	-	Sq.Mts.	0.00
(b) Any reservations	-	Sq.Mts.	297.24
(c) Any + (d)	-	Sq.Mts.	0.00
3. Net Area of plot (1 - 2) AREA OF PLOT	-	Sq.Mts.	1072.11
Plot Area For Coverage	-	Sq.Mts.	1072.11
Plot Area For FSI	-	Sq.Mts.	1465.13
Perm. FSI Area (1.51)	-	Sq.Mts.	750.00
Previous Perm. FSI Area (1.50)	-	Sq.Mts.	715.13
Current Perm. FSI Area (1.25)	-	Sq.Mts.	146.63
Compensatory FSI area	-	Sq.Mts.	1613.75
Total Perm. FSI area (1.51)	-	Sq.Mts.	1613.75
Total Built up area permissible at:			
6. Permissible Coverage area (45.00 %)	-	Sq.Mts.	482.44
Proposed Coverage area (- %)	-	Sq.Mts.	0.00
Total Prop. Coverage area (- %)	-	Sq.Mts.	0.00
Balance coverage area (45.00 %)	-	Sq.Mts.	482.44
Proposed Area at:			
Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
0.00	0.00	0.00	0.00
Total FSI Area			
0.00	0.00	0.00	0.00
Accessory Use Area Added in BuiltUp Area:			
0.00	0.00	0.00	0.00
Total BuiltUp Area:			
0.00	0.00	0.00	0.00
Proposed F.S.I. consumed:			
0.00	0.00	0.00	0.00
Tenement Statement			
4. Tenement Proposed At:			

COLOR INDEX	
PILOT 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	Use	SubUse	Range	Nos.	Perm. Unit/Plot	Perm. Person/Unit	Total Person/Plot	Total
5	Residential	Row House	2	2	10	10	10	10
4	Residential	Row House	2	2	10	10	10	10
3	Residential	Row House	50 upto 150sq.mt.	5	5	10	10	50
1	Residential	Row House	2	2	10	10	10	10
2	Residential	Row House	2	2	10	10	10	10
6	Residential	Row House	above 150 upto 300sq.mt.	1	4	5	20	20
Grand Total							70	70

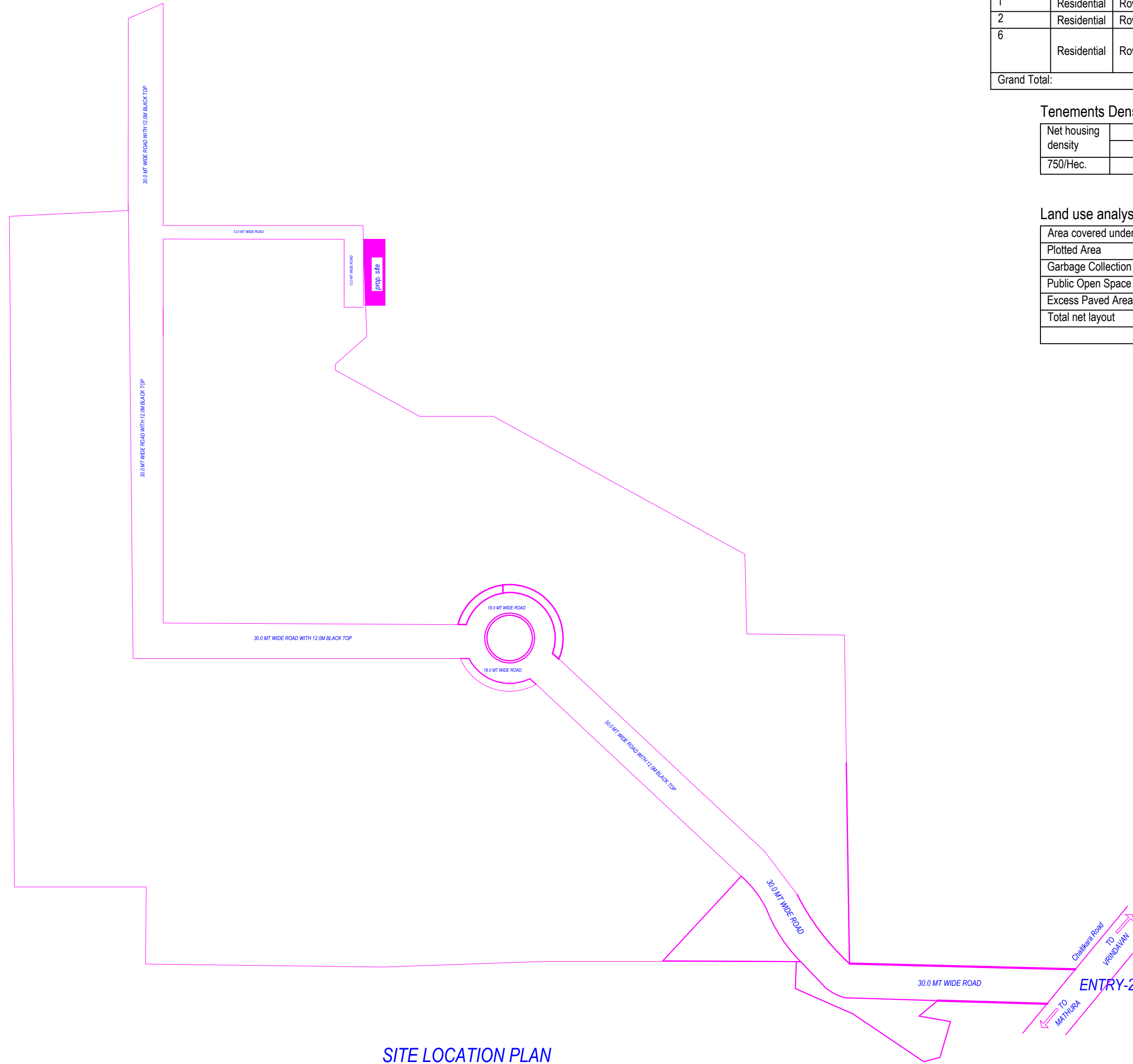
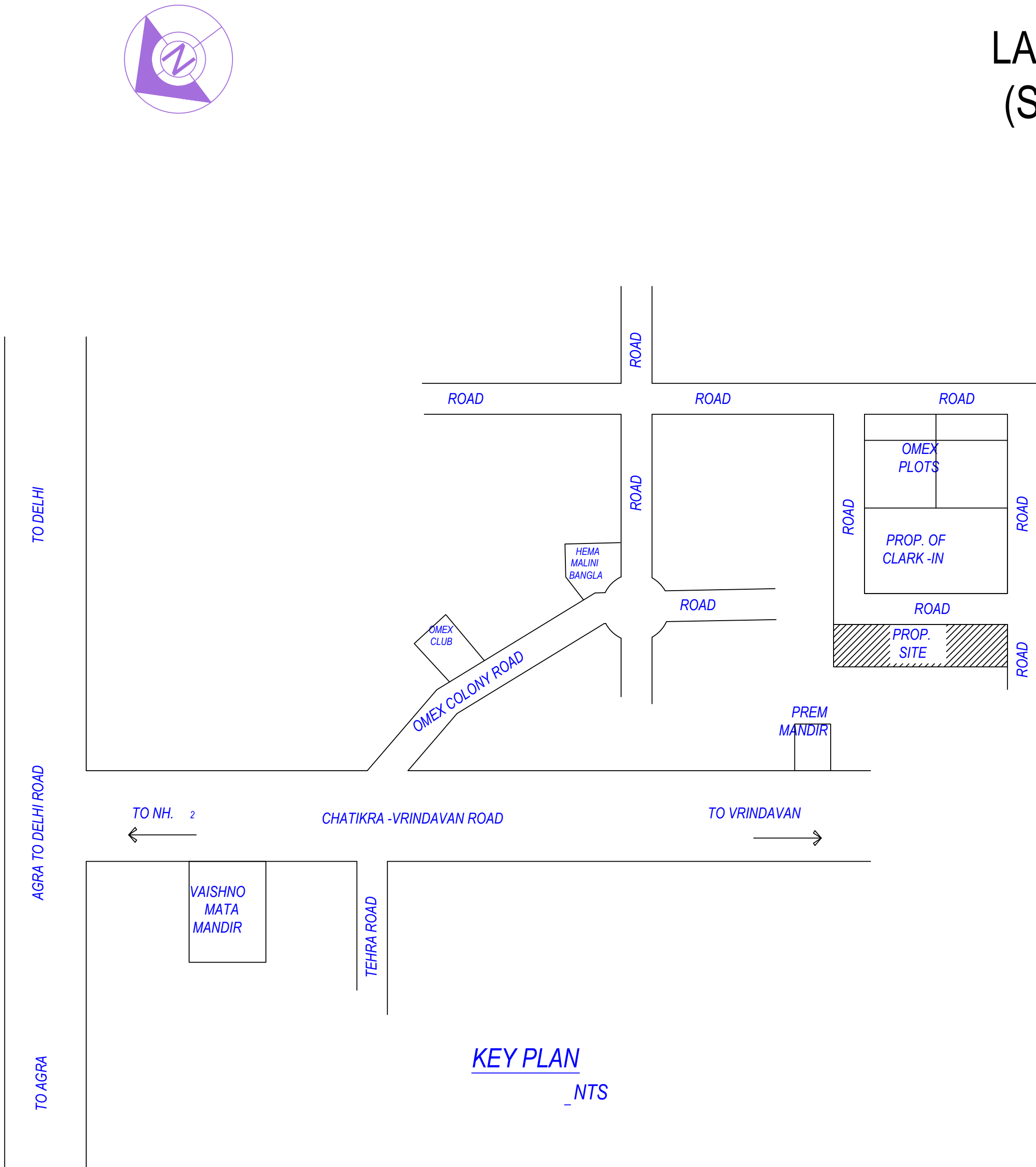
Tenements Density Check		No Of Tenements		No Of Persons	
Net housing density		Reqd	Prop	Reqd	Prop
750/Hec.	-	17	14	-	81

Land use analysis/Area distribution (Table 2c)		Proposed Area in sq. mt.		Percentage(%)	
Area covered under					
Pictorial Area		866.95		80.85	
Garbage Collection Center		3.75		0.35	
Public Open Space		158.98		14.83	
Escaped Paved Area		42.43		3.96	
Total net layout		1072.11		100.00	

Green and open space Area	
Name	Prop. Area
PARK	158.98

SITE PLAN

LAYOUT PLAN
(Scale - 1:100)



SITE LOCATION PLAN

Individual Plot Area		Plot Area		Frontage		Coverage		FSI Area	
Plot No.	Abutting Road	Reqd	Perm	Reqd	Prop	Factor	Perm	Perm	Prop
1	6.00 MT. WD. ROAD WIDENING AREA/(SURRENDERED FREE OF COST) 297.24 SQ. MT.	40.00	-	140.00	3.50	8.00	0.00	0.00	0.00
2	6.00 MT. WD. ROAD WIDENING AREA/(SURRENDERED FREE OF COST) 297.24 SQ. MT.	40.00	-	140.00	3.50	8.00	0.00	0.00	0.00
3	6.00 MT. WD. ROAD WIDENING AREA/(SURRENDERED FREE OF COST) 297.24 SQ. MT.	40.00	-	140.00	3.50	8.00	0.00	0.00	0.00
4	6.00 MT. WD. ROAD WIDENING AREA/(SURRENDERED FREE OF COST) 297.24 SQ. MT.	40.00	-	140.00	3.50	8.00	0.00	0.00	0.00
5	6.00 MT. WD. ROAD WIDENING AREA/(SURRENDERED FREE OF COST) 297.24 SQ. MT.	40.00	-	140.00	3.50	8.00	0.00	0.00	0.00
6	9.00 MT. WD. MAIN ROAD Service Road	40.00	-	166.95	3.50	17.50	0.00	0.00	0.00

Individual Plot Setback		Abutting Road		Front		Side1		Side2		Rear		Coverage		FSI Area	
Plot No.	Pwork-Bldg	Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop
1	6.00 MT. WD. ROAD WIDENING AREA/(SURRENDERED FREE OF COST) 297.24 SQ. MT.	2.00	-	-	-	-	-	-	-	2.00	-	0.00	0.00	-	-
2	6.00 MT. WD. ROAD WIDENING AREA/(SURRENDERED FREE OF COST) 297.24 SQ. MT.	2.00	-	-	-	-	-	-	-	2.00	-	0.00	0.00	-	-
3	6.00 MT. WD. ROAD WIDENING AREA/(SURRENDERED FREE OF COST) 297.24 SQ. MT.	2.00	-	-	-	-	-	-	-	2.00	-	0.00	0.00	-	-
4	6.00 MT. WD. ROAD WIDENING AREA/(SURRENDERED FREE OF COST) 297.24 SQ. MT.	2.00	-	-	-	-	-	-	-	2.00	-	0.00	0.00	-	-
5	6.00 MT. WD. ROAD WIDENING AREA/(SURRENDERED FREE OF COST) 297.24 SQ. MT.	2.00	-	-	-	-	-	-	-	2.00	-	0.00	0.00	-	-
6	6.00 MT. WD. ROAD WIDENING AREA/(SURRENDERED FREE OF COST) 297.24 SQ. MT.	2.00	-	-	-	-	-	-	-	-	-	0.00	0.00	-	-
6	9.00 MT. WD. MAIN ROAD Service Road	2.00	-	-	-	-	-	-	-	2.00	-	0.00	0.00	-	-

Total Plot Area: -	1072.11	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

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.



SERVICE PLAN

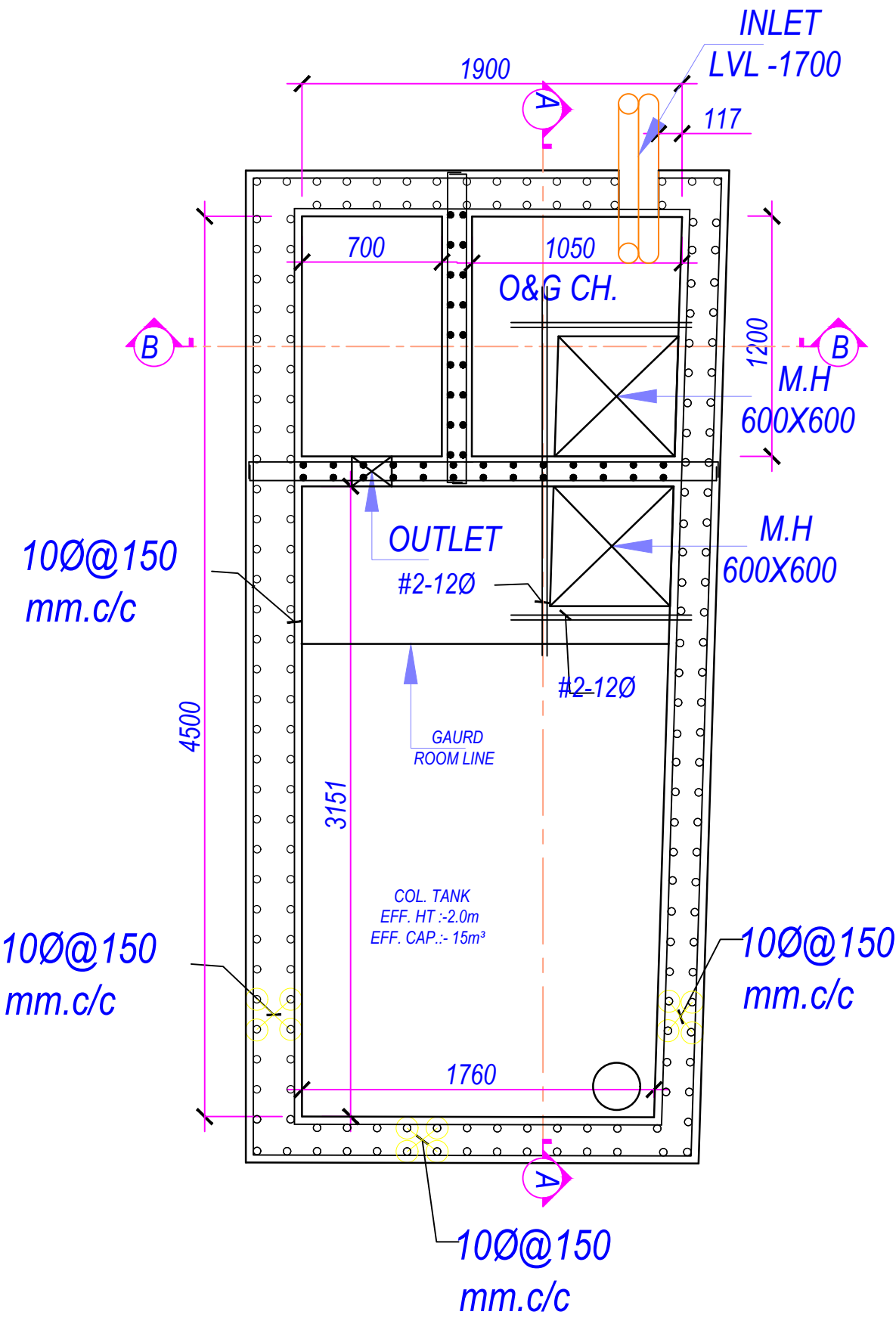
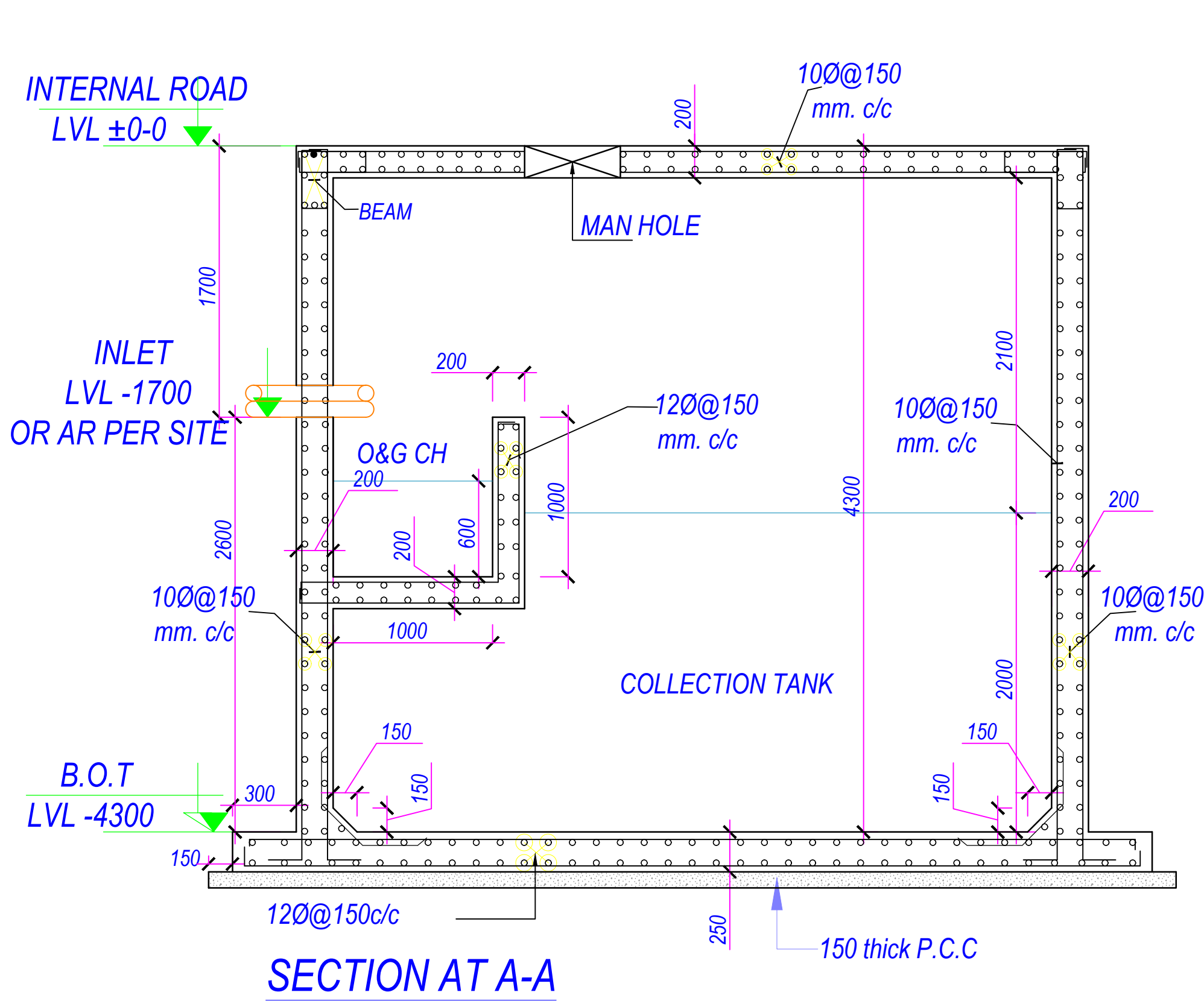


LANDSCAPE PLAN

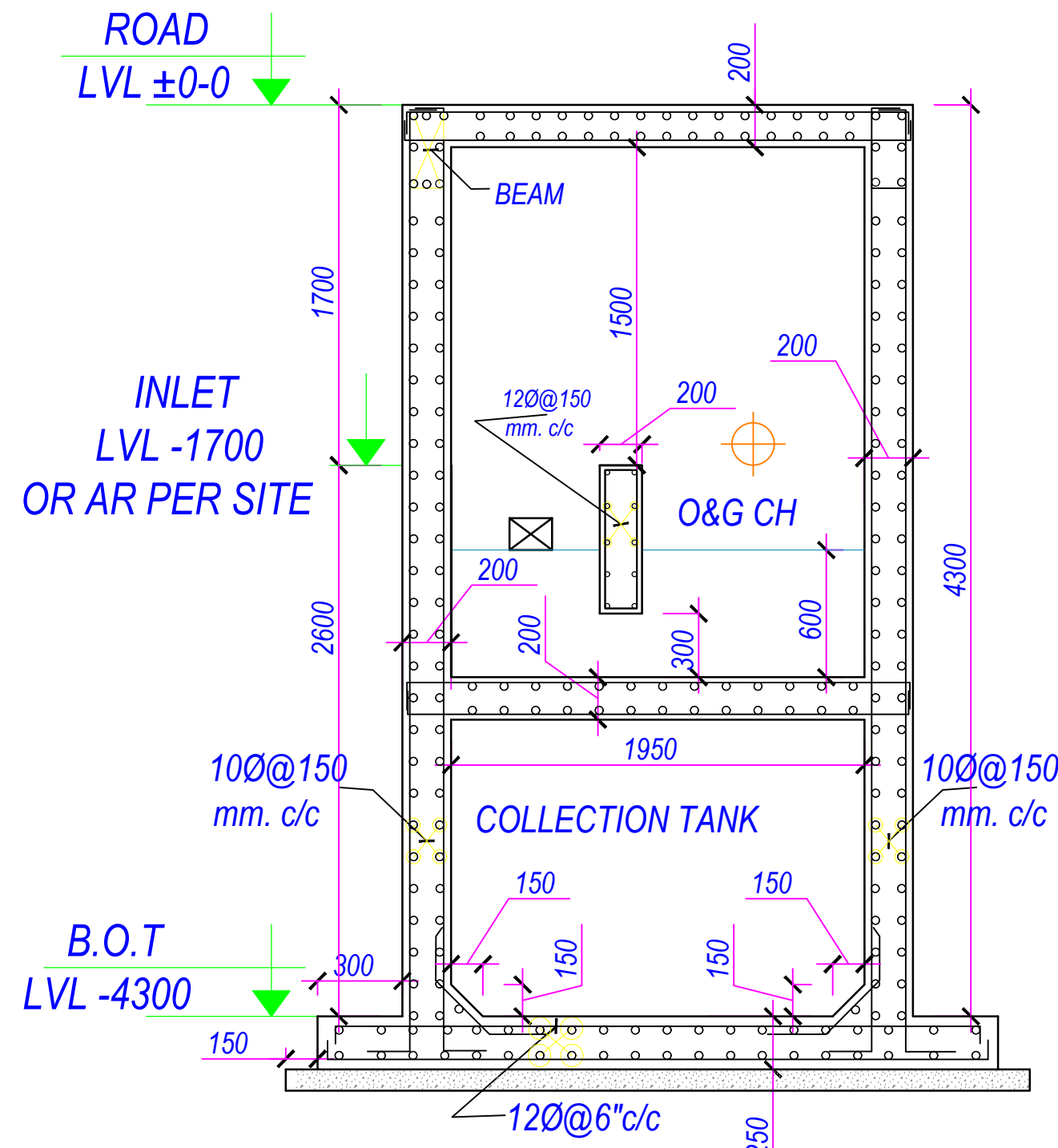
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2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area: -	1072.11	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

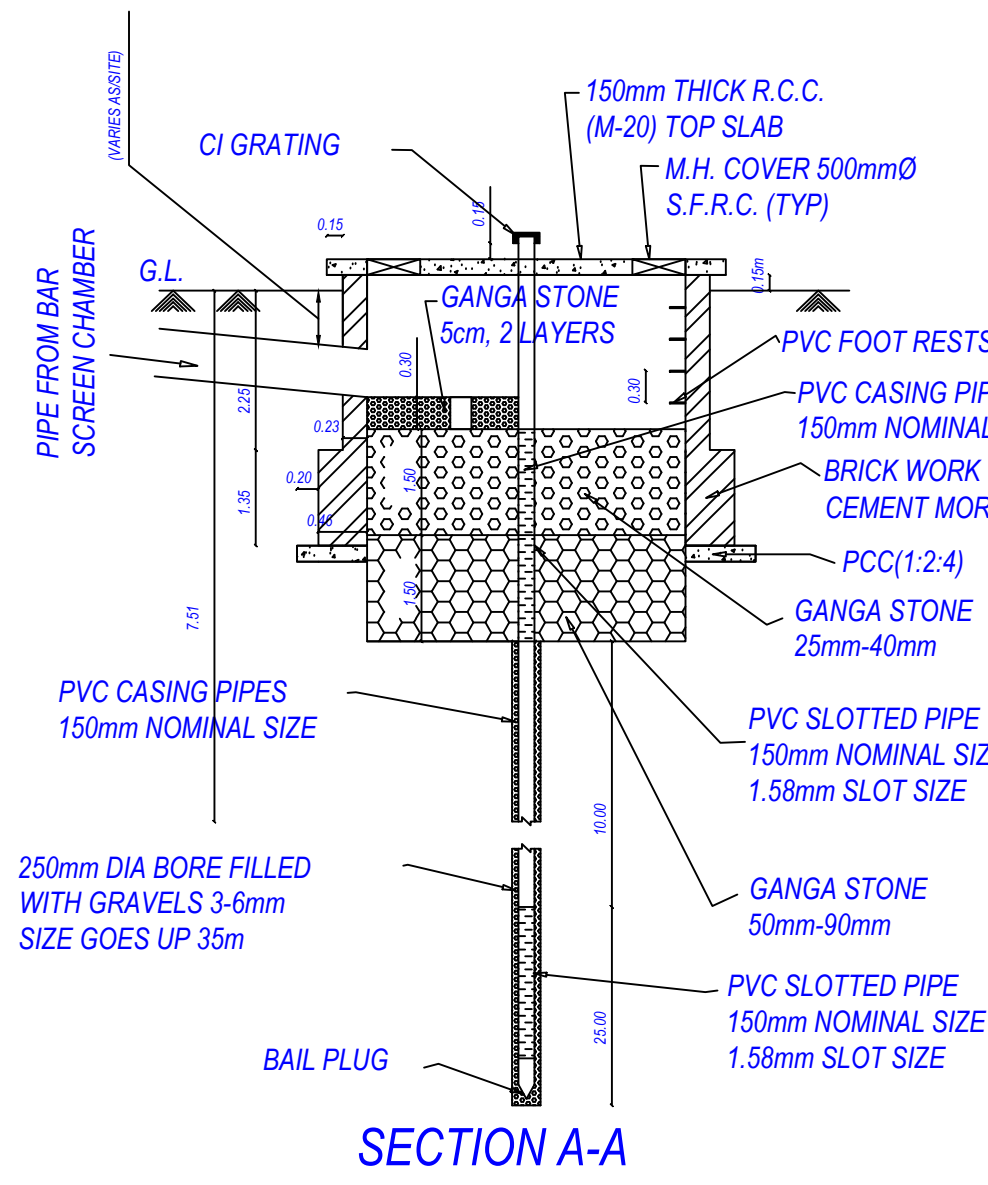
OWNER'S NAME AND SIGNATURE GARVISH REALTORS PVT. LTD. AUTHORIZED SIGNATORY Mr. SUNIL KUMAR SOLANKI, sunilsolanki@gmail.com, 9711804489	
ARCHITECT'S NAME AND SIGNATURE Dharmendra Ragut CA2019/109176	 INEER
	Mathura-Vrindavan Development Authority
Building Plan Application Number MVDA/LD/22-23/0321	
Sanctioned On 20 Oct 2022	
Valid Till 28 Oct 2027	
Approved By Nagendra Pratap (Vice Chairman)	
Examined By Anirudh Yadav (Junior engineer)	
kaushlendra Chaudhary (Town Planner/Executive Engineer)	
Anirudh Yadav (Junior engineer)	
kaushlendra Chaudhary (Town Planner/Executive Engineer)	
Anirudh Yadav (Junior engineer)	
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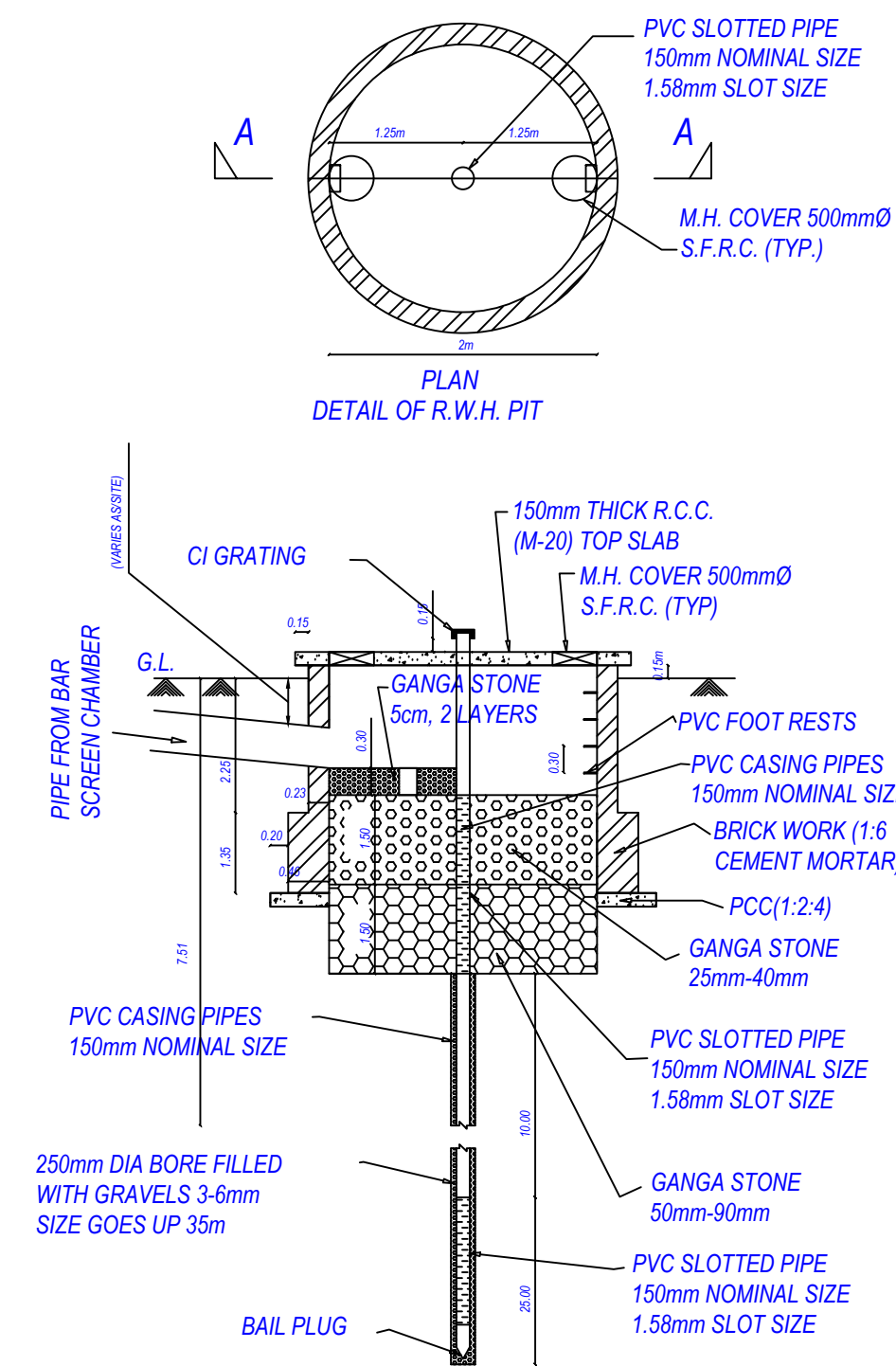
COLLECTION TANK PLAN



SECTION AT B-B



PERCOLATED WELL DETAIL



RAINWATER HARVESTING DETAIL

