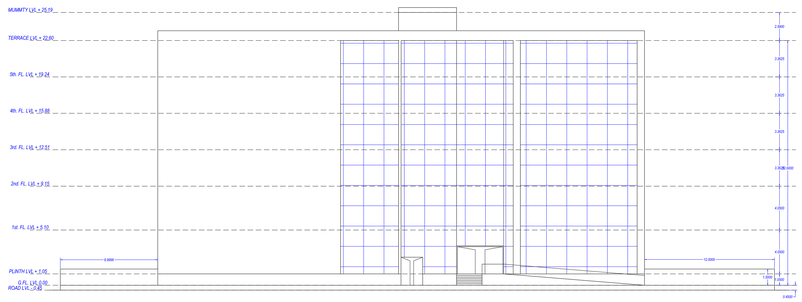
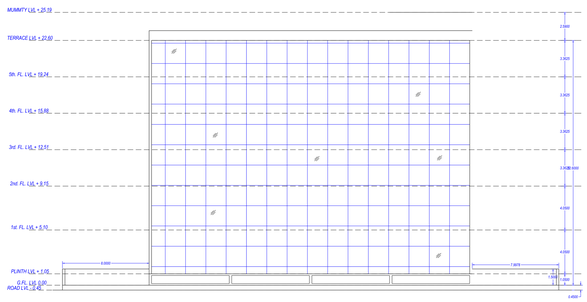
Project Title :PROPOSED COMMERCIAL/CINEMA BUILDING PLAN (SHREE RAM TRADE CENTER) AT KAMLA NAGAR BYE PASS ROAD AGRA

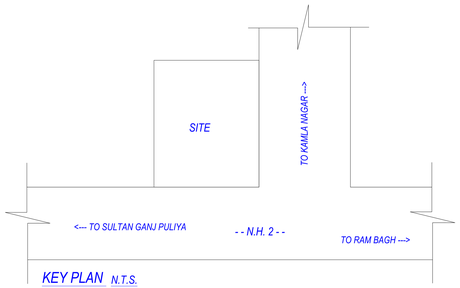
SITE PLAN
(Scale - 1:500)



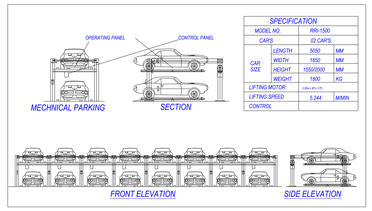
FRONT ELEVATION



SIDE ELEVATION

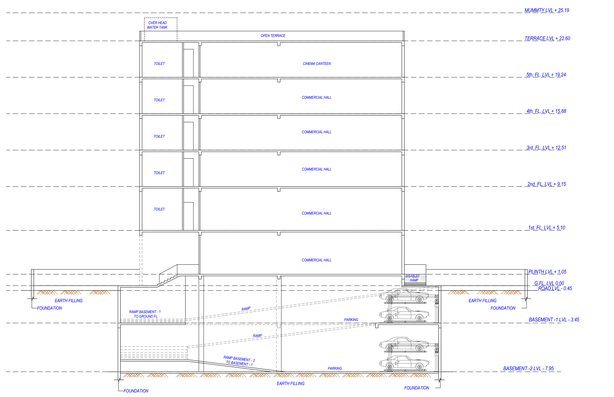


KEY PLAN N.T.S.

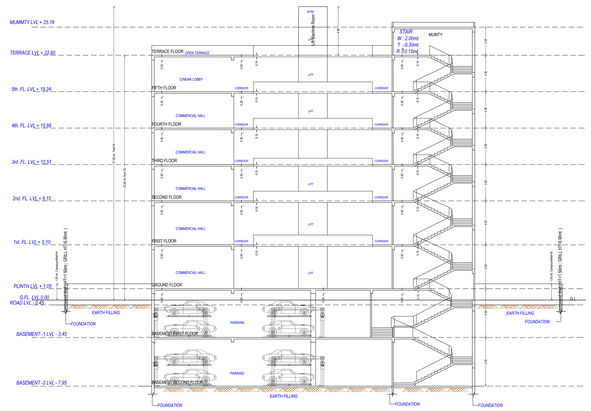


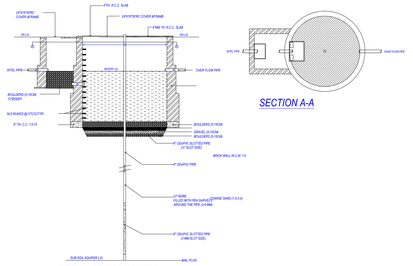
SPECIFICATION		
MODEL NO.	RAI-1500	
CAR'S	02 CAR'S	
CAR SIZE	LENGTH	5050	MM
	WIDTH	1850	MM
	HEIGHT	1550/2000	MM
	WEIGHT	1800	KG
LIFTING MOTOR	2.2Kw / 4P / 1Ph		
LIFTING SPEED	5.244	MMIN	
CONTROL			

SECTION AT C-C



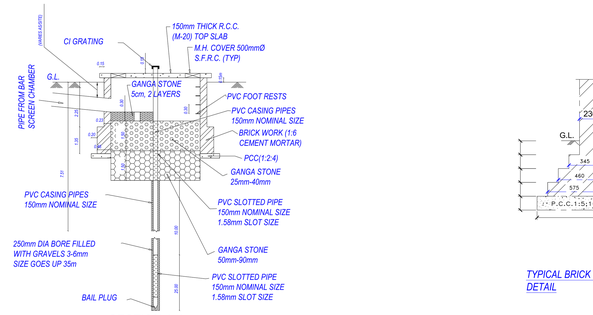
SECTION AT B-B





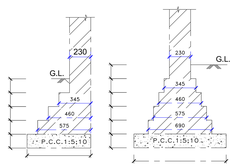
DETAIL OF RAIN WATER HARVESTING SYSTEM

SECTION A-A



SECTION A-A

PERCOLATED WELL DETAIL



TYPICAL BRICK FUNDATION DETAIL

File No	UP/HP/BP/20-21/1084	Sheet	1
Submission Date	2021-04-13	Scale	1:150
	2021-04-13	Plotted On	2021-04-13
		2020-06-25	2020-06-25

1	AREA STATEMENT	
2	PROJECT NAME	
3	Name of Developer/Housing Board/ Development Board	Pvt Ltd. Commercial
4	Name of Project	Pre Sale/Sale Commercial Building
5	Full address/Land Details (Village/ Tehsil/ Distt.)	Development Plan Kamla nagar Agra
6	Zone	Land Use Zone: Commercial use Zone
7	Project Type: Building/ Township	Building/ Township/ Office/ Commercial
8	Nature of Development: NEW	NEW/ RENEW
9	Site Area as per Revenue Records	
10	Gross Project Area	
11	Special Project Type	
12	Site Address	
13	Name of Village/ Tehsil/ Agra/ Village/ Shivkheda/ Kuleena	
14	AREA DETAILS	SQ.MTR.
15	Area of Plot (as per deed)	
16	Accurate Area	2537.21
17	Area of Road Widening	304.32
18	Area of Plot Considered	2232.89
19	Deduction for	
20	Net Plot Area	2232
21	Zone calculation	2.25
22	Height - 24	24
23	Permissible FAR (Zone 2.25 x Height 24)	54.00
24	FLO Green and open space (Free)	0.00
	FLO Green and open space (Proc)	0.00
25	Permissible FAR (Free)	54.00
26	Plot Area For Coverage	2232.89
27	Plot Area For FAR	2232.89
28	Permissible Ground Coverage	1562.02
	Proc. Total FAR (Free 2.75)	250.00
29	Total Proc. FAR (Free with Pay FAR 2.25)	3800.00
30	Total Free FAR (Free 2.75)	3800.00
31	Total Paid Premium FAR (Proc. 2.25)	2232.89
32	Permissible Coverage Area (50.00 %)	1116.45
	Total Proc. Coverage Area (35.00 %)	1116.45
	Total Proc. Coverage Area (35.00 %)	1116.45
33	Balance coverage Area (22.00 %)	491.24

	Proposed FAR			
	Proposed Built up Area (Sq.mt.)	Existing Built up Area (Sq.mt.)	Proposed F.A.T.	Existing F.A.T.
Basement Floor	1021.81	0.00	0.00	0.00
Basement Second Floor	1021.81	0.00	0.00	0.00
Ground Floor	1146.28	0.00	1091.16	0.00
First Floor	1146.28	0.00	1091.16	0.00
Second Floor	1146.28	0.00	1091.16	0.00
Third Floor	1146.28	0.00	1091.16	0.00
Fourth Floor	1146.28	0.00	1091.16	0.00
Fifth Floor	1146.28	0.00	1091.16	0.00
Terrace Room	80.00	0.00	80.00	0.00
Total Area	10846.23	0.00	8553.22	0.00

34	Total Built up Area	
35	Proposed FAR Area	8553.22
36	Achievable FAR	3.83
37	Balance FAR Area	1.58
38	Maximum Ground Area Allotted in Building Area	1116.45
39	Total Built up Area	10846.23
40	Proposed F.A.I. consumed	3.83
41	Total Ground Coverage	
42	Proposed Proposed %	
43	F.A.R	3.38
44	Total Units	0
45	Floor Heights(in F.L.R)	
46	Parking Statement	
47	Total Parking Required as per Regulations	267.00
48	Proposed Parking Space	4000.00

Color Notes

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
PLOT UNDER TRUNCATION (ROAD WIDENING AREA)	
PLOUNA TO BLOUNA DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Building Conditions Checks

	Condition
1	1	For A SHREE RAM TRADE CENTER Issued of Building Permit is subject to the following Building: For stack parking at the time of occupancy by the owner/ occupier of the building/ building height: The height shall not exceed more than 5% of the permissible/ sanctioned height/ building height of stack parking shall not exceed more than 5% of that mentioned as per company specifications.

FAR & Tenement Details

Building	No. of Same Bldg	Gross Bldg Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total No. of Tnt.
				Stair	Lift	Lift Mach.	Lift Pit	Architectural Units	Covered Area	Parking	Commercial	Covered Area		
A (SHREE RAM TRADE CENTER)	1	10846.23	946.12	1091.16	101.75	102.42	16.28	87.35	38.71	28.13	2833.88	6553.22	00
Total	1	10846.23	946.12	1091.16	101.75	102.42	16.28	87.35	38.71	28.13	2833.88	6553.22	00

Parking Check (Table 7b)

Vehicle Type	Reqd.		Reqd. Parking Area (Free of FAR in Square Meters) (Includes circulation CTS)	Provided			
	No.	Area			No.	Area	
Equivalent Car Space					0	976.70	
Total Car	00				0	976.70	
Two Wheeler			267.00		00	266.00	
Two Wheeler					00	266.00	
Other Parking						2535.20	
Total			267.00			3777.90	

Building USE/SUBUSE Details

Building Name	Building Use	Building Sub Use	Building Group	Building Type	Building Structure	No.Of Non-Residential Units	Floor Name	Floor Use	Floor Sub Use	Field Name	Field Use	Field Sub Use
A (SHREE RAM TRADE CENTER)	Commercial	Commercial Building			Highrise	6	BASEMENT SECOND FLOOR PLAN	Commercial + Parking + PLOT AREA : 10.2 PARE, NO.500	Commercial Building	Commercial Building	Commercial Building	Commercial Building
							BASEMENT FIRST FLOOR PLAN	Commercial + Parking	Commercial Building	Commercial	Commercial	Commercial Building
							GROUND FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building
							FIRST FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building
							SECOND FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building
							THIRD FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building
							FOURTH FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building
							FIFTH FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building
							TERRACE FLOOR PLAN	Commercial	Commercial Building	-	-	-

Tree Details (Table 3b)

No.	Name	Size Of Trees		
		Girth	Height	Spread
N.O.T.				

Required Parking(Table 7a)

Building Name	Type	Sub Use	Area (Sq.mt.)	Units Area Unit Type Number of Units	Parking	Reqd.Grd	Car Reqd.	Parking
A (SHREE RAM TRADE CENTER)	Commercial	Commercial Building	> 5	180	4000.00	1.00	00	
							00	00

Buildingwise Floor FAR Details

Floor Name	Building Name		Total			
	A (SHREE RAM TRADE CENTER)					
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Paid FAR (Sq.mt.)	
Basement First Floor	1021.81	0.00	1021.81	0.00	0.00	0.00
Basement Second Floor	1021.81	0.00	1021.81	0.00	0.00	0.00
Ground Floor	1146.28	1091.16	1146.28	1091.16	0.00	0.00
First Floor	1146.28	1091.16	1146.28	1091.16	0.00	0.00
Second Floor	1146.28	1091.16	1146.28	1091.16	0.00	0.00
Third Floor	1146.28	1091.16	1146.28	1091.16	0.00	0.00
Fourth Floor	1146.28	1091.16	1146.28	1091.16	0.00	0.00
Fifth Floor	1146.28	1091.16	1146.28	1091.16	0.00	0.00
Terrace Room	80.00	80.00	80.00	0.00	0.00	0.00
Total	10846.23	8553.22	10846.23	8553.22	0.00	0.00

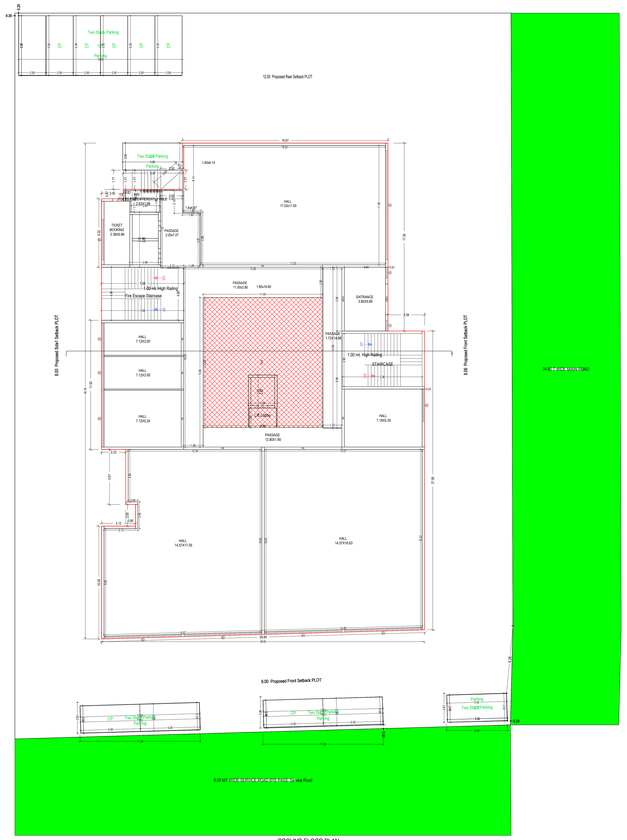
| | | | | | | |

Project Title :PROPOSED COMMERCIAL/CINEMA BUILDING PLAN (SHREE RAM TRADE CENTER) AT KAMLA NAGAR BYE PASS ROAD AGRA

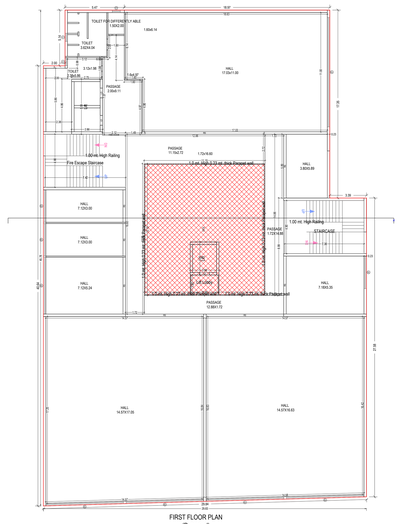
File No	UP/A/P/BP/20-21/1084	Sheet	3
Submission Date	2021-Feb-15	Scale	1:100

BASEMENT SECOND FLOOR PLAN
(SCALE 1:100)

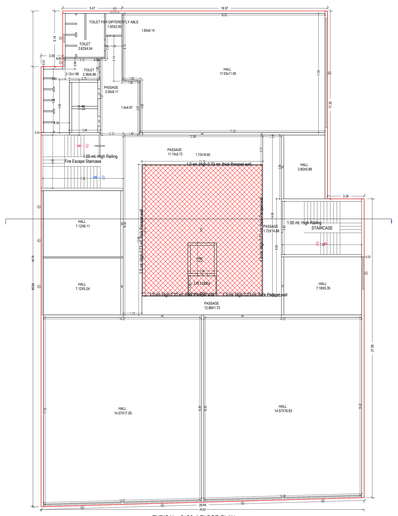
BASEMENT FIRST FLOOR PLAN
(SCALE 1:100)



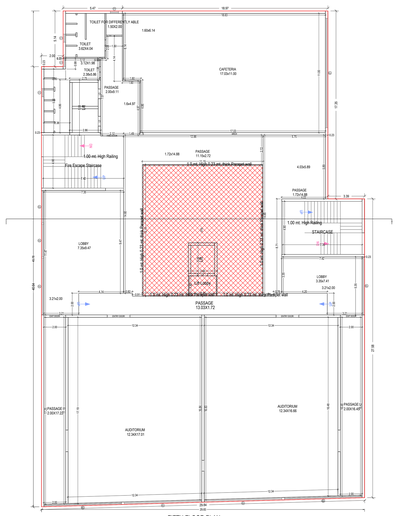
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



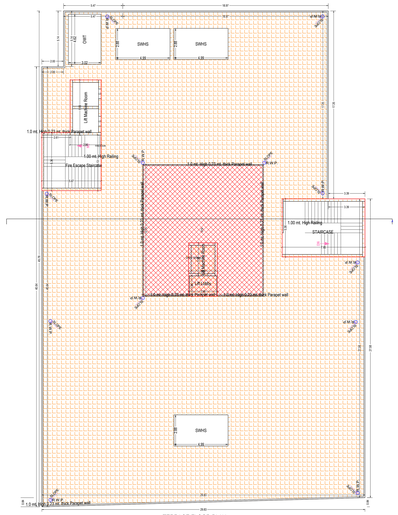
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



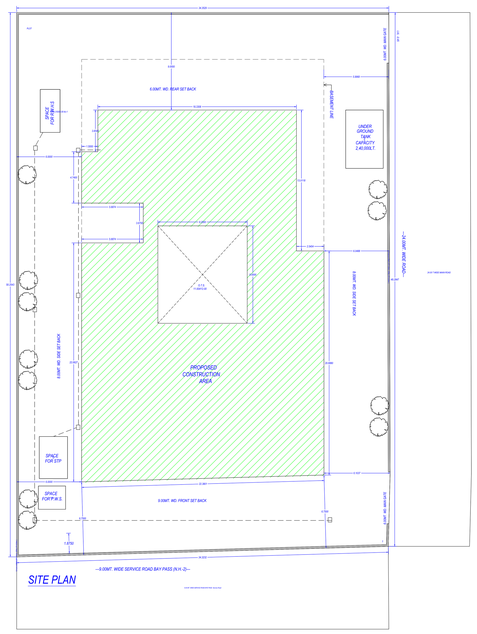
TYPICAL - 2, 38.4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



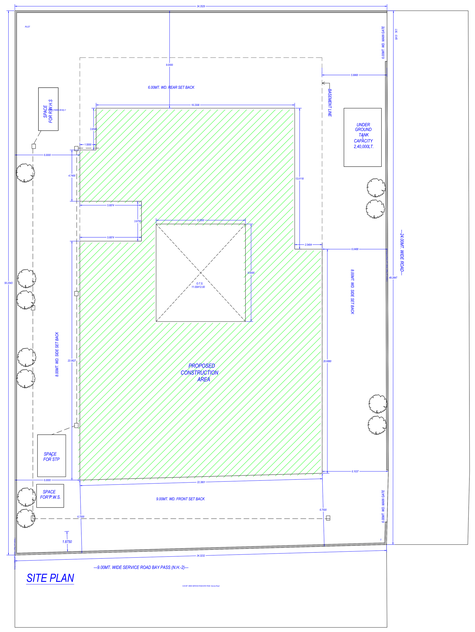
FIFTH FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



SITE PLAN



SITE PLAN

Total Plot Area :- 3044.87	Total FAR Area :- 6653.20
Total Coverage Area :- 1115.47	Total BUA Area :- 10048.26

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.

DIGITALLY SIGNED BY PVT. LTD.
Designation : ARCHITECT
Date : 2021.06.16 15:54:13 +05'30'

DWG NO	NKDR

DWG NO NKDR

ARCHITECTS NAME AND SIGN

YEDHVIR SINGH
CA-2002-28088
SHREE RAM TRADE CENTER
KAMLA NAGAR BYE PASS ROAD AGRA
AREA 10048.26 M2
OCCUPANCY : COMMERCIAL
CONSTRUCTION TYPE : RCC
FLOOR : BASEMENT 2 TO TERRACE

Uttar Pradesh Housing Board & Development Ltd

Building Plan Application Number
UP/A/VP/BP/20-21/1084

Sanctioned On
16 Jun 2022

Valid Till
19 Jun 2027

Approved By
Ajay Chauhan (Housing Commissioner)

Examined By
Rajesh Rodiwasha (Executive engineer)

Ram Singar Maurya-1 (Assistant Architect Planner)

Alok Verma (Architect planner)

Anshu Chaturvedi (Assistant Architect Planner)

Alok Verma (Architect planner)

Sanjeev Kushwaha (Chief Architect Planner)

SO_full_bleed_A4O_(1682.0_x_2378.0)_(MM)

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