

MAHARAJA VAISHALI

Sl. No.	Category	Area (Sq. M)	Count	Total Area (Sq. M)
1	Convenient Shops	40.62	1	40.62
2	Sector Shopping	175.29	1	175.29
3	15	124.39	1	124.39
4	17	123.49	1	123.49
5	27	157.94	1	157.94
6	39	134.92	1	134.92
7	42	114.97	1	114.97
8	43	114.97	1	114.97
9	44	114.97	1	114.97
10	45	114.97	1	114.97
11	48	134.92	1	134.92
12	50	114.97	1	114.97
13	51	114.97	1	114.97
14	55	114.97	1	114.97
15	93	165.76	1	165.76
16	94	117.49	1	117.49
17	96	117.49	1	117.49
18	96	117.49	1	117.49
19	97	117.49	1	117.49
20	99	117.49	1	117.49
21	100	117.49	1	117.49
22	104	114.73	1	114.73
23	105	109.34	1	109.34
24	121	158.28	1	158.28
25	127	149.78	1	149.78
25		3099.19		3099.19

REQUIRE MORTGAGE AREA	
TOTAL PLOTTED AREA WITH COMMERCIAL	15351.93
MORTGAGE AREA +20% OF TOTAL AREA	3070.39
PROPOSED MOTGAGE AREA	3099.19



LAYOUT PLAN (Scale - 1:400) **SITE PLAN**

Name of BUYER	Name of Seller	Mauja	kharsa	Purchase LAND IN (Hect.) as per deed	TOTAL LAND IN (Hect.) as per deed	Total Land Area (Sq.m.)
Maharaja Realtech	Mr. Prakash devi & Aneesha Chaudhary	Salempur	52	0.105500	1.227280	12272.8
	Mr. Aero Techmobuilf					
	Mr. Ansul Agrawal					
	Mr. Ansul Agrawal					
	Mrs. Sunita Singh					
	Smt. Ayodhya Singh					
	Smt. Ayodhya Singh					
	Smt. Ayodhya Singh					
	jagveer Singh					
	Mr. Kunal Agrawal & Anshul Agrawal HUF					
Maharaja Realtech	Mr. Naval Singh	Salempur	59	0.085000	0.340000	3400.000
	Mr. Aneesha Chaudhary & Prashi					
	Mr. Bijendra Singh					
	Mr. Ansul Agrawal & Krishna Dayal HUF					
	Mr. Nahar Singh					
	Mr. Gaurav Arora					
TOTAL				2.703725	2.703725	27037.250

kharsa area detail

AREA STATEMENT	VERSION NO: 1.0.02
PROJECT DETAILS	VERSION DATE: 30/01/2024
Authority: Mathura-Vindavan Development Authority	Plot Use: Residential
Authority/Class: Category C	Plot SubUse: Plotted Res. development / Plotted Housing
Authority/Grade: Development Authority (DA)	Development Plan: Master Plan
Case/Task: Regular	Land Use Zone: Residential Use Zone
Project Type: Layout Development	Land SubUse Zone: Residential Zone
Nature of Development: NEW	Layout Type: NA
Development Area: Undeveloped Area	
SubDevelopment Area: City Area	
Special Project NA	
Site Address: District Mathura, Tehsil Mathura-Salempur Village Salempur Mathura	
AREA DETAILS	Sq. Mts.
1. Area of Plot As per record	27037.25
Document Area	26886.32
As per site condition	26886.32
Area of Plot Considered	26886.32
2. Deduction for	
(a) Proposed roads	0.00
(b) Reservations	0.00
(Total + 3)	0.00
3. Net Area of plot (1 - 2) AREA OF PLOT	26886.32
Green and open space	4042.29
Plot Area For Coverage	26886.32
Plot Area For FAR	26886.32
Perm. FAR Area (1.25)	33607.90
Total Perm. FAR area (1.25)	33607.90
4. Total Built up area permissible at:	
Permissible Coverage area (45.00 %)	12098.84
Proposed Coverage Area (%)	0.00
Total Prop. Coverage Area (%)	0.00
Balance coverage area (45.00 %)	12098.84
Proposed Area at:	
Total Area	0.00
Proposed Built up	0.00
Proposed FAR	0.00
Existing FAR	0.00
Total FAR Area	0.00
Accessory Use Area Added in BuiltUp Area	0.00
Total BuiltUp Area	0.00
5. Tenement Statement	
6. Tenement Proposed At:	

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

Number of EW/SIG unit required						
Sl. No.	Plot Type	No. of Plot	No. of unit in one plot	Total Number of units	Number of LIG/WS Units	Number of LIG/WS Units
1	Single Dwelling Unit	127	1	127	-	-
Total				127	13.00	0
Number of EW/SIG unit required (10% LIG)				13.00	0	0
Number of EW/SIG unit required (10% LWS)				13.00	0	0
Total				127	13.00	0

Tenements Density Check						
Net housing density	Regd	No. Of Tenements	Prop	Regd	No. Of Tenements	Prop
750/Hec	-	404	278	-	2017	1390
Green and open space Area						
Name	Prop. Area	Regd. Area	Prop. Area			
Park-3	1408.80	-	27.37			
Park-5	1084.11	-	0.06			
Park-6	964.66	-	0.06			
Park-2	236.19	-	0.06			
Park-4	682.16	-	0.06			
Park-1	964.66	-	0.06			
Park-6	425.15	-	0.06			

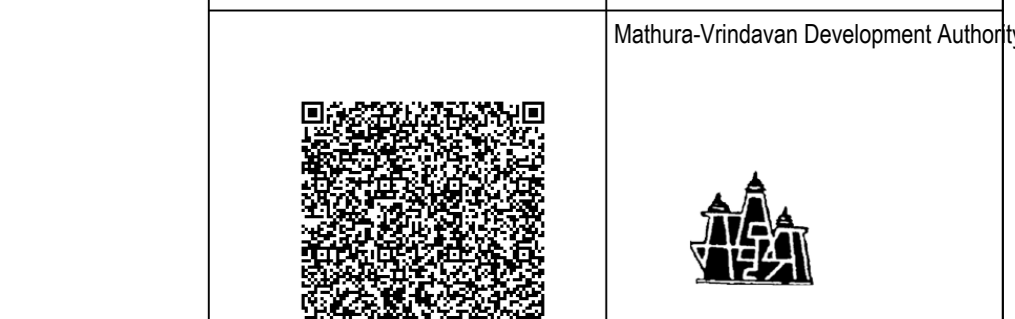
Land use analysis/Area distribution (Table 2c)		
Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plot Area	15111.57	56.21
Road Area	250.61	27.37
Garbage Collection Center	15.07	0.06
Garbage Collection Center	15.21	0.06
Garbage Collection Center	15.25	0.06
For Informal Area	7.50	0.03
Kiosk/booth/Platform	7.50	0.03
Kiosk/booth/Platform	7.50	0.03
For Informal Area	7.50	0.03
Kiosk/booth/Platform	7.50	0.03
Sector Shopping	175.29	0.63
Common Drain	40.62	0.15
Public Open Space	4042.29	15.04
Excess Paved Area	89.18	0.33
Other Area	1.74	0.01
Total net layout	26886.32	100.00

Individual Amenity Check (b)				
Name	Minimum Area	Minimum Count	Regd	Prop
Convenient Shops	30.00	45.02	-	1.00
Sector Shopping	150.00	175.29	-	1.00
For Informal Area	22.50	22.50	-	3.00
Kiosk/booth/Platform	30.00	45.53	2.00	3.00
Garbage Collection Center	-	-	-	-

OWNER'S NAME AND SIGNATURE
M/S MAHARAJA REALTECH (BY PARTNER - SH. HARENDRAPRATAP SINGH S/O. SH. MAHARAJA SINGH JI.)
maharajarealtech@gmail.com, 9719404056

ARCHENG'S NAME AND SIGNATURE: STRUCTURE ENGINEER
HEERENDRA SINGH
ANX9398891707923

Mathura-Vindavan Development Authority



Building Plan Application Number: MVDALD/23-24/1345
Sanctioned On: 30 Mar 2024
Valid Till: 05 Apr 2029

Approved by: Shyam Bahadur Singh (Vice Chairman)

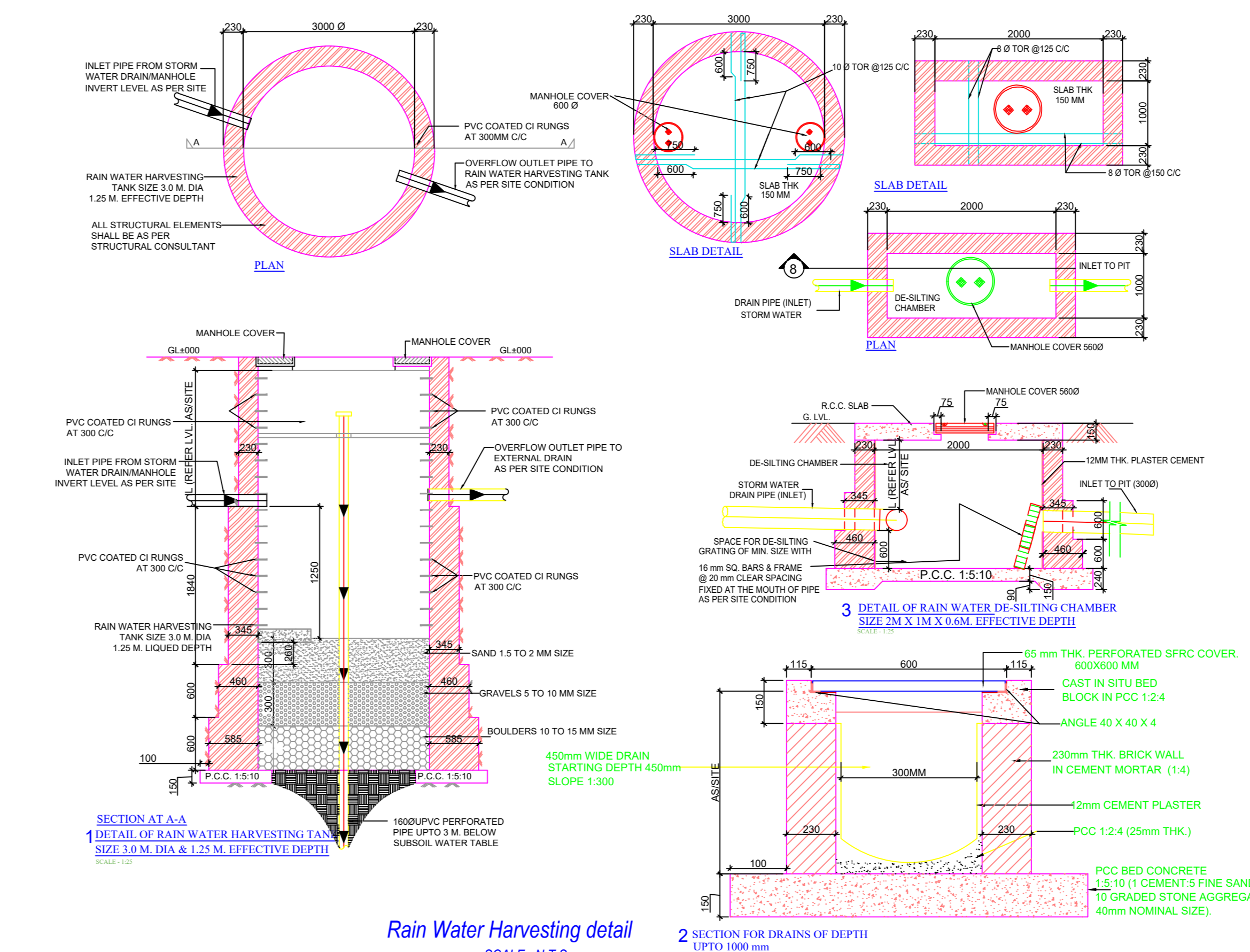
Examined by: Aninuth Yadav (Junior engineer)

Richa Kaushik (Town Planner/Executive Engineer)

Prasun Dwivedi (Chief Engineer/OSD)

Arvind Kumar Dwivedi (Secretary)

Shyam Bahadur Singh (Vice Chairman)



Rain Water Harvesting detail SCALE: 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.

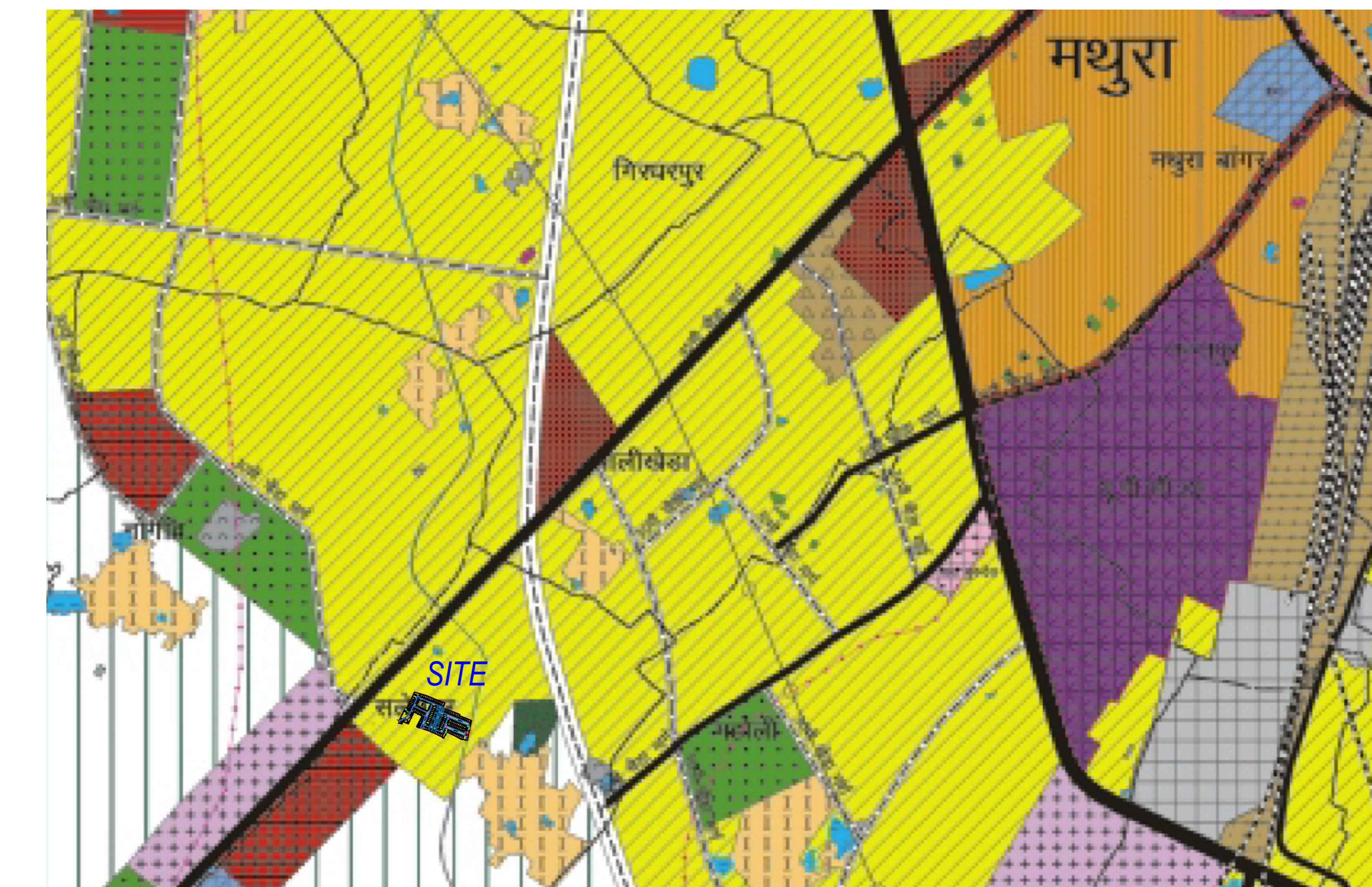
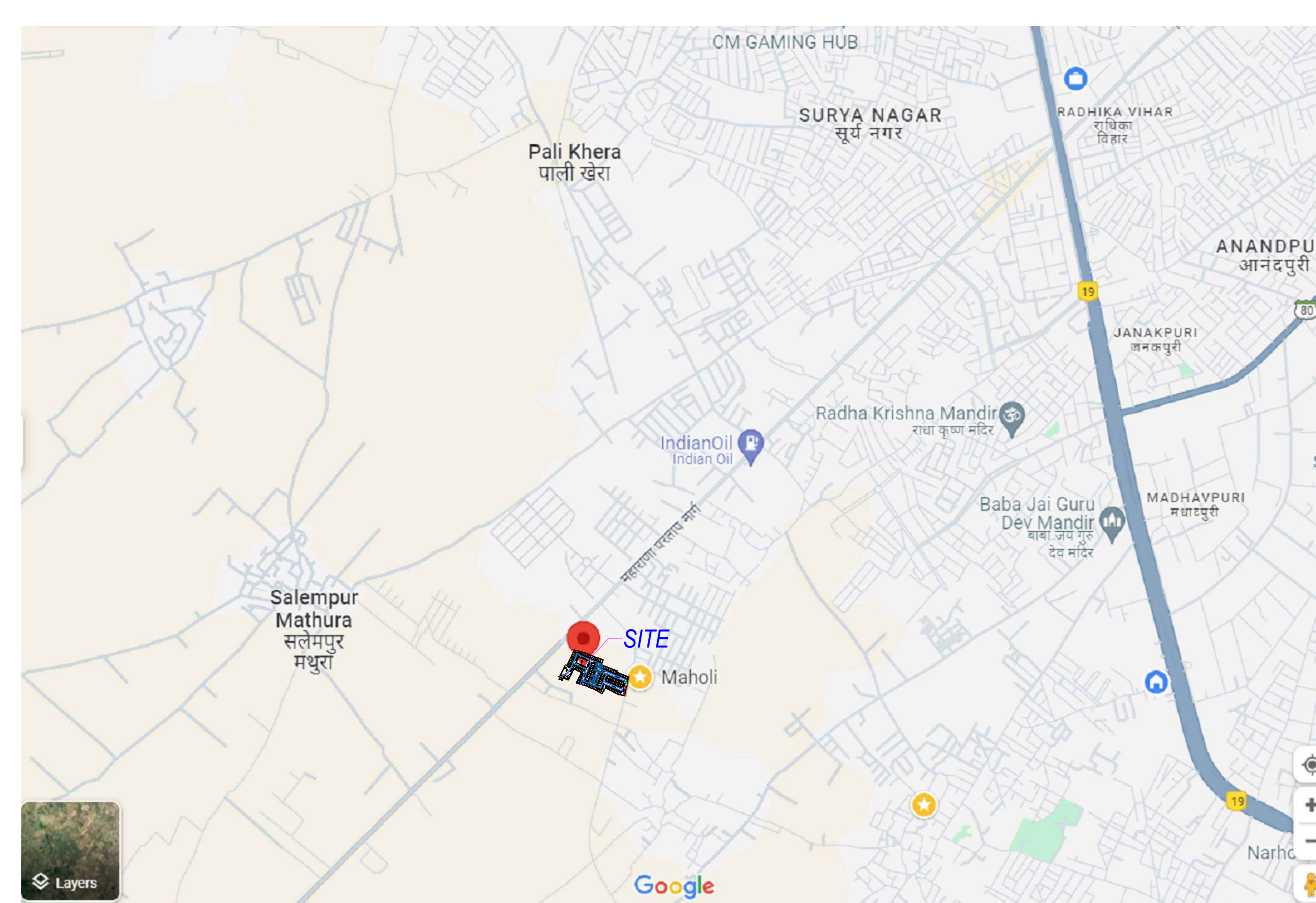
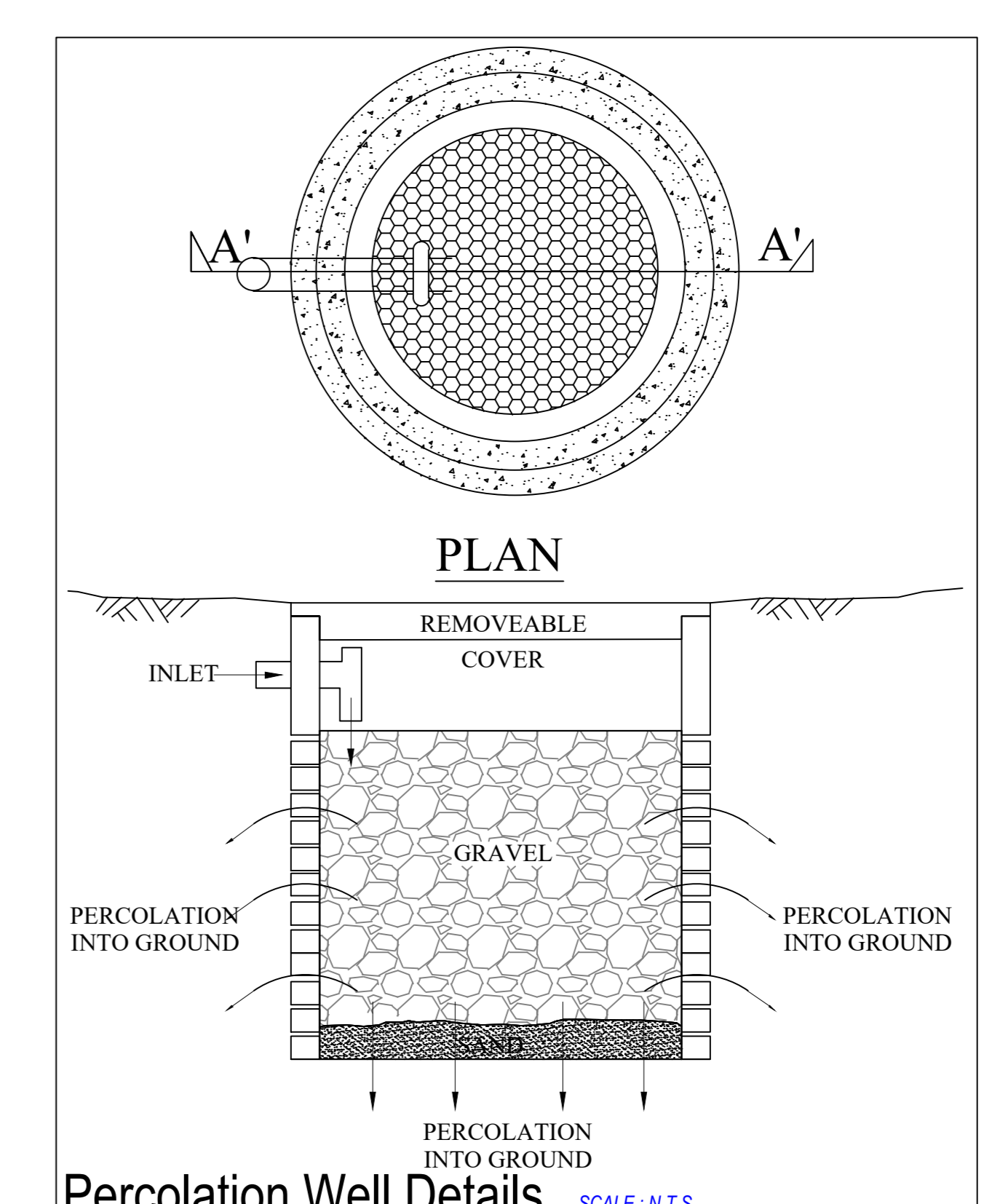
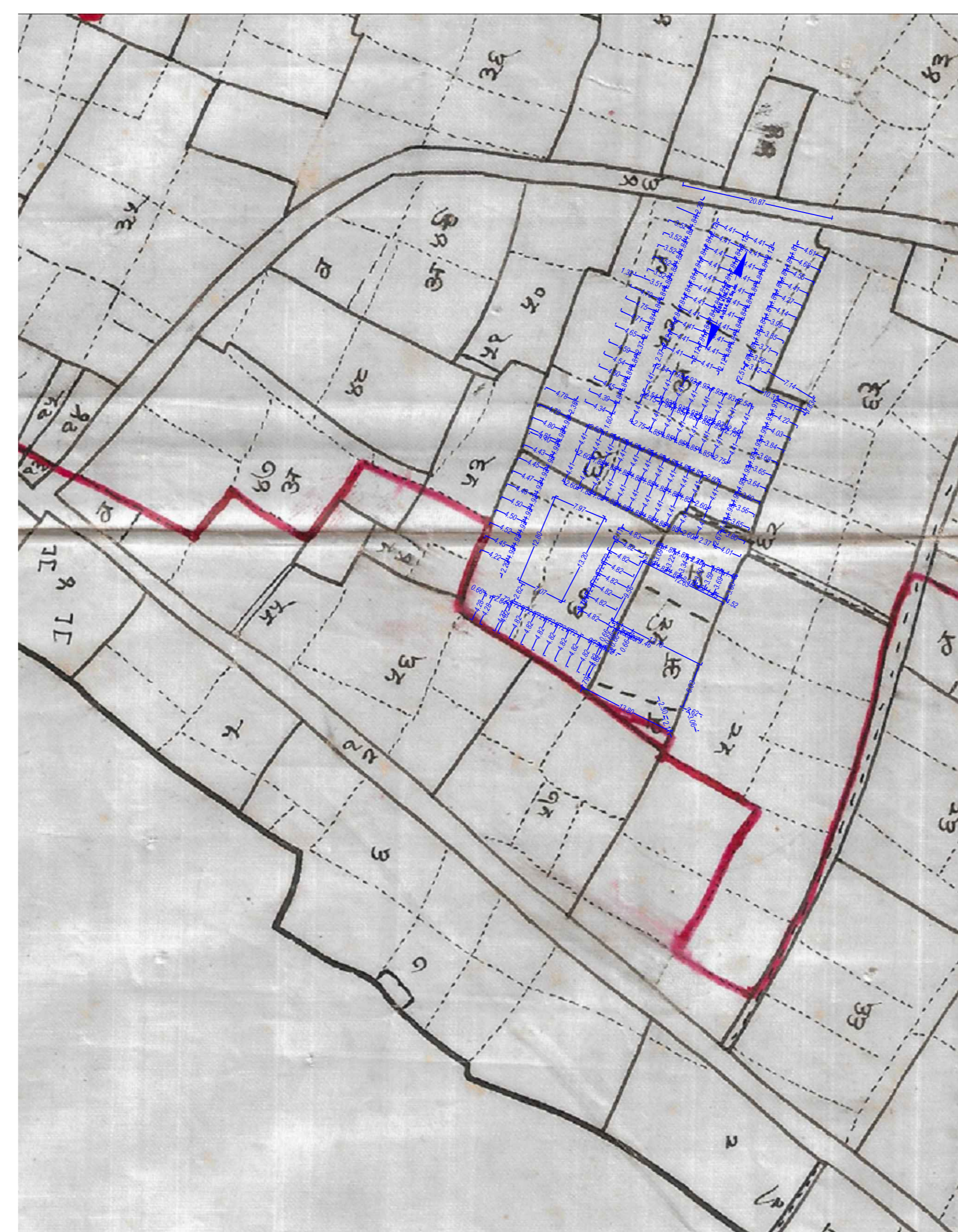
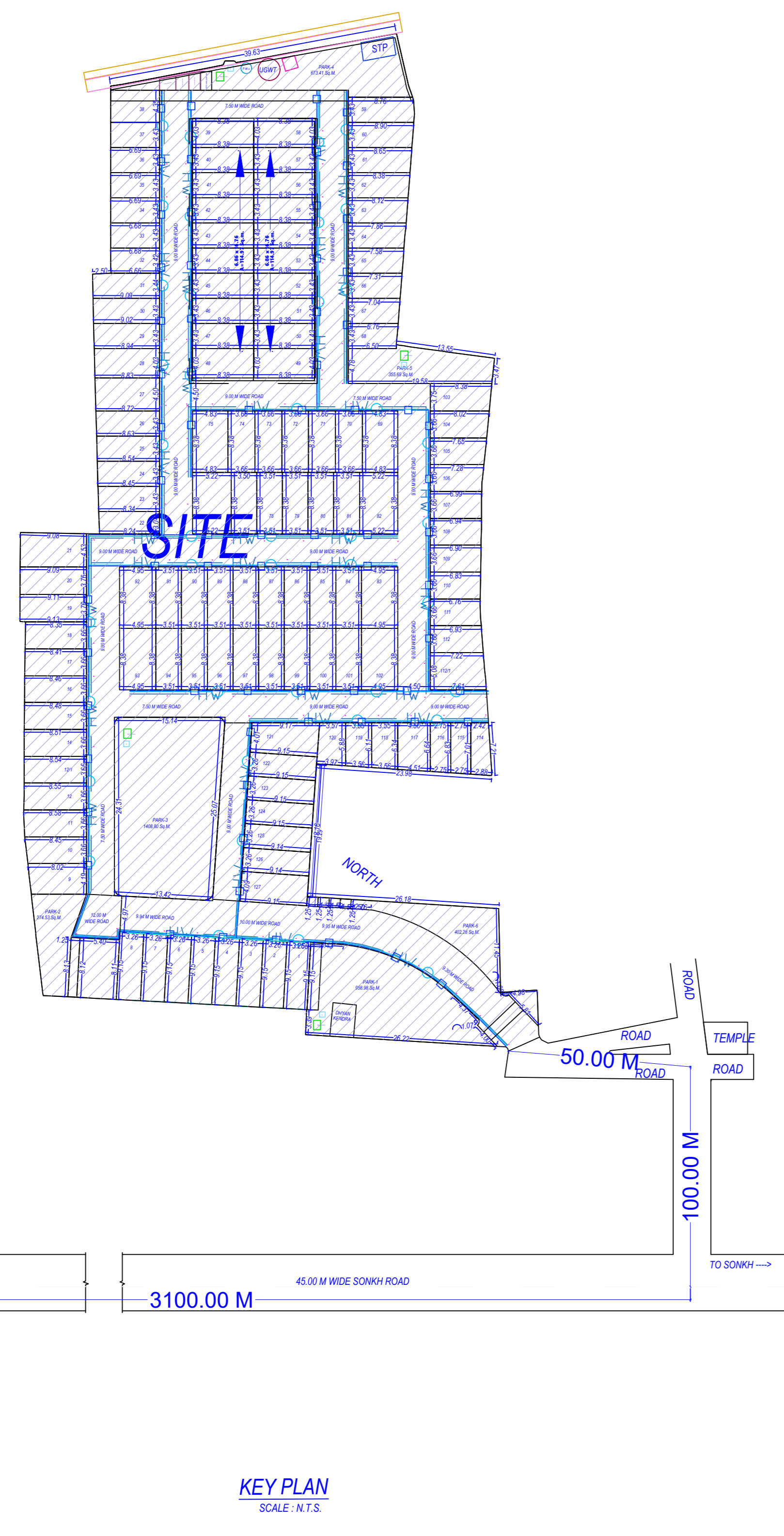
Total Plot Area: -	26886.32	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00



Plot No.	Front	Side1	Side2	Rear	Coverage		FAR Area
					Prop	Per	
121	2.00	-	-	2.00	0.00	0.00	0.00
1121	2.00	-	-	2.00	0.00	0.00	0.00
1121	2.00	-	-	2.00	0.00	0.00	0.00
1	2.00	-	-	2.00	0.00	0.00	0.00
2	2.00	-	-	2.00	0.00	0.00	0.00
3	2.00	-	-	2.00	0.00	0.00	0.00
4	2.00	-	-	2.00	0.00	0.00	0.00
5	2.00	-	-	2.00	0.00	0.00	0.00
6	2.00	-	-	2.00	0.00	0.00	0.00
7	2.00	-	-	2.00	0.00	0.00	0.00
8	2.00	-	-	2.00	0.00	0.00	0.00
8	2.00	-	-	2.00	0.00	0.00	0.00
9	2.00	-	-	2.00	0.00	0.00	0.00
10	2.00	-	-	2.00	0.00	0.00	0.00
11	2.00	-	-	2.00	0.00	0.00	0.00
12	2.00	-	-	2.00	0.00	0.00	0.00
14	2.00	-	-	2.00	0.00	0.00	0.00
15	2.00	-	-	2.00	0.00	0.00	0.00
16	2.00	-	-	2.00	0.00	0.00	0.00
17	2.00	-	-	2.00	0.00	0.00	0.00
18	2.00	-	-	2.00	0.00	0.00	0.00
19	2.00	-	-	2.00	0.00	0.00	0.00
20	2.00	-	-	2.00	0.00	0.00	0.00
21	2.00	-	-	2.00	0.00	0.00	0.00
22	2.00	-	-	2.00	0.00	0.00	0.00
22	2.00	-	-	2.00	0.00	0.00	0.00
23	2.00	-	-	2.00	0.00	0.00	0.00
24	2.00	-	-	2.00	0.00	0.00	0.00
25	2.00	-	-	2.00	0.00	0.00	0.00
26	2.00	-	-	2.00	0.00	0.00	0.00
27	2.00	-	-	2.00	0.00	0.00	0.00
28	2.00	-	-	2.00	0.00	0.00	0.00
29	2.00	-	-	2.00	0.00	0.00	0.00
30	2.00	-	-	2.00	0.00	0.00	0.00
31	2.00	-	-	2.00	0.00	0.00	0.00
32	1.50	-	-	1.50	0.00	0.00	0.00
33	1.50	-	-	1.50	0.00	0.00	0.00
34	1.50	-	-	1.50	0.00	0.00	0.00
35	1.50	-	-	1.50	0.00	0.00	0.00
36	1.50	-	-	1.50	0.00	0.00	0.00
37	1.50	-	-	1.50	0.00	0.00	0.00
38	1.50	-	-	1.50	0.00	0.00	0.00
39	2.00	-	-	2.00	0.00	0.00	0.00
40	2.00	-	-	2.00	0.00	0.00	0.00
41	2.00	-	-	2.00	0.00	0.00	0.00
42	2.00	-	-	2.00	0.00	0.00	0.00
43	2.00	-	-	2.00	0.00	0.00	0.00

Plot No.	Front	Side1	Side2	Rear	Coverage		FAR Area
					Prop	Per	
44	2.00	-	-	2.00	0.00	0.00	0.00
45	2.00	-	-	2.00	0.00	0.00	0.00
46	2.00	-	-	2.00	0.00	0.00	0.00
47	2.00	-	-	2.00	0.00	0.00	0.00
48	2.00	-	-	2.00	0.00	0.00	0.00
48	2.00	-	-	2.00	0.00	0.00	0.00
49	2.00	-	-	2.00	0.00	0.00	0.00
49	2.00	-	-	2.00	0.00	0.00	0.00
50	2.00	-	-	2.00	0.00	0.00	0.00
51	2.00	-	-	2.00	0.00	0.00	0.00
52	2.00	-	-	2.00	0.00	0.00	0.00
53	2.00	-	-	2.00	0.00	0.00	0.00
54	2.00	-	-	2.00	0.00	0.00	0.00
55	2.00	-	-	2.00	0.00	0.00	0.00
56	2.00	-	-	2.00	0.00	0.00	0.00
57	2.00	-	-	2.00	0.00	0.00	0.00
58	2.00	-	-	2.00	0.00	0.00	0.00
58	2.00	-	-	2.00	0.00	0.00	0.00
59	2.00	-	-	2.00	0.00	0.00	0.00
60	2.00	-	-	2.00	0.00	0.00	0.00
61	2.00	-	-	2.00	0.00	0.00	0.00
62	2.00	-	-	2.00	0.00	0.00	0.00
63	2.00	-	-	2.00	0.00	0.00	0.00
64	2.00	-	-	2.00	0.00	0.00	0.00
65	2.00	-	-	2.00	0.00	0.00	0.00
66	2.00	-	-	2.00	0.00	0.00	0.00
67	2.00	-	-	2.00	0.00	0.00	0.00
68	2.00	-	-	2.00	0.00	0.00	0.00
69	2.00	-	-	2.00	0.00	0.00	0.00
69	2.00	-	-	2.00	0.00	0.00	0.00
70	2.00	-	-	2.00	0.00	0.00	0.00
71	2.00	-	-	2.00	0.00	0.00	0.00
72	2.00	-	-	2.00	0.00	0.00	0.00
73	2.00	-	-	2.00	0.00	0.00	0.00
74	2.00	-	-	2.00	0.00	0.00	0.00
75	2.00	-	-	2.00	0.00	0.00	0.00
75	2.00	-	-	2.00	0.00	0.00	0.00
76	2.00	-	-	2.00	0.00	0.00	0.00
76	2.00	-	-	2.00	0.00	0.00	0.00
77	2.00	-	-	2.00	0.00	0.00	0.00
78	2.00	-	-	2.00	0.00	0.00	0.00
79	2.00	-	-	2.00	0.00	0.00	0.00
80	2.00	-	-	2.00	0.00	0.00	0.00
81	2.00	-	-	2.00	0.00	0.00	0.00
82	2.00	-	-	2.00	0.00	0.00	0.00
82	2.00	-	-	2.00	0.00	0.00	0.00
83	2.00	-	-	2.00	0.00	0.00	0.00
83	2.00	-	-	2.00	0.00	0.00	0.00
84	2.00	-	-	2.00	0.00	0.00	0.00

Plot No.	Front	Side1	Side2	Rear	Coverage		FAR Area
					Prop	Per	
85	2.00	-	-	2.00	0.00	0.00	0.00
86	2.00	-	-	2.00	0.00	0.00	0.00
87	2.00	-	-	2.00	0.00	0.00	0.00
88	2.00	-	-	2.00	0.00	0.00	0.00
89	2.00	-	-	2.00	0.00	0.00	0.00
90	2.00	-	-	2.00	0.00	0.00	0.00
91	2.00	-	-	2.00	0.00	0.00	0.00
92	2.00	-	-	2.00	0.00	0.00	0.00
92	2.00	-	-	2.00	0.00	0.00	0.00
93	2.00	-	-	2.00	0.00	0.00	0.00
93	2.00	-	-	2.00	0.00	0.00	0.00
94	2.00	-	-	2.00	0.00	0.00	0.00
95	2.00	-	-	2.00	0.00	0.00	0.00
96	2.00	-	-	2.00	0.00	0.00	0.00
97	2.00	-	-	2.00	0.00	0.00	0.00
98	2.00	-	-	2.00	0.00	0.00	0.00
99	2.00	-	-	2.00	0.00	0.00	0.00
100	2.00	-	-	2.00	0.00	0.00	0.00
101	2.00	-	-	2.00	0.00	0.00	0.00
102	2.00	-	-	2.00	0.00	0.00	0.00
102	2.00	-	-	2.00	0.00	0.00	0.00
103	2.00	-	-	2.00	0.00	0.00	0.00
104	2.00	-	-	2.00	0.00	0.00	0.00
105	2.00	-	-	2.00	0.00	0.00	0.00
106	2.00	-	-	2.00	0.00	0.00	0.00
107	2.00	-	-	2.00	0.00	0.00	0.00
108	2.00	-	-	2.00	0.00	0.00	0.00
109	2.00	-	-	2.00	0.00	0.00	0.00
110	2.00	-	-	2.00	0.00	0.00	0.00
111	2.00	-	-	2.00	0.00	0.00	0.00
112	2.00	-	-	2.00	0.00	0.00	0.00
114	1.50	-	-	1.50	0.00	0.00	0.00
115	1.50	-	-	1.50	0.00	0.00	0.00
116	1.50	-	-	1.50	0.00	0.00	0.00
117	1.50	-	-	1.50	0.00	0.00	0.00
118	1.50	-	-	1.50	0.00	0.00	0.00
119	1.50	-	-	1.50	0.00	0.00	0.00
120	1.50	-	-	1.50	0.00	0.00	0.00
121	2.00	-	-	2.00	0.00	0.00	0.00
121	2.00	-	-	2.00	0.00	0.00	0.00
122	2.00	-	-	2.00	0.00	0.00	0.00
123	2.00	-	-	2.00	0.00	0.00	0.00
124	2.00	-	-	2.00	0.00	0.00	0.00
125	2.00	-	-	2.00	0.00	0.00	0.00
126	2.00	-	-	2.00	0.00	0.00	0.00
127	2.00	-	-	2.00	0.00	0.00	0.00
127	2.00	-	-	2.00	0.00	0.00	0.00
128	2.00	-	-	2.00	0.00	0.00	0.00
129	2.00	-	-	2.00	0.00	0.00	0.00
130	2.00	-	-	2.00	0.00	0.00	0.00
131	2.00	-	-	2.00	0.00	0.00	0.00
132	2.00	-	-	2.00	0.00	0.00	0.00
133	2.00	-	-	2.00	0.00	0.00	0.00
134	2.00	-	-	2.00	0.00	0.00	0.00
135	2.00	-	-	2.00	0.00	0.00	0.00
136	2.00	-	-	2.00	0.00	0.00	0.00
137	2.00	-	-	2.00	0.00	0.00	0.00
138	2.00	-	-	2.00	0.00	0.00	0.00
139	2.00	-	-	2.00	0.00	0.00	0.00
140	2.00	-	-	2.00	0.00	0.00	0.00
141	2.00	-	-	2.00	0.00	0.00	0.00
142	2.00	-	-	2.00	0.00	0.00	0.00
143	2.00	-	-	2.00	0.00	0.00	0.00

Plot No.	Front	Side1	Side2	Rear	Coverage		FAR Area
					Prop	Per	
121	4.00	-	-	4.00	0.00	0.00	0.00
1121	4.00	-	-	4.00	0.00	0.00	0.00
1121	4.00	-	-	4.00	0.00	0.00	0.00
1	4.00	-	-	4.00	0.00	0.00	0.00
2	4.00	-	-	4.00	0.00	0.00	0.00
3	4.00	-	-	4.00	0.00	0.00	0.00
4	4.00	-	-	4.00	0.00	0.00	0.00
5	4.00	-	-	4.00	0.00	0.00	0.00
6	4.00	-	-	4.00	0.00	0.00	0.00
7	4.00	-	-	4.00	0.00	0.00	0.00
8	4.00	-	-	4.00	0.00	0.00	0.00
9	4.00	-	-	4.00	0.00	0.00	0.00
10	4.00	-	-	4.00	0.00	0.00	0.00</



OWNER'S NAME AND SIGNATURE M/S MAHARAJA REALTECH (BY PARTNER - Sh. HARENDRA PRATAP SINGH S/o Sh. MAHARAJ SINGH), maharajacoldstorage@gmail.com, 9719460056	
ARCHITECT'S NAME AND SIGNATURE HEERENDRA SINGH AM3309889/17072023	STRUCTURE ENGINEER
 	
Building Plan Application Number MVDALD/23-24/1345	
Sanctioned On 30 Mar 2024	
Valid Till 05 Apr 2029	
Approved By Shyam Bahadur Singh (Vice Chairman)	
Examined By Anirudh Yadav (Junior engineer)	
Richa Kaushik (Town Planner/Executive Engineer)	
Prasun Dwivedi (Chief Engineer/OSD)	
Arvind Kumar Dwivedi (Secretary)	
Shyam Bahadur Singh (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.

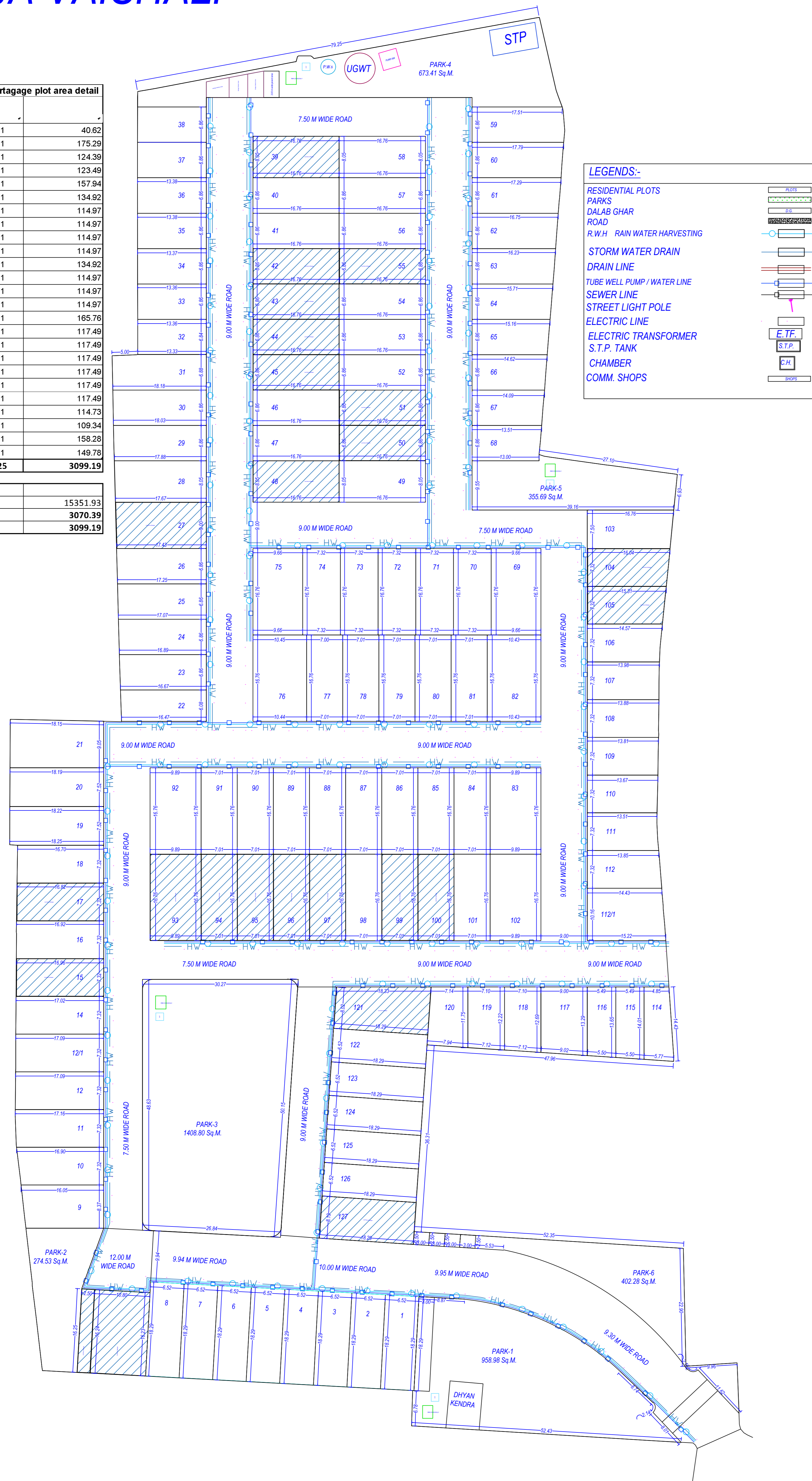
Total Plot Area: -	26886.32	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

MAHARAJA VAISHALI

MAHARAJA VAISHALI

Sl. No.	Description	Area (Sq. M)	Count	Total Area (Sq. M)
1	Convenient Shops	40.62	1	40.62
2	Sector Shopping	175.29	1	175.29
3	15	124.39	1	124.39
4	17	123.49	1	123.49
5	27	157.94	1	157.94
6	39	134.92	1	134.92
7	42	114.97	1	114.97
8	43	114.97	1	114.97
9	44	114.97	1	114.97
10	45	114.97	1	114.97
11	48	134.92	1	134.92
12	50	114.97	1	114.97
13	51	114.97	1	114.97
14	55	114.97	1	114.97
15	93	165.76	1	165.76
16	94	117.49	1	117.49
17	95	117.49	1	117.49
18	96	117.49	1	117.49
19	97	117.49	1	117.49
20	99	117.49	1	117.49
21	100	117.49	1	117.49
22	104	114.73	1	114.73
23	105	109.34	1	109.34
24	121	158.28	1	158.28
25	127	149.78	1	149.78
25	Total			3099.19

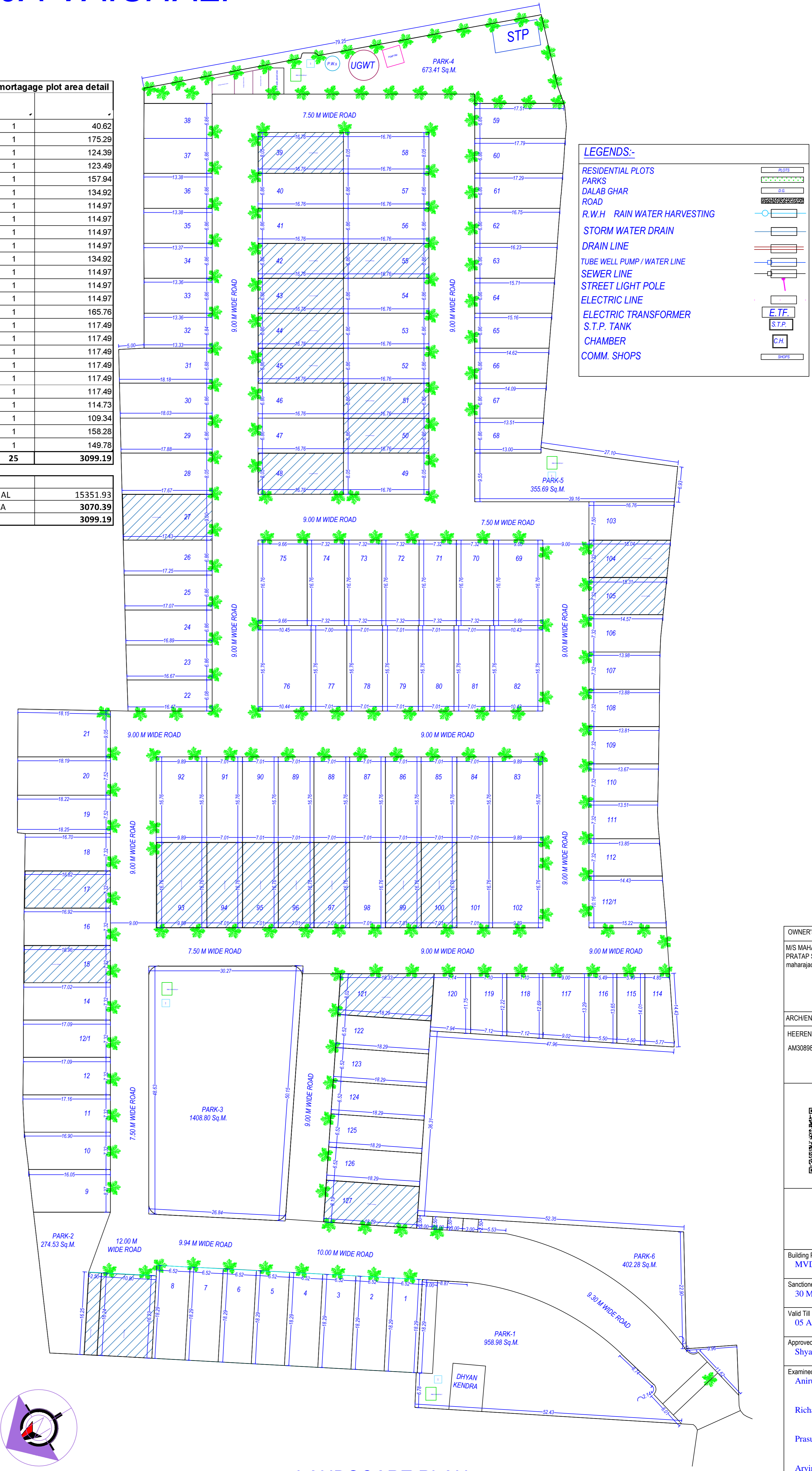
REQUIRE MORTGAGE AREA	
TOTAL PLOTTED AREA WITH COMMERCIAL	15351.93
MORTGAGE AREA =20% OF TOTAL AREA	3070.39
PROPOSED MORTGAGE AREA	3099.19



SERVICE PLAN

Sl. No.	Description	Area (Sq. M)	Count	Total Area (Sq. M)
1	Convenient Shops	40.62	1	40.62
2	Sector Shopping	175.29	1	175.29
3	15	124.39	1	124.39
4	17	123.49	1	123.49
5	27	157.94	1	157.94
6	39	134.92	1	134.92
7	42	114.97	1	114.97
8	43	114.97	1	114.97
9	44	114.97	1	114.97
10	45	114.97	1	114.97
11	48	134.92	1	134.92
12	50	114.97	1	114.97
13	51	114.97	1	114.97
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23	105	109.34	1	109.34
24	121	158.28	1	158.28
25	127	149.78	1	149.78
25	Total			3099.19

REQUIRE MORTGAGE AREA	
TOTAL PLOTTED AREA WITH COMMERCIAL	15351.93
MORTGAGE AREA =20% OF TOTAL AREA	3070.39
PROPOSED MORTGAGE AREA	3099.19



LANDSCAPE PLAN

OWNER'S NAME AND SIGNATURE
 M/S MAHARAJA REALTECH (BY PARTNER - Sh. HARENDRA PRATAP SINGH S/o Sh. MAHARAJ SINGH JI),
 maharajacollstorage@gmail.com, 9719404056

ARCHENGE'S NAME AND SIGNATURE | STRUCTURE ENGINEER
 HEERENDRA SINGH
 ANS3968891707323

Mathura-Vindavan Development Authority

Building Plan Application Number
 MVDALD/23-24/1345

Sanctioned On
 30 Mar 2024

Valid Till
 05 Apr 2029

Approved By
 Shyam Bahadur Singh (Vice Chairman)

Examined By
 Anirudh Yadav (Junior engineer)

Richa Kaushik (Town Planner/Executive Engineer)

Prasun Dwivedi (Chief Engineer/OSD)

Arvind Kumar Dwivedi (Secretary)

Shyam Bahadur Singh (Vice Chairman)

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Total Coverage Area:-	0.00	Total BUA Area:-	0.00