Project Title :REVISED LAY OUT PLAN OF COLONY 'K.P.S. TOWN (K.P.S. GREEN PARK) ON KHASRA NO. 911, 913, 915, 917 PART , 918, 919, 924 PART , 925 to 931 AT MAUZA BARAULI AHIR & KHASARA NO. 23 , 24 & 25 PART, 29 to 36, 200, 202, AT MAUZA AKABARPUR & KHASRA NO- 246, AT MAUZA BAGDA SHAMSABAD ROAD TEH. & DISTT. AGRA Onwer -Fortune Protech PVT. LTD.AUTHO:SMT.NEETU SINGH

File No	ADA/L/24-25/0372	Sheet	1/9
Submission Date	2025-03-06	Scale	1:100

1	AREA STATEMENT	VERSION NO. 1.0.18 VERSION DATE 27/03/2025
	PROJECT DETAIL	
	Authority: Agra Development Authority	Plot Use: Residential
	Authority Zone: Category B	Plot Sub Use: Plotted Resi development / Plotted Housing
	Authority Locality: Development Authority (DA)	Development Plan: Zonal Development Plan
	Zone Name: Regular	Land Use Zone: Residential use Zone
	Project Type: Layout Development	Land Sub Use Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: Developed Area	
	Sub Development Area: Metro City Area	
	Special Project: NA	
	Site Address: District Agra, Tehsil Agra, Village Barauli Ahir	
	AREA OF THE S	Sq.Mtr
1	Area of Plot As per record	
	Document Area	167560.00
	As per site condition	167311.23
	Area of Plot Considered	140595.73
2	Deduction for	
	(a) Proposed roads	7818.15
	Road Widening Area	2685.24
	Existing Road Area	1121.96
	(b)Any reservations	18905.26
	Reservation Area	12567.79
	Area not in Proposal	6341.68
	Totalfor (a)	28573.53
3	Net Area (Point 1 - 2) AREA OF PLOT	140595.73
	Road Widening Area	2685.24
	Existing Road Area	1121.96
	Reservation Area	12567.79
	Area not in Proposal	6341.68
	Green and open space	14366.33
	Road Widening Area	2685.24
	Existing Road Area	1121.96
	Reservation Area	12567.79
	Area not in Proposal	6341.68
	Amenity Area	18036.26
	Road Widening Area	2685.24
	Existing Road Area	1121.96
	Reservation Area	12567.79
	Area not in Proposal	6341.68
	Amenity Area	18036.26

	Proposed Area of			
	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Total Area	0.00	0.00	0.00	0.00
Total FAR Area				0.00
Accessional Area Added in Built up Area				0.00
Total Built Up Area				0.00
Proposed FAR (Accessional)				0.00
7	Tenement Statement			
8	Tenement Proposed As			

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	Exist	Prop	Reqd	Exist	Prop
75(DPU)	2139	1496		10245	7480	

Number of EWS/LIG unit required

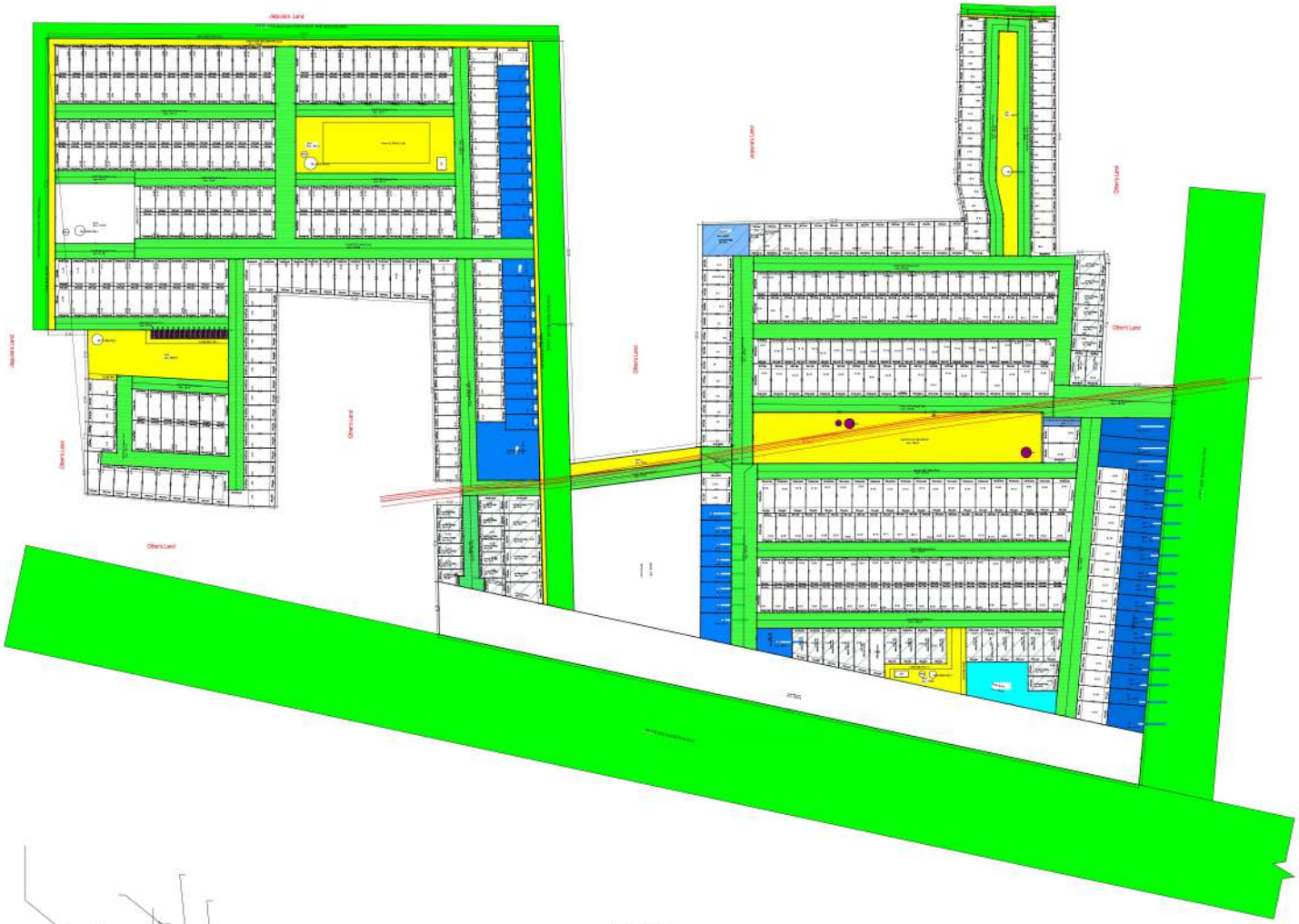
Sl No	Plot Type	Area of Plot	No of unit in one plot	Total Number of units	Proposed EWS/LIG Unit
1	Single Dwelling (0.00)	300	1	300	
Total		300		300	
Number of EWS(0.5) unit required (15% LIG)				Of 30	0
Number of EWS(0.5) unit required (15% EWS)				Of 30	0
Total		300		600	

Green and open space Area

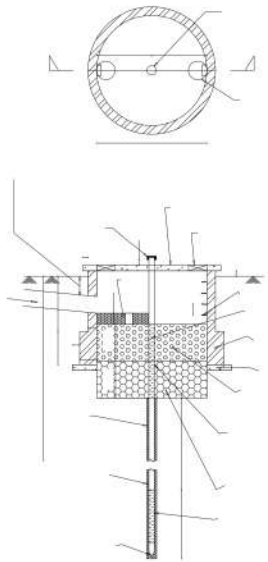
Name	Prop. Area
PARK	575.81
PARK	5604.74
PARK	5851.51
PARK	1726.41
Park	1630.18
Park	1587.11
PARK	392.80

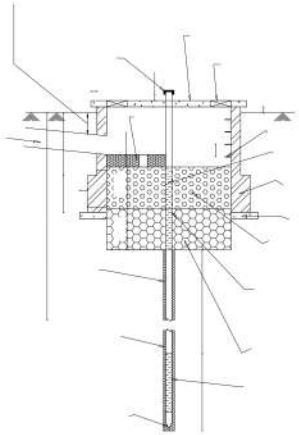
Individual Amenity Check 3)

Name	Minimum Area		Maximum Gap Allowed	
	Reqd	Prop	Reqd	Prop
Primary School	1800.00	3600.00		1.00
Kangaroo	250.00	500.15		1.00
Convenient Shops	150.00	3047.58		32.00
Sector Shopping	525.00	4876.74		15.60
For Industrial Area Residuals/Workers	112.50	111.11		1.00
Sport Center in Residential Unit	5000.00	5007.42		1.00
Garbage Collection Center	210.00	320.00	14.00	15.00



LAYOUT PLAN
(Scale - 1:1000)





Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mtr.	Percentage(%)
Plotted Area	35931.40	32.43
Road Area	28552.00	25.76
Garbage Collection Center	0.00	0.00
Garbage Collection Center	0.00	0.00
Garbage Collection Center	0.00	0.00
Garbage Collection Center	0.00	0.00
Garbage Collection Center	0.00	0.00
Garbage Collection Center	0.00	0.00
Garbage Collection Center	0.00	0.00
Garbage Collection Center	0.00	0.00
Garbage Collection Center	0.00	0.00
Garbage Collection Center	0.00	0.00
Garbage Collection Center	0.00	0.00
Garbage Collection Center	0.00	0.00
Garbage Collection Center	0.00	0.00
Garbage Collection Center	0.00	0.00
Garbage Collection Center	0.00	0.00
Garbage Collection Center	0.00	0.00
For Industrial Area Residuals/Workers	111.11	0.00
C-6A	161.00	0.13
C-11A	308.41	0.33
C-11	182.27	0.13
C-1	172.70	0.13
C-4	171.62	0.13
C-2	172.14	0.13
C-3	172.41	0.13
C-7	175.81	0.13
C-8	171.17	0.13
C-9	171.00	0.13
C-10	169.60	0.13
C-5	175.20	0.13
C-6	175.55	0.13
C-27	1146.30	0.84
C-18	168.19	0.12
C-17	167.51	0.12
C-16	167.42	0.12
C-15	167.71	0.12
C-14	168.01	0.12
C-13	168.30	0.12
C-12	199.60	0.15
C-22	162.40	0.12
C-21	163.01	0.12
C-20	164.11	0.12
C-19	162.40	0.12
C-1A	296.10	0.22
C-2A	161.99	0.12
C-3A	161.99	0.12
C-4A	161.99	0.12
C-5A	161.99	0.12
C-7A	161.99	0.12
C-8A	161.99	0.12
Aganwadi	505.19	0.37
Primary School	1796.00	0.76
Public Open Space	16.996.10	10.07
Excess Parkd Area	388.07	0.20
Other Area	0.00	0.00
Total net layout	135.000.01	100.00

Area Bifurcation		
No.	Form	Area
1	Plot Area	140595.73
2	Area under Bazaar Street	8496.73
3	Net Plot Area	136099

Total Plot Area :- 140595.73	Total FAR Area :- 0.00
Total Coverage Area :- 0.00	Total BUA Area :- 0.00

OWNERS NAME AND SIGNATURE

M/S FORTUNE PROTECH PVT. LTD. TH. AUTH. SIGN. SMT. NEETU SINGH, saleshead99@gmail.com, 7906080219

ARCHITECTS NAME AND SIGNATURE

ASHISH KUMAR SINGH

AM/2012/0071

AIEER

Signature Not Verified

Agra Development Authority

Signature Not Verified

Building Plan Application Number

ADA/LD/24-25/0372

Sanctioned On

22 Apr 2025

Valid Till

26 May 2030

Approved By

M. ARUNMOZHI (Vice Chairman)

Examined By

Satendra Solanki (JE)

Amit Tomar (Assistant Engineer)

Prabhat Paul (Town Planner)

Prabhat Paul (Chief Town Planner)

Shraddha Shuddhyaya (Secretary)

M. ARUNMOZHI (Vice Chairman)

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)

The correctness and accuracy of Proposal Information and drawing is a responsibility of PQ Planner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. Saffron Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in Italics and Blue color are user inputs, which are not verified and not generated by scrutiny software.