

File No	ADALD/23-24/1514		Sheet	1 / 4
	Submission Date	2024-08-20	Scale	1:100
PROJECT DETAIL		VERSION NO. 1.0.96		
AREA STATEMENT		VERSION DATE: 28/10/2024		
Authority	Agra Development Authority		Plot Use	Residential
Authority Class	Category B		Plot Sub-Use	Plotted Res development / Plotted Housing
Authority Grade	Development Authority (DA)		Development Plan	Other
Case Track	Regular		Land Use Zone	Residential use Zone
Project Type	Layout Development		Land Sub-Use Zone	Residential Zone
Nature of Development	NEW		Layout Type	NA
Development Area	Undeveloped Area			
Sub-Development Area	Metro City Area			
Special Project	Affordable Housing under Policy 2021 (AHP 2021)			
Site Address	District-Agra, Tehsil-Agra, Village-Maghtai			
AREA DETAILS		Sq.Mts.		
1. Area of Plot As per record			24072.00	
Document Area			23526.77	
As per site condition			22521.49	
2. Deduction for				
Proposed roads			1005.28	
Road Widening Area			1005.28	
Duty reservations			0.00	
Total (+/-)			1005.28	
3. Net Area of plot (1 - 2) AREA OF PLOT			22521.49	
		Proposed Area at	Proposed FAR	Existing FAR
-	-	-	-	-
Total Area	0.00	0.00	0.00	0.00
Total FAR Area				0.00
Accession/Use Area Added in Built-Up Area				0.00
Total Built-Up Area				0.00
Proposed FAR consumed				0.00
Termination Statement				
4. Termination Proposed At				

COLOR INDEX	
PILOT 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)	

Number of EWS/LIG unit required					
Sl. No.	Plot Type	No. of Plot	No. of unit in one plot	Total Number of units	Proposed LIG/WS
1.	Single Dwelling Unit	33	1	33	0.00
Total		33		33	0.00
Number of EWS/LIG unit required (70% LIG)				4.00	0
Number of EWS/LIG unit required (10% EWS)				4.00	0
Total		33		41	-

Tenements Density Check					
Net housing density	No. Of Tenements			No. Of Persons	
	Regd	Perm	Prop	Regd	Perm
150/Hec.	-	338	248	-	1690
Green and open space Area					
Name		Prop. Area		Prop. Area	
PARK - 11190.42 SQ MT		11190.42		1188.66	
PARK - 2653.22 SQ MT		2653.22		852.05	
PARK - 31406 SQ MT		31406		1376.19	

Land use analysis/Area distribution (Table 2c)		
Area covered under	Proposed Area in sq. mt.	Percentage(%)
Total Area	11970.46	52.71
Plotted Area	8787.85	36.14
Road Area	15.38	0.07
DALAB GHAR	15.04	0.07
For informal Area	24.98	0.11
Kiosk/Shop/Platform	150.25	0.67
Sector Shopping	240.10	1.07
Public Open Space	3416.90	15.17
Other Area	0.43	0.00
Total net layout	22521.49	100.00

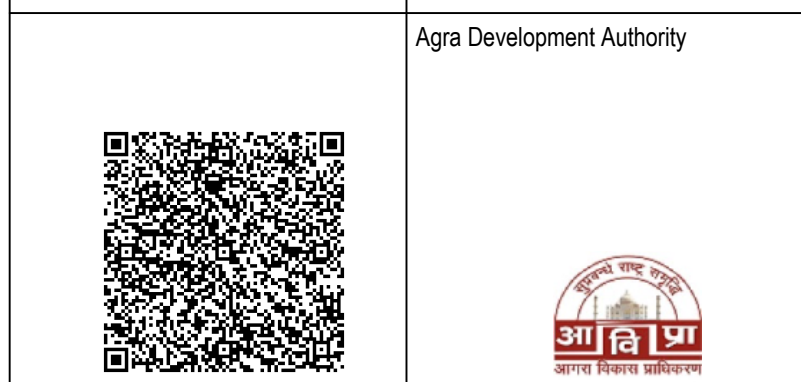
Individual Amenity Check b)					
Name	Minimum Area		Minimum Count		
	Regd	Prop	Regd	Prop	
Convenient Shops	30.00	240.10	-	-	1.00
Sector Shopping	150.00	150.25	-	-	1.00
For informal Area	15.00	24.98	-	-	1.00
Kiosk/Shop/Platform	30.00	30.42	2.00	2.00	
Garbage Collection Center					

Tree Details (Table 3h)			
Plot	Name	No. Of Trees	
		Regd	Prop
PLOT	Tree	113	161

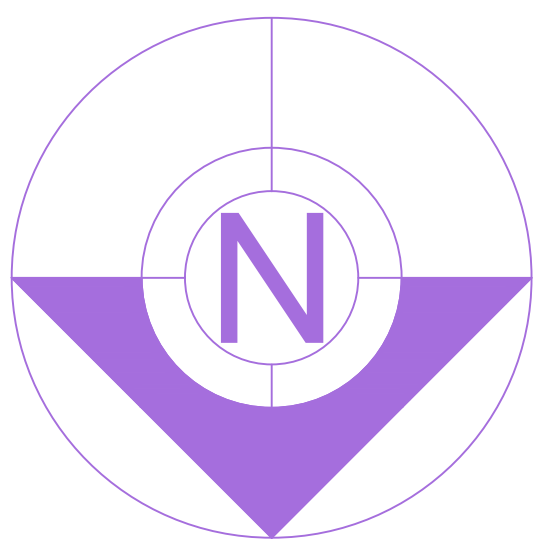
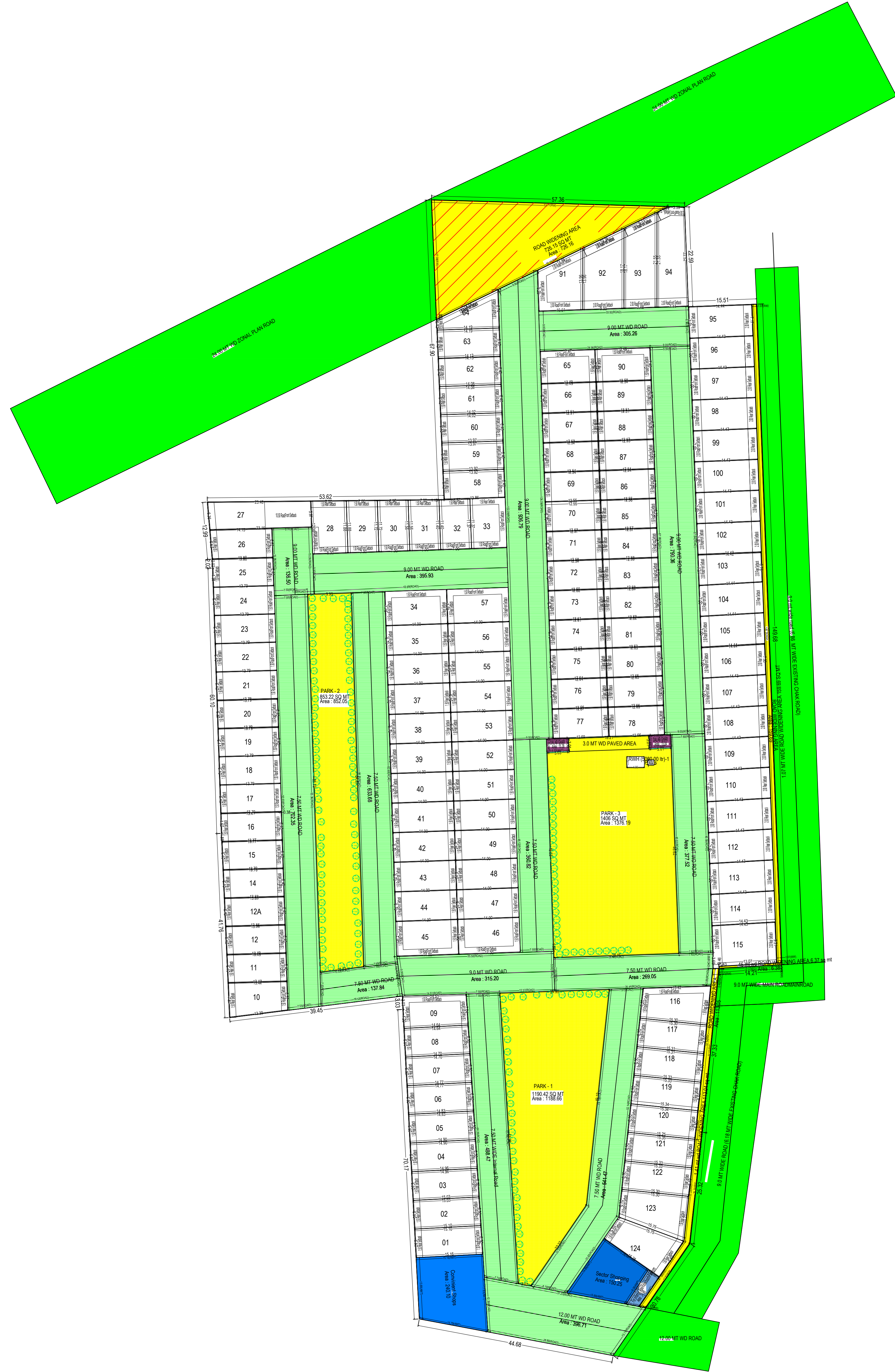
Minimum Proposed Units			
Plot Name	Total number of Proposed Plots	Plots having area less than 100 Sqmt.	
		Regd	Prop
	124	82	91

OWNER'S NAME AND SIGNATURE
P G INFRA DEVELOPERS LLP THROUGH SIGNATORY ANURAG AGARWAL, anu.ag86@gmail.com, 9897028686

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

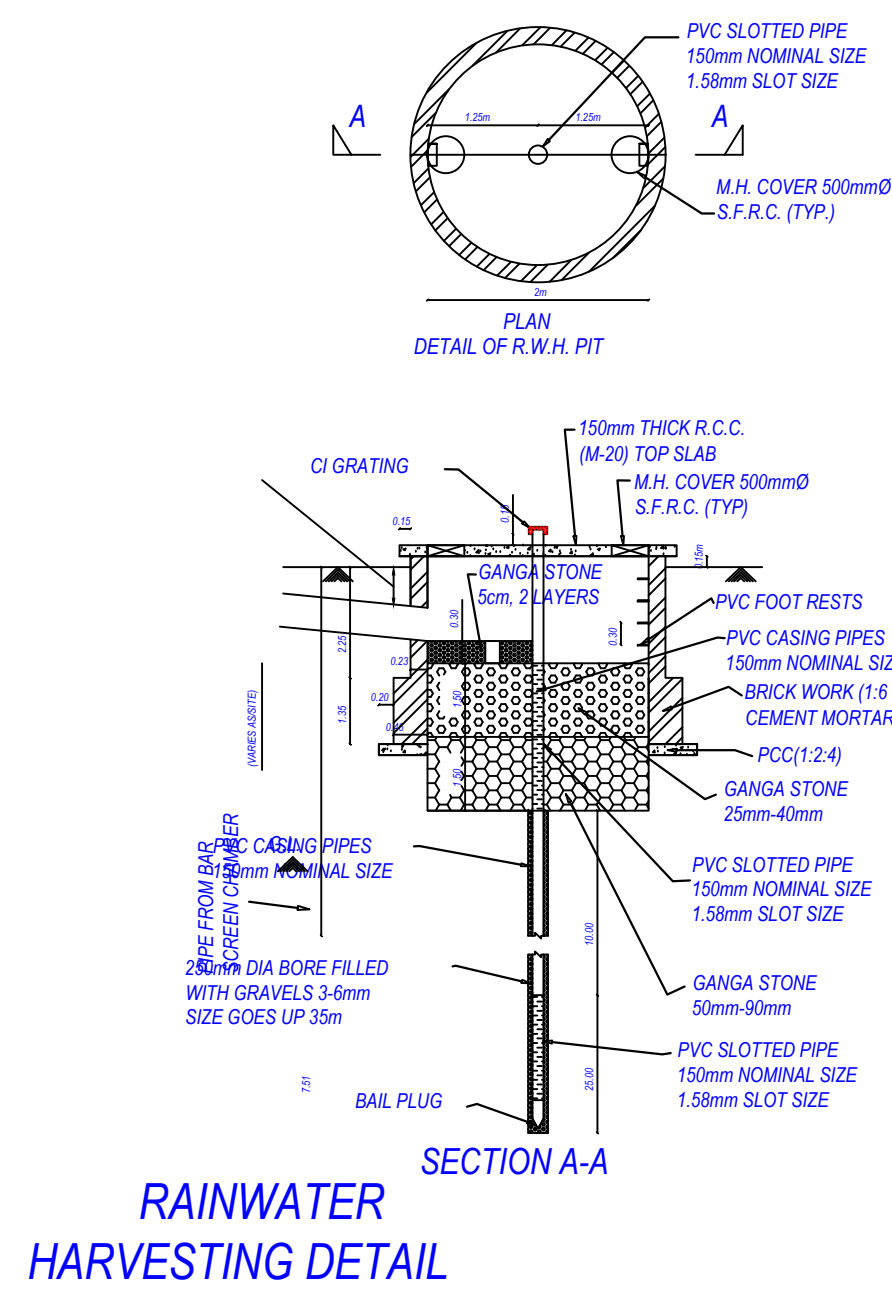


Building Plan Application Number
ADA/LD/23-24/1514
Sanctioned On
24 Dec 2024
Valid Till
01 Jan 2030
Approved By
M. ARUNMOZHI (Vice Chairman)
Examined By
Satendra Solanki (JE)
Satish Chand Rajput (Assistant Engineer)
Prabhat Paul (Town Planner)
Prabhat Paul (Chief Town Planner)
Shradha Shandilyayan (Secretary)
M. ARUNMOZHI (Vice Chairman)

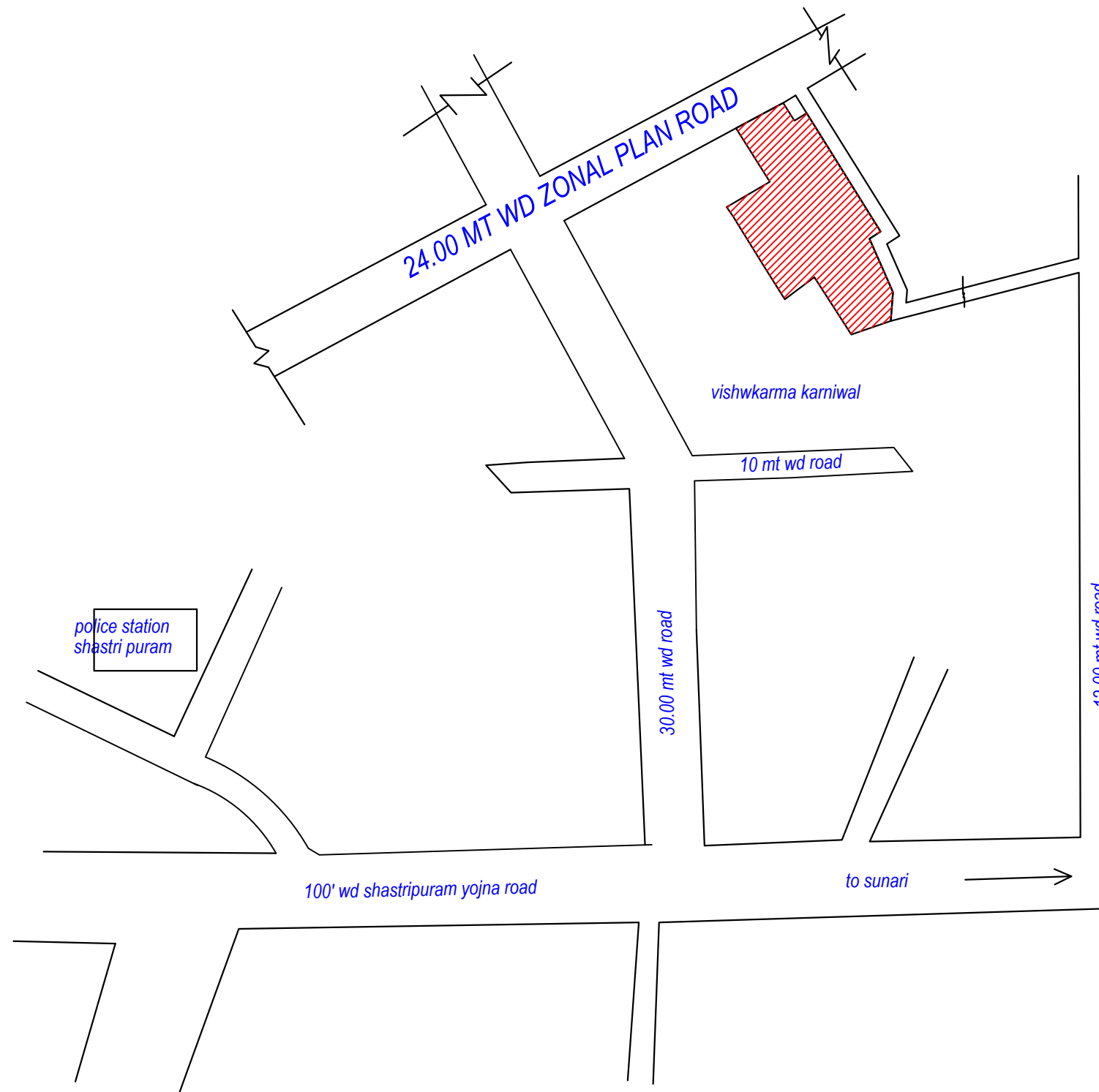
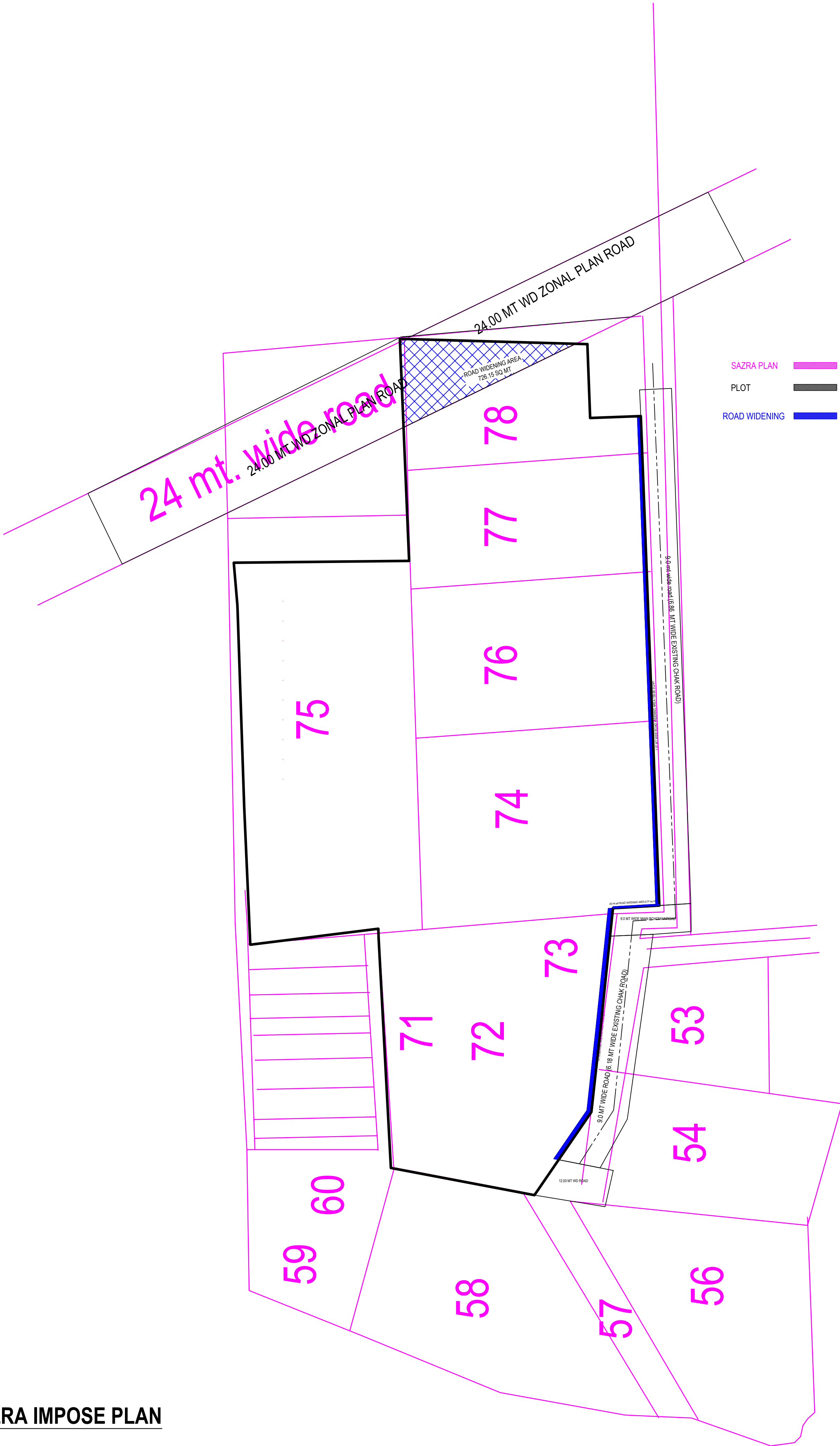
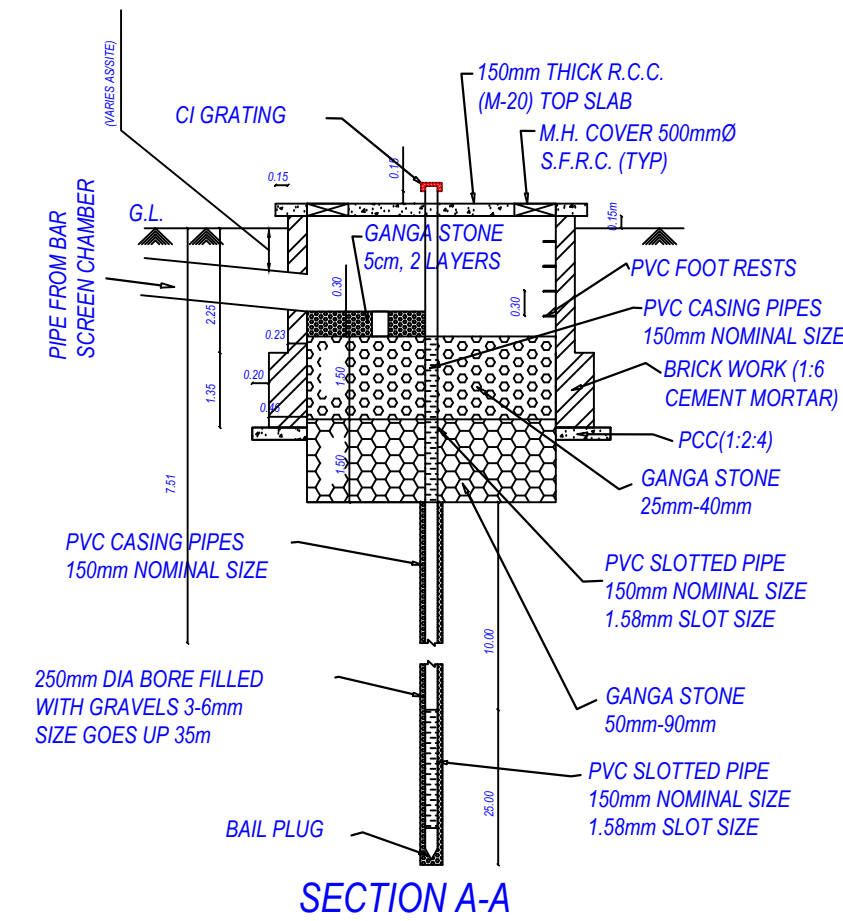


LAYOUT PLAN
(Scale - 1:500)

SAZRA IMPOSE PLAN



PERCOLATED WELL DETAIL



KEY PLAN

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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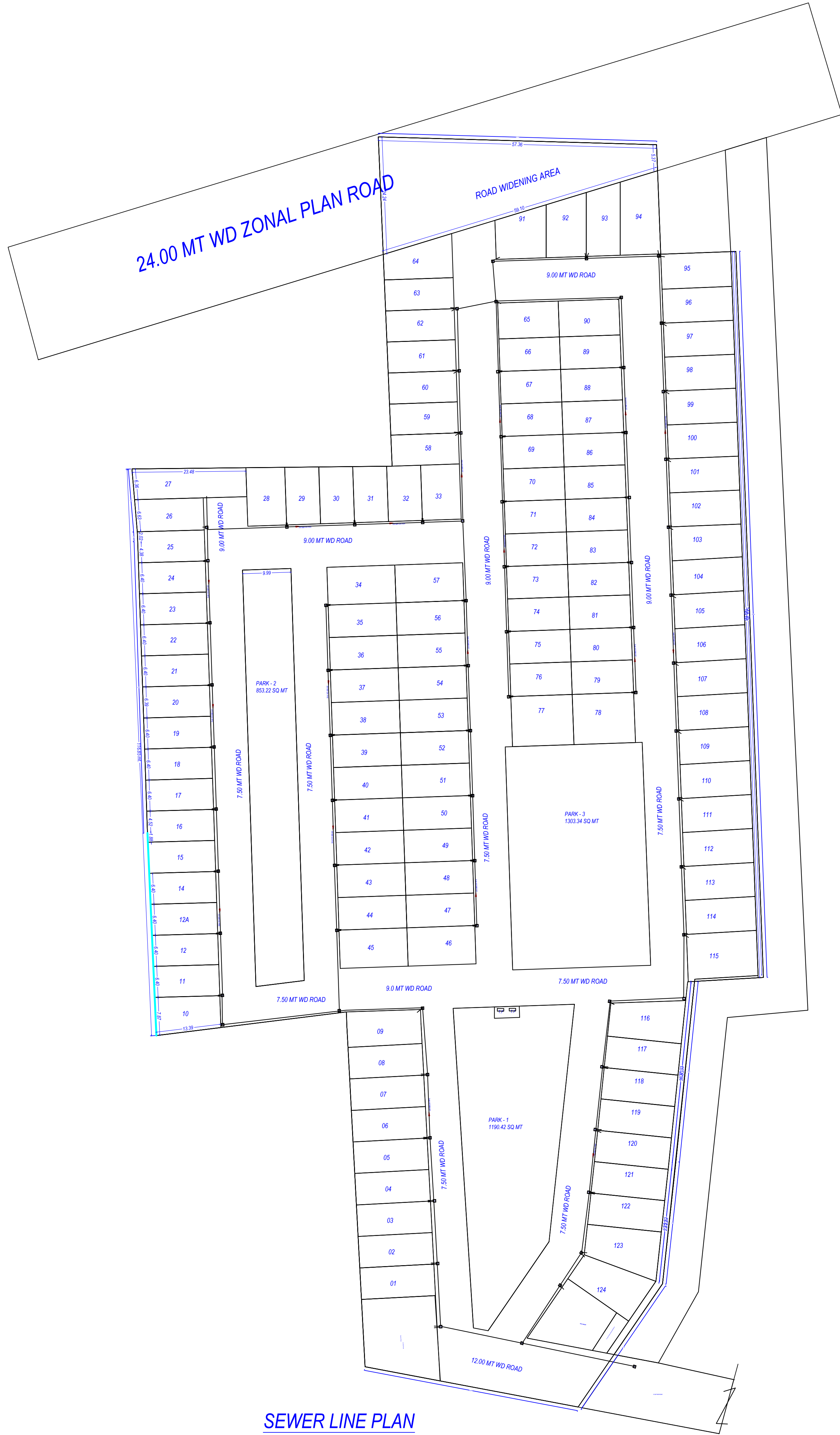
Total Plot Area: -	22521.49	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	11.85

Individual Plot Area									
Plot No.	Abutting Road	Plot Area		Frontage		Coverage		FAR Area	
		Reqd	Perm	Reqd	Prop	Factor	Perm	Prop	
12A	7.50 MT WD ROAD	50.00	150.00	87.00	-	6.40	0.00	0.00	-
01	7.50 MT WIDE Internal Road	50.00	150.00	98.34	-	6.50	0.00	0.00	-
02	7.50 MT WIDE Internal Road	50.00	150.00	97.89	-	6.50	0.00	0.00	-
03	7.50 MT WIDE Internal Road	50.00	150.00	97.50	-	6.50	0.00	0.00	-
04	7.50 MT WIDE Internal Road	50.00	150.00	97.05	-	6.50	0.00	0.00	-
05	7.50 MT WIDE Internal Road	50.00	150.00	96.62	-	6.50	0.00	0.00	-
06	7.50 MT WIDE Internal Road	50.00	150.00	96.21	-	6.50	0.00	0.00	-
07	7.50 MT WIDE Internal Road	50.00	150.00	95.76	-	6.50	0.00	0.00	-
08	7.50 MT WIDE Internal Road	50.00	150.00	95.34	-	6.50	0.00	0.00	-
09	9.00 MT WD ROAD	50.00	150.00	104.76	-	21.55	0.00	0.00	-
10	7.50 MT WD ROAD	50.00	150.00	96.61	-	6.57	0.00	0.00	-
11	7.50 MT WD ROAD	50.00	150.00	86.11	-	6.40	0.00	0.00	-
12	7.50 MT WD ROAD	50.00	150.00	86.55	-	6.40	0.00	0.00	-
14	7.50 MT WD ROAD	50.00	150.00	87.44	-	6.40	0.00	0.00	-
15	7.50 MT WD ROAD	50.00	150.00	87.89	-	6.40	0.00	0.00	-
16	7.50 MT WD ROAD	50.00	150.00	88.22	-	6.40	0.00	0.00	-
17	7.50 MT WD ROAD	50.00	150.00	88.22	-	6.40	0.00	0.00	-
18	7.50 MT WD ROAD	50.00	150.00	88.24	-	6.40	0.00	0.00	-
19	7.50 MT WD ROAD	50.00	150.00	88.33	-	6.40	0.00	0.00	-
20	7.50 MT WD ROAD	50.00	150.00	88.15	-	6.40	0.00	0.00	-
21	7.50 MT WD ROAD	50.00	150.00	88.24	-	6.40	0.00	0.00	-
22	7.50 MT WD ROAD	50.00	150.00	88.24	-	6.40	0.00	0.00	-
23	7.50 MT WD ROAD	50.00	150.00	88.24	-	6.40	0.00	0.00	-
24	9.00 MT WD ROAD	50.00	150.00	88.24	-	6.40	0.00	0.00	-
25	9.00 MT WD ROAD	50.00	150.00	88.25	-	6.40	0.00	0.00	-
26	9.00 MT WD ROAD	50.00	150.00	92.51	-	6.62	0.00	0.00	-
27	9.00 MT WD ROAD	50.00	150.00	143.54	-	9.00	0.00	0.00	-
28	9.00 MT WD ROAD	50.00	150.00	95.77	-	14.09	0.00	0.00	-
29	9.00 MT WD ROAD	50.00	150.00	82.60	-	7.00	0.00	0.00	-
30	9.00 MT WD ROAD	50.00	150.00	81.22	-	7.00	0.00	0.00	-
31	9.00 MT WD ROAD	50.00	150.00	80.36	-	7.00	0.00	0.00	-
32	9.00 MT WD ROAD	50.00	150.00	79.64	-	7.00	0.00	0.00	-
33	9.00 MT WD ROAD	50.00	150.00	90.91	-	11.37	0.00	0.00	-
34	9.00 MT WD ROAD	50.00	150.00	106.97	-	21.78	0.00	0.00	-
35	7.50 MT WD ROAD	50.00	150.00	93.80	-	6.70	0.00	0.00	-
36	7.50 MT WD ROAD	50.00	150.00	93.80	-	6.70	0.00	0.00	-
37	7.50 MT WD ROAD	50.00	150.00	93.80	-	6.70	0.00	0.00	-
38	7.50 MT WD ROAD	50.00	150.00	93.80	-	6.70	0.00	0.00	-
39	7.50 MT WD ROAD	50.00	150.00	93.80	-	6.70	0.00	0.00	-
40	7.50 MT WD ROAD	50.00	150.00	93.80	-	6.70	0.00	0.00	-
41	7.50 MT WD ROAD	50.00	150.00	93.80	-	6.70	0.00	0.00	-
42	7.50 MT WD ROAD	50.00	150.00	93.80	-	6.70	0.00	0.00	-
43	7.50 MT WD ROAD	50.00	150.00	93.80	-	6.70	0.00	0.00	-
44	7.50 MT WD ROAD	50.00	150.00	93.80	-	6.70	0.00	0.00	-
45	9.00 MT WD ROAD	50.00	150.00	110.60	-	21.90	0.00	0.00	-
46	9.00 MT WD ROAD	50.00	150.00	110.60	-	21.90	0.00	0.00	-
47	7.50 MT WD ROAD	50.00	150.00	93.80	-	6.70	0.00	0.00	-
48	7.50 MT WD ROAD	50.00	150.00	93.80	-	6.70	0.00	0.00	-
49	7.50 MT WD ROAD	50.00	150.00	93.80	-	6.70	0.00	0.00	-
50	7.50 MT WD ROAD	50.00	150.00	93.80	-	6.70	0.00	0.00	-
51	7.50 MT WD ROAD	50.00	150.00	93.80	-	6.70	0.00	0.00	-
52	7.50 MT WD ROAD	50.00	150.00	93.80	-	6.70	0.00	0.00	-
53	9.00 MT WD ROAD	50.00	150.00	93.80	-	6.70	0.00	0.00	-
54	9.00 MT WD ROAD	50.00	150.00	93.80	-	6.70	0.00	0.00	-
55	9.00 MT WD ROAD	50.00	150.00	93.80	-	6.70	0.00	0.00	-
56	9.00 MT WD ROAD	50.00	150.00	93.80	-	6.70	0.00	0.00	-
57	9.00 MT WD ROAD	50.00	150.00	106.97	-	7.78	0.00	0.00	-
58	9.00 MT WD ROAD	50.00	150.00	88.88	-	6.40	0.00	0.00	-
59	9.00 MT WD ROAD	50.00	150.00	89.23	-	6.40	0.00	0.00	-
60	9.00 MT WD ROAD	50.00	150.00	89.58	-	6.40	0.00	0.00	-
61	9.00 MT WD ROAD	50.00	150.00	89.93	-	6.40	0.00	0.00	-
62	9.00 MT WD ROAD	50.00	150.00	90.28	-	6.40	0.00	0.00	-
63	9.00 MT WD ROAD	50.00	150.00	90.63	-	6.40	0.00	0.00	-
64	ROAD WEIGHING AREA726.15 SQ MT	50.00	150.00	79.30	-	15.55	0.00	0.00	-
65	9.00 MT WD ROAD	50.00	150.00	92.31	-	19.87	0.00	0.00	-

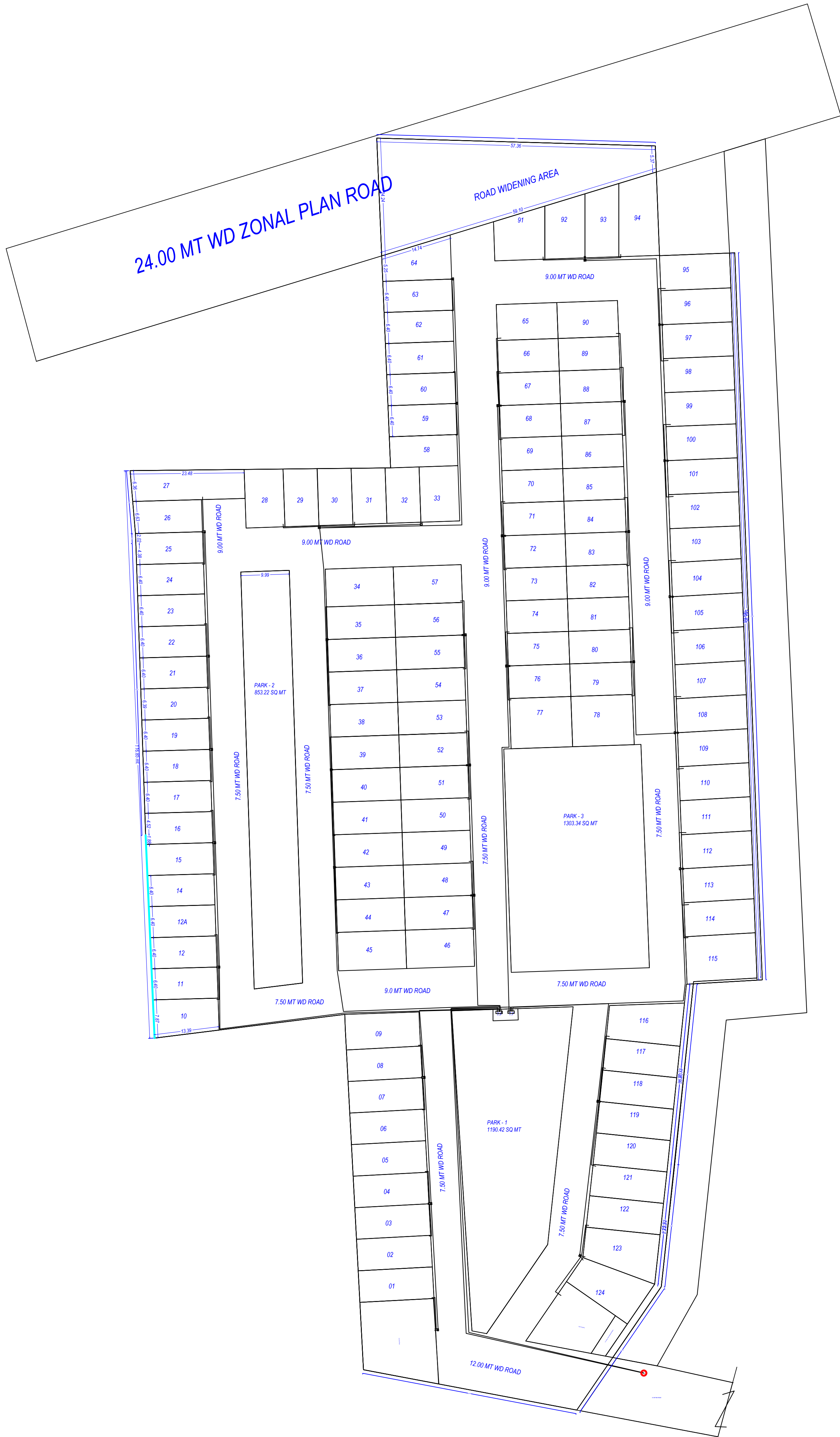
Proposed Population Calculation									
Plot Name	Use	SubUse	Range	Nos.	Perm. Unit/Plt	Perm. Person/Unit	Total Person/Plt	Total	
26	Residential	Row House		2	10				
116	Residential	Row House		2	10				
95	Residential	Row House		2	10				
96	Residential	Row House		2	10				
97	Residential	Row House		2	10				
98	Residential	Row House		2	10				
99	Residential	Row House		2	10				
100	Residential	Row House		2	10				
101	Residential	Row House		2	10				
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104	Residential	Row House		2	10				
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109	Residential	Row House		2	10				
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111	Residential	Row House		2	10				
112	Residential	Row House		2	10				
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117	Residential	Row House		2	10				
118	Residential	Row House		2	10				
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92	Residential	Row House		2	10				
93	Residential	Row House		2	10				
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96	Residential	Row House		2	10				
97	Residential	Row House		2	10				
98	Residential	Row House		2	10				
99	Residential	Row House		2	10				
45	Residential	Row House		2	10				
46	Residential	Row House		2	10				
47	Residential	Row House		2	10				
48	Residential	Row House		2	10				
49	Residential	Row House		2	10				
43	Residential	Row House		2	10				
42	Residential	Row House		2	10				
49	Residential	Row House		2	10				
50	Residential	Row House		2	10				
41	Residential	Row House		2	10				
51	Residential	Row House		2	10				
40	Residential	Row House		2	10				
39	Residential	Row House		2	10				
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38	Residential	Row House		2	10				
34	Residential	Row House		2	10				
54	Residential	Row House		2	10				
55	Residential	Row House		2	10				
36	Residential	Row House		2	10				
35	Residential	Row House		2	10				
56	Residential	Row House		2	10				
57	Residential	Row House		2	10				
14	Residential	Row House	above 50 up to 150sqmt	124	10	5	1240		
11	Residential	Row House		2	10				
31	Residential	Row House		2	10				
12A	Residential	Row House		2	10				
14	Residential	Row House		2	10				
15	Residential	Row House		2	10				
16	Residential	Row House		2	10				
17	Residential	Row House		2	10				
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33	Residential	Row House		2	10				
30	Residential	Row House		2	10				
31	Residential	Row House		2	10				
32	Residential	Row House		2	10				
33	Residential	Row House							

PROPOSED AFFORDABLE LAYOUT OF KRISHNA CARNIVAL (AFFORDABLE RESIDENTIAL SCHEME) ON KHASARA NO- 72,74,75 (P) 76,77,78 SITUATED AT MAUZA MEGHTAI SIKANDRA AGRA OWNER :- P G INFRA DEVELOPERS LLP THROUGH SIGNATORY ANURAG AGARWAL

PROPOSED AFFORDABLE LAYOUT OF KRISHNA CARNIVAL (AFFORDABLE RESIDENTIAL SCHEME) ON KHASARA NO- 72,74,75 (P) 76,77,78 SITUATED AT MAUZA MEGHTAI SIKANDRA AGRA OWNER :- P G INFRA DEVELOPERS LLP THROUGH SIGNATORY ANURAG AGARWAL



SEWER LINE PLAN

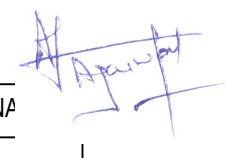


ELECTRIC PLAN

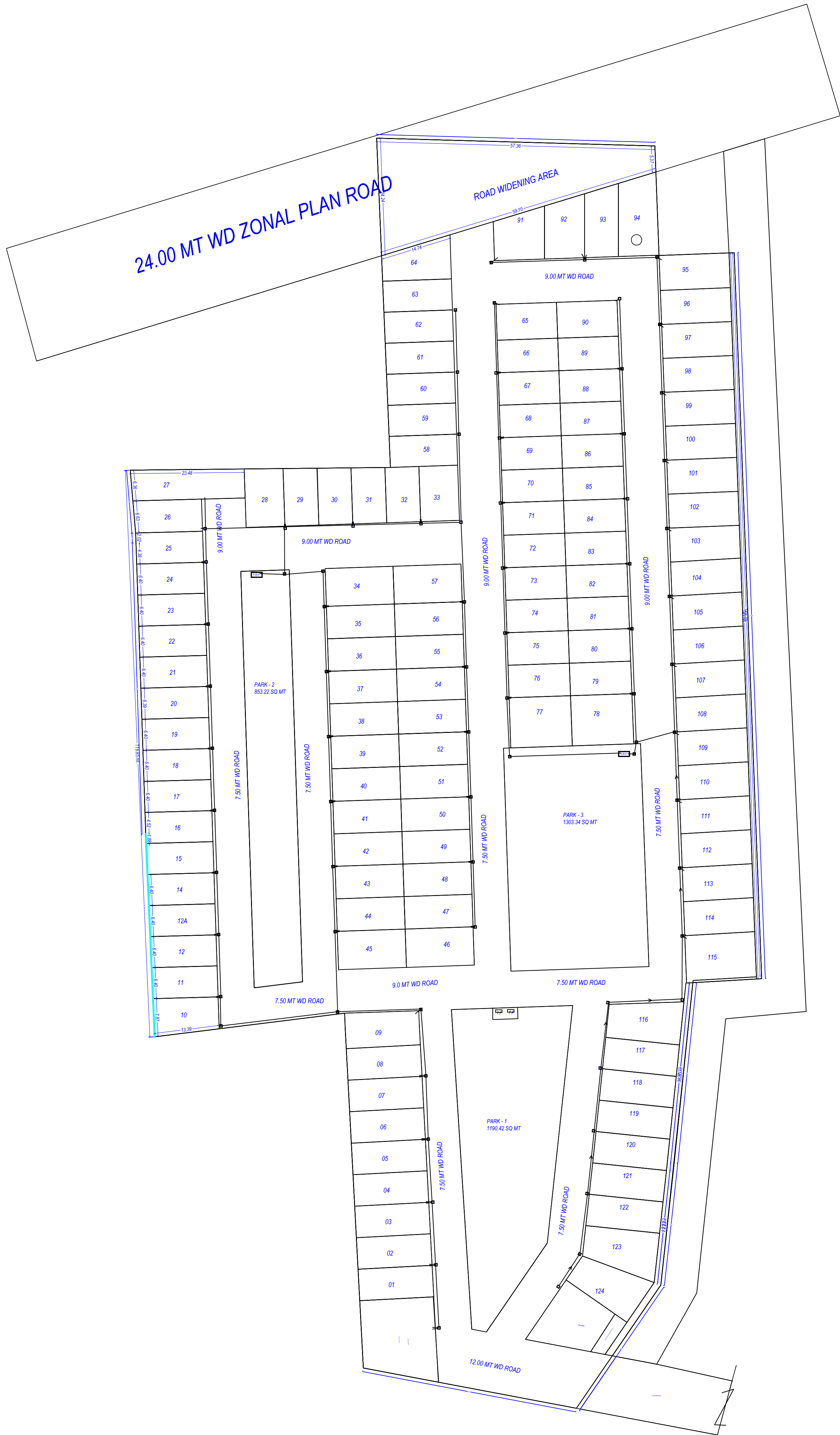
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

ISO_A0_(841.00_x_1189.00_MM)

Total Plot Area: -	22521.49	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

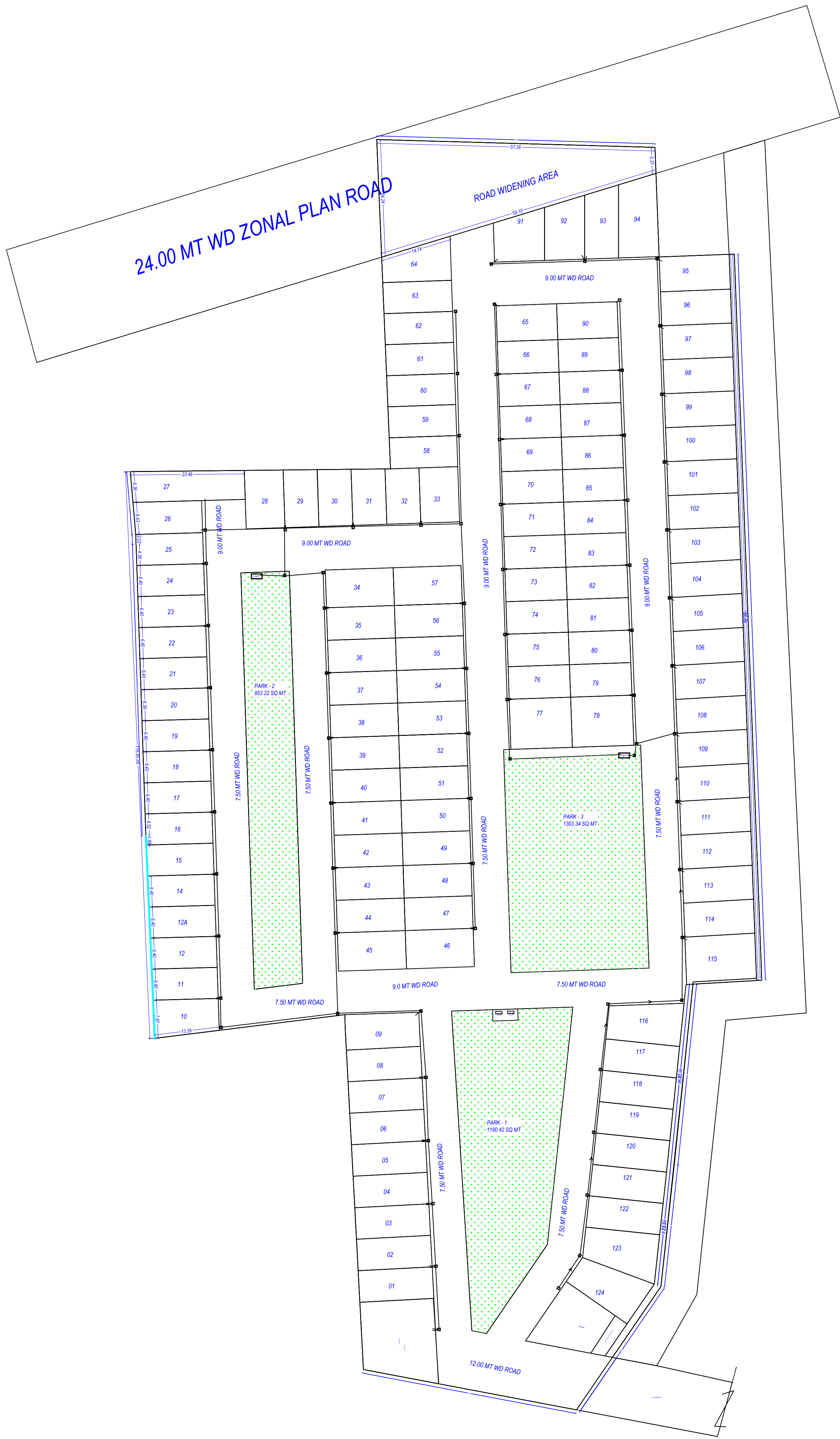
OWNER'S NAME AND SIGNATURE P G INFRA DEVELOPERS LLP THROUGH SIGNATORY ANURAG AGARWAL, anu.ag86@gmail.com, 9897028686	
ARCHITECT'S NAME AND SIGNATURE Vishnu Upadhyay CA/2022/148821	ENGINEER  Agra Development Authority
	
Building Plan Application Number ADA/LD/23-24/1514	
Sanctioned On 24 Dec 2024	
Valid Till 01 Jan 2030	
Approved By M. ARUNMOZHI (Vice Chairman)	
Examined By Satendra Solanki (JE)	
Satish Chand Rajput (Assistant Engineer)	
Prabhat Paul (Town Planner)	
Prabhat Paul (Chief Town Planner)	
Shradha Shandilyayan (Secretary)	
M. ARUNMOZHI (Vice Chairman)	

PROPOSED AFFORDABLE LAYOUT OF KRISHNA CARNIVAL (AFFORDABLE RESIDENTIAL SCHEME) ON KHASARA NO- 72,74,75 (P) 76,77,78 SITUATED AT MAUZA MEGHTAI SIKANDRA AGRA
OWNER :- P G INFRA DEVELOPERS LLP THROUGH SIGNATORY ANURAG AGARWAL



RAINWATER HARVESTING PLAN

PROPOSED AFFORDABLE LAYOUT OF KRISHNA CARNIVAL (AFFORDABLE RESIDENTIAL SCHEME) ON KHASARA NO- 72,74,75 (P) 76,77,78 SITUATED AT MAUZA MEGHTAI SIKANDRA AGRA
OWNER :- P G INFRA DEVELOPERS LLP THROUGH SIGNATORY ANURAG AGARWAL



LANDSCAPE , ROAD & WATER LINE PLAN

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ISO_A0_(841.00_x_1189.00_MM)

Total Plot Area: -	22521.49	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

OWNERS NAME AND SIGNATURE P G INFRA DEVELOPERS LLP THROUGH SIGNATORY ANURAG AGARWAL, anu.ag86@gmail.com, 9897028686	
ARCHITECT'S NAME AND SIGN Vishnu Upadhyay CA/2022/148821	ENGINEER Agra Development Authority
	
Building Plan Application Number ADAILD/23-24/1514 Sanctioned On 24 Dec 2024 Valid Till 01 Jan 2030 Approved By M. ARUNMOZHI (Vice Chairman) Examined By Satendra Solanki (JE) Satish Chand Rajput (Assistant Engineer) Prabhat Paul (Town Planner) Prabhat Paul (Chief Town Planner) Shradha Shandilyayan (Secretary)	
M. ARUNMOZHI (Vice Chairman)	