Project Title :RIVISED LAYOUT OF A RESIDENTIAL COLONY SHRI DHAM ON KHASRA NO. - 348part, 349, 350 part, 351, 352 part, 371 & 373, MAUZA - PALIKHERA, TEHSIL & DISTT. - MATHURA .

File No	MVDA/LDCO-21/067
Submission Date	10.01.-23.-11
Sheet	1 / 2
Scale	1:100

AREA STATEMENT	VERSION NO.: 1.0.56
	VERSION DATE: 18/03/2021
PROJECT DETAIL	
Authority:	Mathura Vrindavan Development Authority
	Plot Use: Residential
	Plot Sub Use: Plotted Development (Period Housing)
Authority Case: Category C	
Application Type: Development Plan Master Plan	
Case Type: Regular	
Project Type: Land Development	Land Sub Use Zone: Residential Use Zone
Nature of Development: NEW	Space Type: NA
Development Area: Non Project Area	
SUB DIVISION DETAIL: Not NA	
Special Project: NA	
Site Address	
Village Name: Palikhera / Hel Mathura Bala / Magorha	
NEAR: NH 2	350Mts
Area of Plot As per record	
Gross Site Area	23901.13
Road set up Within	6340.53
Net Plot Area	23561.13
Deduction for	
NH Proposed roads	1022.01
Road Widening Area	3444.44
Utility reservations	1166.48
Net Area Proposed	17928.20
Area = 17928.20	9680.33
FAR = 1.0 (SEE 1 - 2) AREA OF FLOT	17928.20
Plot Area For Coverage	23561.13
Plot Area For FSI	23561.13
Perm. FSI Area =	0.00
Total Perm. FSI area	0.00

	Total Built Up Area permissible at	
Permissible Coverage area (%)		0.00
Proposed Coverage Area (%)		0.00
Total Proj. Coverage Area (%)		0.00
Green coverage area (%)		0.00

	Proposed Area as			
	Proposed Built up	Existing Built up	Proposed F.A.R	Existing F.A.R
Total Area	0.00	0.00	0.00	0.00

Total FSI Area	0.00
Achievable Fsi Area Added in Building Area	0.00
Total Built Up Area	0.00
Required FSI - Achieved	0.00
Equivalent Balance	0.00
Equivalent Proposed	0.00

Color Index

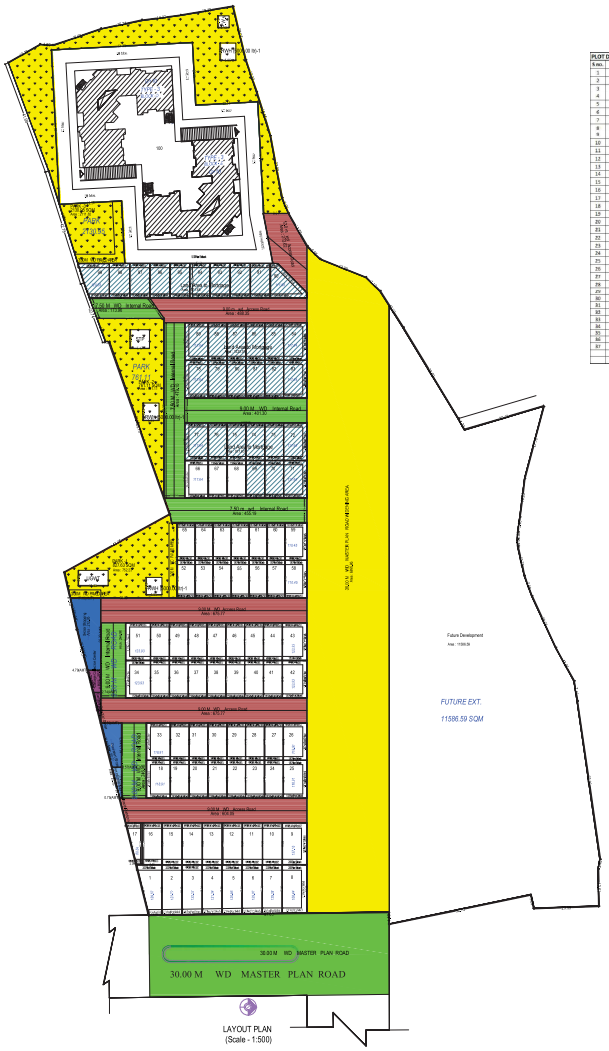
COLOR INDEX
- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- ROAD WIDENING
- ROAD ALIGNMENT (ROAD WIDENING AREA)
- FUTURE T.P SCHEME DEDUCTION AREA
- EXISTING (To be retained)
- EXISTING (To be demolished)

Tenements Density Check

Net Density	Dw/Ac			Dw/Ha		
	Reqd	Perm	Prop	Reqd	Perm	Prop
Units		300	300		1176	1176

Green and open space Area

Name	Prop. Area
FOREST (Protected)	2117.02
Water Bodies	1522.25
Green open Space	960.11
Total	4599.38
	(19.11 %)GS



PLOT DETAIL					
S.no.	Plot no.	Plot size	Plot area	plot (no.)	Total area
1	1	DIFF. size	129.87	1	129.87
2	2	DIFF. size	132.72	1	132.72
3	3	DIFF. size	132.63	1	132.63
4	4	DIFF. size	131.34	1	131.34
5	5	DIFF. size	130.60	1	130.60
6	6	DIFF. size	129.97	1	129.97
7	7	DIFF. size	129.28	1	129.28
8	8	DIFF. size	128.44	1	128.44
9	9	9.00x15.34	137.16	1	137.16
10	10 TO 16	7.00x15.34	113.26	7	793.71
11	17	DIFF. size	60.84	1	60.84
12	18	8.67 X 13.72	118.91	1	118.91
13	19 TO 24	8.68 X 13.72	94.12	6	564.72
14	25 TO 26	8.67 X 13.72	118.91	2	237.82
15	27 TO 32	8.68 X 13.72	94.12	6	564.72
16	33	8.67 X 13.72	118.91	1	118.91
17	34	5.03X13.72	123.55	1	123.55
18	35 TO 41	8.68 X 13.72	94.12	7	658.84
19	42 TO 43	8.03X13.72	110.19	2	220.38
20	44 TO 50	8.68 X 13.72	94.12	7	658.84
21	51	8.03X13.72	110.19	1	110.19
22	52 TO 57	8.00X13.72	109.8	6	658.8
23	58 TO 59	8.00X13.72	110.45	2	220.90
24	60 TO 65	8.00X13.72	109.8	6	658.8
25	66	8.57 X13.72	117.68	1	117.68
26	67 TO 70	8.68 X13.72	94.12	4	376.48
27	71 TO 72	8.57 X13.72	117.68	2	235.36
28	73 TO 76	8.68 X13.72	94.12	4	376.48
29	77 TO 78	8.68X13.72	117.68	2	235.36
30	79 TO 82	8.68 X13.72	94.12	4	376.48
31	83 TO 84	8.57 X13.72	117.68	2	235.36
32	85 TO 88	8.68 X13.72	94.12	4	376.48
33	89	8.57 X13.72	117.68	1	117.68
34	90	DIFF SIZE	111.98	1	111.98
35	91 TO 98	7.32 X13.63	99.85	8	798.80
36	99	DIFF SIZE	130.38	1	130.38
37	100	group housing	4901.25	1	4901.25
				100	15080.03

AREA CHART :-	AREA (SQM)	% AGE
TOTAL LAND AREA	42483.59	
AREA UNDER ROAD WIDENING	6995.86	
AREA UNDER FUTURE EXT.	11586.59	
NET LAND AREA (AS PER SITE)	23901.14	100.00
AREA UNDER PLOTS	10187.53	42.62
AREA UNDER ROADS	4720.03	19.75
AREA UNDER COMMERCIAL	326.75	1.37
AREA UNDER PARK	3719.69	15.56
AREA UNDER DALAB GHAR	45.89	0.19
AREA UNDER GROUP HOUSING	4901.25	20.51

MORTGAGE PLOTS AREA CHART			
Total sell area = 10187.53 + 4901.25 + 326.75 = 15415.53 sqm			
mortgage area = 15415.53 X 20% = 3083.10 sqm			
S no.	Plot no.	Plot size	Plot area	plot (no.)	Total area
1	69 TO 70	6.86 X13.72	94.12	2	188.24
2	71 TO 72	8.57 X13.72	117.64	2	235.28
3	73 TO 76	6.86 X13.72	94.12	4	376.48
4	77 TO 78	6.86X 13.24	117.64	2	235.28
5	79 TO 82	6.86 X13.72	94.12	4	376.48
6	83 TO 84	8.57 X13.72	117.64	2	235.28
7	85 TO 88	6.86 X13.72	94.12	4	376.48
8	89	8.57 X13.72	117.64	1	117.64
9	90	DIFF SIZE	115.98	1	115.98
10	91 TO 98	7.32 X12.63	92.45	8	739.60
11	99	DIFF SIZE	120.28	1	120.28
				31	3113.03

PARK AREA CHART		
S no.	Plot no.	Plot area
1	PARK-1	827.93
2	PARK-2	761.11
3	PARK-3	2130.65
	TOTAL	3719.69

POPULATION CALCULATION
PLOT NOS. UNDER 150.00 SQM = 96 NO.
96 X 10 PERSON = 960.00 PERSON
PLOT NOS. OVER 150.00 SQM = 1 NO.
1 X 20 PERSON = 20.00 PERSON
6 X 2 X 8 = 96 UNIT X 5 PERSON = 480.00 PERSON
TOTAL PERSON = 960.0 + 20.0 + 480.0 = 1460.00 PERSONS
REQUIRED PARKING GROUP HOUSING = 96 ECS
AVAILABLE PARKING IN BASEMENT = 2401.27 SQM/32 = 75 ECS
ON GROUND FLOOR OPEN AREA = 731.76 / 23 = 30 ECS
TOTAL PARKING = 75 + 30 = 105.00 ECS

RIVISED LAYOUT OF A RESIDENTIAL COLONY " SHRI DHAM " ON KHASRA NO. - 348 part, 349 , 350 part, 351, 352 part, 371 & 373, MAUZA - PALIKHERA, TEHSIL & DISTT. - MATHURA .

OWNER :-
P. P. BUILDCON PVT. LTD.
DIR. - SHRI MAYANK AGRAWAL
S/O SHRI B. D. AGRAWAL
AUTH. PERSON :- SHRI JAIDEEP TIWARI
S/O SHRI ANDHE LAL

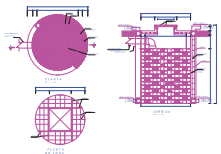
OWNER SIGN

DATE

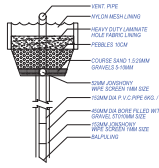
SCALE

B.B.C. COMPANY
Architect, Engineer & valuer
Opp. - Vijay Stores, Mahavir road
B. S. A. college road, Mathura
Con. at + 9837070301, 9358018556

ARCHITECT SIGN

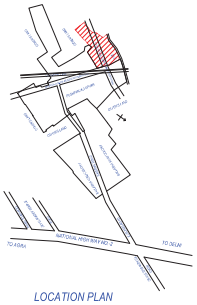


Percolating Well Details



DETAIL OF RAIN WATER HARVESTING WELL

(SECTION X-X)



LOCATION PLAN

NOT TO THE SCALE

KEY PLAN

Proposed Population Calculation

Plot Name		Sub Use	Range	Nos	Perm Dwelling	Perm. Persons/Unit	Total Persons/Plot	Total
10	Residential	Row Houses	above 150 upto 200sq.m	60	2	5	10	960
11	Residential	Row Houses			2		10	
12	Residential	Row Houses			2		10	
13	Residential	Row Houses			2		10	
14	Residential	Row Houses			2		10	
15	Residential	Row Houses			2		10	
16	Residential	Row Houses			2		10	
17	Residential	Row Houses			2		10	
18	Residential	Row Houses			2		10	
19	Residential	Row Houses			2		10	
20	Residential	Row Houses			2		10	
21	Residential	Row Houses			2		10	
22	Residential	Row Houses			2		10	
23	Residential	Row Houses			2		10	
24	Residential	Row Houses			2		10	
25	Residential	Row Houses			2		10	
26	Residential	Row Houses			2		10	
27	Residential	Row Houses			2		10	
28	Residential	Row Houses			2		10	
29	Residential	Row Houses			2		10	
30	Residential	Row Houses			2		10	
31	Residential	Row Houses			2		10	
32	Residential	Row Houses			2		10	
33	Residential	Row Houses			2		10	
34	Residential	Row Houses			2		10	
35	Residential	Row Houses			2		10	
36	Residential	Row Houses			2		10	
37	Residential	Row Houses			2		10	
38	Residential	Row Houses			2		10	
39	Residential	Row Houses			2		10	
40	Residential	Row Houses			2		10	
41	Residential	Row Houses			2		10	
42	Residential	Row Houses			2		10	
43	Residential	Row Houses			2		10	
44	Residential	Row Houses			2		10	
45	Residential	Row Houses			2		10	
46	Residential	Row Houses			2		10	
47	Residential	Row Houses			2		10	
48	Residential	Row Houses			2		10	
49	Residential	Row Houses			2		10	
50	Residential	Row Houses			2		10	
51	Residential	Row Houses			2		10	
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89	Residential	Row Houses			2		10	
90	Residential	Row Houses			2		10	
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92	Residential	Row Houses			2		10	
93	Residential	Row Houses			2		10	
94	Residential	Row Houses			2		10	
95	Residential	Row Houses			2		10	
96	Residential	Row Houses			2		10	
97	Residential	Row Houses			2		10	
98	Residential	Row Houses			2		10	
99	Residential	Row Houses			2		10	
100	Residential	Row Houses	above 200upto 300sq.m	1	4	5	20	20
Grand Total								1176

Land use analysis/Area distribution : [Table 2c]

Residential Units	Proposed Area in Sq. M	Percentage(%)
TYPE-A(Plotted)	9006.78	38.23
TYPE-B(Row)	4720.03	20.04
Garbage Collection Center	45.89	0.19
Garbage Collection Center	15.15	0.06
Pump Room Area	34.26	0.15
Substation/Transformer		0.00
Water Tank Area	23.28	0.10
Commercial Shops	326.75	1.39
Public Open Space	3535.16	15.01
Group Housing Area	4901.25	20.81
Internal Roads	2340.12	9.93

Individual Amenity Check :[c]

Name	Minimum Basis		Minimum Count	
	Reqd	Prop	Reqd	Prop
Commercial shops	30.00	326.75		1.00
Public Open Space	1120.00	3535.16		1.00
Pre-school Area	15.00	34.26		1.00
Adult Literacy Centre				
Garbage Collection Centre	30.00	45.89	2.00	2.00

Total Plot Area: -	23901.13	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.

SO_AD_[841.00_X_1189.00_MM]

OWNER'S NAME AND SIGNATURE
PP BUILDCON PVT. LTD. pawan0547@gmail.com,7895078541

ARCHITECT'S NAME AND SIGN
ATURE ENGINEER

Signature valid

Mathura Vrindavan Development Authority

Signature valid

Building Plan Application Number
MVDA/LDCO-21/0067

Sanctioned On
26 Aug 2023

Valid Till
21 Sep 2028

Approved By
Nagendra Pratap (Vice Chairman)

Examined By
Ashok Kumar Choudhary (Junior engineer)
kaushlendra Chaudhary (Town Planner/Executive Engineer)
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