Project Title :PROPOSED RESIDENTIAL BUILDING PLAN OF AFFORDABLE HOUSING NAARAYAN AVENUE (TYPE DESIGN) AT PLOT NO. 2,4,6,8,10,12,14 & 16 AT PART OF KHASRA NO.-30 MAUZA PATHOLI , AGRA.OWNER-R.J. INFRA HOMES PVT LTD BY DIRECTOR - MUKESH KUMAR AGRAWAL

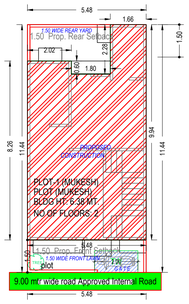
File No	ADA/BP/22-23/0800	Sheet	1
Submission Date	2022-09-01	Scale	1:100

A	AREA STATEMENT	VERSION NO.: 1.0.79
		VERSION DATE: 17/08/2022
	PROJECT DETAIL :	
	Authority: Agra Development Authority	Plot Use: Residential
	AuthorityClass: Category B	Plot SubUse: Row House
	AuthorityGrade: Development Authority (DA)	Development Plan: Naarayan Avenue
	Case/Track: Regular	Land Use Zone: Residential use Zone
	Project Type: Building Permission	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: Developed Area	
	SubDevelopment Area: Metro City Area	
	Special Project: NA	
	Site Address: District:Agra,Tehsil:Agra,Village:Pathauli	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Document Area	62.69
	As per site condition	62.69
	Area of Plot Considered	62.69
2.	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	0.00
	Total(a + b)	0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	62.69
	Plot Area For Coverage	62.69
	Plot Area For FAR	62.69
	Perm. FAR Area (2.00)	125.38
	Total Perm. FAR area (2.00)	125.38
6.	Total Built up area permissible at:	
	Permissible Coverage area (75.00 %)	47.02
	Proposed Coverage Area (74.92 %)	46.97
	Total Prop. Coverage Area (74.92 %)	46.97
	Balance coverage area (0.08 %)	0.05

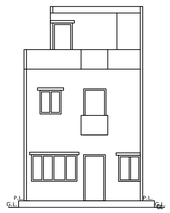
Proposed Area at:

-		Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
	Ground Floor	46.97	0.00	46.97	0.00
	First Floor	46.97	0.00	46.97	0.00
	Terrace Floor	7.74	0.00	0.00	0.00
	Total Area:	101.68	0.00	93.94	0.00

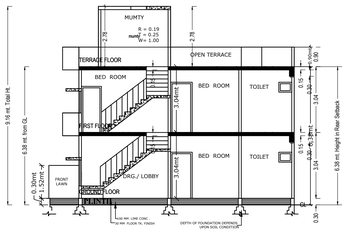
	Total FAR Area:	93.94
	Total BuiltUp Area:	101.68
	Proposed F.S.I. consumed:	1.50
C-	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	1.00
5.	Total Tenements (3 + 4)	1
E-	Parking Statement	
2.	Proposed Parking Space:	2.00



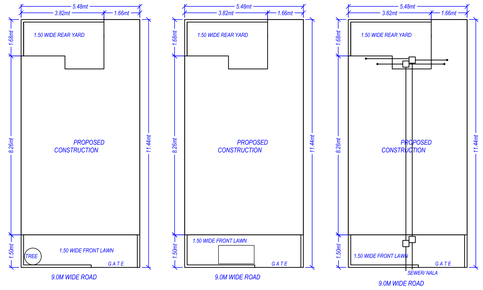
SITE PLAN
(Scale - 1:100)



FRONT ELEVATION



SECTION A-B



LANDSCAPE PARKING PLAN SERVICE PLAN

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)	

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
			Mumty	Resi.			
PLOT (MUKESH)	1	101.68	7.74	93.94	93.94	93.94	01
Grand Total :	1	101.68	7.74	93.94	93.94	93.94	01

Parking Check (Table 7b)

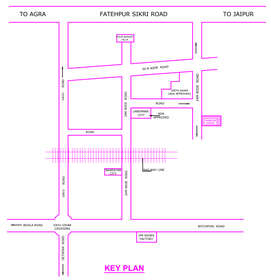
Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Area	No.	Area
TwoWheeler	-	-	-	1	2.00
Total			0.00		2.00

Type Design Details

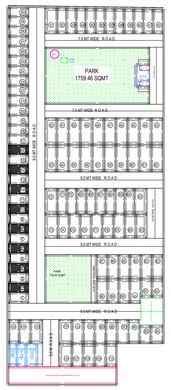
Sr. No	Plot No
1	02
2	04
3	06
4	08
5	10
6	12
7	14
8	16

Tree Details (Table 3h)

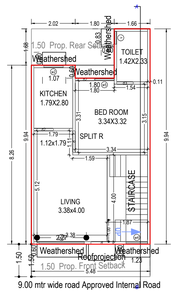
Plot	Name	Nos Of Trees	
		Reqd	Prop
plot	Tree	1	1



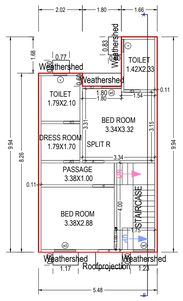
KEY PLAN



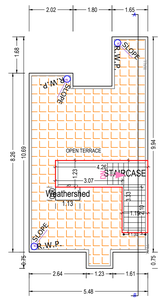
Key Plan-1



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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			TwoWheeler		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
PLOT (MUKESH)	Residential	Row House	0 - 101	1	62.69	-	-	-	0.00	-	-
	Total :		-	-	-	-	0	0	-	0	1

Buildingwise Floor FAR Details

Floor Name	Building Name PLOT (MUKESH)		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	46.97	46.97	46.97	46.97
First Floor	46.97	46.97	46.97	46.97
Terrace Floor	7.74	0.00	7.74	0.00
Total:	101.68	93.94	101.68	93.94

OWNER'S NAME AND SIGNATURE

R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR
AGRAWAL,saraswat.arch@gmail.com,9412723384

ARCH/ENG'S NAME AND SIGNATURE

shivam agarwal

CA/2020/119080
Digitally signed by Shivam Agarwal
Date: 13 Oct 2022 17:59:34
Organisation: Agra Development Authority
Designation : Architect

Agra Development Authority

Digitally signed by
PRABHAT KUMAR
Date: 2022.10.13 18:00:40 +05'30'
Organisation: Agra
Development Authority
Designation : Executive
Employee Total Charges

Building Plan Application Number

ADA/BP/22-23/0800

Sanctioned On

23 Sep 2022

Valid Till

10 Oct 2027

Approved By

Prabhat Kumar (Executive Engineer/ Town Planner)

Examined By

Phool Badan Yadav (JE)

Satish Chand Rajput (Assistant Engineer)

Prabhat Kumar (Executive Engineer/ Town Planner)

Building :PLOT (MUKESH)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		Mumty	Resi.			
Ground Floor	46.97	0.00	46.97	46.97	46.97	01
First Floor	46.97	0.00	46.97	46.97	46.97	00
Terrace Floor	7.74	7.74	0.00	0.00	0.00	00
Total:	101.68	7.74	93.94	93.94	93.94	01
Total Number of Same Buildings :	1					
Total:	101.68	7.74	93.94	93.94	93.94	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (MUKESH)	v	0.60	1.00	03
PLOT (MUKESH)	w5	0.90	1.20	02
PLOT (MUKESH)	w2	0.90	1.20	01
PLOT (MUKESH)	w3	0.98	1.20	01
PLOT (MUKESH)	w4	1.00	1.20	02
PLOT (MUKESH)	w1	2.10	1.20	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (MUKESH)	d3	0.76	2.10	04
PLOT (MUKESH)	d2	0.90	2.10	03
PLOT (MUKESH)	d	1.00	2.10	05

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: -	62.69	Total FAR Area: -	93.94
Total Coverage Area: -	46.97	Total BUA Area: -	101.68

ISO_A0_(841.00_x_1189.00_MM)

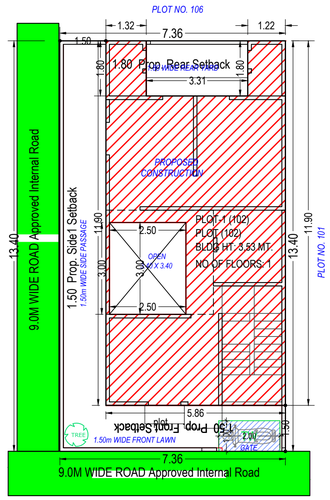
The correctness and accuracy of Proposal Information and drawing is a responsibility of PO/Owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

S.NO	PLOT NO.	MAP NO.
1	1	ADA/BP/22-23/1096
2	2,4,6,8,10,12,14,16	ADA/BP/22-23/0800
3	3,5,7,9,11,13,15	ADA/BP/22-23/0801
4	17	ADA/BP/22-23/0326
5	18	ADA/BP/22-23/0301
6	19,21,23,25,27,29	ADA/BP/22-23/1104
7	20,22,24,26,28	ADA/BP/22-23/1103
8	30	ADA/BP/22-23/1097
9	31	ADA/BP/23-24/0892
10	32	ADA/BP/23-24/0834
11	33	ADA/BP/23-24/0836
12	34	ADA/BP/23-24/0837
13	35	ADA/BP/23-24/0838
14	36	ADA/BP/23-24/0841
15	37	ADA/BP/23-24/0842
16	38	ADA/BP/23-24/0843
17	39	ADA/BP/23-24/0844
18	40	ADA/BP/23-24/0845
19	41	ADA/BP/23-24/0850
20	42	ADA/BP/23-24/0890
21	53	ADA/BP/23-24/0970
22	54,56,58,60,62	ADA/BP/23-24/0604
23	55,57,59,61	ADA/BP/23-24/0605
24	63	ADA/BP/23-24/0974
25	64,66,68,70	ADA/BP/23-24/0710
26	65,67,69,71	ADA/BP/23-24/0711
27	72	ADA/BP/23-24/0975
28	73	ADA/BP/22-23/1092
29	75,77,79	ADA/BP/22-23/1095
30	81	ADA/BP/22-23/1094
31	82	ADA/BP/22-23/0501
32	83	ADA/BP/22-23/0500
33	84	ADA/BP/22-23/0488
34	85	ADA/BP/22-23/0499
35	86	ADA/BP/22-23/0327
36	87	ADA/BP/22-23/0300
37	88,90	ADA/BP/22-23/0890
38	89,91	ADA/BP/22-23/0821
39	92	ADA/BP/22-23/0946
40	93	ADA/BP/22-23/1112
41	94	ADA/BP/22-23/1098
42	95	ADA/BP/22-23/1111
43	96,98,100	ADA/BP/22-23/0822

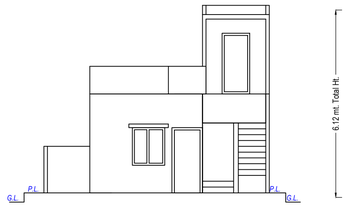
44	97,99,101	ADA/BP/22-23/0801
45	74,76,78,80	ADA/BP/22-23/1093
46	104,105	ADA/BP/23-24/1293
47	102	
48	103	ADA/BP/23-24/1295

Project Title :PROPOSED RESIDENCE OF AFFORDABLE HOUSING NAARAYAN AVENUE AT PLOT NO. 102 AT PART OF KHASRA NO.-30 MAUZA PATHOLI, AGRA.OWNER :R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL

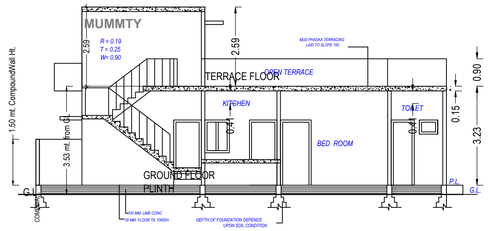
File No	ADA/BP/23-24/1294	Sheet	1 / 3
Submission Date	2024-02-10	Scale	1:100



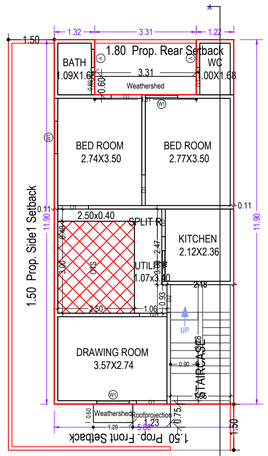
SITE PLAN
(Scale - 1:100)



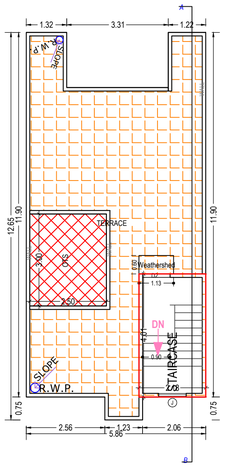
FRONT ELEVATION



SECTION



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



TERRACE FLOOR PLAN
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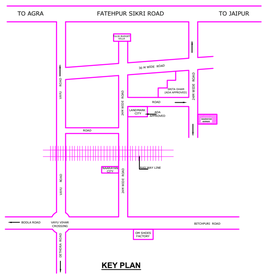


KEY PLAN

A	AREA STATEMENT	VERSION NO.: 1.0.92
		VERSION DATE: 30/01/2024
	PROJECT DETAIL :	
	Authority: Agra Development Authority	Plot Use: Residential
	AuthorityClass: Category B	Plot SubUse: Row House
	AuthorityGrade: Development Authority (DA)	Development Plan: Naarayan Avenue
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Building Permission	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: Developed Area	
	SubDevelopment Area: Metro City Area	
	Special Project: NA	
	Site Address: District:Agra, Tehsil:Agra, Village:Pathauli	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Document Area	98.62
	As per site condition	98.62
	Area of Plot Considered	98.62
2.	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	0.00
	Total(a + b)	0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	98.62
	Plot Area For Coverage	98.62
	Plot Area For FAR	98.62
	Perm. FAR Area (2.00)	197.24
	Total Perm. FAR area (2.00)	197.24
6.	Total Built up area permissible at:	
	Permissible Coverage area (75.00 %)	73.97
	Proposed Coverage Area (57.06 %)	56.27
	Total Prop. Coverage Area (57.06 %)	56.27
	Balance coverage area (17.95 %)	17.70

	Proposed Area at:				
-		Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
	Ground Floor	56.27	0.00	56.27	0.00
	Terrace Floor	8.75	0.00	0.00	0.00
	Total Area:	65.02	0.00	56.27	0.00

	Total FAR Area:	56.27
	Total BuiltUp Area:	65.02
C.	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	1.00
5.	Total Tenements (3 + 4)	1
E.	Parking Statement	
2.	Proposed Parking Space:	2.00

OWNER'S NAME AND SIGNATURE	
R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL, SARASWAT.ARCH@GMAIL.COM, 9412723384	
ARCH/ENG'S NAME AND SIGNATURE	STRUCTURE ENGINEER
shivam agarwal CA/2020/[illegible] Signature Not Verified Digitally signed by Shivam Agarwal Date: 29 Feb 2024 17:06:37 Designation : Architect	
	Agra Development Authority
	Signature Not Verified Digitally signed by Probhat Kumar Paul Date: 24 Feb 2024 14:18:11 Organization : Agra Development Authority Designation : Town Planner

Building Plan Application Number
ADA/BP/23-24/1294

Sanctioned On
19 Feb 2024

Valid Till
21 Feb 2029

Approved By
Probhat Paul (Town Planner)

Examined By
Raj Kapoor (JE)

Satish Chand Rajput (Assistant Engineer)

Probhat Paul (Town Planner)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (102)	D3	0.75	2.10	02
PLOT (102)	D2	0.90	2.10	03
PLOT (102)	D1	1.00	2.10	04

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)

FAR& Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			OTS		Mumty	Resi.		
PLOT (102)	1	72.52	7.50	65.02	8.75	56.27	56.27	01
Grand Total :	1	72.52	7.50	65.02	8.75	56.27	56.27	01

Parking Check (Table 7b)

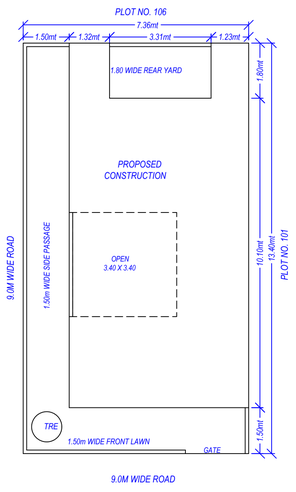
Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Area	No.	Area
TwoWheeler	-	-	-	1	2.00
Total			0.00		2.00

Tree Details (Table 3h)

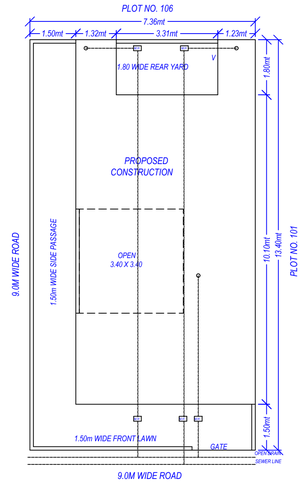
Plot	Name	Nos Of Trees	
		Reqd	Prop
plot	Tree	1	1

Required Parking(Table 7a)

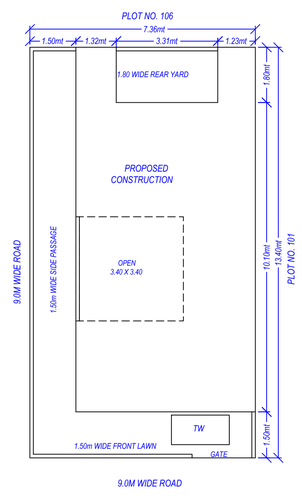
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			TwoWheeler		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
PLOT (102)	Residential	Row House	0 - 100	1	98.62	-	-	-	0.00	-	-
	Total :		-	-	-	-	0	0	-	0	1



LANDSCAPE PLAN



SERVICE PLAN



PARKING PLAN

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	0.90	0.250	0.190	1.00
TERRACE FLOOR PLAN	STAIRCASE	0.90	0.250	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (102)	V	0.60	1.00	02
PLOT (102)	J	0.90	1.20	01
PLOT (102)	W2	1.00	1.20	01
PLOT (102)	W1	1.06	1.20	03

Building :PLOT (102)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		OTS		Mumty	Resi.		
Ground Floor	63.77	7.50	56.27	0.00	56.27	56.27	01
Terrace Floor	8.75	0.00	8.75	8.75	0.00	0.00	00
Total:	72.52	7.50	65.02	8.75	56.27	56.27	01
Total Number of Same Buildings:	1						
Total:	72.52	7.50	65.02	8.75	56.27	56.27	01

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: - 98.62	Total FAR Area: - 56.27
Total Coverage Area: - 56.27	Total BUA Area: - 65.02

ISO_A1_(841.00_x_594.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibilty of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED RESIDENCE OF AFFORDABLE HOUSING NAARAYAN AVENUE AT PLOT NO. 102 AT PART OF KHASRA NO.-30 MAUZA PATHOLI, AGRA,OWNER :R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL

File No	ADA/BP/23-24/1294	Sheet	2 / 2
Submission Date		Scale	1:100

2024-02-10

Thaken @

ADA/BP/23-24/1294

19 Feb 2024

21 Feb 2029

Probhat Paul (Town Planner)

Raj Kapoor (JE)

Satish Chand Rajput (Assistant Engineer)

Probhat Paul (Town Planner)

Typical Floor Plan

Ground Floor Plan

OWNER'S NAME AND SIGNATURE	
R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL, SARASWAT VIHAR,Gwalior, CON NO 9713123564	
ARCHITECTS NAME AND SIGNATURE	STRUCTURE ENGINEER
drawn against CA/2007/18590	
	Agra Development Authority
Building Plan Application Number	
Sanctioned On	
Valid Till	
Approved By	
Examined By	

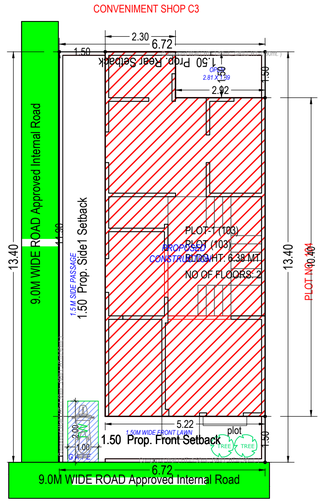
Total Plot Area :-	98.62	Total FAR Area :-	56.27
Total Coverage Area :-	56.27	Total BUA Area :-	65.02

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

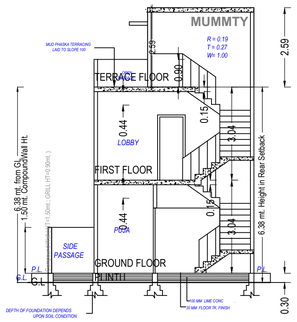
The correctness and accuracy of Prepared Information and drawing is a responsibility of PCWforever. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. Saffron Engineers Ltd. is not liable for any damages which may arise from use, if validity is not the Application. Tools printed in Yellow and Blue color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED RESIDENCE OF AFFORDABLE HOUSING NAARAYAN AVENUE AT PLOT NO. 103 AT PART OF KHASRA NO.-30 MAUZA PATHOLI, AGRA. owner- R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL

File No	ADA/BP/23-24/1295	Sheet	1
Submission Date	2024-02-07	Scale	1:100



SITE PLAN
(Scale - 1:100)



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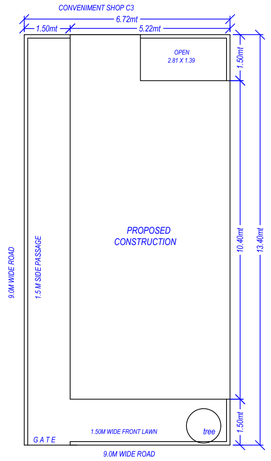
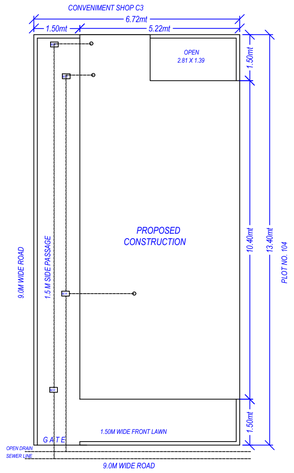
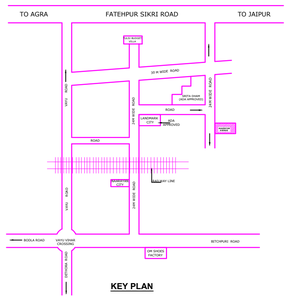
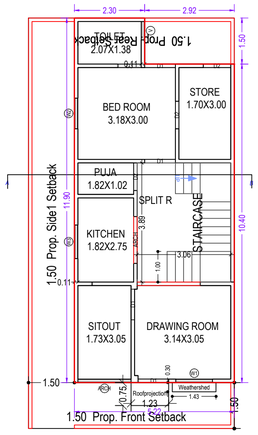


LANDSCAPE PLAN

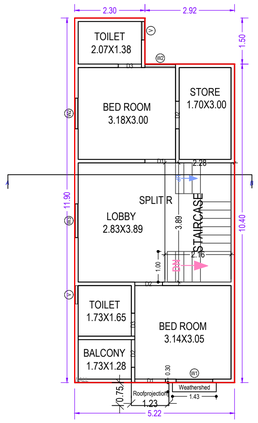


SERVICE PLAN

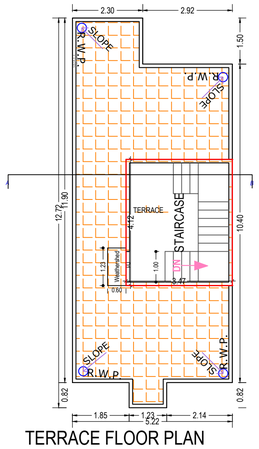




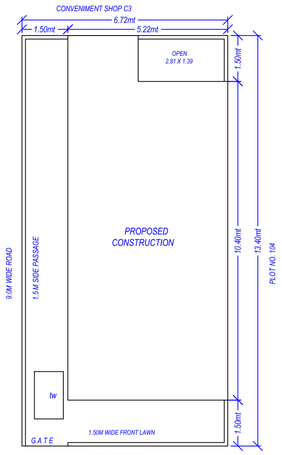
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)



PARKING PLAN

A	AREA STATEMENT	VERSION NO.: 1.0.92 / VERSION DATE: 30/01/2024	
	PROJECT DETAIL :		
	Authority: Agra Development Authority	Plot Use: Residential	
	AuthorityClass: Category B	Plot SubUse: Row House	
	AuthorityGrade: Development Authority (DA)	Development Plan: Naarayan Avenue	
	CaseTrack: Regular	Land Use Zone: Residential use Zone	
	Project Type: Building Permission	Land SubUse Zone: Residential Zone	
	Nature of Development: NEW	Layout Type: NA	
	Development Area: Developed Area		
	SubDevelopment Area: Metro City Area		
	Special Project: NA		
	Site Address: District:Agra, Tehsil:Agra, Village:Pathauli		
	AREA DETAILS :	Sq.Mts.	
1.	Area of Plot As per record	-	
	Document Area		90.08
	As per site condition		90.05
	Area of Plot Considered		90.05
2.	Deduction for		
	(a)Proposed roads		0.00
	(b)Any reservations		0.00
	Total(a + b)		0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT		90.05
	Plot Area For Coverage		90.05
	Plot Area For FAR		90.05
	Perm. FAR Area (2.00)		180.10
	Total Perm. FAR area (2.00)		180.10
6.	Total Built up area permissible at:		
	Permissible Coverage area (75.00 %)		67.54
	Proposed Coverage Area (64.11 %)		57.73
	Total Prop. Coverage Area (64.11 %)		57.73
	Balance coverage area (10.89 %)		9.81

-	Proposed Area at:				
		Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
	Ground Floor	57.73	0.00	57.73	0.00
	First Floor	57.73	0.00	57.73	0.00
	Terrace Floor	14.30	0.00	0.00	0.00
	Total Area:	129.76	0.00	115.46	0.00

	Total FAR Area:	115.46
	Total BuiltUp Area:	129.76
C.	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	1.00
5.	Total Tenements (3 + 4)	1
E.	Parking Statement	
2.	Proposed Parking Space:	2.00

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)

Buildingwise Floor FSI Details

Floor Name	Building Name PLOT (103) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	57.73	57.73	57.73	57.73
First Floor	57.73	57.73	57.73	57.73
Terrace Floor	14.30	0.00	14.30	0.00
Total:	129.76	115.46	129.76	115.46

FAR& Unit Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
PLOT (103)	1	129.76	14.30	115.46	115.46	01
Grand Total :	1	129.76	14.30	115.46	115.46	01

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Reduced Reqd Parking (Incase of Plot having RW/Area surrendered FOC)	Reqd. Area	Prop. No.	Prop. Area
TwoWheeler	-	-	-	1	2.00
Total			0.00		2.00

Tree Details (Table 3h)

Plot	Name	Nos Of Trees Reqd	Nos Of Trees Prop
plot	Tree	1	2

OWNER'S NAME AND SIGNATURE

R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL, SARASWAT.ARCH@GMAIL.COM, 9412723384

ARCH/ENG'S NAME AND SIGNATURE

shivam agarwal
Signature Not Verified
CA/2020/[illegible]
Digitally signed by Shivam Agarwal
Date: 20 Feb 2024 17:07:2
Designation : Architect

STRUCTURE ENGINEER

Agra Development Authority

Signature Not Verified
Digitally signed by Probhat Kumar
Date: 24 Feb 2024 15:54:4
Organization : Agra Development Authority
Designation : Town Planner

Building Plan Application Number
ADA/BP/23-24/1295

Sanctioned On
19 Feb 2024

Valid Till
21 Feb 2029

Approved By
Probhat Paul (Town Planner)

Examined By
Krishan Pal Singh (JE)

Satish Chand Rajput (Assistant Engineer)

Probhat Paul (Town Planner)

UnitBUA Table for Building :PLOT (103)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.) Door	Window	External Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT R	DWELLING UNIT	57.73	57.73	57.73	0.33	0.65	3.03	53.72	01
	Total per Floor:	Total :	57.73	57.73	57.73	0.33	0.65	3.03	53.72	01
		Typical Floor = 1								
		Total :	57.73	57.73	57.73	0.33	0.65	3.03	53.72	01
FIRST FLOOR PLAN	SPLIT R	DWELLING UNIT	57.73	57.73	57.73	0.12	0.56	3.12	53.93	00
	Total per Floor:	Total :	57.73	57.73	57.73	0.12	0.56	3.12	53.93	00
		Typical Floor = 1								
		Total :	57.73	57.73	57.73	0.12	0.56	3.12	53.93	00
-										
Total:	-	-	115.46	115.46	115.46	0.45	1.21	6.15	107.65	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (103)	D3	0.75	2.10	01
PLOT (103)	D3	0.76	2.10	02
PLOT (103)	D2	0.90	2.10	06
PLOT (103)	D1	1.00	2.10	06
PLOT (103)	ARCH	1.53	2.10	01

Building :PLOT (103)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	57.73	0.00	57.73	57.73	01
First Floor	57.73	0.00	57.73	57.73	00
Terrace Floor	14.30	14.30	0.00	0.00	00
Total:	129.76	14.30	115.46	115.46	01
Total Number of Same Buildings:	1				
Total:	129.76	14.30	115.46	115.46	01

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units Parking space reqd for every	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.	TwoWheeler Reqd./Unit	TwoWheeler Reqd.	TwoWheeler Prop.
PLOT (103)	Residential	Row House	0 - 101	1	90.05	-	-	-	0.00	-	-
	Total :		-	-	-	-	0	0	-	0	1

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (103)	V	0.60	1.00	03
PLOT (103)	W2	1.00	1.20	03
PLOT (103)	W3	1.10	1.20	02
PLOT (103)	W1	1.20	1.20	02
PLOT (103)	ARCH	1.73	1.20	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.270	0.190	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.270	0.190	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.270	0.000	1.00

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
PLOT (103)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

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.

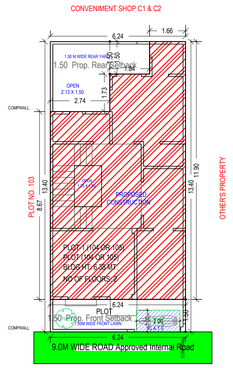
Total Plot Area: - 90.05	Total FAR Area: - 115.46
Total Coverage Area: - 57.73	Total BUA Area: - 129.76

ISO_A1_(841.00_x_594.00_MM)

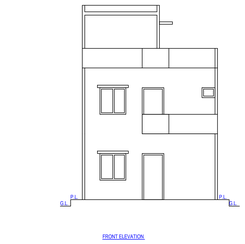
The correctness and accuracy of Proposal Information and drawing is a responsibilty of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED RESIDENCE OF AFFORDABLE HOUSING NAARAYAN AVENUE (TYPE DESIGN) AT PLOT NO. 104, 105 AT PART OF KHASRA NO.-30 MAUZA PATHOLI, AGRA.OWNER :R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL

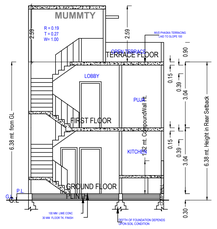
File No	ADA/BP/23-24/1293	Sheet	1 / 1
Submission Date	2024-02-10	Scale	1:100



SITE PLAN
(Scale - 1:100)



FRONT ELEVATION



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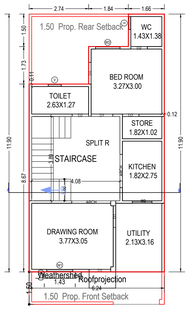
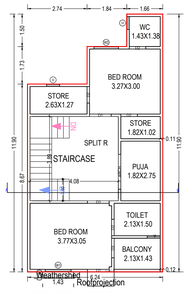
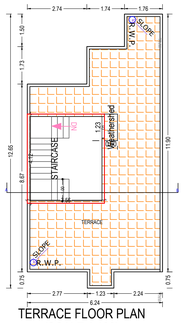


9.0M WIDE ROAD Approved Internal Road

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



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



TERRACE FLOOR PLAN
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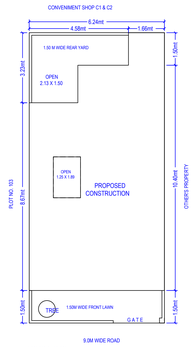
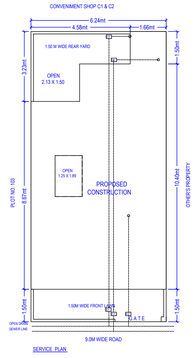
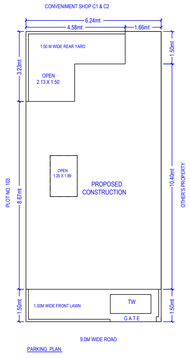


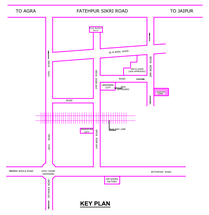
LANDCAPE PLAN



SERVICE PLAN



PARKING PLAN



KEY PLAN

A.	AREA STATEMENT	VERSION NO.: 1.0.92 VERSION DATE: 30/01/2024
	PROJECT DETAIL:	
	Authority: Agra Development Authority	Plot Use: Residential
	AuthorityClass: Category B	Plot SubUse: Row House
	AuthorityGrade: Development Authority (DA)	Development Plan: Naarayan Avenue
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Building Permission	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: Developed Area	
	SubDevelopment Area: Metro City Area	
	Special Project: NA	
	Site Address: District:Agra, Tehsil:Agra, Village:Pathauli	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Document Area	83.62
	As per site condition	83.62
	Area of Plot Considered	83.62
2.	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	0.00
	Total(a + b)	0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	83.62
	Plot Area For Coverage	83.62
	Plot Area For FAR	83.62
	Perm. FAR Area (2.00)	167.24
	Total Perm. FAR area (2.00)	167.24
6.	Total Built up area permissible at:	
	Permissible Coverage area (75.00 %)	62.72
	Proposed Coverage Area (74.90 %)	62.63
	Total Prop. Coverage Area (74.90 %)	62.63
	Balance coverage area (0.11 %)	0.09

-	Proposed Area at:				
		Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
	Ground Floor	62.63	0.00	62.63	0.00
	First Floor	62.63	0.00	62.63	0.00
	Terrace Floor	14.67	0.00	0.00	0.00
	Total Area:	139.93	0.00	125.26	0.00

	Total FAR Area:	125.26
	Total BuiltUp Area:	139.93
C.	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	1.00
5.	Total Tenements (3 + 4)	1
E.	Parking Statement	
2.	Proposed Parking Space:	2.00

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)

Buildingwise Floor FSI Details

Floor Name	Building Name PLOT (104 OR 105)		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	62.63	62.63	62.63	62.63
First Floor	62.63	62.63	62.63	62.63
Terrace Floor	14.67	0.00	14.67	0.00
Total:	139.93	125.26	139.93	125.26

FAR& Unit Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
PLOT (104 OR 105)	1	139.93	14.67	125.26	125.26	01
Grand Total :	1	139.93	14.67	125.26	125.26	01

Type Design Information

Sr. No	Plot No
1	104
2	105

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd Parking (Incase of Plot having RW/Area surrendered FOC)	Area	No.	Area
TwoWheeler	-	-	-	1	2.00
Total			0.00		2.00

Type Design Details

Total No. of Plots	Plot Area		FAR Area		BUA Area		Coverage Area	
	Plot Area	Total Plot Area	FAR Area	Total FAR Area	BUA Area	Total BUA Area	Coverage Area	Total Coverage Area
0	83.62	0.00	125.26	0.00	139.93	0.00	62.63	0.00

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
PLOT (104 OR 105)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			TwoWheeler		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
PLOT (104 OR 105)	Residential	Row House	0 - 100	1	83.62	-	-	-	0.00	-	-
	Total :		-	-	-	-	0	0	-	0	1

OWNER'S NAME AND SIGNATURE
R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL, SARASWAT.ARCH@GMAIL.COM, 9412723384

ARCH/ENG'S NAME AND SIGNATURE	
shivam agarwal CA/2020/119080 Signature Not Verified Digitally signed by Development Authority Agra Date: 22 Feb 2024 17:07:28 Designation : Architect	Agra Development Authority
	Signature Not Verified Digitally signed by Development Authority Agra Date: 22 Feb 2024 17:07:28 Designation : Architect

Building Plan Application Number
ADA/BP/23-24/1293
Sanctioned On
20 Feb 2024
Valid Till
21 Feb 2029
Approved By
Probhat Paul (Town Planner)
Examined By
Satendra Solanki (JE) Satish Chand Rajput (Assistant Engineer) Probhat Paul (Town Planner)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (104 OR 105)	D2	0.76	2.10	07
PLOT (104 OR 105)	D3	0.90	2.10	01
PLOT (104 OR 105)	D1	1.00	2.10	07
PLOT (104 OR 105)	ARCH	1.53	2.10	01
PLOT (104 OR 105)	ARCH	1.61	2.10	01
PLOT (104 OR 105)	ARCH	1.80	2.10	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Htt.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.270	0.190	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.270	0.190	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.270	0.000	1.00

Building :PLOT (104 OR 105)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	62.63	0.00	62.63	62.63	01
First Floor	62.63	0.00	62.63	62.63	00
Terrace Floor	14.67	14.67	0.00	0.00	00
Total:	139.93	14.67	125.26	125.26	01
Total Number of Same Buildings:	1				
Total:	139.93	14.67	125.26	125.26	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (104 OR 105)	V	0.60	1.00	05
PLOT (104 OR 105)	W3	0.90	1.20	01
PLOT (104 OR 105)	W2	1.13	1.20	02
PLOT (104 OR 105)	W1	1.20	1.20	02

UnitBUA Table for Building :PLOT (104 OR 105)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.) Door	Window	External Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT R	DWELLING UNIT	62.63	62.63	62.63	0.23	0.41	3.37	58.62	01
	Total per Floor:	Total :	62.63	62.63	62.63	0.23	0.41	3.37	58.62	01
		Typical Floor = 1								
FIRST FLOOR PLAN	SPLIT R	DWELLING UNIT	62.63	62.63	62.63	0.12	0.41	3.47	58.63	00
	Total per Floor:	Total :	62.63	62.63	62.63	0.12	0.41	3.47	58.63	00
		Typical Floor = 1								
-		Total :	62.63	62.63	62.63	0.12	0.41	3.47	58.63	00
Total:	-	-	125.26	125.26	125.26	0.35	0.81	6.83	117.25	01

Total Plot Area: -	83.62	Total FAR Area: -	125.26
Total Coverage Area: -	62.63	Total BUA Area: -	139.93

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.

SO_A0_(841.00_x_1189.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of PO/Owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. 'Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED RESIDENTIAL BUILDING PLAN (AFFORDABLE HOUSING) ON PLOT NO.01 NAARAYAN AVENUE COLONY AT PART OF KHASRA NO.-30 MAUZA PATHOLI , AGRA.OWNER - R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL

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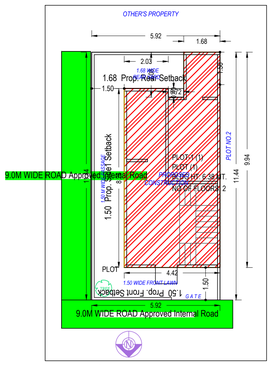

SITE PLAN
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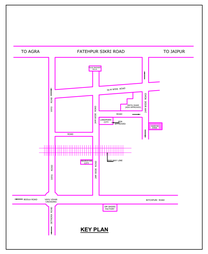

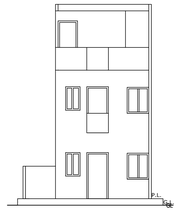

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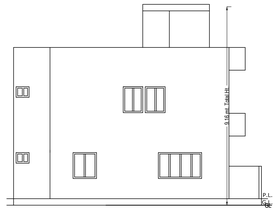

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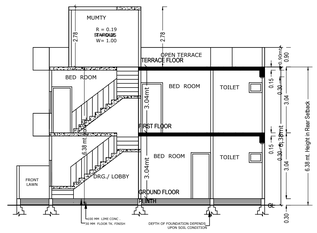
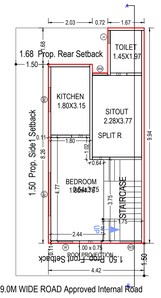


SECTION A-B



GROUND FLOOR PLAN
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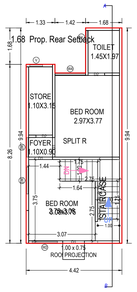

FIRST FLOOR PLAN
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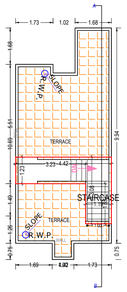


TERRACE FLOOR
PLAN
(SCALE 1:100)

A.	AREA STATEMENT	VERSION NO.: 1.0.82
		VERSION DATE: 12/10/2022
	PROJECT DETAIL:	
	Authority: Agra Development Authority	Plot Use: Residential
	AuthorityClass: Category B	Plot SubUse: Row House
	AuthorityGrade: Development Authority (DA)	Development Plan: Naarayan Avenue
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Building Permission	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: Developed Area	
	SubDevelopment Area: Metro City Area	
	Special Project: NA	
	Site Address: District:Agra,Tehsil:Agra,Village:Pathauli	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Document Area	67.72
	As per site condition	67.72
	Area of Plot Considered	67.72
2.	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	0.00
	Total(a + b)	0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	67.72
	Plot Area For Coverage	67.72
	Plot Area For FAR	67.72
4.	Perm. FAR Area (2.00)	135.44
	Total Perm. FAR area (2.00)	135.44
5.	Total Built up area permissible at:	
	Permissible Coverage area (75.00 %)	50.79
	Proposed Coverage Area (57.65 %)	39.04
	Total Prop. Coverage Area (57.65 %)	39.04
	Balance coverage area (17.35 %)	11.75

-	Proposed Area at:			
	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Ground Floor	39.04	0.00	39.04	0.00
First Floor	38.76	0.00	38.76	0.00
Terrace Floor	7.64	0.00	0.00	0.00
Total Area:	85.44	0.00	77.80	0.00

	Total FAR Area:	77.79
	Total BuiltUp Area:	85.43
	Proposed F.S.I. consumed:	1.15
C.	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	1.00
5.	Total Tenements (3 + 4)	1

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)

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
			Mumty	Resi.			
PLOT (1)	1	85.44	7.64	77.80		77.80	01
Grand Total :	1	85.44	7.64	77.80		77.80	01

Parking Check (Table 7b)

Vehicle Type	Reqd.		
	No.	Reduced Reqd Parking (Incase of Plot having RW/Area surrendered FOC)	Area
Total			0.00

Tree Details (Table 3h)

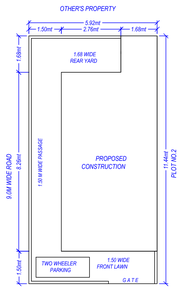
Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1

Required Parking(Table 7a)

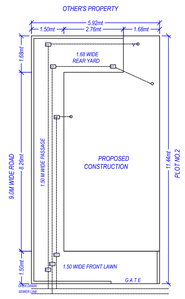
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.
PLOT (1)	Residential	Row House	0 - 101	1	67.72	-	-	-
	Total :		-	-	-	-	0	0

Buildingwise Floor FAR Details

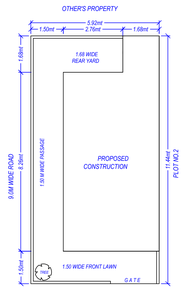
Floor Name	Building Name		Total	
	PLOT (1)			
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	39.04	39.04	39.04	39.04
First Floor	38.76	38.76	38.76	38.76
Terrace Floor	7.64	0.00	7.64	0.00
Total:	85.44	77.80	85.44	77.80



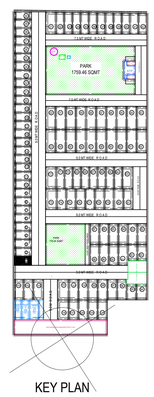
PARKING PLAN



SERVICE PLAN



LANDSCAPE PLAN



KEY PLAN

OWNER'S NAME AND SIGNATURE
R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL,SARASWAT.ARCH@GMAIL.COM,9412723384

ARCH/ENG'S NAME AND SIGNATURE	
shivam agarwal CA/2020/119080 Digitally signed by Shivam Agarwal Date: 28 Dec 2022 Location: India Organization: Agra Development Authority Designation: Architect	
	Agra Development Authority
	Digitally signed by Prabhat Kumar Date: 30 Dec 2022 18:43:35 IST Location: India Development Authority: Agra Development Authority Designation: Town Planner

Building Plan Application Number

ADA/BP/22-23/1096

Sanctioned On

19 Dec 2022

Valid Till

27 Dec 2027

Approved By

Prabhat Kumar (Executive Engineer/ Town Planner)

Examined By

Raj Kapoor (JE)

Satish Chand Rajput (Assistant Engineer)

Prabhat Kumar (Executive Engineer/ Town Planner)

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (1)	V	0.60	1.00	03
PLOT (1)	W	0.67	1.20	01
PLOT (1)	W4	0.72	1.20	01
PLOT (1)	W2	0.90	1.20	01
PLOT (1)	W3	1.00	1.20	01
PLOT (1)	W3	1.13	1.20	01
PLOT (1)	W2	1.17	1.20	01
PLOT (1)	W2	1.24	1.20	01
PLOT (1)	W4	1.42	1.20	01
PLOT (1)	W1	2.00	1.20	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (1)	D2	0.76	2.10	03
PLOT (1)	D	0.78	2.10	01
PLOT (1)	D1	0.84	2.10	01
PLOT (1)	D1	0.90	2.10	01
PLOT (1)	D1	1.00	2.10	02
PLOT (1)	D1	1.10	2.10	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

Building :PLOT (1)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	No. of Unit
		Mumty	Resi.			
Ground Floor	39.04	0.00	39.04		39.04	01
First Floor	38.76	0.00	38.76		38.76	00
Terrace Floor	7.64	7.64	0.00		0.00	00
Total:	85.43	7.64	77.80		77.79	01
Total Number of Same Buildings:	1					
Total:	85.43	7.64	77.80		77.79	01

Total Plot Area: -	67.72	Total FAR Area: -	77.79
Total Coverage Area: -	39.04	Total BUA Area: -	85.43

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)

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Project Title :PROPOSED RESIDENCE OF AFFORDABLE HOUSING NAARAYAN AVENUE AT PLOT NO. 17 AT PART OF KHASRA NO.-30 MAUZA PATHOLI , AGRA. R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL

File No	ADA/BP/22-23/0326	Sheet	1
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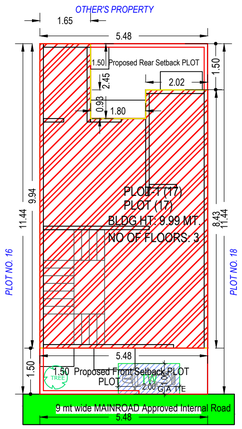
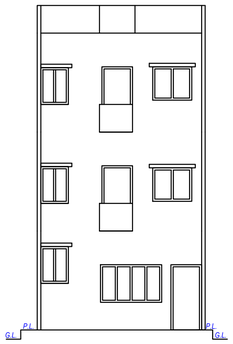
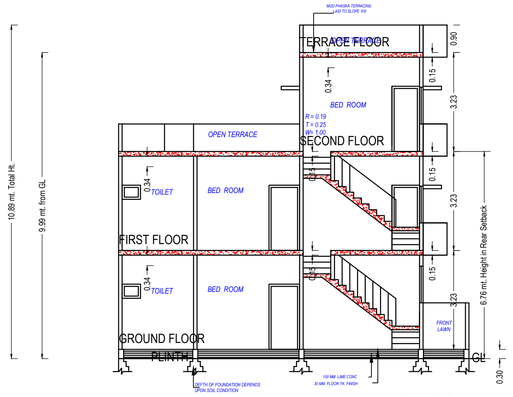


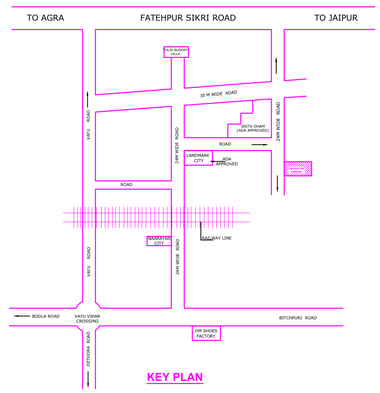
SITE PLAN
(Scale - 1:100)



FRONT ELEVATION

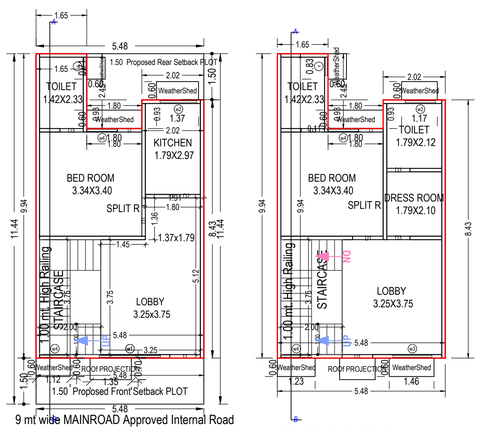


SECTION A-B



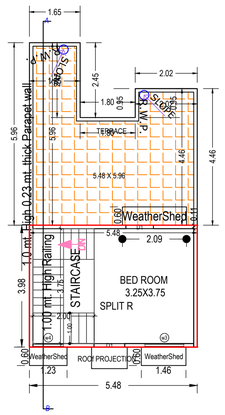
KEY PLAN

KEY PLAN



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

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



SECOND FLOOR PLAN
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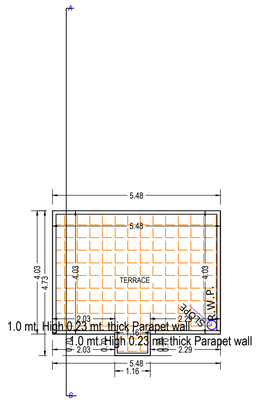

TERRACE FLOOR PLAN
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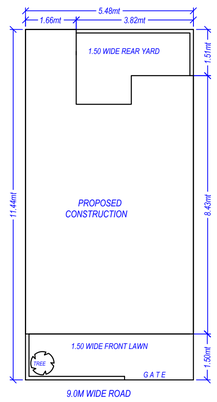
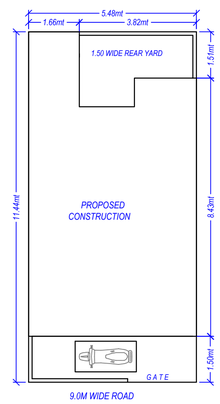
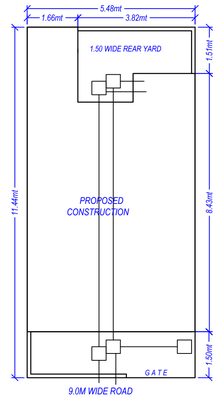


LandScape Plan



Parking Plan



Service Plan

A	AREA STATEMENT	VERSION NO.: 1.0.77
		VERSION DATE: 22/03/2022
	PROJECT DETAIL :	
	Authority: Agra Development Authority	Plot Use: Residential
	AuthorityClass: Category B	Plot SubUse: Row House
	AuthorityGrade: Development Authority (DA)	Development Plan: NA
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Building Permission	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: Developed Area	
	SubDevelopment Area: Metro City Area	
	Special Project: NA	
	Site Address: District:Agra,Tehsil:Agra,Village:Pathauli	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Document Area	62.69
	As per site condition	62.69
	Area of Plot Considered	62.69
2.	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	0.00
	Total(a + b)	0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	62.69
4.	% of Green and open space (Reqd.)	0.00
	% of Green and open space (Prop)	0.00
	Balance area of Plot(1 - 4)	62.69
	Plot Area For Coverage	62.69
	Plot Area For FAR	62.69
	Perm. FAR Area (2.00)	125.38
	Total Perm. FAR area (2.00)	125.38
6.	Total Built up area permissible at:	
	Permissible Coverage area (75.00 %)	47.02
	Proposed Coverage Area (74.99 %)	47.01
	Total Prop. Coverage Area (74.99 %)	47.01
	Balance coverage area (0.02 %)	0.01

Proposed Area at:

-		Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
	Ground Floor	47.01	0.00	47.01	0.00
	First Floor	47.01	0.00	47.01	0.00
	Second Floor	21.81	0.00	21.81	0.00
	Terrace Floor	0.00	0.00	0.00	0.00
	Total Area:	115.83	0.00	115.83	0.00

	Total FAR Area:	115.83
	Total BuiltUp Area:	115.83
	Proposed F.S.I. consumed:	1.85
C.	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	1.00
5.	Total Tenements (3 + 4)	1
E.	Parking Statement	
2.	Proposed Parking Space:	2.00

OWNER'S NAME AND SIGNATURE

R.J. INFRA HOMES PVT LTD BY DIRECTOR MUKESH KUMAR AGRAWAL,saraswat.arch@gmail.com,9412723384

ARCH/ENG'S NAME AND SIGNATURE	STRUCTURE ENGINEER
shivam agarwal CA/2020/119060 Digitally signed by Shivam Agarwal Date: 02 Jun 2022 18:10:19 Organization :Agra Development Authority Designation :Architect	
	Agra Development Authority
	Digitally signed by Prabhat Kumar Date: 03 Jun 2022 20:58:07 Organization :Agra Development Authority Designation :Executive Engineer/ Town Planner

Building Plan Application Number
ADA/BP/22-23/0326

Sanctioned On
28 May 2022

Valid Till
01 Jun 2027

Approved By
Prabhat Kumar (Executive Engineer/ Town Planner)

Examined By
BP Singh (JE)

Satish Chand Rajput (Assistant Engineer)

BP Singh (JE)

Satish Chand Rajput (Assistant Engineer)

Prabhat Kumar (Executive Engineer/ Town Planner)

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)

Building :PLOT (17)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	47.01	47.01	47.01	01
First Floor	47.01	47.01	47.01	00
Second Floor	21.81	21.81	21.81	00
Terrace Floor	0.00	0.00	0.00	00
Total:	115.83	115.83	115.83	01
Total Number of Same Buildings:	1			
Total:	115.83	115.83	115.83	01

FAR & Tenement Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
PLOT (17)	1	115.83	115.83	115.83	01
Grand Total :	1	115.83	115.83	115.83	01

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Area	No.	Area
TwoWheeler	-	-	-	1	2.00
Total			0.00		2.00

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			TwoWheeler		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
PLOT (17)	Residential	Row House	0 - 101	1	62.69	-	-	-	0.00	-	-
	Total :		-	-	-	-	0	0	-	0	1

Buildingwise Floor FAR Details

Floor Name	Building Name PLOT (17) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	47.01	47.01	47.01	47.01
First Floor	47.01	47.01	47.01	47.01
Second Floor	21.81	21.81	21.81	21.81
Terrace Floor	0.00	0.00	0.00	0.00
Total:	115.83	115.83	115.83	115.83

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (17)	v	0.60	1.00	02
PLOT (17)	w2	1.00	1.20	01
PLOT (17)	w4	1.00	1.20	03
PLOT (17)	w4	1.00	1.80	02
PLOT (17)	w2	1.20	1.20	01
PLOT (17)	w3	1.27	1.20	02
PLOT (17)	w1	2.00	1.20	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (17)	D3	0.76	2.10	04
PLOT (17)	D	0.80	2.10	02
PLOT (17)	D2	0.90	2.10	01
PLOT (17)	D1	0.90	2.10	01
PLOT (17)	D1	1.00	2.10	04
PLOT (17)	D	1.00	2.10	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.190
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.190
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.190

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: - 62.69	Total FAR Area: - 115.83
Total Coverage Area: - 47.01	Total BUA Area: - 115.83

ISO_A1_(841.00_x_594.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibilty of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED RESIDENCE OF AFFORDABLE HOUSING NAARAYAN AVENUE AT PLOT NO. 18 AT PART OF KHASRA NO.-30 MAUZA PATHOLI , AGRA. R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL

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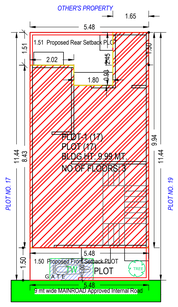
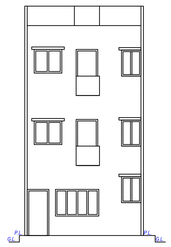


SITE PLAN
(Scale - 1:100)



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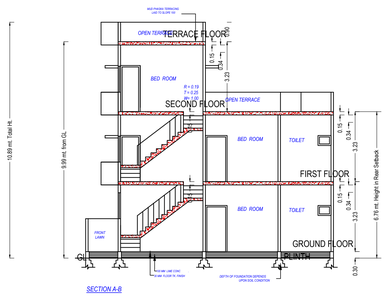
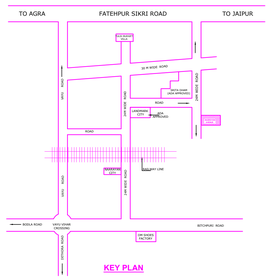


SECTION A-B

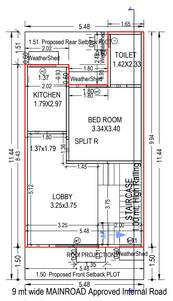


KEY PLAN

A.	AREA STATEMENT	VERSION NO.: 1.0.77
		VERSION DATE: 22/03/2022
	PROJECT DETAIL:	
	Authority: Agra Development Authority	Plot Use: Residential
	AuthorityClass: Category B	Plot SubUse: Row House
	AuthorityGrade: Development Authority (DA)	Development Plan: NA
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Building Permission	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: Developed Area	
	SubDevelopment Area: Metro City Area	
	Special Project: NA	
	Site Address: District:Agra,Tehsil:Agra,Village:Pathauli	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Document Area	62.69
	As per site condition	62.69
	Area of Plot Considered	62.69
2.	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	0.00
	Total(a + b)	0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	62.69
4.	% of Green and open space (Reqd.)	0.00
	% of Green and open space (Prop)	0.00
	Balance area of Plot(1 - 4)	62.69
	Plot Area For Coverage	62.69
	Plot Area For FAR	62.69
	Perm. FAR Area (2.00)	125.38
	Total Perm. FAR area (2.00)	125.38
6.	Total Built up area permissible at:	
	Permissible Coverage area (75.00 %)	47.02
	Proposed Coverage Area (74.99 %)	47.01
	Total Prop. Coverage Area (74.99 %)	47.01
	Balance coverage area (0.02 %)	0.01

Proposed Area at:

-		Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
	Ground Floor	47.01	0.00	47.01	0.00
	First Floor	47.01	0.00	47.01	0.00
	Second Floor	21.81	0.00	21.81	0.00
	Terrace Floor	0.00	0.00	0.00	0.00
	Total Area:	115.83	0.00	115.83	0.00
	Total FAR Area:				115.83
	Total BuiltUp Area:				115.83
	Proposed F.S.I consumed:				1.85
C.	Tenement Statement				
4.	Tenement Proposed At:				
	G.F.	1.00			
5.	Total Tenements (3 + 4)	1			
E.	Parking Statement				
2.	Proposed Parking Space:	2.00			



GROUND FLOOR PLAN
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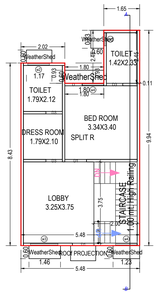
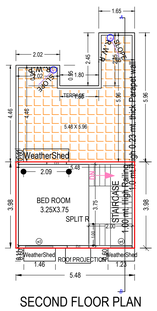
(SCALE 1:100)



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



SECOND FLOOR PLAN
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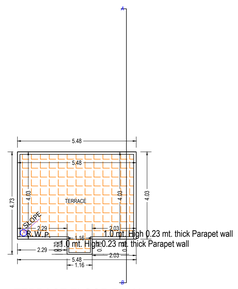
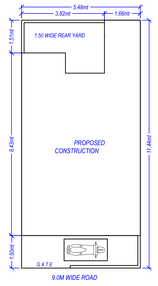
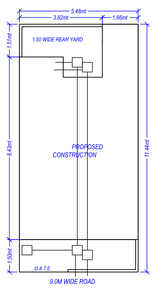


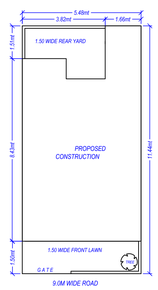
TERRACE FLOOR PLAN
(SCALE 1:100)



Parking Plan



Service Plan



LandScape Plan

OWNER'S NAME AND SIGNATURE	
R.J. INFRA HOMES PVT. LTD. DIRECTOR MUKESH KUMAR AGARWAL,SARASWAT.ARCH@GMAIL.COM,9412723384	
ARCH/ENG'S NAME AND SIGNA[illegible]INEER	
shivam agarwal CA/2020/119080 Digitally signed by Shivam Agarwal Date: 02 Jun 2022 Reason: Organization: Agra Development Authority Designation: Architect	
	Agra Development Authority
	Digitally signed by Prabhat Kumar Date: 02 Jun 2022 10:00:00 Reason: SelfDocumentation Designation: Authority Organization: Agra Development Authority Singapur: Town Planner

Building Plan Application Number
ADA/BP/22-23/0301

Sanctioned On
28 May 2022

Valid Till
01 Jun 2027

Approved By
Prabhat Kumar (Executive Engineer/ Town Planner)

Examined By
Desh Raj Singh (JE)

Satish Chand Rajput (Assistant Engineer)

Prabhat Kumar (Executive Engineer/ Town Planner)

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)

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (17)	v	0.60	1.00	02
PLOT (17)	w2	1.00	1.20	01
PLOT (17)	w4	1.00	1.20	03
PLOT (17)	w4	1.00	1.80	02
PLOT (17)	w2	1.20	1.20	01
PLOT (17)	w3	1.27	1.20	02
PLOT (17)	w1	2.00	1.20	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (17)	D3	0.76	2.10	04
PLOT (17)	D	0.80	2.10	02
PLOT (17)	D2	0.90	2.10	01
PLOT (17)	D1	0.90	2.10	01
PLOT (17)	D1	1.00	2.10	04
PLOT (17)	D	1.00	2.10	01

FAR & Tenement Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
PLOT (17)	1	115.83	115.83	115.83	01
Grand Total :	1	115.83	115.83	115.83	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.190
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.190
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.190

Building :PLOT (17)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	47.01	47.01	47.01	01
First Floor	47.01	47.01	47.01	00
Second Floor	21.81	21.81	21.81	00
Terrace Floor	0.00	0.00	0.00	00
Total:	115.83	115.83	115.83	01
Total Number of Same Buildings:	1			
Total:	115.83	115.83	115.83	01

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			TwoWheeler		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
PLOT (17)	Residential	Row House	0 - 101	1	62.69	-	-	-	0.00	-	-
	Total :		-	-	-	-	0	0	-	0	1

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd Parking (Incase of Plot having RWAreas surrendered FOC)	Area	No.	Area
TwoWheeler	-	-	-	1	2.00
Total			0.00		2.00

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1

Buildingwise Floor FAR Details

Floor Name	Building Name PLOT (17)		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	47.01	47.01	47.01	47.01
First Floor	47.01	47.01	47.01	47.01
Second Floor	21.81	21.81	21.81	21.81
Terrace Floor	0.00	0.00	0.00	0.00
Total:	115.83	115.83	115.83	115.83

Total Plot Area: -	62.69	Total FAR Area: -	115.83
Total Coverage Area: -	47.01	Total BUA Area: -	115.83

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)

The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED RESIDENTIAL BUILDING PLAN (AFFORDABLE HOUSING) ON PLOT NO.30 NAARAYAN AVENUE COLONY AT PART OF KHASRA NO.-30 MAUZA PATHOLI , AGRA.OWMER- R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL

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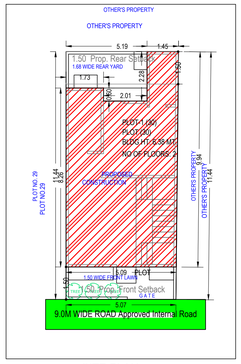
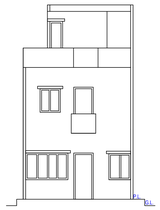
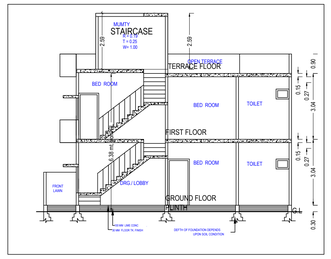
Submission Date	2022-11-18	Scale	1:100



SITE PLAN
(Scale - 1:100)





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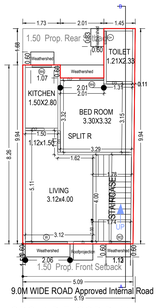
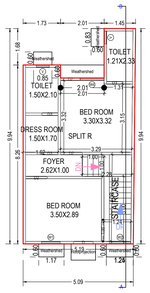
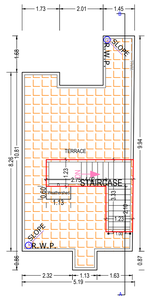


GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

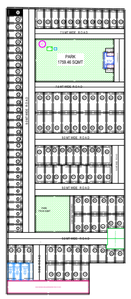


FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

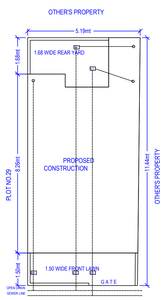


TERRACE FLOOR PLAN
(SCALE 1:100)

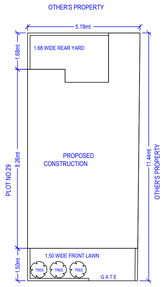
KEY PLAN



KEY PLAN



SERVICE PLAN



LANDSCAPE PLAN

A.	AREA STATEMENT	VERSION NO.: 1.0.82
		VERSION DATE: 12/10/2022
	PROJECT DETAIL:	
	Authority: Agra Development Authority	Plot Use: Residential
	AuthorityClass: Category B	Plot SubUse: Row House
	AuthorityGrade: Development Authority (DA)	Development Plan: Naarayan Avenue
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Building Permission	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: Developed Area	
	SubDevelopment Area: Metro City Area	
	Special Project: NA	
	Site Address: District.Agra,Tehsil.Agra,Village.Pathauli	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Document Area	58.59
	As per site condition	58.69
	Area of Plot Considered	58.59
2.	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	0.00
	Total(a + b)	0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	58.59
	Plot Area For Coverage	58.59
	Plot Area For FAR	58.59
	Perm. FAR Area (2.00)	117.18
	Total Perm. FAR area (2.00)	117.18
6.	Total Built up area permissible at:	
	Permissible Coverage area (75.00 %)	43.94
	Proposed Coverage Area (74.38 %)	43.58
	Total Prop. Coverage Area (74.38 %)	43.58
	Balance coverage area (0.61 %)	0.36

-	Proposed Area at:			
	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Ground Floor	43.58	0.00	43.58	0.00
First Floor	43.58	0.00	43.58	0.00
Terrace Floor	7.53	0.00	0.00	0.00
Total Area:	94.69	0.00	87.16	0.00

	Total FAR Area:	87.17
	Total BuiltUp Area:	94.70
	Proposed F.S.I. consumed:	1.49
C.	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	1.00
5.	Total Tenements (3 + 4)	1

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)

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
			Mumty		Res.			
PLOT (30)	1	94.69	7.53		87.16		87.16	01
Grand Total :	1	94.69	7.53		87.16		87.16	01

Parking Check (Table 7b)

Vehicle Type	Reqd.			
	No.	Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Area	
Total				0.00

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	3

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	
PLOT (30)	Residential	Row House	0 - 101	1	58.59	-	-	-	
	Total :		-	-	-	-	0	0	

Buildingwise Floor FAR Details

Floor Name	Building Name PLOT (30)		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	43.58	43.58	43.58	43.58
First Floor	43.58	43.58	43.58	43.58
Terrace Floor	7.53	0.00	7.53	0.00
Total:	94.69	87.16	94.69	87.16

OWNER'S NAME AND SIGNATURE

R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL,SARASWAT.ARCH@GMAIL.COM,9412723384

ARCH/ENG'S NAME AND SIGNA[illegible]INEER

shivam agarwal

CA/2020/119080
Digitally signed by Shivam Agarwal
Date: 20 Dec 2022 19:33:05
Organization: Agra Development Authority
Designation : Architect

Agra Development Authority

Digitally signed by Prabhat Kumar
Date: 2022.12.20 19:41:31 IST
Organization : Agra Development Authority
Designation : Executive Engineer- Town Planner

Building Plan Application Number

ADA/BP/22-23/1097

Sanctioned On

12 Dec 2022

Valid Till

27 Dec 2027

Approved By

Prabhat Kumar (Executive Engineer/ Town Planner)

Examined By

Desh Raj Singh (JE)

Satish Chand Rajput (Assistant Engineer)

Prabhat Kumar (Executive Engineer/ Town Planner)

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (30)	V	0.60	1.00	03
PLOT (30)	W1	0.86	1.20	01
PLOT (30)	W4	0.90	1.20	01
PLOT (30)	W2	0.99	1.20	02
PLOT (30)	W4	1.11	1.20	02
PLOT (30)	W	1.95	1.20	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.179	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

Building :PLOT (30)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	No. of Unit
		Mumty		Res.			
Ground Floor	43.58	0.00		43.58		43.58	01
First Floor	43.58	0.00		43.58		43.58	00
Terrace Floor	7.53	7.53		0.00		0.00	00
Total:	94.70	7.53		87.16		87.17	01
Total Number of Same Buildings:	1						
Total:	94.70	7.53		87.16		87.17	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (30)	D3	0.75	2.10	04
PLOT (30)	D2	0.87	2.10	01
PLOT (30)	D	0.90	2.10	02
PLOT (30)	D2	0.90	2.10	02
PLOT (30)	D2	1.00	2.10	02
PLOT (30)	D1	1.00	2.10	01

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.

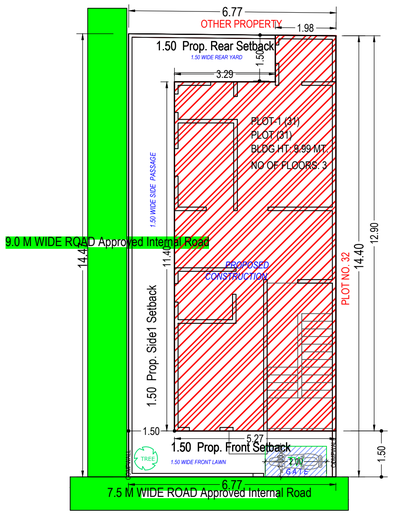
Total Plot Area: -	58.59	Total FAR Area: -	87.17
Total Coverage Area: -	43.58	Total BUA Area: -	94.70

SO_A0_(841.00_x_1189.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED RESIDENCE OF AFFORDABLE HOUSING NAARAYAN AVENUE AT PLOT NO. 31 AT PART OF KHASRA NO.-30 MAUZA PATHOLI, AGRAOWNER: R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL

File No	ADA/BP/23-24/0892	Sheet	1
Submission Date	2023-11-04	Scale	1:100



SITE PLAN
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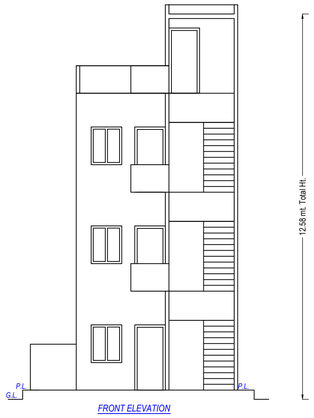
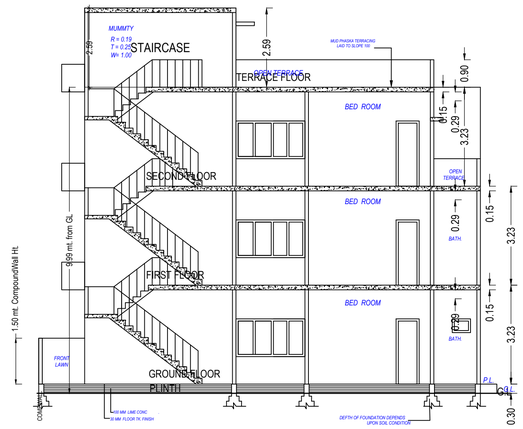




SECTION

A	AREA STATEMENT	VERSION NO.: 1.0.89	
		VERSION DATE: 01/11/2023	
	PROJECT DETAIL :		
	Authority: Agra Development Authority	Plot Use: Residential	
	AuthorityClass: Category B	Plot SubUse: Row House	
	AuthorityGrade: Development Authority (DA)	Development Plan: Naarayan Avenue	
	CaseTrack: Regular	Land Use Zone: Residential use Zone	
	Project Type: Building Permission	Land SubUse Zone: Residential Zone	
	Nature of Development: NEW	Layout Type: NA	
	Development Area: Developed Area		
	SubDevelopment Area: Metro City Area		
	Special Project: NA		
	Site Address: District:Agra, Tehsil:Agra, Village:Pathauli		
	AREA DETAILS :	Sq.Mts.	
1.	Area of Plot As per record	-	
	Document Area		97.71
	As per site condition		97.71
	Area of Plot Considered		97.71
2.	Deduction for		
	(a)Proposed roads		0.00
	(b)Any reservations		0.00
	Total(a + b)		0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT		97.71
	Plot Area For Coverage		97.71
	Plot Area For FAR		97.71
	Perm. FAR Area (2.00)		195.42
	Total Perm. FAR area (2.00)		195.42
6.	Total Built up area permissible at:		
	Permissible Coverage area (75.00 %)		73.28
	Proposed Coverage Area (64.54 %)		63.06
	Total Prop. Coverage Area (64.54 %)		63.06
	Balance coverage area (10.46 %)		10.22

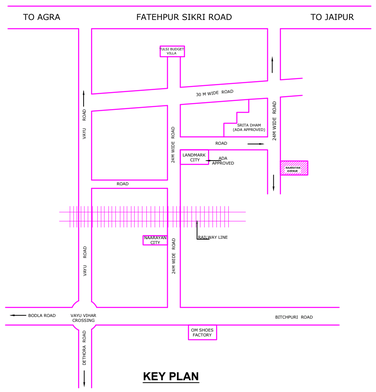
Proposed Area at:

-	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Ground Floor	63.06	0.00	63.06	0.00
First Floor	63.06	0.00	63.06	0.00
Second Floor	60.07	0.00	60.07	0.00
Terrace Floor	11.66	0.00	0.00	0.00
Total Area:	197.85	0.00	186.19	0.00

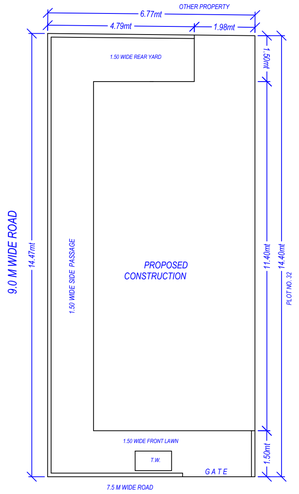
	Total FAR Area:	186.19
	Total BuiltUp Area:	197.85
	Proposed F.S.I. consumed:	1.91
C.	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	1.00
5.	Total Tenements (3 + 4)	1
E.	Parking Statement	
2.	Proposed Parking Space:	2.00

FAR & Unit Details

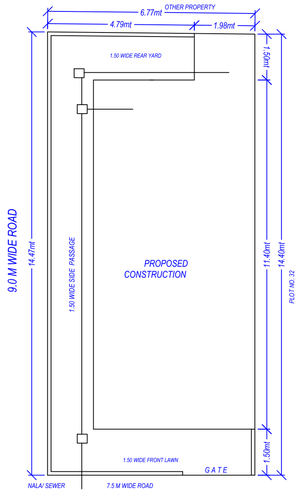
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			Mumty	Resi.		
PLOT (31)	1	197.85	11.66	186.19	186.19	01
Grand Total :	1	197.85	11.66	186.19	186.19	01



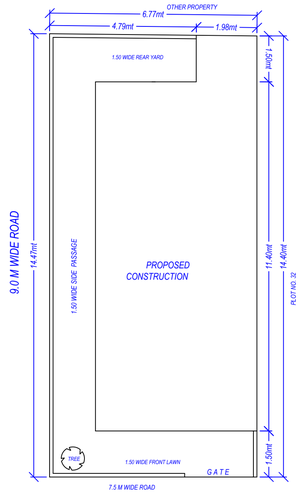
KEY PLAN



PARKING PLAN



SERVICE PLAN



LANDSCAPE PLAN

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)

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Area	No.	Area
TwoWheeler	-	-	-	1	2.00
Total			0.00		2.00

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
PLOT (31)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							SECOND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			TwoWheeler		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
PLOT (31)	Residential	Row House	0 - 101	1	97.71	-	-	-	0.00	-	-
	Total :		-	-	-	-	0	0	-	0	1

Buildingwise Floor FAR Details

Floor Name	Building Name PLOT (31)		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	63.06	63.06	63.06	63.06
First Floor	63.06	63.06	63.06	63.06
Second Floor	60.07	60.07	60.07	60.07
Terrace Floor	11.66	0.00	11.66	0.00
Total:	197.85	186.19	197.85	186.19

OWNER'S NAME AND SIGNATURE

R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL, SARASWAT.ARCH@GMAIL.COM, 9412723384

ARCH/ENG'S NAME AND SIGNATURE

shivam agarwal
CA/2020/[illegible]
Signature Not Verified
Digitally signed by Shivam Agarwal
Date: 28 Nov 2023 17:25:47
Designation : Architect

STRUCTURE ENGINEER

Agra Development Authority

Signature Not Verified
Digitally signed by Prabhat Kumar
Date: 28 Nov 2023 12:23:53
Organization : Agra Development Authority
Designation : Executive Engineer/ Town Planner

Building Plan Application Number
ADA/BP/23-24/0892

Sanctioned On
28 Nov 2023

Valid Till
28 Nov 2028

Approved By
Prabhat Kumar (Executive Engineer/ Town Planner)

Examined By
Raj Kapoor (JE)

Satish Chand Rajput (Assistant Engineer)

Prabhat Kumar (Executive Engineer/ Town Planner)

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: - 97.71	Total FAR Area: - 186.19
Total Coverage Area: - 63.06	Total BUA Area: - 197.85

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Project Title :PROPOSED RESIDENCE OF AFFORDABLE HOUSING NAARAYAN AVENUE AT PLOT NO. 31 AT PART OF KHASRA NO.-30 MAUZA PATHOLI, AGRAOWNER: R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL

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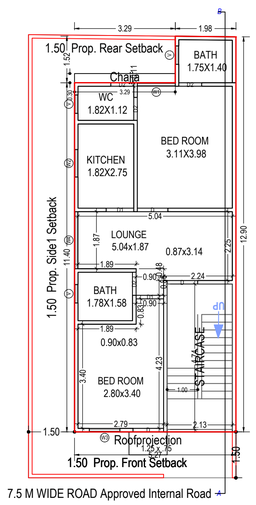
Submission Date	2023-11-04	Scale	1:100



GROUND FLOOR PLAN
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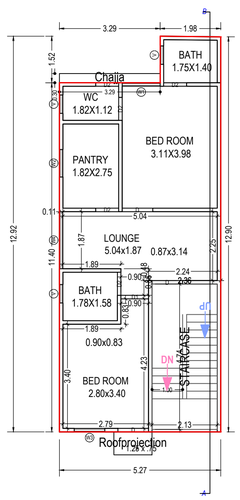
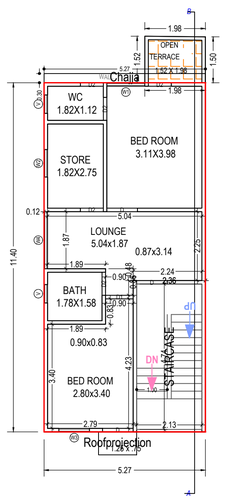


FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



SECOND FLOOR PLAN
(Proposed)
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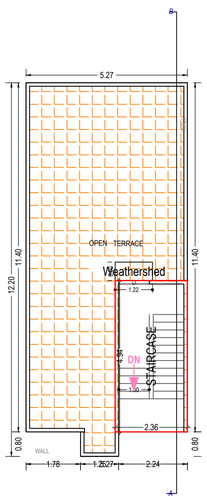

TERRACE FLOOR PLAN
(SCALE 1:100)

UnitBUA Table for Building :PLOT (31)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.) Door	Window	External Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT R	DWELLING UNIT	63.06	63.06	63.06	0.20	0.78	3.03	59.05	01
	Total per Floor:	Total :	63.06	63.06	63.06	0.20	0.78	3.03	59.05	01
		Typical Floor = 1								
		Total :	63.06	63.06	63.06	0.20	0.78	3.03	59.05	01
FIRST FLOOR PLAN	SPLIT R	DWELLING UNIT	63.06	63.06	63.06	0.20	0.78	3.03	59.05	00
	Total per Floor:	Total :	63.06	63.06	63.06	0.20	0.78	3.03	59.05	00
		Typical Floor = 1								
		Total :	63.06	63.06	63.06	0.20	0.78	3.03	59.05	00
SECOND FLOOR PLAN	SPLIT R	DWELLING UNIT	60.07	60.07	60.07	0.29	0.71	2.65	56.42	00
	Total per Floor:	Total :	60.07	60.07	60.07	0.29	0.71	2.65	56.42	00
		Typical Floor = 1								
		Total :	60.07	60.07	60.07	0.29	0.71	2.65	56.42	00
-										
Total:	-	-	186.19	186.19	186.19	0.69	2.28	8.71	174.52	01

Building :PLOT (31)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	63.06	0.00	63.06	63.06	01
First Floor	63.06	0.00	63.06	63.06	00
Second Floor	60.07	0.00	60.07	60.07	00
Terrace Floor	11.66	11.66	0.00	0.00	00
Total:	197.84	11.66	186.19	186.18	01
Total Number of Same Buildings:	1				
Total:	197.84	11.66	186.19	186.18	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (31)	V	0.60	1.00	08
PLOT (31)	W2	0.90	1.60	03
PLOT (31)	W3	1.00	1.60	03
PLOT (31)	W1	1.24	1.60	03
PLOT (31)	W4	1.87	1.60	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (31)	D2	0.75	2.10	14
PLOT (31)	D1	0.90	2.10	04
PLOT (31)	D	1.00	2.10	09

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: - 97.71	Total FAR Area: - 186.19
Total Coverage Area: - 63.06	Total BUA Area: - 197.85

OWNER'S NAME AND SIGNATURE

R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL, SARASWAT.ARCH@GMAIL.COM, 9412723384

ARCH/ENG'S NAME AND SIGNATURE	STRUCTURE ENGINEER
shivam agarwal CA/2020/[illegible] Signature Not Verified Digitally signed by Shivam Agarwal Date: 28 Nov 2023 17:25:41 Designation : Architect	
	Agra Development Authority
	Signature Not Verified Digitally signed by PRABHAT KUMAR Date: 28 Nov 2023 12:23:32 Organization : Agra Development Authority Designation : Executive Engineer Town Planner

Building Plan Application Number
ADA/BP/23-24/0892

Sanctioned On
28 Nov 2023

Valid Till
28 Nov 2028

Approved By
Prabhat Kumar (Executive Engineer/ Town Planner)

Examined By
Raj Kapoor (JE)

Satish Chand Rajput (Assistant Engineer)

Prabhat Kumar (Executive Engineer/ Town Planner)

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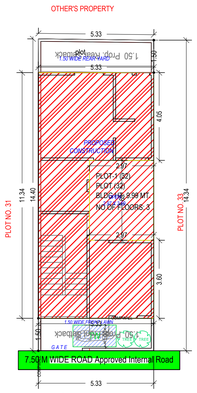
Project Title : PROPOSED RESIDENCE OF AFFORDABLE HOUSING NAARAYAN AVENUE AT PLOT NO. 32 AT PART OF KHASRA NO.-30 MAUZA PATHOLI , AGRA. OWNER- R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL

File No	ADA/BP/23-24/0834	Sheet	1 / 1
Submission Date	2023-11-05	Scale	1:100



SITE PLAN
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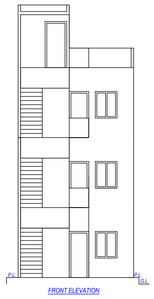

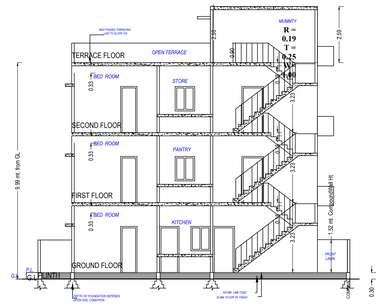

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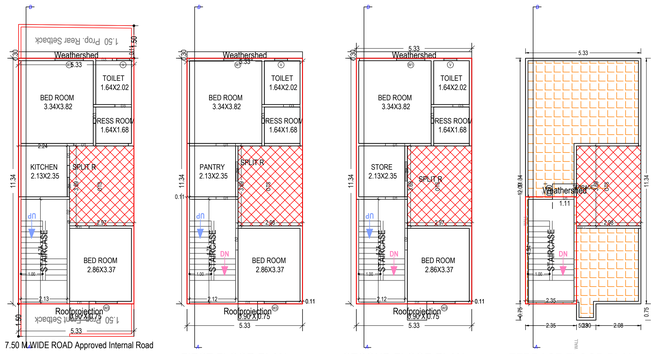
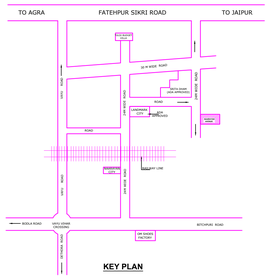


GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

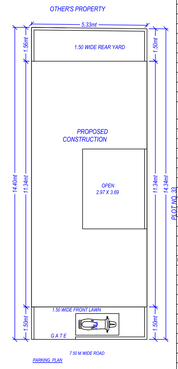
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

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

TERRACE FLOOR PLAN
(SCALE 1:100)



KEY PLAN



A.	AREA STATEMENT	VERSION NO.: 1.0.89
		VERSION DATE: 01/11/2023
	PROJECT DETAIL:	
	Authority: Agra Development Authority	Plot Use: Residential
	AuthorityClass: Category B	Plot SubUse: Row House
	AuthorityGrade: Development Authority (DA)	Development Plan: Naarayan Avenue
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Building Permission	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: Developed Area	
	SubDevelopment Area: Metro City Area	
	Special Project: NA	
	Site Address: District:Agra, Tehsil:Agra, Village:Pathauli	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Document Area	76.57
	As per site condition	76.57
	Area of Plot Considered	76.57
2.	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	0.00
	Total(a + b)	0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	76.57
	Plot Area For Coverage	76.57
	Plot Area For FAR	76.57
	Perm. FAR Area (2.00)	153.14
	Total Perm. FAR area (2.00)	153.14
6.	Total Built up area permissible at:	
	Permissible Coverage area (75.00 %)	57.43
	Proposed Coverage Area (64.61 %)	49.47
	Total Prop. Coverage Area (64.61 %)	49.47
	Balance coverage area (10.40 %)	7.96

-	Proposed Area at:				
		Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
	Ground Floor	49.47	0.00	49.47	0.00
	First Floor	49.45	0.00	49.45	0.00
	Second Floor	49.45	0.00	49.45	0.00
	Terrace Floor	11.63	0.00	0.00	0.00
	Total Area:	160.00	0.00	148.37	0.00

	Total FAR Area:	148.36
	Total BuiltUp Area:	159.98
	Proposed F.S.I. consumed:	1.94
C.	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	1.00
5.	Total Tenements (3 + 4)	1
E.	Parking Statement	
2.	Proposed Parking Space:	2.00

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)

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			OTS		Mumty	Resi.		
PLOT (32)	1	203.90	32.92	160.00	11.63	148.37	148.37	01
Grand Total	1	203.90	32.92	160.00	11.63	148.37	148.37	01

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd Parking (Incase of Plot having RW/Area surrendered FOC)	Area	No.	Area
TwoWheeler	-	-	-	1	2.00
Total			0.00		2.00

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
PLOT (32)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							SECOND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
plot	Tree	1	2

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			TwoWheeler		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
PLOT (32)	Residential	Row House	0 - 101	1	76.57	-	-	-	0.00	-	-
	Total :		-	-	-	-	0	0	-	0	1

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	PLOT (32)			
	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	49.47	49.47	49.47	49.47
First Floor	49.45	49.45	49.45	49.45
Second Floor	49.45	49.45	49.45	49.45
Terrace Floor	11.63	0.00	11.63	0.00
Total:	160.00	148.37	160.00	148.37

OWNER'S NAME AND SIGNATURE

R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL, SARASWAT ARCH@GMAIL.COM, 9412723384

ARCH/ENG'S NAME AND SIGNATURE

shivam agarwal

CA/2020/119080

Signature Not Verified
Digitally signed by Shivam Agarwal
Date: 29 Nov 2023 11:13:13
Designation : Architect

Agra Development Authority

Signature Not Verified
Digitally signed by Prabhat Kumar
Date: 29 Nov 2023 11:13:13
Designation : Junior Engineer
Organisation name : Agra Development Authority
Location : Uttar Pradesh, Lucknow, Planner

Building Plan Application Number

ADA/BP/23-24/0834

Sanctioned On

20 Nov 2023

Valid Till

28 Nov 2028

Approved By

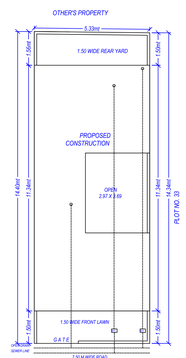
Prabhat Kumar (Executive Engineer/ Town Planner)

Examined By

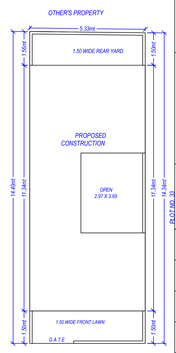
Krishan Pal Singh (JE)

Phool Badan Yadav (Assistant Engineer)

Prabhat Kumar (Executive Engineer/ Town Planner)



SERVICE PLAN



LANDSCAPE PLAN

UnitBUA Table for Building :PLOT (32)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA(Area in Sq.mt.) Chowk	UnitBUA Area	Deductions (Area in Sq.mt.) Door	Window	External Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT R	DWELLING UNIT	60.42	60.42	10.96	49.46	0.19	0.33	2.66	46.28	01
	Total :		60.42	60.42	10.96	49.46	0.19	0.33	2.66	46.28	01
	Total per Floor:	Typical Floor = 1									
		Total :	60.42	60.42	10.96	49.46	0.19	0.33	2.66	46.28	01
FIRST FLOOR PLAN	SPLIT R	DWELLING UNIT	60.42	60.42	10.98	49.44	0.10	0.33	2.92	46.09	00
		Total :	60.42	60.42	10.98	49.44	0.10	0.33	2.92	46.09	00
	Total per Floor:	Typical Floor = 1									
		Total :	60.42	60.42	10.98	49.44	0.10	0.33	2.92	46.09	00
SECOND FLOOR PLAN	SPLIT R	DWELLING UNIT	60.42	60.42	10.98	49.44	0.10	0.33	2.93	46.08	00
		Total :	60.42	60.42	10.98	49.44	0.10	0.33	2.93	46.08	00
	Total per Floor:	Typical Floor = 1									
		Total :	60.42	60.42	10.98	49.44	0.10	0.33	2.93	46.08	00
-											
Total:	-	-	181.26	181.26	32.91	148.34	0.40	1.00	8.50	138.45	01

Building :PLOT (32)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		OTS		Mumty	Resi.		
Ground Floor	60.43	10.96	49.47	0.00	49.47	49.47	01
First Floor	60.43	10.98	49.45	0.00	49.45	49.45	00
Second Floor	60.43	10.98	49.45	0.00	49.45	49.45	00
Terrace Floor	22.61	0.00	11.63	11.63	0.00	0.00	00
Total:	203.88	32.92	159.98	11.63	148.37	148.36	01
Total Number of Same Buildings:	1						
Total:	203.88	32.92	159.98	11.63	148.37	148.36	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (32)	V	0.60	1.00	03
PLOT (32)	W2	0.90	1.60	03
PLOT (32)	W3	1.00	1.60	03
PLOT (32)	W1	1.31	1.60	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (32)	D3	0.76	2.10	07
PLOT (32)	D1	0.90	2.10	10
PLOT (32)	D2	1.00	2.10	02

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: -	76.57	Total FAR Area: -	148.36
Total Coverage Area: -	49.47	Total BUA Area: -	159.98

ISO_A0_(841.00_x_1189.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of PORowner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED RESIDENCE OF AFFORDABLE HOUSING NAARAYAN AVENUE AT PLOT NO. 33 AT PART OF KHASRA NO.-30 MAUZA PATHOLI , AGRA.R.J. INFRA HOMES PVT LTD BYDIRECTOR -MUKESH KUMAR AGRAWAL

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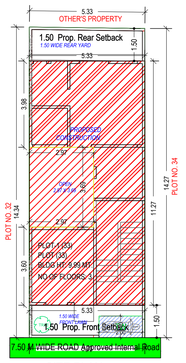
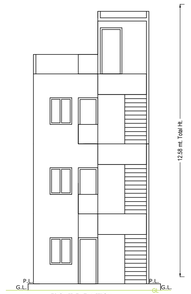
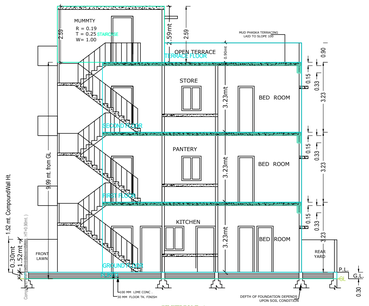


SITE PLAN
(Scale - 1:100)



FRONT ELEVATION



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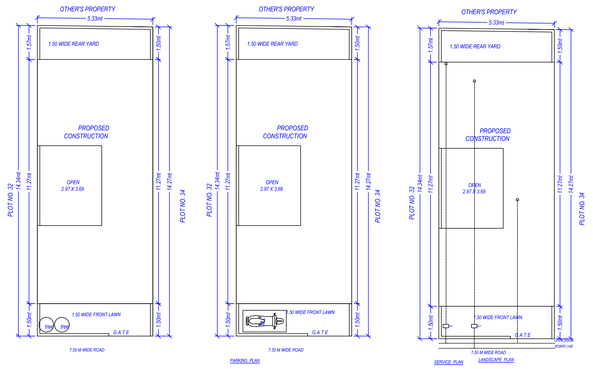


A.	AREA STATEMENT	VERSION NO.: 1.0.89
		VERSION DATE: 01/11/2023
	PROJECT DETAIL:	
	Authority: Agra Development Authority	Plot Use: Residential
	AuthorityClass: Category B	Plot SubUse: Row House
	AuthorityGrade: Development Authority (DA)	Development Plan: Naarayan Avenue
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Building Permission	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: Developed Area	
	SubDevelopment Area: Metro City Area	
	Special Project: NA	
	Site Address: District:Agra, Tehsil:Agra, Village:Pathauli	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Document Area	76.23
	As per site condition	76.23
	Area of Plot Considered	76.23
2.	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	0.00
	Total(a + b)	0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	76.23
	Plot Area For Coverage	76.23
	Plot Area For FAR	76.23
	Perm. FAR Area (2.00)	152.46
	Total Perm. FAR area (2.00)	152.46
6.	Total Built up area permissible at:	
	Permissible Coverage area (75.00 %)	57.17
	Proposed Coverage Area (64.41 %)	49.10
	Total Prop. Coverage Area (64.41 %)	49.10
	Balance coverage area (10.59 %)	8.07

-	Proposed Area at:				
	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I	
Ground Floor	49.10	0.00	49.10	0.00	
First Floor	49.08	0.00	49.08	0.00	
Second Floor	49.08	0.00	49.08	0.00	
Terrace Floor	11.63	0.00	0.00	0.00	
Total Area:	158.89	0.00	147.26	0.00	

	Total FAR Area:	147.26
	Total BuiltUp Area:	158.89
	Proposed F.S.I. consumed:	1.93
C.	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	1.00
5.	Total Tenements (3 + 4)	1
E.	Parking Statement	
2.	Proposed Parking Space:	2.00

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)

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			OTS			Mumty	Resi.			
PLOT (33)	1	202.76	32.90		158.89	11.63		147.26	147.26	01
Grand Total :	1	202.76	32.90		158.89	11.63		147.26	147.26	01

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd Parking (Incase of Plot having RW/Area surrendered FOC)	Area	No.	Area
TwoWheeler	-	-	-	1	2.00
Total			0.00		2.00

Building USE/SUBUSE Details

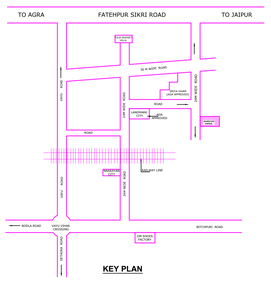
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
PLOT (33)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							SECOND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

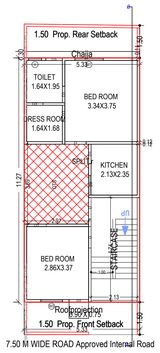
Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1

Required Parking(Table 7a)

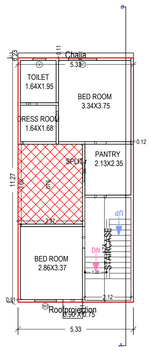
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			Two Wheeler		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
PLOT (33)	Residential	Row House	0 - 101	1	76.23	-	-	-	0.00	-	-
	Total :		-	-	-	-	0	0	-	0	1



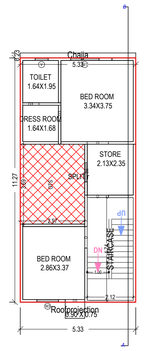
KEY PLAN



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



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



SECOND FLOOR PLAN
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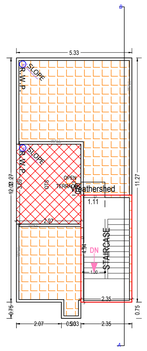


TERRACE FLOOR PLAN
(SCALE 1:100)

Building :PLOT (33)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		OTS			Mumty	Resi.			
Ground Floor	60.06	10.96		49.10	0.00		49.10	49.10	01
First Floor	60.05	10.97		49.08	0.00		49.08	49.08	00
Second Floor	60.05	10.97		49.08	0.00		49.08	49.08	00
Terrace Floor	22.60	0.00		11.63	11.63		0.00	0.00	00
Total:	202.77	32.90		158.90	11.63		147.26	147.27	01
Total Number of Same Buildings:	1								
Total:	202.77	32.90		158.90	11.63		147.26	147.27	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (33)	D3	0.75	2.10	06
PLOT (33)	D3	0.76	2.10	02
PLOT (33)	D1	0.90	2.10	05
PLOT (33)	D	0.98	2.10	05
PLOT (33)	D	0.99	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (33)	V	0.60	1.00	03
PLOT (33)	W2	0.90	1.60	03
PLOT (33)	W3	1.00	1.60	03
PLOT (33)	W1	1.31	1.60	03

UnitBUA Table for Building :PLOT (33)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA(Area in Sq.mt.)		UnitBUA Area	Deductions (Area in Sq.mt.)			Carpet Area	No. of Unit
						Chowk		Door	Window	External Wall		
GROUND FLOOR PLAN	SPLIT r	DWELLING UNIT	60.06	60.06		10.96	49.10	0.19	0.33	2.66	45.92	01
	Total per Floor:	Total :	60.06	60.06		10.96	49.10	0.19	0.33	2.66	45.92	01
		Typical Floor = 1 :										
		Total :	60.06	60.06		10.96	49.10	0.19	0.33	2.66	45.92	01
FIRST FLOOR PLAN	SPLIT r	DWELLING UNIT	60.06	60.06		10.97	49.09	0.10	0.33	2.92	45.74	00
	Total per Floor:	Total :	60.06	60.06		10.97	49.09	0.10	0.33	2.92	45.74	00
		Typical Floor = 1 :										
		Total :	60.06	60.06		10.97	49.09	0.10	0.33	2.92	45.74	00
SECOND FLOOR PLAN	SPLIT r	DWELLING UNIT	60.06	60.06		10.97	49.09	0.10	0.33	2.37	46.29	00
	Total per Floor:	Total :	60.06	60.06		10.97	49.09	0.10	0.33	2.37	46.29	00
		Typical Floor = 1 :										
		Total :	60.06	60.06		10.97	49.09	0.10	0.33	2.37	46.29	00
-												
Total:	-	-	180.18	180.18		32.90	147.28	0.40	1.00	7.96	137.95	01

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	PLOT (33)			
	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	49.10	49.10	49.10	49.10
First Floor	49.08	49.08	49.08	49.08
Second Floor	49.08	49.08	49.08	49.08
Terrace Floor	11.63	0.00	11.63	0.00
Total:	158.89	147.26	158.89	147.26

Total Plot Area: - 76.23	Total FAR Area: - 147.26
Total Coverage Area: - 60.06	Total BUA Area: - 158.89

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.

OWNER'S NAME AND SIGNATURE

R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL, SARASWAT.ARCH@GMAIL.COM, 9412723384

ARCH/ENG'S NAME AND SIGNATURE

shivam agarwal

CA/2020/119080

Signature Not Verified
Digitally signed by shivam agarwal
Date: 29 Nov 2023 17:47:13
Designation : Architect

Agra Development Authority

Signature Not Verified
Digitally signed by Prabhat Kumar
Date: 30 Nov 2023 12:07:07
Designation : Executive Engineer Town Planner
Reason : Approved

Building Plan Application Number

ADA/BP/23-24/0836

Sanctioned On

20 Nov 2023

Valid Till

28 Nov 2028

Approved By

Prabhat Kumar (Executive Engineer/ Town Planner)

Examined By

Satendra Solanki (JE)

Satish Chand Rajput (Assistant Engineer)

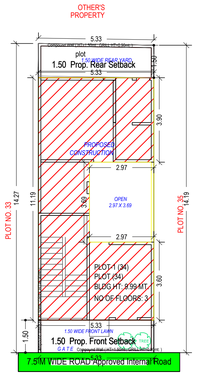
Prabhat Kumar (Executive Engineer/ Town Planner)

ISO_A0_(841.00_x_1189.00_MM)

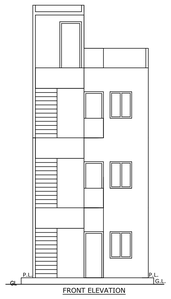
The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title : PROPOSED RESIDENCE OF AFFORDABLE HOUSING NAARAYAN AVENUE AT PLOT NO. 34 AT PART OF KHASRA NO.-30 MAUZA PATHOLI , AGRA. OWNER- R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL

File No	ADA/BP/23-24/0837	Sheet	1 / 1
Submission Date	2023-11-06	Scale	1:100



SITE PLAN
(Scale - 1:100)



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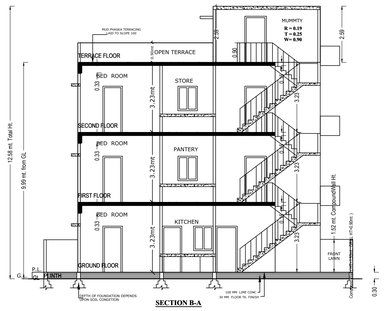

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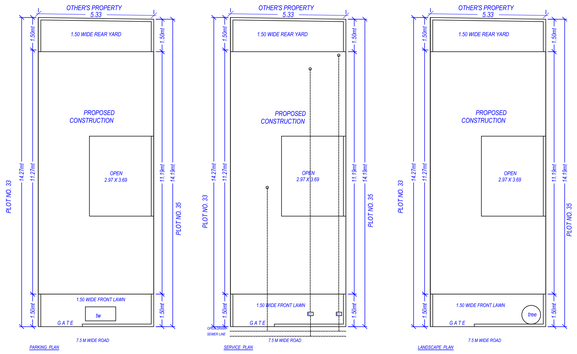


A.	AREA STATEMENT	VERSION NO.: 1.0.88
		VERSION DATE: 10/05/2023
	PROJECT DETAIL:	
	Authority: Agra Development Authority	Plot Use: Residential
	AuthorityClass: Category B	Plot SubUse: Row House
	AuthorityGrade: Development Authority (DA)	Development Plan: Naarayan Avenue
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Building Permission	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: Developed Area	
	SubDevelopment Area: Metro City Area	
	Special Project: NA	
	Site Address: District:Agra, Tehsil:Agra, Village:Pathauli	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Document Area	75.85
	As per site condition	75.85
	Area of Plot Considered	75.85
2.	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	0.00
	Total(a + b)	0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	75.85
	Plot Area For Coverage	75.85
	Plot Area For FAR	75.85
	Perm. FAR Area (2.00)	151.70
	Total Perm. FAR area (2.00)	151.70
6.	Total Built up area permissible at:	
	Permissible Coverage area (75.00 %)	56.89
	Proposed Coverage Area (64.18 %)	48.68
	Total Prop. Coverage Area (64.18 %)	48.68
	Balance coverage area (10.82 %)	8.21

-	Proposed Area at:				
		Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
	Ground Floor	48.68	0.00	48.68	0.00
	First Floor	48.66	0.00	48.66	0.00
	Second Floor	48.66	0.00	48.66	0.00
	Terrace Floor	11.62	0.00	0.00	0.00
	Total Area:	157.62	0.00	146.00	0.00
	Total FAR Area:				146.00
	Total BuiltUp Area:				157.62
	Proposed F.S.I. consumed:				1.93
C.	Tenement Statement				
4.	Tenement Proposed At:				
	G.F.			1.00	
5.	Total Tenements (3 + 4)			1	

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)

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	No. of Unit
			OTS		Mumty	Resi.			
PLOT (34)	1	201.52	32.92	157.62	11.62	146.00	146.00	01	
Grand Total	1	201.52	32.92	157.62	11.62	146.00	146.00	01	

Parking Check (Table 7b)

Vehicle Type	Reqd.		
	No.	Reduced Reqd Parking (Incase of Plot having RW/Area surrendered FOC)	Area
Total			0.00

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
PLOT (34)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							SECOND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

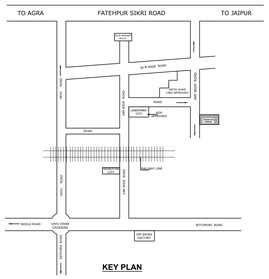
Plot	Name	Nos Of Trees	
		Reqd	Prop
plot	Tree	1	2

Required Parking(Table 7a)

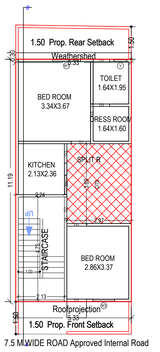
Building Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	
PLOT (34)	Residential	Row House	0 - 101	1	75.85	-	-	-	
	Total :		-	-	-	-	0	0	

Buildingwise Floor FAR Details

Floor Name	Building Name PLOT (34)		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	48.68	48.68	48.68	48.68
First Floor	48.66	48.66	48.66	48.66
Second Floor	48.66	48.66	48.66	48.66
Terrace Floor	11.62	0.00	11.62	0.00
Total:	157.62	146.00	157.62	146.00

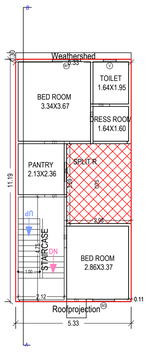


KEY PLAN

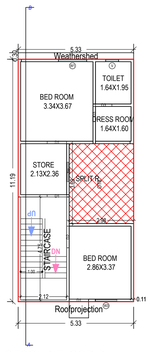


7.5 MWIDE ROAD Approved Internal Road

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



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



SECOND FLOOR PLAN
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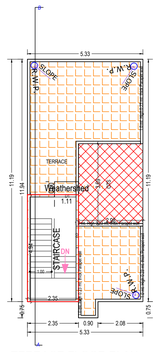

TERRACE FLOOR PLAN
(SCALE 1:100)

Building :PLOT (34)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	No. of Unit
		OTS			Mumty	Resi.			
Ground Floor	59.64	10.96	48.68	0.00		48.68	48.68	01	
First Floor	59.64	10.98	48.66	0.00		48.66	48.66	00	
Second Floor	59.64	10.98	48.66	0.00		48.66	48.66	00	
Terrace Floor	22.60	0.00	11.62	11.62		0.00	0.00	00	
Total:	201.54	32.92	157.64	11.62		146.00	146.01	01	
Total Number of Same Buildings:	1								
Total:	201.54	32.92	157.64	11.62		146.00	146.01	01	

UnitBUA Table for Building :PLOT (34)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA(Area in Sq.mt.)	UnitBUA Area	Deductions (Area in Sq.mt.)			Carpet Area	No. of Unit
					Chowk		Door	Window	External Wall		
GROUND FLOOR PLAN	SPLIT R	DWELLING UNIT	59.64	59.64	10.96	48.68	0.19	0.18	2.88	45.43	01
	Total per Floor:	Total :	59.64	59.64	10.96	48.68	0.19	0.18	2.88	45.43	01
		Typical Floor = 1									
		Total :	59.64	59.64	10.96	48.68	0.19	0.18	2.88	45.43	01
FIRST FLOOR PLAN	SPLIT R	DWELLING UNIT	59.64	59.64	10.98	48.66	0.10	0.33	2.91	45.32	00
	Total per Floor:	Total :	59.64	59.64	10.98	48.66	0.10	0.33	2.91	45.32	00
		Typical Floor = 1									
		Total :	59.64	59.64	10.98	48.66	0.10	0.33	2.91	45.32	00
SECOND FLOOR PLAN	SPLIT R	DWELLING UNIT	59.64	59.64	10.98	48.66	0.10	0.22	3.02	45.32	00
	Total per Floor:	Total :	59.64	59.64	10.98	48.66	0.10	0.22	3.02	45.32	00
		Typical Floor = 1									
		Total :	59.64	59.64	10.98	48.66	0.10	0.22	3.02	45.32	00
Total:	-	-	178.92	178.92	32.91	146.00	0.40	0.74	8.82	136.07	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (34)	D3	0.69	2.10	02
PLOT (34)	D3	0.70	2.10	01
PLOT (34)	D3	0.76	2.10	04
PLOT (34)	D1	0.90	2.10	10
PLOT (34)	D2	1.00	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (34)	V	0.60	1.00	03
PLOT (34)	W2	0.90	1.60	03
PLOT (34)	W3	1.00	1.60	03
PLOT (34)	W1	1.31	1.60	03

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: -	75.85	Total FAR Area: -	146.00
Total Coverage Area: -	59.64	Total BUA Area: -	157.62

OWNER'S NAME AND SIGNATURE

R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL, SARASWAT.ARCH@GMAIL.COM, 9412723384

ARCH/ENG'S NAME AND SIGNATURE

shivam agarwal

CA/2020/119080

Signature Not Verified
Digitally signed by Shivam Agarwal
Date: 29 Nov 2023 14:11:20
Designation : Architect

Agra Development Authority

Signature Not Verified
Digitally signed by Prabhat Kumar
Organisation : Agra Development Authority
Designation : Executive Engineer
Place : Agra

Building Plan Application Number

ADA/BP/23-24/0837

Sanctioned On

26 Nov 2023

Valid Till

28 Nov 2028

Approved By

Prabhat Kumar (Executive Engineer/ Town Planner)

Examined By

Krishan Pal Singh (JE)

Phool Badan Yadav (Assistant Engineer)

Prabhat Kumar (Executive Engineer/ Town Planner)

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Project Title :PROPOSED RESIDENCE OF AFFORDABLE HOUSING NAARAYAN AVENUE AT PLOT NO. 35 AT PART OF KHASRA NO.-30 MAUZA PATHOLI , AGRA.R.J. INFRA HOMES PVT LTD BYDIRECTOR -MUKESH KUMAR AGRAWAL

File No	ADA/BP/23-24/0838	Sheet	1 / 1
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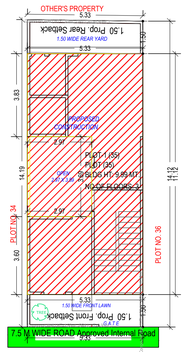

SITE PLAN
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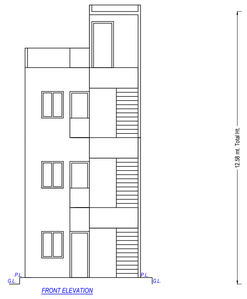

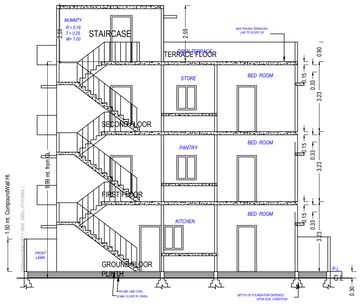

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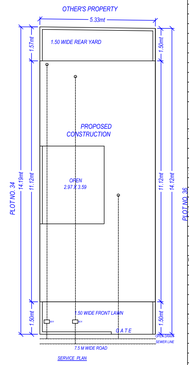
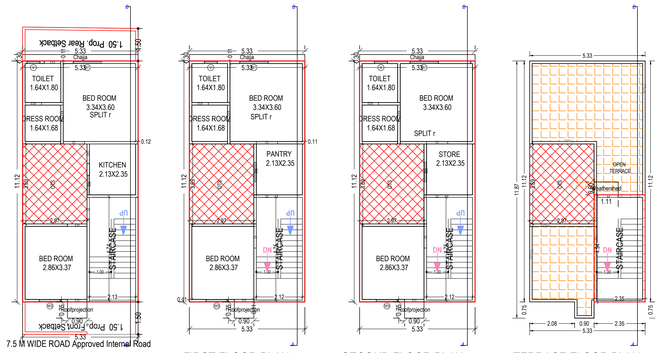


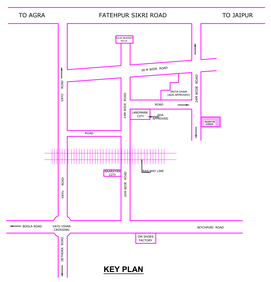


GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

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

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

TERRACE FLOOR PLAN
(SCALE 1:100)



AREA STATEMENT	VERSION NO.: 1.0.90
	VERSION DATE: 23/11/2023
PROJECT DETAIL:	
Authority: Agra Development Authority	Plot Use: Residential
AuthorityClass: Category B	Plot SubUse: Row House
AuthorityGrade: Development Authority (DA)	Development Plan: Naarayan Avenue
CaseTrack: Regular	Land Use Zone: Residential use Zone
Project Type: Building Permission	Land SubUse Zone: Residential Zone
Nature of Development: NEW	Layout Type: NA
Development Area: Developed Area	
SubDevelopment Area: Metro City Area	
Special Project: NA	
Site Address: District:Agra, Tehsil:Agra, Village:Pathauli	
AREA DETAILS :	Sq.Mts.
1. Area of Plot As per record	-
Document Area	75.45
As per site condition	75.45
Area of Plot Considered	75.45
2. Deduction for	
(a)Proposed roads	0.00
(b)Any reservations	0.00
Total(a + b)	0.00
3. Net Area of plot (1 - 2) AREA OF PLOT	75.45
Plot Area For Coverage	75.45
Plot Area For FAR	75.45
Perm. FAR Area (2.00)	150.90
Total Perm. FAR area (2.00)	150.90
6. Total Built up area permissible at:	
Permissible Coverage area (75.00 %)	56.59
Proposed Coverage Area (64.03 %)	48.31
Total Prop. Coverage Area (64.03 %)	48.31
Balance coverage area (10.97 %)	8.28

-	Proposed Area at:				
		Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
	Ground Floor	48.31	0.00	48.31	0.00
	First Floor	48.29	0.00	48.29	0.00
	Second Floor	48.29	0.00	48.29	0.00
	Terrace Floor	11.63	0.00	0.00	0.00
	Total Area:	156.52	0.00	144.89	0.00
	Total FAR Area:			144.89	
	Total BuiltUp Area:			156.53	
	Proposed F.S.I. consumed:			1.92	
C.	Tenement Statement				
4.	Tenement Proposed At:				
	G.F.	1.00			
5.	Total Tenements (3 + 4)	1			

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)

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	No. of Unit
			OTS		Mumty	Resi.		Resi.		
PLOT (35)	1	200.42	32.92	156.52	11.63	144.89	144.89		144.89	01
Grand Total	1	200.42	32.92	156.52	11.63	144.89	144.89		144.89	01

Parking Check (Table 7b)

Vehicle Type	Reqd.		
	No.	Reduced Reqd Parking (Incase of Plot having RW/Area surrendered FOC)	Area
Total			0.00

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
PLOT (35)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							SECOND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

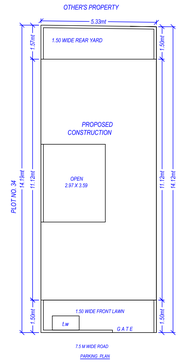
Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1

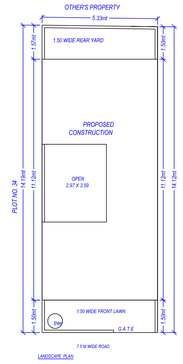
Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	
PLOT (35)	Residential	Row House	0 - 101	1	75.45	-	-	-	
	Total :		-	-	-	-	0	0	

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	PLOT (35)			
	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	48.31	48.31	48.31	48.31
First Floor	48.29	48.29	48.29	48.29
Second Floor	48.29	48.29	48.29	48.29
Terrace Floor	11.63	0.00	11.63	0.00
Total:	156.52	144.89	156.52	144.89





OWNER'S NAME AND SIGNATURE	
R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL, SARASWAT.ARCH@GMAIL.COM, 9412723384	
ARCH/ENG'S NAME AND SIGNA[illegible]INEER	
shivam agarwal CA/2020/119080 Signature Not Verified Digitally signed by [illegible] Date: 05 Dec 2023 [illegible] Designation : Architect	Agra Development Authority
	Signature Not Verified Digitally signed by [illegible] Date: 05 Dec 2023 [illegible] Designation : [illegible] Reason : [illegible]

Building Plan Application Number
ADA/BP/23-24/0838

Sanctioned On
04 Dec 2023

Valid Till
04 Dec 2028

Approved By
Prabhat Kumar (Executive Engineer/ Town Planner)

Examined By
Raj Kapoor (JE)
Satish Chand Rajput (Assistant Engineer)
Prabhat Kumar (Executive Engineer/ Town Planner)

Building :PLOT (35)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		OTS		Mumty	Resi.		
Ground Floor	59.27	10.96	48.31	0.00	48.31	48.31	01
First Floor	59.27	10.98	48.29	0.00	48.29	48.29	00
Second Floor	59.27	10.98	48.29	0.00	48.29	48.29	00
Terrace Floor	22.61	0.00	11.63	11.63	0.00	0.00	00
Total:	200.43	32.92	156.53	11.63	144.89	144.89	01
Total Number of Same Buildings:	1						
Total:	200.43	32.92	156.53	11.63	144.89	144.89	01

UnitBUA Table for Building :PLOT (35)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA(Area in Sq.mt.)		UnitBUA Area	Deductions (Area in Sq.mt.)			Carpet Area	No. of Unit
					Chowk			Door	Window	External Wall		
GROUND FLOOR PLAN	SPLIT r	DWELLING UNIT	59.27	59.27	10.96		48.31	0.19	0.27	1.52	46.33	01
	Total per Floor:	Total :	59.27	59.27	10.96		48.31	0.19	0.27	1.52	46.33	01
		Typical Floor = 1										
		Total :	59.27	59.27	10.96		48.31	0.19	0.27	1.52	46.33	01
FIRST FLOOR PLAN	SPLIT r	DWELLING UNIT	59.27	59.27	10.98		48.29	0.10	0.33	2.36	45.50	00
		Total :	59.27	59.27	10.98		48.29	0.10	0.33	2.36	45.50	00
	Total per Floor:	Typical Floor = 1										
		Total :	59.27	59.27	10.98		48.29	0.10	0.33	2.36	45.50	00
SECOND FLOOR PLAN	SPLIT r	DWELLING UNIT	59.27	59.27	10.98		48.29	0.10	0.33	2.36	45.50	00
		Total :	59.27	59.27	10.98		48.29	0.10	0.33	2.36	45.50	00
	Total per Floor:	Typical Floor = 1										
		Total :	59.27	59.27	10.98		48.29	0.10	0.33	2.36	45.50	00
-												
Total:	-	-	177.81	177.81	32.91		144.89	0.40	0.93	6.24	137.33	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (35)	V	0.60	1.00	03
PLOT (35)	W2	0.90	1.60	03
PLOT (35)	W3	1.00	1.60	03
PLOT (35)	W1	1.31	1.60	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (35)	D3	0.76	2.10	07
PLOT (35)	D1	0.90	2.10	05
PLOT (35)	D	0.98	2.10	05
PLOT (35)	D	1.00	2.10	02

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: - 75.45	Total FAR Area: - 144.89
Total Coverage Area: - 48.31	Total BUA Area: - 156.53

ISO_A0_(841.00_x_1189.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of PORowner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title : PROPOSED RESIDENCE OF AFFORDABLE HOUSING NAARAYAN AVENUE AT PLOT NO. 36 AT PART OF KHASRA NO.-30 MAUZA PATHOLI , AGRA. OWNER- R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL

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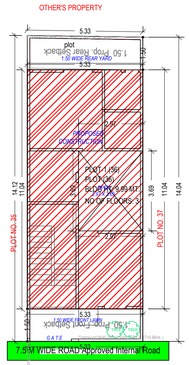

SITE PLAN
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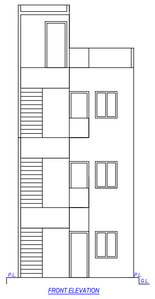

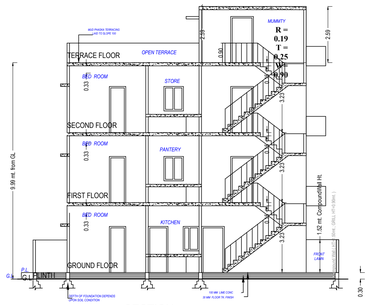

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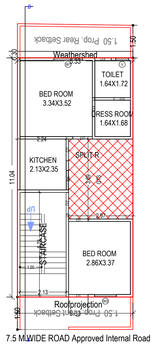

GROUND FLOOR PLAN
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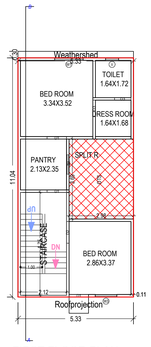
(SCALE 1:100)



FIRST FLOOR PLAN
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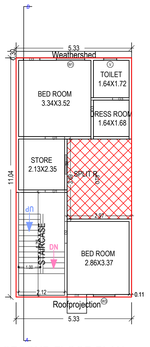

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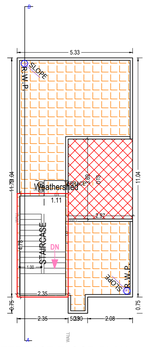

TERRACE FLOOR PLAN
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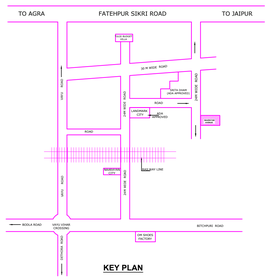
TO AGRA
FATEHPUR SIKRI ROAD
TO JAIPUR
BUDHA KHERA
BELANGANJ
BIJLIGHAR
BIJLI GHAR TRANSFORMER
BIJLI GHAR
BIJLI GHAR
BIJLI GHAR

Project Title :PROPOSED RESIDENCE OF AFFORDABLE HOUSING NAARAYAN AVENUE AT PLOT NO. 37 AT PART OF KHASRA NO.-30 MAUZA PATHOLI, AGRA.R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL

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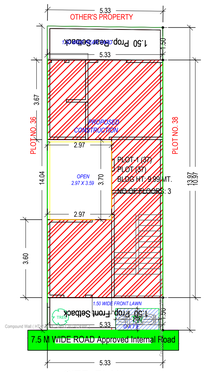
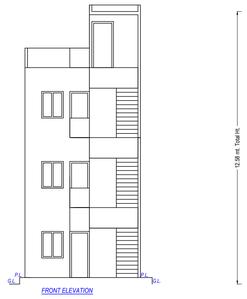
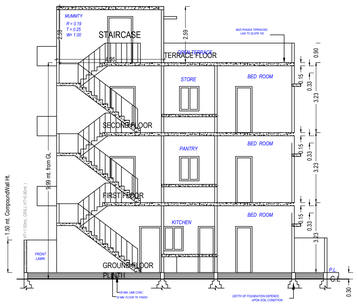


SITE PLAN
(Scale - 1:100)





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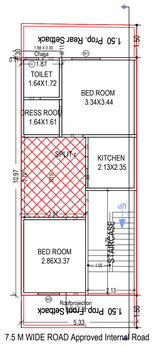

GROUND FLOOR PLAN
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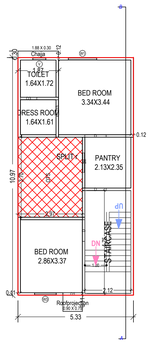
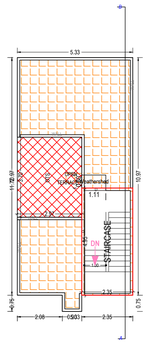


FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

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



TERRACE FLOOR PLAN
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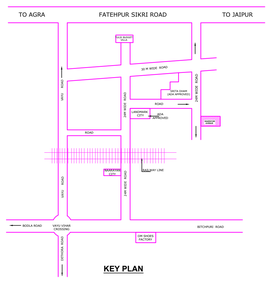
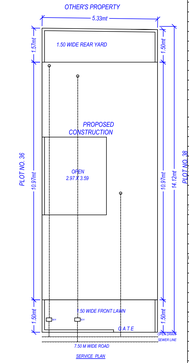


KEY PLAN



SERVICE PLAN

A	AREA STATEMENT	VERSION NO.: 1.0.90
		VERSION DATE: 23/11/2023
	PROJECT DETAIL:	
	Authority: Agra Development Authority	Plot Use: Residential
	AuthorityClass: Category B	Plot SubUse: Row House
	AuthorityGrade: Development Authority (DA)	Development Plan: Naarayan Avenue
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Building Permission	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: Developed Area	
	SubDevelopment Area: Metro City Area	
	Special Project: NA	
	Site Address: District:Agra, Tehsil:Agra, Village:Pathauli	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Document Area	74.64
	As per site condition	74.64
	Area of Plot Considered	74.64
	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	0.00
	Total(a + b)	0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	74.64
	Plot Area For Coverage	74.64
	Plot Area For FAR	74.64
	Perm. FAR Area (2.00)	149.28
	Total Perm. FAR area (2.00)	149.28
6.	Total Built up area permissible at:	
	Permissible Coverage area (75.00 %)	55.98
	Proposed Coverage Area (63.63 %)	47.49
	Total Prop. Coverage Area (63.63 %)	47.49
	Balance coverage area (11.37 %)	8.49
-	Proposed Area at:	
	Proposed Built up / Existing Built up / Proposed F.S.I / Existing F.S.I	
	Ground Floor: 47.49 / 0.00 / 47.49 / 0.00	
	First Floor: 47.47 / 0.00 / 47.47 / 0.00	
	Second Floor: 47.47 / 0.00 / 47.47 / 0.00	
	Terrace Floor: 11.65 / 0.00 / 0.00 / 0.00	
	Total Area: 154.08 / 0.00 / 142.43 / 0.00	
	Total FAR Area:	142.43
	Total BuiltUp Area:	154.08
	Proposed F.S.I. consumed:	1.91
C.	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	1.00
5.	Total Tenements (3 + 4)	1
E.	Parking Statement	
2.	Proposed Parking Space:	2.00

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)

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) OTS	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
PLOT (37)	1	198.02	32.95	154.08	11.65	142.43	142.43	01
Grand Total	1	198.02	32.95	154.08	11.65	142.43	142.43	01

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Reduced Reqd Parking (Incase of Plot having RW/Area surrendered FOC)	Reqd. Area	Prop. No.	Prop. Area
TwoWheeler	-	-	-	1	2.00
Total			0.00		2.00

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
PLOT (37)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							SECOND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees Reqd	Nos Of Trees Prop
PLOT	Tree	1	1

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units Parking space reqd for every	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.	TwoWheeler Reqd./Unit	TwoWheeler Reqd.	TwoWheeler Prop.
PLOT (37)	Residential	Row House	0 - 101	1	74.64	-	-	-	0.00	-	-
	Total :		-	-	-	-	0	0	-	0	1

Buildingwise Floor FAR Details

Floor Name	Building Name PLOT (37) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	47.49	47.49	47.49	47.49
First Floor	47.47	47.47	47.47	47.47
Second Floor	47.47	47.47	47.47	47.47
Terrace Floor	11.65	0.00	11.65	0.00
Total:	154.08	142.43	154.08	142.43

OWNER'S NAME AND SIGNATURE

R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL, SARASWAT.ARCH@GMAIL.COM, 9412723384

ARCH/ENG'S NAME AND SIGNATURE

shivam agarwal
CA/2020/119080

Signature Not Verified
Digitally signed by shivam agarwal
Date: 13 Dec 2023 17:22:15
Designation : Architect

Agra Development Authority

Signature Not Verified
Digitally signed by Prabhat Kumar (Executive Engineer/ Town Planner)
Date: 12 Dec 2023 15:42:15
Designation : Executive Engineer/ Town Planner

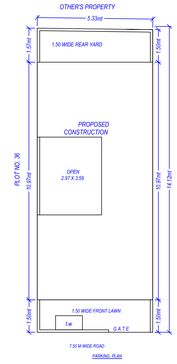
Building Plan Application Number
ADA/BP/23-24/0842

Sanctioned On
12 Dec 2023

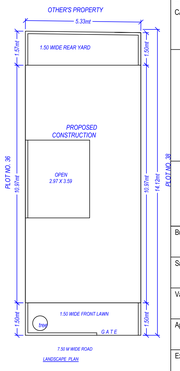
Valid Till
12 Dec 2028

Approved By
Prabhat Kumar (Executive Engineer/ Town Planner)

Examined By
Raj Kapoor (JE)
Satish Chand Rajput (Assistant Engineer)
Prabhat Kumar (Executive Engineer/ Town Planner)



PARKING PLAN



LANDSCAPE PLAN

Building :PLOT (37)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) OTS	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	58.46	10.97	47.49	0.00	47.49	47.49	01
First Floor	58.46	10.99	47.47	0.00	47.47	47.47	00
Second Floor	58.46	10.99	47.47	0.00	47.47	47.47	00
Terrace Floor	22.64	0.00	11.65	11.65	0.00	0.00	00
Total:	198.02	32.95	154.08	11.65	142.43	142.43	01
Total Number of Same Buildings:	1						
Total:	198.02	32.95	154.08	11.65	142.43	142.43	01

KEY PLAN

UnitBUA Table for Building :PLOT (37)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA(Area in Sq.mt.) Chowk	UnitBUA Area	Deductions (Area in Sq.mt.) Door	Window	External Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT r	DWELLING UNIT	58.46	58.46	10.97	47.49	0.19	0.33	2.59	44.38	01
	Total per Floor:	Total :	58.46	58.46	10.97	47.49	0.19	0.33	2.59	44.38	01
		Typical Floor = 1									
		Total :	58.46	58.46	10.97	47.49	0.19	0.33	2.59	44.38	01
FIRST FLOOR PLAN	SPLIT r	DWELLING UNIT	58.46	58.46	10.99	47.47	0.10	0.33	2.86	44.18	00
	Total per Floor:	Total :	58.46	58.46	10.99	47.47	0.10	0.33	2.86	44.18	00
		Typical Floor = 1									
		Total :	58.46	58.46	10.99	47.47	0.10	0.33	2.86	44.18	00
SECOND FLOOR PLAN	SPLIT r	DWELLING UNIT	58.46	58.46	10.99	47.47	0.10	0.33	2.86	44.18	00
	Total per Floor:	Total :	58.46	58.46	10.99	47.47	0.10	0.33	2.86	44.18	00
		Typical Floor = 1									
		Total :	58.46	58.46	10.99	47.47	0.10	0.33	2.86	44.18	00
-											
Total:	-	-	175.38	175.38	32.96	142.43	0.40	1.00	8.30	132.74	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (37)	V	0.60	1.00	03
PLOT (37)	W2	0.90	1.60	03
PLOT (37)	W3	1.00	1.60	03
PLOT (37)	W1	1.31	1.60	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (37)	D3	0.76	2.10	07
PLOT (37)	D1	0.90	2.10	05
PLOT (37)	D	0.98	2.10	05
PLOT (37)	D	1.00	2.10	02

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.

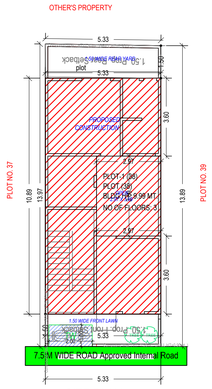
Total Plot Area: -	74.64	Total FAR Area: -	142.43
Total Coverage Area: -	47.49	Total BUA Area: -	154.08

ISO_A0_(841.00_x_1189.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of PORowner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title : PROPOSED RESIDENCE OF AFFORDABLE HOUSING NAARAYAN AVENUE AT PLOT NO. 38 AT PART OF KHASRA NO.-30 MAUZA PATHOLI , AGRA. OWNER- R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL

File No	ADA/BP/23-24/0843	Sheet	1 / 1
Submission Date	2023-11-05	Scale	1:100



SITE PLAN
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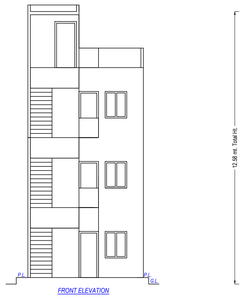

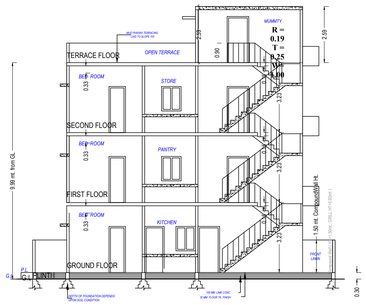

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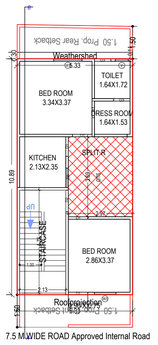

GROUND FLOOR PLAN
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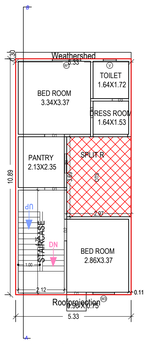
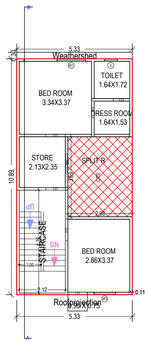
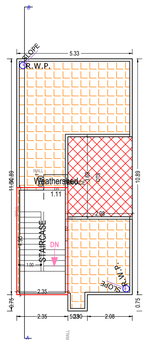


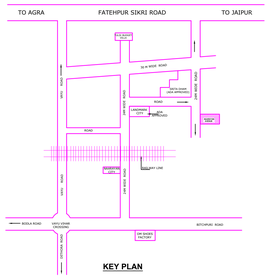
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



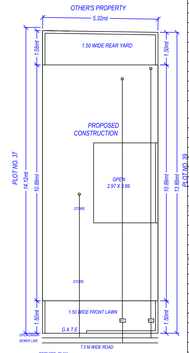
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



KEY PLAN



SERVICE PLAN

A.	AREA STATEMENT	VERSION NO.: 1.0.90
		VERSION DATE: 23/11/2023
	PROJECT DETAIL:	
	Authority: Agra Development Authority	Plot Use: Residential
	AuthorityClass: Category B	Plot SubUse: Row House
	AuthorityGrade: Development Authority (DA)	Development Plan: Naarayan Avenue
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Building Permission	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: Developed Area	
	SubDevelopment Area: Metro City Area	
	Special Project: NA	
	Site Address: District:Agra, Tehsil:Agra, Village:Pathauli	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Document Area	74.24
	As per site condition	74.24
	Area of Plot Considered	74.24
2.	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	0.00
	Total(a + b)	0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	74.24
	Plot Area For Coverage	74.24
	Plot Area For FAR	74.24
	Perm. FAR Area (2.00)	148.48
	Total Perm. FAR area (2.00)	148.48
6.	Total Built up area permissible at:	
	Permissible Coverage area (75.00 %)	55.68
	Proposed Coverage Area (63.42 %)	47.08
	Total Prop. Coverage Area (63.42 %)	47.08
	Balance coverage area (11.58 %)	8.60

-	Proposed Area at:				
		Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
-	Ground Floor	47.08	0.00	47.08	0.00
	First Floor	47.06	0.00	47.06	0.00
	Second Floor	47.06	0.00	47.06	0.00
	Terrace Floor	11.65	0.00	0.00	0.00
	Total Area:	152.85	0.00	141.20	0.00
	Total FAR Area:				141.20
	Total BuiltUp Area:				152.84
	Proposed F.S.I. consumed:				1.90
C.	Tenement Statement				
4.	Tenement Proposed At:				
	G.F.			1.00	
5.	Total Tenements (3 + 4)			1	
E.	Parking Statement				
2.	Proposed Parking Space:				2.00

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)

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			OTS		Murmty	Resi.		
PLOT (38)	1	196.75	32.92	152.85	11.65	141.20	141.20	01
Grand Total	1	196.75	32.92	152.85	11.65	141.20	141.20	01

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd Parking (Incase of Plot having RW/Area surrendered FOC)	Area	No.	Area
TwoWheeler	-	-	-	1	2.00
Total			0.00		2.00

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
PLOT (38)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							SECOND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
plot	Tree	1	2

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			TwoWheeler		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
PLOT (38)	Residential	Row House	0 - 101	1	74.24	-	-	-	0.00	-	-
	Total :		-	-	-	-	0	0	-	0	1

Buildingwise Floor FAR Details

Floor Name	Building Name PLOT (38)		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	47.08	47.08	47.08	47.08
First Floor	47.06	47.06	47.06	47.06
Second Floor	47.06	47.06	47.06	47.06
Terrace Floor	11.65	0.00	11.65	0.00
Total:	152.85	141.20	152.85	141.20

OWNER'S NAME AND SIGNATURE

R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL, SARASWAT.ARCH@GMAIL.COM, 9412723384

ARCH/ENG'S NAME AND SIGNATURE

shivam agarwal
CA/2020/119080

Signature Not Verified
Digitally signed by shivam agarwal
Date: 09 Dec 2023 17:49:51
Designation : Architect

Agra Development Authority

Signature Not Verified
Digitally signed by Prabhat Kumar
Date: 09 Dec 2023 17:49:51
Designation : Executive Engineer/ Town Planner

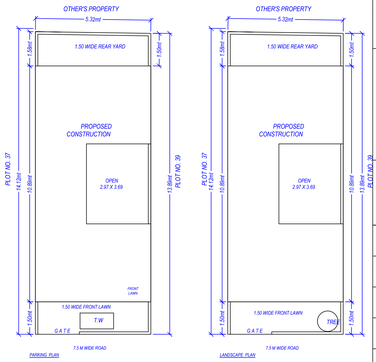
Building Plan Application Number
ADA/BP/23-24/0843

Sanctioned On
07 Dec 2023

Valid Till
09 Dec 2028

Approved By
Prabhat Kumar (Executive Engineer/ Town Planner)

Examined By
Satendra Solanki (JE)
Satish Chand Rajput (Assistant Engineer)
Prabhat Kumar (Executive Engineer/ Town Planner)



Building :PLOT (38)

Floor Name	Gross Builup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		OTS		Murmty	Resi.		
Ground Floor	58.04	10.96	47.08	0.00	47.08	47.08	01
First Floor	58.04	10.98	47.06	0.00	47.06	47.06	00
Second Floor	58.04	10.98	47.06	0.00	47.06	47.06	00
Terrace Floor	22.63	0.00	11.65	11.65	0.00	0.00	00
Total:	196.74	32.92	152.84	11.65	141.20	141.20	01
Total Number of Same Buildings:	1						
Total:	196.74	32.92	152.84	11.65	141.20	141.20	01

UnitBUA Table for Building :PLOT (38)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA(Area in Sq.mt.) Chowk	UnitBUA Area	Deductions (Area in Sq.mt.) Door	Window	External Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT R	DWELLING UNIT	58.04	58.04	10.96	47.08	0.19	0.33	2.57	43.99	01
	Total per Floor:	Total :	58.04	58.04	10.96	47.08	0.19	0.33	2.57	43.99	01
		Typical Floor = 1									
		Total :	58.04	58.04	10.96	47.08	0.19	0.33	2.57	43.99	01
FIRST FLOOR PLAN	SPLIT R	DWELLING UNIT	58.04	58.04	10.98	47.06	0.10	0.33	2.84	43.79	00
	Total per Floor:	Total :	58.04	58.04	10.98	47.06	0.10	0.33	2.84	43.79	00
		Typical Floor = 1									
		Total :	58.04	58.04	10.98	47.06	0.10	0.33	2.84	43.79	00
SECOND FLOOR PLAN	SPLIT R	DWELLING UNIT	58.04	58.04	10.98	47.06	0.10	0.33	2.84	43.79	00
	Total per Floor:	Total :	58.04	58.04	10.98	47.06	0.10	0.33	2.84	43.79	00
		Typical Floor = 1									
		Total :	58.04	58.04	10.98	47.06	0.10	0.33	2.84	43.79	00
-											
Total:	-	-	174.12	174.12	32.92	141.20	0.40	1.00	8.25	131.57	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (38)	V	0.60	1.00	03
PLOT (38)	W2	0.90	1.60	03
PLOT (38)	W3	1.00	1.60	03
PLOT (38)	W1	1.31	1.60	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (38)	D3	0.76	2.10	07
PLOT (38)	D1	0.90	2.10	10
PLOT (38)	D2	1.00	2.10	02

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: - 74.24	Total FAR Area: - 141.20
Total Coverage Area: - 47.08	Total BUA Area: - 152.84

ISO_A0_(841.00_x_1189.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED RESIDENCE OF AFFORDABLE HOUSING NAARAYAN AVENUE AT PLOT NO. 39 AT PART OF KHASRA NO.-30 MAUZA PATHOLI, AGRA.R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL

File No	ADA/BP/23-24/0844	Sheet	1 / 1
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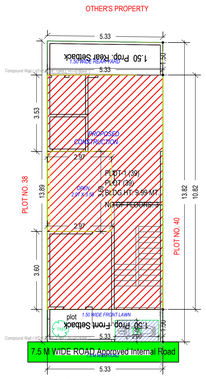
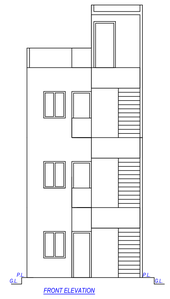
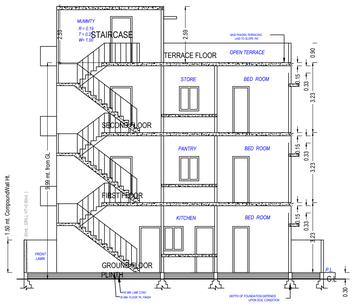


SITE PLAN
(Scale - 1:100)





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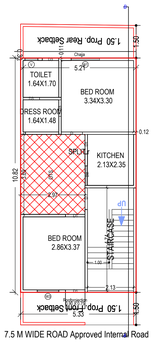

GROUND FLOOR PLAN
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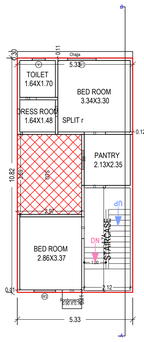
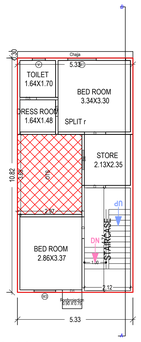
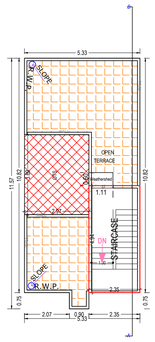


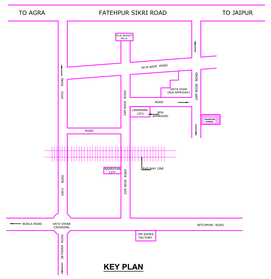
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



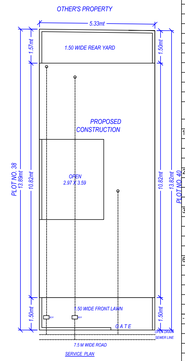
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



KEY PLAN



A.	AREA STATEMENT	VERSION NO.: 1.0.90
		VERSION DATE: 23/11/2023
	PROJECT DETAIL:	
	Authority: Agra Development Authority	Plot Use: Residential
	AuthorityClass: Category B	Plot SubUse: Row House
	AuthorityGrade: Development Authority (DA)	Development Plan: Naarayan Avenue
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Building Permission	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: Developed Area	
	SubDevelopment Area: Metro City Area	
	Special Project: NA	
	Site Address: District:Agra, Tehsil:Agra, Village:Pathauli	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Document Area	73.82
	As per site condition	73.82
	Area of Plot Considered	73.82
2.	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	0.00
	Total(a + b)	0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	73.82
	Plot Area For Coverage	73.82
	Plot Area For FAR	73.82
	Perm. FAR Area (2.00)	147.64
	Total Perm. FAR area (2.00)	147.64
6.	Total Built up area permissible at:	
	Permissible Coverage area (75.00 %)	55.36
	Proposed Coverage Area (63.26 %)	46.70
	Total Prop. Coverage Area (63.26 %)	46.70
	Balance coverage area (11.73 %)	8.66

-	Proposed Area at:				
		Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
	Ground Floor	46.70	0.00	46.70	0.00
	First Floor	46.68	0.00	46.68	0.00
	Second Floor	46.68	0.00	46.68	0.00
	Terrace Floor	11.63	0.00	0.00	0.00
	Total Area:	151.69	0.00	140.06	0.00

	Total FAR Area:	140.05
	Total BuiltUp Area:	151.69
	Proposed F.S.I. consumed:	1.90
C.	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	1.00
5.	Total Tenements (3 + 4)	1
E.	Parking Statement	
2.	Proposed Parking Space:	2.00

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)

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			OTS			Mumty		Resi.		
PLOT (39)	1	195.55	32.89		151.69	11.63		140.06	140.06	01
Grand Total :	1	195.55	32.89		151.69	11.63		140.06	140.06	01

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd Parking (Incase of Plot having RW/Area surrendered FOC)	Area	No.	Area
TwoWheeler	-	-	-	1	2.00
Total			0.00		2.00

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
PLOT (39)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							SECOND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
plot	Tree	1	1

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			TwoWheeler		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
PLOT (39)	Residential	Row House	0 - 101	1	73.82	-	-	-	0.00	-	-
	Total :		-	-	-	-	0	0	-	0	1

Buildingwise Floor FAR Details

Floor Name	Building Name PLOT (39)		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	46.70	46.70	46.70	46.70
First Floor	46.68	46.68	46.68	46.68
Second Floor	46.68	46.68	46.68	46.68
Terrace Floor	11.63	0.00	11.63	0.00
Total:	151.69	140.06	151.69	140.06

OWNER'S NAME AND SIGNATURE

R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL, SARASWAT ARCH@GMAIL.COM, 9412723384

ARCH/ENG'S NAME AND SIGNATURE

shivam agarwal
CA/2020/119080

Signature Not Verified
Digitally signed by Shivam Agarwal
Date: 07 Dec 2023 17:11:13
Designation : Architect

Agra Development Authority

Signature Not Verified
Digitally signed by Prabhat Kumar
Date: 12 Dec 2023 17:12:12
Designation : Executive Engineering Division-Vidhan Sabha Division

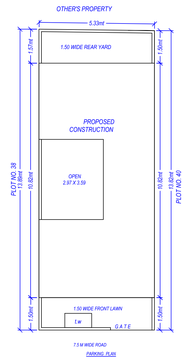
Building Plan Application Number
ADA/BP/23-24/0844

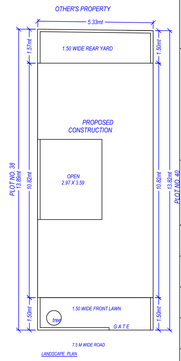
Sanctioned On
07 Dec 2023

Valid Till
09 Dec 2028

Approved By
Prabhat Kumar (Executive Engineer/ Town Planner)

Examined By
Krishan Pal Singh (JE)
Satish Chand Rajput (Assistant Engineer)
Prabhat Kumar (Executive Engineer/ Town Planner)





Building :PLOT (39)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		OTS		Mumty	Resi.		
Ground Floor	57.65	10.95	46.70	0.00	46.70	46.70	01
First Floor	57.65	10.97	46.68	0.00	46.68	46.68	00
Second Floor	57.65	10.97	46.68	0.00	46.68	46.68	00
Terrace Floor	22.60	0.00	11.63	11.63	0.00	0.00	00
Total:	195.55	32.89	151.69	11.63	140.06	140.05	01
Total Number of Same Buildings:	1						
Total:	195.55	32.89	151.69	11.63	140.06	140.05	01

UnitBUA Table for Building :PLOT (39)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA(Area in Sq.mt.) Chowk	UnitBUA Area	Deductions (Area in Sq.mt.) Door	Window	External Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT r	DWELLING UNIT	57.65	57.65	10.95	46.70	0.19	0.33	1.95	44.23	01
	Total per Floor:	Total :	57.65	57.65	10.95	46.70	0.19	0.33	1.95	44.23	01
		Typical Floor = 1									
		Total :	57.65	57.65	10.95	46.70	0.19	0.33	1.95	44.23	01
FIRST FLOOR PLAN	SPLIT r	DWELLING UNIT	57.65	57.65	10.97	46.68	0.10	0.33	2.81	43.44	00
	Total per Floor:	Total :	57.65	57.65	10.97	46.68	0.10	0.33	2.81	43.44	00
		Typical Floor = 1									
		Total :	57.65	57.65	10.97	46.68	0.10	0.33	2.81	43.44	00
SECOND FLOOR PLAN	SPLIT r	DWELLING UNIT	57.65	57.65	10.97	46.68	0.10	0.33	3.26	42.99	00
	Total per Floor:	Total :	57.65	57.65	10.97	46.68	0.10	0.33	3.26	42.99	00
		Typical Floor = 1									
		Total :	57.65	57.65	10.97	46.68	0.10	0.33	3.26	42.99	00
-											
Total:	-	-	172.95	172.95	32.89	140.06	0.40	1.00	8.02	130.66	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (39)	V	0.60	1.00	03
PLOT (39)	W2	0.90	1.60	03
PLOT (39)	W3	1.00	1.60	03
PLOT (39)	W1	1.31	1.60	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (39)	D3	0.76	2.10	07
PLOT (39)	D1	0.90	2.10	05
PLOT (39)	D	0.98	2.10	05
PLOT (39)	D	1.00	2.10	02

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: - 73.82	Total FAR Area: - 140.05
Total Coverage Area: - 46.70	Total BUA Area: - 151.69

ISO_A0_(841.00_x_1189.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibity of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title : PROPOSED RESIDENCE OF AFFORDABLE HOUSING NAARAYAN AVENUE AT PLOT NO. 40 AT PART OF KHASRA NO.-30 MAUZA PATHOLI, AGRA. OWNER- R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL

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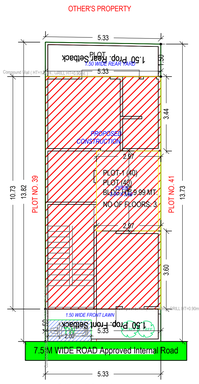

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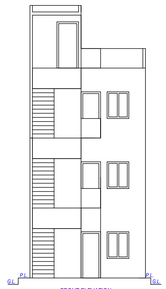

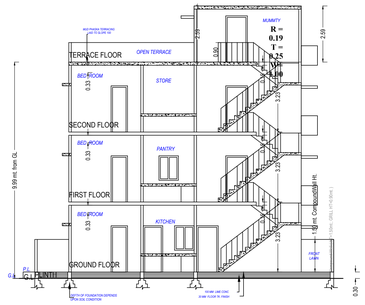

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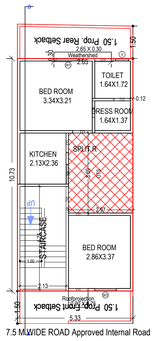

GROUND FLOOR PLAN
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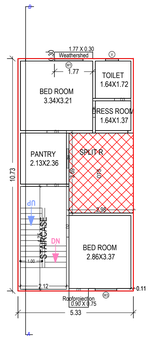

FIRST FLOOR PLAN
(Proposed)
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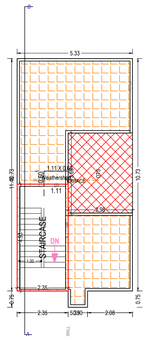
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
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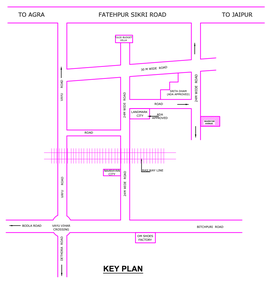
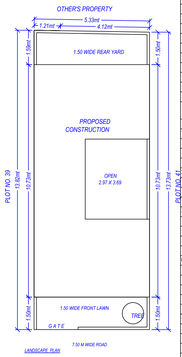




LANDSCAPE PLAN

A.	AREA STATEMENT	VERSION NO.: 1.0.90
		VERSION DATE: 23/11/2023
	PROJECT DETAIL:	
	Authority: Agra Development Authority	Plot Use: Residential
	AuthorityClass: Category B	Plot SubUse: Row House
	AuthorityGrade: Development Authority (DA)	Development Plan: Naarayan Avenue
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Building Permission	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: Developed Area	
	SubDevelopment Area: Metro City Area	
	Special Project: NA	
	Site Address: District:Agra, Tehsil:Agra, Village:Pathauli	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Document Area	73.39
	As per site condition	73.39
	Area of Plot Considered	73.39
2.	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	0.00
	Total(a + b)	0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	73.39
	Plot Area For Coverage	73.39
	Plot Area For FAR	73.39
	Perm. FAR Area (2.00)	146.78
	Total Perm. FAR area (2.00)	146.78
6.	Total Built up area permissible at:	
	Permissible Coverage area (75.00 %)	55.04
	Proposed Coverage Area (62.95 %)	46.20
	Total Prop. Coverage Area (62.95 %)	46.20
	Balance coverage area (12.05 %)	8.84
-	Proposed Area at:	

	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Ground Floor	46.20	0.00	46.20	0.00
First Floor	46.19	0.00	46.19	0.00
Second Floor	46.19	0.00	46.19	0.00
Terrace Floor	11.61	0.00	0.00	0.00
Total Area:	150.19	0.00	138.58	0.00

	Total FAR Area:	138.58
	Total BuiltUp Area:	150.19
	Proposed F.S.I. consumed:	1.89
C.	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	1.00
5.	Total Tenements (3 + 4)	1
E.	Parking Statement	
2.	Proposed Parking Space:	2.00

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)

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			OTS			Mumty	Resi.		
PLOT (40)	1	194.10	32.93		150.19	11.61	138.58	138.58	01
Grand Total	1	194.10	32.93		150.19	11.61	138.58	138.58	01

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd Parking (Incase of Plot having RW/Area surrendered FOC)	Area	No.	Area
TwoWheeler	-	-	-	1	2.00
Total			0.00		2.00

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
PLOT (40)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							SECOND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	2

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			TwoWheeler		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
PLOT (40)	Residential	Row House	0 - 101	1	73.39	-	-	-	0.00	-	-
	Total :		-	-	-	-	0	0	-	0	1

Building :PLOT (40)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		OTS			Mumty	Resi.		
Ground Floor	57.17	10.97	46.20	0.00	46.20	46.20	01
First Floor	57.17	10.98	46.19	0.00	46.19	46.19	00
Second Floor	57.17	10.98	46.19	0.00	46.19	46.19	00
Terrace Floor	22.59	0.00	11.61	11.61	0.00	0.00	00
Total:	194.10	32.93	150.19	11.61	138.58	138.58	01
Total Number of Same Buildings:	1							
Total:	194.10	32.93	150.19	11.61	138.58	138.58	01

UnitBUA Table for Building :PLOT (40)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA(Area in Sq.mt.)	UnitBUA Area	Deductions (Area in Sq.mt.)			Carpet Area	No. of Unit
					Chowk		Door	Window	External Wall		
GROUND FLOOR PLAN	SPLIT R	DWELLING UNIT	57.17	57.17	10.97	46.20	0.19	0.33	2.51	43.17	01
	Total per Floor:	Total :	57.17	57.17	10.97	46.20	0.19	0.33	2.51	43.17	01
		Typical Floor = 1									
		Total :	57.17	57.17	10.97	46.20	0.19	0.33	2.51	43.17	01
FIRST FLOOR PLAN	SPLIT R	DWELLING UNIT	57.17	57.17	10.98	46.19	0.10	0.33	2.78	42.98	00
	Total per Floor:	Total :	57.17	57.17	10.98	46.19	0.10	0.33	2.78	42.98	00
		Typical Floor = 1									
		Total :	57.17	57.17	10.98	46.19	0.10	0.33	2.78	42.98	00
SECOND FLOOR PLAN	SPLIT R	DWELLING UNIT	57.17	57.17	10.98	46.19	0.10	0.33	2.78	42.98	00
	Total per Floor:	Total :	57.17	57.17	10.98	46.19	0.10	0.33	2.78	42.98	00
		Typical Floor = 1									
		Total :	57.17	57.17	10.98	46.19	0.10	0.33	2.78	42.98	00
-											
Total:	-	-	171.51	171.51	32.93	138.58	0.40	1.00	8.07	129.13	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.190	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (40)	V	0.60	1.00	03
PLOT (40)	W2	0.90	1.60	02
PLOT (40)	W3	1.00	1.60	03
PLOT (40)	W1	1.31	1.60	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (40)	D3	0.76	2.10	06
PLOT (40)	D3	0.77	2.10	01
PLOT (40)	D1	0.90	2.10	10
PLOT (40)	D2	1.00	2.10	02

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	PLOT (40)			
	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	46.20	46.20	46.20	46.20
First Floor	46.19	46.19	46.19	46.19
Second Floor	46.19	46.19	46.19	46.19
Terrace Floor	11.61	0.00	11.61	0.00
Total:	150.19	138.58	150.19	138.58

OWNER'S NAME AND SIGNATURE

R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL, SARASWAT ARCH@GMAIL.COM, 9412723384

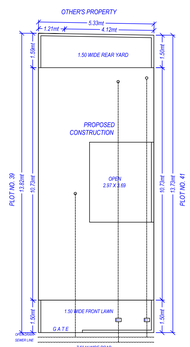
ARCH/ENG'S NAME AND SIGNATURE

shivam agarwal

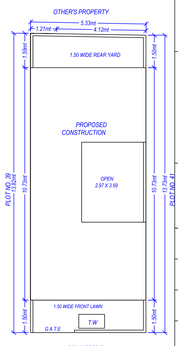
CA/2020/119080

Signature Not Verified
Digitally signed by shivam agarwal
Date: 30 Dec 2023 11:57:40
Designation : Architect

Agra Development Authority



SERVICE PLAN



PARKING PLAN

Signature Not Verified
Digitally signed by Prabhat Kumar (Executive Engineer/ Town Planner)
Date: 09 Dec 2023 15:40:12
Designation : Executive Engineer/ Town Planner
Place : Agra

Building Plan Application Number

ADA/BP/23-24/0845

Sanctioned On

07 Dec 2023

Valid Till

09 Dec 2028

Approved By

Prabhat Kumar (Executive Engineer/ Town Planner)

Examined By

Satendra Solanki (JE)

Satish Chand Rajput (Assistant Engineer)

Prabhat Kumar (Executive Engineer/ Town Planner)

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: - 73.39	Total FAR Area: - 138.58
Total Coverage Area: - 46.20	Total BUA Area: - 150.19

ISO_A0_(841.00_x_1189.00_MM)

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