

File No	ADALD/23-24/0400	Sheet	1 / 4
Submission Date	2024-03-20	Scale	1:100
VERSION NO. 1.0/04		VERSION DATE: 05/04/2024	
AREA STATEMENT			
PROJECT DETAIL :		Plot Use: Residential	
Authority: Agra Development Authority		Plot SubUse: Plotted Rise development / Plotted Housing	
AuthorityClass: Category B		Development Plan: Master Plan	
AuthorityGrade: Development Authority (DA)		Land Use Zone: Residential use Zone	
CaseTrack: Regular		Land SubUse Zone: Residential Zone	
Project Type: Layout Development		Layout Type: NA	
Nature of Development: NEW		Development Area: Undeveloped Area	
SubDevelopment Area: Metro City Area		Development Area: Undeveloped Area	
Special Project: Affordable Housing under Policy 202 (AHP 2021)		Development Area: Undeveloped Area	
Site Address: District Agra, Tehsil Agra,		Development Area: Undeveloped Area	
Village/Khasra:		Development Area: Undeveloped Area	
AREA DETAILS :		Sq.Mts	
1. Area of Plot As per record		-	
Document Area		8686.34	
As per site condition		8686.34	
Area of Plot Considered		8686.34	
2. Deduction for		-	
a)Proposed roads		0.00	
b)Dry reservations		0.00	
Total a + b		0.00	
3. Net Area of plot (1 - 2) AREA OF PLOT		8686.34	
Green and open space		1303.58	
Plot Area For FAR		8686.34	
Perm. FAR Area (2.00)		17372.68	
Total Perm. FAR area (2.00)		17372.68	
6. Permissible Coverage area (70.00 %)		6080.44	
Proposed Coverage Area (%)		0.00	
Total Prop. Coverage Area (%)		0.00	
Balance coverage area (70.00 %)		6080.44	
Proposed Area at:		-	
Total FAR Area		0.00	
Proposed Built up		0.00	
Existing Built up		0.00	
Total FAR Area		0.00	
Accessory/Use Area Added in BuiltUp Area		0.00	
Total BuiltUp Area:		0.00	
Proposed FAR Consumed:		0.00	
C. Tenement Statement		-	
4. Tenement Proposed At:		-	
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)			

Sl. No.	Plot Type	Nos. of Plot	No. of unit in one plot	Total Number of unit	Proposed LIGES
1.	Single Dwelling Unit	4	1	4	-
Total :		4		4	0.00
Number of EWS/LIG unit required (10% LIG)				1.00	0
Number of EWS/LIG unit required (10% EWS)				1.00	0
Total :		4		6	-

Land use analysis/Area distribution (Table 2c)	Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plot Area	4473.23	51.50	
Road Area	2455.75	28.27	
Garbage Collection Center	12.22	0.14	
For internal Area	45.39	0.52	
Sector Shopping	119.45	1.38	
Convenient Shops	190.74	2.20	
Public Open Space	1303.58	15.81	
Excess Paved Area	86.97	0.99	
Total net layout	6886.34	100.00	

Individual Amenity Check b)	Name	Minimum Area	Minimum Count
Convenient Shops	Rept	10.00	1.00
Sector Shopping	Rept	50.00	1.00

Minimum Proposed Units	Plot Name	Total number of Proposed Plots	Plots having area less than 100 Sqmt.
	46	23	42

Tree Details (Table 3h)	Plot	Name	Nos. Of Trees
	Plot	Tree	44

OWNER'S NAME AND SIGNATURE
BEE PEE GEE PEE HOUSING PARTNER SRI VIBHOR AGARWAL & SRI SARJU BANSAL, VIBHORAGARWAL123@GMAIL.COM, 9897690908

ARCHENG'S NAME AND SIGNATURE
Vishnu Upadhyay
CA/2022/148821

Agra Development Authority



Building Plan Application Number
ADALD/23-24/0400

Sanctioned On
21 May 2024

Valid Till
04 Jul 2029

Approved By
Anita Yadav (Vice Chairman)

Examined By
Raj Kapoor (JE)

Satish Chand Rajput (Assistant Engineer)

Raj Kapoor (JE)

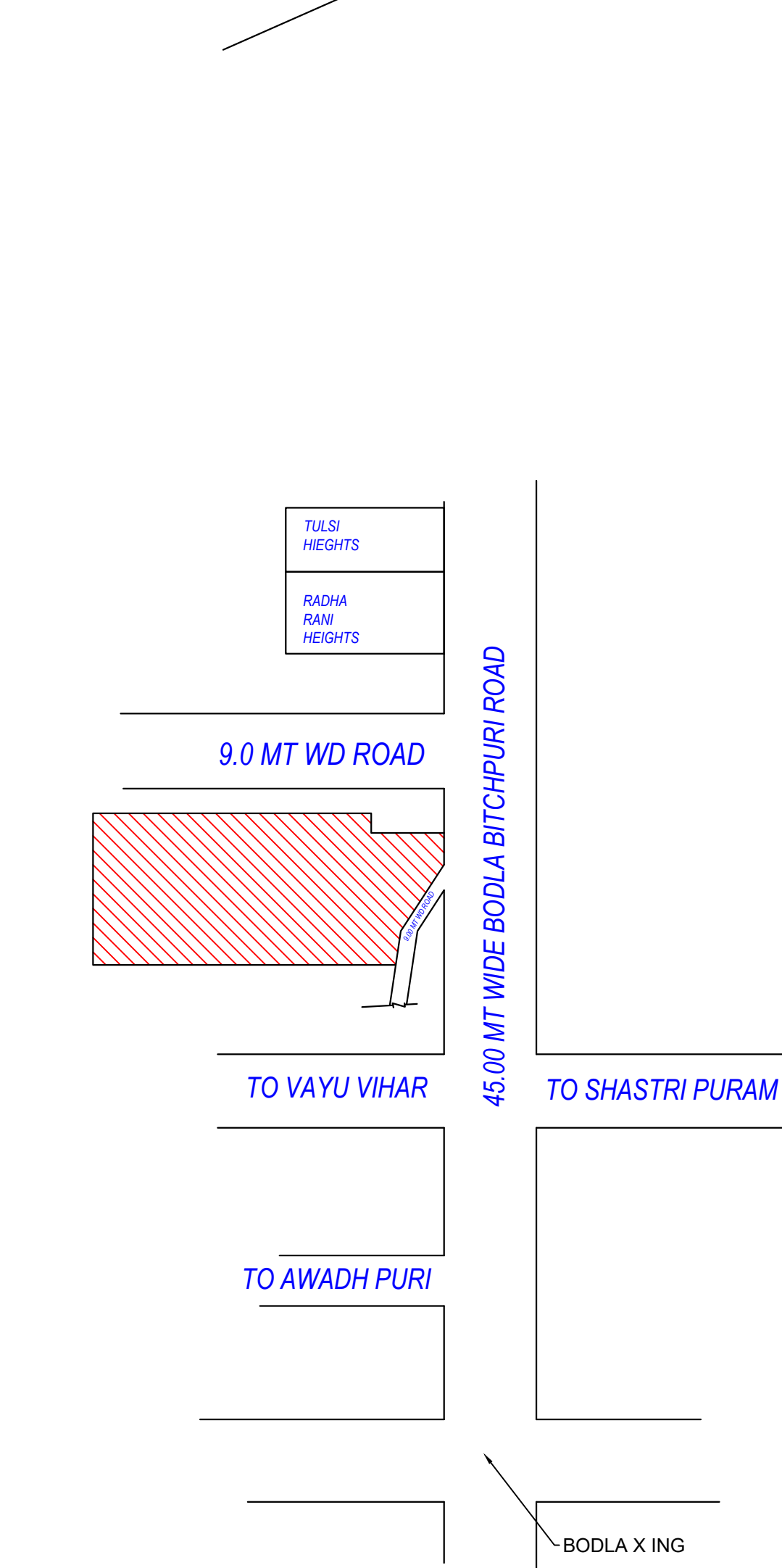
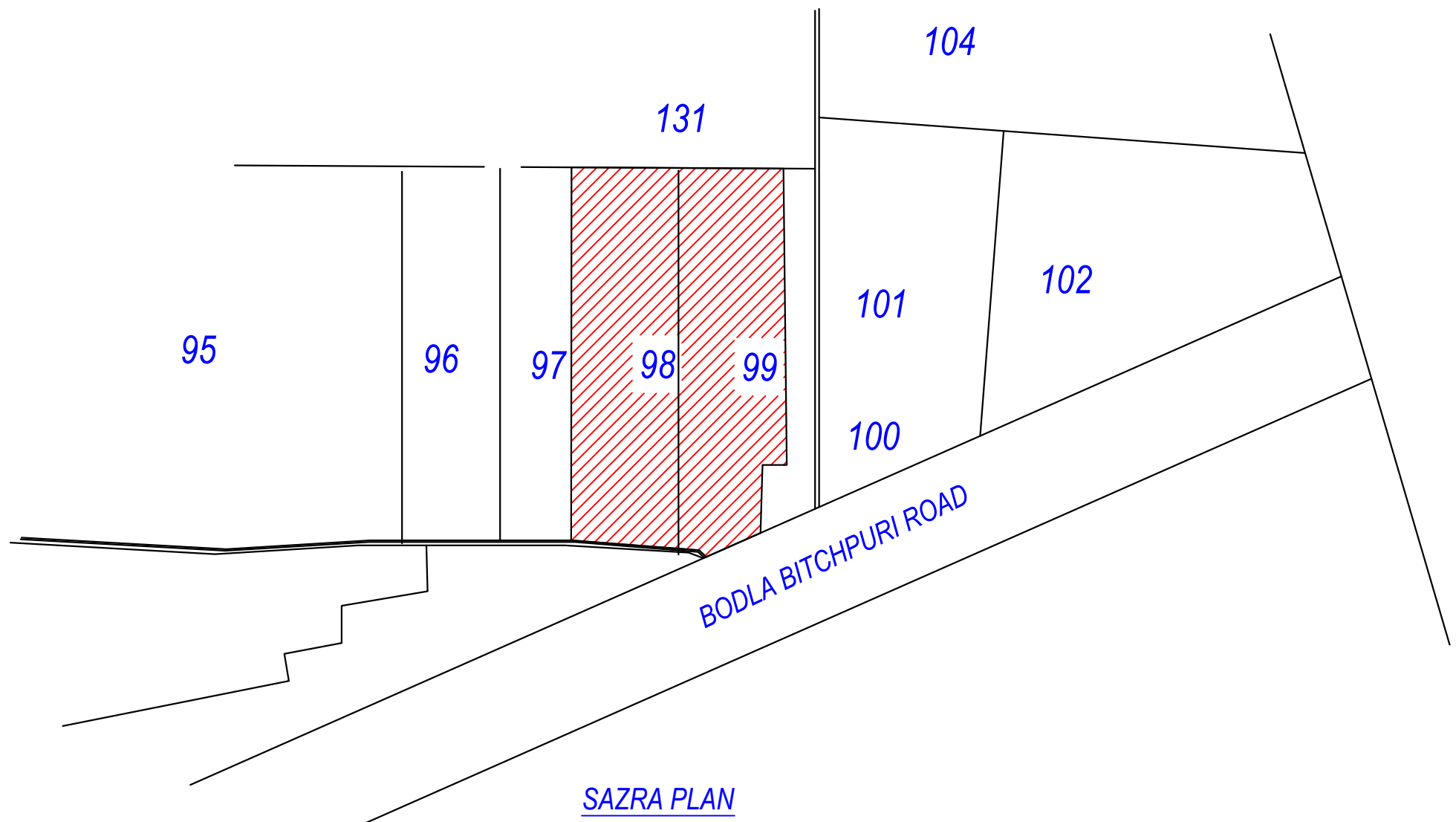
Satish Chand Rajput (Assistant Engineer)

Probbhat Paul (Town Planner)

Probbhat Paul (Chief Town Planner)



LAYOUT PLAN
(Scale - 1:400)



KEY PLAN

Proposed Population Calculation	Plot Name	Use	SubUse	Range	Nos.	Perm. Unit/Plot	Perm. Person/Unit	Total Person/Plot	Total
	03	Residential	Row House		2	10		20	
	12A	Residential	Row House		2	10		20	
	14	Residential	Row House		2	10		20	
	15	Residential	Row House		2	10		20	
	16	Residential	Row House		2	10		20	
	17	Residential	Row House		2	10		20	
	18	Residential	Row House		2	10		20	
	19	Residential	Row House		2	10		20	
	20	Residential	Row House		2	10		20	
	21	Residential	Row House		2	10		20	
	22	Residential	Row House		2	10		20	
	23	Residential	Row House		2	10		20	
	24	Residential	Row House		2	10		20	
	25	Residential	Row House		2	10		20	
	26	Residential	Row House		2	10		20	
	27	Residential	Row House		2	10		20	
	28	Residential	Row House		2	10		20	
	29	Residential	Row House		2	10		20	
	30	Residential	Row House		2	10		20	
	31	Residential	Row House		2	10		20	
	32	Residential	Row House		2	10		20	
	33	Residential	Row House		2	10		20	
	34	Residential	Row House		2	10		20	
	35	Residential	Row House		2	10		20	
	36	Residential	Row House		2	10		20	
	37	Residential	Row House		2	10		20	
	38	Residential	Row House		2	10		20	
	39	Residential	Row House		2	10		20	
	40	Residential	Row House		2	10		20	
	41	Residential	Row House		2	10		20	
	42	Residential	Row House		2	10		20	
	43	Residential	Row House		2	10		20	
	44	Residential	Row House		2	10		20	
	45	Residential	Row House		2	10		20	
	46	Residential	Row House		2	10		20	
	Grand Total:							460	

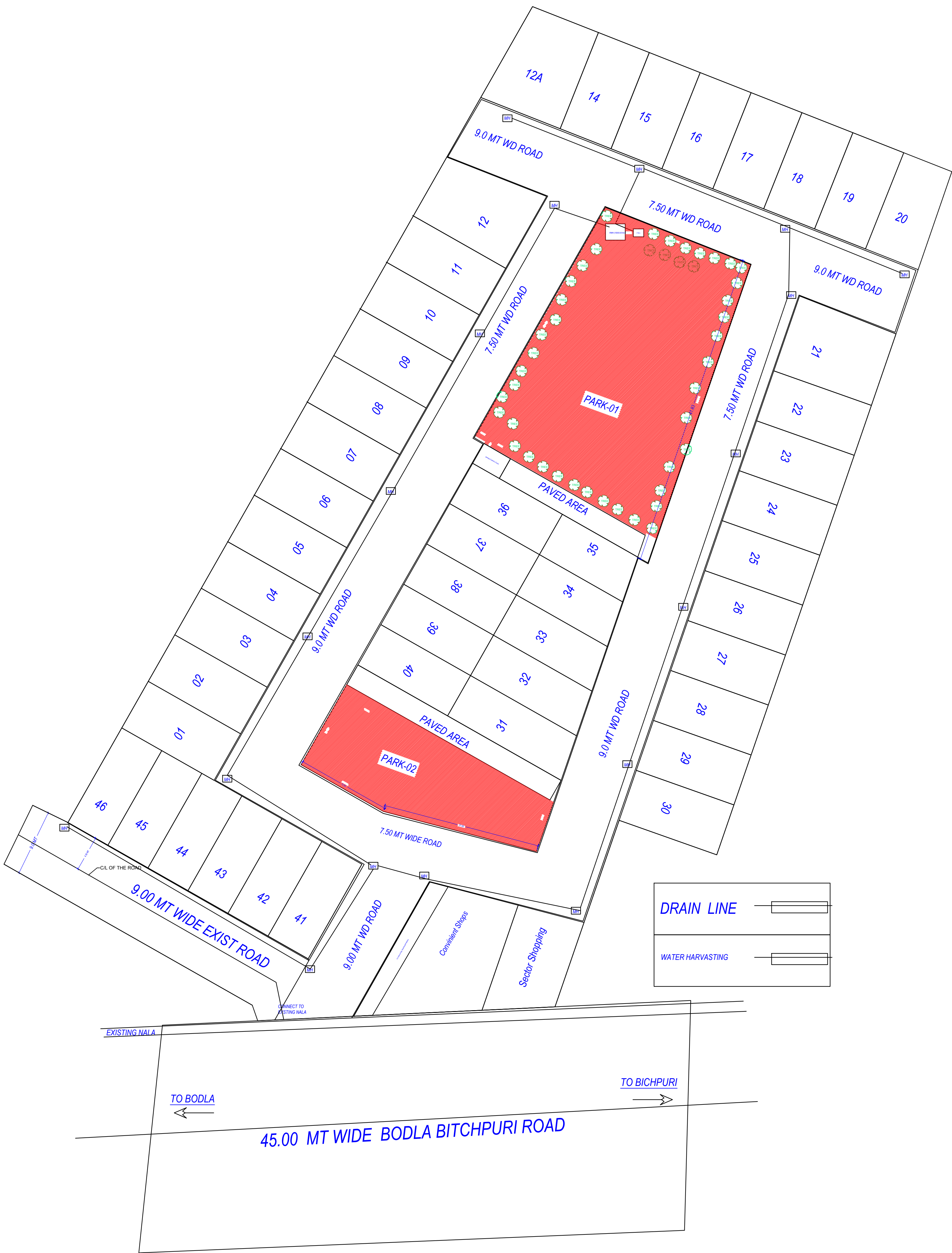
Individual Plot Setback	Plot No.	Plot Type	Front	Side1	Side2	Rear	Coverage	FAR
	12A	9.0 MT WD ROAD	Rept	Prop	Rept	Prop	Prop	Prop
	01	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	02	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	03	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	04	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	05	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	06	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	07	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	08	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	09	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	10	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	11	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	12	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	14	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	15	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	16	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	17	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	18	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	19	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	20	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	21	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	22	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	23	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	24	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	25	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	26	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	27	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	28	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	29	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	30	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	31	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	32	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	33	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	34	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	35	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	36	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	37	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	38	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	39	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	40	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	41	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	42	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	43	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	44	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	45	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00
	46	9.0 MT WD ROAD	1.50	-	-	-	1.50	0.00

Total Plot Area: - 8686.34
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.



SEWER LINE PLAN



DRAIN LINE & WATER HARVESTING PLAN

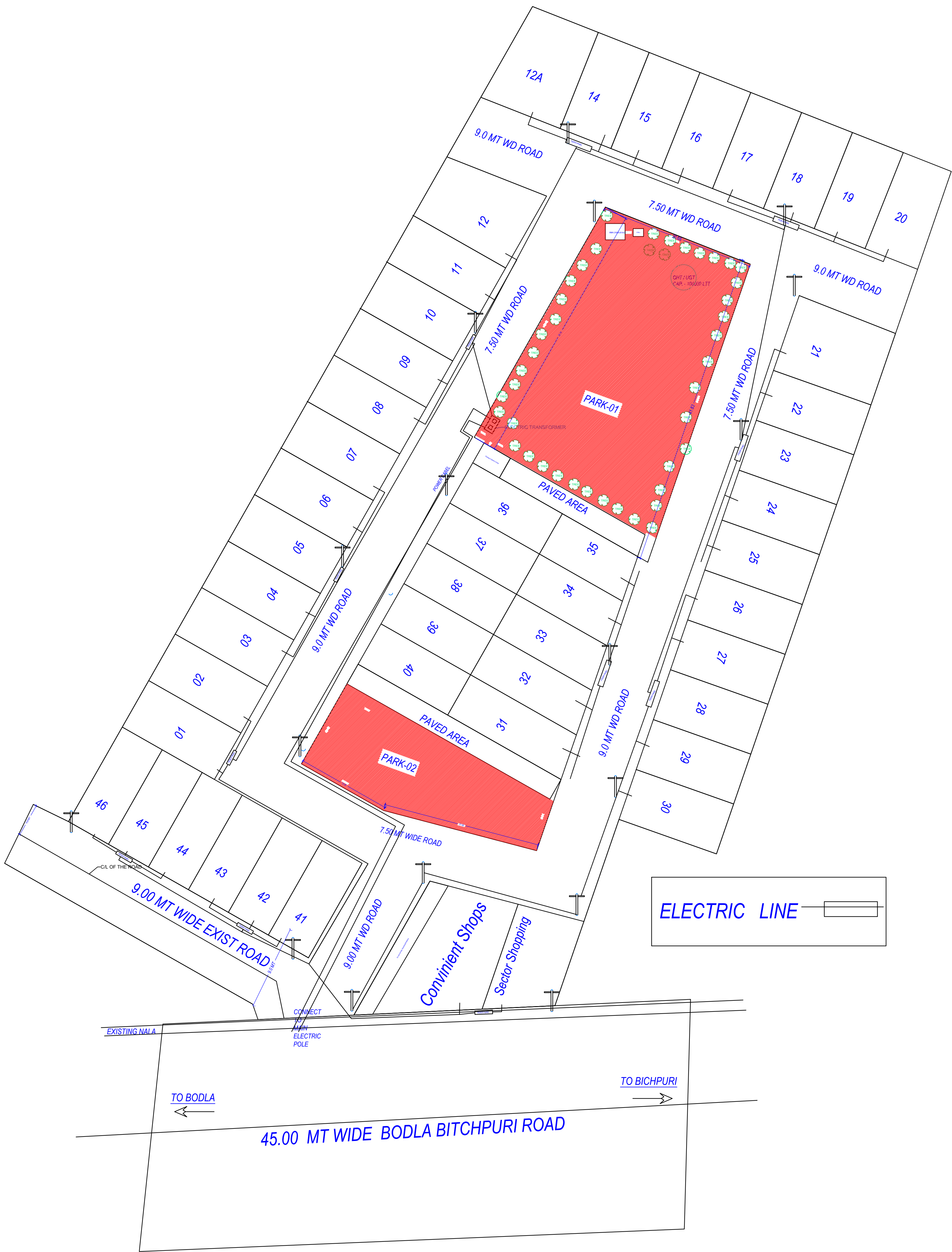
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ARCHENG'S NAME AND SIGNATURE Vishnu Upadhyay CA/2022/148821	 INEER
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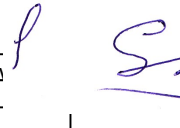
Total Plot Area: -	8686.34	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00



WATER LINE PLAN



ELECTRIC PLAN

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Total Plot Area: -	8686.34	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00



ROAD & PLANTATION PLAN

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