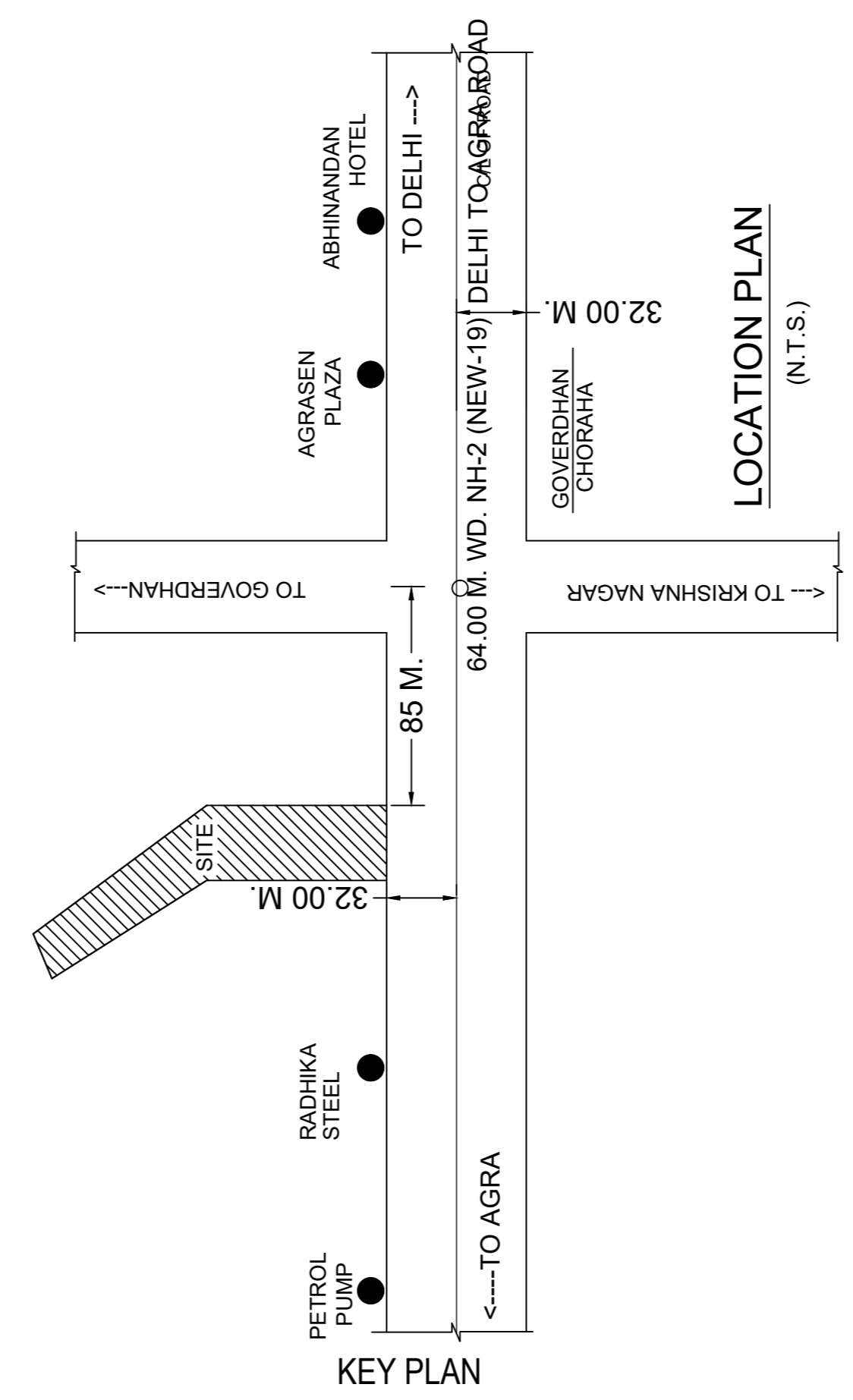


SITE PLAN (SCALE 1:100)



KEY PLAN

AREA STATEMENT		VERSION NO. : 1.0.88		
PROJECT DETAIL <td>VERSION DATE: 10/05/2023</td>		VERSION DATE: 10/05/2023		
Authority: Mathura Vrindavan Development Authority	Plot Use: Commercial			
Authority/Class Category: C	Plot Sub-Use: Retail Shop			
Authority/Grade: Development Authority (DA)	Development Plan: Master Plan			
Case Track: Regular	Land Use Zone: Residential Use Zone			
Project Type: Building Permission	Land Sub-Use Zone: Residential Zone			
Nature of Development: NEW	LAYOUT Type: NA			
Development Area: Developed Area				
Sub-Development Area: City Area				
Special Project: NA				
Site Address: District Mathura, Tehsil Mathura-Sadar				
Village Mathura Bangar				
AREA DETAILS:		Sq.Mts.		
1. Area of Plot As per record		602.00		
Document Area		601.77		
As per site condition		590.34		
Area of Plot Considered		590.34		
2. Deduction for				
(a) Proposed roads		11.43		
Road Widening Area		11.43		
(b) Any reservations		0.00		
(Total a + b)		22.86		
3. Net Area of plot (1 - 2) AREA OF PLOT		567.48		
Plot Area For Coverage		567.48		
Plot Area For FAR		567.48		
Perm. FAR Area (1.50)		851.22		
Total Perm. FAR area (1.50)		851.22		
4. Total Built up area permissible at:				
Permissible Coverage Area (80.00%)		354.22		
Proposed Coverage Area (49.61%)		282.63		
Total Prop. Coverage Area (49.61%)		282.63		
Balance coverage area (10.40%)		61.37		
5. Proposed Area at				
Basement Floor	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Basement Floor	288.63	0.00	0.00	0.00
Ground Floor	290.18	0.00	290.18	0.00
First Floor	290.18	0.00	287.08	0.00
Second Floor	290.18	0.00	287.08	0.00
Terrace Floor	21.22	0.00	21.22	0.00
Total Area	1180.39	0.00	864.34	0.00
Total FAR Area			864.34	
Total Built up Area			1180.40	
Proposed F.S.I. consumed			1.46	
6. Tenement Proposed At:				
G.F.			1.00	
M.Floors			2.00	
5. Total Tenements (3 + 4)			3	
E. Parking Statement				
1. Parking Space Required as per Regulations			123.75	
2. Proposed Parking Spaces			315.15	

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

Building Name	Building Use	Building Sub-Use	Building Group	Building Type	Building Structure	No. of Non-Residential Units	Floor Name	Floor Use	Floor Sub-Use	FAR Name	FAR Use	FAR Sub-Use
A (COMMERCIAL)	Commercial	Retail Shop	-	Lowrise Building	-	3	BASEMENT FLOOR PLAN	Commercial - Parking	Retail Shop	COMMERCIAL	Commercial	Retail Shop
							GROUND FLOOR PLAN	Commercial	Retail Shop	COMMERCIAL	Commercial	Retail Shop
							FIRST FLOOR PLAN	Commercial	Retail Shop	COMMERCIAL	Commercial	Retail Shop
							SECOND FLOOR PLAN	Commercial	Retail Shop	COMMERCIAL	Commercial	Retail Shop
							TERRACE FLOOR PLAN	Commercial	Retail Shop	COMMERCIAL	Commercial	Retail Shop

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Mummy	Lift	Lift Machine	Ramp	Parking	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
A (COMMERCIAL)	1	1188.40	VShaft	8.01	1180.39	17.94	9.30	3.28	92.29	193.24	864.34	03
Grand Total:	1	1188.40		8.01	1180.39	17.94	9.30	3.28	92.29	193.24	864.34	03

Required Parking (Table 7a)	
Building Name	Car
A (COMMERCIAL)	9
Total:	9

Buildingwise Floor FAR Details		
Floor Name	Building Name	Total
	A (COMMERCIAL)	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)
Basement Floor	288.63	0.00
Ground Floor	290.18	290.18
First Floor	290.18	287.08
Second Floor	290.18	287.08
Terrace Floor	21.22	21.22
Total:	1180.39	864.34

OWNER'S NAME AND SIGNATURE  
 SHUBHAM LAXMI CREATIVE BUILDCON PVT.LTD.  
 ishshubhamjindal@gmail.com, 705626335

ARCHITECT'S NAME AND SIGNATURE  
 Prateek Kumar  
 CA2017/81697

Mathura-Vrindavan Development Authority



SCHEDULE OF WINDOW/VENTILATION:			
BUILDING NAME	NAME	LENGTH	HEIGHT
A (COMMERCIAL)	V	1.75	1.00

Staircase Checks (Table 8a-1)					
Floor Name	Start/Case Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.53	0.307	0.143	0.85
FIRST FLOOR PLAN	STAIRCASE	1.53	0.307	0.143	0.85
SECOND FLOOR PLAN	STAIRCASE	1.53	0.307	0.143	0.85
TERRACE FLOOR PLAN	STAIRCASE	1.53	0.307	0.000	0.85

Tree Details (Table 3h)			
Plot	Name	No. of Trees	Prop
PLOT	Tree	9	9

Parking Check (Table 7b)			
Vehicle Type	Regd.	Prop.	
	No.	Area	No.
Equivalent Car Space	-	-	9
Total Car	9	-	9
Other parking	-	-	123.75
Total	-	-	247.50

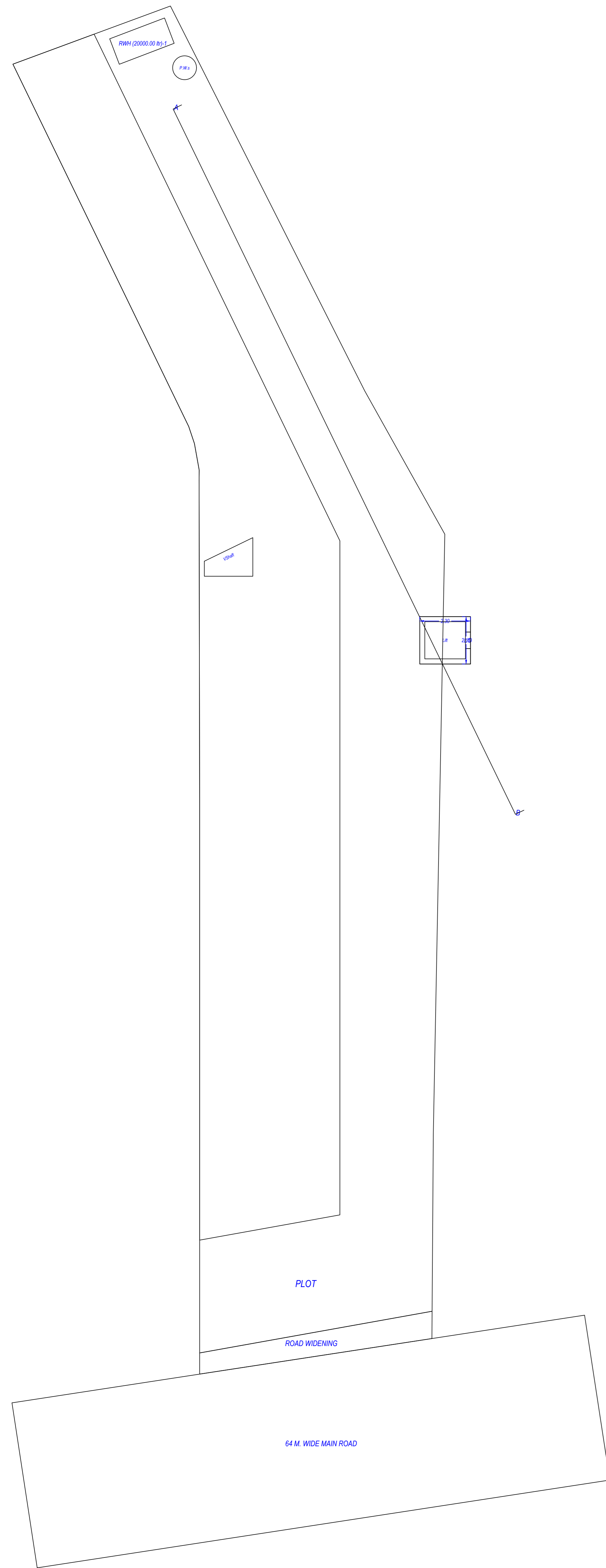
UnIBUA Table for Building A (COMMERCIAL)												
Floor	Name	UnIBUA Type	Net UnIBUA Area	Gross UnIBUA Area	Deductions From Gross UnIBUA/Area in Sq.mt.	UnIBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit			
GROUND FLOOR PLAN	GROUND FLOOR COMMERCIAL	SHOP	292.85	292.85	3.10	2.67	287.08	8.47	17.82	260.79	01	
			Total	292.85	292.85	3.10	2.67	287.08	8.47	17.82	260.79	01
			Typical Floor = 1	292.85	292.85	3.10	2.67	287.08	8.47	17.82	260.79	01
FIRST FLOOR PLAN	FIRST FLOOR COMMERCIAL	SHOP	292.85	292.85	3.10	2.67	287.08	8.47	17.82	260.79	01	
			Total	292.85	292.85	3.10	2.67	287.08	8.47	17.82	260.79	01
			Typical Floor = 1	292.85	292.85	3.10	2.67	287.08	8.47	17.82	260.79	01
SECOND FLOOR PLAN	SECOND FLOOR COMMERCIAL	SHOP	292.85	292.85	3.10	2.67	287.08	8.47	17.82	260.79	01	
			Total	292.85	292.85	3.10	2.67	287.08	8.47	17.82	260.79	01
			Typical Floor = 1	292.85	292.85	3.10	2.67	287.08	8.47	17.82	260.79	01
Total	-	-	878.55	878.55	9.31	8.00	861.24	25.42	53.47	792.37	03	

Building A (COMMERCIAL)											
Floor Name	Gross Built up Area	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Mummy	Lift	Lift Machine	Ramp	Parking	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
Basement Floor	288.63	0.00	288.63	0.00	3.10	0.00	92.29	193.24	0.00	0.00	00
Ground Floor	290.18	0.00	290.18	0.00	0.00	0.00	0.00	0.00	290.18	290.18	01
First Floor	292.85	2.67	290.18	0.00	3.10	0.00	0.00	0.00	287.08	287.08	01
Second Floor	292.85	2.67	290.18	0.00	3.10	0.00	0.00	0.00	287.08	287.08	01
Terrace Floor	21.22	0.00	21.22	17.94	0.00	3.28	0.00	0.00	0.00	0.00	00
Floor Total:	1188.41	8.01	1180.40	17.94	9.30	3.28	92.29	193.24	864.34	864.34	03
Total Number of Same Buildings	1										
Total:	1188.41	8.01	1180.40	17.94	9.30	3.28	92.29	193.24	864.34	864.34	03

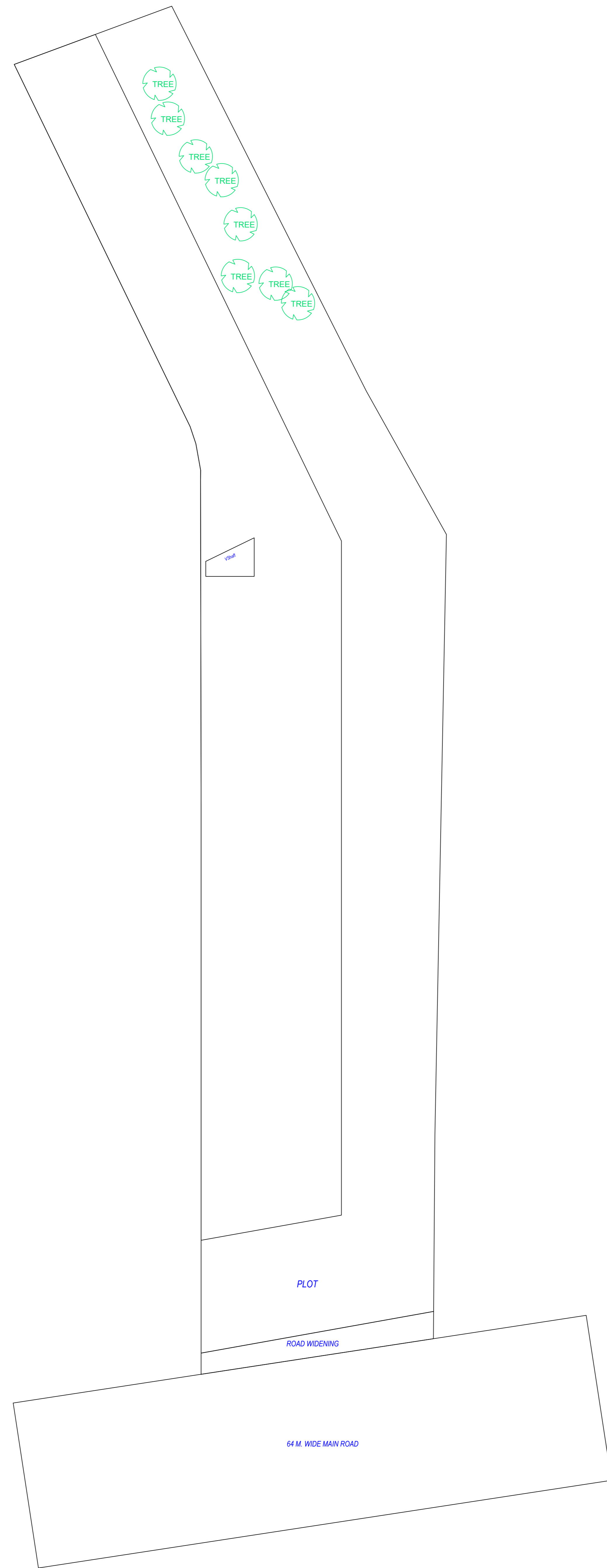
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 2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area: -	590.36	Total FAR Area: -	864.34
Total Coverage Area: -	292.85	Total BUA Area: -	1180.40

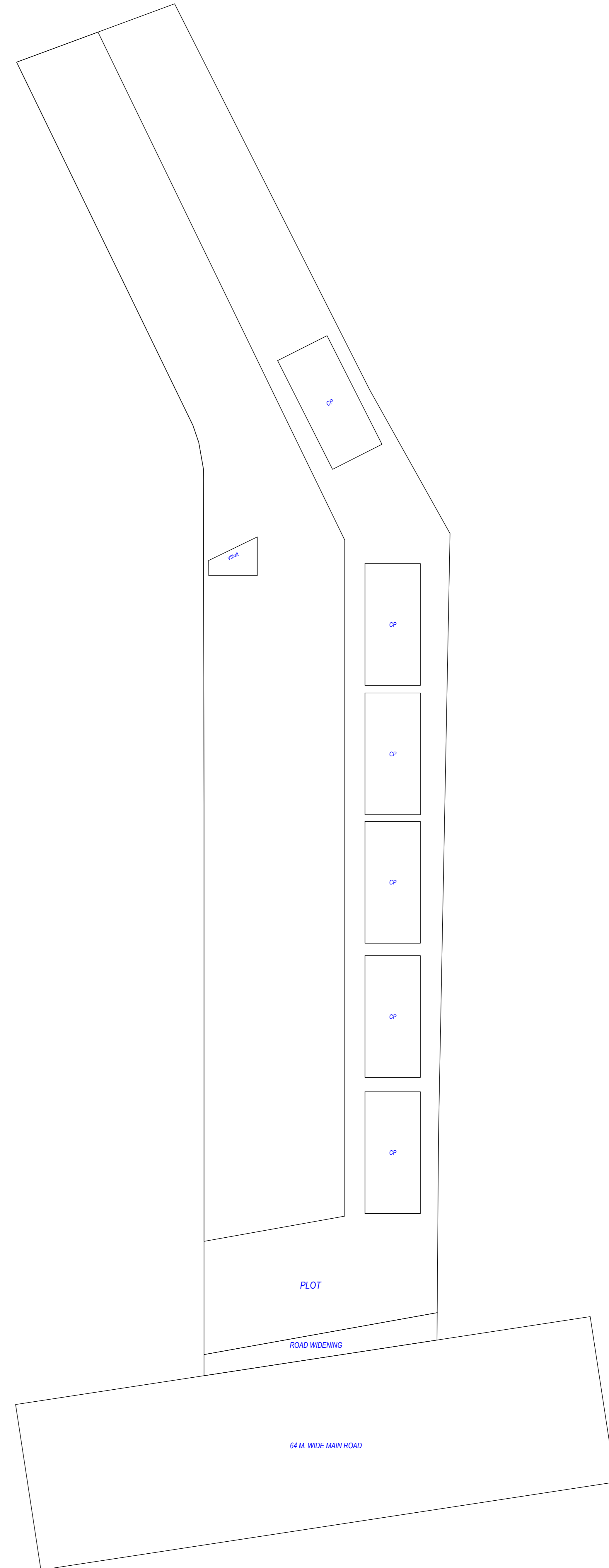
Approved By  
 Nagendra Pratap (Vice Chairman)  
 Examined By  
 DEEP SIKHAR GUPTA (Junior engineer)  
 Anirudh Yadav (Junior engineer)  
 kaushendra Chaudhary (Town Planner/Executive Engineer)  
 PRASUN DWIVEDI (Chief Engineer/OSD)  
 Rajesh Kumar (Secretary)  
 Nagendra Pratap (Vice Chairman)



SERVICE PLAN



LANDSCAPE PLAN

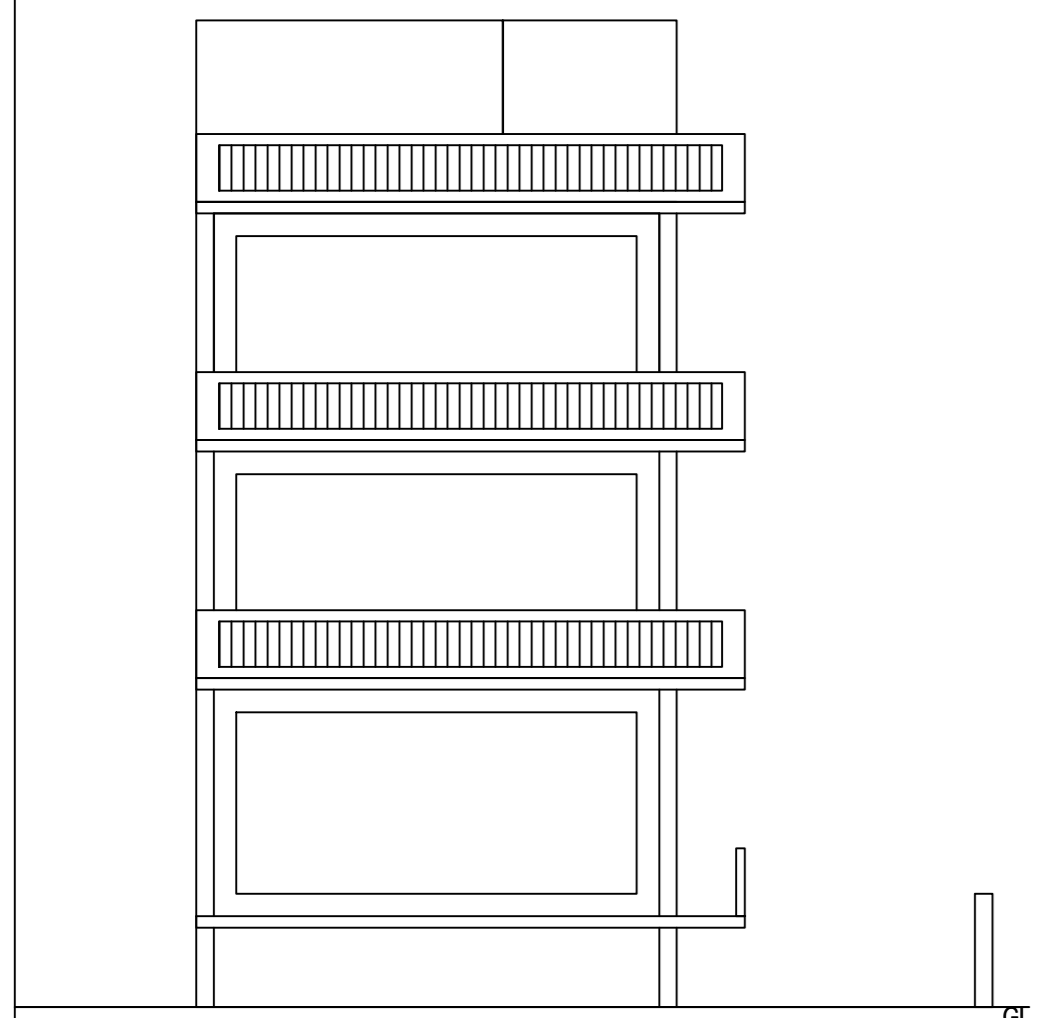


PARKING PLAN

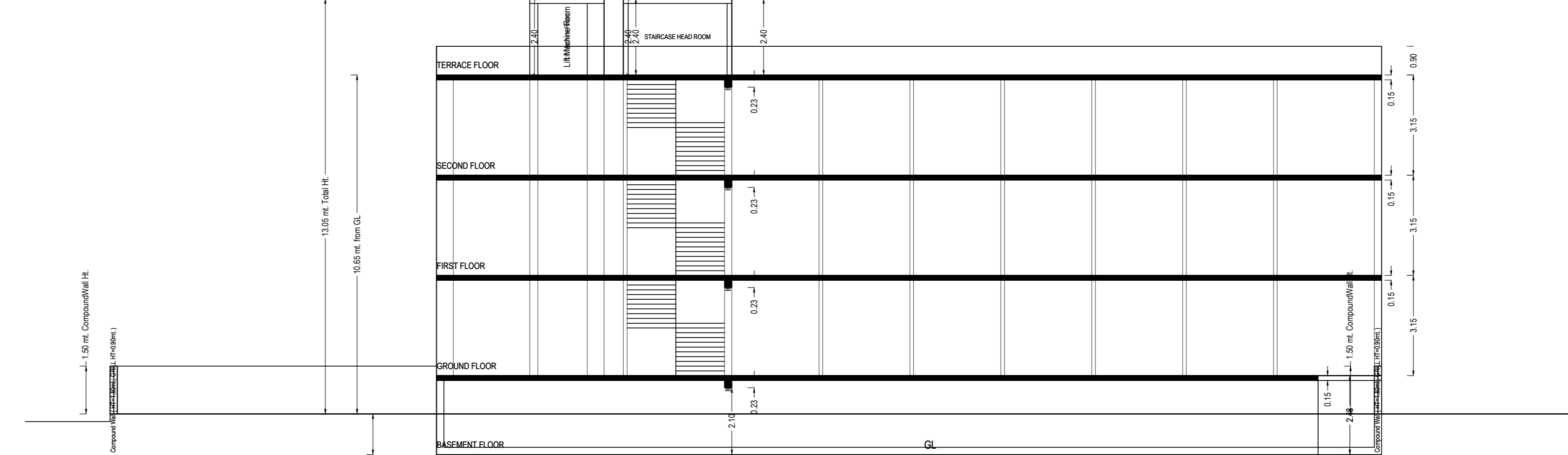
OWNER'S NAME AND SIGNATURE SHUBHAM LAXMI CREATIVE BUILDCON PVT LTD, ishshubhamjindal@gmail.com, 705626335	
ARCHITECT'S NAME AND SIGNATURE Pranod Kumar CA2017/81697	ENGINEER  MATHURA-VINDAVAN DEVELOPMENT AUTHORITY
Building Plan Application Number M/DA/BP/22-23/1234	
Sanctioned On 27 Oct 2023	
Valid Till 26 Dec 2028	
Approved By Nagendra Pratap (Vice Chairman)	
Examined By DEEP SIKHAR GUPTA (Junior engineer) Anirudh Yadav (Junior engineer) kaushendra Chaudhary (Town Planner/Executive Engineer)	
PRASUN DWIVEDI (Chief Engineer/OSD)	
Rajesh Kumar (Secretary)	
Nagendra Pratap (Vice Chairman)	

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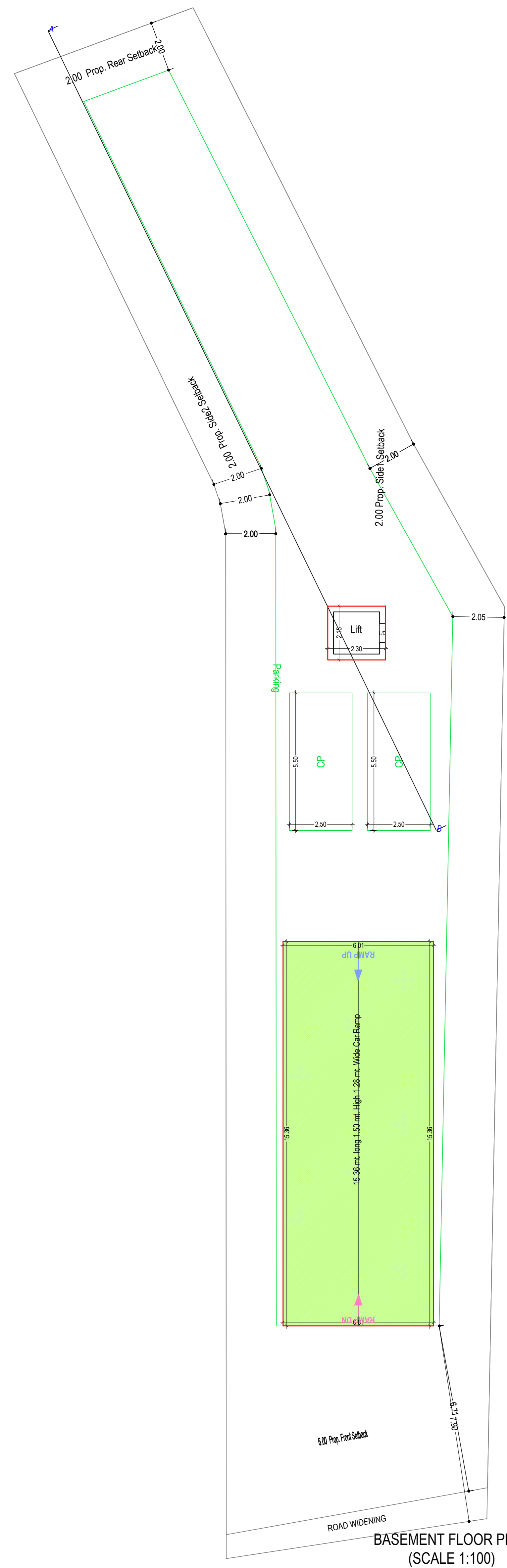
Total Plot Area :-	590.36	Total FAR Area :-	864.34
Total Coverage Area :-	292.85	Total BUA Area :-	1180.40



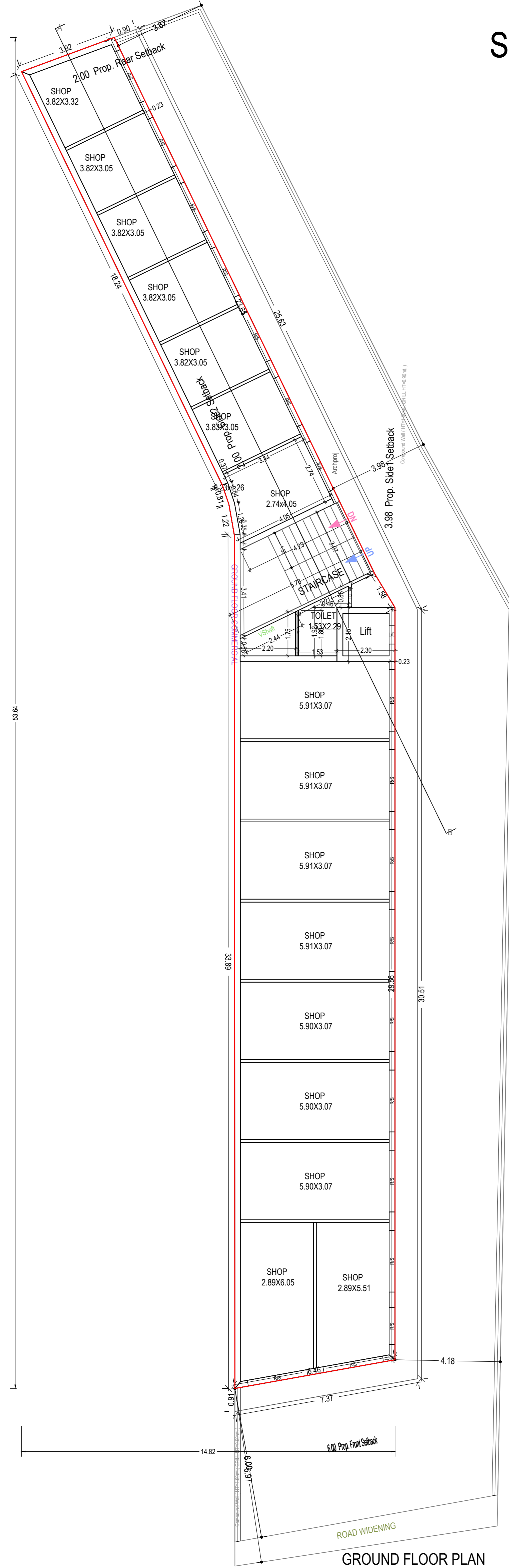
ELEVATION



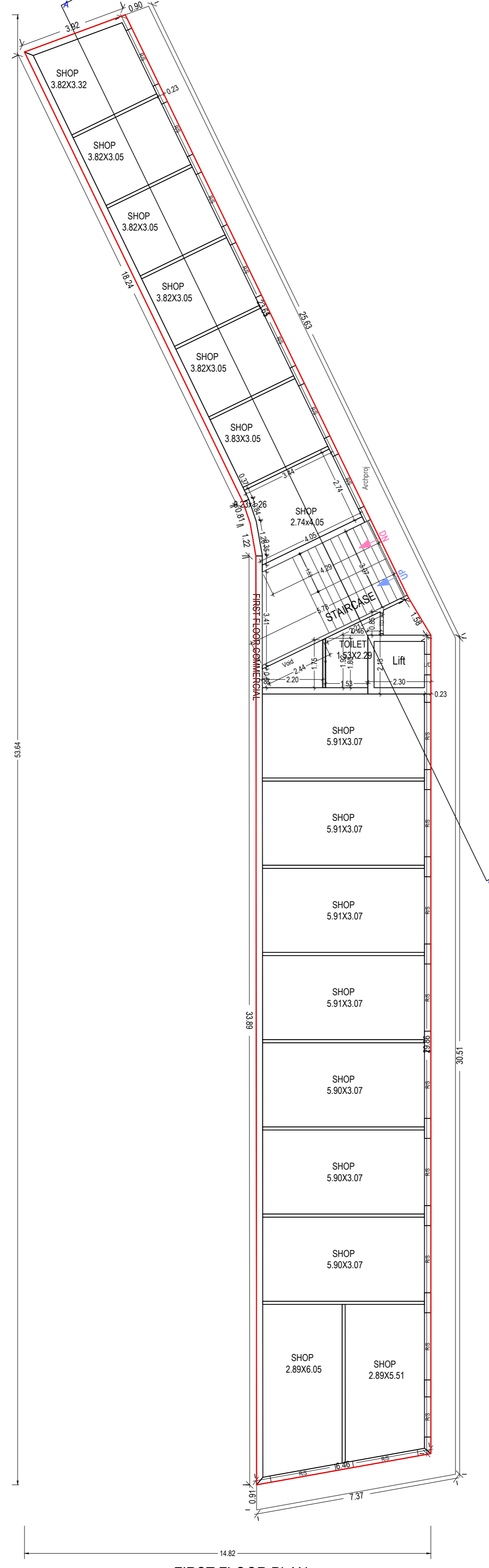
SECTION @ AA



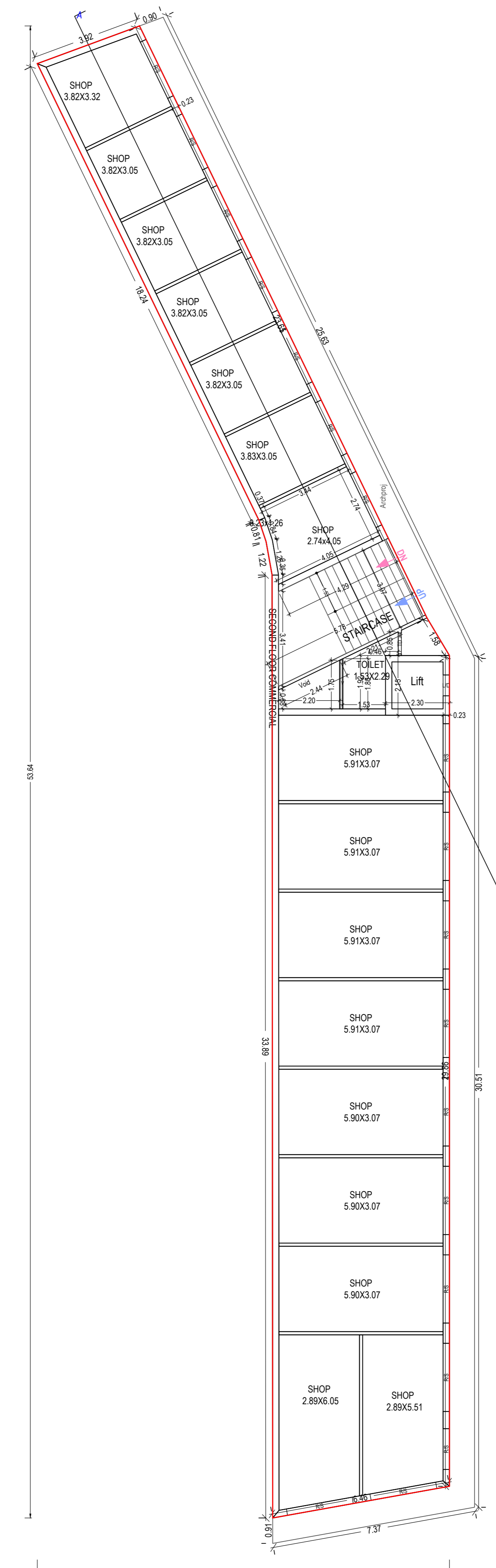
BASEMENT FLOOR PLAN (SCALE 1:100)



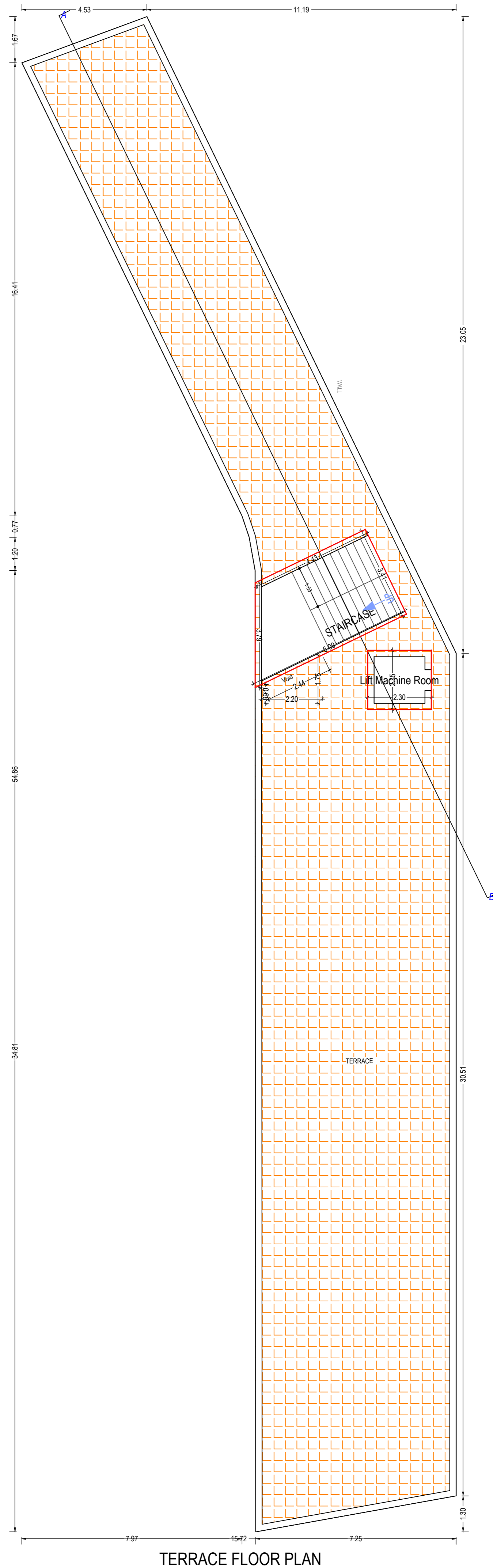
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



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



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



TERRACE FLOOR PLAN (SCALE 1:100)

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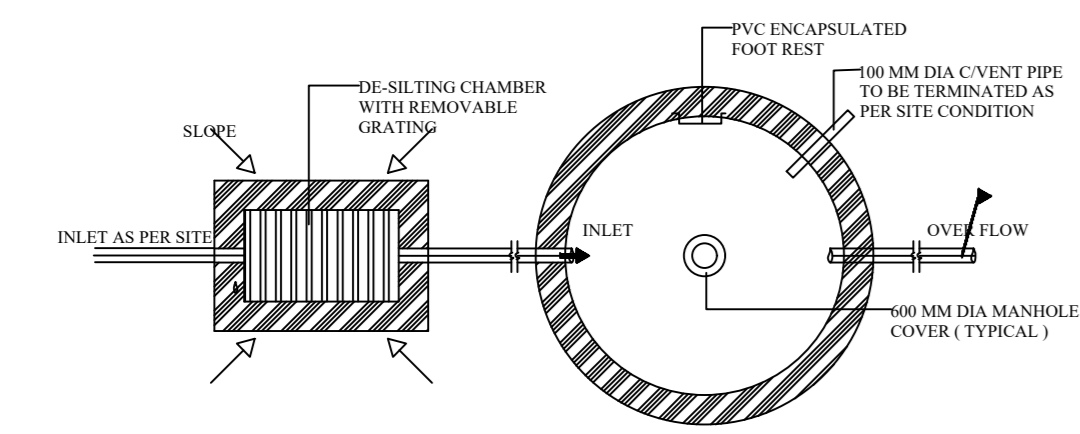
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Total Coverage Area: -	292.85	Total BUA Area: -	1180.40

OWNER'S NAME AND SIGNATURE  
 SHUBHAM LAXMI CREATIVE BUILDCON PVT LTD,  
 ishshubhamjindal@gmail.com, 705626335

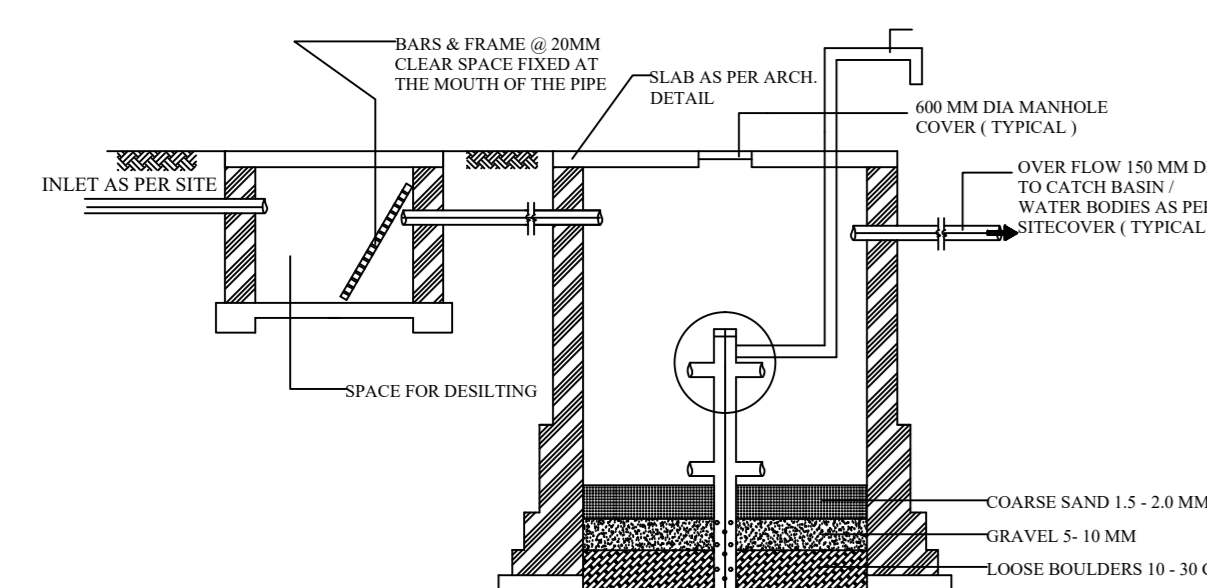
ARCHITECT'S NAME AND SIGNATURE  
 Prateek Kumar  
 CA2017/81697

Mathura-Vrindavan Development Authority

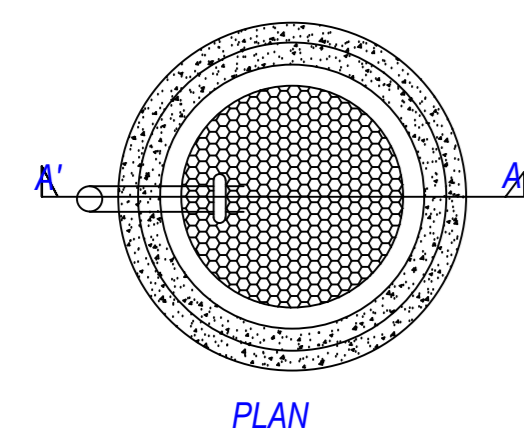
Building Plan Application Number  
 MVDA/BP/22-23/1234  
 Sanctioned On  
 27 Oct 2023  
 Valid Till  
 26 Dec 2028  
 Approved By  
 Nagendra Pratap (Vice Chairman)  
 Examined By  
 DEEP SIKHAR GUPTA (Junior engineer)  
 Anirudh Yadav (Junior engineer)  
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 PRASUN DWIVEDI (Chief Engineer/OSD)  
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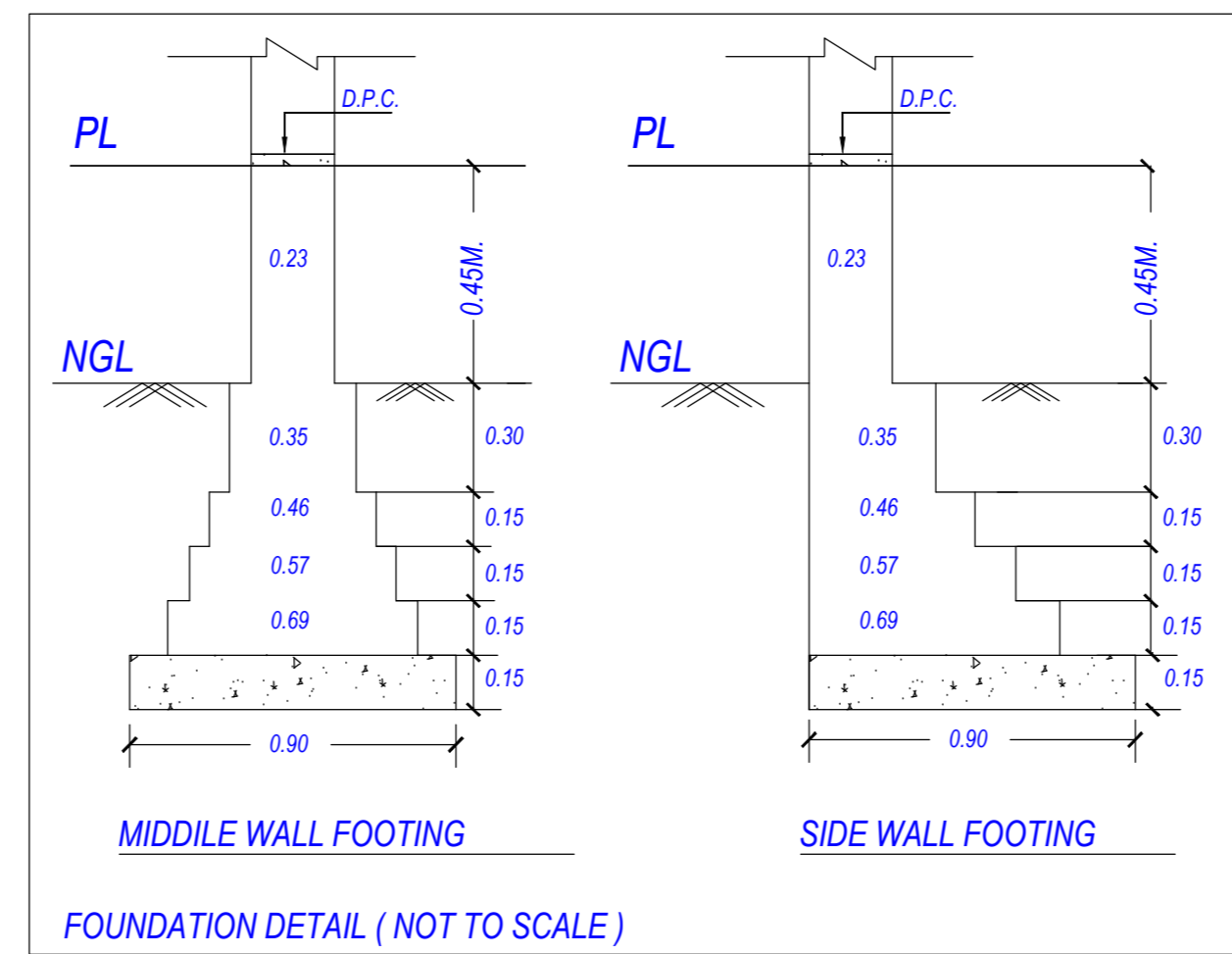
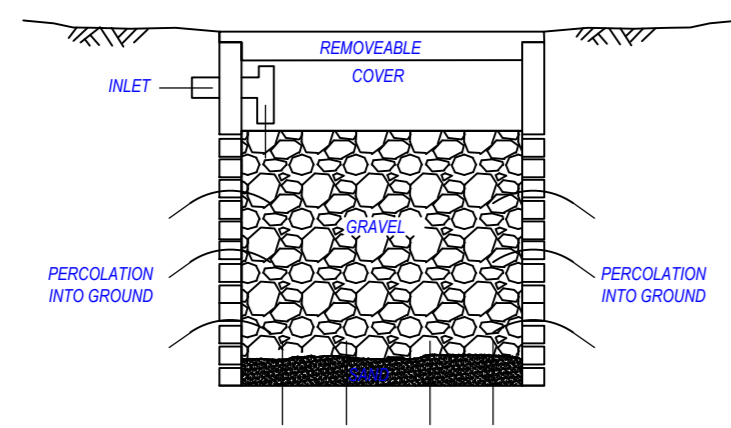
RAIN WATER HARVESTIN SYSTEM PLAN



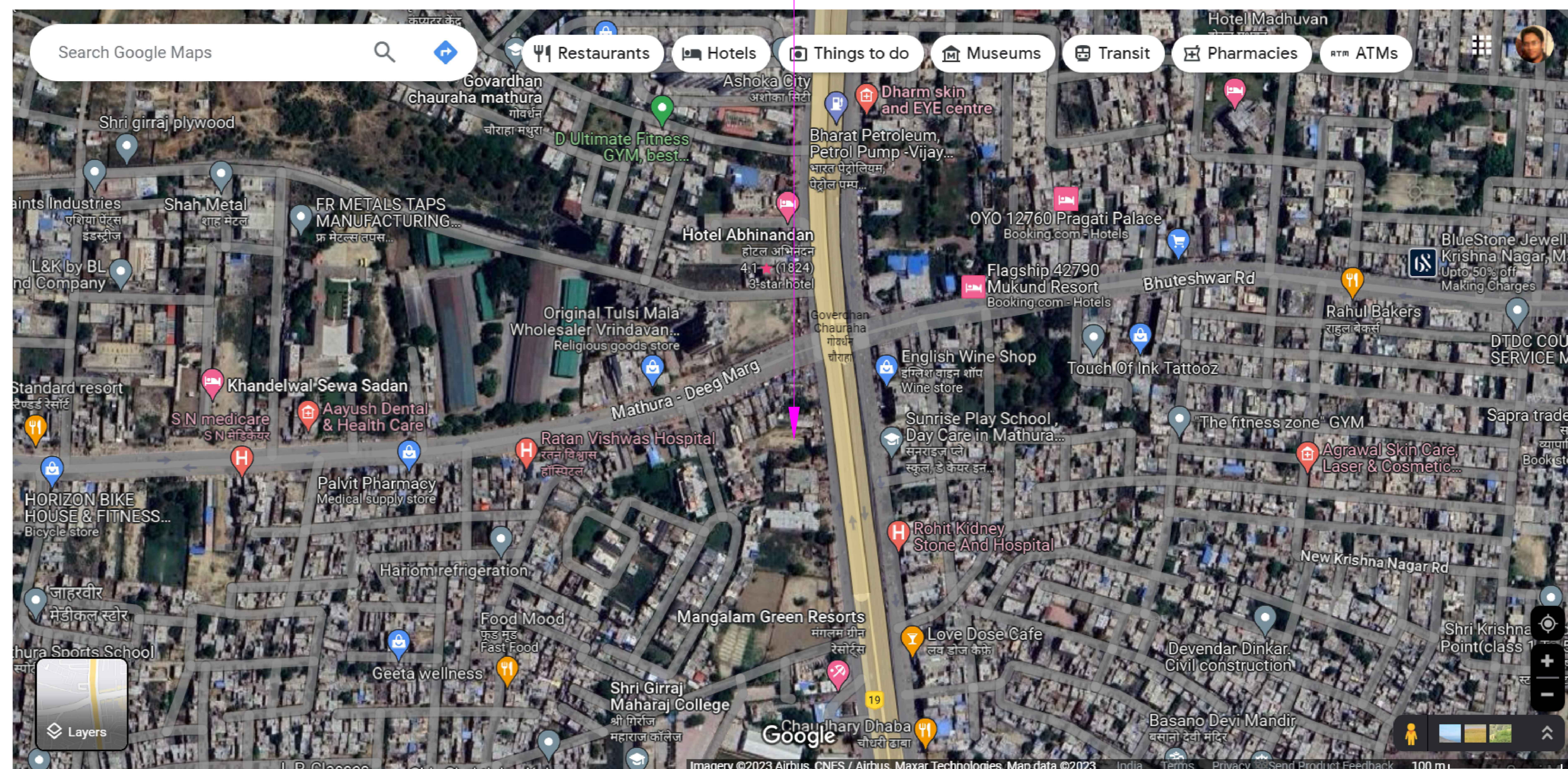
SECTION RAIN WATER HARVESTIN SYSTEM



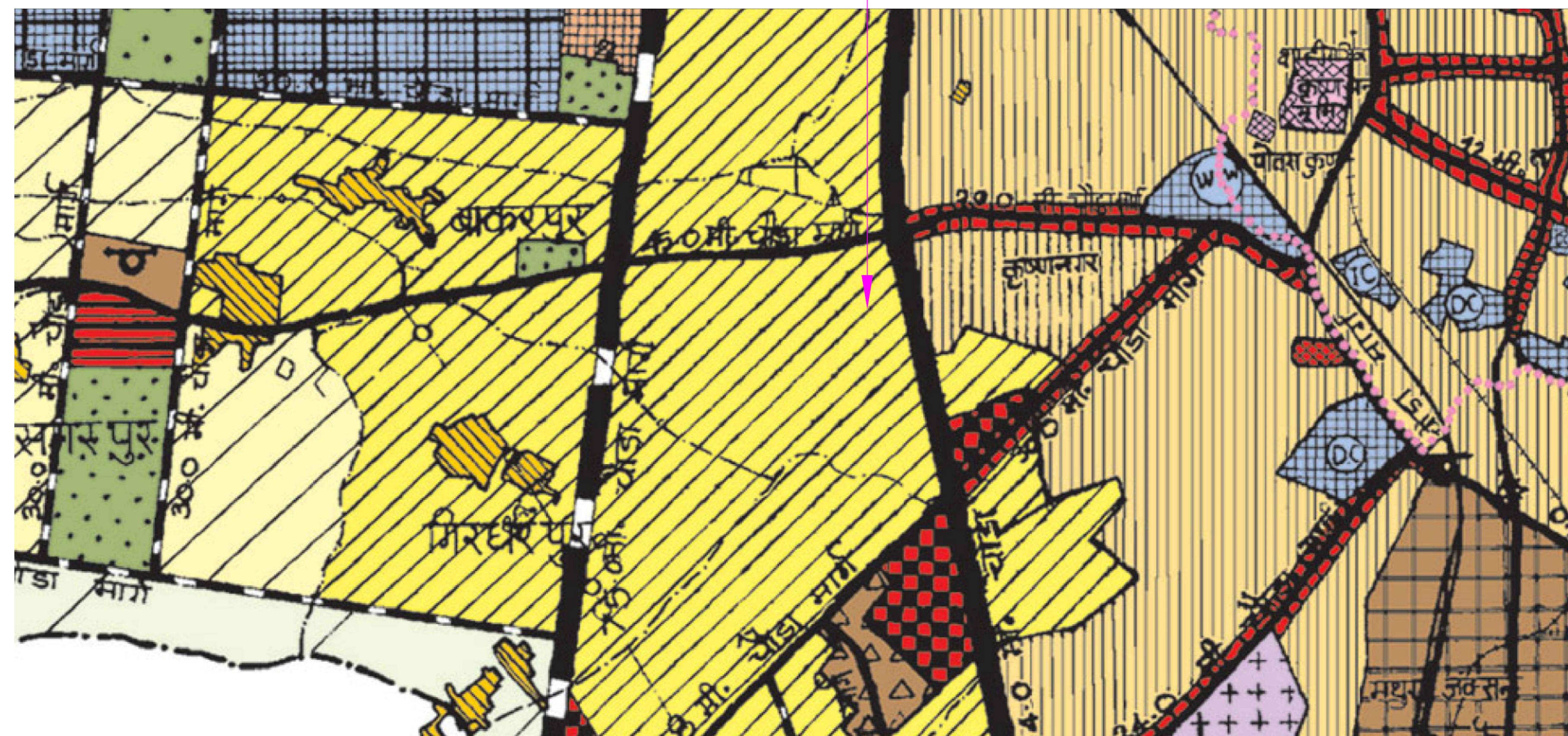
Percolation Well Details



FOUNDATION DETAIL (NOT TO SCALE)



GOOGLE PLAN



MASTER PLAN

AREA CHART :-

	SQM	%AGE
TOTAL PLOT AREA	602.00	
ROAD WIDENING AREA	11.5345	
REMAINING PLOT AREA	590.4655	100.00

LEGEND :-

PROPOSED CONSTRUCTION	[Symbol]
DRAINAGE LINE	[Symbol]

PROPOSED PLAN FOR "URBAN STREET" A COMMERCIAL BUILDING PLOT ON KHASRA NO.- 535 & OLD 1321, 1323 NEW - 534 MAUZA - MATHURA BANGAR, TEHS. & DISTT - MATHURA

OWNER :- SHUBHAM LAXMI CREATIVE BUILDCON PVT. LTD

NORTH

APPLICANT SIGN

VASTUVA ARCHITECTS

SCALE :- NTS

DATE: DRG NO

ENGR SIGN

- SPECIFICATION :-
- 1:4:8 P.C.C. IN FOUNDATION
  - 2:1:4 R.C.C. IN SLAB, BEAM & LINTEL.
  - 1st CLASS BRICK WORK IN FOUNDATION AND SUPAR STRUCTURE.
  - 12MM THICK PLASTER IN (1:6) CEMENT SAND MORTAR.
  - MARBLE CHIPS FLOORING.

OWNER'S NAME AND SIGNATURE  
SHUBHAM LAXMI CREATIVE BUILDCON PVT LTD,  
ishubhamjindal@gmail.com, 7050626335

ARCHENGS NAME AND SIGNATURE  
Pranod Kumar  
CA2017/16197



Building Plan Application Number  
M/DA/BP/22-23/1234

Sanctioned On  
27 Oct 2023

Valid Till  
26 Dec 2028

Approved By  
Nagendra Pratap (Vice Chairman)

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Anirudh Yadav (Junior engineer)

kaushendra Chaudhary (Town Planner/Executive Engineer)

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