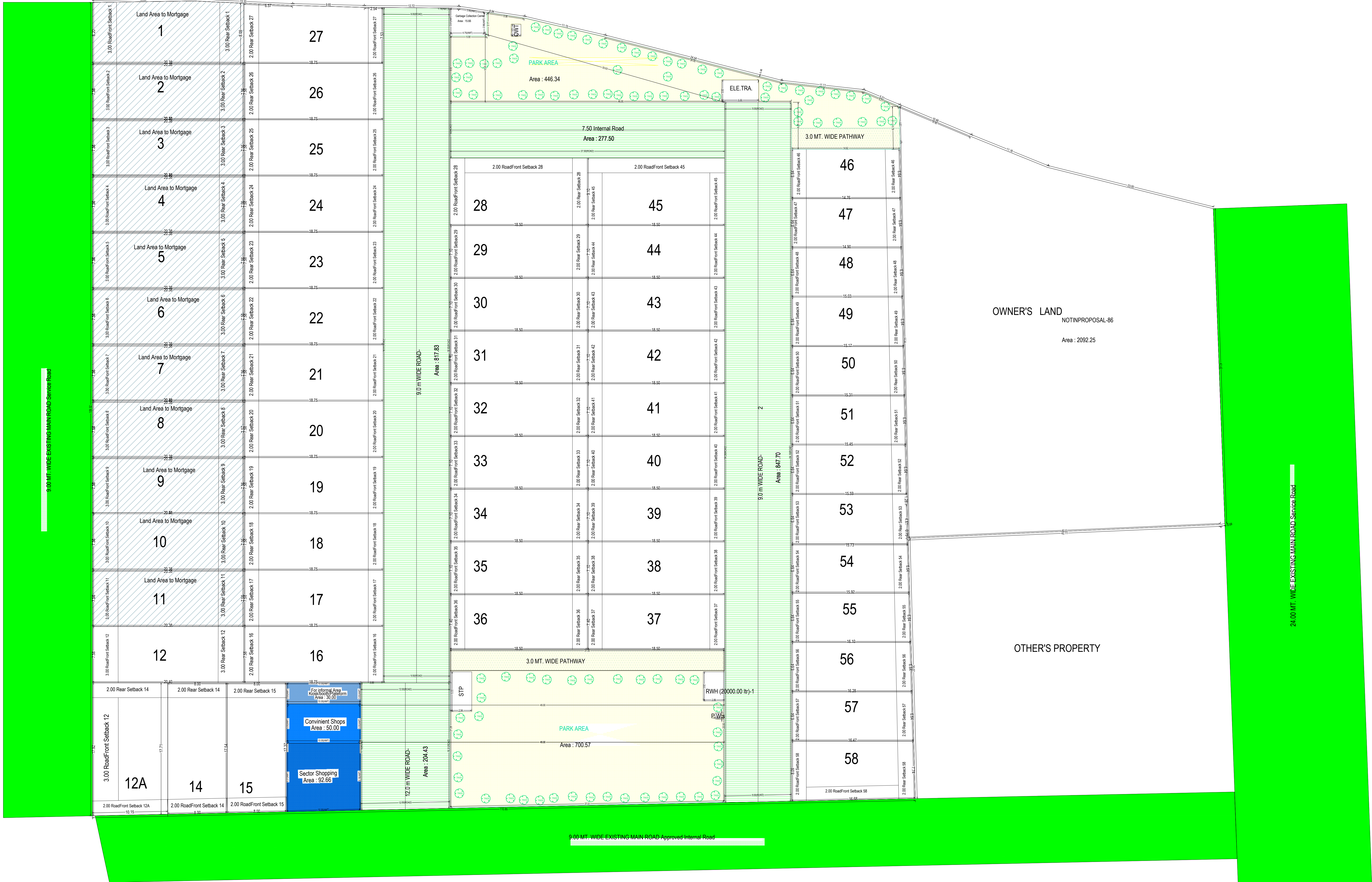
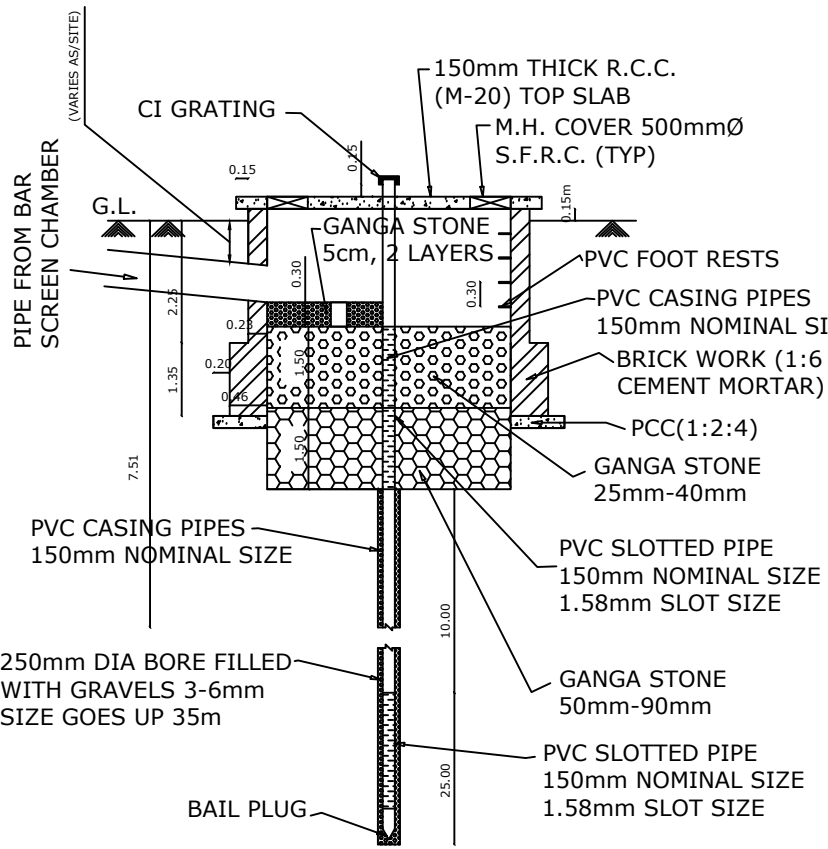




LAYOUT PLAN
(Scale - 1:500)



SECTION A-A

PERCOLATED WELL DETAIL

N.T.S

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)

Individual Plot Setback		Front	Rear	Side	Plot	Plot	Plot	Plot	Plot	Plot
Plot No.	Plot Size	Front	Rear	Side	Plot	Plot	Plot	Plot	Plot	Plot
12A	3.00 m	2.00	-	-	-	-	-	-	-	-
12A	3.00 m	2.00	-	-	-	-	-	-	-	-
1	3.00 m	2.00	-	-	-	-	-	-	-	-
2	3.00 m	2.00	-	-	-	-	-	-	-	-
3	3.00 m	2.00	-	-	-	-	-	-	-	-
4	3.00 m	2.00	-	-	-	-	-	-	-	-
5	3.00 m	2.00	-	-	-	-	-	-	-	-
6	3.00 m	2.00	-	-	-	-	-	-	-	-
7	3.00 m	2.00	-	-	-	-	-	-	-	-
8	3.00 m	2.00	-	-	-	-	-	-	-	-
9	3.00 m	2.00	-	-	-	-	-	-	-	-
10	3.00 m	2.00	-	-	-	-	-	-	-	-
11	3.00 m	2.00	-	-	-	-	-	-	-	-
12	3.00 m	2.00	-	-	-	-	-	-	-	-
13	3.00 m	2.00	-	-	-	-	-	-	-	-
14	3.00 m	2.00	-	-	-	-	-	-	-	-
15	3.00 m	2.00	-	-	-	-	-	-	-	-
16	3.00 m	2.00	-	-	-	-	-	-	-	-
17	3.00 m	2.00	-	-	-	-	-	-	-	-
18	3.00 m	2.00	-	-	-	-	-	-	-	-
19	3.00 m	2.00	-	-	-	-	-	-	-	-
20	3.00 m	2.00	-	-	-	-	-	-	-	-
21	3.00 m	2.00	-	-	-	-	-	-	-	-
22	3.00 m	2.00	-	-	-	-	-	-	-	-
23	3.00 m	2.00	-	-	-	-	-	-	-	-
24	3.00 m	2.00	-	-	-	-	-	-	-	-
25	3.00 m	2.00	-	-	-	-	-	-	-	-
26	3.00 m	2.00	-	-	-	-	-	-	-	-
27	3.00 m	2.00	-	-	-	-	-	-	-	-
28	3.00 m	2.00	-	-	-	-	-	-	-	-
29	3.00 m	2.00	-	-	-	-	-	-	-	-
30	3.00 m	2.00	-	-	-	-	-	-	-	-
31	3.00 m	2.00	-	-	-	-	-	-	-	-
32	3.00 m	2.00	-	-	-	-	-	-	-	-
33	3.00 m	2.00	-	-	-	-	-	-	-	-
34	3.00 m	2.00	-	-	-	-	-	-	-	-
35	3.00 m	2.00	-	-	-	-	-	-	-	-
36	3.00 m	2.00	-	-	-	-	-	-	-	-
37	3.00 m	2.00	-	-	-	-	-	-	-	-
38	3.00 m	2.00	-	-	-	-	-	-	-	-
39	3.00 m	2.00	-	-	-	-	-	-	-	-
40	3.00 m	2.00	-	-	-	-	-	-	-	-
41	3.00 m	2.00	-	-	-	-	-	-	-	-
42	3.00 m	2.00	-	-	-	-	-	-	-	-
43	3.00 m	2.00	-	-	-	-	-	-	-	-
44	3.00 m	2.00	-	-	-	-	-	-	-	-
45	3.00 m	2.00	-	-	-	-	-	-	-	-
46	3.00 m	2.00	-	-	-	-	-	-	-	-
47	3.00 m	2.00	-	-	-	-	-	-	-	-
48	3.00 m	2.00	-	-	-	-	-	-	-	-
49	3.00 m	2.00	-	-	-	-	-	-	-	-
50	3.00 m	2.00	-	-	-	-	-	-	-	-
51	3.00 m	2.00	-	-	-	-	-	-	-	-
52	3.00 m	2.00	-	-	-	-	-	-	-	-
53	3.00 m	2.00	-	-	-	-	-	-	-	-
54	3.00 m	2.00	-	-	-	-	-	-	-	-
55	3.00 m	2.00	-	-	-	-	-	-	-	-
56	3.00 m	2.00	-	-	-	-	-	-	-	-
57	3.00 m	2.00	-	-	-	-	-	-	-	-
58	3.00 m	2.00	-	-	-	-	-	-	-	-

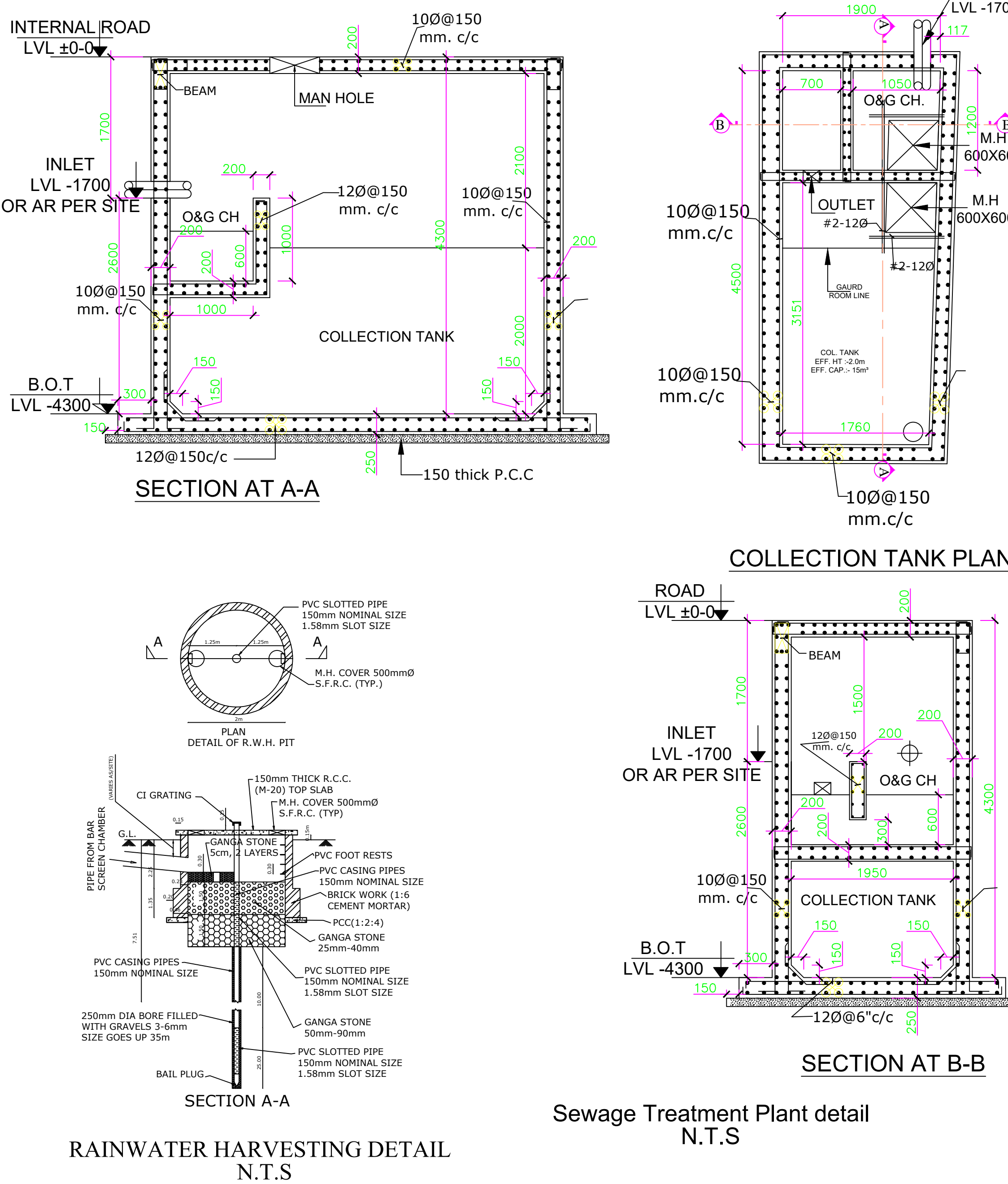
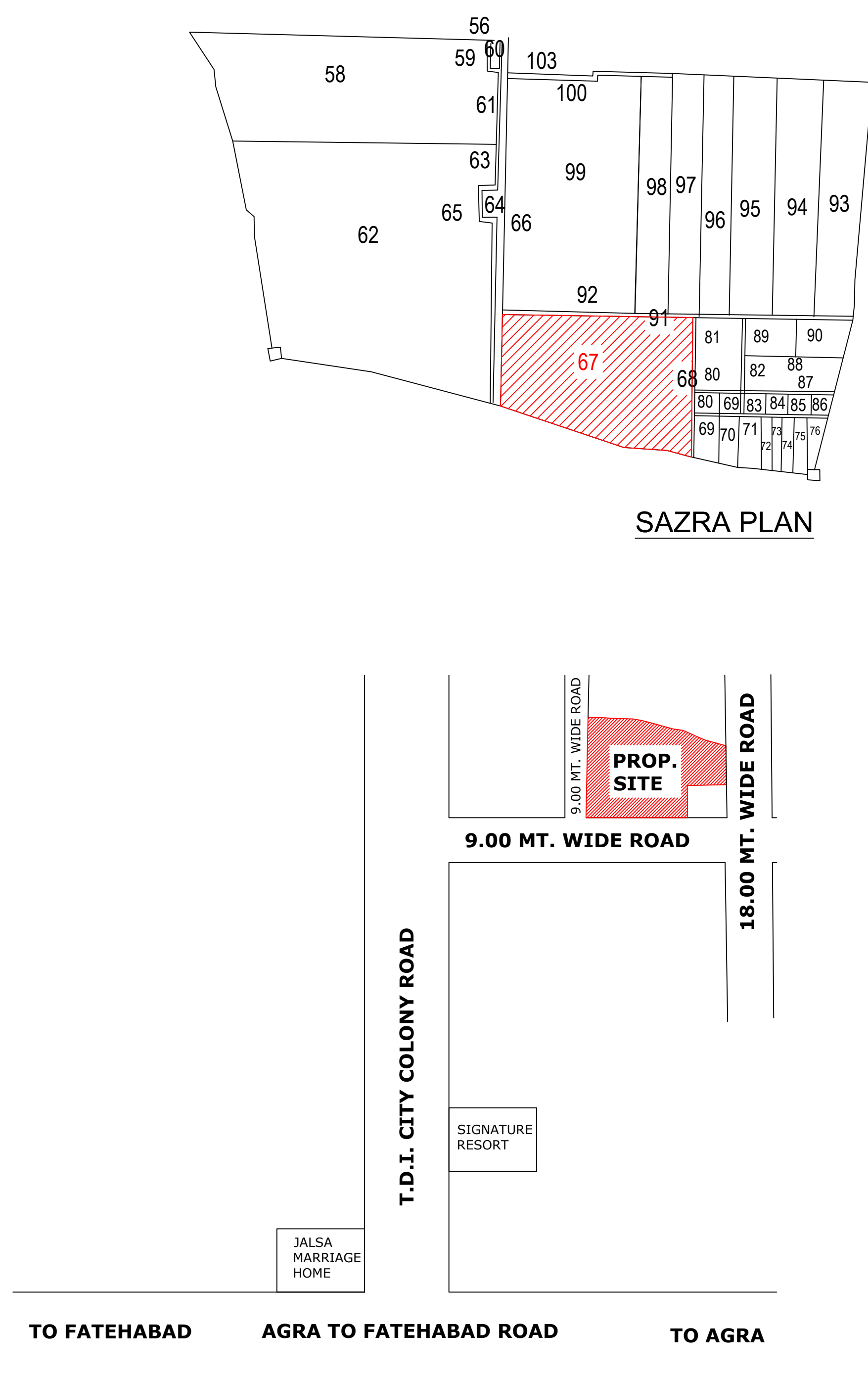
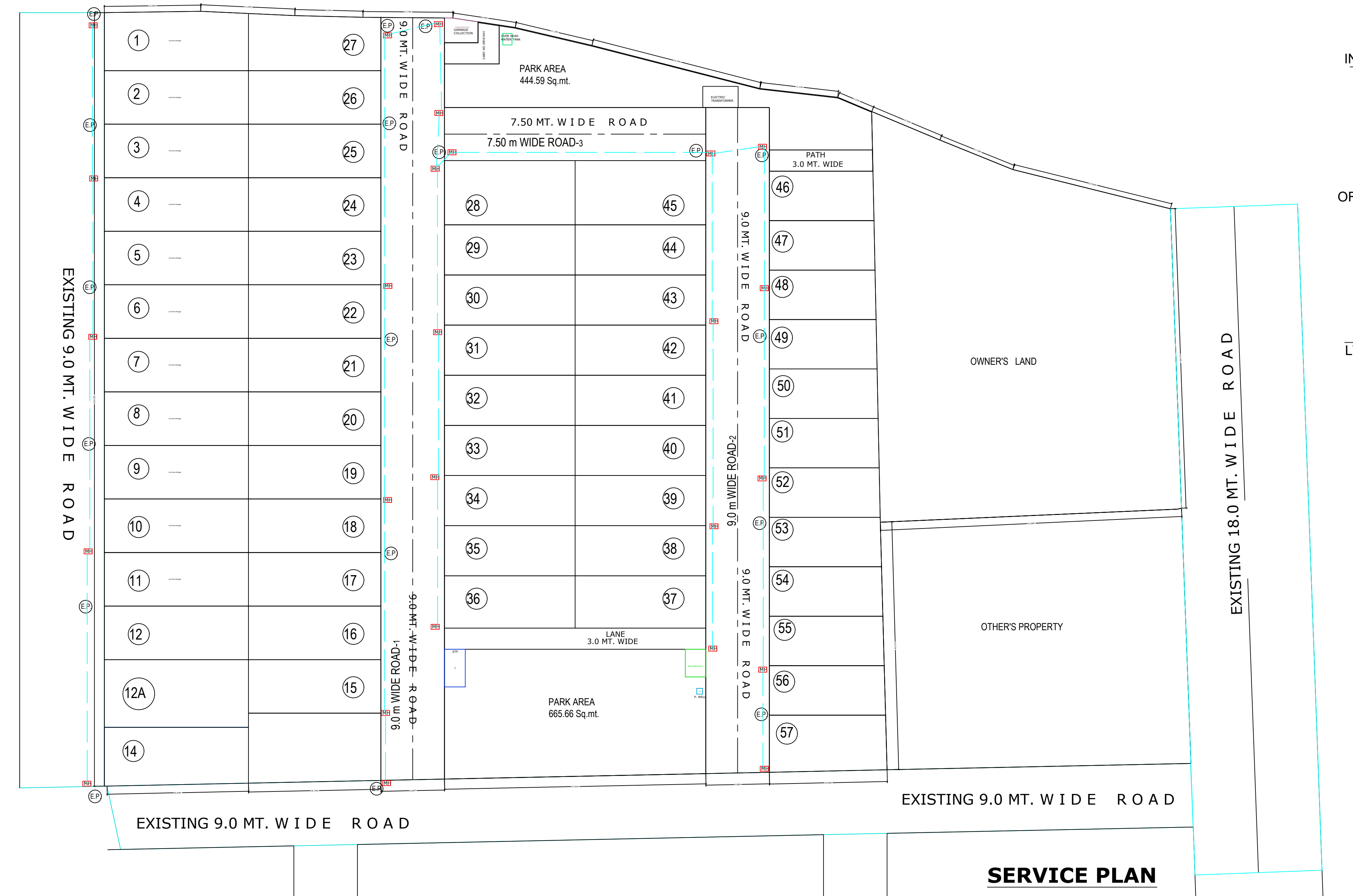
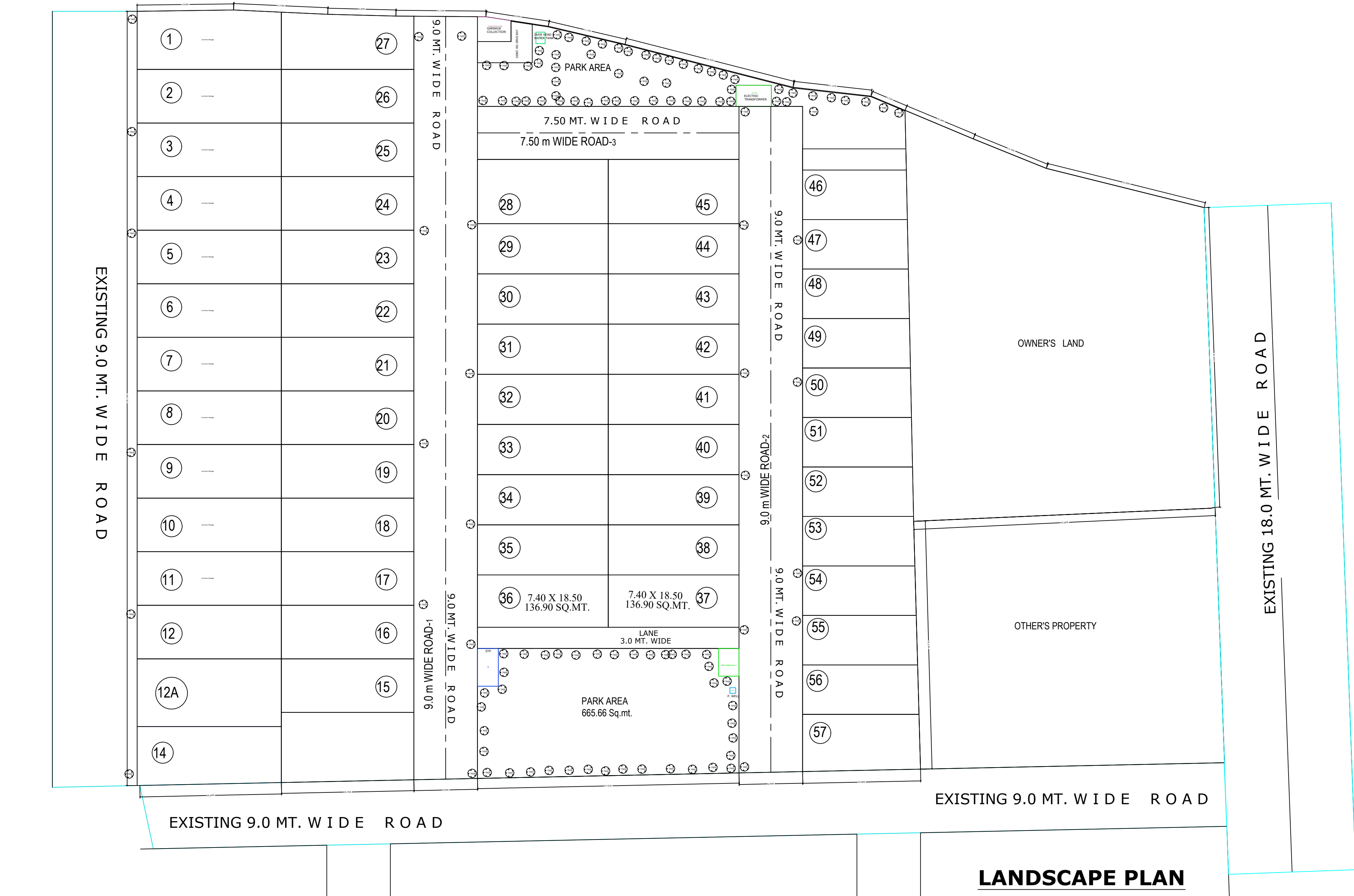
File No	ADALD/21-22/1299	Sheet	1
Submission Date	2022-03-04	Scale	1:100
VERSION NO. 1.0.76			
VERSION DATE: 04/02/2022			
AREA STATEMENT			
PROJECT DETAIL:			
Authority:	Agra Development Authority	Plot User:	Residential
Authority Class:	Category B	Plot Sub-Use:	Plotted Residential / Plotted Housing
Authority Grade:	Development Authority (DA)	Development Plan:	Other
Case Track:	Regular	Land Use Zone:	Zone 6
Project Type:	Layout Development	Land Sub-Use Zone:	NA
Nature of Development:	NEW	Layout Type:	NA
Development Area:	Undeveloped Area		
Sub-Development Area:	Metro City Area		
Special Project:	NA		
Site Address:			
District:	Agra, Tehsil: Agra, Village: Mayapura		
ANNA DE TAIL:			
1. Area of Plot As per record	Sq. Mts.		
Document Area	1327.00		
As per site condition	1327.00		
Area of Plot Considered	1434.75		
2. Deduction for			
Proposed roads	0.00		
Utility reservations	0.00		
Total (a + b)	0.00		
3. Net Area of plot (1 - 2) AREA OF PLOT	1434.75		
4. % of Green and open space (Prop)	1143.47		
% of Green and open space (Prop)	1143.47		
Balance area of Plot (1 - 4)	1143.47		
Plot Area For Coverage	1143.47		
Plot Area For FSI	1143.47		
Perm. FSI Area (i)	0.00		
Total Perm. FSI area	0.00		
6. Total Built up area permissible at:			
Permissible Coverage area (i - %)	0.00		
Proposed Coverage area (i - %)	0.00		
Total Prop. Coverage area (i - %)	0.00		
Balance coverage area (i - %)	0.00		
Proposed Area at:			
Total Area	0.00	Proposed F.S.I	Existing F.S.I
Total FSI Area	0.00	0.00	0.00
Accessory/Use Area Added in Builtup Area:	42.66		
Total Builtup Area	42.66		
Proposed F.S.I consumed:	0.00		
C. Tenement Statement			
4. Tenement Proposed At:			
Tenements Density Check			
Net housing density	No. Of Tenements	No. Of Persons	
Regrd	Perm	Prop	Regrd
-	-	146	868
Land use analysis/Area distribution (Table 2c)			
Area covered under	Proposed Area in sq. mt.	Percentage(%)	
Plotted Area	7853.57	68.68	
Road Area	2147.45	18.78	
Garbage Collection Center	15.66	0.14	
For Informal Area	30.00	0.26	
Kiosk/booth/Platform	92.66	0.81	
Sector Shopping	50.00	0.44	
Public Open Space	1146.92	10.03	
Excess Paved Area	92.77	0.81	
Other Area	6.71	0.05	
Total net layout	11434.75	100.00	
Green and open space Area			
Name	Prop. Area		
PARK AREA	446.34		
PARK AREA	700.57		
Individual Amenity Check b)			
Name	Regrd	Minimum Area	Prop
Area for Convenience Shops	20.00	50.00	
Area for Sector Shopping	40.00	92.66	
Area for Informal Area	7.50	30.00	
Kiosk/booth/Platform	15.00	15.66	
Tree Details (Table 3h)			
Plot	Name	No. Of Trees	Prop
OWNERS LAND	Tree	-	93
COLOR INDEX			
PLOT BOUNDARY			
ABUTTING ROAD			
PROPOSED CONSTRUCTION			
COMMON PLOT			
ROAD ALIGNMENT (ROAD WIDENING AREA)			
FUTURE T.P.S. SCHEME DEDUCTION AREA			
EXISTING (To be retained)			
EXISTING (To be demolished)			
OWNERS NAME AND SIGNATURE			
BIBHAB BUILDERS THROUGH PARTNER M/ SAMIR GUPTA samirguptabibhab@gmail.com/9119341222			
BIBHAB BUILDERS THROUGH PARTNER M/ SUMEET CHANDRA GUPTA samirguptabibhab@gmail.com/9897606676			
ARCHENG'S NAME AND SIGN			
AMIT JUNEJA			
CA2003/31190			
Agra Development Authority			
Building Plan Application Number			
ADALD/21-22/1299			
Sanctioned On			
31 Mar 2022			
Valid Till			
12 Apr 2027			
Approved By			
Rajender Pensiya (Vice Chairman)			
Examined By			
Phool Badan Yadav (IE)			
Satish Chand Rajput (Assistant Engineer)			
Prabhat Kumar (Executive Engineer/ Town Planner)			
Rana Pratap Singh (Suprintendent Engineer)			
Prabhat Kumar (Executive Engineer/ Town Planner)			
Rana Pratap Singh (Suprintendent Engineer)			

Total Plot Area: - 11434.75

Total FAR Area: - 0.00

Total Coverage Area: - 0.00

Total BUA Area: - 0.00



Individual Plot Area		Plot Area		Frontage		Coverage		FAR Area	
Plot No	Area	Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop
12A	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	189.79	3.50	17.92	0.00	0.00	-
1	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	189.10	3.50	0.22	0.00	0.00	-
2	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	154.63	3.50	7.58	0.00	0.00	-
3	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	154.63	3.50	7.58	0.00	0.00	-
4	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	154.63	3.50	7.58	0.00	0.00	-
5	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	154.63	3.50	7.58	0.00	0.00	-
6	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	154.63	3.50	7.58	0.00	0.00	-
7	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	154.63	3.50	7.58	0.00	0.00	-
8	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	154.63	3.50	7.58	0.00	0.00	-
9	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	154.63	3.50	7.58	0.00	0.00	-
10	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	154.63	3.50	7.58	0.00	0.00	-
11	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	154.63	3.50	7.58	0.00	0.00	-
12	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	154.63	3.50	7.58	0.00	0.00	-
14	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	140.98	3.50	0.00	0.00	0.00	-
15	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	139.64	3.50	0.00	0.00	0.00	-
16	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	10.00	0.00	0.00	-
17	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
18	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
19	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
20	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
21	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
22	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
23	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
24	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
25	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
26	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
27	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
28	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
29	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
30	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
31	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
32	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
33	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
34	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
35	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
36	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
37	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
38	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
39	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
40	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
41	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
42	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
43	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
44	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
45	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
46	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
47	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
48	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
49	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
50	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
51	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
52	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
53	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
54	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
55	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
56	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
57	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	142.13	3.50	7.58	0.00	0.00	-
12A	0.00 MT. WIDE EXISTING MAIN ROAD	40.00	-	131.18	3.50	0.00	0.00	0.00	-
Grand Total									

Proposed Population Calculation		Range		Nos.		Perm. Unit		Perm. Person		Total Person/Plot		Total	
Plot Name	Use	SubUse											
27	Residential	Potted development			2								
26	Residential	Potted development			2								
25	Residential	Potted development			2								
24	Residential	Potted development			2								
23	Residential	Potted development			2								
22	Residential	Potted development			2								
21	Residential	Potted development			2								
20	Residential	Potted development			2								
19	Residential	Potted development			2								
18	Residential	Potted development			2								
17	Residential	Potted development			2								
16	Residential	Potted development			2								
36	Residential	Potted development			2								
37	Residential	Potted development			2								
38	Residential	Potted development			2								
35	Residential	Potted development			2								
34	Residential	Potted development			2								
39	Residential	Potted development			2								
40	Residential	Potted development			2								
33	Residential	Potted development			2								
32	Residential	Potted development			2								
41	Residential	Potted development	above 150-up to 300sq.mt	43	2	10						430	
42	Residential	Potted development			2								
31	Residential	Potted development			2								
30	Residential	Potted development			2								
43	Residential	Potted development			2								
44	Residential	Potted development			2								
29	Residential	Potted development			2								
14	Residential	Potted development			2								
15	Residential	Potted development			2								
46	Residential	Potted development			2								
47	Residential	Potted development			2								
48	Residential	Potted development			2								
49	Residential	Potted development			2								
50	Residential	Potted development			2								
51	Residential	Potted development			2								
52	Residential	Potted development			2								
54	Residential	Potted development			2								
55	Residential	Potted development			2								
56	Residential	Potted development			2								
57	Residential	Potted development			2								
58	Residential	Potted development			2								
53	Residential	Potted development			2								
12	Residential	Potted development			4								
11	Residential	Potted development			4								
10	Residential	Potted development			4								
9	Residential	Potted development			4								
8	Residential	Potted development			4								
7	Residential	Potted development			4								
6	Residential	Potted development	above 150-up to 300sq.mt	15	4	20						300	
5	Residential	Potted development			4								
4	Residential	Potted development			4								
3	Residential	Potted development			4								
2	Residential	Potted development			4								
1	Residential	Potted development			4								
28	Residential	Potted development			4								
45	Residential	Potted development			4								
12A	Residential	Potted development			4								
Grand Total												730	

OWNERS NAME AND SIGNATURE

GUPTA samirguptabhab@gmail.com/915041222

BIBHAB BUILDERS THROUGH PARTNER M/ SUMEET CHANDRA GUPTA.samirguptabhab@gmail.com/9897666676

ARCHENG'S NAME AND SIGNATURE

AMIT JUNEJA

CA2003/31190

Aggra Development Authority

Aggra Development Authority

Building Plan Application Number

ADA/LD/21-22/1299

Sanctioned On

31 Mar 2022

Valid Till

12 Apr 2027

Approved By

Rajender Pensiya (Vice Chairman)

Examined By

Phool Badan Yadav (IE)

Satish Chand Rajput (Assistant Engineer)

Prabhat Kumar (Executive Engineer/ Town Planner)

Rana Pratap Singh (Suprintendent Engineer)

Prabhat Kumar (Executive Engineer/ Town Planner)

Rana Pratap Singh (Suprintendent Engineer)