Project Title :PROPOSED LAYOUT PLAN OF GOVIND SARNAM-2 MAUJA JAIT TEHSIL AND DISTT MATHURA

File No	MVDA/LD/24-25/0448	Sheet	1
Submission Date	2024-12-06	Scale	1:100

Suncity Govind Sharnam Vrindavan - Mathura

Layout

LAYOUT PLAN OF GOVIND SARNAM-2
(Scale - 1:1000)

Plot No.	Pwork-Bldg	Abutting Road	Front		Side1		Side2		Rear		Coverage	FAR Area
			Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	Prop	Prop
S6		ROAD WIDENING AREA	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S7		12.00 m. wide Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S8		12.00 m. wide Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S5		ROAD WIDENING AREA	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S4		ROAD WIDENING AREA	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S9		12.00 m. wide Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S10		12.00 m. wide Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S3		ROAD WIDENING AREA	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S2		ROAD WIDENING AREA	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S11		12.00 m. wide Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S12		12.00 m. wide Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
S1		ROAD WIDENING AREA	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S22		12.00 m. wide Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
S19		12.00 m. wide Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
S19		12.00 m. wide Internal Road	3.00	-	-	-	-	-	-	-	0.00	0.00
S18		12.00 m. wide Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S23		12.00 m. wide Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S24		12.00 m. wide Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S17		12.00 m. wide Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S16		12.00 m. wide Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S25		12.00 m. wide Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S26		12.00 m. wide Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S15		12.00 m. wide Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S14		12.00 m. wide Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S27		12.00 m. wide Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S28		12.00 m. wide Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
S28		12.00 m. wide Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
S12A		12.00 m. wide Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
S12A		12.00 m. wide Internal Road	3.00	-	-	-	-	-	-	-	0.00	0.00
S38		12.00 m. wide Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
S37		12.00 m. wide Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S36		12.00 m. wide Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S35		12.00 m. wide Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S34		12.00 m. wide Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S33		12.00 m. wide Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S32		12.00 m. wide Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S31		12.00 m. wide Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S30		12.00 m. wide Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
S29		12.00 m. wide Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
S21		12.00 m. wide Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
S20		12.00 m. wide Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
Commercial		12.00 m. wide Internal Road	-	-	-	-	-	-	-	-	0.00	0.00
Commercial		ROAD WIDENING AREA	-	-	-	-	-	-	-	-	0.00	0.00
PLOT-Ashram Plot		ROAD WIDENING AREA	-	-	-	-	-	-	-	-	0.00	0.00
PLOT-3 (Ashram Plot)		ROAD WIDENING AREA	-	-	-	-	-	-	-	-	0.00	0.00
PLOT-4 (Ashram Plot)		ROAD WIDENING AREA	-	-	-	-	-	-	-	-	0.00	0.00
PLOT-(Ashram)		30.00 m. wide MAIN ROAD AFTER ROAD WIDENING	-	-	-	-	-	-	-	-	0.00	0.00
PLOT-1/3 (Ashram)		30.00 m. wide MAIN ROAD AFTER ROAD WIDENING	-	-	-	-	-	-	-	-	0.00	0.00
PLOT -1/2(ASHRAM)		30.00 m. wide MAIN ROAD AFTER ROAD WIDENING	-	-	-	-	-	-	-	-	0.00	0.00
PLOT-1/1 (Ashram)		ROAD WIDENING AREA	-	-	-	-	-	-	-	-	0.00	0.00
PLOT-1/1 (Ashram)		30.00 m. wide MAIN ROAD AFTER ROAD WIDENING	-	-	-	-	-	-	-	-	0.00	0.00
PLOT-5 (Ashram Plot)		ROAD WIDENING AREA	-	-	-	-	-	-	-	-	0.00	0.00
Residential PLOT-6		12.00 m. wide Internal Road	6.00	-	-	-	1.50	-	-	-	0.00	0.00
Residential PLOT-6		12.00 m. wide Internal Road	6.00	-	-	-	-	-	-	-	0.00	0.00
Residential PLOT-6		ROAD WIDENING AREA	6.00	-	-	-	-	-	-	-	0.00	0.00

Proposed Population Calculation

Plot Name	Use	SubUse	Range	Nos.	Perm. Unit/Plot	Perm. Person/Unit	Total Person/Plot	Total
S8	Residential	Row House	above 50-upto 150sq.mt.	26	2	5	10	260
S5	Residential	Row House			2		10	
S4	Residential	Row House			2		10	
S9	Residential	Row House			2		10	
S10	Residential	Row House			2		10	
S3	Residential	Row House			2		10	
S2	Residential	Row House			2		10	
S11	Residential	Row House			2		10	
S18	Residential	Row House			2		10	
S23	Residential	Row House			2		10	
S24	Residential	Row House			2		10	
S17	Residential	Row House			2		10	
S16	Residential	Row House			2		10	
S25	Residential	Row House			2		10	
S26	Residential	Row House			2		10	
S15	Residential	Row House			2		10	
S14	Residential	Row House			2		10	
S27	Residential	Row House			2		10	
S37	Residential	Row House			2		10	
S36	Residential	Row House			2		10	
S35	Residential	Row House			2		10	
S34	Residential	Row House			2		10	
S33	Residential	Row House			2		10	
S32	Residential	Row House			2		10	
S31	Residential	Row House			2		10	
S30	Residential	Row House			2		10	
S6	Residential	Row House	above 150-upto 300sq.mt	12	4	5	20	240
S7	Residential	Row House			4		20	
S12	Residential	Row House			4		20	
S1	Residential	Row House			4		20	
S22	Residential	Row House			4		20	
S19	Residential	Row House			4		20	
S28	Residential	Row House			4		20	
S12A	Residential	Row House			4		20	
S38	Residential	Row House			4		20	
S29	Residential	Row House			4		20	
S21	Residential	Row House			4		20	
S20	Residential	Row House			4		20	
Residential PLOT-6	Residential	Row House	800-upto 899.999sq.mt	1	9	5	20	45
Grand Total:								545

Individual Plot Area

Plot No.	Abutting Road	Plot Area		Frontage		Coverage			FAR Area	
		Reqd	Perm	Reqd	Prop	Factor	Perm	Prop	Perm	Prop
S6	ROAD WIDENING AREA	40.00	-	156.75	3.50	10.00	0.00	0.00	-	0.00
S7	12.00 m. wide Internal Road	40.00	-	160.00	3.50	10.00	0.00	0.00	-	0.00
S8	12.00 m. wide Internal Road	40.00	-	128.00	3.50	8.00	0.00	0.00	-	0.00
S5	ROAD WIDENING AREA	40.00	-	125.40	3.50	8.00	0.00	0.00	-	0.00
S4	ROAD WIDENING AREA	40.00	-	125.40	3.50	8.00	0.00	0.00	-	0.00
S9	12.00 m. wide Internal Road	40.00	-	128.00	3.50	8.00	0.00	0.00	-	0.00
S10	12.00 m. wide Internal Road	40.00	-	128.00	3.50	8.00	0.00	0.00	-	0.00
S3	ROAD WIDENING AREA	40.00	-	125.40	3.50	8.00	0.00	0.00	-	0.00
S2	ROAD WIDENING AREA	40.00	-	125.40	3.50	8.00	0.00	0.00	-	0.00
S11	12.00 m. wide Internal Road	40.00	-	128.00	3.50	8.00	0.00	0.00	-	0.00
S12	12.00 m. wide Internal Road	40.00	-	171.86	3.50	10.74	0.00	0.00	-	0.00
S1	ROAD WIDENING AREA	40.00	-	168.37	3.50	10.74	0.00	0.00	-	0.00
S22	12.00 m. wide Internal Road	40.00	-	170.10	3.50	35.21	0.00	0.00	-	0.00
S19	12.00 m. wide Internal Road	40.00	-	170.10	3.50	26.63	0.00	0.00	-	0.00
S18	12.00 m. wide Internal Road	40.00	-	128.00	3.50	8.00	0.00	0.00	-	0.00
S23	12.00 m. wide Internal Road	40.00	-	128.00	3.50	8.00	0.00	0.00	-	0.00
S24	12.00 m. wide Internal Road	40.00	-	128.00	3.50	8.00	0.00	0.00	-	0.00
S17	12.00 m. wide Internal Road	40.00	-	128.00	3.50	8.00	0.00	0.00	-	0.00
S16	12.00 m. wide Internal Road	40.00	-	128.00	3.50	8.00	0.00	0.00	-	0.00
S25	12.00 m. wide Internal Road	40.00	-	128.00	3.50	8.00	0.00	0.00	-	0.00
S26	12.00 m. wide Internal Road	40.00	-	128.00	3.50	8.00	0.00	0.00	-	0.00
S15	12.00 m. wide Internal Road	40.00	-	128.00	3.50	8.00	0.00	0.00	-	0.00
S14	12.00 m. wide Internal Road	40.00	-	128.00	3.50	8.00	0.00	0.00	-	0.00
S27	12.00 m. wide Internal Road	40.00	-	128.00	3.50	8.00	0.00	0.00	-	0.00
S28	12.00 m. wide Internal Road	40.00	-	160.00	3.50	26.00	0.00	0.00	-	0.00
S12A	12.00 m. wide Internal Road	40.00	-	160.00	3.50	26.00	0.00	0.00	-	0.00
S38	12.00 m. wide Internal Road	40.00	-	160.60	3.50	8.87	0.00	0.00	-	0.00
S37	12.00 m. wide Internal Road	40.00	-	144.00	3.50	8.00	0.00	0.00	-	0.00
S36	12.00 m. wide Internal Road	40.00	-	144.00	3.50	8.00	0.00	0.00	-	0.00
S35	12.00 m. wide Internal Road	40.00	-	144.00	3.50	8.00	0.00	0.00	-	0.00
S34	12.00 m. wide Internal Road	40.00	-	144.00	3.50	8.00	0.00	0.00	-	0.00
S33	12.00 m. wide Internal Road	40.00	-	144.00	3.50	8.00	0.00	0.00	-	0.00
S32	12.00 m. wide Internal Road	40.00	-	144.00	3.50	8.00	0.00	0.00	-	0.00
S31	12.00 m. wide Internal Road	40.00	-	144.00	3.50	8.00	0.00	0.00	-	0.00
S30	12.00 m. wide Internal Road	40.00	-	144.00	3.50	8.00	0.00	0.00	-	0.00
S29	12.00 m. wide Internal Road	40.00	-	180.00	3.50	10.00	0.00	0.00	-	0.00
S21	12.00 m. wide Internal Road	40.00	-	157.28	3.50	28.73	0.00	0.00	-	0.00
S20	12.00 m. wide Internal Road	40.00	-	158.11	3.50	10.32	0.00	0.00	-	0.00
Commercial	12.00 m. wide Internal Road	-	-	348.66	-	20.64	0.00	0.00	-	0.00
PLOT-Ashram Plot	ROAD WIDENING AREA	-	-	3335.44	-	38.15	0.00	0.00	-	0.00
PLOT-3 (Ashram Plot)	ROAD WIDENING AREA	-	-	2976.47	-	29.96	0.00	0.00	-	0.00
PLOT-4 (Ashram Plot)	ROAD WIDENING AREA	-	-	2916.42	-	28.56	0.00	0.00	-	0.00
PLOT-(Ashram)	30.00 m. wide MAIN ROAD AFTER ROAD WIDENING	-	-	619.98	-	9.17	0.00	0.00	-	0.00
PLOT-1/3 (Ashram)	30.00 m. wide MAIN ROAD AFTER ROAD WIDENING	-	-	769.04	-	18.35	0.00	0.00	-	0.00
PLOT -1/2(ASHRAM)	30.00 m. wide MAIN ROAD AFTER ROAD WIDENING	-	-	761.32	-	18.20	0.00	0.00	-	0.00
PLOT-1/1 (Ashram)	30.00 m. wide MAIN ROAD AFTER ROAD WIDENING	-	-	1224.76	-	28.86	0.00	0.00	-	0.00
PLOT-5 (Ashram Plot)	ROAD WIDENING AREA	-	-	2898.07	-	28.94	0.00	0.00	-	0.00
Residential PLOT-6	12.00 m. wide Internal Road	40.00	-	857.16	3.50	15.29	0.00	0.00	-	0.00

A.	AREA STATEMENT	VERSION NO.: 1.0.97 VERSION DATE: 27/02/2025
	PROJECT DETAIL:	
	Authority: Mathura-Vrindavan Development Authority	Plot Use: Assembly
	AuthorityClass: Category C	Plot SubUse: Plotted development
	AuthorityGrade: Development Authority (DA)	Development Plan: Master Plan
	CaseTrack: 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: Undeveloped Area	
	SubDevelopment Area: City Area	
	Special Project: NA	
	Site Address: District Mathura, Tehsil Mathura-Sadar, Village Chhatikara	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Document Area	29734.85
	As per site condition	29734.85
	Area of Plot Considered	28909.79
2.	Deduction for	
	(a)Proposed roads	825.06
	Road Widening Area	825.06
	(b)Any reservations	0.00
	Total(a + b)	825.06
3.	Net Area of plot (1 - 2) AREA OF PLOT	28909.79
	Road Widening Area	825.06
	Green and open space	3393.95
	Amenity Area	186.33
	Plot Area For Coverage	25329.50
	Road Widening Area	825.06
	Green and open space	3393.95
	Amenity Area	186.33
	Plot Area For FAR	25329.50
	Perm. FAR Area (-)	0.00
	Total Perm. FAR area	0.00
5.	Total Built up area permissible at:	
	Permissible Coverage area (45.00 %)	11398.27
	Proposed Coverage Area (- %)	0.00
	Total Prop. Coverage Area (- %)	0.00
	Balance coverage area (45.00 %)	11398.27

-	Proposed Area at:			
	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Total Area:	0.00	0.00	0.00	0.00

Total FAR Area:	0.00
AccessoryUse Area Added in BuiltUp Area:	31.60
Total BuiltUp Area:	31.60
Proposed FAR consumed:	0.00
C. Tenement Statement	
4. Tenement Proposed At:	

Color Notes

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)	

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	22126.07	76.53
Road Area	3191.81	11.04
Garbage Collection Center	22.17	0.08
For informal Area Kiosk/booth/Plateform	54.72	0.19
Sector Shopping	54.72	0.19
Convinent Shops	54.72	0.19
Public Open Space	3393.95	11.74
Other Area	11.62	0.04
Total net layout	28909.78	100.00

Tenements Density Check

Net housing density	No Of Tenements			No Of Persons		
	Reqd	Perm	Prop	Reqd	Perm	Prop
10000/000/Hec.	-	-	109	-	-	545
750/Hec.	-	434	109	-	2169	545

Individual Amenity Check b)

Name	Minimum Area		Minimum Count	
	Reqd	Prop	Reqd	Prop
Convinent Shops	10.00	54.72	-	1.00
Sector Shopping	50.00	54.72	-	1.00
For informal Area Kiosk/booth/Plateform	7.50	54.72	-	1.00
Garbage Collection Center	15.00	22.17	1.00	1.00

Green and open space Area

Name	Prop. Area
Green	3393.95

OWNER'S NAME AND SIGNATURE

Ashutosh Singh (Authorized Signatory), ashutosh.singh@suncityprojects.com, 9999015744

ARCH/ENG'S NAME AND SIGNATURE

BRIJ KUMAR SRIVASTAVA
CA/2007/40587

Signature Not Verified
Digitally signed by SUNCITY PROJECTS PRIVATE LIMITED
Designation: Architect

INEER

Mathura-Vrindavan Development Authority

Signature Not Verified
Digitally signed by Mathura-Vrindavan Development Authority
Designation: Vice Chairman

Building Plan Application Number

MVDA/LD/24-25/0448

Sanctioned On

28 Mar 2025

Valid Till

04 Apr 2030

Approved By

Shyam Bahadur Singh (Vice Chairman)

Examined By

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

Total Plot Area: - 28909.79	Total FAR Area: - 0.00
Total Coverage Area: - 0.00	Total BUA Area: - 31.60

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