

	File No	ADAB/P23-240446	Sheet	1/6
	Submission Date	2023-08-18	Scale	1:100
A	Area Statement	Version No: 1.0.88		
	Project Detail	Version Date: 10/05/2023		
PROJECT DETAIL	Authority: Agra Development Authority	Plot Use: Commercial		
	Authority Class: Category B	Plot Sub Use: Retail Shop		
	Authority/Grade: Development Authority (DA)	Development Plan: SHANTI RESIDENCY		
	Case/Track: Regular	Land Use Zone: Commercial use Zone		
	Project Type: Building Permission	Land Sub Use Zone: Other Commercial		
	Nature of Development: NEW	Layout Type: NA		
	Class/Type: Revision			
	Development Area: Developed Area			
	Sub Development Area: Metro City Area			
	Special Project: NA			
AREA DETAILS	Site Address: Unind-Agra, Tehsil-Agra, Village Dahura	Sq.Mts.		
	Area of Plot As per record			
1	Document Area	1699.76		
	As per site condition	1677.25		
2	Area of Plot Considered	1677.25		
	Deduction for			
(a)	Proposed roads	0.00		
	(b) Any reservations	0.00		
3	Total = (a) + (b)	0.00		
	Net Area of plot (1 - 2) AREA OF PLOT	1677.25		
4	Plot Area For Coverage	1677.25		
	Plot Area For FAR	1677.25		
5	Perm. FAR Area (1.50)	2515.88		
	Total Perm. FAR Area (1.50)	2515.88		
6	Total Built up area permissible at:			
	Permissible Coverage area (60.00 %)	1006.35		
7	Proposed Coverage Area (55.13 %)	924.74		
	Total Prop. Coverage Area (55.13 %)	924.74		
8	Balance coverage area (4.87 %)	81.51		
	Proposed Area at:			
9	Ground Floor	924.74	0.00	924.74
	First Floor	924.74	0.00	916.71
10	Second Floor	664.91	0.00	656.88
	Terrace Floor	43.20	0.00	0.00
11	Total Area	2557.59	0.00	2498.33
	Total FAR Area	2498.34		
12	Total Built up Area	2557.59		
	Proposed F.S.I. consumed:	1.49		
13	Tenement Statement At:	1.00		
	G.F.	1		
14	Total Tenements (3 * 4)	12		
	Parking Statement	440.00		
15	Parking Space Required as per Regulations:	440.00		
	Proposed Parking Space:	627.65		

Required Parking (Table 7a)

Building Name	Type	Sub Use	Area (Sq.mt.)	Parking space reqd for every	Prop.	Reqd. Unit	Car	Reqd.	Prop.
FLOORS (SITE)	Commercial	Retail Shop	> 0	100	2498.34	1.25	32	-	-
Total	-	-	-	-	-	-	32	36	-

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	Proposed FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	924.74	924.74	924.74	924.74
First Floor	924.74	916.71	924.74	916.71
Second Floor	664.91	656.88	664.91	656.88
Terrace Floor	43.20	0.00	43.20	0.00
Total	2557.59	2498.33	2557.59	2498.33

FAR & Unit Details

Building	No. of Same Bldg	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	Commercial			
FLOORS (SITE)	1	2557.59	35.17	16.06	8.03	2498.34	2498.33	01	-
Grand Total	1	2557.59	35.17	16.06	8.03	2498.34	2498.33	01	-

Parking Check (Table 7b)

Vehicle Type	No.	Reqd. Reduced Req'd Parking (Increase of Plot having R/W Area surrendered FOC)	Prop.	
			Area	No.
Equivalent Car Space	-	-	-	24
Two Stack Car	-	-	-	165.00
Total Car	32	-	440.00	36
Two Stack Parking	-	-	-	178.66
Other Parking	-	-	-	165.00
Total	-	-	440.00	660.00

Building USE/SUBUSE Details

Building Name	Building Use	Building Sub Use	Building Use Group	Building Type	Building Structure	No. Of Non-Residential Units	Floor Name	Floor Sub Use	Floor Use	Floor Sub Use	FAR Name	FAR Use	FAR Sub Use
FLOORS (SITE)	Commercial	Retail Shop	-	Lowrise Building	1	GROUND FLOOR PLAN	Commercial	Retail Shop	Commercial	Commercial	Commercial	Commercial	Retail Shop
						FIRST FLOOR PLAN	Commercial	Retail Shop	Commercial	Commercial	Commercial	Commercial	Retail Shop
						SECOND FLOOR PLAN	Commercial	Retail Shop	Commercial	Commercial	Commercial	Commercial	Retail Shop
						TERRACE FLOOR PLAN	Commercial	Retail Shop	-	-	-	-	-

Tree Details (Table 3h)

Plot	Name	Reqd	Prop
Plot	Tree	17	15

Color Notes

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD ALIGNMENT (ROAD WIDENING AREA)	Blue
FUTURE T.P. SCHEME DEDUCTION AREA	Blue
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Blue

SCHEDULE OF DOOR:

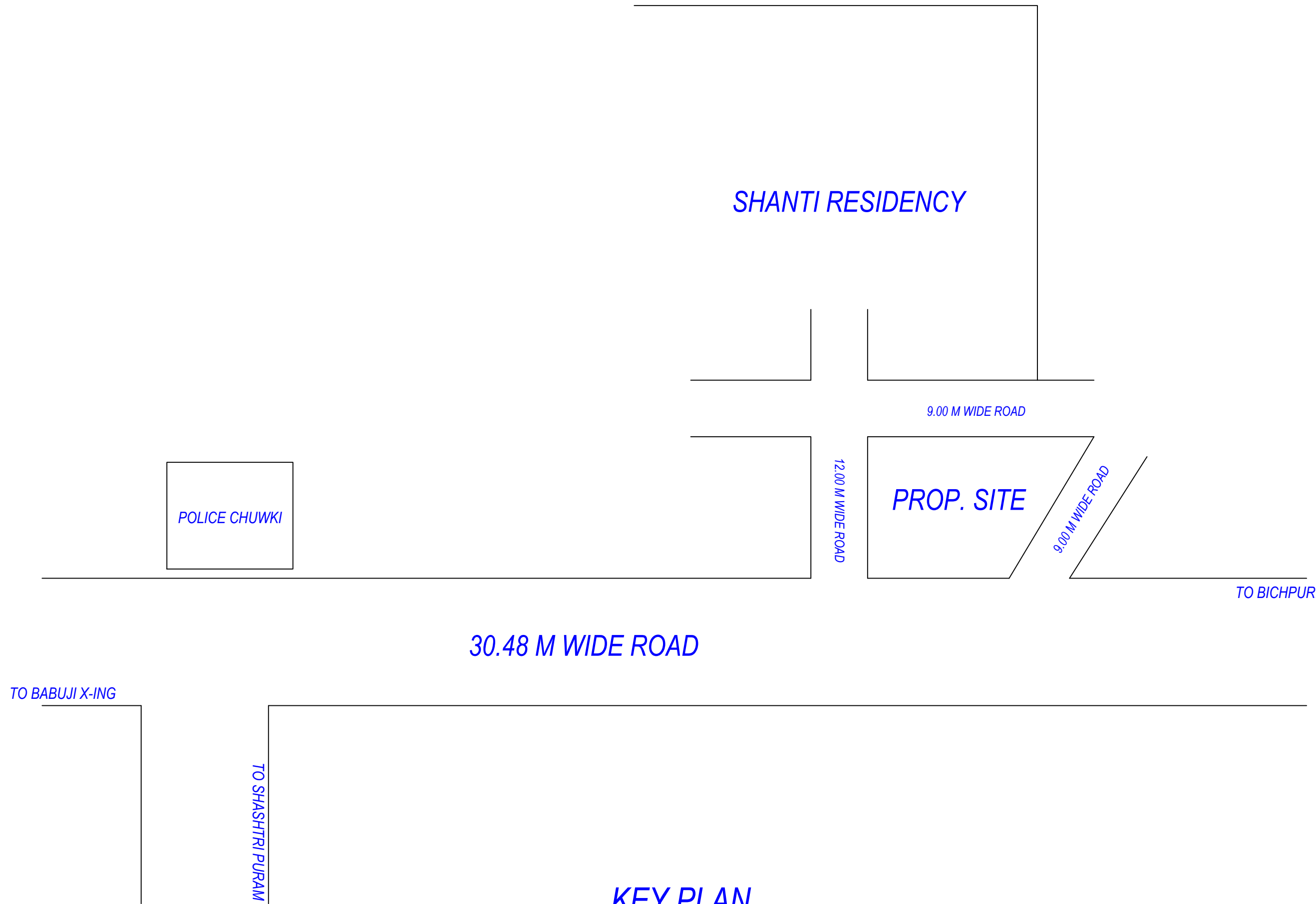
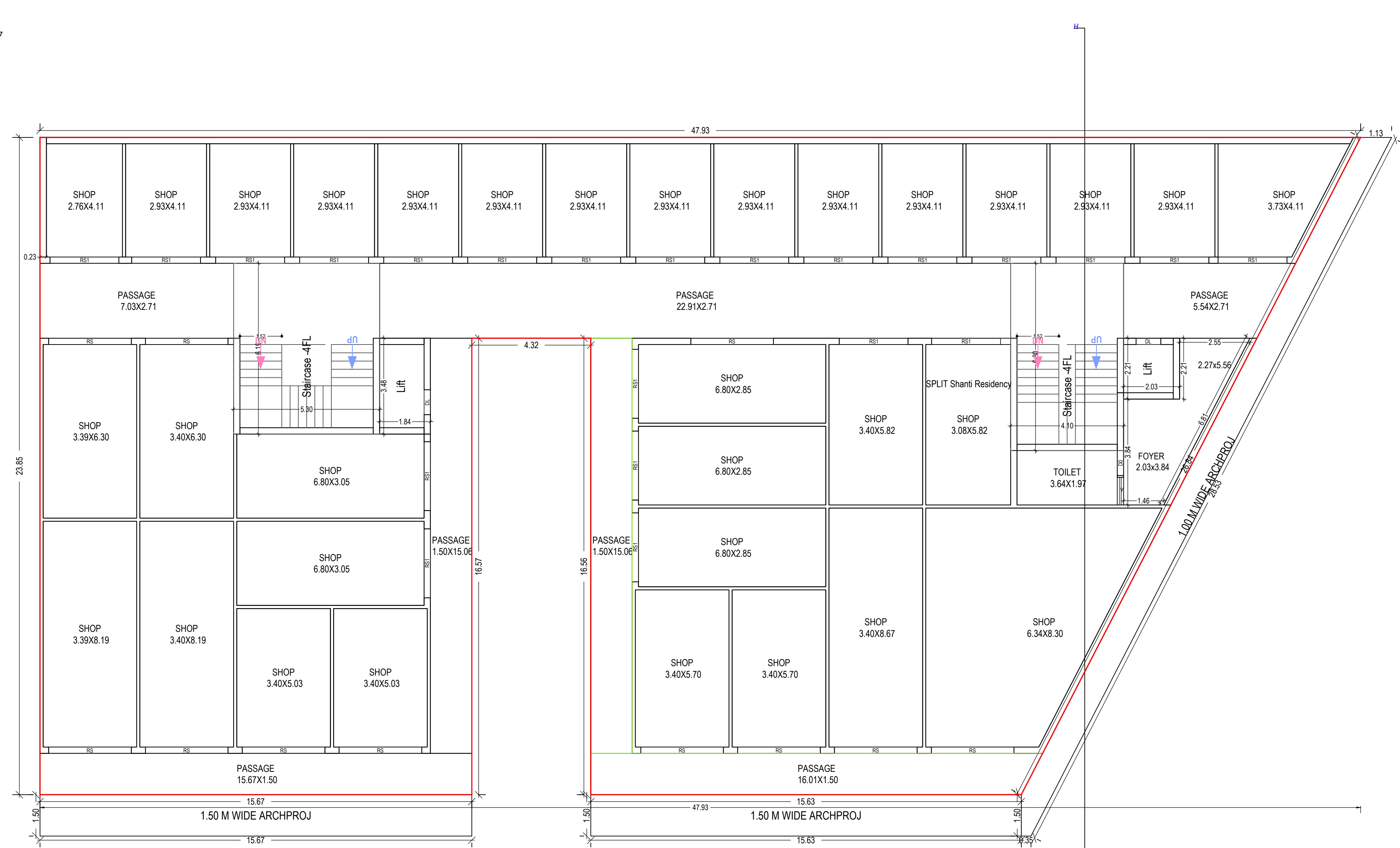
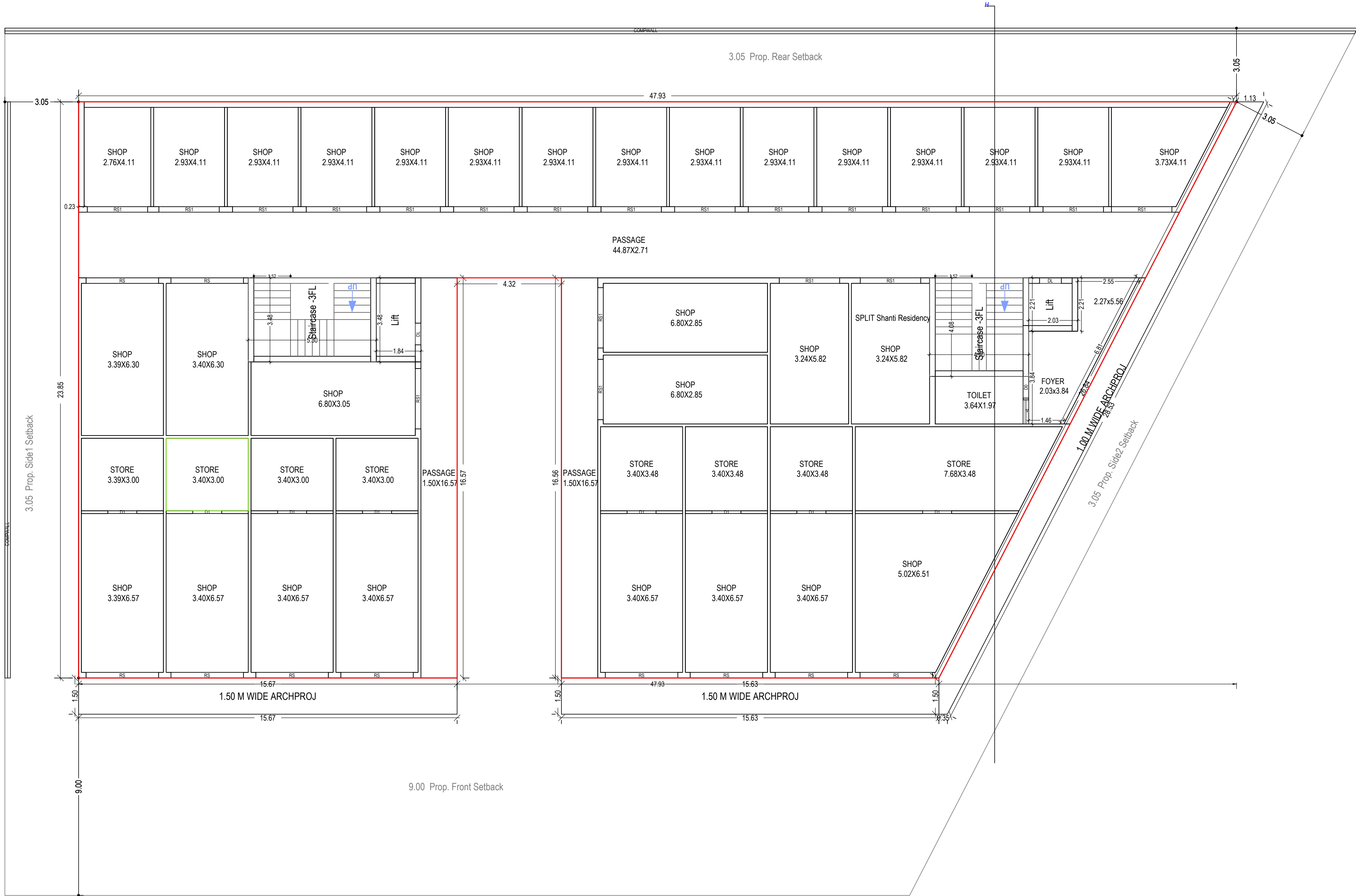
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
FLOORS (SITE)	DL	0.90	2.15	05
FLOORS (SITE)	DO	0.90	2.15	03
FLOORS (SITE)	DI	1.20	2.15	08
FLOORS (SITE)	RS1	2.50	2.50	48
FLOORS (SITE)	RS	3.00	2.50	32

Building FLOORS (SITE)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	FAR No. of Unit
Ground Floor	924.74	0.00	924.74	01
First Floor	924.74	0.00	916.71	01
Second Floor	664.91	0.00	656.88	00
Terrace Floor	43.20	0.00	0.00	00
Total	2557.59	35.17	2498.34	01

UnitBUA Table for Building FLOORS (SITE)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA Area (in Sq.mt.)		UnitBUA Area	Deductions Area (in Sq.mt.)		Carpet Area	No. Unit	
					Lift	External		Door	Window			
GROUND FLOOR PLAN	SPLIT Shanti Residency	OTHER	924.74	924.74	8.03	916.71	5.52	0.00	20.34	890.85		
		Total		924.74	924.74	8.03	916.71	5.52	0.00	20.34	890.85	
		Typical Floor = 1										
		Total		924.74	924.74	8.03	916.71	5.52	0.00	20.34	890.85	
FIRST FLOOR PLAN	SPLIT Shanti Residency	OTHER	924.74	924.74	8.03	916.71	5.52	0.00	20.34	890.85		
		Total		924.74	924.74	8.03	916.71	0.00	0.00	18.87	897.84	
		Typical Floor = 1										
		Total		924.74	924.74	8.03	916.71	0.00	0.00	18.87	897.84	
SECOND FLOOR PLAN	SPLIT Shanti Residency	OTHER	664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70		
		Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70	
		Typical Floor = 1										
		Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70	
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74	650.70			
Total		664.91	664.91	8.03	656.88	0.21	0.23	5.74				



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Total Plot Area: -	1677.25	Total FAR Area: -	2498.34
Total Coverage Area: -	924.74	Total BUA Area: -	2557.59

OWNERS NAME AND SIGNATURE
M/s. INDRAPRASTHA BUILDERS DEVELOPERS,
prya.acconstructions@gmail.com, 9927456028
PARTNER: Sri. AJAY AGARWAL, prya.acconstructions@gmail.com, 9927456028
M/s. INDRAPRASTHA BUILDERS DEVELOPERS THROUGH
PARTNER: Smt. USHA AGARWAL, prya.acconstructions@gmail.com, 9927456028

ARCHITECTS NAME AND SIGNATURE
BANWARI SINGH
AM1781114

Agre Development Authority

Building Plan Application Number
ADA/BP23-240446

Sanctioned On
31 Oct 2023

Valid Till
30 Oct 2028

Approved By
Charshit Gaur (Vice Chairman)

Examined By
Raj Kapoor (JE)

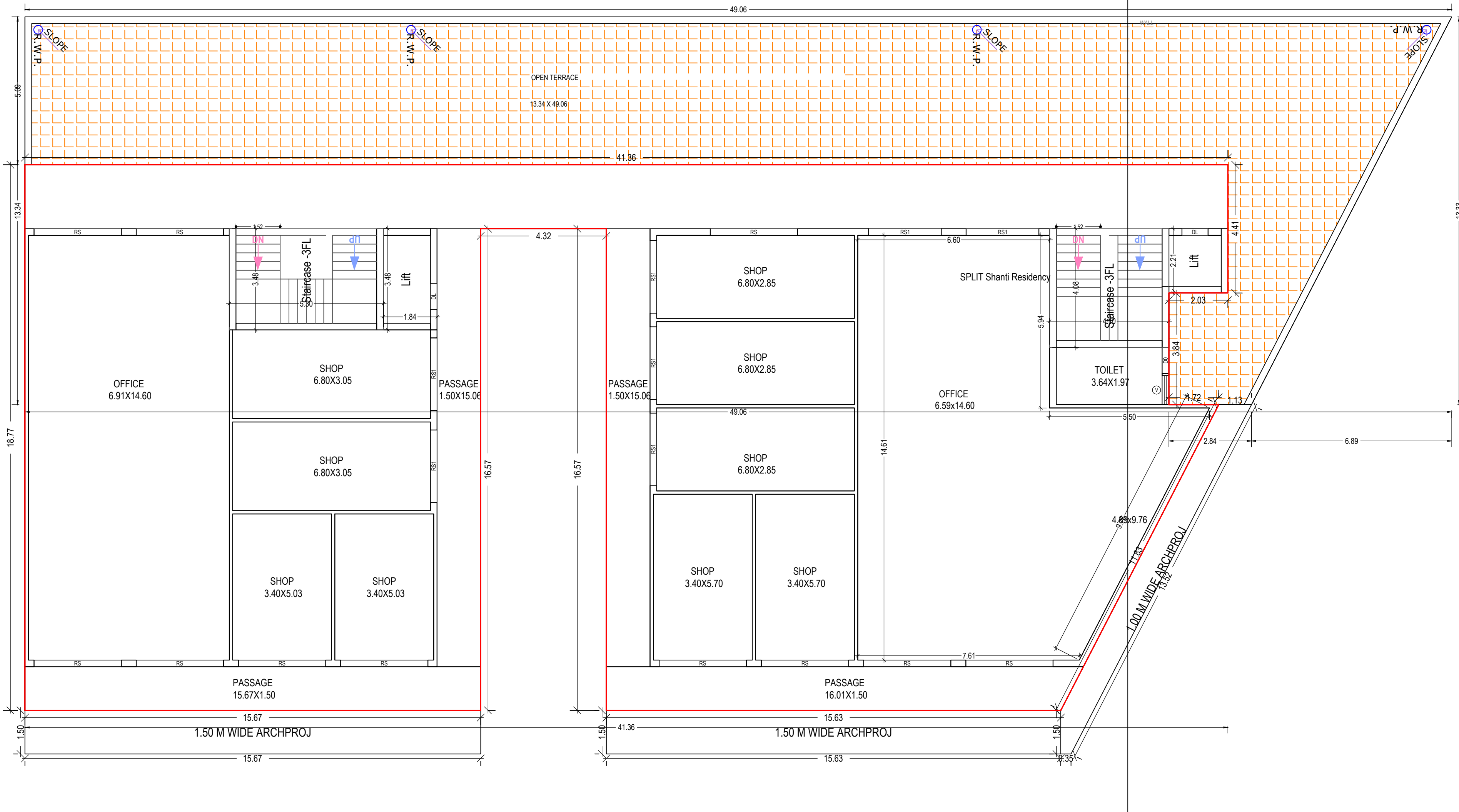
Satish Chand Rajput (Assistant Engineer)

Prabhat Kumar (Executive Engineer/ Town Planner)

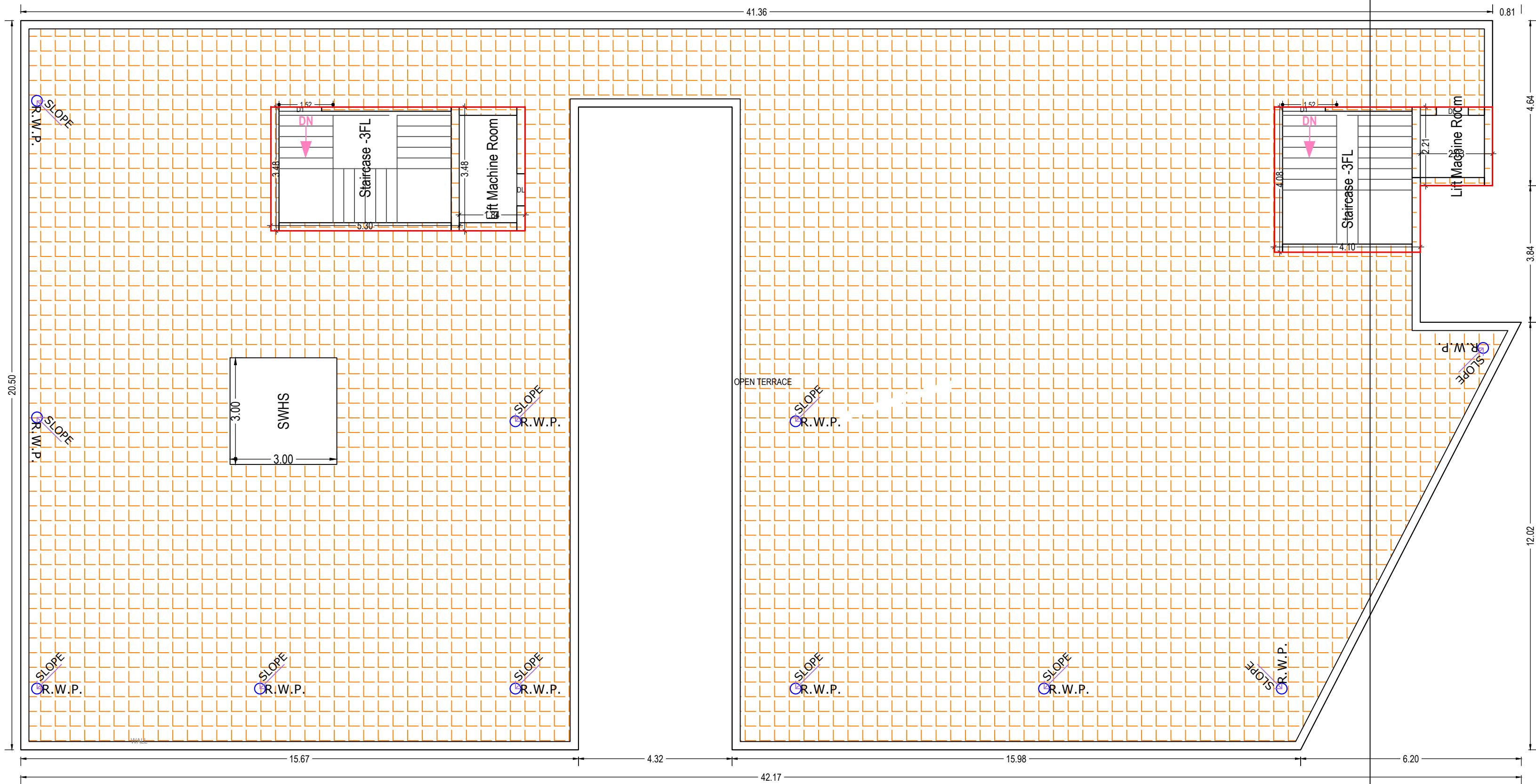
Prabhat Kumar (Chief Town Planner)

Garima Singh (Secretary)

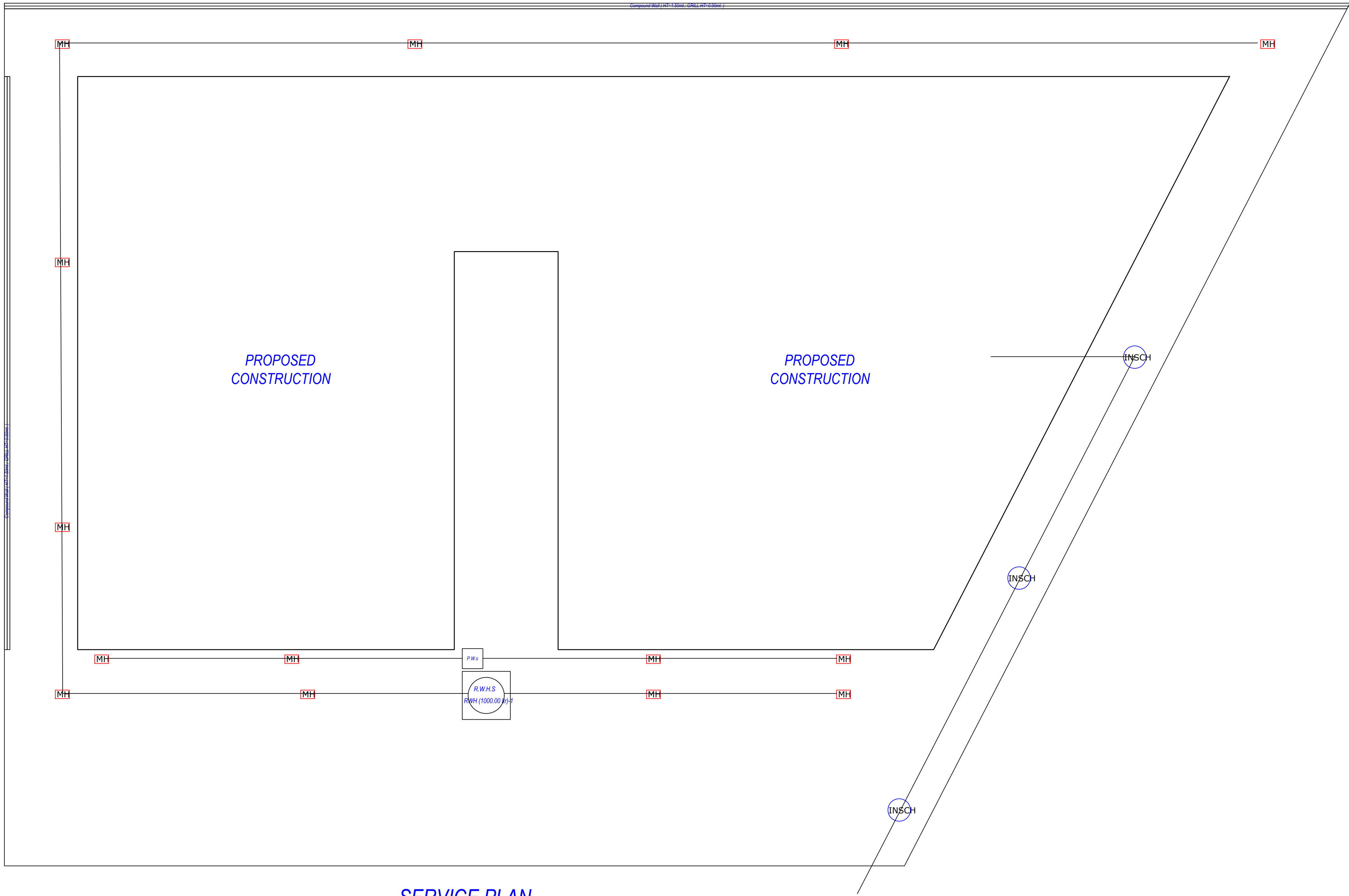
Charshit Gaur (Vice Chairman)



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



TERRACE FLOOR PLAN
(SCALE 1:100)



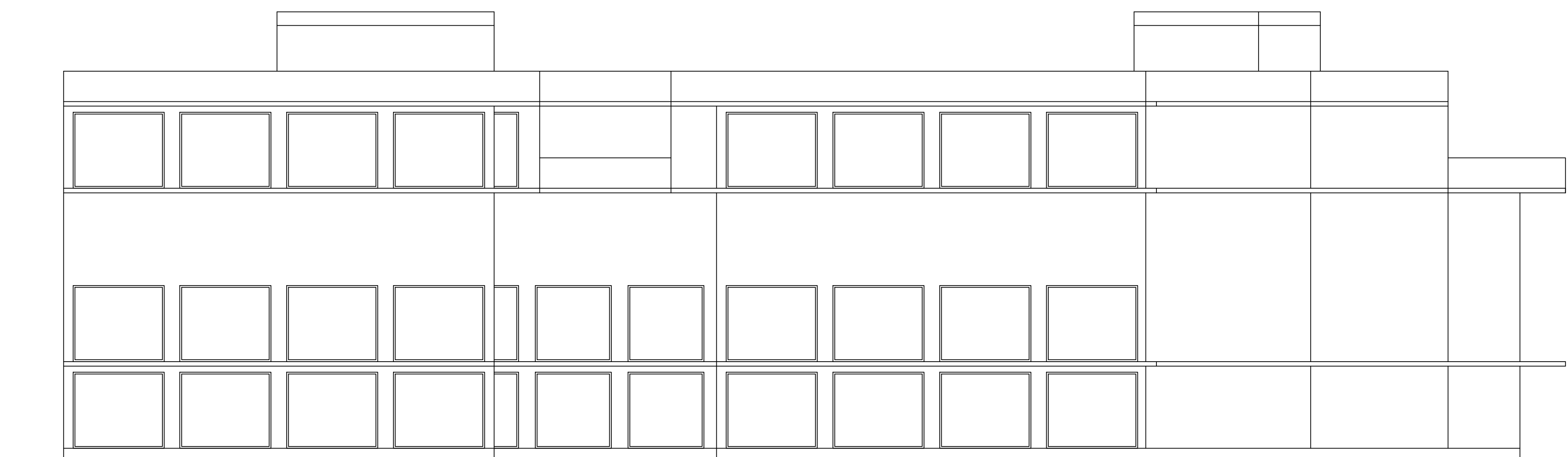
SERVICE PLAN

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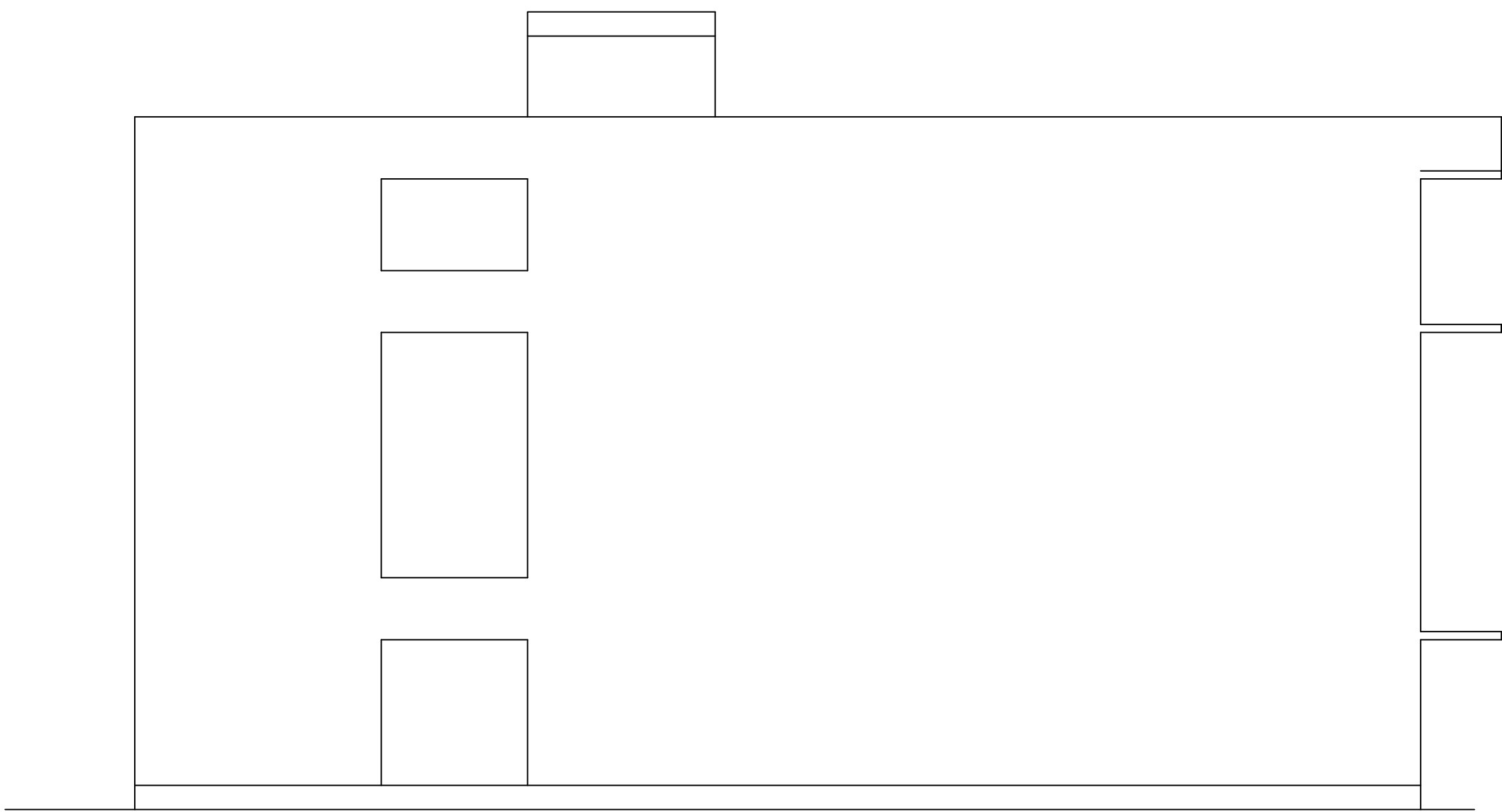
OWNER'S NAME AND SIGNATURE	
M/s INDRAPRASTHA BUILDERS DEVELOPERS, priya.acconstructions@gmail.com, 9927456028 PARTNER: Sri AJAY AGARWAL, priya.acconstructions@gmail.com, 9927456028 M/s INDRAPRASTHA BUILDERS DEVELOPERS THROUGH PARTNER: Smt. USHA AGARWAL, priya.acconstructions@gmail.com, 9927456028	
ARCHITECT'S NAME AND SIGNATURE	
BANWARI SINGH AM1781114	
Agra Development Authority	
QR Code	
Building Plan Application Number ADA/BP/23-24/0446	
Sanctioned On 31 Oct 2023	
Valid Till 30 Oct 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)	



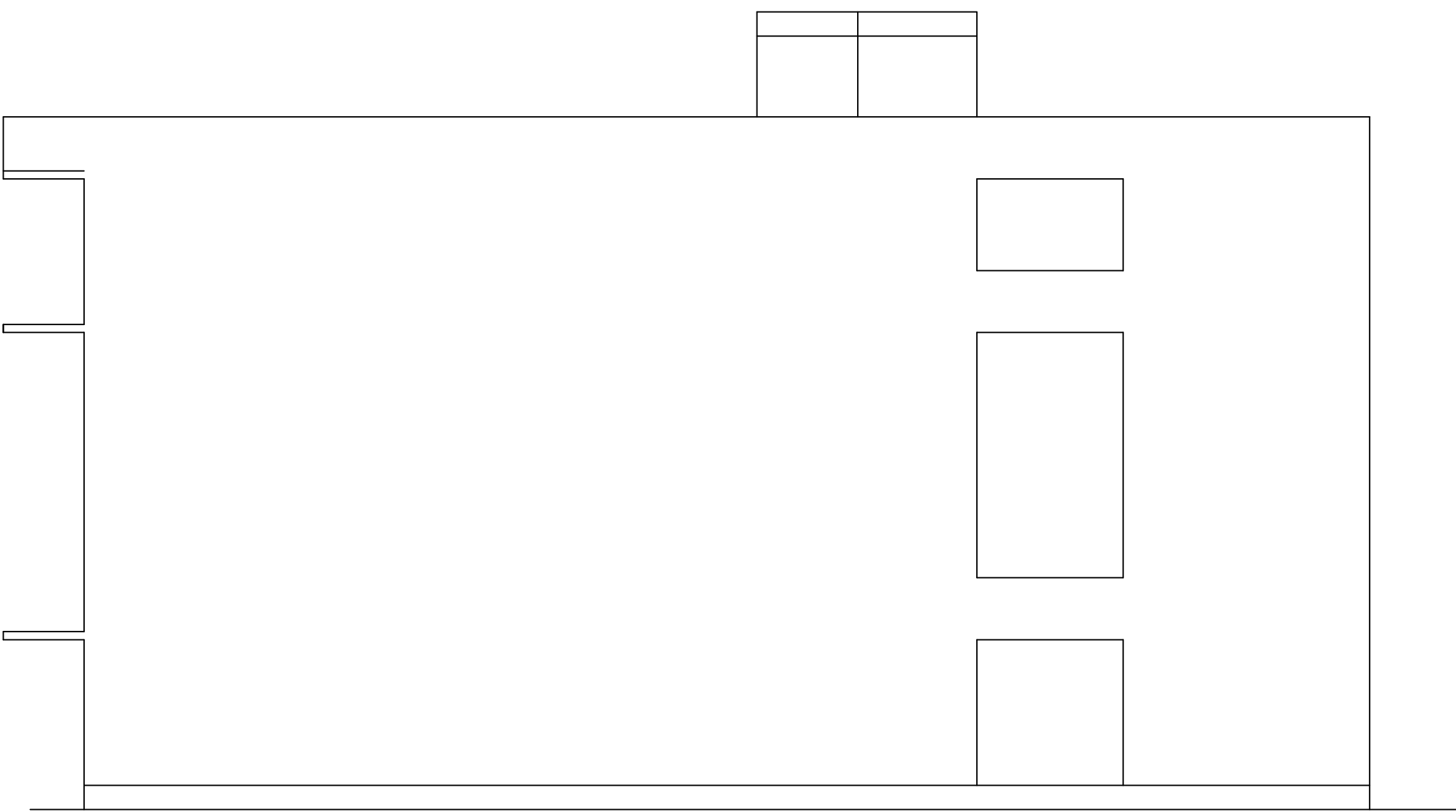
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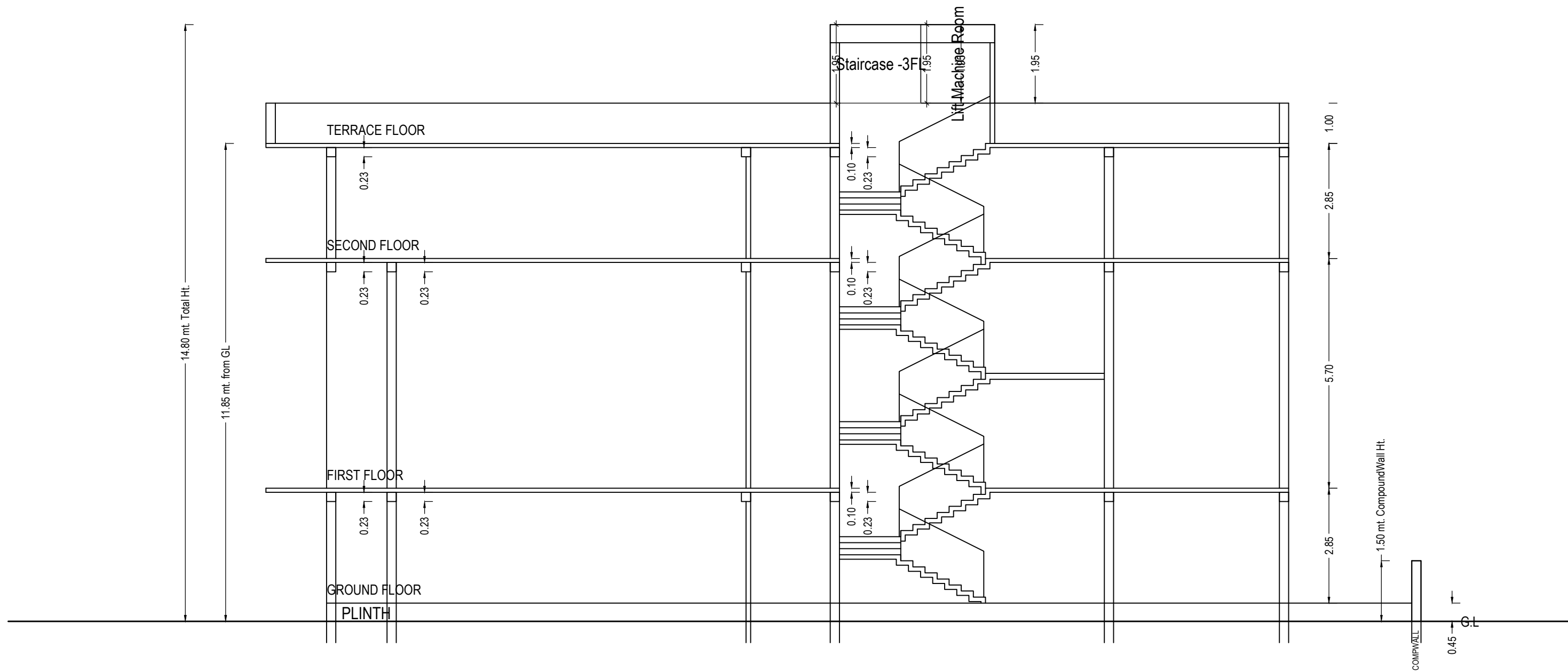
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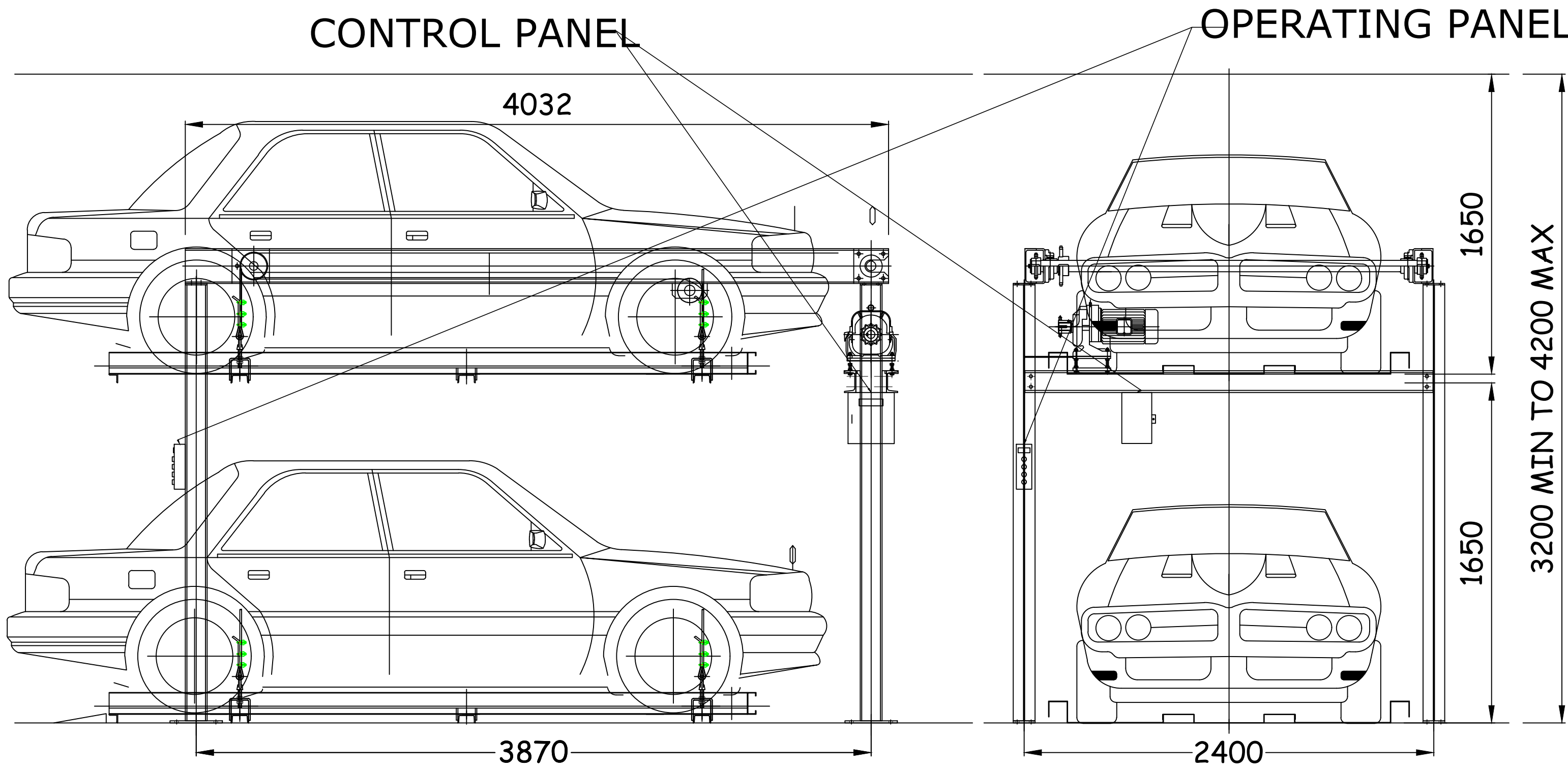
SIDE ELEVATION 1



SIDE ELEVATION 2

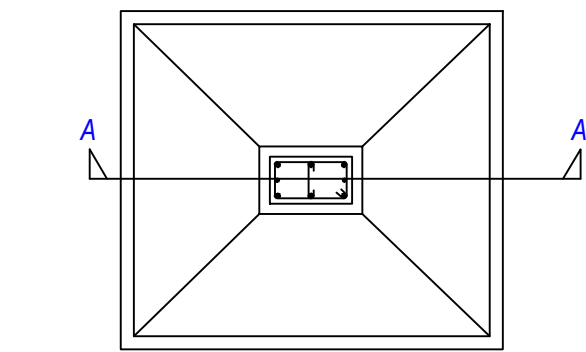


SECTION

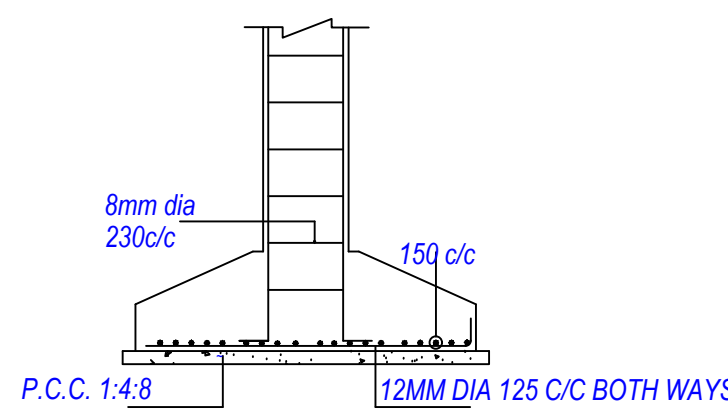


SECTION DETAIL OF TWIN MECHANICAL PARKING (N.T.S.)

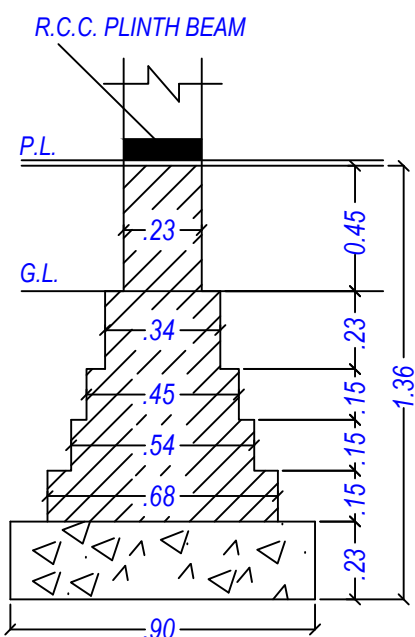
SPECIFICATION			
MODEL NO.		RRI-1500	
CAR'S		02 CARS	
CAR SIZE	LENGTH	5050	MM
	WIDTH	1850	MM
	HEIGHT	1550/2000	MM
	WEIGHT	1800	KG
LIFTING MOTOR		2.2kw x 4P x 1175	
LIFTING SPEED		5.244	M/MIN



PLAN



SECTION AT : A-A'



FOUNDATION DETAIL

OWNER'S NAME AND SIGNATURE

MS INDRAPRASTHA BUILDERS DEVELOPERS,
priya.acconstructions@gmail.com, 9927456028
Ms INDRAPRASTHA BUILDERS DEVELOPERS THROUGH
PARTNER Sri AJAY AGARWAL, priya.acconstructions@gmail.com,
9927456028
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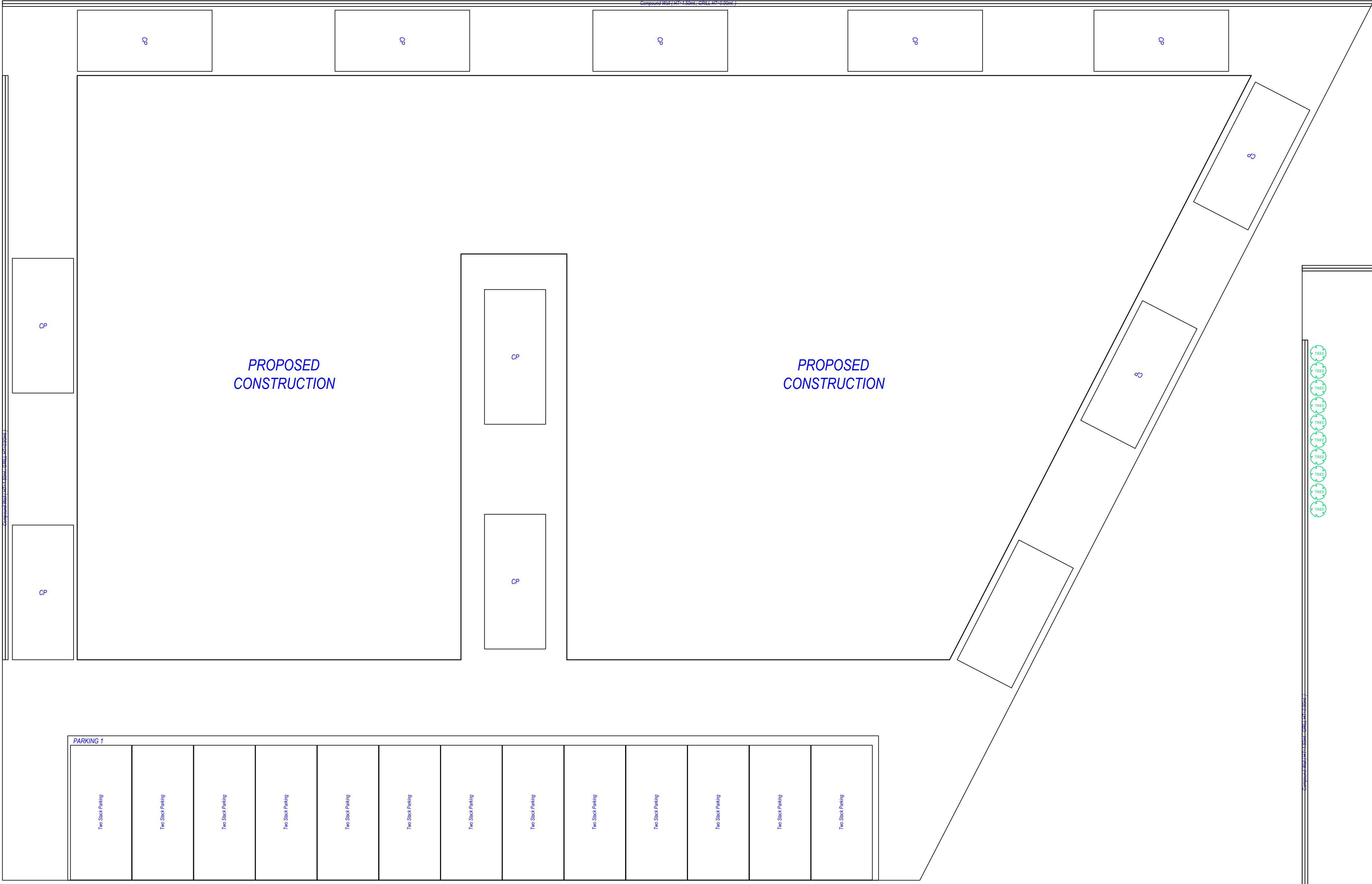
ARCHENG'S NAME AND SIGNATURE

BANWARI SINGH
AM1781114

Agra Development Authority

Building Plan Application Number
ADA/BP/23-24/0446
Sanctioned On
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Valid Till
30 Oct 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)

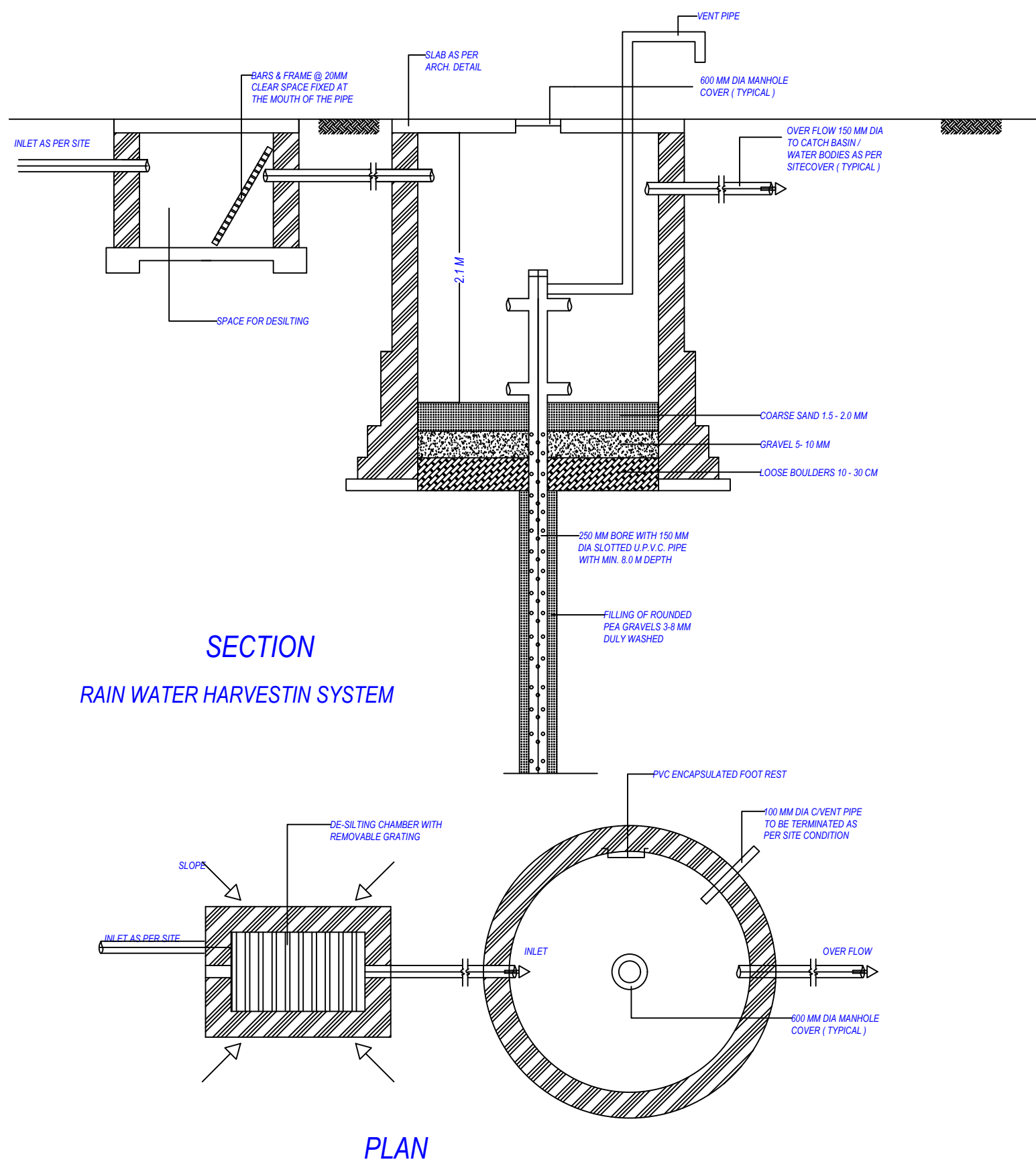
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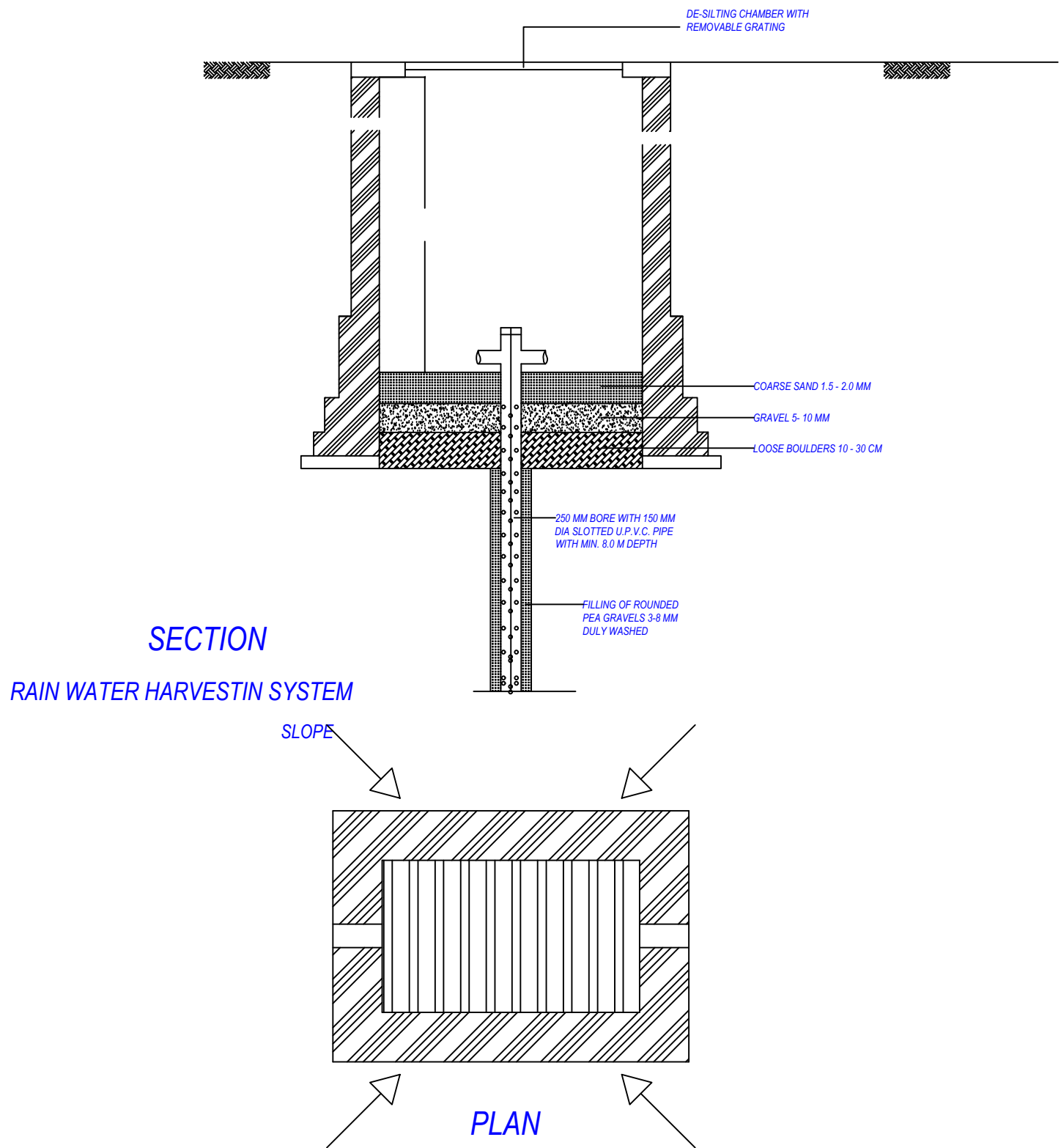
PARKING PLAN



LANDSCAPE PLAN



RAIN WATER HARVESTIN DETAIL



PERCOLATING WELL DETAIL

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OWNERS NAME AND SIGNATURE

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priya.acconstructions@gmail.com, 9927456028
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9927456028
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ARCHITECTS NAME AND SIGNATURE
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Prabhat Kumar (Chief Town Planner)
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