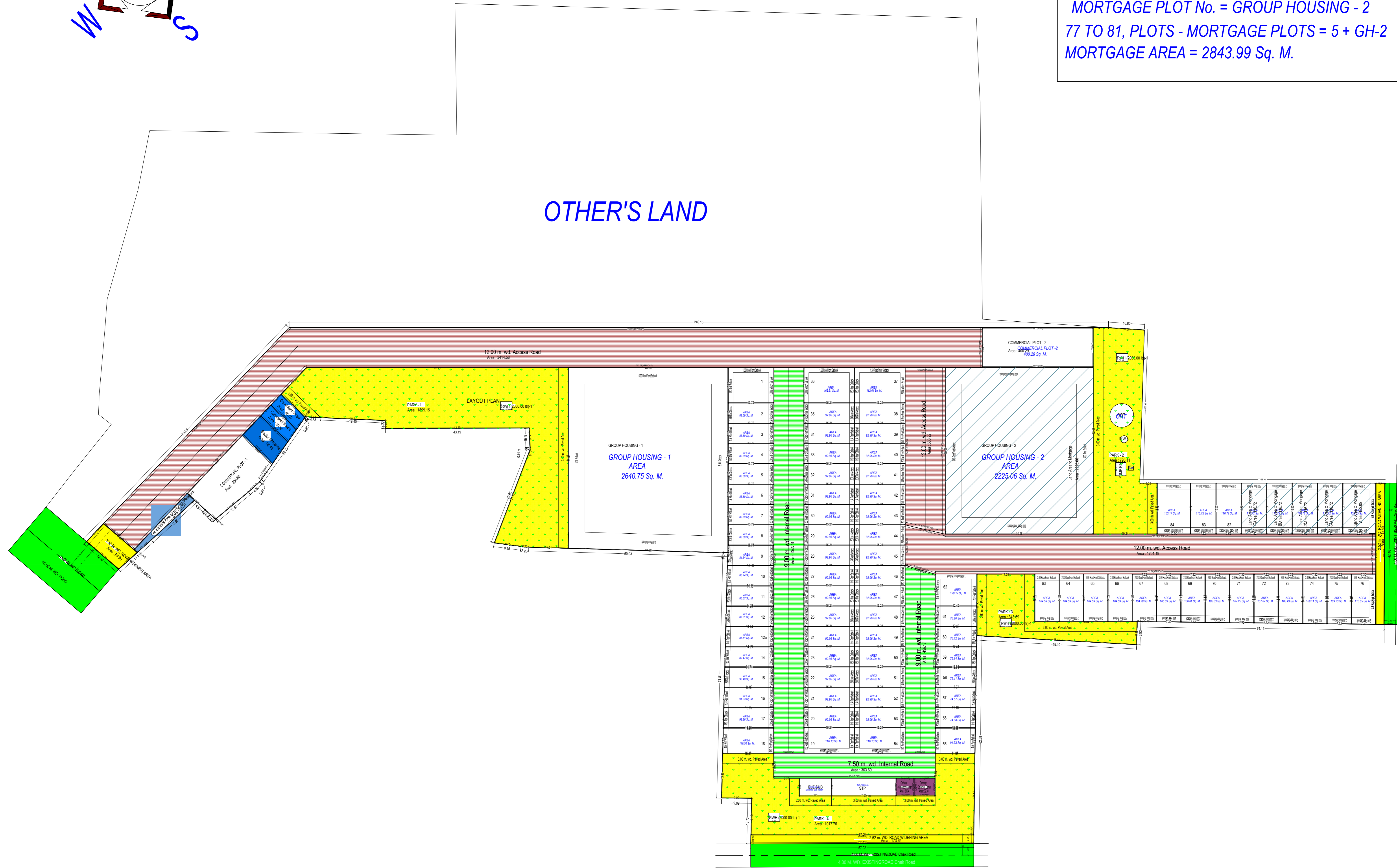
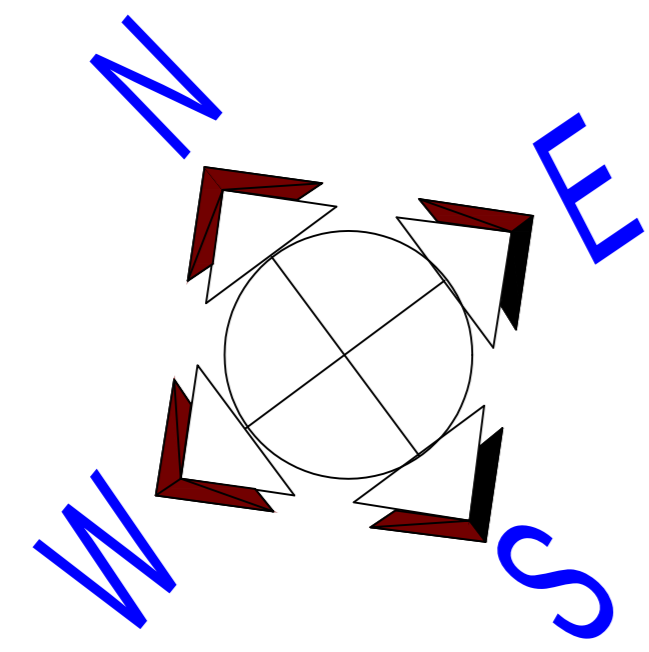


YAMUNA CITY



LAYOUT PLAN
(Scale - 1:500)

MORTGAGE PLOTS DETAIL:-
MORTGAGE PLOT No. = GROUP HOUSING - 2
77 TO 81, PLOTS - MORTGAGE PLOTS = 5 + GH-2
MORTGAGE AREA = 2843.99 Sq. M.

File No	MVD/ALD/24-25/1124	Sheet	1/17
Submission Date	2024-12-30	Scale	1:100
PROJECT DETAIL	VERSION NO. 1.0.96		
Authority	Mathura Vrindavan 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 Track	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	New Area		
SubDevelopment Area	City Area		
Special Project No.			
Site Address	District Mathura, Tehsil Mathura-Sadar, Village Aata Bangar		
AREA DETAILS	Sq. Mts.		
1. Area of Plot As per record			
Document Area			27046.03
As per site condition			27027.66
Area of Plot Considered			26953.32
2. Deduction for			
Proposed roads			384.63
Road Widening Area			384.63
Utility reservations			0.00
Total (+/-)			384.63
3. Net Area of plot (1 - 2) AREA OF PLOT			26568.69
Road Widening Area			384.63
Green and open space			4055.72
	Proposed Area at	Proposed FAR	Existing FAR
Total Area	0.00	0.00	0.00
Total FAR Area			0.00
Accession Use Area Added in BuiltUp Area			0.00
Total BuiltUp Area			0.00
Proposed FAR consumed			0.00
C. Tenement Statement			
1. Tenement Proposed At:			

Color Note

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

Number of EWS/LIG unit required

S. No.	Plot Type	Nos. of Plot	No. of unit in one plot	Total Number of units	Proposed LIG/EWS Unit
1.	Single Dwelling Unit	86	1	86	-
Total				86	-
Number of EWS/LIG unit required (10% LIG)				8.6	0
Number of EWS/LIG unit required (10% EWS)				8.6	0
Total				104	-

Tenements Density Check

Net housing density	No. Of Tenements		No. Of Persons	
	Regd	Prop	Regd	Prop
750/mc.	400	216	1999	1000

Green and open space Area

Name	Prop. Area
PARK - 1	1899.15
PARK - 3	343.69
PARK - 2	796.11
PARK - 4	1017.76

Individual Amenity Check b)

Name	Regd	Prop	Minimum Count	Prop
Convenient Shops	20.00	96.15	-	2.00
Sector Shopping	100.00	800.04	-	3.00
For informal Area	15.00	51.91	-	1.00
Kiosk/Shop/Platform	15.00	62.04	1.00	2.00
Garbage Collection Center				

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	13209.02	49.35
Road Area	7652.47	28.32
Garbage Collection Center	29.74	0.11
Garbage Collection Center	32.30	0.12
For informal Area	51.91	0.19
Kiosk/Shop/Platform	62.04	0.23
Sector Shopping	304.60	1.14
COMMERCIAL PLOT - 1	400.29	1.50
Convenient Shops	46.59	0.17
Convenient Shops	405.69	1.52
Public Open Space	4055.72	15.22
Excess Paved Area	625.96	2.35
Other Area	162.50	0.61
Total net layout	26953.32	100.00

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 MADHYAM LAND BASE PRIVATE LIMITED.
 gupatokesh1812@gmail.com, 9720070778
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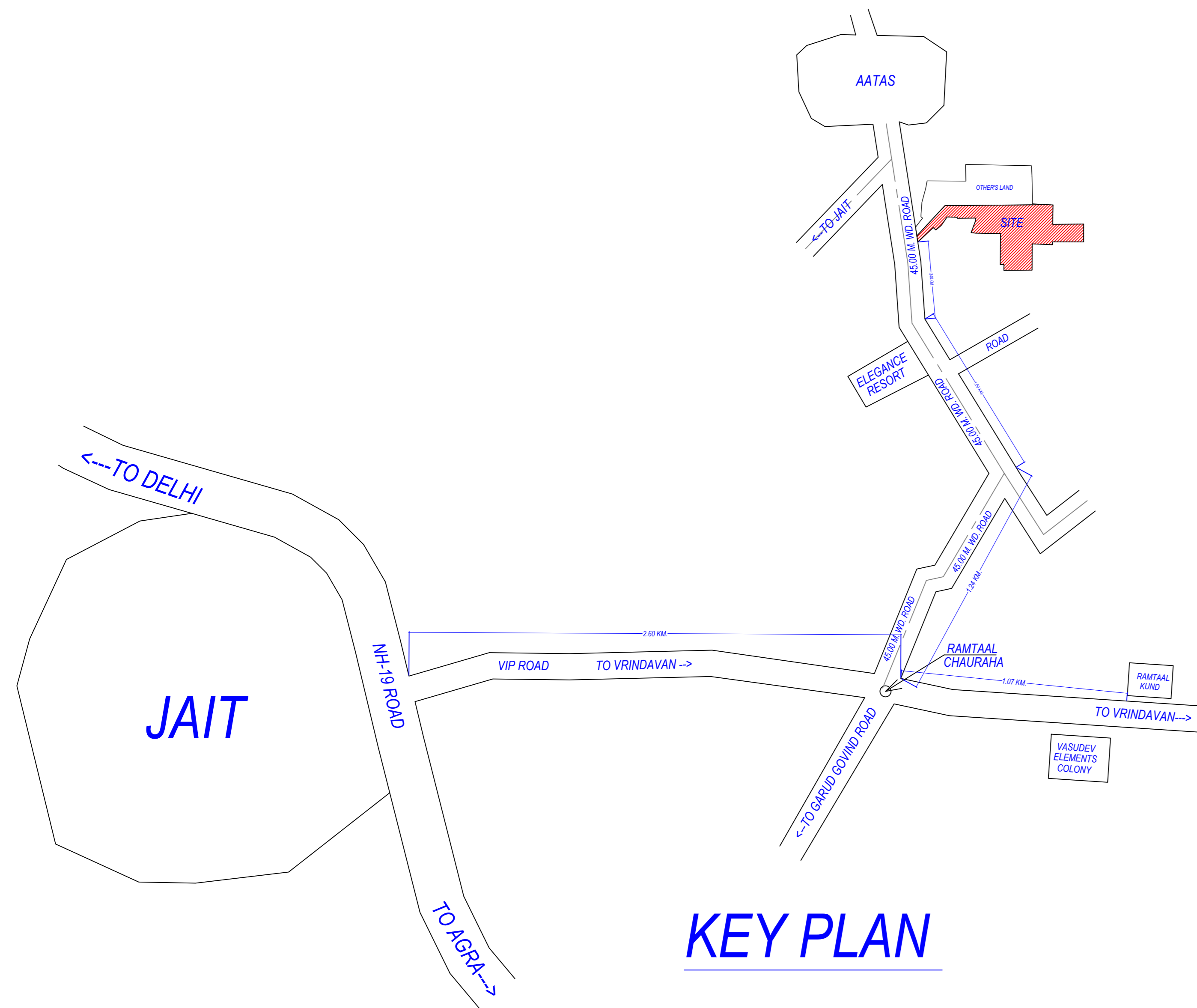
ARCHITECT'S NAME AND SIGNATURE
 LOKESH
 AM3024728/1082022



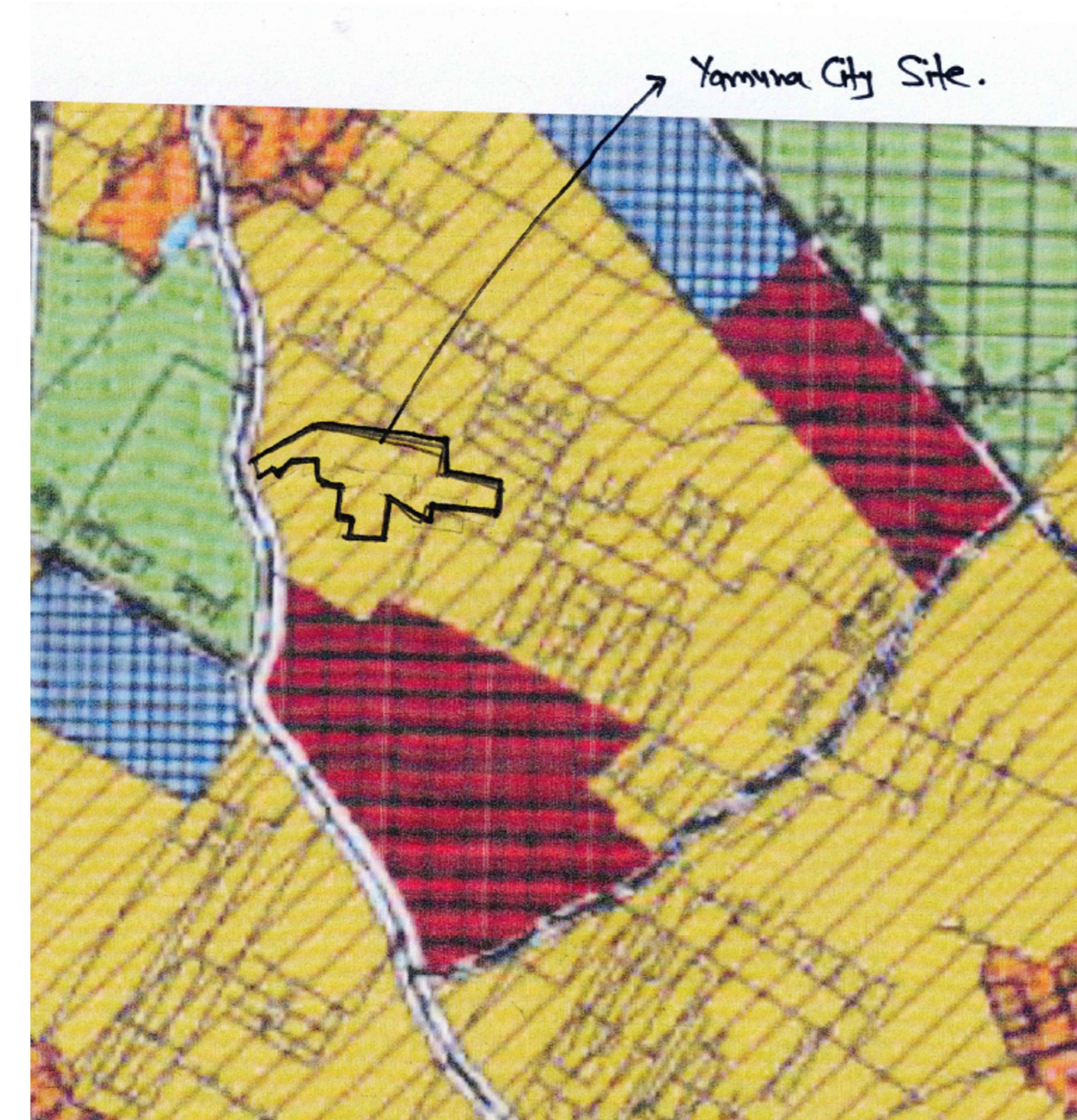
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 Richa Kaushik (Town Planner/Executive Engineer)
 Prasad Dwivedi (Chief Engineer/OSD)
 Arvind Kumar Dwivedi (Secretary)
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Total Plot Area: -	26653.32	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00



KEY PLAN

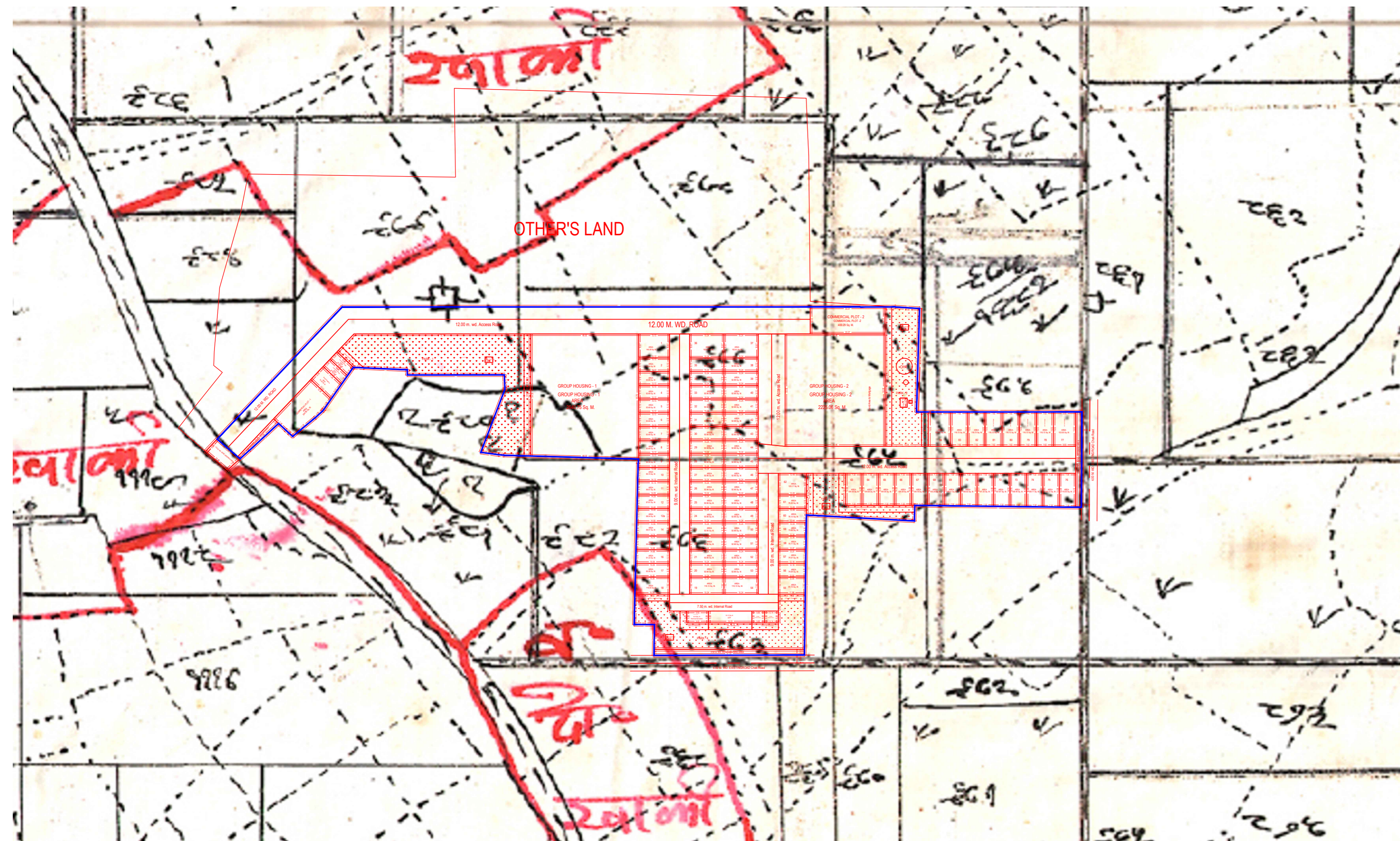


MASTER PLAN

SITE COORDINATE
 27.602077, 77.641088



GOOGLE PLAN



SAJRA PLAN

TOTAL RESIDENTIAL PLOTTED AREA	84	8340.13	31.29
TOTAL LAND AREA		27046.03	-
LEFT FOR ROAD WIDENING		384.63	-
NET LAND AREA		26661.40	-
TOTAL PARK AREA		4590.27	17.21
ROAD AREA		7613.06	28.55
GROUP HOUSING - 1		2640.75	9.90
GROUP HOUSING - 2		2225.06	8.34
TOTAL COMMERCIAL AREA		705.09	2.64
CONVINIENT SHOPS AREA		96.15	0.37
SECTOR SHOPPING AREA		95.46	0.35
KIOSK / GARBAGE AREA		111.39	0.42
STP & OHT		141.72	0.53
ELECTRICAL SUB - STATION		50.78	0.20
PUMP RM. , R.W.H. & P.W.S. AREA		51.54	0.20
			100.00

MORTGAGE PLOTS DETAIL:-

MORTGAGE PLOT No. = GROUP HOUSING - 2
 77 TO 81, PLOTS - MORTGAGE PLOTS = 5 + GH-2
 MORTGAGE AREA = 2843.99 Sq. M.

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ARCHITECT'S NAME AND SIGNATURE
 Dinesh Gupta NEER

LOKESH
 AM302428/1082022

Mathura-Vrindavan Development Authority



Building Plan Application Number

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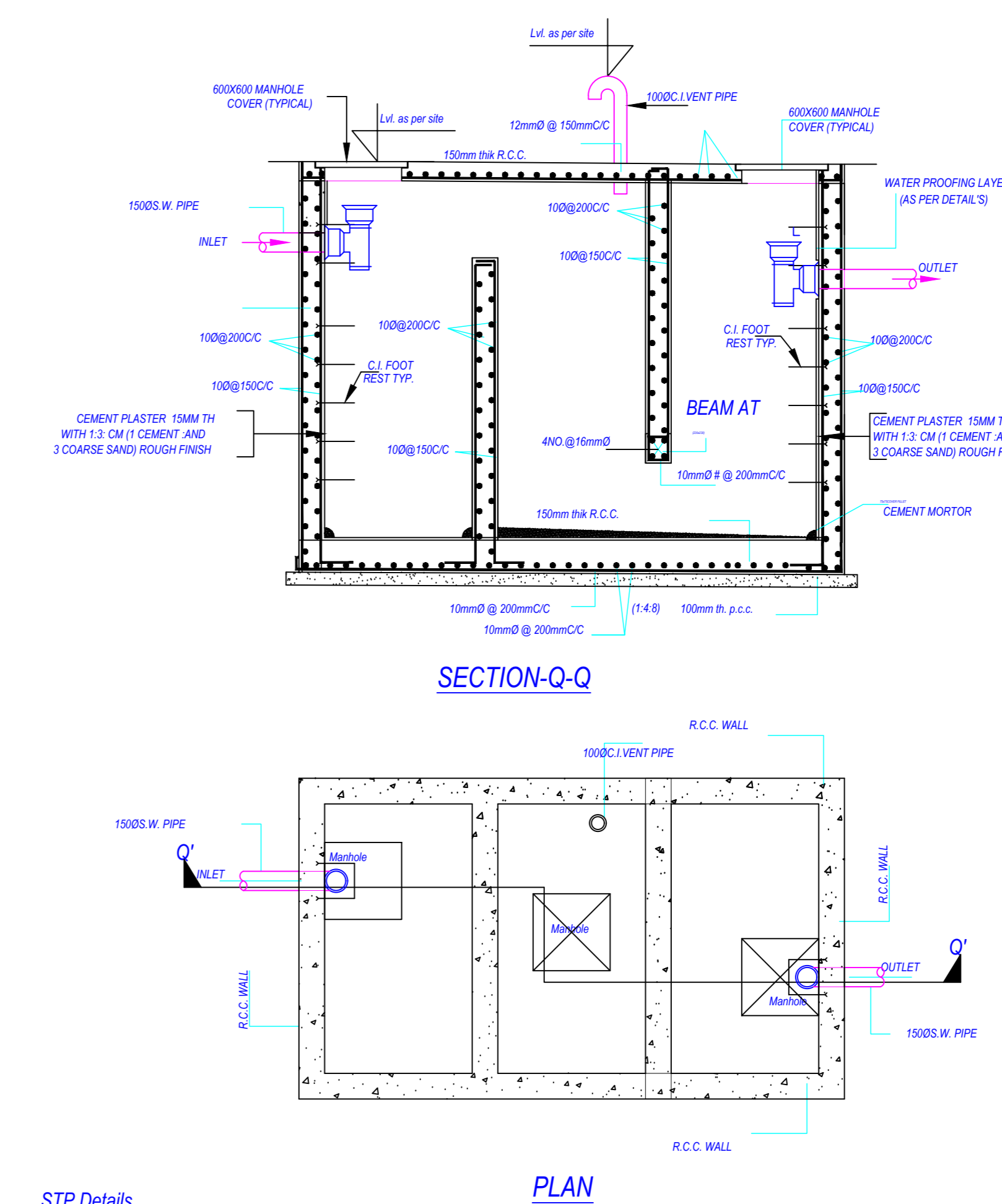
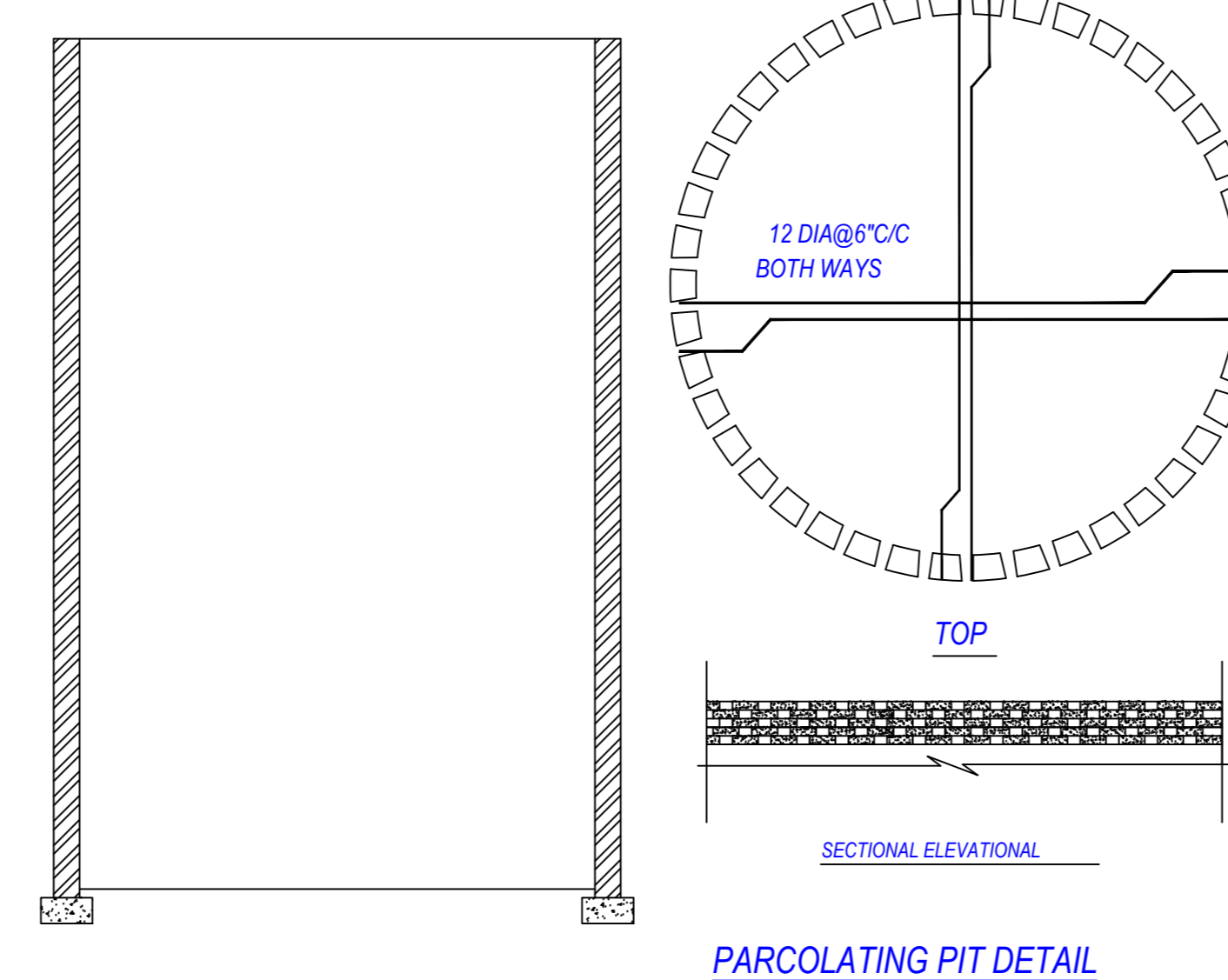
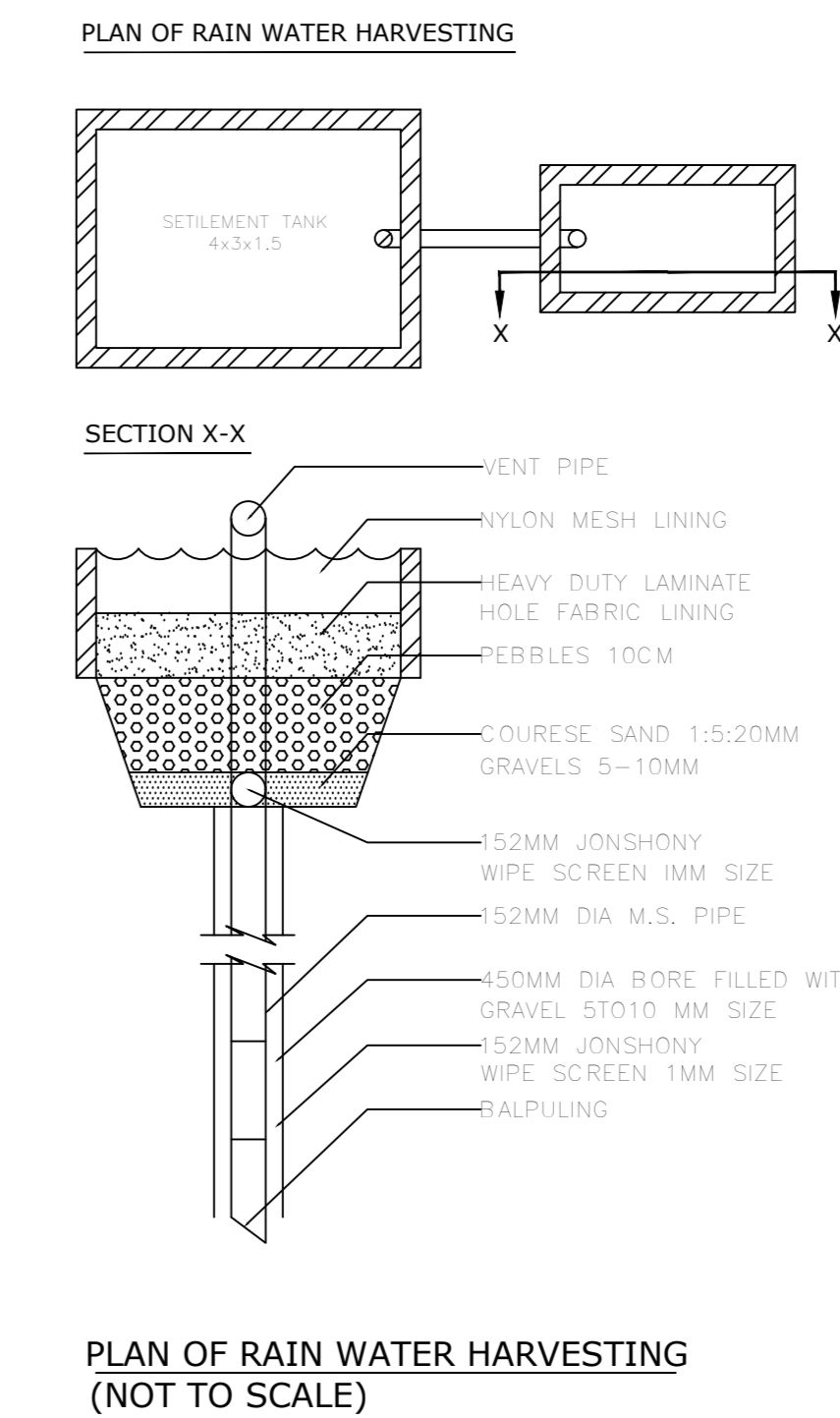
Arvind Kumar Dwivedi (Secretary)

Shyam Bahadur Singh (Vice Chairman)

YAMUNA CITY AREA CHART						
S.N.	PLOT NO.	PLOT SIZE	AREA ONE PLOT	NUMBER OF PLOT	AREA	
1	1	10.67 X 13.72	146.39	1	146.39	
2	2 TO 8	6.10X13.72	83.69	7	585.83	
3	9	AS PER SITE	84.34	1	84.34	
4	10	AS PER SITE	85.74	1	85.74	
5	11	AS PER SITE	86.67	1	86.67	
6	12	AS PER SITE	87.61	1	87.61	
7	12a	AS PER SITE	88.54	1	88.54	
8	14	AS PER SITE	89.47	1	89.47	
9	15	AS PER SITE	90.4	1	90.4	
10	16	AS PER SITE	91.33	1	91.33	
11	17	AS PER SITE	92.26	1	92.26	
12	18	AS PER SITE	116.56	1	116.56	
13	19	7.62 X 15.24	116.13	1	116.13	
14	20 TO 35	6.10X15.24	92.96	16	1487.36	
15	36	10.67 X 15.24	162.61	1	162.61	
16	37	10.67 X 15.24	162.61	1	162.61	
17	38 TO 53	6.10X15.24	92.96	16	1487.36	
18	54	7.62 X 15.24	116.13	1	116.13	
19	55	AS PER SITE	91.73	1	91.73	
20	56	AS PER SITE	74.04	1	74.04	
21	57	AS PER SITE	74.57	1	74.57	
22	58	AS PER SITE	75.11	1	75.11	
23	59	AS PER SITE	75.64	1	75.64	
24	60	AS PER SITE	76.12	1	76.12	
25	61	AS PER SITE	76.2	1	76.2	
26	62	AS PER SITE	120.17	1	120.17	
27	63 TO 66	7.32 X 14.29	104.59	4	418.36	
28	67	AS PER SITE	104.78	1	104.78	
29	68	AS PER SITE	105.39	1	105.39	
30	69	AS PER SITE	106.01	1	106.01	
31	70	AS PER SITE	106.63	1	106.63	
32	71	AS PER SITE	107.25	1	107.25	
33	72	AS PER SITE	107.87	1	107.87	
34	73	AS PER SITE	108.49	1	108.49	
35	74	AS PER SITE	109.11	1	109.11	
36	75	AS PER SITE	109.73	1	109.73	
37	76	AS PER SITE	110.05	1	110.05	
38	77	9.93 X 15.32	152.05	1	152.05	
39	78 TO 83	7.62 X 15.32	116.72	6	700.32	
40	84	10.00 X 15.32	153.17	1	153.17	
TOTAL RESIDENTIAL PLOTTED AREA				84	8340.13	31.29
TOTAL LAND AREA					27046.03	-
LEFT FOR ROAD WIDENING					384.63	-
NET LAND AREA					26661.40	-
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PUMP RM. , R.W.H. & P.W.S. AREA					51.54	0.20
						100.00

KHASRA NUMBER OF DETAILS			
S.N.	KHASRA NUMBER	MAUJA	AREA IN Sq. M.
1	983/2	ATAS BANGER	525.00
2	979	ATAS BANGER	1000.00
2	979	ATAS BANGER	1545.33
3	977	ATAS BANGER	8820.00
4	977	ATAS BANGER	1683.89
5	977	ATAS BANGER	960.67
6	976	ATAS BANGER	1990.00
7	976	ATAS BANGER	3980.00
8	975	ATAS BANGER	1483.33
9	975	ATAS BANGER	1483.33
10	974	ATAS BANGER	2902.50
11	974	ATAS BANGER	671.98
TOTAL			27046.03

POPULATION DENSITY CALCULATION	
NET PLOT AREA	26661.40 Sq. m.
PROPOSED PLOTS	84
PER PLOT PER 10 PERSONS	84 X 10 PERSONS
	84 X 10 = 840
	840 PERSONS



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 gup06kesh1812@gmail.com, 9720070778
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ARCHITECT'S NAME AND SIGN
 LOKESH
 AM3024728/1082022

Madhya-Vindavan Development Authority

QR Code

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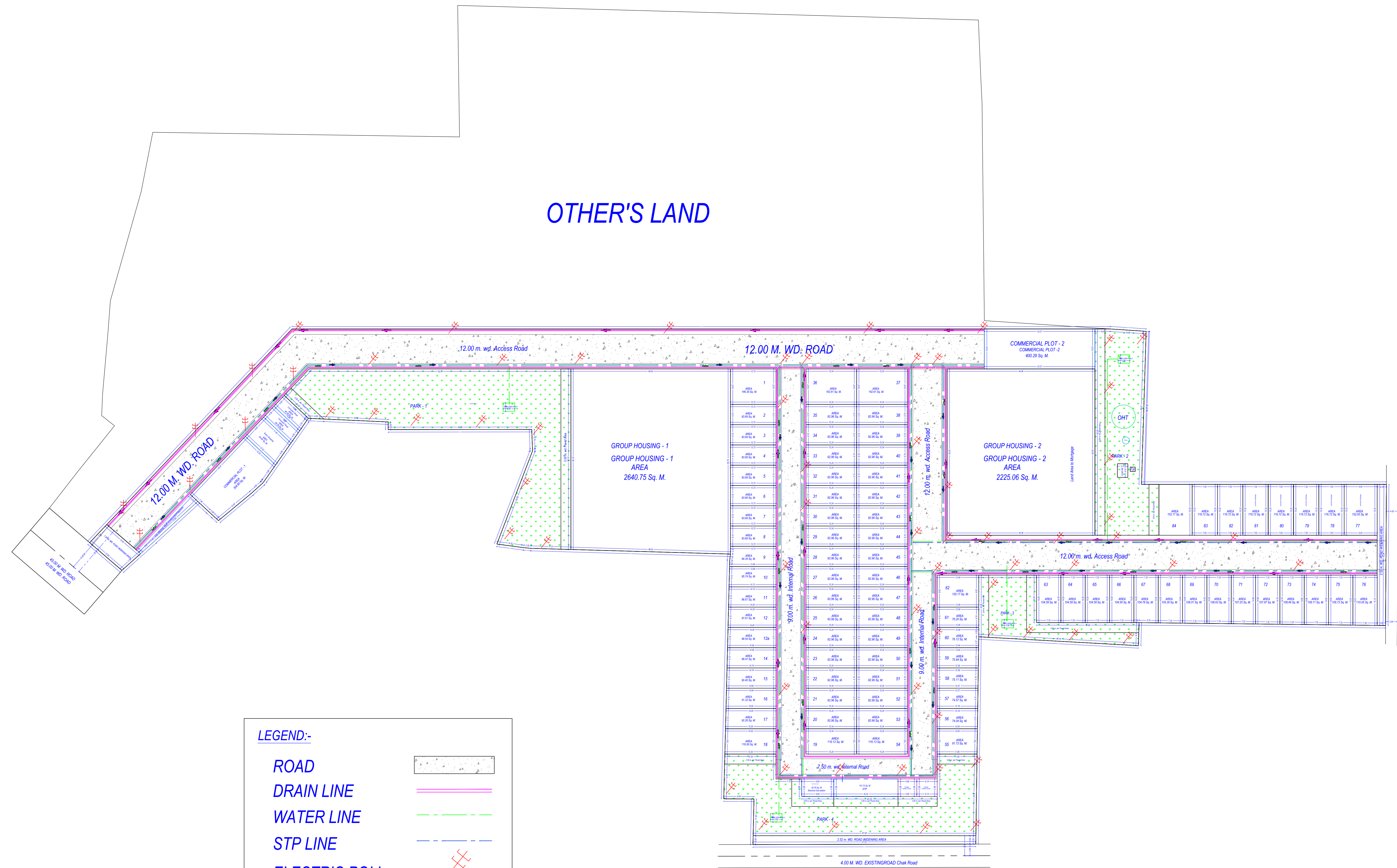
Prasun Dwivedi (Chief Engineer/OSD)

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LEGEND:-

- ROAD
- DRAIN LINE
- WATER LINE
- STP LINE
- ELECTRIC POLL

SERVICE PLAN

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ARCHITECT'S NAME AND SIGN *Dashrath Gupta* NEER
 LOKESH
 AM3024728/1082022

Mathura-Vindavan Development Authority

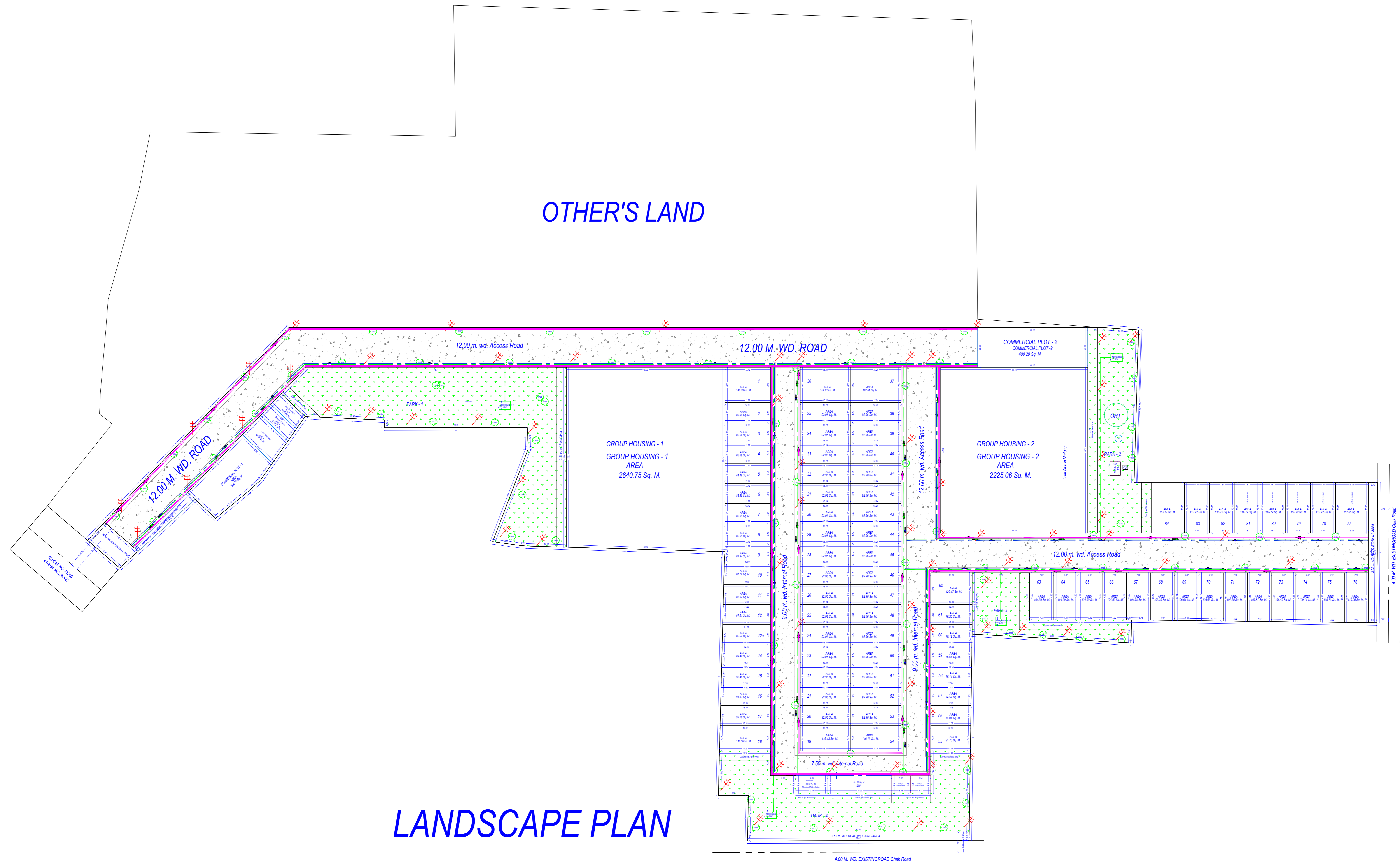
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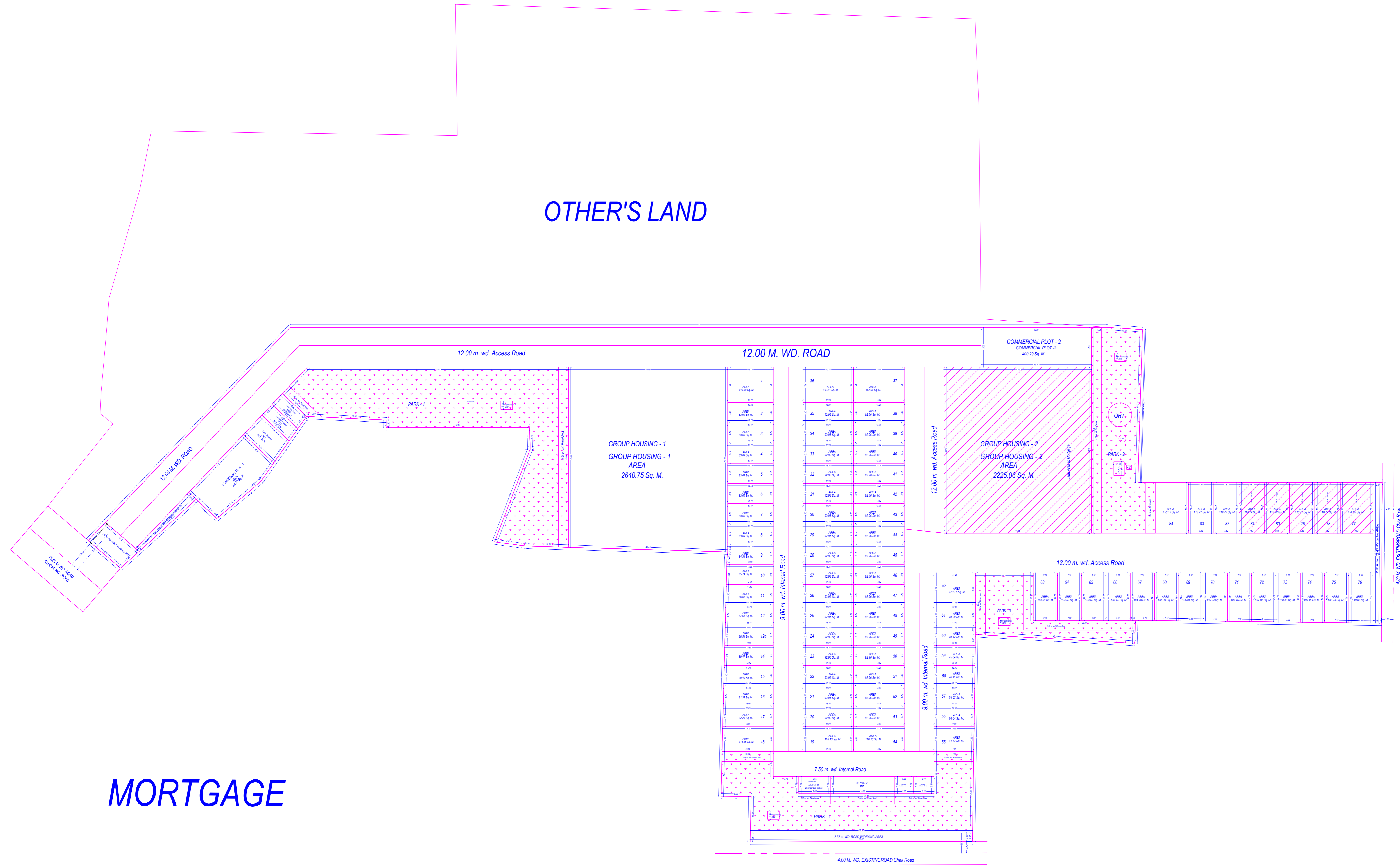


LANDSCAPE PLAN

OWNER'S NAME AND SIGNATURE MADHYAM LAND BASE PRIVATE LIMITED. guptakokesh1812@gmail.com, 9720070778 DASHRATH GUPTA S/O SHRI VINOD KUMAR GUPTA. guptakokesh1812@gmail.com, 9720070778	
ARCHITECT'S NAME AND SIGNATURE LOKESH AM302428/1082022	NEER Mathura-Vindavan Development Authority
 	
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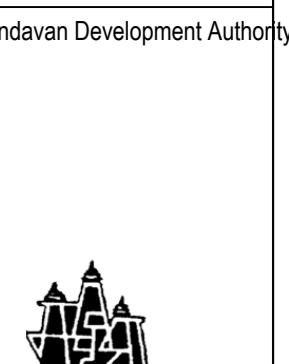
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MORTGAGE

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