

KEYPLAN

SPECIFICATION :

- * FOUNDATION CEMENT & CONC. 1:4:8
- * WALLS IRON CLASS BRICKS IN WALLS
- * DOORS/WINDOWS IRON FRAMES & WOODEN
- * STAIRS R.C.C. WORK
- * ROOF R.C.C. SLAB
- * PLASTER CEMENT & SAND MORTAR.
- * FINISHING WHITE & COLOUR WASHING

AREA STATEMENT

SQM.	%AGE
TOTAL PLOT AREA	4034.10 100.00

REFERENCE :

- PROPOSED CONSTRUCTION
- OTHER'S PROPERTY
- DRAINAGE WORK

TITLE :

PROPOSED PLAN OF THE GROUP HOUSING BUILDING ON PLOT NO- GH-3, KHASRA NO- 873, 884, 909, 914, 945, 966, 1294, 1339, & 941/1357, SITUATED AT RUKMANI VIHAR AWASIYA YOJNA SECTOR -1, MAUJA SUNRAKH BANGER, TEHSIL & DIST.-MATHURA

OWNER :-

EPOCH REALTECH PRIVATE LIMITED

DIRECTOR :-

SHRI DINESH BAJAJ
C/O SHRI DIVYA BAJAJ

NORTH :

OWNER'S SIGN

ARCHITECTS:

AN ISO 9001:2015 CERTIFIED COMPANY

BAJAJ CONSTRUCTIONS
Architects Engineers Structural Consultants
Interior Designers Valuer & PMC

A-8/7, KRISHNA NAGAR, MATHURA
OFF. 7900204888
CELL. 9412280100

Website : www.bajajconstructions.com
E-mail : bajaj_cons@rediffmail.com
bajajconstructions2@gmail.com

AREA STATEMENT

Sl. No.	Description	Area (Sq.Mts)
1.	Area of Plot As per record	4034.10
2.	As per site condition	4034.10
3.	Area of Plot Considered	4034.10
4.	Deduction for	0.00
5.	Proposed roads	0.00
6.	Any reservations	0.00
7.	Total	4034.10
8.	Net Area of plot (1 - 7) AREA OF PLOT	4034.10
9.	Plot Area For Coverage	4034.10
10.	Plot Area For FAR	4034.10
11.	Permitted FAR Area (2.50)	10085.25
12.	Total Permitted FAR Area (2.50)	10085.25
13.	Total Built up area permissible at	10085.25
14.	Permissible Coverage area (40.30 %)	1615.64
15.	Proposed Coverage Area (25.10 %)	1010.50
16.	Total Proposed Coverage Area (25.10 %)	1010.50
17.	Balance coverage area (14.90 %)	600.05

Color Index

Color	Description
Red	Plot Boundary
Green	Abutting Road
Blue	Proposed Construction
Yellow	Common Plot
Orange	Road Alignment (Road Widening Area)
Purple	Future T.P Scheme Deduction Area
Black	Existing (To be retained)
White	Existing (To be demolished)

Buildingwise Floor FSI Details

Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.Mt.)	Proposed FAR Area (Sq.Mt.)	Total Proposed Built Up Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)
Ground Floor	1188.26	0.01	1188.26	0.01
First Floor	1250.00	1001.65	1250.00	1001.65
Second Floor	1250.00	1001.65	1250.00	1001.65
Third Floor	1250.00	1001.65	1250.00	1001.65
Fourth Floor	1250.00	1001.65	1250.00	1001.65
Fifth Floor	1250.00	1001.65	1250.00	1001.65
Sixth Floor	1250.00	1001.65	1250.00	1001.65
Seventh Floor	1250.00	1001.65	1250.00	1001.65
Eighth Floor	1250.00	1001.65	1250.00	1001.65
Ninth Floor	1250.00	1001.65	1250.00	1001.65
Terrace Floor	67.11	0.00	67.11	0.00
Total	13755.37	10016.51	13755.37	10016.51

Additional Permissible FAR

Area covered under	Proposed Area	Total Proposed Area
Non-FAR CHECK		
Fire Escape Staircase	24.33	53.12
STAIRCASE	24.33	
Lift Machine Room	4.47	

Additional Coverage Area

Plot name	Area covered under	Proposed Area	Total Coverage Area	Permissible Coverage Area
PLOT	G. ROOM	8.79	17.58	50.53

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							
			Multy	Lift										
AB (GROUP HOUSING)	1	13755.37	237.40	102.81	4.47	9.52	226.71	21.70	102.27	0.01	873.90	10016.50	10016.51	100
Grand Total:	1	13755.37	237.40	102.81	4.47	9.52	226.71	21.70	102.27	0.01	873.90	10016.50	10016.51	100

Parking Check (Table 7b)

Vehicle Type	No.	Reqd. Parking (Increase of Plot having minimum surrendered FOC)	Prop.	
			No.	Area
Equivalent Car	-	-	101	1388.75
Total Car	100	-	101	1388.75
Visitor's Car	10	-	11	151.25
Other Parking	-	-	-	875.74
Total	-	-	112	2115.74

OWNER'S NAME AND SIGNATURE

EPOCH REALTECH PRIVATE LIMITED DIRECTOR- DINESH BAJAJ
C/O SHRI DIVYA BAJAJ, Harekhanresidency@gmail.com,
7217020150

ARCHITECT'S NAME AND SIGNATURE

Anupama bajaj
CA19742/96

Signature valid
MATHURA-VIDYANAND DEVELOPMENT AUTHORITY

Building AB (GROUP HOUSING)

Floor Name	Total Built Up Area (Sq.Mt.)	Multy	Lift	Lift Machine	Deductions (Area in Sq.Mt.)					Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	No. of Unit	
					Double Height	Accessory Use	Covered Area	Parking	Res.				
5th Floor	1188.26	43.15	8.94	0.00	0.00	0.00	0.00	162.27	0.01	973.90	0.00	0.01	0.00
Ground Floor	1250.00	14.56	8.94	0.00	0.00	222.67	2.17	0.00	0.00	0.00	1001.65	1001.65	10
First Floor	1250.00	14.56	8.94	0.00	0.00	222.67	2.17	0.00	0.00	0.00	1001.65	1001.65	10
Second Floor	1250.00	14.56	8.94	0.00	0.00	222.67	2.17	0.00	0.00	0.00	1001.65	1001.65	10
Third Floor	1250.00	14.56	8.94	0.00	0.00	222.67	2.17	0.00	0.00	0.00	1001.65	1001.65	10
Fourth Floor	1250.00	14.56	8.94	0.00	0.00	222.67	2.17	0.00	0.00	0.00	1001.65	1001.65	10
Fifth Floor	1250.00	14.56	8.94	0.00	0.00	222.67	2.17	0.00	0.00	0.00	1001.65	1001.65	10
Sixth Floor	1250.00	14.56	8.94	0.00	0.00	222.67	2.17	0.00	0.00	0.00	1001.65	1001.65	10
Seventh Floor	1250.00	14.56	8.94	0.00	0.00	222.67	2.17	0.00	0.00	0.00	1001.65	1001.65	10
Eighth Floor	1250.00	14.56	8.94	0.00	0.00	222.67	2.17	0.00	0.00	0.00	1001.65	1001.65	10
Ninth Floor	1250.00	14.56	8.94	0.00	0.00	222.67	2.17	0.00	0.00	0.00	1001.65	1001.65	10
Terrace Floor	67.11	48.65	4.47	4.47	6.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	13755.37	237.40	102.81	4.47	9.52	226.71	21.70	162.27	0.01	973.90	10016.50	10016.54	100

UNIBUA Table for Building AB (GROUP HOUSING)

Floor	Name	UNIBUA Type	New UNIBUA Area	Gross UNIBUA Area	UNIBUA Area	Deductions (Area in Sq.Mt.)					No. of Unit
						Balcony	Door	Window	External Wall	Carpet Area	
01	DWELLING UNIT	107.99	107.99	107.99	22.27	0.24	2.33	5.83	77.32		
02	DWELLING UNIT	108.48	108.48	108.48	22.27	0.24	2.37	6.18	77.42		
03	DWELLING UNIT	109.82	109.82	109.82	22.27	0.24	2.64	6.61	78.96		
04	DWELLING UNIT	109.82	109.82	109.82	22.27	0.24	2.68	6.62	79.01		
05	DWELLING UNIT	109.82	109.82	109.82	22.26	0.24	2.26	7.03	78.03		
06	DWELLING UNIT	109.20	109.20	109.20	22.27	0.24	2.33	6.92	77.44		
07	DWELLING UNIT	108.48	108.48	108.48	22.27	0.24	2.40	6.16	77.41		
08	DWELLING UNIT	109.83	109.83	109.83	22.27	0.24	2.65	6.60	78.07		
09	DWELLING UNIT	108.83	108.83	108.83	22.27	0.24	2.64	6.65	78.03		
10	DWELLING UNIT	109.82	109.82	109.82	22.27	0.24	2.68	6.61	78.02		
Total		1093.09	1093.09	1093.09	222.69	2.40	24.98	65.21	777.81	10	
Typical Floor # 1		109.309	109.309	109.309	22.269	2.40	24.98	65.21	77.781	10	
11	DWELLING UNIT	107.99	107.99	107.99	22.27	0.24	2.33	5.83	77.32		
12	DWELLING UNIT	108.48	108.48	108.48	22.27	0.24	2.37	6.18	77.42		
13	DWELLING UNIT	109.82	109.82	109.82	22.27	0.24	2.64	6.61	78.96		
14	DWELLING UNIT	109.82	109.82	109.82	22.27	0.24	2.68	6.62	79.01		
15	DWELLING UNIT	109.82	109.82	109.82	22.26	0.24	2.26	7.03	78.03		
16	DWELLING UNIT	109.20	109.20	109.20	22.27	0.24	2.33	6.92	77.44		
17	DWELLING UNIT	108.48	108.48	108.48	22.27	0.24	2.40	6.16	77.41		
18	DWELLING UNIT	109.83	109.83	109.83	22.27	0.24	2.65	6.60	78.07		
19	DWELLING UNIT	108.83	108.83	108.83	22.27	0.24	2.64	6.65	78.03		
20	DWELLING UNIT	109.82	109.82	109.82	22.27	0.24	2.68	6.61	78.02		
Total		1093.09	1093.09	1093.09	222.69	2.40	24.98	65.21	777.81	10	
Typical Floor # 8		109.31	109.31	109.31	22.27	0.24	24.98	65.21	77.81	10	

SCHEDULE OF WINDOW/VENTILATION

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AB (GROUP HOUSING)	MECH VENT	0.91	1.00	30
AB (GROUP HOUSING)	V	1.00	1.00	160
AB (GROUP HOUSING)	MECH VENT	1.06	1.00	10
AB (GROUP HOUSING)	MECH VENT	1.17	1.00	10
AB (GROUP HOUSING)	MECH VENT	1.29	1.00	10
AB (GROUP HOUSING)	W3	1.31	2.13	20
AB (GROUP HOUSING)	W1	1.42	2.00	190
AB (GROUP HOUSING)	W1	1.41	2.00	10
AB (GROUP HOUSING)	W2	1.48	2.00	10
AB (GROUP HOUSING)	Sliding	1.56	2.59	10
AB (GROUP HOUSING)	W	1.58	2.00	10
AB (GROUP HOUSING)	Sliding	1.58	2.59	10
AB (GROUP HOUSING)	Sliding	1.66	2.59	100
AB (GROUP HOUSING)	Sliding	1.70	2.59	80
AB (GROUP HOUSING)	Sliding	1.81	2.00	50
AB (GROUP HOUSING)	W2	2.01	2.00	10

SCHEDULE OF DOOR

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AB (GROUP HOUSING)	D3	0.76	2.59	200
AB (GROUP HOUSING)	D4	0.76	2.59	80
AB (GROUP HOUSING)	O4	0.84	2.59	100
AB (GROUP HOUSING)	D1	1.07	2.59	400
AB (GROUP HOUSING)	D	1.07	2.59	100

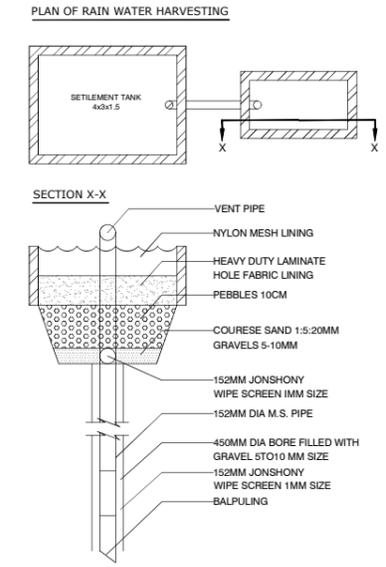
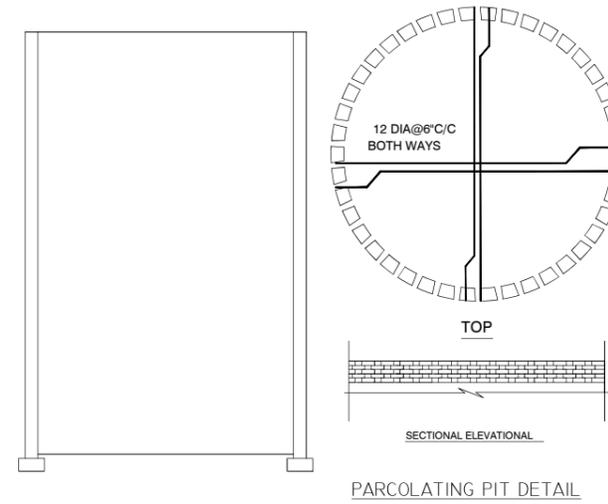
Balcony Calculations Table

FLOOR	GROUND FLOOR PLAN	SIZE	AREA	TOTAL AREA
1.19 x 2.58 x 10 x 1	30.80			
1.30 x 2.43 x 10 x 1	30.90			
1.30 x 2.72 x 10 x 1	35.30			
1.01 x 2.97 x 20 x 1	60.00			
1.30 x 1.30 x 10 x 1	22.10			
1.19 x 2.58 x 10 x 9	368.70			204.30

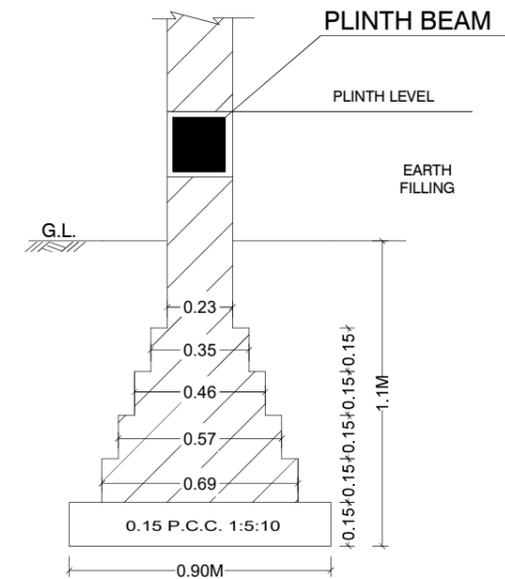


10-UNITS MORTGAGE NINTH FLOOR

10-UNITS MORTGAGE EIGHT FLOOR



PLAN OF RAIN WATER HARVESTING (NOT TO SCALE)



FOUNDATION DETAIL (NOT TO SCALE)

POPULATION DENSITY CALCULATION	
PROPOSED LAND AREA	4034.10 SQM.
PERMISSIBLE DENSITY 330 UNIT PER HECTARE 1650 PERSON/HEC.	
(1650 X 0.40341 = 665.62) SAYS 665 PERSONS	
PERMISSIBLE UNITS =	133 UNITS
PROPOSED POPULATION - 133 X 5	665 PERSONS

OWNER'S NAME AND SIGNATURE
EPOCH REALTECH PRIVATE LIMITED DIRECTOR - DINESH BAJAJ
C/O SHRI DIVYA BAJAJ, Herakhanresidency@gmail.com,
7217020150

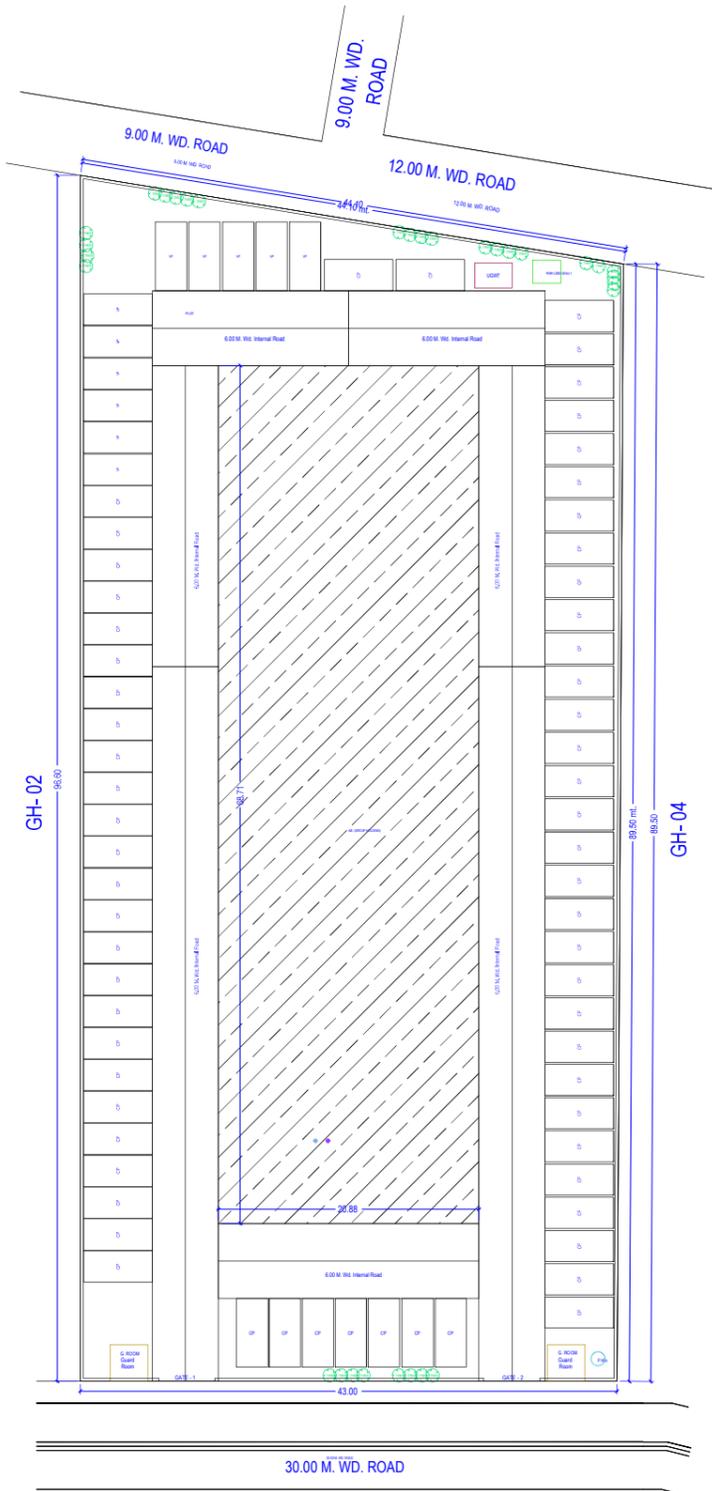
ARCHENGE'S NAME AND SIGNATURE
Anupama Bajaj
CA/19742/96

Signature valid
Dinesh Singh
Chairman
Mathura-Vindavan Development Authority

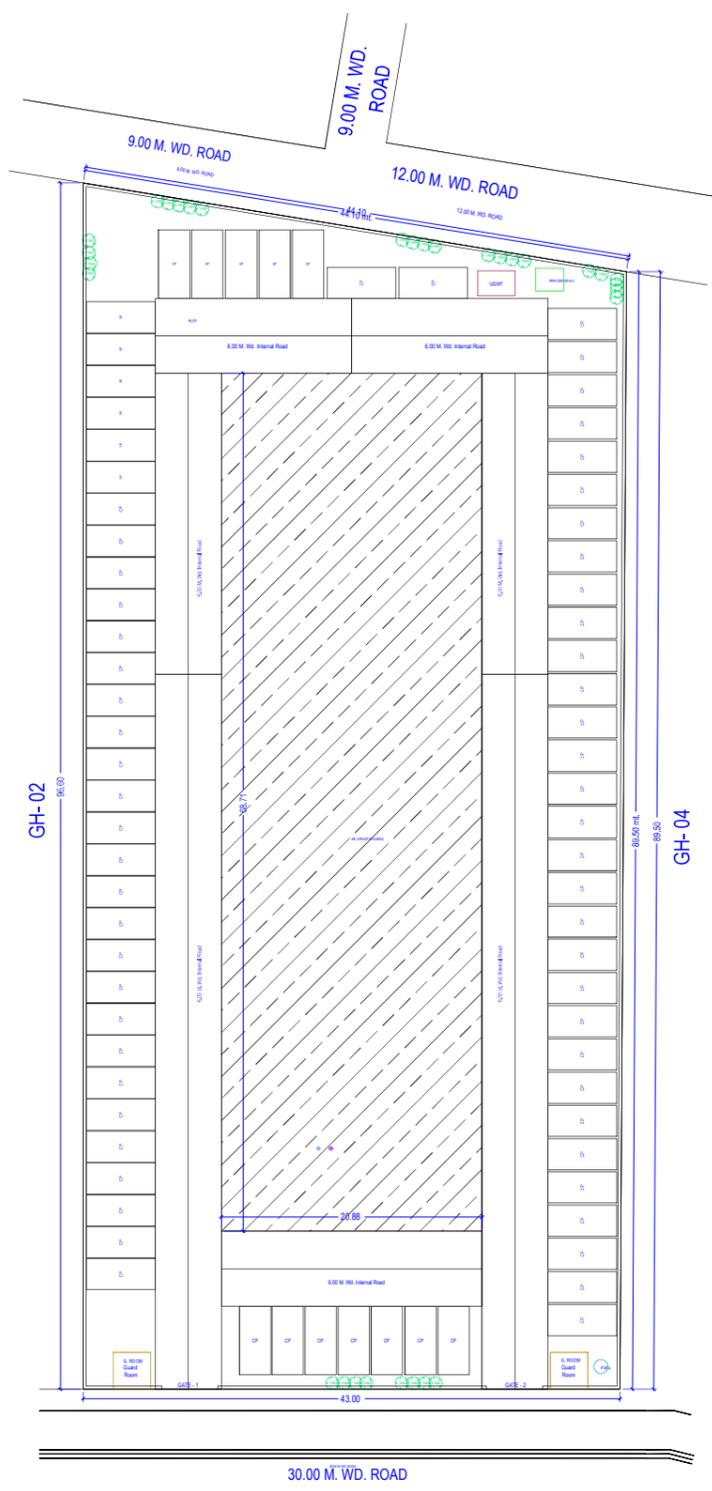
Signature valid
Prasun Dwivedi
Chief Engineer (OSD)

Building Plan Application Number
MVDA/BP/23-24/1228
Sanctioned On
28 Sep 2024
Valid Till
06 Oct 2029
Approved By
Shyam Bahadur Singh (Vice Chairman)
Examined By
Anil Kumar Singhal (Junior engineer)
Dinesh Gupta (Junior engineer)
Richa Kaushik (Town Planner/Executive Engineer)
Prasun Dwivedi (Chief Engineer/OSD)
Arvind Kumar Dwivedi (Secretary)
Shyam Bahadur Singh (Vice Chairman)

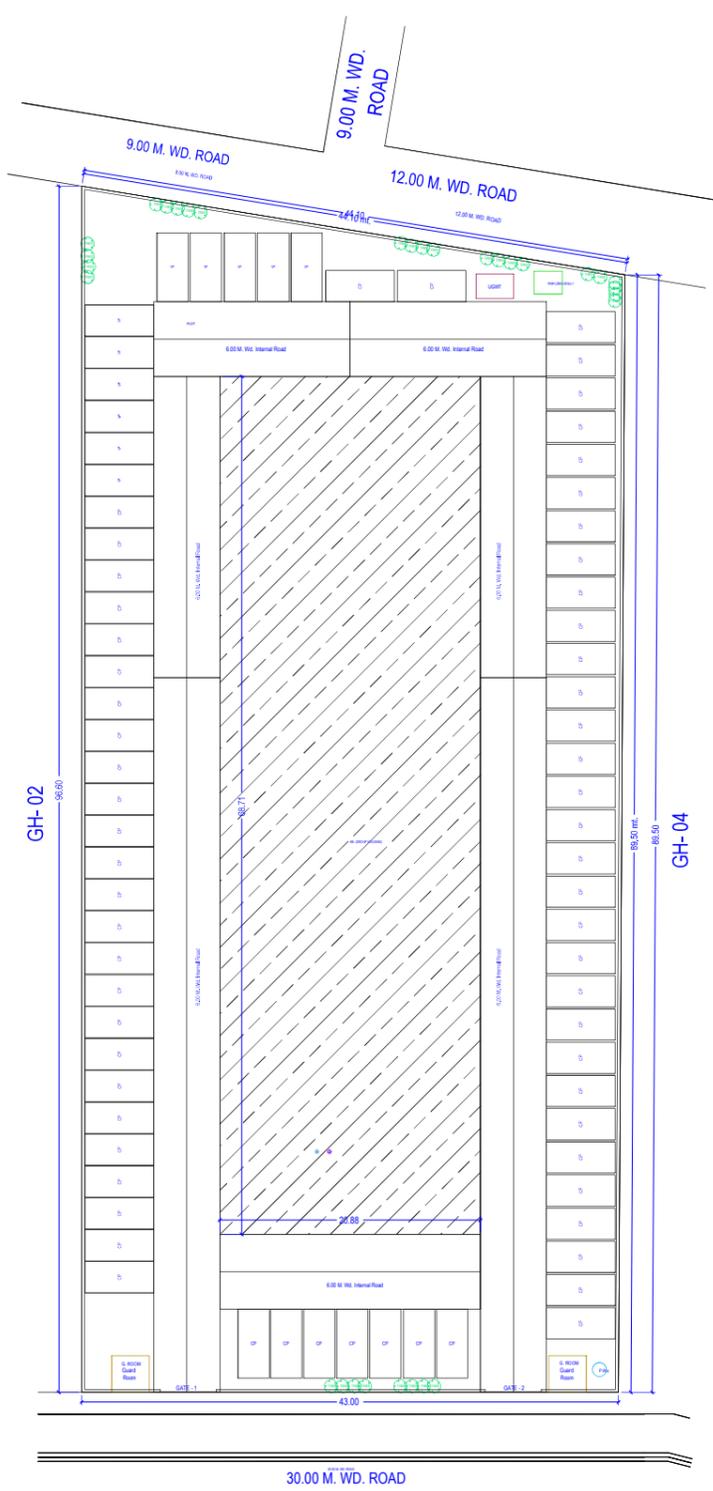
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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SERVICE PLAN



LANDSCAPE PLAN



PARKING PLAN

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Total Plot Area: -	4026.61	Total FAR Area: -	10016.54
Total Coverage Area: -	1010.59	Total BUA Area: -	13772.90

OWNER'S NAME AND SIGNATURE
 EPOCH REALTECH PRIVATE LIMITED DIRECTOR - DINESH BAJAJ
 C/O SHRI DIVYA BAJAJ, Herakshansendancy@gmail.com,
 7217020150

ARCHENGE'S NAME AND SIGNATURE
 Anupama Bajaj
 CA/19742/96

Signature valid
 Digitally signed by Anupama Bajaj
 DN: cn=Anupama Bajaj, o=Anupama Bajaj, email=anupama.bajaj@epochrealtch.com

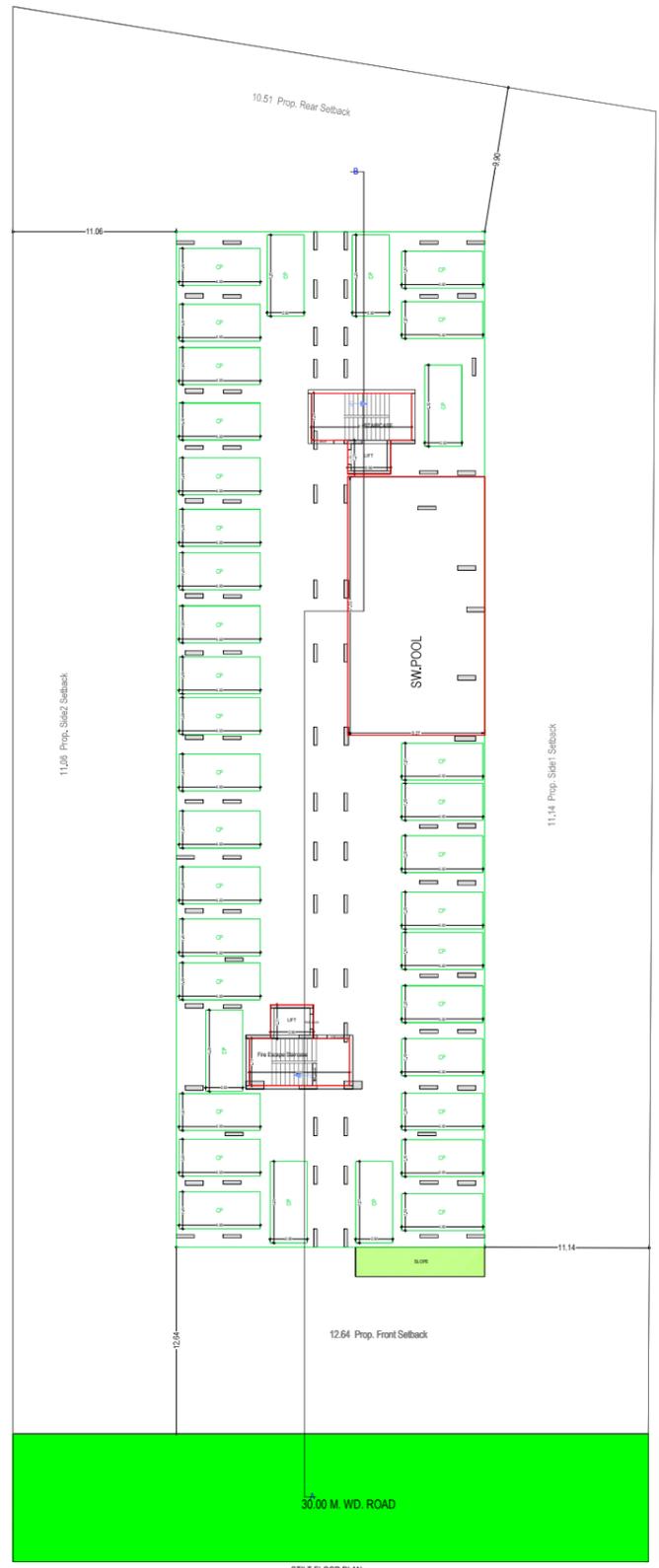
Mathura-Vindavan Development Authority

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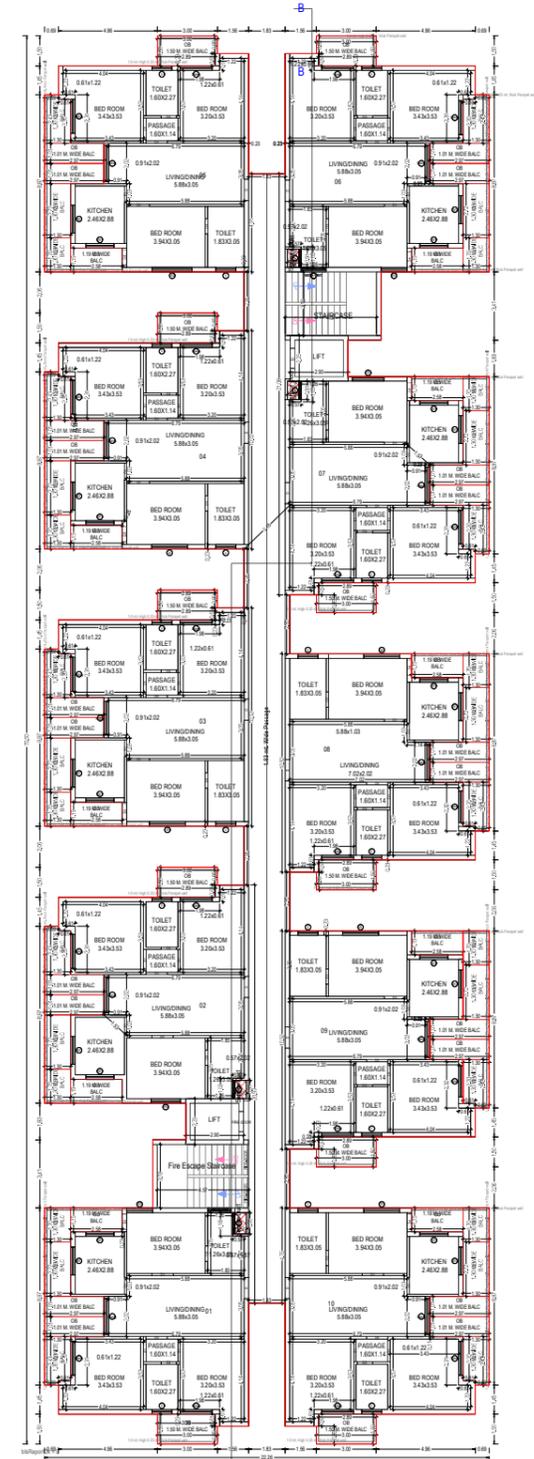
Approved By
 Shyam Bahadur Singh (Vice Chairman)

Examined By
 Anil Kumar Singhal (Junior engineer)
 Dinesh Gupta (Junior engineer)
 Richa Kaushik (Town Planner/Executive Engineer)
 Prasun Dwivedi (Chief Engineer-OSD)
 Arvind Kumar Dwivedi (Secretary)

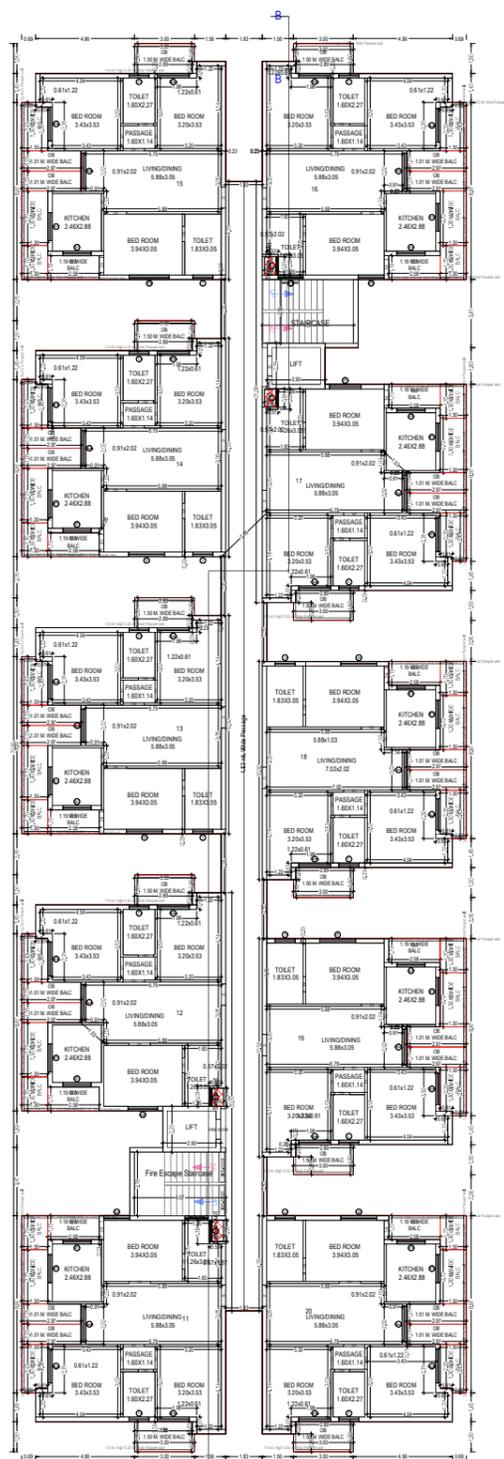
Shyam Bahadur Singh (Vice Chairman)



STILT FLOOR PLAN
(SCALE 1:100)



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



TYPICAL - 1, 2, 3, 4, 5, 6, 7, 8, 9 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

OWNER'S NAME AND SIGNATURE
EPOCH REALTECH PRIVATE LIMITED DIRECTOR - DINESH BAJAJ
C/O SHRI DIVYA BAJAJ, Herakshansidency@gmail.com,
7217020150

ARCHENGE'S NAME AND SIGNATURE
Anupama Bajaj
CA19742/96

Signature valid
Muthura-Vindavan Development Authority



Signature valid

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Approved By
Shyam Bahadur Singh (Vice Chairman)

Examined By
Anil Kumar Singhal (Junior engineer)

Dinesh Gupta (Junior engineer)

Richa Kaushik (Town Planner/Executive Engineer)

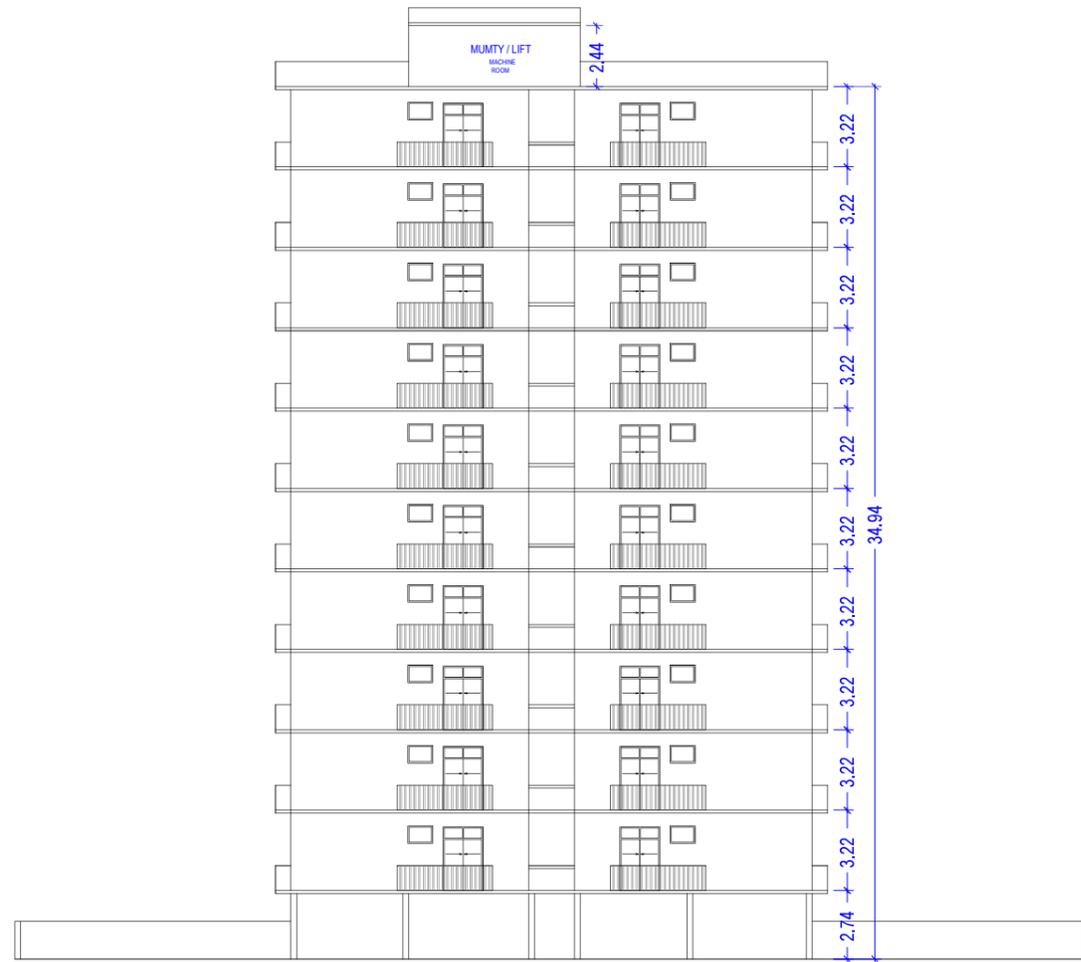
Prasun Dwivedi (Chief Engineer/OSD)

Arvind Kumar Dwivedi (Secretary)

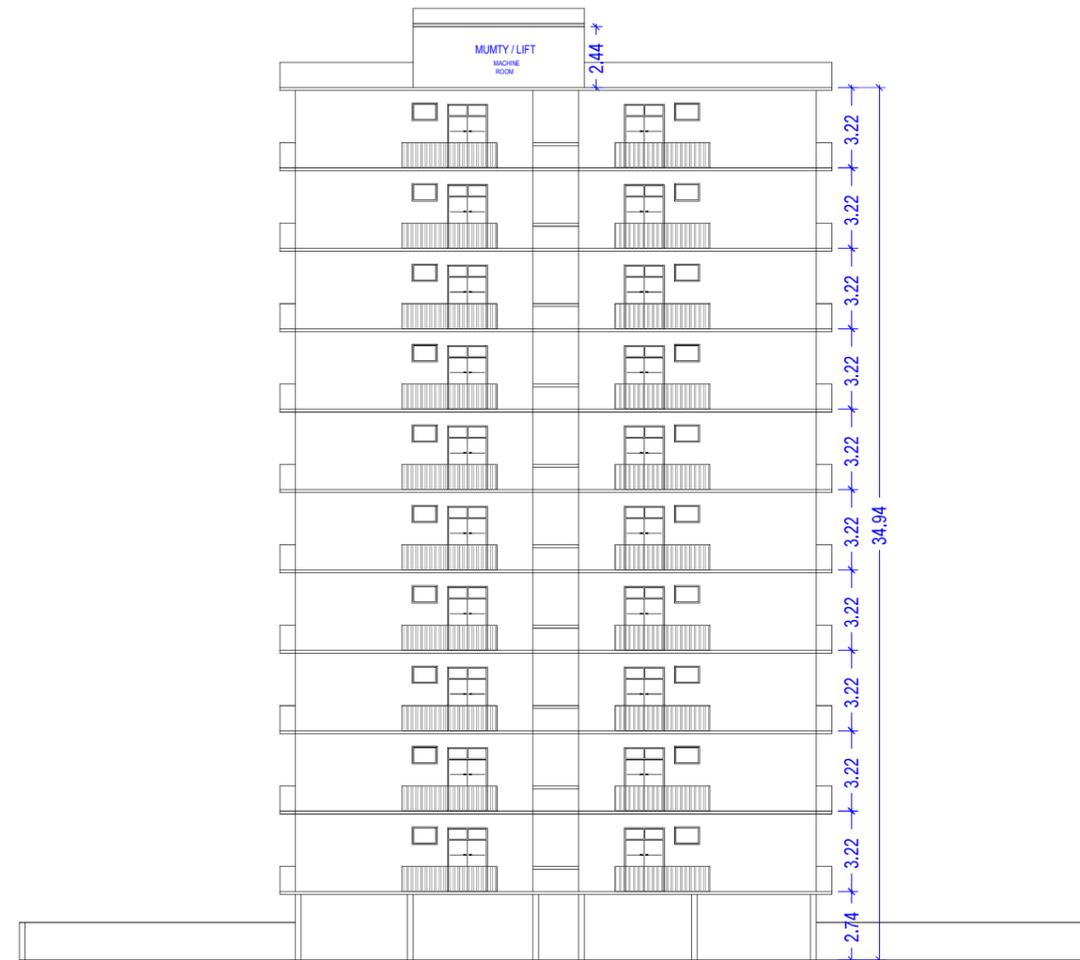
Shyam Bahadur Singh (Vice Chairman)

Total Plot Area :-	4026.61	Total FAR Area :-	10016.54
Total Coverage Area :-	1010.59	Total BUA Area :-	13772.90

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FRONT ELEVATION



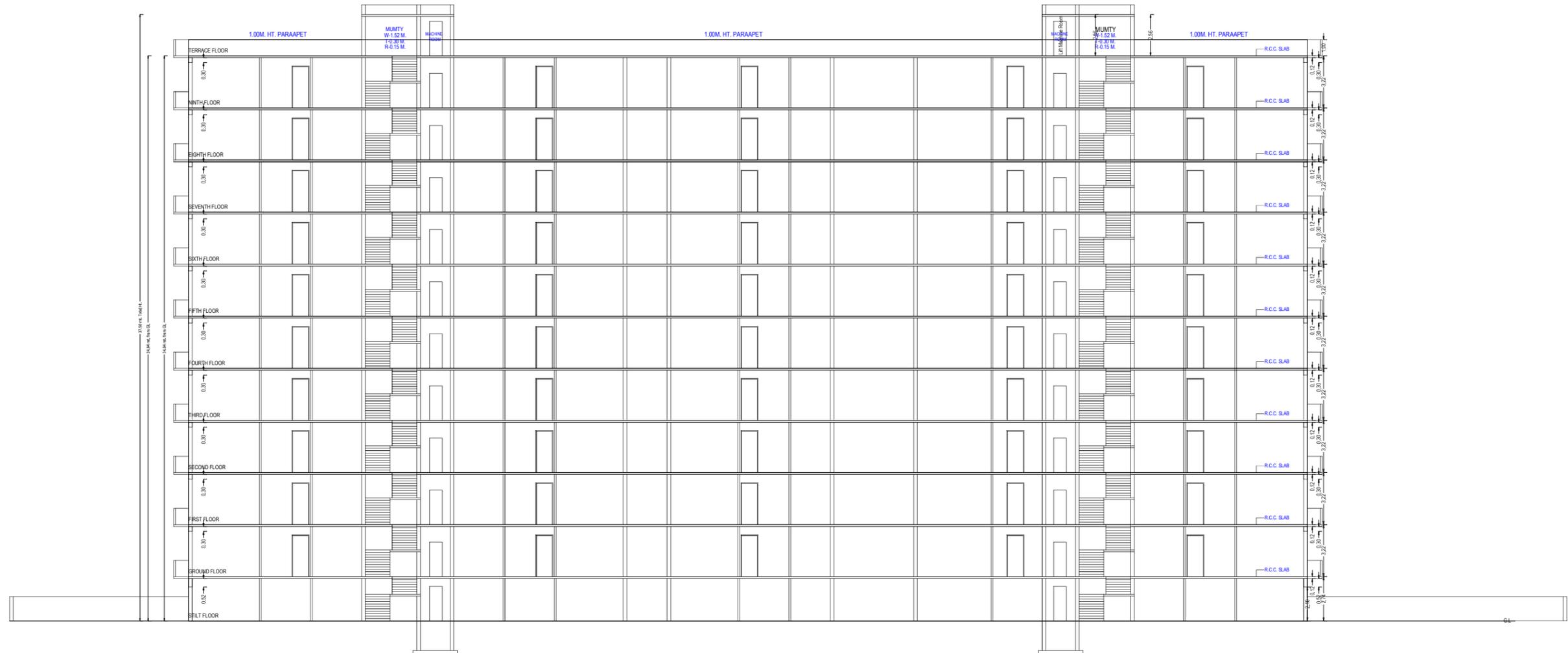
REAR ELEVATION

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Total Coverage Area :-	1010.59	Total BUA Area :-	13772.90

OWNER'S NAME AND SIGNATURE EPOCH REALTECH PRIVATE LIMITED DIRECTOR - DINESH BAJAJ C/O SHRI DIVYA BAJAJ, Heretahansidency@gmail.com, 7217020150	
ARCHITECT'S NAME AND SIGNATURE Anupama bajaj CA/19742/96	ENGINEER Muthura-Vindavan Development Authority
Signature valid Date of issue: 28 Sep 2024 Date of expiry: 06 Oct 2029	Signature valid
QR Code	Stamp
Building Plan Application Number M/DA/BP/23-24/1228	
Sanctioned On 28 Sep 2024	
Valid Till 06 Oct 2029	
Approved By Shyam Bahadur Singh (Vice Chairman)	
Examined By Anil Kumar Singhal (Junior engineer) Dinesh Gupta (Junior engineer) Richa Kaushik (Town Planner/Executive Engineer) Prasun Dwivedi (Chief Engineer OSD) Arvind Kumar Dwivedi (Secretary)	
Shyam Bahadur Singh (Vice Chairman)	



SECTION ON A-B

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 C/O SHRI DIVYA BAJAJ, Herakshansidency@gmail.com,
 7217020150

ARCHITECT'S NAME AND SIGNATURE
 Anupama Bajaj
 CA/19742/96

Signature valid
 Digitally signed by Anupama Bajaj
 Date: 07.09.2024 11:17:17
 Designation: Designer

Mathura-Vindavan Development Authority

Signature valid

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