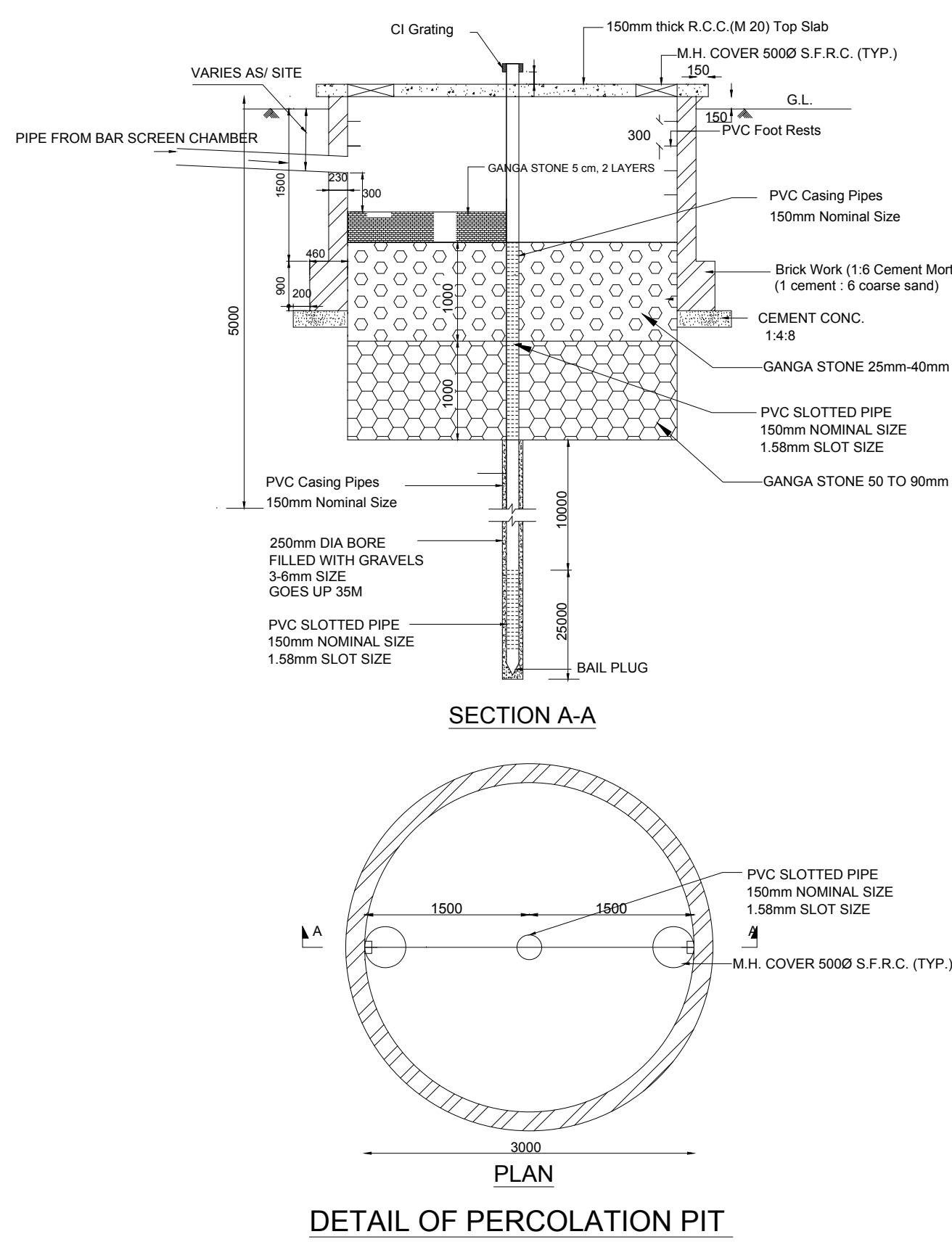
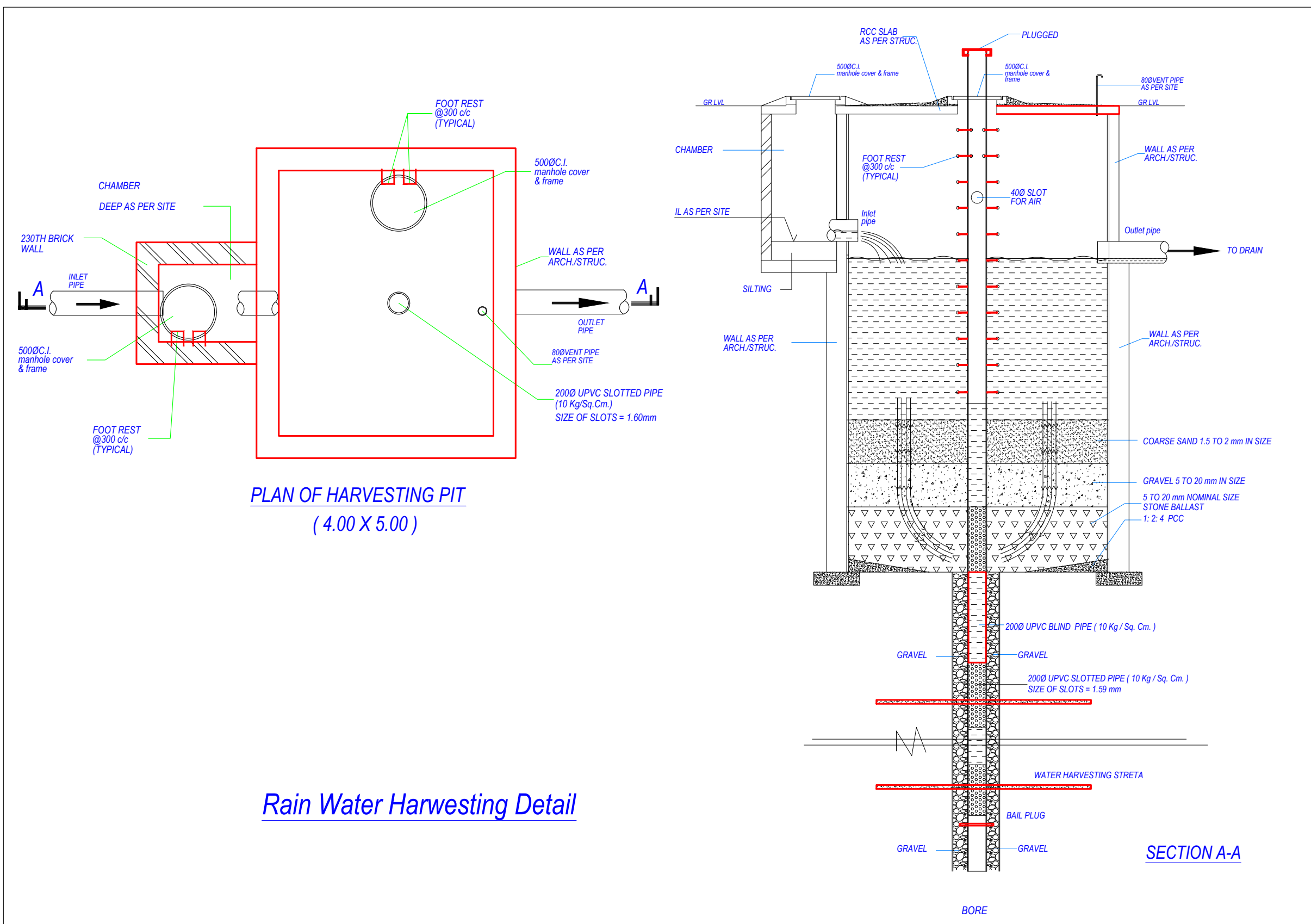
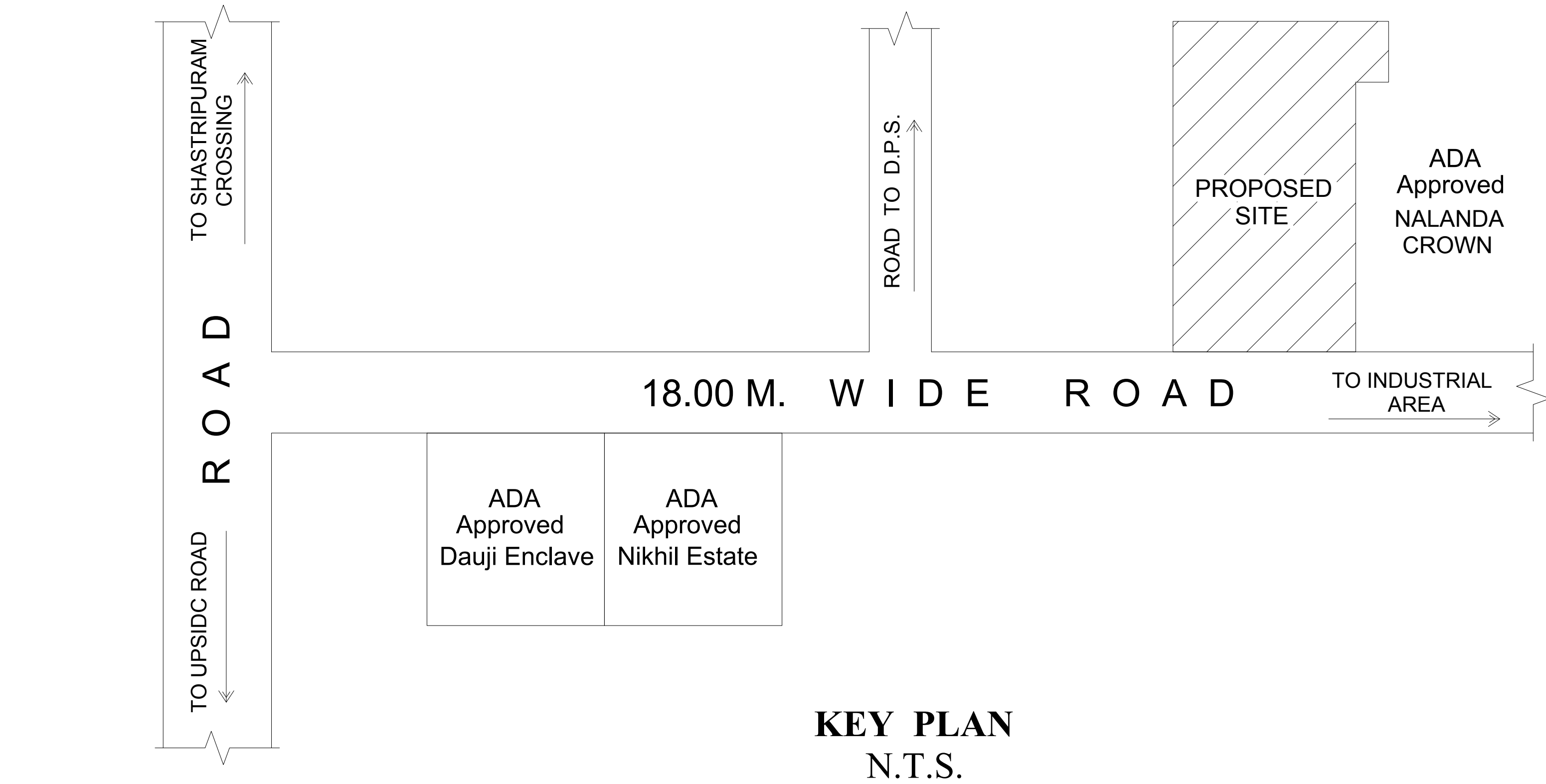
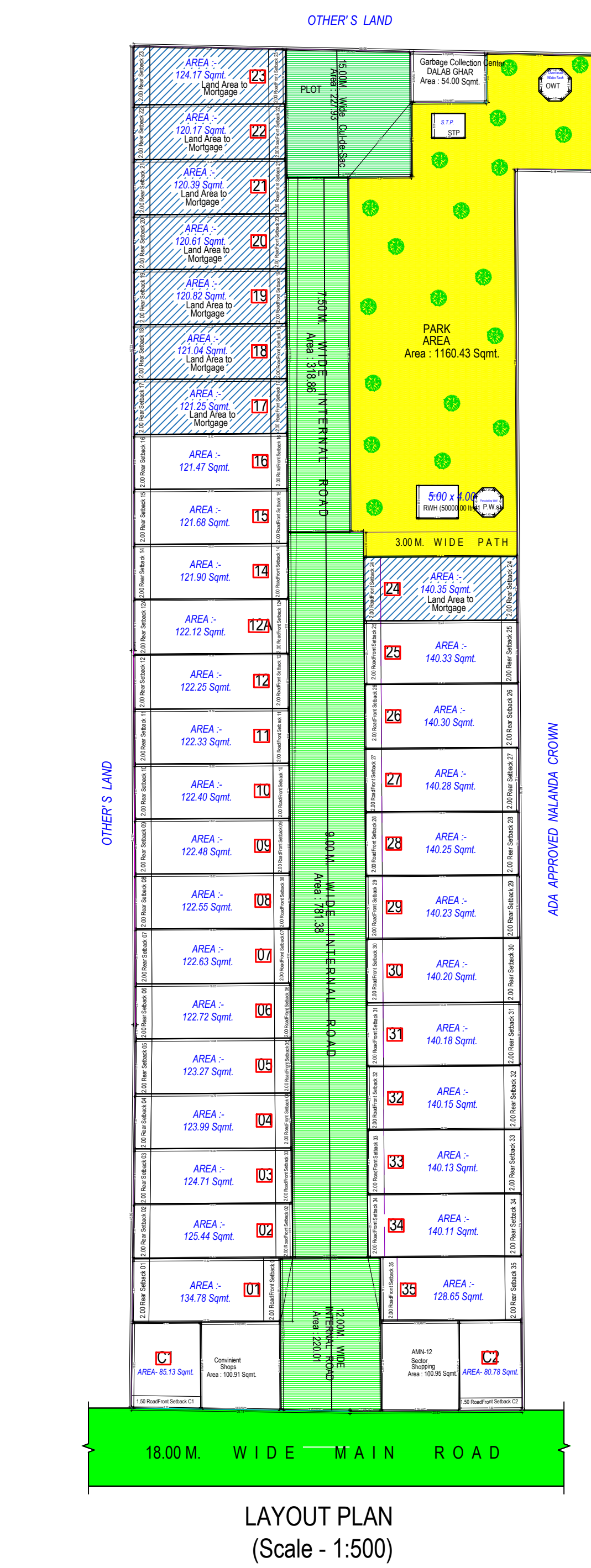




Color Notes	
COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P. SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Mortgage Plot Schedule		
PLOT NO. 17	AREA	121.25 Sqm.
PLOT NO. 18	AREA	121.04 Sqm.
PLOT NO. 19	AREA	120.82 Sqm.
PLOT NO. 20	AREA	120.61 Sqm.
PLOT NO. 21	AREA	120.39 Sqm.
PLOT NO. 22	AREA	120.17 Sqm.
PLOT NO. 23	AREA	124.17 Sqm.
PLOT NO. 24	AREA	140.35 Sqm.
TOTAL AREA		988.80 Sqm.

Proposed Population Calculation									
Plot Name	Use	Sub Use	Range	Nos.	Pem. Unit	Pem. Person	Total Person/Plot	Total	
35	Residential	Row House							
34	Residential	Row House							
33	Residential	Row House							
32	Residential	Row House							
31	Residential	Row House							
30	Residential	Row House							
29	Residential	Row House							
28	Residential	Row House							
27	Residential	Row House							
26	Residential	Row House							
25	Residential	Row House							
24	Residential	Row House							
01	Residential	Row House							
02	Residential	Row House							
03	Residential	Row House							
04	Residential	Row House							
05	Residential	Row House							
06	Residential	Row House							
07	Residential	Row House							
08	Residential	Row House							
09	Residential	Row House							
10	Residential	Row House							
11	Residential	Row House							
12	Residential	Row House							
13	Residential	Row House							
14	Residential	Row House							
15	Residential	Row House							
16	Residential	Row House							
17	Residential	Row House							
18	Residential	Row House							
19	Residential	Row House							
20	Residential	Row House							
21	Residential	Row House							
22	Residential	Row House							
23	Residential	Row House							
Grand Total							350.00		

Plot No.	Abutting Road	Plot Area		Frontage		Coverage		FSI Area	
		Reqd	Pem	Reqd	Pem	Factor	Pem	Reqd	Pem
C1	18.00 M. W. IDEINT. ERNAL ROAD	-	-	85.13	-	8.32	0.00	0.00	-
C2	18.00 M. W. IDEINT. ERNAL ROAD	-	-	80.78	-	7.50	0.00	0.00	-
12A	9.00 M. W. IDEINT. ERNAL ROAD	40.00	-	122.12	3.50	6.58	0.00	0.00	-
01	12.00 M. W. IDEINT. ERNAL ROAD	40.00	-	134.78	3.50	7.62	0.00	0.00	-
02	12.00 M. W. IDEINT. ERNAL ROAD	40.00	-	125.44	3.50	8.08	0.00	0.00	-
03	9.00 M. W. IDEINT. ERNAL ROAD	40.00	-	124.71	3.50	6.58	0.00	0.00	-
04	9.00 M. W. IDEINT. ERNAL ROAD	40.00	-	123.99	3.50	6.58	0.00	0.00	-
05	9.00 M. W. IDEINT. ERNAL ROAD	40.00	-	123.27	3.50	6.58	0.00	0.00	-
06	9.00 M. W. IDEINT. ERNAL ROAD	40.00	-	122.72	3.50	6.58	0.00	0.00	-
07	9.00 M. W. IDEINT. ERNAL ROAD	40.00	-	122.63	3.50	6.58	0.00	0.00	-
08	9.00 M. W. IDEINT. ERNAL ROAD	40.00	-	122.55	3.50	6.58	0.00	0.00	-
09	9.00 M. W. IDEINT. ERNAL ROAD	40.00	-	122.48	3.50	6.58	0.00	0.00	-
10	9.00 M. W. IDEINT. ERNAL ROAD	40.00	-	122.40	3.50	6.58	0.00	0.00	-
11	9.00 M. W. IDEINT. ERNAL ROAD	40.00	-	122.33	3.50	6.58	0.00	0.00	-
12	9.00 M. W. IDEINT. ERNAL ROAD	40.00	-	122.25	3.50	6.58	0.00	0.00	-
14	9.00 M. W. IDEINT. ERNAL ROAD	40.00	-	121.90	3.50	6.58	0.00	0.00	-
15	9.00 M. W. IDEINT. ERNAL ROAD	40.00	-	121.68	3.50	6.58	0.00	0.00	-
16	7.50 M. W. IDEINT. ERNAL ROAD	40.00	-	121.47	3.50	6.58	0.00	0.00	-
17	7.50 M. W. IDEINT. ERNAL ROAD	40.00	-	121.25	3.50	6.58	0.00	0.00	-
18	7.50 M. W. IDEINT. ERNAL ROAD	40.00	-	121.04	3.50	6.58	0.00	0.00	-
19	7.50 M. W. IDEINT. ERNAL ROAD	40.00	-	120.82	3.50	6.58	0.00	0.00	-
20	7.50 M. W. IDEINT. ERNAL ROAD	40.00	-	120.61	3.50	6.58	0.00	0.00	-
21	12.00 M. W. IDEINT. ERNAL ROAD	40.00	-	120.39	3.50	6.58	0.00	0.00	-
22	12.00 M. W. IDEINT. ERNAL ROAD	40.00	-	120.17	3.50	6.58	0.00	0.00	-
23	12.00 M. W. IDEINT. ERNAL ROAD	40.00	-	124.17	3.50	6.58	0.00	0.00	-
24	9.00 M. W. IDEINT. ERNAL ROAD	40.00	-	140.35	3.50	7.62	0.00	0.00	-
25	9.00 M. W. IDEINT. ERNAL ROAD	40.00	-	140.33	3.50	7.62	0.00	0.00	-
26	9.00 M. W. IDEINT. ERNAL ROAD	40.00	-	140.30	3.50	7.62	0.00	0.00	-
27	9.00 M. W. IDEINT. ERNAL ROAD	40.00	-	140.28	3.50	7.62	0.00	0.00	-
28	9.00 M. W. IDEINT. ERNAL ROAD	40.00	-	140.25	3.50	7.62	0.00	0.00	-
29	9.00 M. W. IDEINT. ERNAL ROAD	40.00	-	140.23	3.50	7.62	0.00	0.00	-
30	9.00 M. W. IDEINT. ERNAL ROAD	40.00	-	140.20	3.50	7.62	0.00	0.00	-
31	9.00 M. W. IDEINT. ERNAL ROAD	40.00	-	140.18	3.50	7.62	0.00	0.00	-
32	9.00 M. W. IDEINT. ERNAL ROAD	40.00	-	140.15	3.50	7.62	0.00	0.00	-
33	9.00 M. W. IDEINT. ERNAL ROAD	40.00	-	140.13	3.50	7.62	0.00	0.00	-
34	12.00 M. W. IDEINT. ERNAL ROAD	40.00	-	140.11	3.50	9.12	0.00	0.00	-
35	12.00 M. W. IDEINT. ERNAL ROAD	40.00	-	128.65	3.50	7.62	0.00	0.00	-

Green and open space Area	
Name	Prop. Area
PARK AREA	1160.43

Tenements Density Check	
No. of Tenements	No. of Persons
Reqd	Pem
0.00	70
0.00	573.00
0.00	350

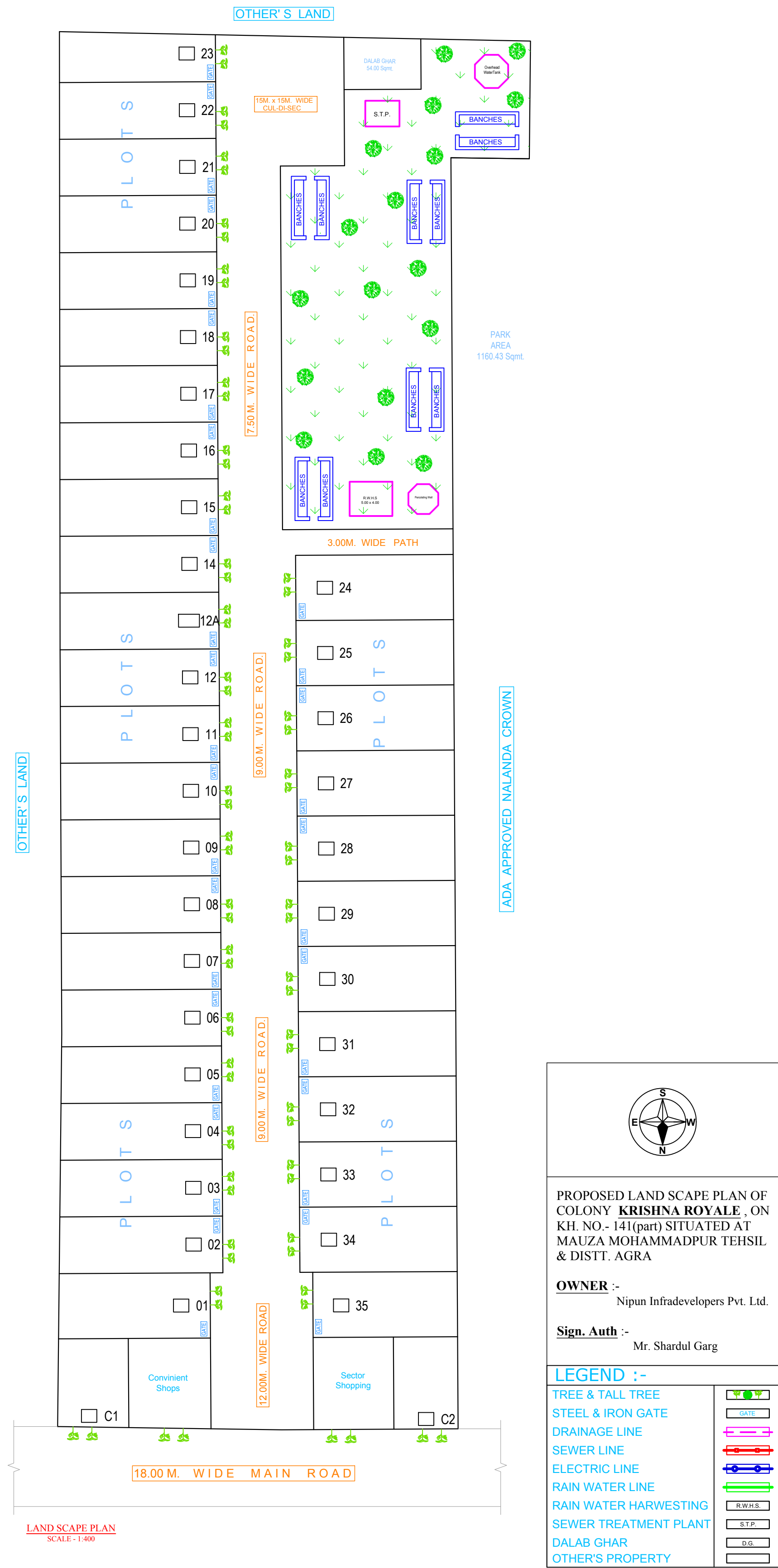
Individual Amenity Check (b)	
Name	Minimum Area
Reqd	Pem
20.00	100.95

Land use analysis/Area distribution (Table 2c)	
Area covered under	Proposed Area in sq. mt.
Plotted Area	4956.33
Road Area	1548.88
Garbage Collection Center	54.00
DALAB GHAR	54.00
Other Commercial	296.86
Convenient	100.91
Public Open Space	1160.43
Other Area	0.76
Total net layout	7627.47

Plot No.	Pavement	Abutting Road	Front		Side1		Side2		Rear	Coverage		FSI Area
			Reqd	Pem	Reqd	Pem	Reqd	Pem		Reqd	Pem	
C1		18.00 M. W. IDEINT. ERNAL ROAD	1.50	-	-	-	-	-	-	0.00	0.00	
C2		18.00 M. W. IDEINT. ERNAL ROAD	1.50	-	-	-	-	-	-	0.00	0.00	
12A		9.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
01		12.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
02		12.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
03		9.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
04		9.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
05		9.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
06		9.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
07		9.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
08		9.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
09		9.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
10		9.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
11		9.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
12		9.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
14		9.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
15		9.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
16		7.50 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
17		7.50 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
18		7.50 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
19		7.50 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
20		7.50 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
21		7.50 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
22		12.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
23		12.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
24		9.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
25		9.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
26		9.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
27		9.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
28		9.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
29		9.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
30		9.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
31		9.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
32		9.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
33		9.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
34		12.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00
35		12.00 M. W. IDEINT. ERNAL ROAD	2.00	-	-	-	-	-	2.00	-	0.00	0.00

Total Plot Area :-	7627.46	Total FAR Area :-	0.00
Total Coverage Area :-	0.00	Total BUA Area :-	0.00

Area Statement	
PROJECT DETAIL:	Plot Use: Residential
Site Address: District Agra, Tehsil Agra, Village NA	Plot Sub Use: Plotted Res development / Plotted Housing
Authority: Agra Development Authority	Development Plan: Master Plan
Authority Grade: Category B	Land Use Zone: Residential use Zone
Project Type: Layout Development	Layout Type: NA
Nature of Development: NEW	
Development Area: Undeveloped Area	
Sub Development Area: Metro City Area	
Special Project: NA	
Site Address: District Agra, Tehsil Agra, Village NA	
AREA DETAILS	
1. Area of Plot As per record	7627.47



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: -	7627.46	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

OWNER'S NAME AND SIGNATURE

Nipun Infradevelopers Pvt. Ltd. (Sign. Auth. - Mr. Shardul Garg)
THEARCHDESIGNER72@YAHOO IN.8837097761

ARCHITECT'S NAME AND SIGNATURE

Shardul

DESHPANDY SINGH

CA2015/70704

INEER

Agra Development Authority

311

Building Plan Application Number

ADALD/20-21/0467

Sanctioned On

27 May 2021

Valid Till

28 Jul 2026

Approved By

Rajender Pensiya (Vice Chairman)

Examined By

BP Singh (Junior engineer)

NARENDRA KUMAR CHAUDHARY (Executive Engineer/ Town Planner)

RK Singh (Chief Town Planner)

Rajendra Prasad Tripathi (Secretary)

Rajender Pensiya (Vice Chairman)

Rajender Pensiya (Vice Chairman)