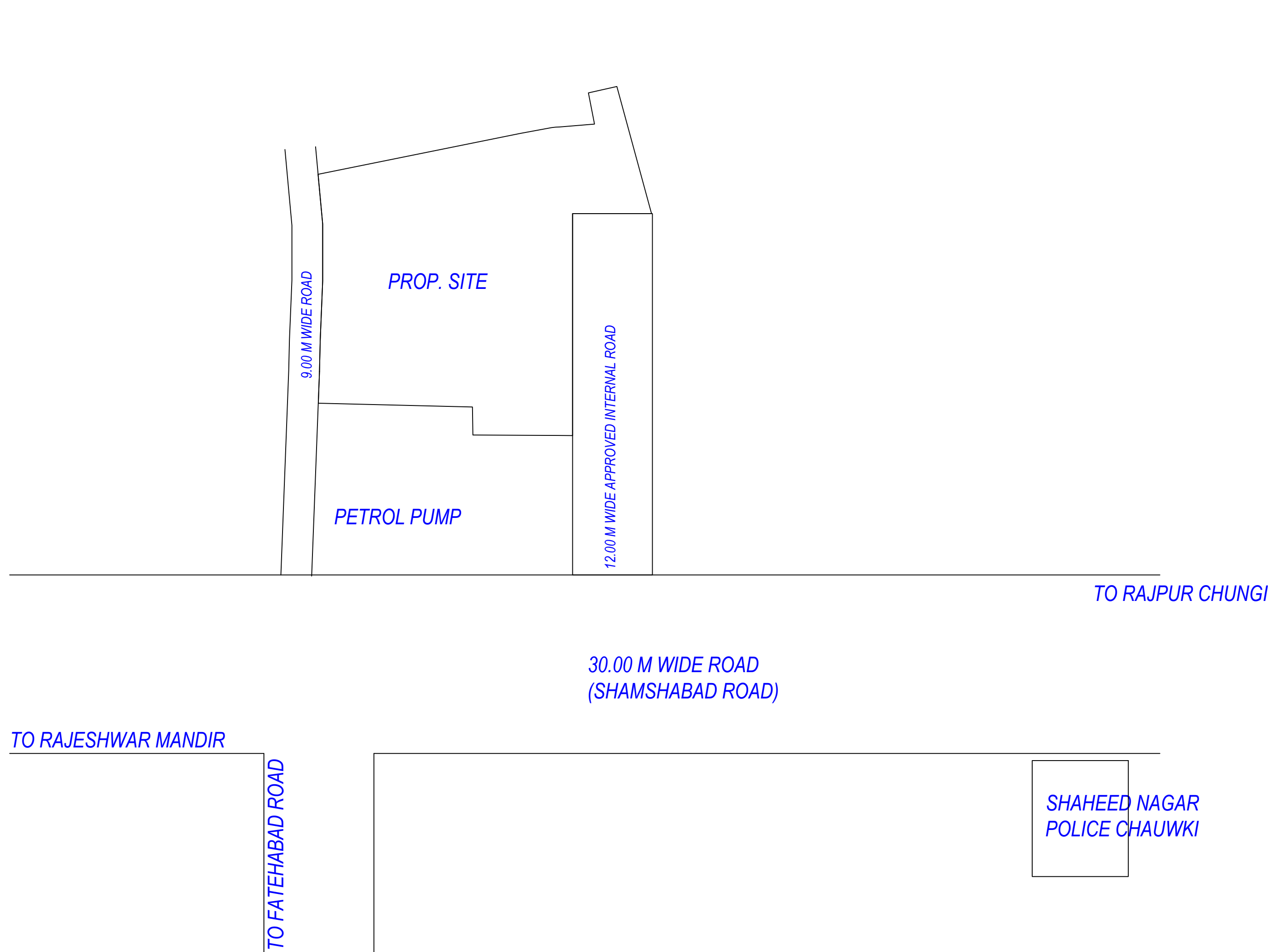




AREA STATEMENT		VERSION NO: 1.0/82		
		REVISION DATE: 12/10/2022		
PROJECT DETAIL :				
Authority: Aps Development Authority	Plot Use: Residential			
Authority/Cat: Category B	Plot SubUse: Group Housing			
Development/Development Area(A)	Development Plan: Master Plan			
Case Type: Regular	Land Use Zone: Residential Use Zone			
Project / Topic: Group Development	Land SubUse Zone: Residential Zone			
Salience of Development: NEW	LAYOUT: Type N6			
Development Area: Developed Area				
SubDevelopment Area: Metro City Area				
Special Project: NA				
Site Address: District:Anga, Tehsil:Anga, Village/Rural:				
AREA DETAILS:		Sq.Mtrs		
1. Area of Plot as per record				
Document Area		4572.00		
As per site condition		4572.00		
As per Plot Conserved		4428.96		
2. Proposed Area				
a) Proposed roads		143.15		
Summative Free of Cost		143.15		
2-Phy reservations		0.00		
Total (a) - b)		143.15		
3. Net Area of Plot (1) - 2. AREA OF PLOT				
Summative Free of Cost		4428.96		
Current and open space		143.15		
Green and open space		70.60		
Plot Area For Coverage		4428.96		
Plot Area For FAR		4428.96		
Prem. FAR Area (1.50)		6643.29		
Compenstatory FAR Area		71.57		
Incentive FAR against ESWS and LIG		456.00		
Total Comp. FAR Area (1.62)		7116.86		
Total Built up area permissible at:				
1. Permissible Coverage area (80.00 %)		1771.54		
Proposed Coverage Area (25.75 %)		1116.71		
Total Prop. Coverage Area (25.21 %)		1116.71		
Balance coverage Area (14.75 %)		66.63		
Proposed Area at:				
	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
1. Silt Floor	1139.95	0.00	1139.95	0.00
2. First Floor	1139.95	0.00	1139.60	0.00
3. Second Floor	1139.95	0.00	1139.60	0.00
4. Third Floor	1139.95	0.00	1139.60	0.00
5. Fourth Floor	1139.95	0.00	1139.60	0.00
6. Fifth Floor	1139.95	0.00	1139.60	0.00
7. Sixth Floor	1139.95	0.00	1139.60	0.00
8. Terrace Floor	92.27	0.00	0.00	0.00
Total Area	8038.92	0.00	8821.60	0.00
Total FAR Area				6671.60
Accorssing to the Area Added in Builtup Area:				
Total Builtup Area:		8038.92		
Proposed F.S.I consumed:				
1. Tenement Staircase		0.00		
2. Tenement Proposed at:				
All Floors	80.00			
5. Total Tenements (3 - 4)	80			
6. Parking Statement				
1. Parking Space Required as per Regulations:		996.25		
2. Proposed Parking Space:		2023.52		

Color Legend

PLOT BOUNDARY

ARBITRARY ROAD

PROPOSED CONSTRUCTION

COMMON PLOT

ROAD ALIGNMENT (ROAD WIDENING AREA)

FUTURE P.U SCHEME DEDICATION AREA

EXISTING (To be retained)

EXISTING (To be demolished)

Buildingswise Floor FAR Details				
Floor Name	Building Name		Total	
	FLOORS (GROUP HOUSING)		Total Proposed Built Up Area (Sq.mt)	Total FAR Area (Sq.mt)
	Proposed Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)		
Stilt Floor	1139.95	0.00	1139.95	0.00
First Floor	1139.95	1103.60	1139.95	1103.60
Second Floor	1139.95	1103.60	1139.95	1103.60
Third Floor	1139.95	1103.60	1139.95	1103.60
Fourth Floor	1139.95	1103.60	1139.95	1103.60
Fifth Floor	1139.95	1103.60	1139.95	1103.60
Sixth Floor	1139.95	1103.60	1139.95	1103.60
Terrace Floor	59.27	0.00	59.27	0.00
Total	8038.92	6621.60	8038.92	6621.60

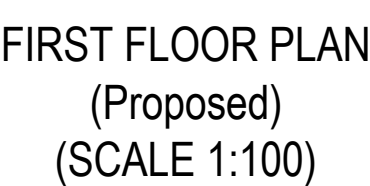
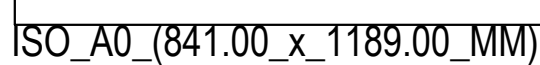
Name	Prop. Area
PARK	485.48
PARK	219.12

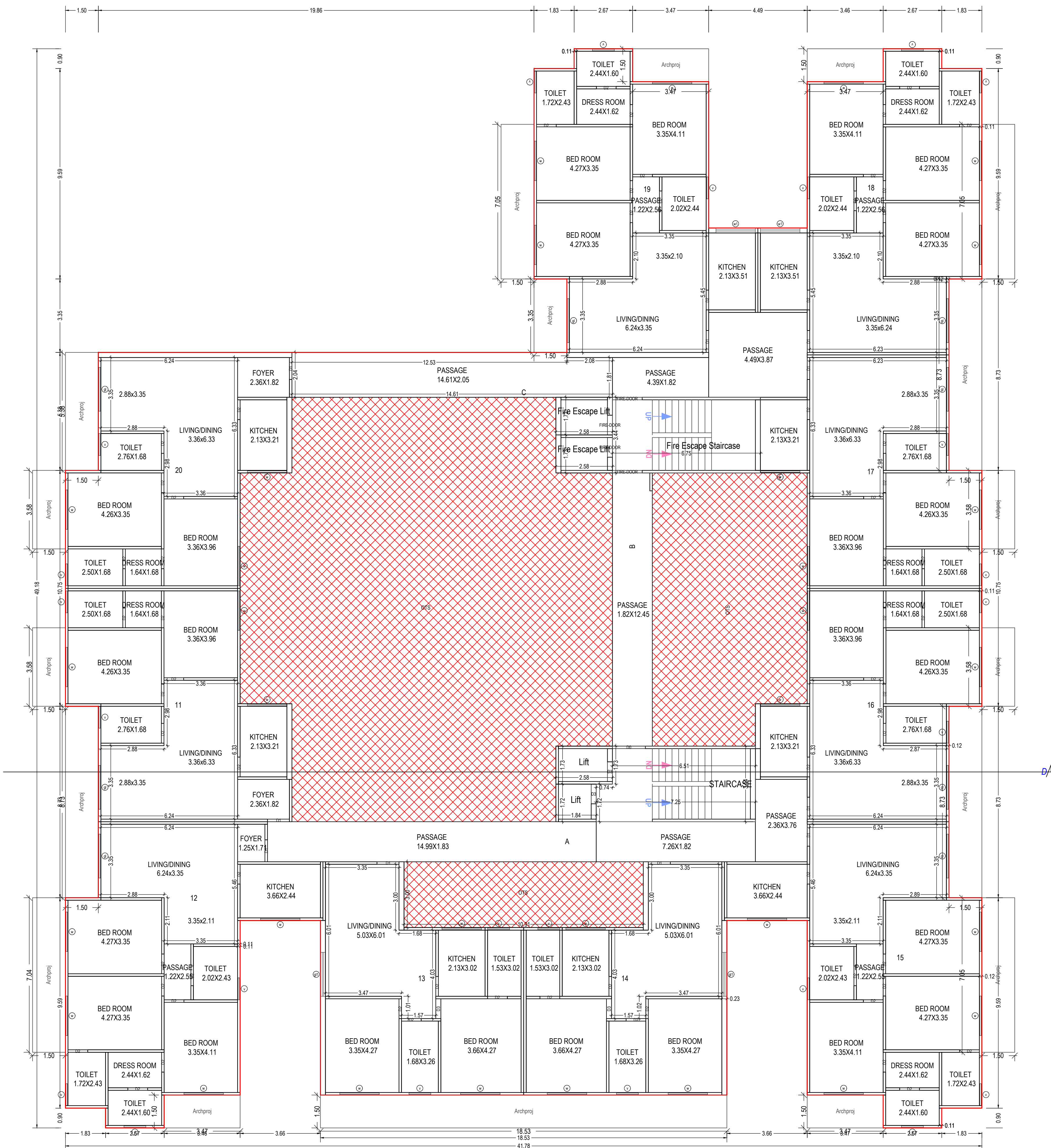
Building Name	Type	SubUse	Area (Sq.mt)	Units			Car				Visitors Car	
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
FLOORS (GROUP HOUSING)	Residential	Group Housing	0 - 50	1	-	-	-	-	-	-	-	-
			50 - 100	1	36.00	1.00	36	-	-	-	-	-
			100 - 150	1	24.00	1.25	30	-	-	-	-	-
			> 150	1	-	1.50	-	-	-	-	-	-
			> 0	1	-	-	-	-	1.00	-	-	-
			Total:	-	-	-	66	74	-	0	9	

FAR & Unit Details													
Building	No. of Same 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.)	Total FAR Area (Sq.mt.)	No of Unit
			Duct/Void, Duct, Chawk			Mummy	Lift	Lift Machine	Parking	Resi.			
FLOOR (GROUP HOUSING)	1	10679.38	2840.46	8038.92	233.34	98.34	5.74	1079.89	6621.60	6621.60	60		
Grand total	1	10679.38	2840.46	8038.92	233.34	98.34	5.74	1079.89	6621.60	6621.60	60		

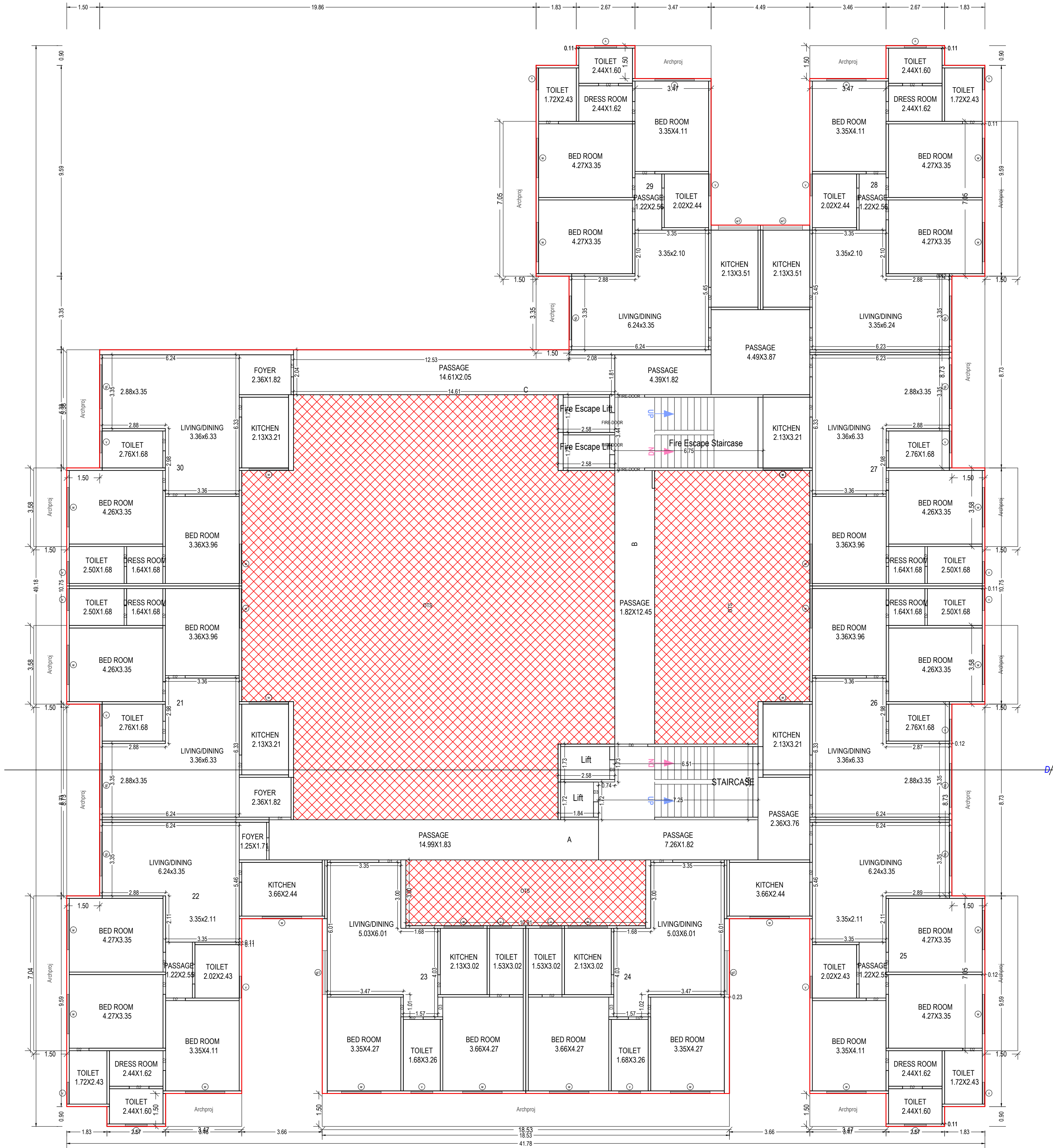
Building Use/SUB/USE Details												
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor Sub/Use	FAR Name	FAR Use	FAR Sub/Use
FLOORS (GROUP HOUSING)							SILT FLOOR PLAN	Residential - Parking	Group Housing	-	-	-
							FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							SECOND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							THIRD FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							FOURTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							FIFTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							SIXTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-
	Residential Group Housing			Highrise	60							

Total Plot Area: - 4428.86	Total FAR Area: - 6621.60
Total Coverage Area: - 1116.71	Total BUA Area: - 8038.92





SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



THIRD FLOOR PLAN
(Proposed)
(SCALE 1:100)

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)

Total Plot Area: -	4428.86	Total FAR Area: -	6621.60
Total Coverage Area: -	1116.71	Total BUA Area: -	8038.92

OWNER'S NAME AND SIGNATURE
JAI SHRI SHYAM
INFRATECH.jaishrishyaminfra@gmail.com 9897002003

ARCHENG'S NAME AND SIGNATURE
MUKUL SHARMA
M-1702712



Building Plan Application Number

ADA/BP/22-23/0660

Sanctioned On

16 Jan 2023

Valid Till

01 Feb 2028

Approved By

Charchit Gaur (Vice Chairman)

Examined By

Raj Kapoor (JE)

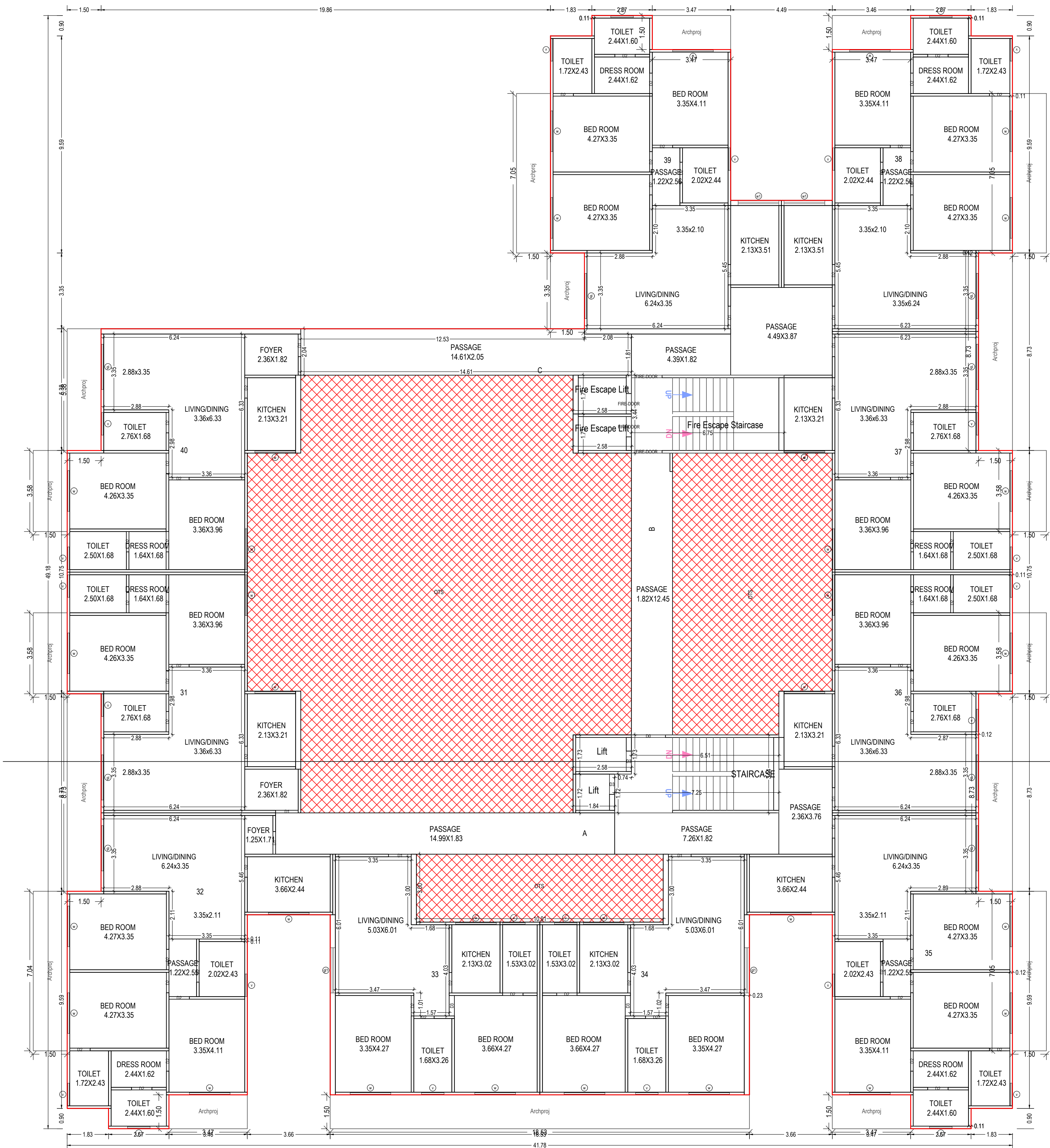
Satish Chand Rajput (Assistant Engineer)

Prabhat Kumar (Executive Engineer/ Town Planner)

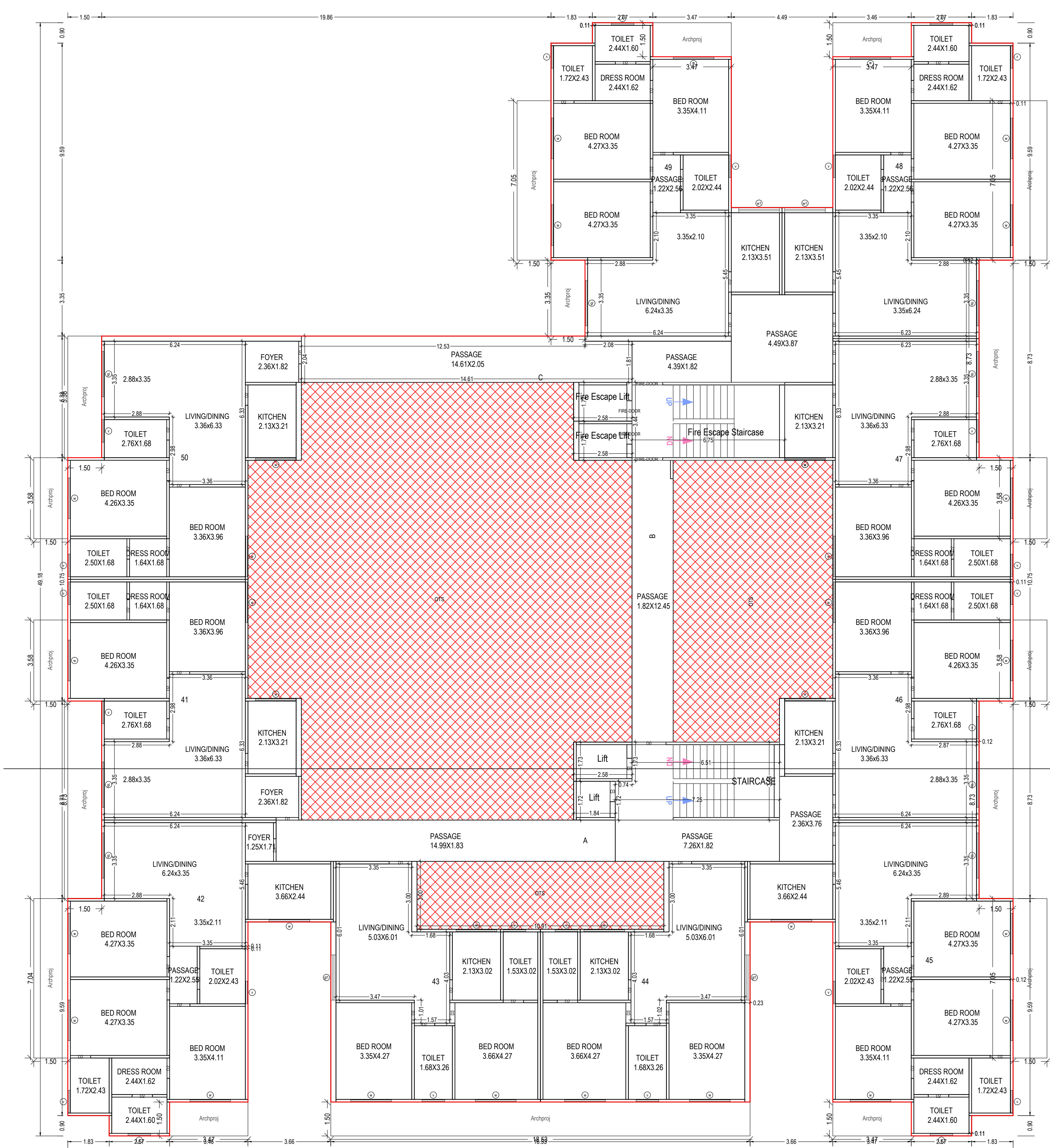
Prabhat Kumar (Chief Town Planner)

Garima Singh (Secretary)

Charchit Gaur (Vice Chairman)



FOURTH FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIFTH FLOOR PLAN
(Proposed)
(SCALE 1:100)

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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ISO_A0_(841.00_x_1189.00_MM)

Total Plot Area: -	4428.86	Total FAR Area: -	6621.60
Total Coverage Area: -	1116.71	Total BUA Area: -	8038.92

OWNER'S NAME AND SIGNATURE
JAI SHRI SHYAM
INFRA/TECH.jaishrishyaminfra@gmail.com 9897002003

ARCHITECT'S NAME AND SIGNATURE
MUKUL SHARMA
M-1702712



Building Plan Application Number

ADA/BP/22-23/0660

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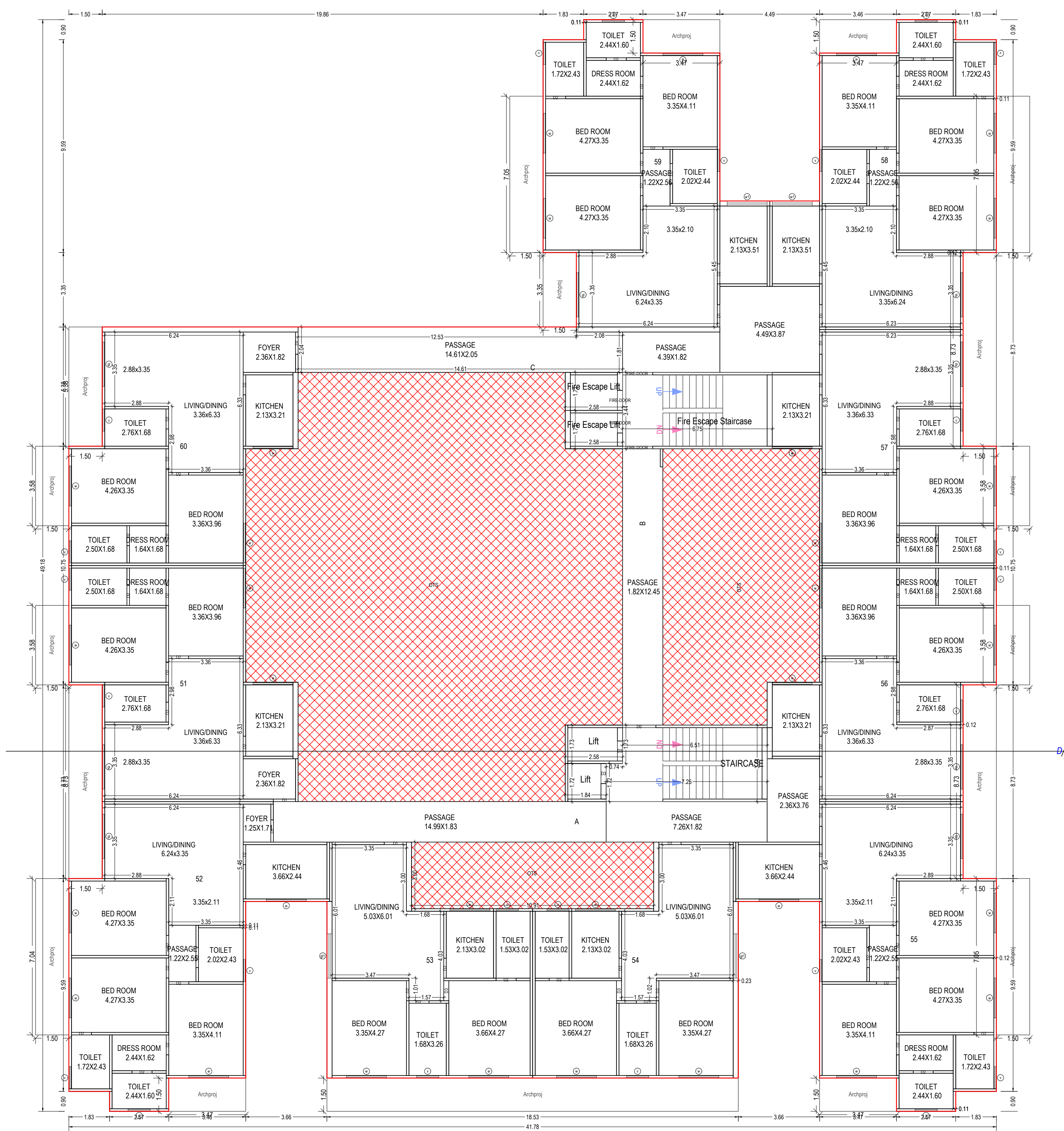
Satish Chand Rajput (Assistant Engineer)

Prabhat Kumar (Executive Engineer/ Town Planner)

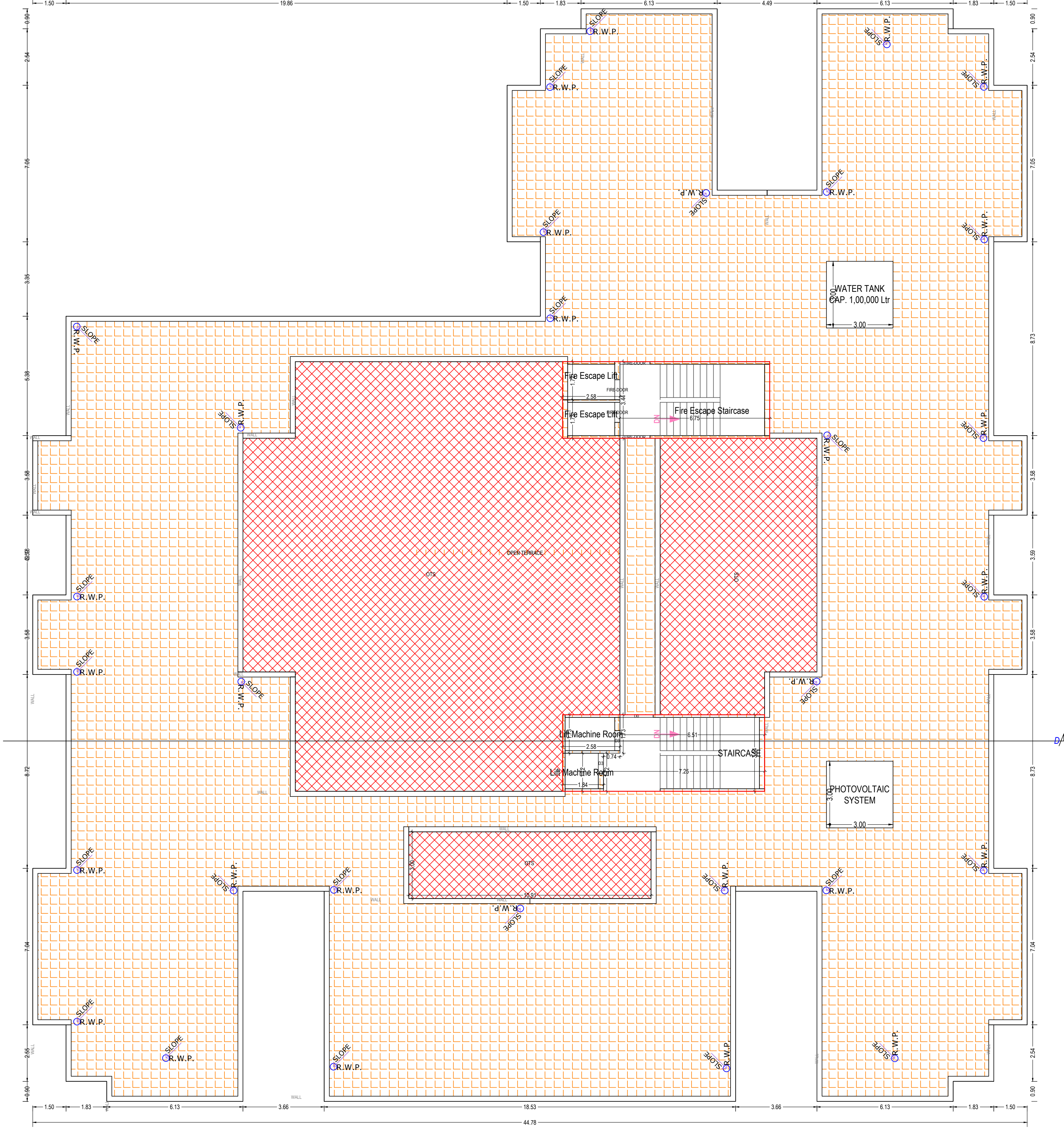
Prabhat Kumar (Chief Town Planner)

Garima Singh (Secretary)

Charchit Gaur (Vice Chairman)



SIXTH FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

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)

Total Plot Area: -	4428.86	Total FAR Area: -	6621.60
Total Coverage Area: -	1116.71	Total BUA Area: -	8038.92

OWNER'S NAME AND SIGNATURE
JAI SHRI SHYAM
INFRATECH.jaishrishyaminfra@gmail.com.9897002003

ARCHITECT'S NAME AND SIGNATURE
MUKUL SHARMA
M-1702712



Building Plan Application Number

ADA/BP/22-23/0660

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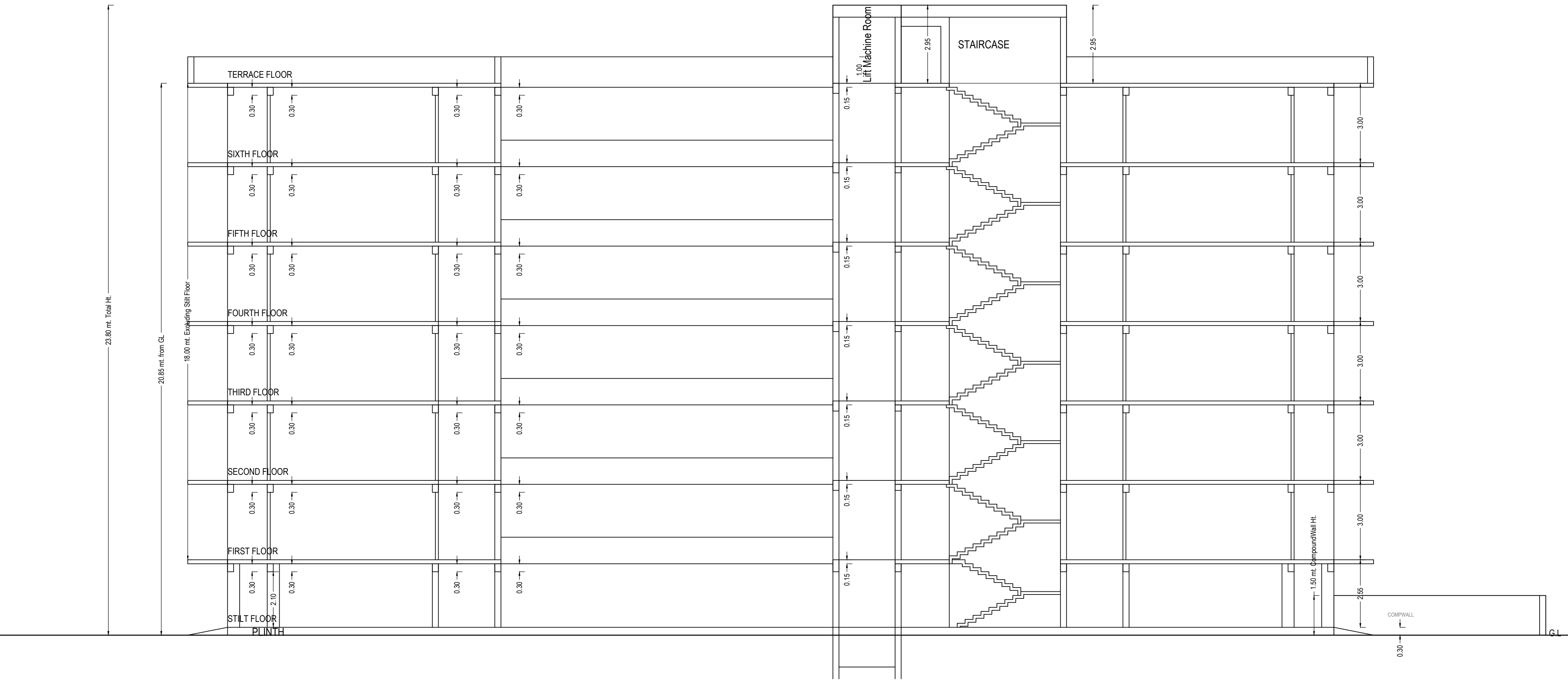
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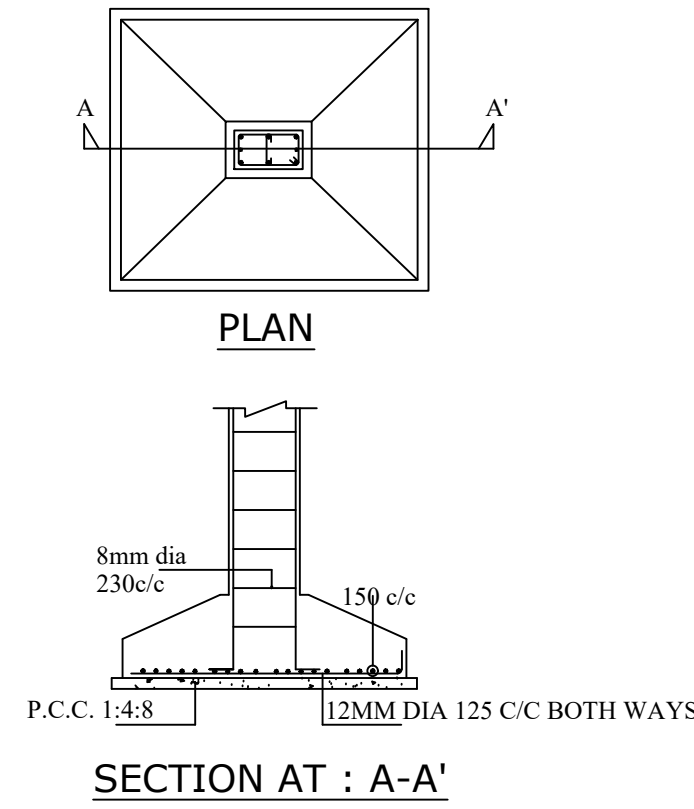
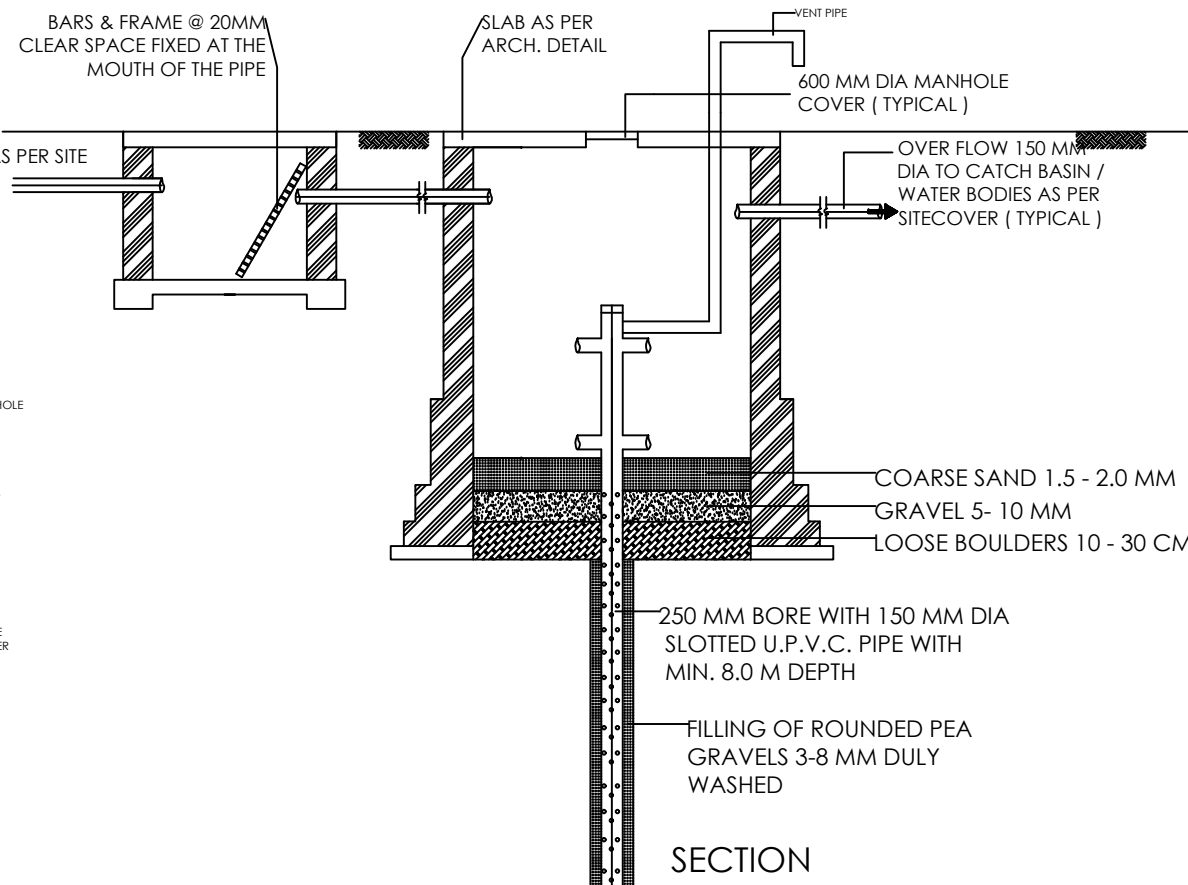
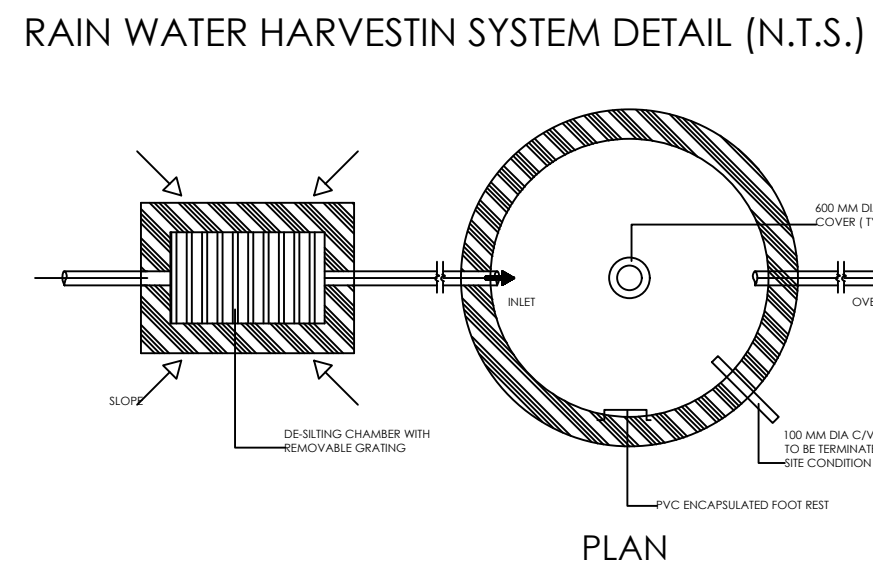
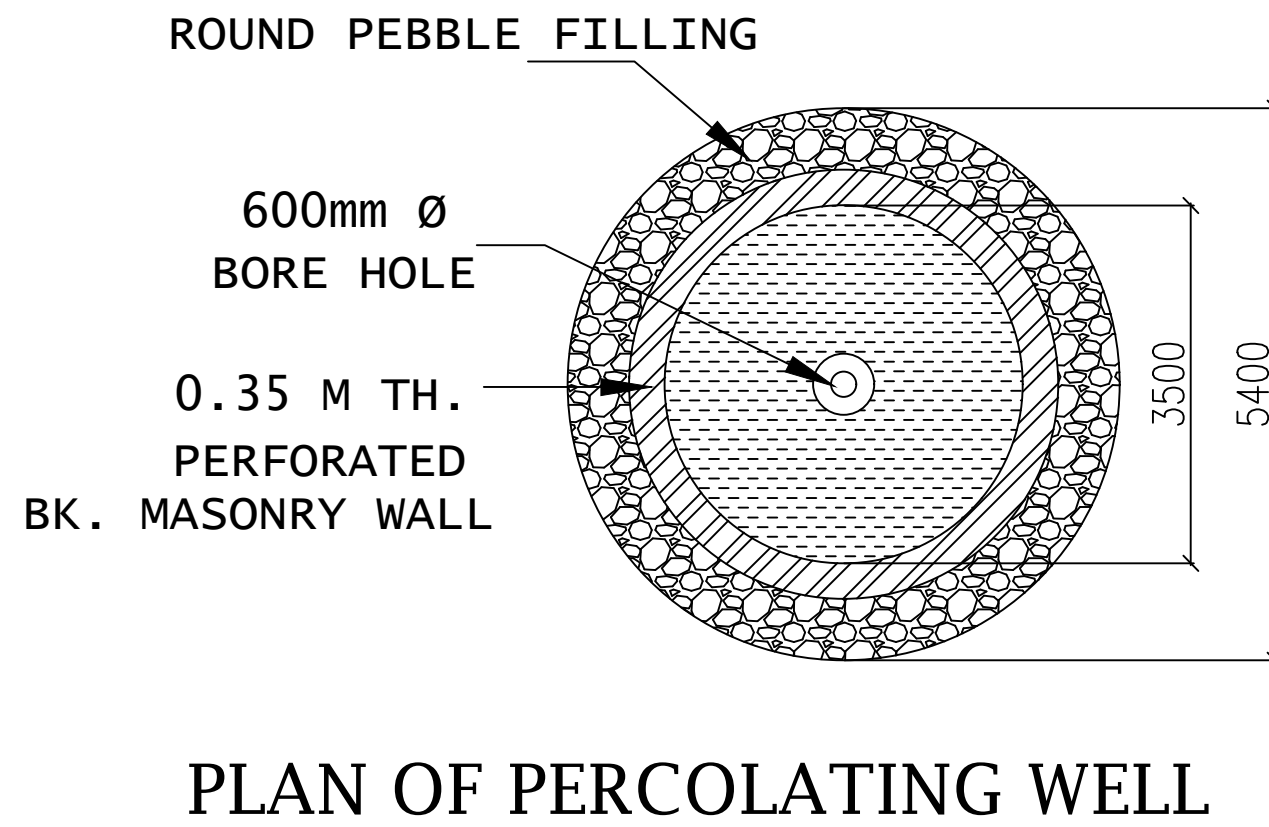
Charchit Gaur (Vice Chairman)



SECTION

Building_Floors (GROUP HOUSING)

Floor Name	Gross Builtup 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.)	Total FAR Area (Sq.mt.)	No. of Unit
				Mummy	Lift	Lift Machine	Parking	Resi.		
STILT Floor	1139.95	0.00	1139.95	46.95	13.11	0.00	1079.89	0.00	0.00	00
First Floor	1545.73	405.78	1139.95	23.24	13.11	0.00	0.00	1103.60	1103.60	10
Second Floor	1545.73	405.78	1139.95	23.24	13.11	0.00	0.00	1103.60	1103.60	10
Third Floor	1545.73	405.78	1139.95	23.24	13.11	0.00	0.00	1103.60	1103.60	10
Fourth Floor	1545.73	405.78	1139.95	23.24	13.11	0.00	0.00	1103.60	1103.60	10
Fifth Floor	1545.73	405.78	1139.95	23.24	13.11	0.00	0.00	1103.60	1103.60	10
Sixth Floor	1545.73	405.78	1139.95	23.24	13.11	0.00	0.00	1103.60	1103.60	10
Terrace Floor	465.05	405.78	59.27	46.95	6.57	5.74	0.00	0.00	0.00	00
Total	10879.35	2840.46	8038.89	233.34	98.34	5.74	1079.89	6621.60	6621.60	60
Total Number of Same Buildings:	1									
Total	10879.35	2840.46	8038.89	233.34	98.34	5.74	1079.89	6621.60	6621.60	60



Foundation Details

Staircase Checks (Table Sa-1)

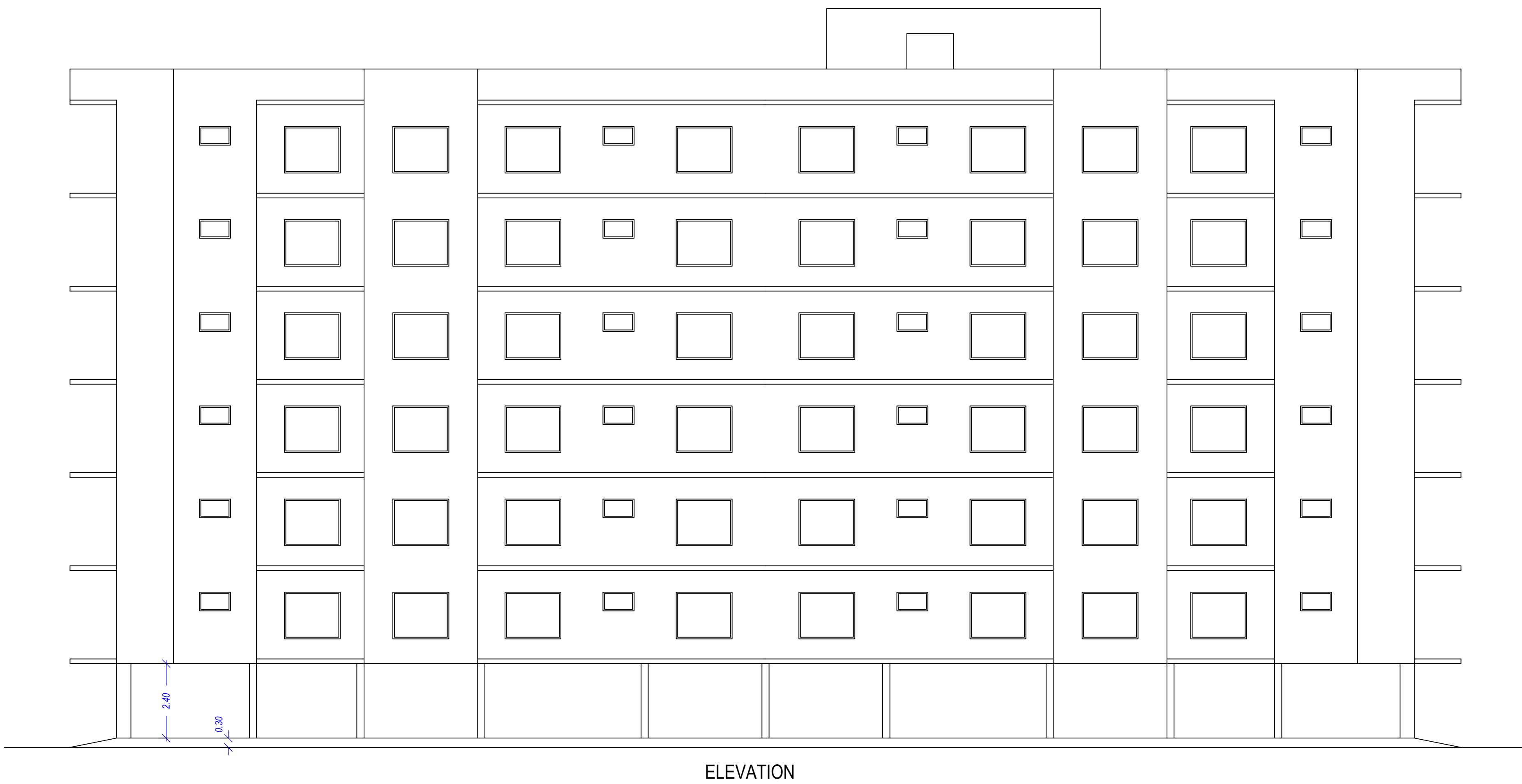
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
STILT FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.150	1.00
FIRST FLOOR PLAN	STAIRCASE	1.50	0.300	0.150	1.00
SECOND FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.150	1.00
THIRD FLOOR PLAN	STAIRCASE	1.50	0.300	0.150	1.00
FOURTH FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.150	1.00
FIFTH FLOOR PLAN	STAIRCASE	1.50	0.300	0.150	1.00
SIXTH FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.150	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:

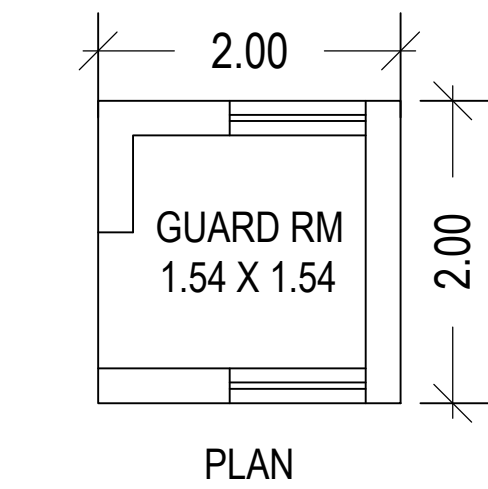
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
FLOORS (GROUP HOUSING)	w	1.00	1.00	144
FLOORS (GROUP HOUSING)	w	1.80	1.50	192
FLOORS (GROUP HOUSING)	w1	1.80	1.50	12
FLOORS (GROUP HOUSING)	g	2.00	1.80	48
FLOORS (GROUP HOUSING)	g1	2.00	1.80	12

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
FLOORS (GROUP HOUSING)	D2	0.90	2.15	384
FLOORS (GROUP HOUSING)	D3	0.90	2.15	12
FLOORS (GROUP HOUSING)	D1	1.00	2.15	60
FLOORS (GROUP HOUSING)	FIRE DOOR	1.36	2.10	12
FLOORS (GROUP HOUSING)	D0	1.50	2.15	06

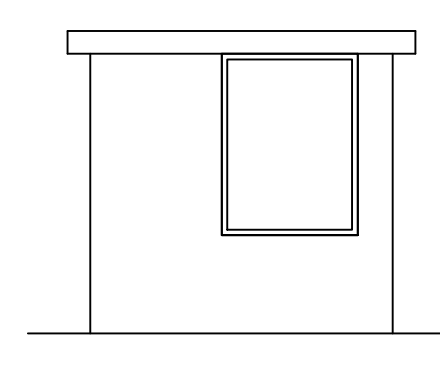


ELEVATION

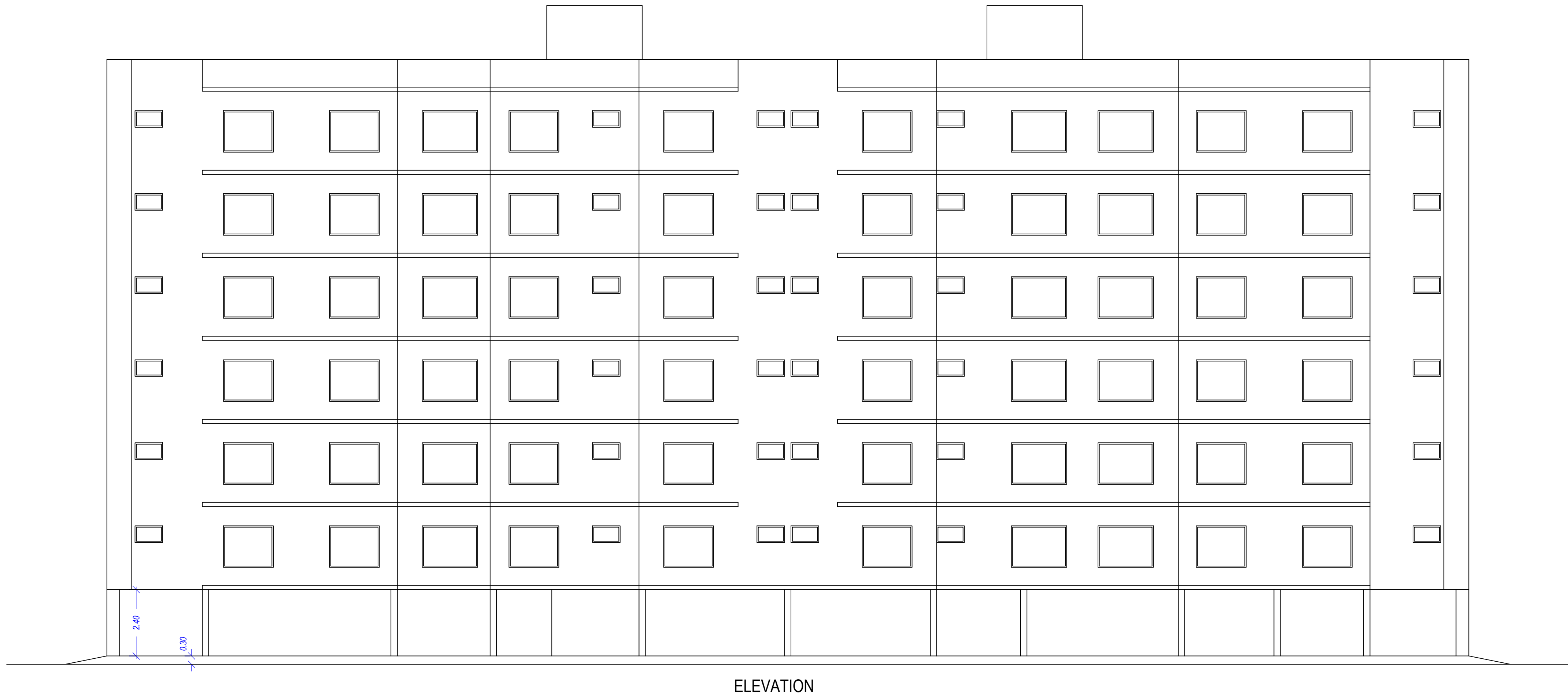


SECTION

Security Room detail



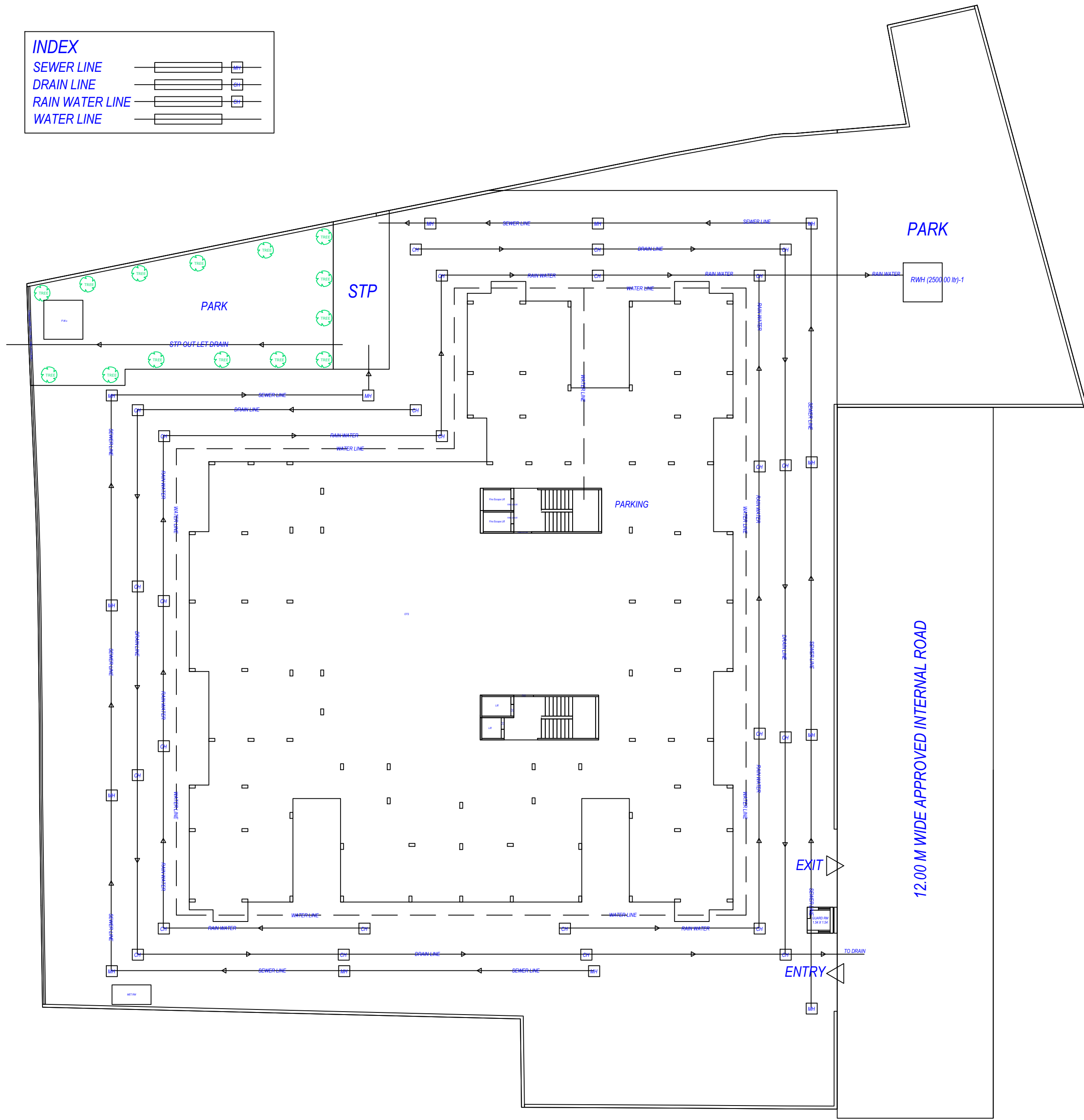
UnitBUA Table for Building - FLOORS (GROUP HOUSING)								
Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt. Lift	UnitBUA Area	Deductions (Area in Sq.mt.) External Wall	Carpet Area	No. of Unit
FIRST FLOOR PLAN	1	FLAT	89.50	0.00	89.50	1.40	88.10	
	10	FLAT	90.52	0.00	90.52	3.41	87.11	
	2	FLAT	111.48	0.00	111.48	4.20	107.28	
	3	FLAT	81.81	0.00	81.81	2.87	78.94	
	4	FLAT	81.81	0.00	81.81	0.00	81.81	
	5	FLAT	109.21	0.00	109.21	4.20	105.01	
	6	FLAT	84.95	0.00	84.95	0.00	84.95	10
	7	FLAT	84.16	0.00	84.16	1.40	82.76	
	8	FLAT	107.75	0.00	107.75	4.15	103.60	
	9	FLAT	108.50	0.00	108.50	4.14	104.36	
	A	OTHER	80.79	5.74	75.05	0.00	75.05	
	B	OTHER	22.60	0.00	22.60	0.00	22.60	
	C	OTHER	86.87	7.36	79.51	0.00	79.51	
Total per Floor	Typical Floor = 1	Total	1139.95	13.10	1126.85	25.77	1101.08	10
SECOND FLOOR PLAN	11	FLAT	89.50	0.00	89.50	1.40	88.10	
	12	FLAT	111.48	0.00	111.48	4.20	107.28	
	13	FLAT	81.81	0.00	81.81	2.87	78.94	
	14	FLAT	81.81	0.00	81.81	0.00	81.81	
	15	FLAT	109.21	0.00	109.21	4.20	105.01	
	16	FLAT	84.95	0.00	84.95	0.00	84.95	10
	17	FLAT	84.16	0.00	84.16	1.40	82.76	
	18	FLAT	107.75	0.00	107.75	4.15	103.60	
	19	FLAT	108.50	0.00	108.50	4.14	104.36	
	20	FLAT	90.52	0.00	90.52	3.41	87.11	
	A	OTHER	80.79	5.74	75.05	0.00	75.05	
	B	OTHER	22.60	0.00	22.60	0.00	22.60	
	C	OTHER	86.87	7.36	79.51	0.00	79.51	
Total per Floor	Typical Floor = 1	Total	1139.95	13.10	1126.85	25.77	1101.08	10
THIRD FLOOR PLAN	21	FLAT	89.50	0.00	89.50	1.40	88.10	
	22	FLAT	111.48	0.00	111.48	4.20	107.28	
	23	FLAT	81.81	0.00	81.81	2.87	78.94	
	24	FLAT	81.81	0.00	81.81	0.00	81.81	
	25	FLAT	109.21	0.00	109.21	4.20	105.01	
	26	FLAT	84.95	0.00	84.95	0.00	84.95	10
	27	FLAT	84.16	0.00	84.16	1.40	82.76	
	28	FLAT	107.75	0.00	107.75	4.15	103.60	
	29	FLAT	108.50	0.00	108.50	4.14	104.36	
	30	FLAT	90.52	0.00	90.52	3.41	87.11	
	A	OTHER	80.79	5.74	75.05	0.00	75.05	
	B	OTHER	22.60	0.00	22.60	0.00	22.60	
	C	OTHER	86.87	7.36	79.51	0.00	79.51	
Total per Floor	Typical Floor = 1	Total	1139.95	13.10	1126.85	25.77	1101.08	10
FOURTH FLOOR PLAN	31	FLAT	89.50	0.00	89.50	1.40	88.10	
	32	FLAT	111.48	0.00	111.48	4.20	107.28	
	33	FLAT	81.81	0.00	81.81	2.87	78.94	
	34	FLAT	81.81	0.00	81.81	0.00	81.81	
	35	FLAT	109.21	0.00	109.21	4.20	105.01	
	36	FLAT	84.95	0.00	84.95	0.00	84.95	10
	37	FLAT	84.16	0.00	84.16	1.40	82.76	
	38	FLAT	107.75	0.00	107.75	4.15	103.60	
	39	FLAT	108.50	0.00	108.50	4.14	104.36	
	40	FLAT	90.52	0.00	90.52	3.41	87.11	
	A	OTHER	80.79	5.74	75.05	0.00	75.05	
	B	OTHER	22.60	0.00	22.60	0.00	22.60	
	C	OTHER	86.87	7.36	79.51	0.00	79.51	
Total per Floor	Typical Floor = 1	Total	1139.95	13.10	1126.85	25.77	1101.08	10
FIFTH FLOOR PLAN	41	FLAT	89.50	0.00	89.50	1.40	88.10	
	42	FLAT	111.48	0.00	111.48	4.20	107.28	
	43	FLAT	81.81	0.00	81.81	2.87	78.94	
	44	FLAT	81.81	0.00	81.81	0.00	81.81	
	45	FLAT	109.21	0.00	109.21	4.20	105.01	
	46	FLAT	84.95	0.00	84.95	0.00	84.95	10
	47	FLAT	84.16	0.00	84.16	1.40	82.76	
	48	FLAT	107.75	0.00	107.75	4.15	103.60	
	49	FLAT	108.50	0.00	108.50	4.14	104.36	
	50	FLAT	90.52	0.00	90.52	3.41	87.11	
	A	OTHER	80.79	5.74	75.05	0.00	75.05	
	B	OTHER	22.60	0.00	22.60	0.00	22.60	
	C	OTHER	86.87	7.36	79.51	0.00	79.51	
Total per Floor	Typical Floor = 1	Total	1139.95	13.10	1126.85	25.77	1101.08	10
SIXTH FLOOR PLAN	51	FLAT	89.50	0.00	89.50	1.40	88.10	
	52	FLAT	111.48	0.00	111.48	4.20	107.28	
	53	FLAT	81.81	0.00	81.81	2.87	78.94	
	54	FLAT	81.81	0.00	81.81	0.00	81.81	
	55	FLAT	109.21	0.00	109.21	4.20	105.01	
	56	FLAT	84.95	0.00	84.95	0.00	84.95	10
	57	FLAT	84.16	0.00	84.16	1.40	82.76	
	58	FLAT	107.75	0.00	107.75	4.15	103.60	
	59	FLAT	108.50	0.00	108.50	4.14	104.36	
	60	FLAT	90.52	0.00	90.52	3.41	87.11	
	A	OTHER	80.79	5.74	75.05	0.00	75.05	
	B	OTHER	22.60	0.00	22.60	0.00	22.60	
	C	OTHER	86.87	7.36	79.51	0.00	79.51	
Total per Floor	Typical Floor = 1	Total	1139.95	13.10	1126.85	25.77	1101.08	10
Total			6839.70	6761.10	154.55	6006.48	60	



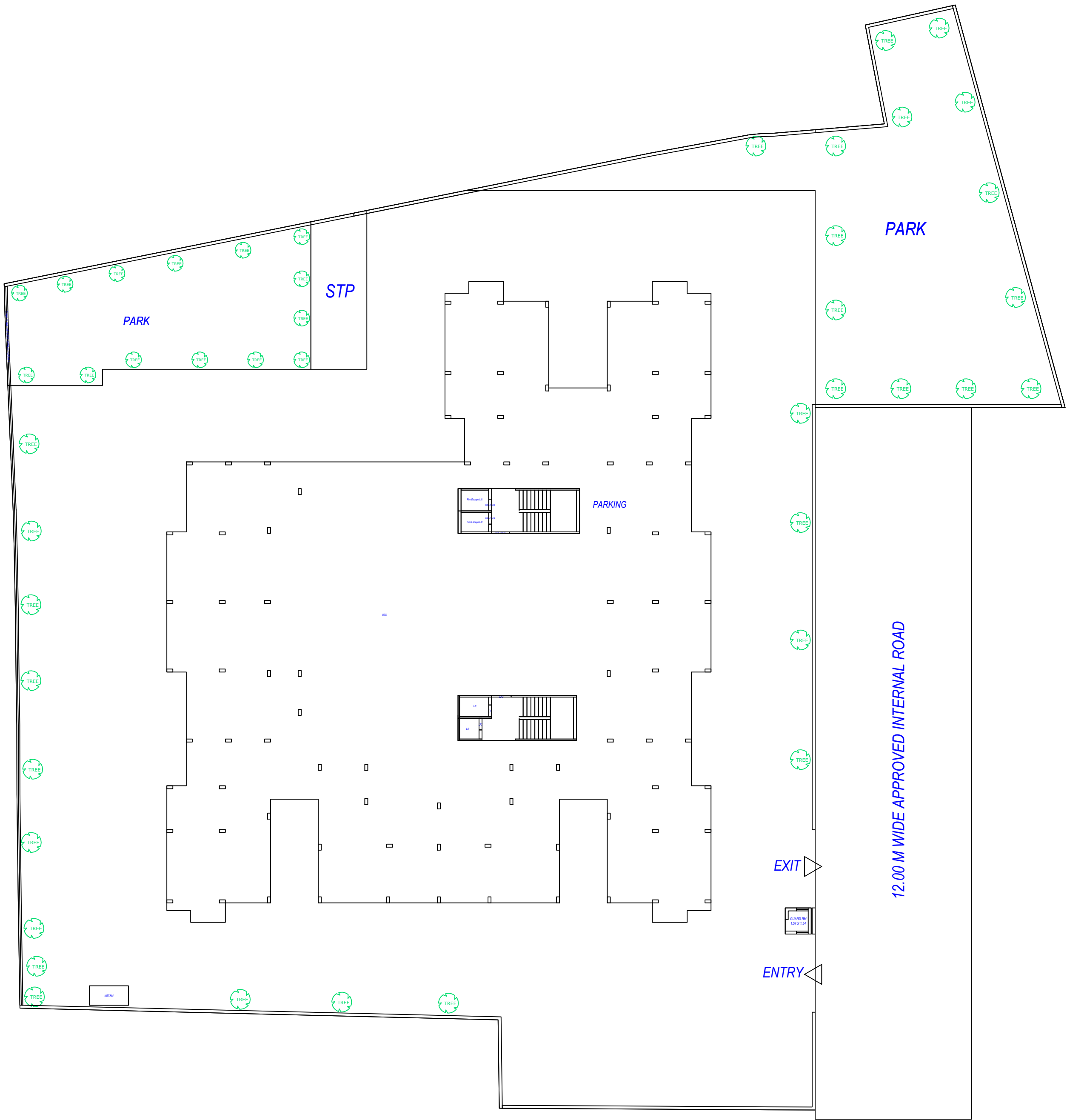
ELEVATION



Parking Plan



Service Plan



LandScape Plan

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)

Total Plot Area: -	4428.86	Total FAR Area: -	6621.60
Total Coverage Area: -	1116.71	Total BUA Area: -	8038.92

OWNERS NAME AND SIGNATURE JAI SHRI SHYAM INFRATECH.jaishrishyaminfra@gmail.com 9897002003	
ARCHENG'S NAME AND SIGN MUKUL SHARMA M-1702712	 INEER
	Agra Development Authority
Building Plan Application Number ADA/BP/22-23/0660	
Sanctioned On 16 Jan 2023	
Valid Till 01 Feb 2028	
Approved By Charchit Gaur (Vice Chairman)	
Examined By Raj Kapoor (JE)	
Satish Chand Rajput (Assistant Engineer)	
Prabhat Kumar (Executive Engineer/ Town Planner)	
Prabhat Kumar (Chief Town Planner)	
Garima Singh (Secretary)	
Charchit Gaur (Vice Chairman)	