

Plot No.	Individual Plot Area		Frontage		Coverage		FSI Area	
	Abutting Road	Plot Area	Prop	Rest	Factor	Perm	Prop	Perm
12-A	9.00 M WIDE Internal Road	40.00	-	149.98	3.50	9.00	0.00	0.00
01	9.00 M WIDE Internal Road	40.00	-	97.98	3.50	6.43	0.00	0.00
02	9.00 M WIDE Internal Road	40.00	-	97.98	3.50	6.43	0.00	0.00
03	9.00 M WIDE Internal Road	40.00	-	97.98	3.50	6.43	0.00	0.00
04	9.00 M WIDE Internal Road	40.00	-	97.98	3.50	6.43	0.00	0.00
05	9.00 M WIDE Internal Road	40.00	-	97.98	3.50	6.43	0.00	0.00
06	7.50 M WIDE Internal Road	40.00	-	97.98	3.50	6.43	0.00	0.00
07	7.50 M WIDE Internal Road	40.00	-	97.98	3.50	6.43	0.00	0.00
08	7.50 M WIDE Internal Road	40.00	-	97.98	3.50	6.43	0.00	0.00
09	9.00 M WIDE Internal Road	40.00	-	97.98	3.50	6.43	0.00	0.00
10	9.00 M WIDE Internal Road	40.00	-	97.98	3.50	6.43	0.00	0.00
11	9.00 M WIDE Internal Road	40.00	-	97.98	3.50	6.43	0.00	0.00
12	9.00 M WIDE Internal Road	40.00	-	97.98	3.50	6.43	0.00	0.00
14	9.00 M WIDE Internal Road	40.00	-	129.06	3.50	7.05	0.00	0.00
15	7.50 M WIDE Internal Road	40.00	-	127.29	3.50	7.05	0.00	0.00
16	7.50 M WIDE Internal Road	40.00	-	116.52	3.50	7.05	0.00	0.00
17	7.50 M WIDE Internal Road	40.00	-	149.99	3.50	7.50	0.00	0.00
18	7.50 M WIDE Internal Road	40.00	-	149.93	3.50	7.51	0.00	0.00
19	7.50 M WIDE Internal Road	40.00	-	96.86	3.50	6.77	0.00	0.00
20	7.50 M WIDE Internal Road	40.00	-	96.86	3.50	6.77	0.00	0.00
21	9.00 M WIDE Internal Road	40.00	-	96.86	3.50	6.77	0.00	0.00
22	12.00 M WIDE ROAD	40.00	-	116.82	3.50	6.79	0.00	0.00
23	10.00 M WIDE ROAD	40.00	-	113.02	3.50	6.79	0.00	0.00
24	12.00 M WIDE ROAD	40.00	-	109.22	3.50	6.79	0.00	0.00
25	12.00 M WIDE ROAD	40.00	-	102.81	3.50	6.54	0.00	0.00

Individual Plot Setup													
Plot No.	Pavement Edge	Abutting Road	Front		Side1		Side2		Rear		Coverage		PSI Area Prop
			Read	Prog	Read	Prog	Read	Prog	Read	Prog	Prop	Prog	
12-A		9.00 M WIDE Internal Road	10.50	-	-	-	-	1.50	-	0.00	0.00		
01		9.00 M WIDE Internal Road	1.50	-	-	-	-	1.50	-	0.00	0.00		
02		9.00 M WIDE Internal Road	1.50	-	-	-	-	1.50	-	0.00	0.00		
03		9.00 M WIDE Internal Road	1.50	-	-	-	-	1.50	-	0.00	0.00		
04		9.00 M WIDE Internal Road	1.50	-	-	-	-	1.50	-	0.00	0.00		
05		7.50 M WIDE Internal Road	-	-	-	-	-	-	-	0.00	0.00		
05		9.00 M WIDE Internal Road	-	-	-	-	-	1.50	-	0.00	0.00		
06		7.50 M WIDE Internal Road	1.50	-	-	-	-	1.50	-	0.00	0.00		
07		7.50 M WIDE Internal Road	1.50	-	-	-	-	1.50	-	0.00	0.00		
08		7.50 M WIDE Internal Road	1.50	-	-	-	-	1.50	-	0.00	0.00		
09		7.50 M WIDE Internal Road	-	-	-	-	-	-	-	0.00	0.00		
09		9.00 M WIDE Internal Road	-	-	-	-	-	1.50	-	0.00	0.00		
10		9.00 M WIDE Internal Road	1.50	-	-	-	-	1.50	-	0.00	0.00		
11		9.00 M WIDE Internal Road	1.50	-	-	-	-	1.50	-	0.00	0.00		
12		9.00 M WIDE Internal Road	1.50	-	-	-	-	1.50	-	0.00	0.00		
14		7.50 M WIDE Internal Road	2.00	-	-	-	-	2.00	-	0.00	0.00		
14		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	-	0.00	0.00		
15		7.50 M WIDE Internal Road	2.00	-	-	-	-	2.00	-	0.00	0.00		
16		7.50 M WIDE Internal Road	2.00	-	-	-	-	2.00	-	0.00	0.00		
17		7.50 M WIDE Internal Road	9.00	-	-	-	-	2.00	-	0.00	0.00		
18		7.50 M WIDE Internal Road	9.00	-	-	-	-	1.50	-	0.00	0.00		
19		7.50 M WIDE Internal Road	1.50	-	-	-	-	1.50	-	0.00	0.00		
20		7.50 M WIDE Internal Road	1.50	-	-	-	-	1.50	-	0.00	0.00		
21		7.50 M WIDE Internal Road	1.50	-	-	-	-	2.00	-	0.00	0.00		
21		9.00 M WIDE Internal Road	1.50	-	-	-	-	-	-	0.00	0.00		
22		9.00 M WIDE Internal Road	2.00	-	-	-	-	-	-	0.00	0.00		
22		12.00 M WIDE ROAD	2.00	-	-	-	-	2.00	-	0.00	0.00		
23		12.00 M WIDE ROAD	2.00	-	-	-	-	2.00	-	0.00	0.00		
24		12.00 M WIDE ROAD	2.00	-	-	-	-	2.00	-	0.00	0.00		
25		12.00 M WIDE ROAD	2.00	-	-	-	-	2.00	-	0.00	0.00		

AREA STATEMENT		VERSION NO: 1-0.82
PROJECT DETAILS		VERSION DATE: 05/12/2002
Authority: Agency Development Authority	Plot Use: Residential	
Authority/Class: Category B	Plot Sub/Use: Pictorial Rasi development / Pictorial Housing	
Authority/Grade: Development Authority (DA)	Development Plan: Master Plan	
Casual Track: Regular	Land Use Zone: Residential use Zone	
Project Type: Layout Development	Land Use Zone: Residential Zone	
Nature of Development: NEW	Land Use Type: Residential Zone	
Development Area: Developed Area	Land Use Type: NA	
Sub-Development Area: Metro City Area		
Special Project: NA		
Site Address:		
District: Angkor, Tehsil: Angkor, Village: Skandara Bahadur		
AREA DETAILS		
1	Area of Plot As per record	
	Document Area	4950.00
	As per site condition	4921.18
2	Area of Plot Considered	4921.18
	Deduction for:	
	(a) Proposed roads	
	(b) Irrigations (c) Others	
	Total (a + b + c)	
3	Net Area of Plot (1 - 2) AREA OF PLOT	4921.18
	Plot Area for Farm	4921.18
	Plot Area for FSI	
	Farm: FSI Area (c)	
	Total: FSI Area	
6	Total Built up area permissible at:	
	Permissible Coverage area (c - %)	0.00
	Proposed Coverage Area (c - %)	0.00
	Total Prop. Coverage Area (c - %)	0.00
	Space coverage area (c - %)	0.00
Proposed Area at:		
	Total Area	Existing Built up
	0.00	0.00
	0.00	0.00
	Total FSI Area	
	Accessories/Use Area Added in Builtup Area	70.30
	Total Builtup Area	70.30
	Proposed F.S.I consumed:	
C	Termination Statement	
C	Termination Proposed At:	
Note: Notes		
COLOR INDEX		
PLOT BOUNDARY		
ABUTTING CONSTRUCTION		
PROPOSED CONSTRUCTION		
COMMON LOT		
ROAD ALIGNMENT (ROAD WIDENING AREA)		
FUTURE 1% SCHEME DEDUCTION AREA		
EXISTING (To be retained)		
EXISTING (To be demolished)		

Tenements Density Check						
Net housing density	No Of Tenements			No Of Persons		
	Reqd	Perm	Prop	Reqd	Perm	Prop
750/Hec.	-	74	50	-	370	250

Green and open space Area	
Name	Prop. Area
PARK	786.62

Name	Minimum Area		Minimum Count	
	Reqd	Prop	Reqd	Prop
Sector Shopping	25.00	113.78	-	1.00

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	2735.48	55.59
Road Area	1089.31	22.14
Garbage Collection Center	30.00	0.61
Sector Shopping	113.78	2.31
Convenient Shops	115.93	2.36
Public Open Space	750.21	15.24
Excess Paved Area	36.41	0.74
Other Area	50.06	1.02
Total net layout	4921.18	100.00

Proposed Population Calculation							
Plot Name	Use	Sub Use	Range	Nos.	Perm. Units/Plot	Perm. Persons/Unit	Total Population
01	Residential	Row House			2		10
02	Residential	Row House			2		10
03	Residential	Row House			1		5
04	Residential	Row House			2		10
05	Residential	Row House			2		10
06	Residential	Row House			2		10
07	Residential	Row House			2		10
08	Residential	Row House			2		10
09	Residential	Row House			2		10
10	Residential	Row House			10		50
11	Residential	Row House			2		10
12	Residential	Row House			2		10
13	Residential	Row House	above 50' wide	25	2	5	250
13-A	Residential	Row House	150sq.mt		2		10
17	Residential	Row House			2		10
18	Residential	Row House			2		10
19	Residential	Row House			1		5
14	Residential	Row House			2		10
19	Residential	Row House			2		10
20	Residential	Row House			2		10
21	Residential	Row House			2		10
22	Residential	Row House			2		10
23	Residential	Row House			2		10
24	Residential	Row House			2		10
25	Residential	Row House			2		10
26	Residential	Row House			2		10
Grand Total							250

OWNER'S NAME AND SIGNATURE
Priyanshi Shelters Pvt. Ltd. (Director Shri Govind Prasad Mittal) siahousing123@gmail.com,9837140000

ARCH/ENG'S NAME AND SIGNATURE	<i>Gourav Pansil</i>	INEER
MUKUL SHARMA		
M-1702712		
Digitaly signed by MUKUL SHARMA		
Date: 28 Dec, 2022 11:48:02		
Organization: Jaga Development Authority		
Distinguished Name: Licensed Engineer		

Bidding Plan Application Number ADA/LD/21-22/1374
Sanctioned On 14 Dec 2022
Valid Till 19 Dec 2027
Approved By Charchit Gaur (Vice Chairman)
Examined By Phool Badan Yadav (JE)
Satish Chand Rajput (Assistant Engineer)
Phool Badan Yadav (JE)
Satish Chand Rajput (Assistant Engineer)
Prabhat Kumar (Executive Engineer/ Town Planner)
Prabhat Kumar (Chief Town Planner)

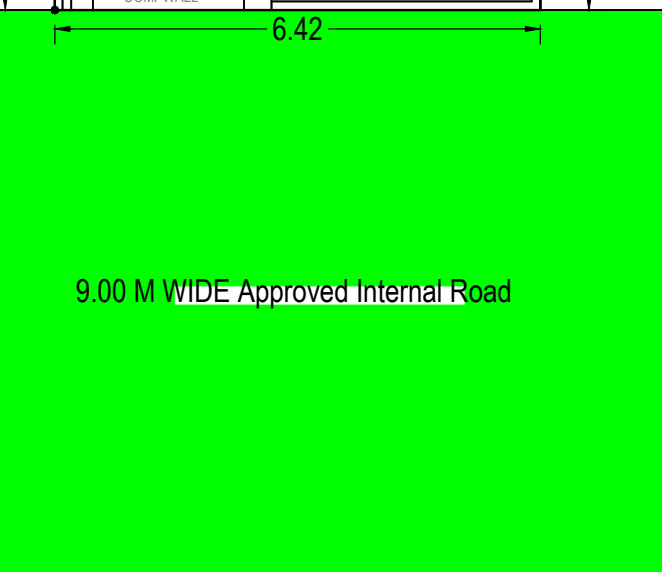
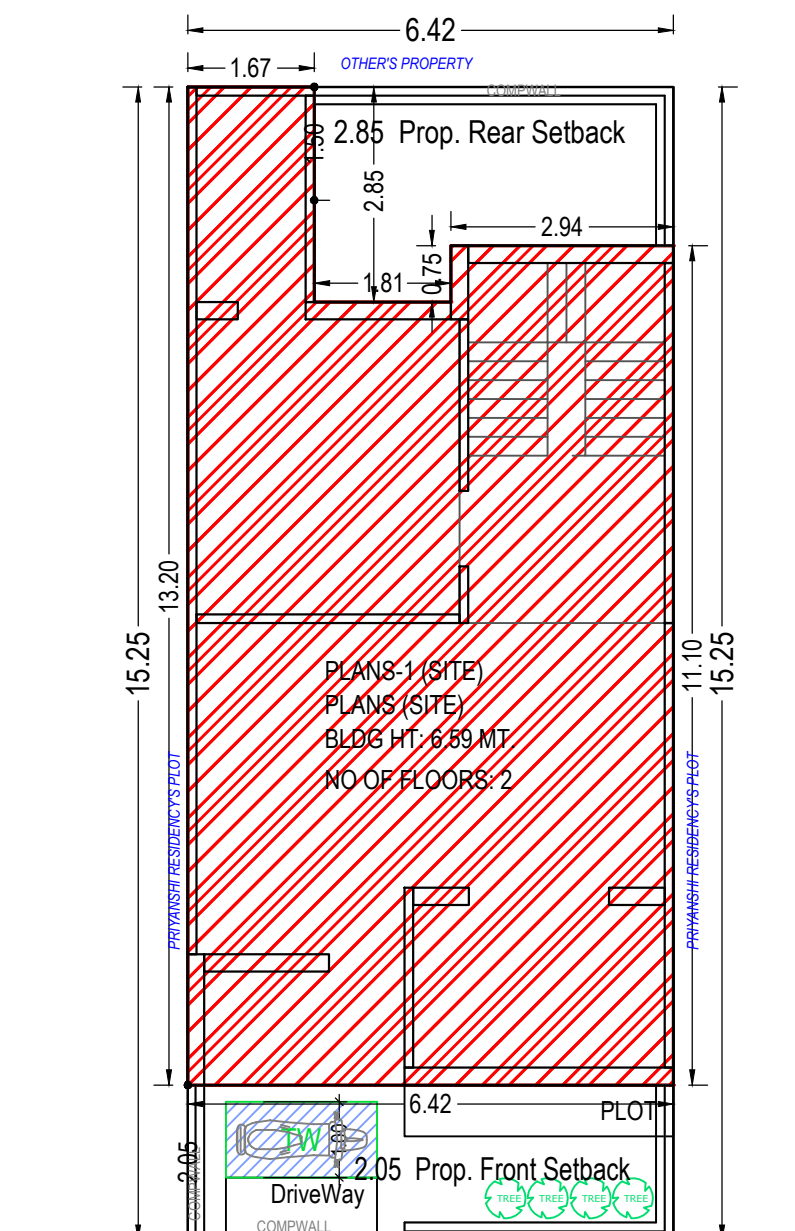


Total Plot Area: - 4921.18	Total FAR Area: - 0.00
Total Coverage Area: - 0.00	Total BUA Area: - 0.00

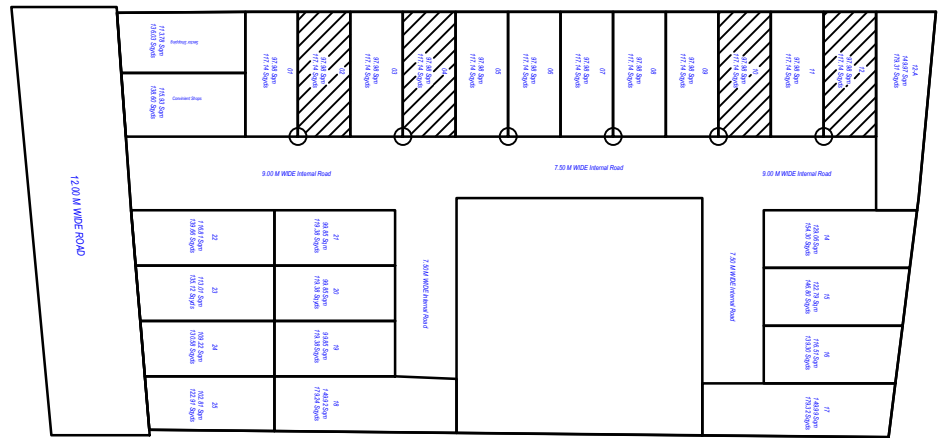
The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. Soft'ech Engineers Ltd. is not liable for any damages which may arise from use, or 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 TYPE DESIGN OF PLOT NO. 02, 04, 10 & 12 ON " PRIYANSHI RESIDENCY " COLONY SITUATED AT KHATA NO. 306 KHASRA NO. 795MAUZA SIKANDRA BAHISTABAD AGRAOwner: M/S Priyanshi Shelters pvt. Ltd. Through authorized signatory Shri Govind Prasad Mittal (Director)

File No	ADA/BP/22-23/1539	Sheet	1 / 1
Submission Date	2023-03-17	Scale	1:100



SITE PLAN
(Scale - 1:100)



KEY PLAN

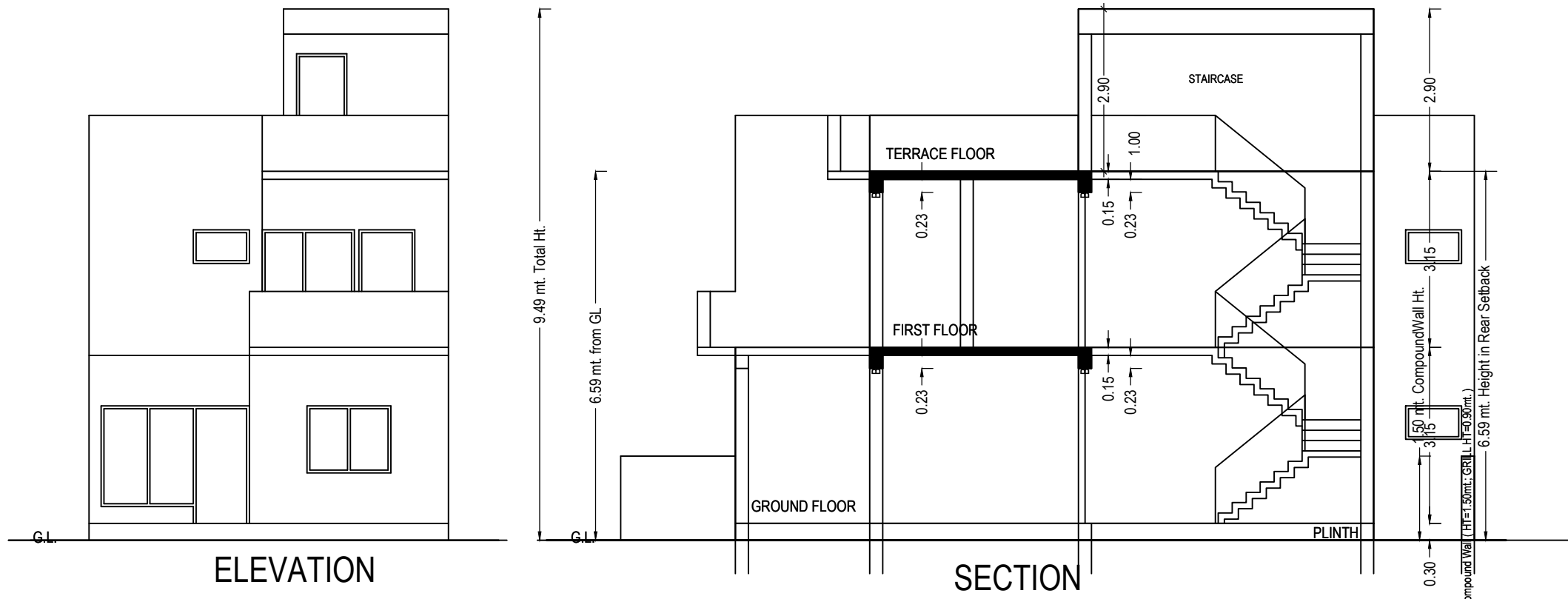
Staircase Checks (Table 8a-1)					
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	Staircase -3FL	1.05	0.250	0.126	1.00
FIRST FLOOR PLAN	Staircase -3FL	1.05	0.250	0.126	1.00
TERRACE FLOOR PLAN	Staircase -3FL	1.05	0.250	0.000	1.00

Building :PLANS (SITE)					
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
Ground Floor	73.49	0.00	73.49	73.49	01
First Floor	65.57	0.00	65.57	65.57	00
Terrace Floor	14.25	0.00	14.25	14.25	00
Total	153.31	0.00	153.06	153.06	01
Total Number of Same Buildings:	1				
Total	153.31	0.00	153.06	153.06	01

UnitBUA Table for Building :PLANS (SITE)									
Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Door	External Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT 1	DWELLING UNIT	73.49	73.49	0.00	5.52		67.97	01
			Total :	73.49	73.49	0.00	5.52	67.97	01
			Typical Floor = 1	73.49	73.49	0.00	5.52	67.97	01
FIRST FLOOR PLAN	SPLIT 1	DWELLING UNIT	65.57	65.57	0.23	5.70		59.64	00
			Total :	65.57	65.57	0.23	5.70	59.64	00
			Typical Floor = 1	65.57	65.57	0.23	5.70	59.64	00
-	-	-	-	-	0.23	11.23		127.61	01

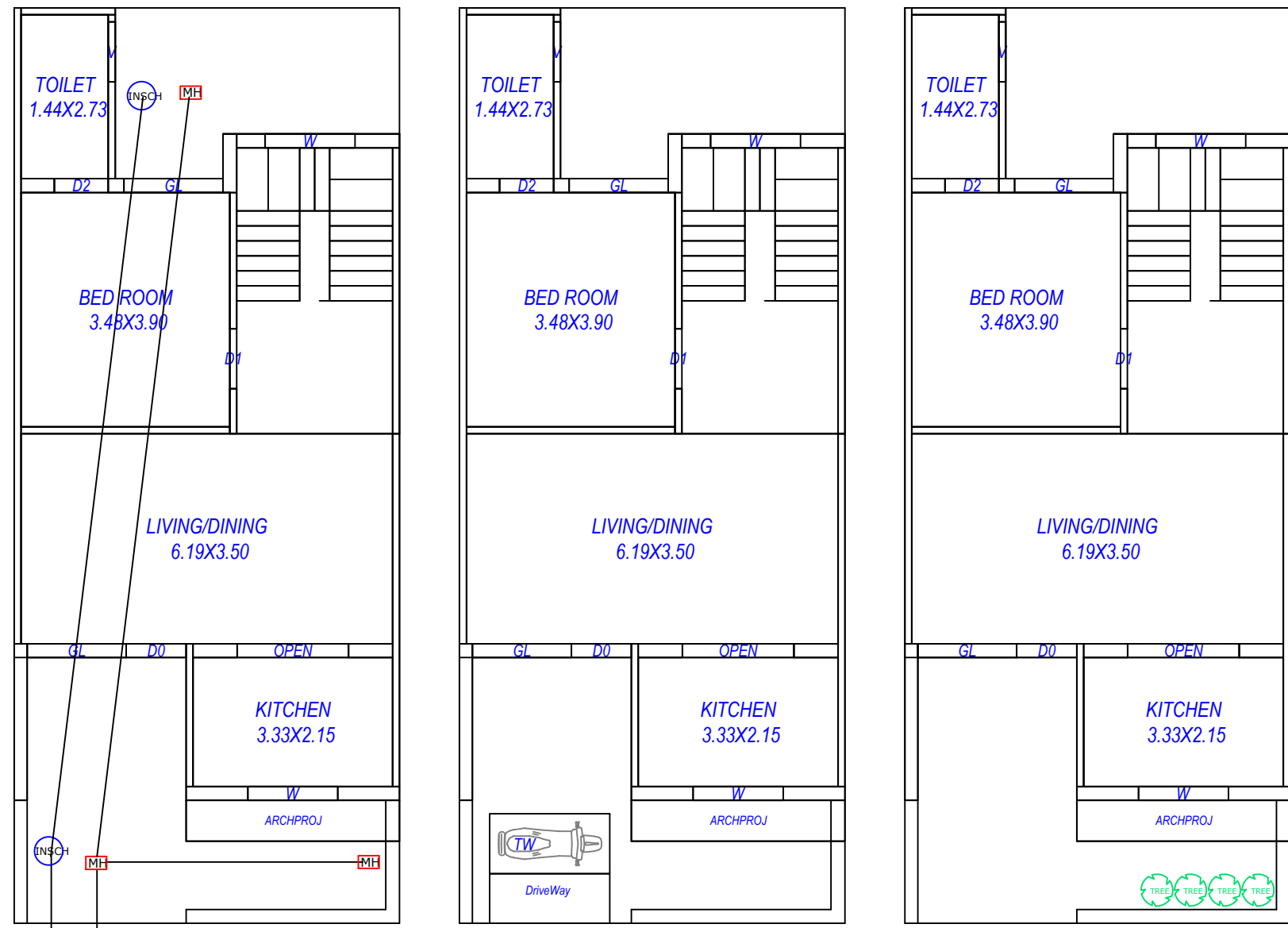
SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLANS (SITE)	V	1.00	1.00	03
PLANS (SITE)	W	1.50	1.20	04
PLANS (SITE)	GL	1.65	1.80	04

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLANS (SITE)	D2	0.90	2.10	04
PLANS (SITE)	D1	1.00	2.10	03
PLANS (SITE)	D0	1.00	2.10	02
PLANS (SITE)	OPEN	1.86	2.10	01



ELEVATION

SECTION



SERVICE PLAN

PARKING PLAN

LANDSCAPE PLAN

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P.S. 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.)
PLANS (SITE)	1	153.31	14.25	139.06	139.06
Total	1	153.31	14.25	139.06	139.06

Parking Check (Table 7b)					
Vehicle Type	No.	Reduced Req'd Parking (Incase of Plot having R/W Area surrendered FOC)	Area	No.	Area
Two Wheeler	-	-	-	1	2.00
Total	-	-	0.00	1	2.00

Type Design Details	
Sr. No	Plot No
1	2
2	4
3	10
4	12

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	FAR SubUse
PLANS (SITE)	Residential	Row House	-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR
						FIRST FLOOR PLAN	Residential	Row House	Residential FAR
						TERRACE FLOOR PLAN	Residential	Row House	-

Tree Details (Table 3h)			
Plot	Name	Nos Of Trees	Prop
PLOT	Tree	1	4

Required Parking (Table 7a)									
Building Name	Type	SubUse	Area (Sq.mt.)	Parking space req'd for every	Prop.	Req'd./Unit	Reqd.	Prop.	Req'd./Unit
PLANS (SITE)	Residential	Row House	0 - 101	1	97.98	-	-	-	0.00
Total	-	-	-	-	-	0	0	-	0

Buildingwise Floor FAR Details				
Floor Name	Building Name	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total
Ground Floor	PLANS (SITE)	73.49	73.49	73.49
First Floor	PLANS (SITE)	65.57	65.57	65.57
Terrace Floor	PLANS (SITE)	14.25	0.00	14.25
Total	PLANS (SITE)	153.31	139.06	153.31

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: -	97.98	Total FAR Area: -	139.06
Total Coverage Area: -	73.49	Total BUA Area: -	153.31

AREA STATEMENT	
PROJECT DETAIL :	VERSION NO.: 1.0.82
Authority: Agra Development Authority	Plot Use: Residential
AuthorityClass: Category B	Plot SubUse: Row House
AuthorityGrade: Development Authority (DA)	Development Plan: Master Plan
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:Sikandara Bahistabad	
AREA DETAILS :	Sq.Mts.
1. Area of Plot As per record	-
Document Area	97.98
As per site condition	97.98
Area of Plot Considered	97.98
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	97.98
Plot Area For Coverage	97.98
Plot Area For FAR	97.98
Perm. FAR Area (2.00)	195.96
Total Perm. FAR area (2.00)	195.96
6. Permissible Coverage area (75.00 %)	73.49
Proposed Coverage area (75.01 %)	73.49
Total Prop. Coverage Area (75.01 %)	73.49
Balance coverage area (- %)	0.00

Proposed Area at:			
	Proposed Built up	Existing Built up	Proposed F.S.I
Ground Floor	73.49	0.00	73.49
First Floor	65.57	0.00	65.57
Terrace Floor	14.25	0.00	0.00
Total Area:	153.31	0.00	139.06
Total FAR Area:			139.06
Total BuiltUp Area:			153.31
Proposed F.S.I. consumed:			1.42
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
M/S Priyanshi Shelters Pvt. Ltd Through Partner Shri Govind Prasad Mittal.priyanshishelters@gmail.com,7536088981

Govind Prasad Mittal

ARCH/ENG'S NAME AND SIGNATURE STRUCTURE ENGINEER
MUKUL SHARMA

M-17000000 signed by MUKUL SHARMA Date: 06 Apr 2023 08:27:08 Designation: Licensed Engineer

Agra Development Authority



Digitally signed by Prabhath Kumar Date: 06 Apr 2023 09:15:15 Development Authority Designation: Executive Engineer Town Planner

Building Plan Application Number
ADA/BP/22-23/1539

Sanctioned On
31 Mar 2023

Valid Till
05 Apr 2028

Approved By
Prabhath Kumar (Executive Engineer/ Town Planner)

Examined By
Rajeev Govil (JE)

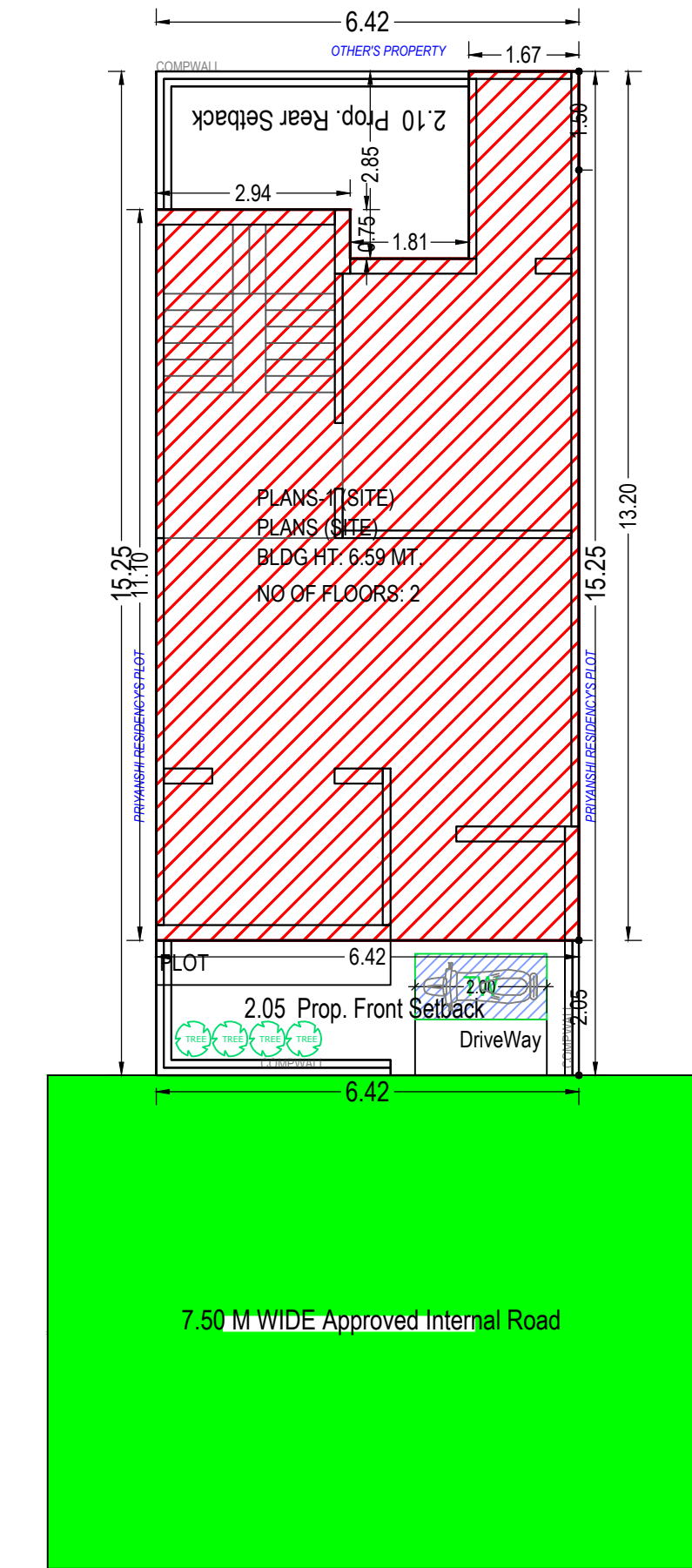
Satish Chand Rajput (Assistant Engineer)

Prabhath Kumar (Executive Engineer/ Town Planner)

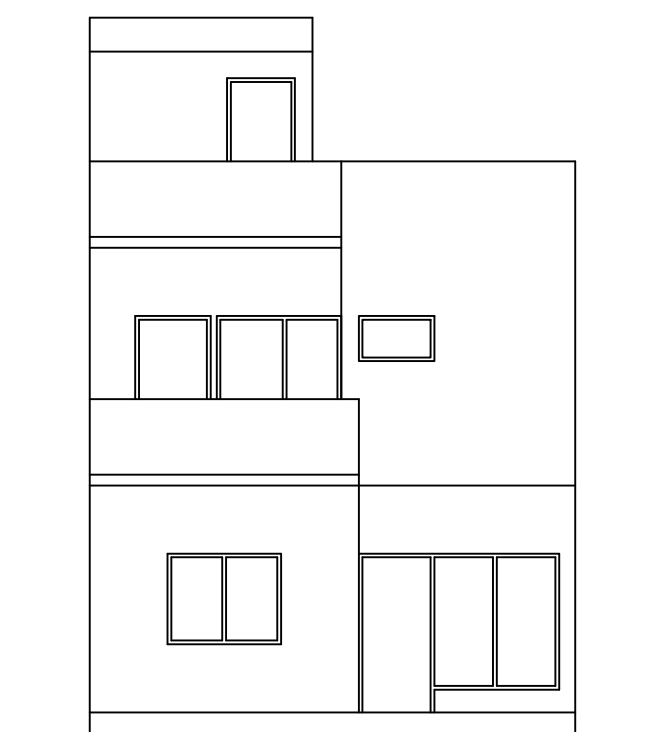
Project Title :PROPOSED TYPE DESIGN OF PLOT NO. 05, 07 & 09 ON " PRIYANSHI RESIDENCY " COLONY SITUATED AT KHATA NO. 306 KHASRA NO. 795MAUZA SIKANDRA BAHISTABAD AGRAOwner: M/S Priyanshi Shelters pvt. Ltd. Through authorized signatory

Shri Govind Prasad Mittal (Director)

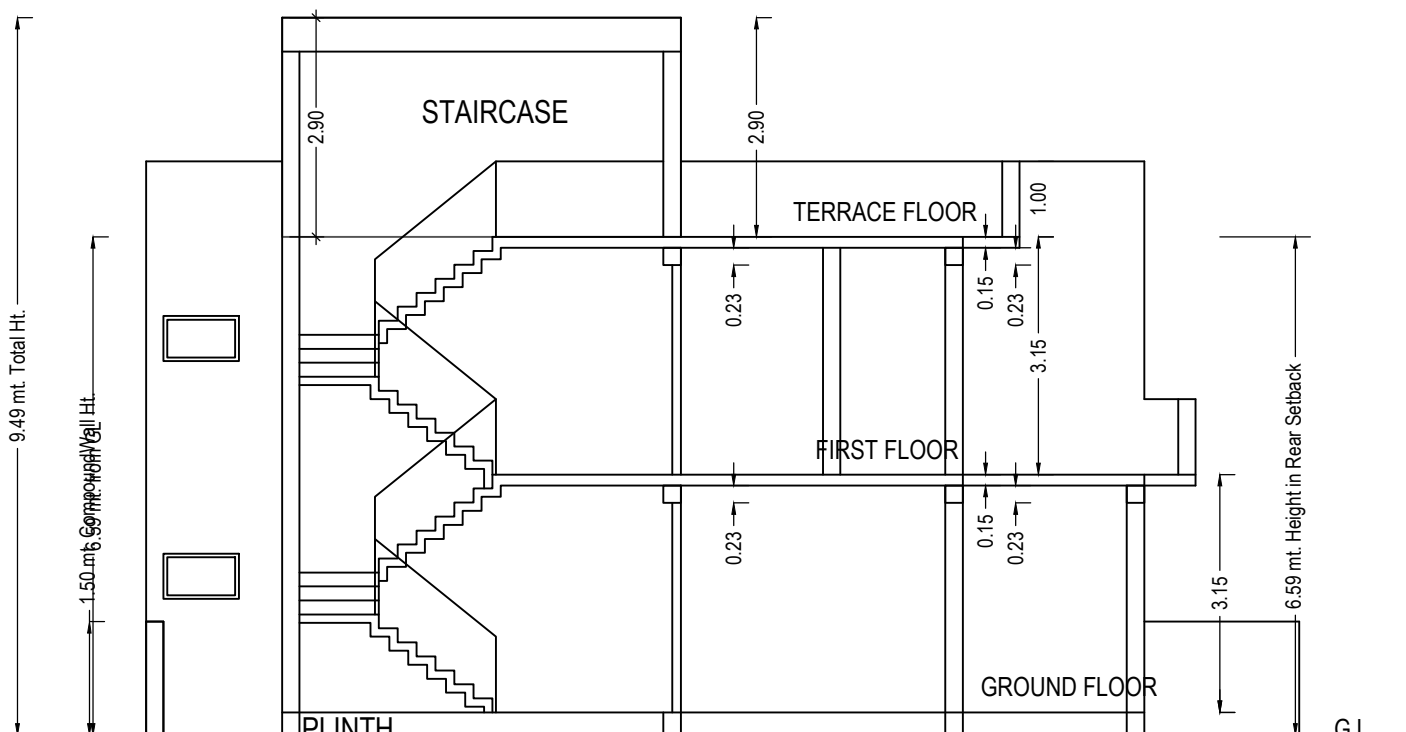
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Submission Date	2023-03-17	Scale	1:100



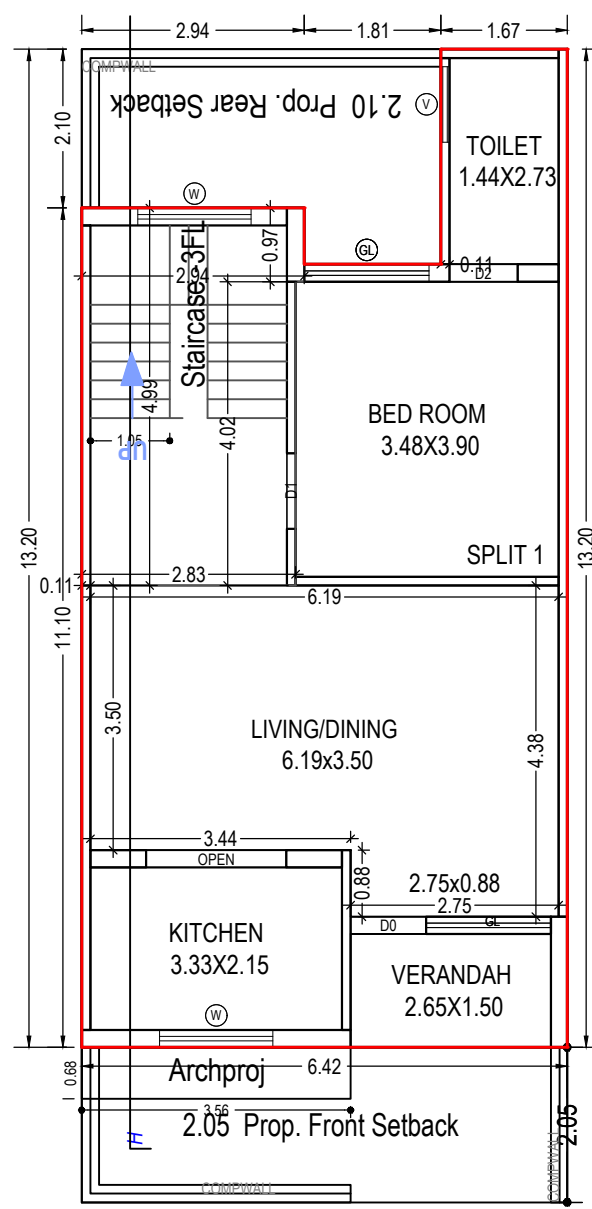
SITE PLAN
(Scale - 1:100)



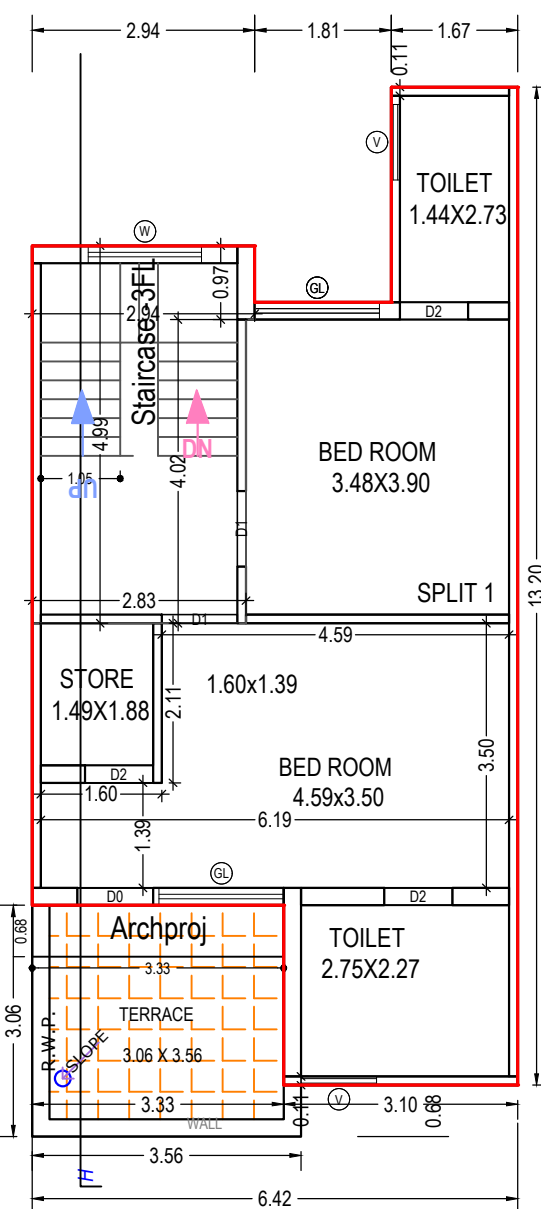
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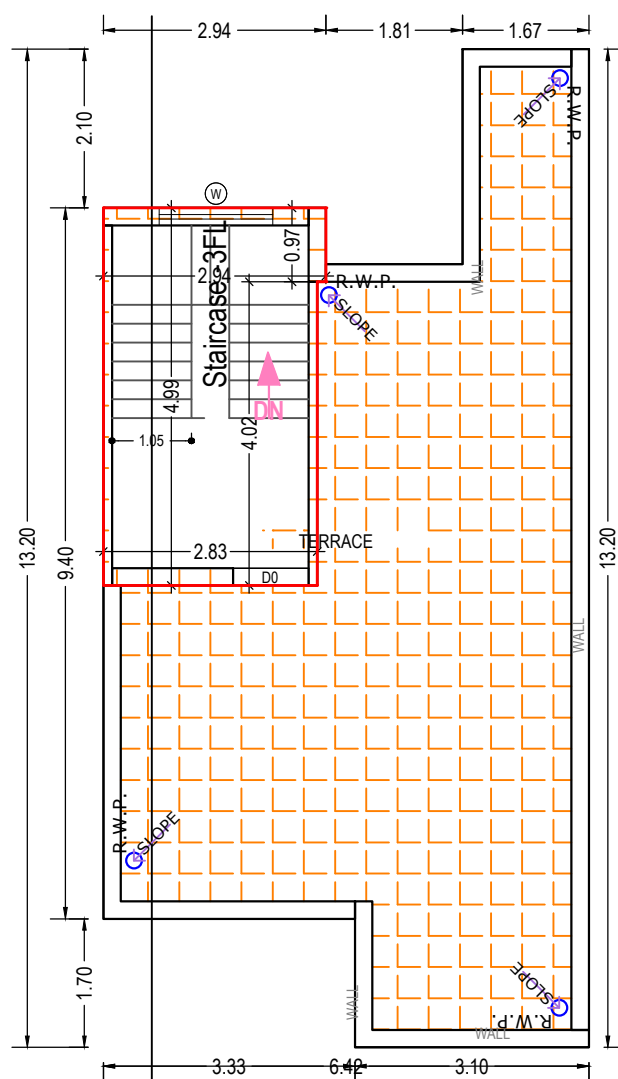
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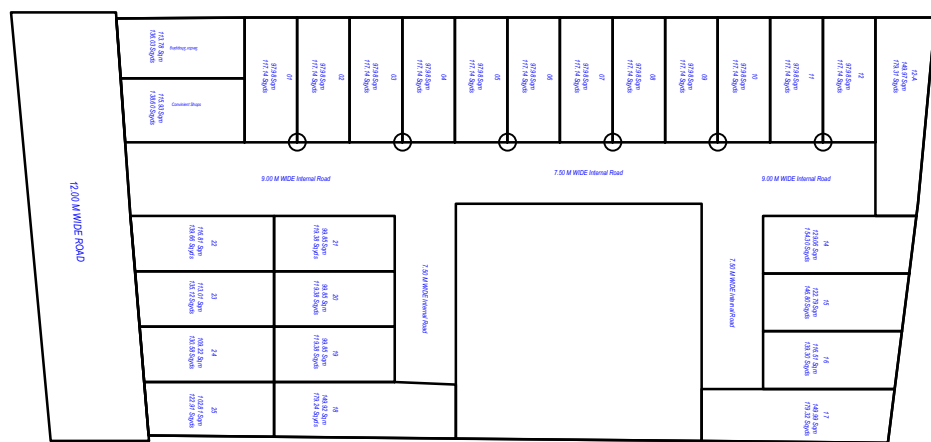
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)



KEY PLAN

Building :PLANS (SITE)					
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
Ground Floor	73.49	0.00	73.49	73.49	01
First Floor	65.57	0.00	65.57	65.57	00
Terrace Floor	14.25	0.00	14.25	14.25	00
Total	153.31	0.00	153.06	153.06	01
Total Number of Same Buildings:	1				
Total	153.31	14.25	139.06	139.06	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	Staircase -3FL	1.05	0.250	0.126	1.00
FIRST FLOOR PLAN	Staircase -3FL	1.05	0.250	0.126	1.00
TERRACE FLOOR PLAN	Staircase -3FL	1.05	0.250	0.000	1.00

UnitBUA Table for Building :PLANS (SITE)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT 1	DWELLING UNIT	73.49	73.49	0.00	5.52	01
			Total :	73.49	0.00	5.52	01
			Typical Floor = 1	73.49	0.00	5.52	01
			Total :	73.49	0.00	5.52	01
FIRST FLOOR PLAN	SPLIT 1	DWELLING UNIT	65.57	65.57	0.23	5.70	00
			Total :	65.57	0.23	5.70	00
			Typical Floor = 1	65.57	0.23	5.70	00
			Total :	65.57	0.23	5.70	00
Total:	-	-	-	139.06	0.23	11.23	01

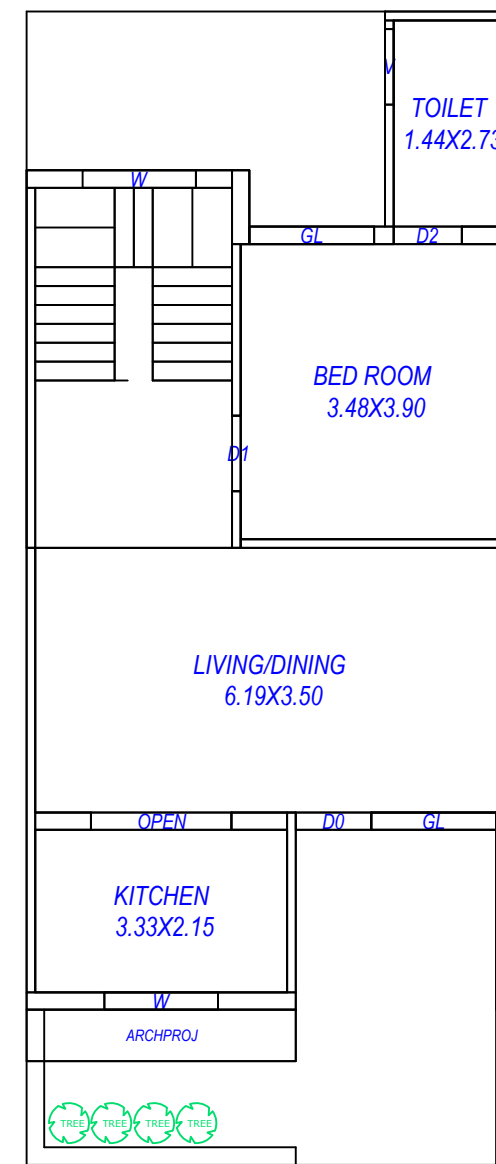
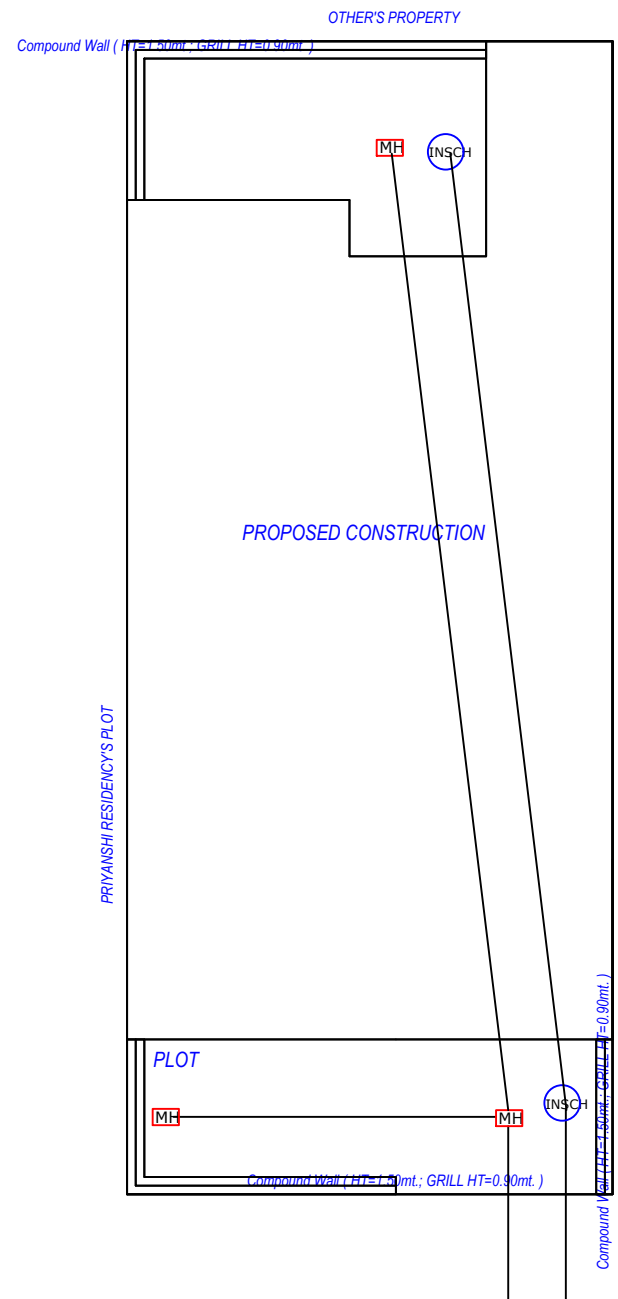
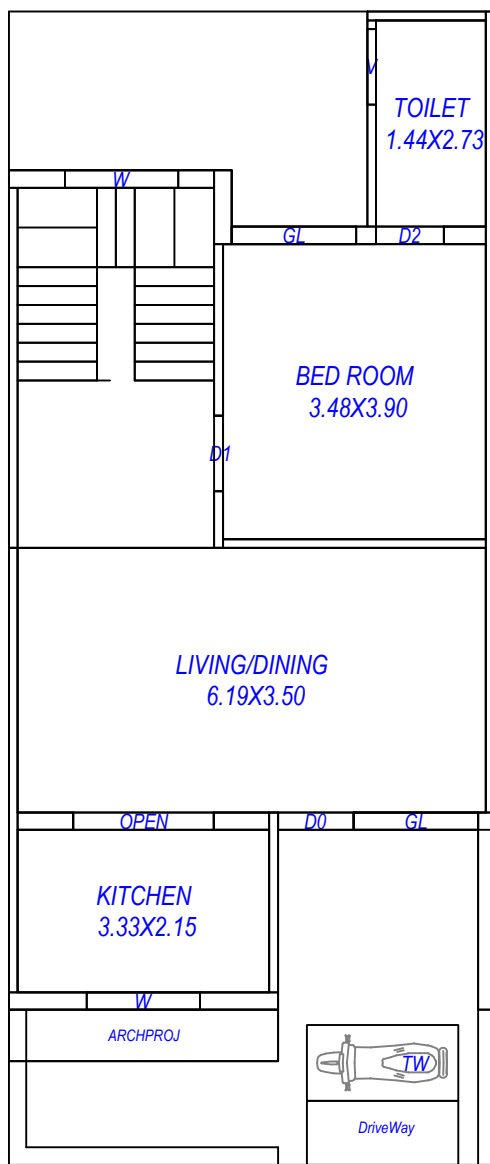
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLANS (SITE)	V	1.00	1.00	03
PLANS (SITE)	W	1.50	1.20	04
PLANS (SITE)	GL	1.65	1.80	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLANS (SITE)	D2	0.90	2.10	04
PLANS (SITE)	D1	1.00	2.10	03
PLANS (SITE)	D0	1.00	2.10	02
PLANS (SITE)	OPEN	1.86	2.10	01

Buildingwise Floor FAR Details			
Floor Name	Building Name	Total	
PLANS (SITE)			
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	73.49	73.49	73.49
First Floor	65.57	65.57	65.57
Terrace Floor	14.25	0.00	14.25
Total:	153.31	139.06	139.06



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
PLANS (SITE)						
	1	153.31	14.25	139.06	139.06	01
Grand Total :	1	153.31	14.25	139.06	139.06	01

Parking Check (Table 7b)

Vehicle Type	Regd.		Prop.	
	No.	Area	No.	Area
TwoWheeler	-	-	1	2.00
Total		0.00		2.00

Type Design Details

Sr. No	Plot No
1	5
2	7
3	9

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
PLANS (SITE)	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)

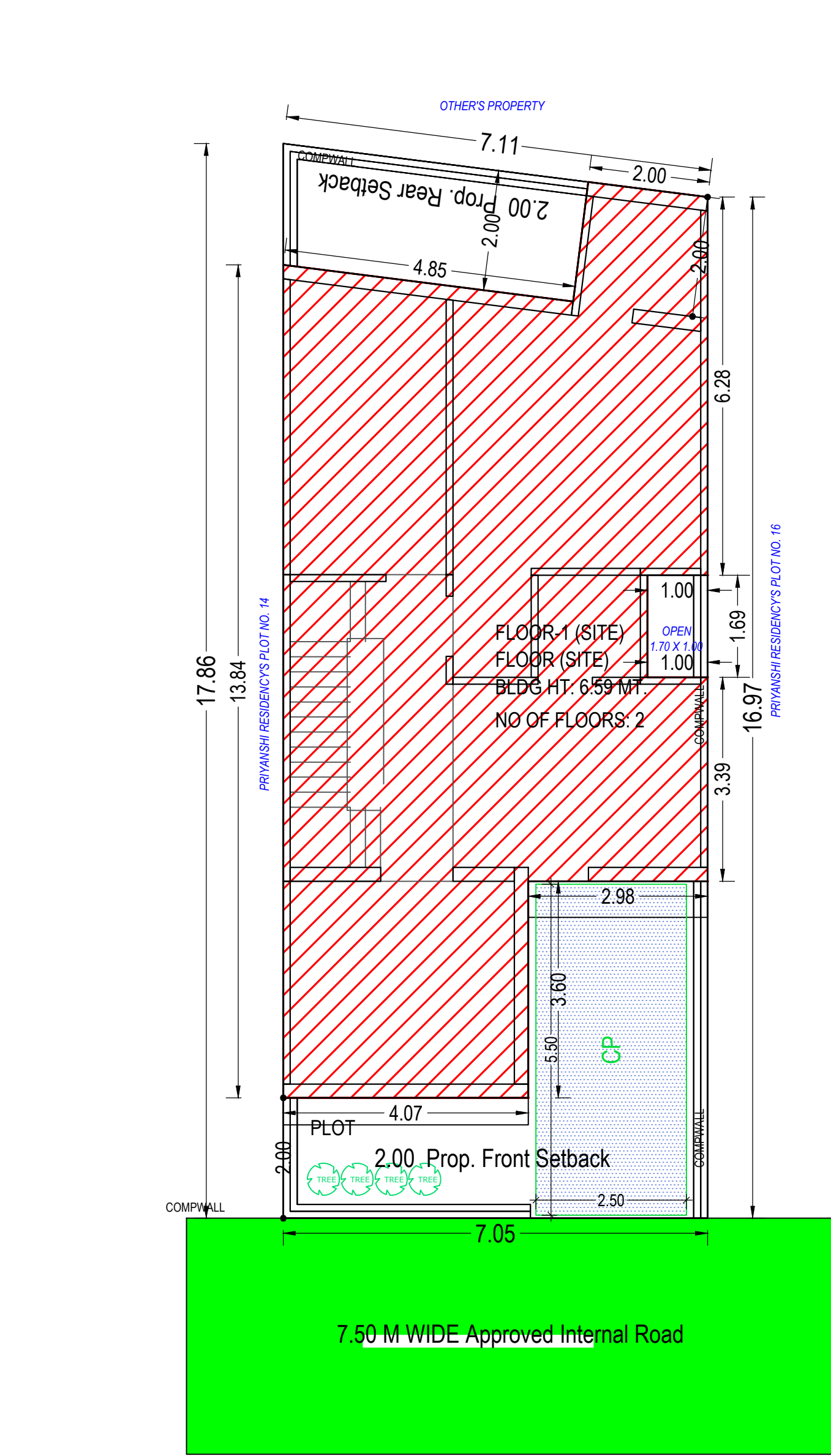
Plot	Name	Nos Of Trees	
		Regd	Prop
1	Tree	1	4

Required Parking (Table 7a)

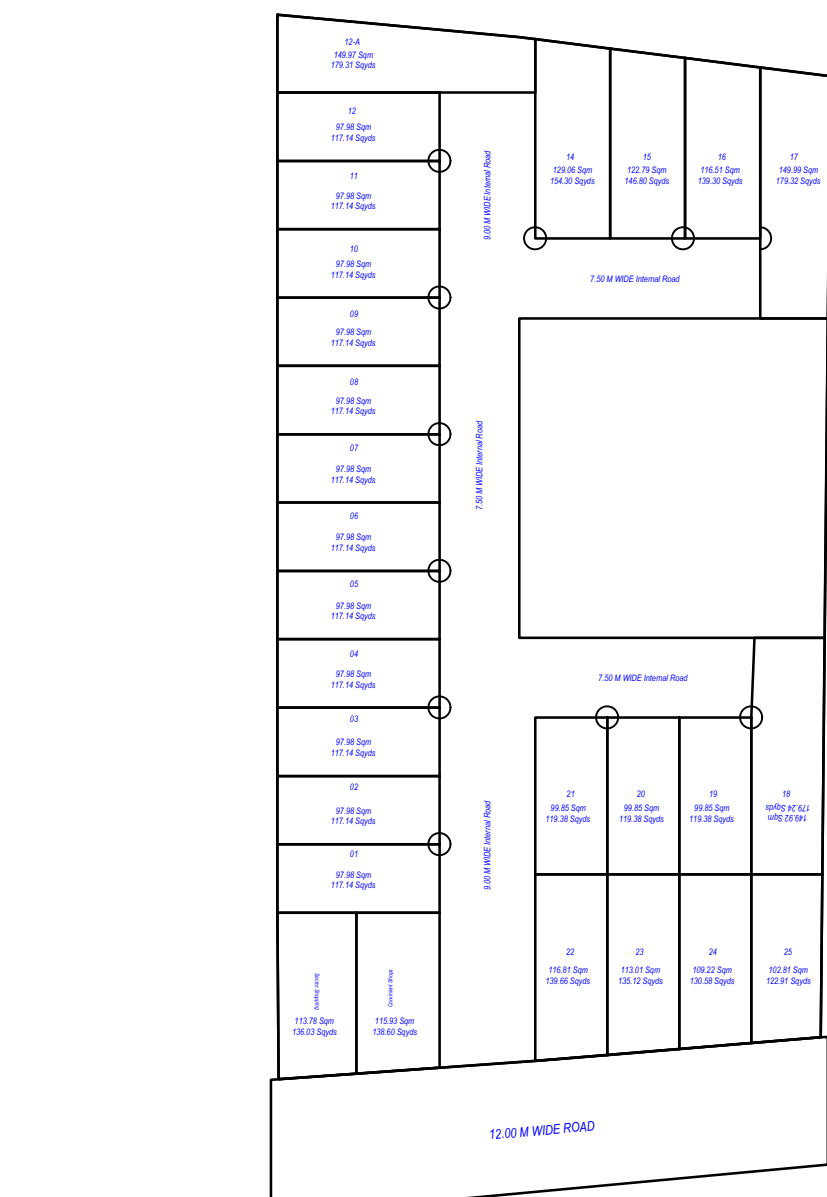
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler	
				Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.
PLANS (SITE)	Residential	Row House	0 - 101	1	97.98	-	-	0.00	-
Total :	-	-	-	-	-	0	0	-	1

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: -	97.98	Total FAR Area: -	139.06
Total Coverage Area: -	73.49	Total BUA Area: -	153.31



SITE PLAN
(Scale - 1:100)



KEY PLAN

Building FLOOR (SITE)					
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed Area (Sq.mt.)	FAR	No. of Unit
Ground Floor	86.29	0.00	86.29	86.29	01
First Floor	86.29	0.00	86.29	86.29	00
Terrace Floor	14.37	14.37	0.00	0.00	00
Total	186.95	14.37	172.58	172.58	01
Total Number of Same Buildings:	1				
Total	186.95	14.37	172.58	172.58	01

Staircase Checks (Table 8a-1)					
Floor Name	Staircase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	Staircase-3FL	1.00	0.250	0.126	1.00
FIRST FLOOR PLAN	Staircase-3FL	1.00	0.250	0.126	1.00
TERRACE FLOOR PLAN	Staircase-3FL	1.00	0.250	0.000	1.00

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
FLOOR (SITE)	D4	0.90	2.10	02
FLOOR (SITE)	C3	0.90	2.10	02
FLOOR (SITE)	D2	1.00	2.10	04
FLOOR (SITE)	D1	1.00	2.10	02
FLOOR (SITE)	OPEN	1.20	2.10	01

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
FLOOR (SITE)	V	1.00	1.00	04
FLOOR (SITE)	GL	1.75	1.80	02
FLOOR (SITE)	W	1.80	1.20	06

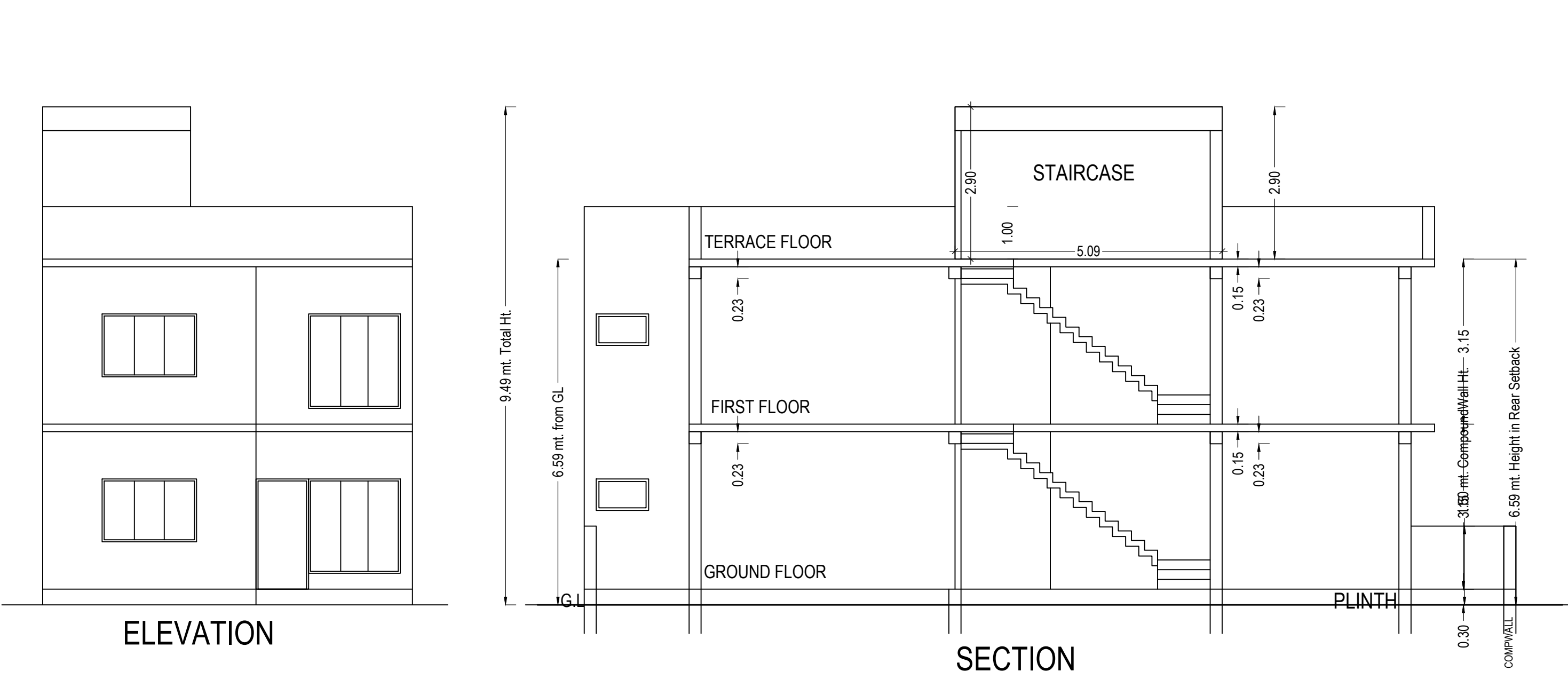
UnitBUA Table for Building FLOOR (SITE)						
Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions (Area in Sq.mt.)	No. of Unit
GROUND FLOOR PLAN	SPLIT 1 DWELLING UNIT	Total	86.29	86.29	0.23	79.01
			86.29	86.29	0.23	79.01
			86.29	86.29	0.23	79.01
	Total per Floor:	Typical Floor = 1	86.29	86.29	0.23	79.01
FIRST FLOOR PLAN	SPLIT 1 DWELLING UNIT	Total	86.29	86.29	0.00	79.01
			86.29	86.29	0.00	79.01
			86.29	86.29	0.00	79.01
	Total per Floor:	Typical Floor = 1	86.29	86.29	0.00	79.01
Total	-	-	172.58	172.58	0.23	158.02

Total Plot Area: - 122.78

Total FAR Area: - 172.59

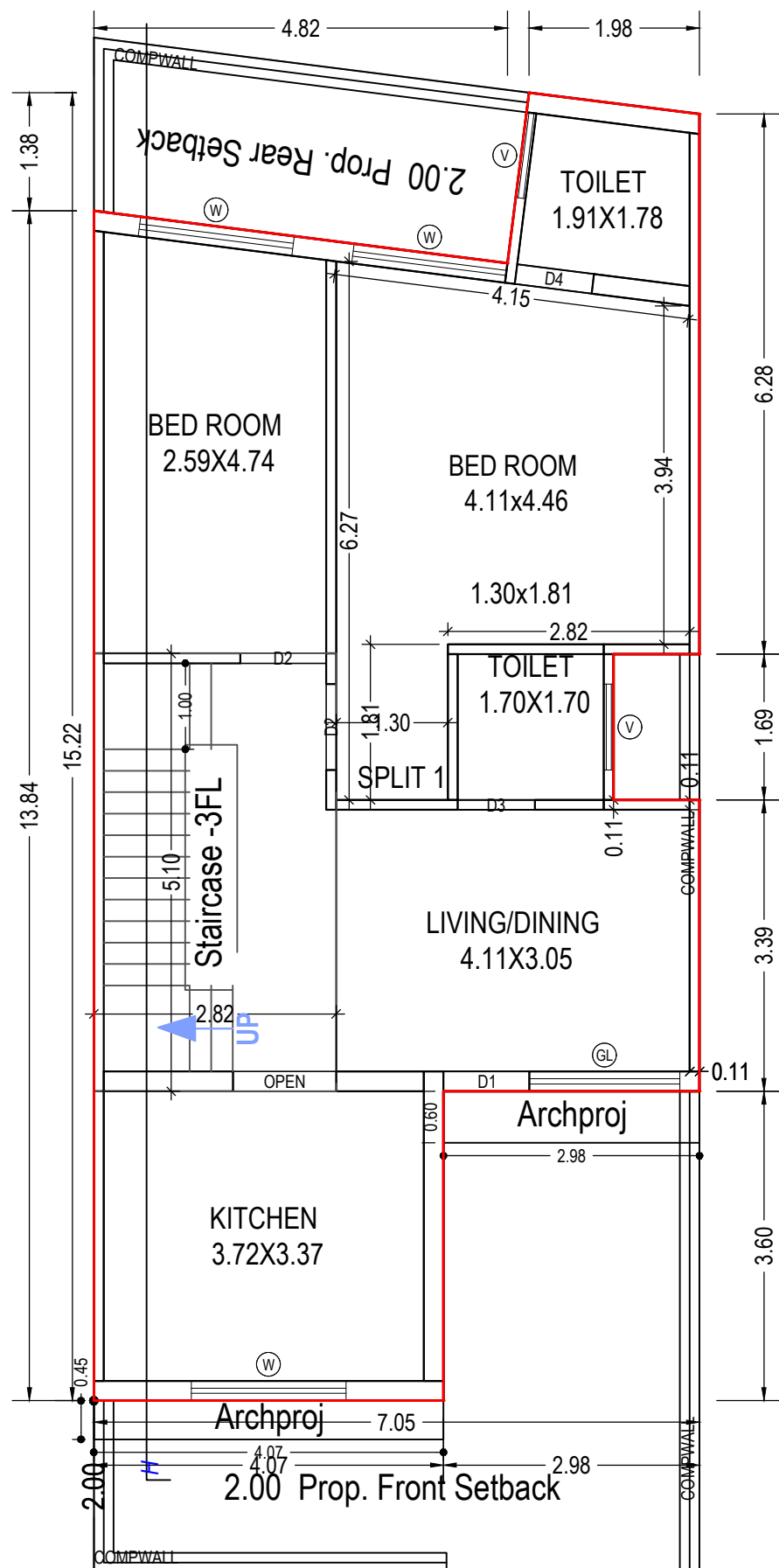
Total Coverage Area: - 86.29

Total BUA Area: - 186.95

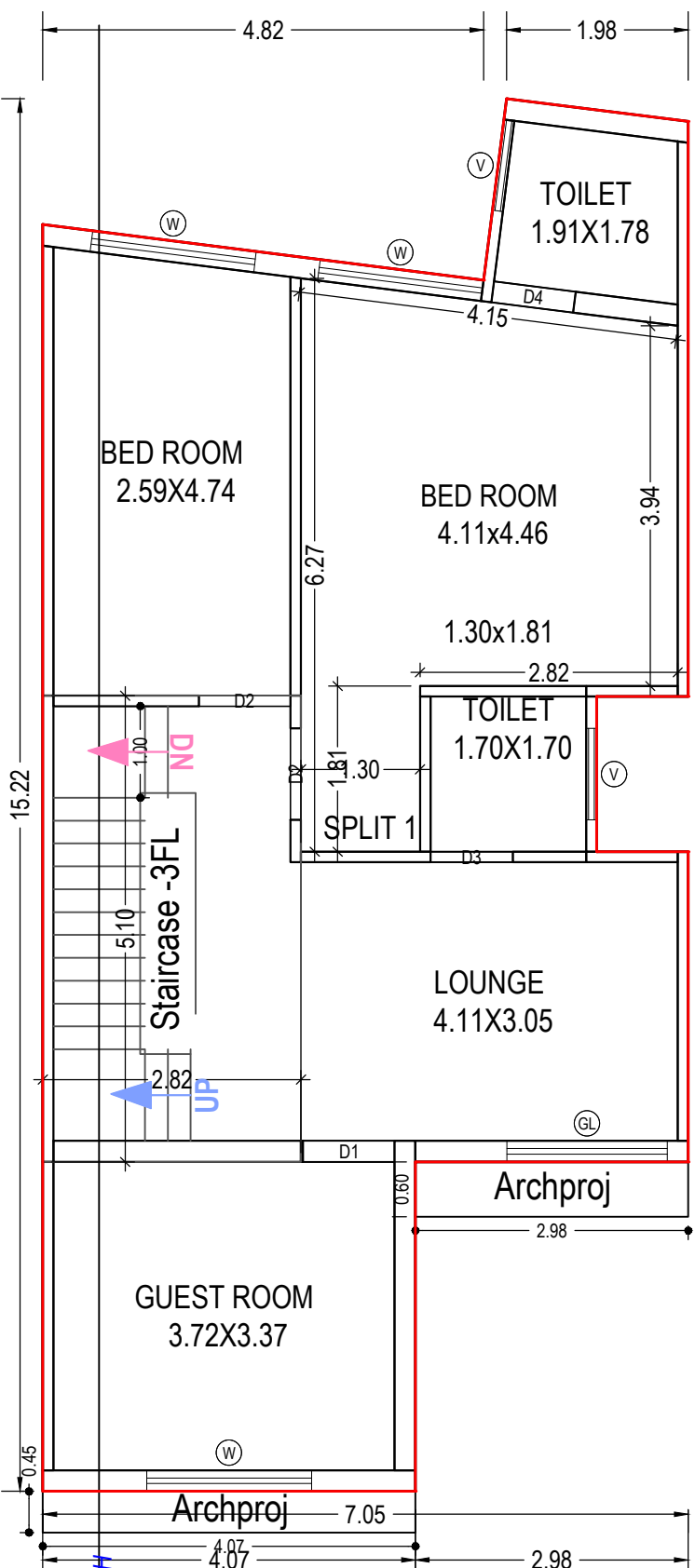


ELEVATION

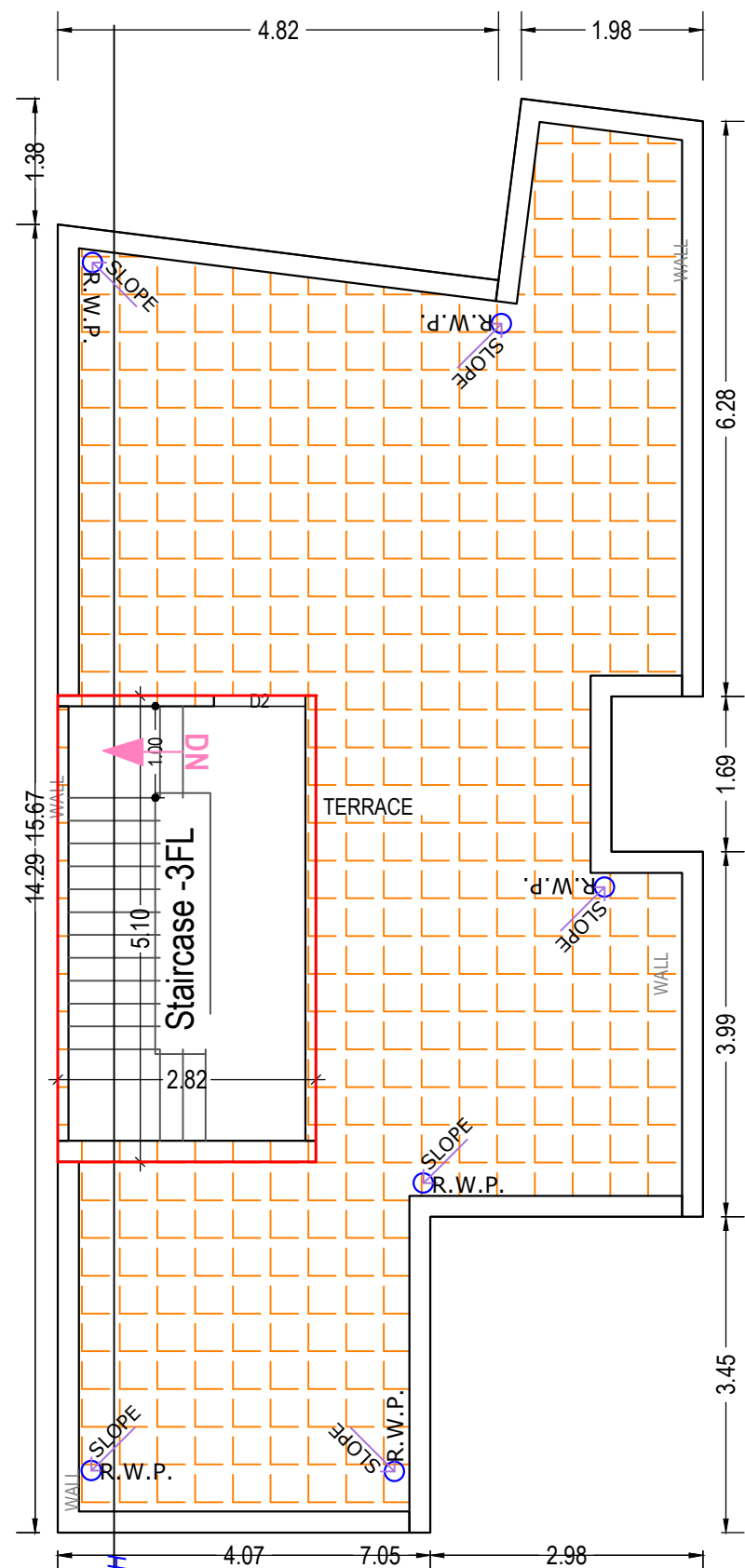
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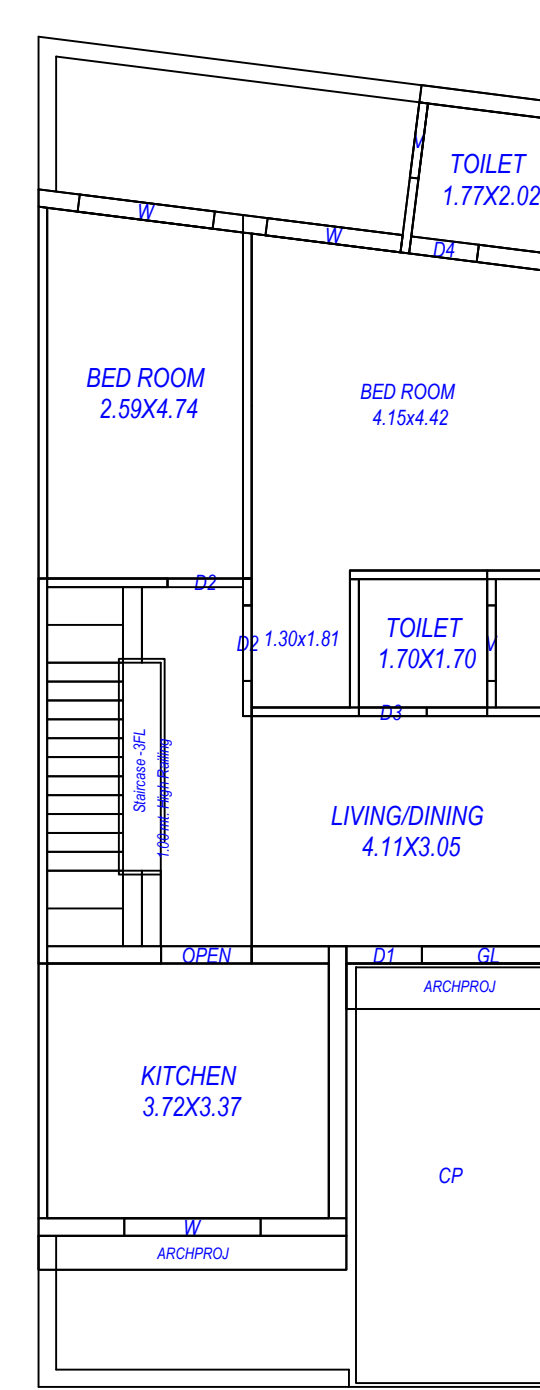
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)



AREA STATEMENT		PROJECT DETAIL	
Authority: Agra Development Authority	Plot User: Residential	AuthorityClass: Category B	Plot SubUse: Row House
AuthorityGrade: Development Authority (DA)	Development Plan: Master Plan	Development Plan: Regular	Land Use Zone: Residential Use Zone
Project Type: Building Permission	Land SubUse Zone: Residential Zone	Layout Type: NA	
Nature of Development: NEW			
SubDevelopment Area: Within City Area			
Special Project: NA			
Site Address: District Agra, Tehsil Agra, Village Sikandara Bahadabad			
AREA DETAILS		AREA STATEMENT	
1. Area of Plot As per record	Sq.Mts	Version No: 1.0.02	Version Date: 12/10/2022
Document Area	122.78	As per site condition	122.78
2. Deduction for			
2a) Proposed roads	0.00		
2b) Proposed roads	0.00		
2c) Proposed roads	0.00		
2d) Proposed roads	0.00		
2e) Proposed roads	0.00		
2f) Proposed roads	0.00		
2g) Proposed roads	0.00		
2h) Proposed roads	0.00		
2i) Proposed roads	0.00		
2j) Proposed roads	0.00		
2k) Proposed roads	0.00		
2l) Proposed roads	0.00		
2m) Proposed roads	0.00		
2n) Proposed roads	0.00		
2o) Proposed roads	0.00		
2p) Proposed roads	0.00		
2q) Proposed roads	0.00		
2r) Proposed roads	0.00		
2s) Proposed roads	0.00		
2t) Proposed roads	0.00		
2u) Proposed roads	0.00		
2v) Proposed roads	0.00		
2w) Proposed roads	0.00		
2x) Proposed roads	0.00		
2y) Proposed roads	0.00		
2z) Proposed roads	0.00		
3. Net Area of plot (1 - 2) AREA OF PLOT	122.78		
4. Plot Area For Coverage	122.78		
5. Plot Area For FAR	122.78		
6. Permitted FAR Area (1.35)	236.85		
7. Previous Permitted FAR Area (2.00)	200.00		
8. Current Permitted FAR Area (1.75)	214.86		
9. Total Permitted FAR Area (1.50)	236.85		
10. Total Built up area permissible at			
11. Permissible Coverage area (75.15 %)	89.81		
12. Previous Coverage area (75.00 %)	75.00		
13. Current Coverage area (65.00 %)	14.80		
14. Proposed Coverage area (71.28 %)	86.29		
15. Total Prop. Coverage Area (71.28 %)	86.29		
16. Balance coverage area (2.87 %)	3.52		
Proposed Area at		Existing F.S.I	
Ground Floor	86.29	86.29	0.00
First Floor	86.29	86.29	0.00
Terrace Floor	14.37	0.00	0.00
Total Area	186.95	172.58	0.00
Total FAR Area:			172.59
Total Built up Area:			186.95
Proposed F.S.I consumed:			1.44
4. Tenement Proposed At:			
5. Total Tenements (3 + 4)	1.00		
6. Parking Statement:			
7. Parking Space Required as per Regulations:	13.75		
8. Proposed Parking Space:	13.75		

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
FLOOR (SITE)	1
Grand Total	1

Parking Check (Table 7b)	
Vehicle Type	Prop.
No.	Area
Equivalent Car Space	1
Total Car	1

Building USE/SUBUSE Details	
Building Name	Building Use
FLOOR (SITE)	Residential

Tree Details (Table 3h)	
Plot	Name
PLOT	Tree

Required Parking (Table 7a)	
Building Name	Type
FLOOR (SITE)	Residential

OWNER'S NAME AND SIGNATURE
MIS PRIYANSHI SHELTERS PVT LTD Through Partner Shri Govind Prasad mittal.priyanshishelters@gmail.com.7536088981

ARCHITECT'S NAME AND SIGN
MUKUL SHARMA

M-1702712

Design signed by
MUKUL SHARMA
Date: 08.04.2022
Designation: Licensed Engineer

Agra Development Authority

Building Plan Application Number
ADA/BP22-23/1543

Sanctioned On
31 Mar 2023

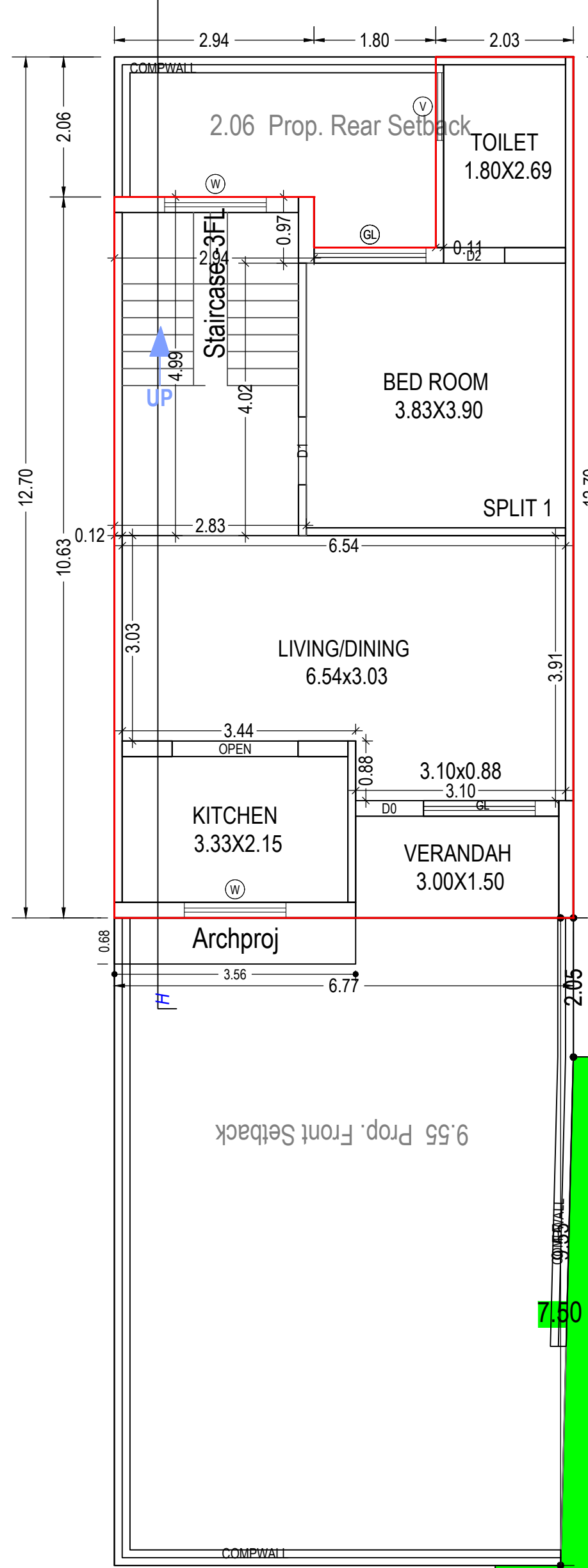
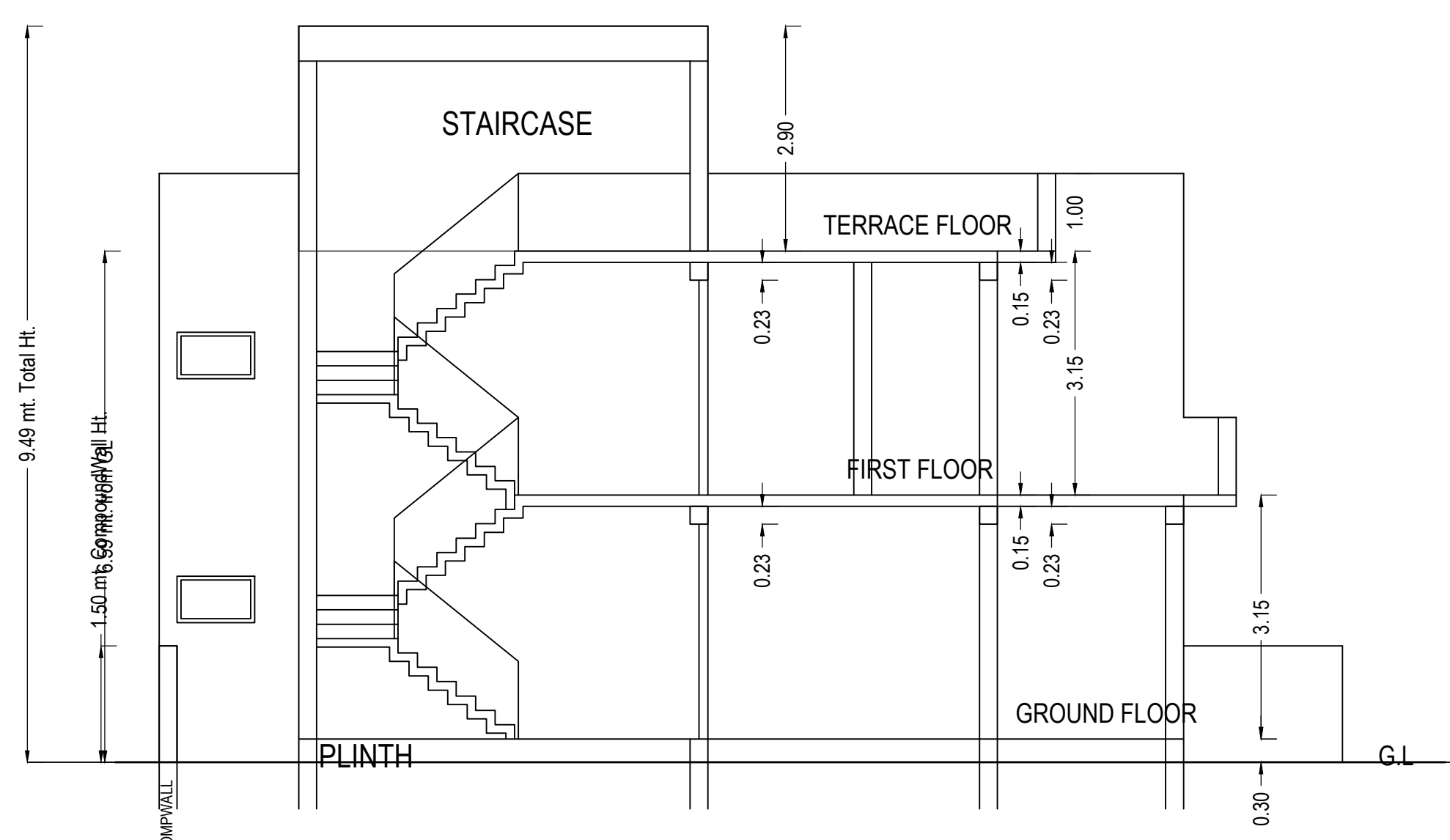
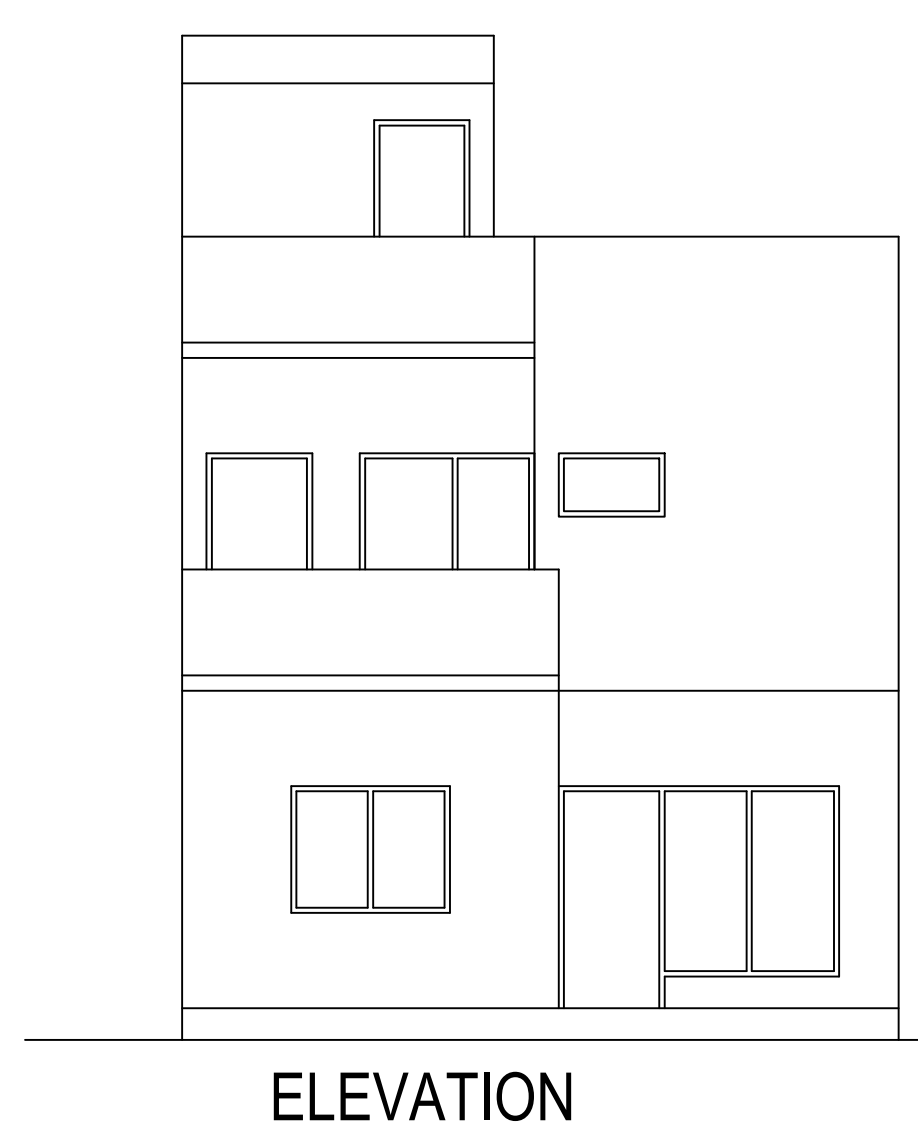
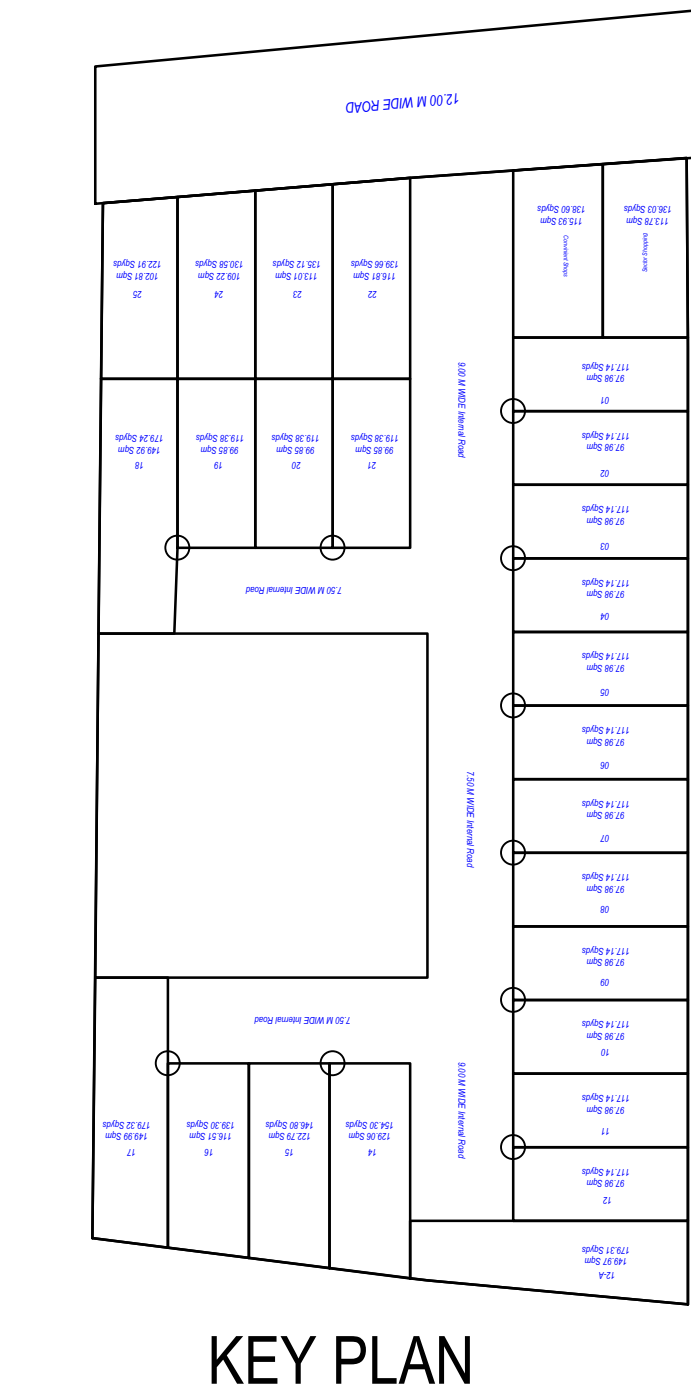
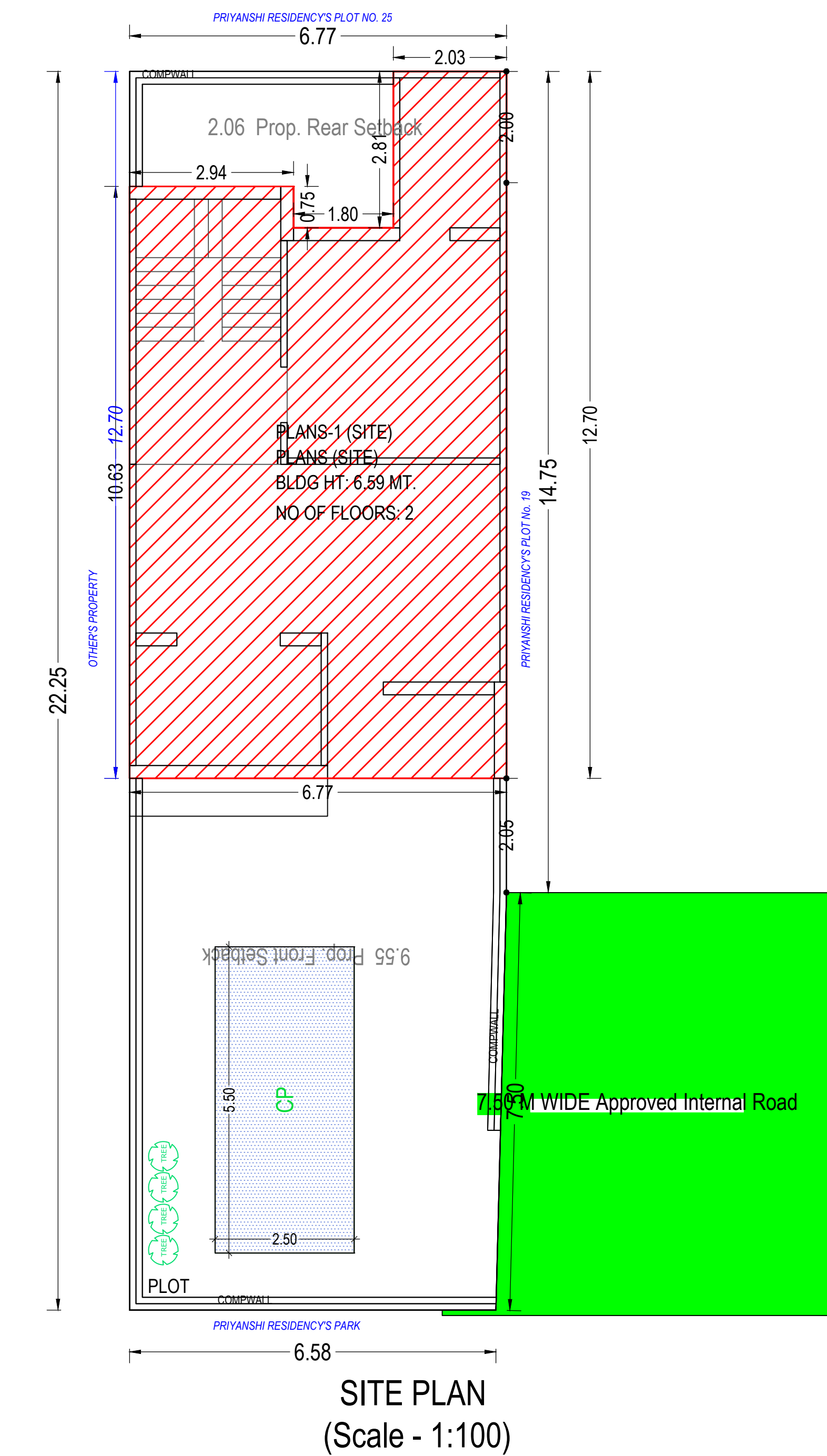
Valid Till
05 Apr 2028

Approved By
Prabhat Kumar (Executive Engineer/ Town Planner)

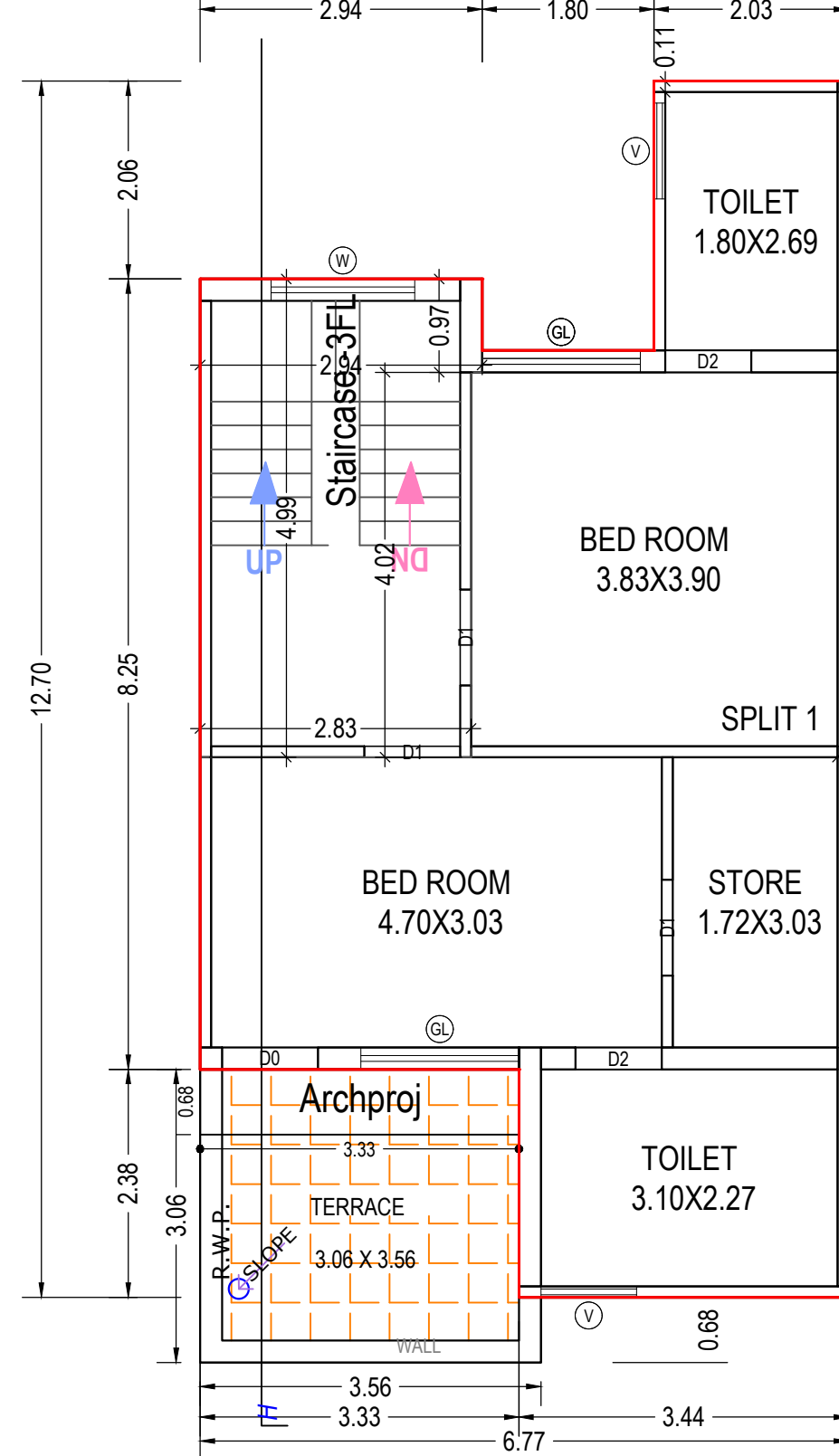
Examined By
Satendra Solanki (JE)

Phool Badan Yadav (Assistant Engineer)

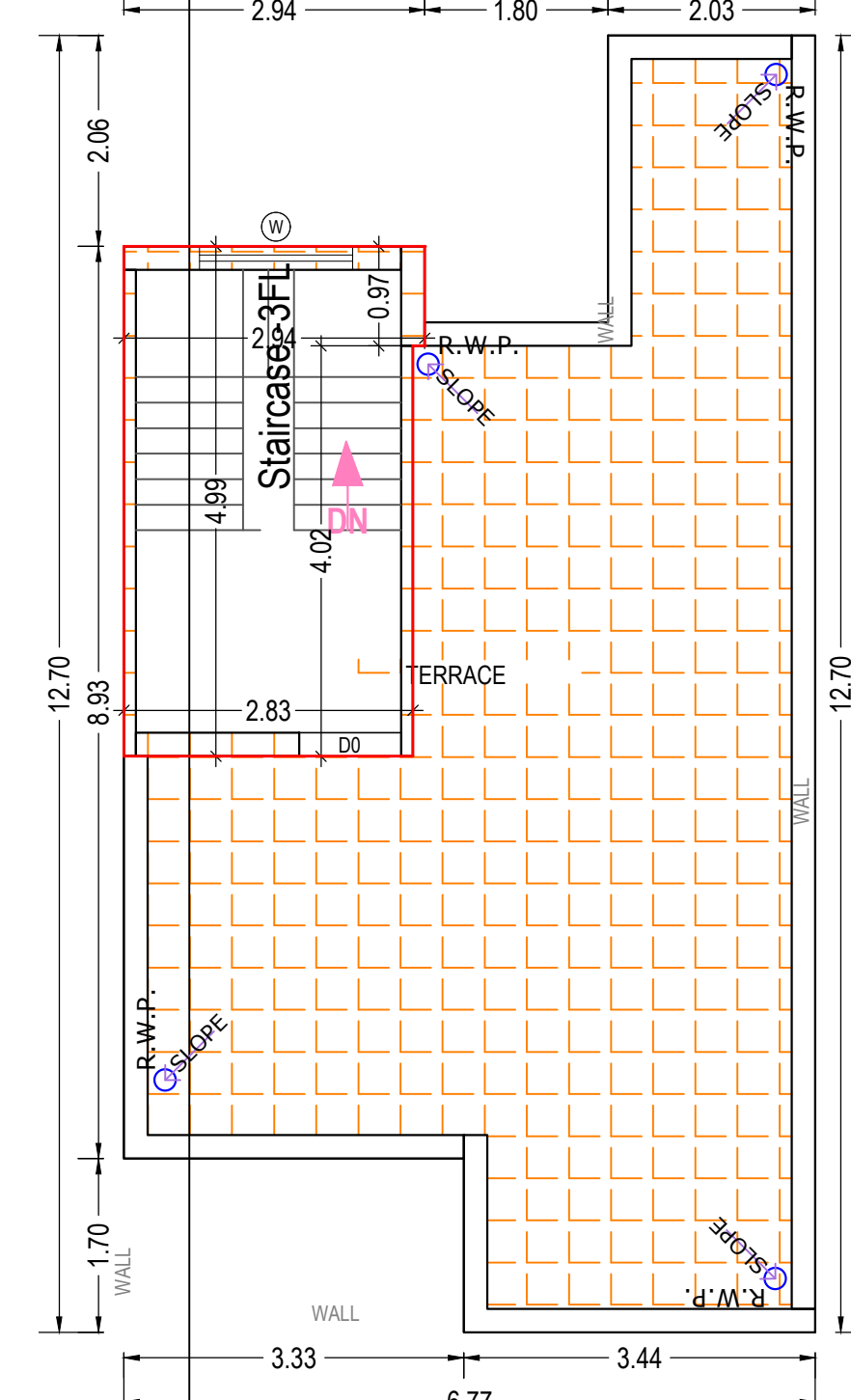
Prabhat Kumar (Executive Engineer/ Town Planner)



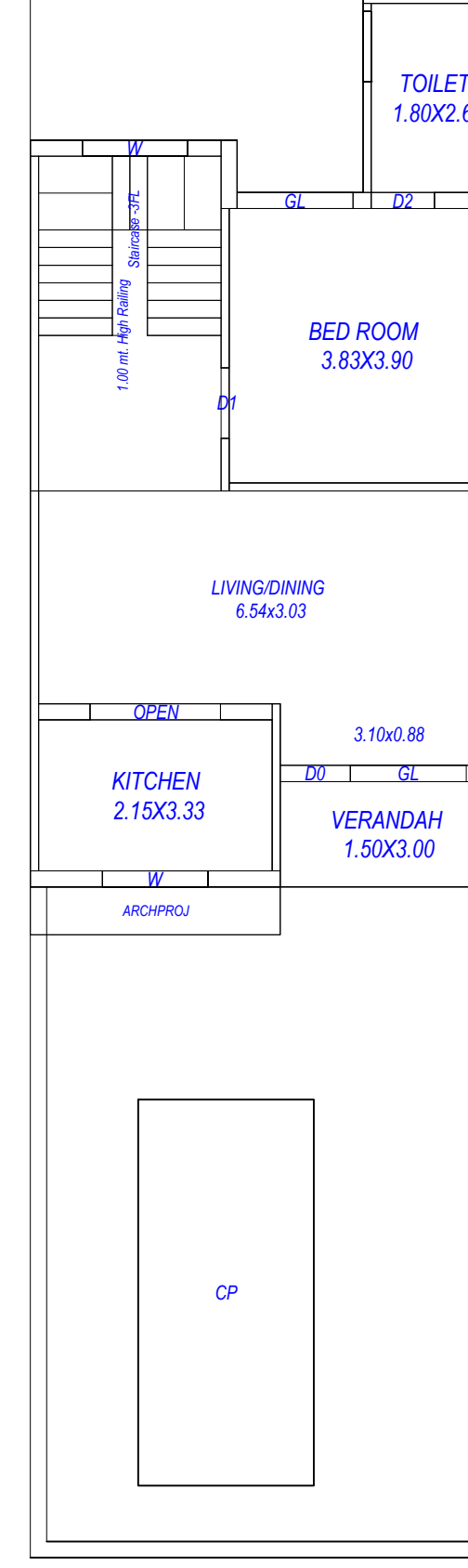
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)



AREA STATEMENT		Plot Use: Residential	Plot Sub Use: Row House	Development Plan: Priyanshi Residency	Land Use Zone: Residential Use Zone	Land Sub Use Zone: Residential Zone	Layout Type: Approved Layout
PROJECT DETAIL		Authority: Agra Development Authority	Authority Class: Category B	Authority Grade: Development Authority (DA)	Development Plan: Priyanshi Residency	Land Use Zone: Residential Use Zone	Layout Type: Approved Layout
Special Project: NA		Site Address: District Agra, Tehsil Agra, Village Sikandara Bahistabad	Sq.Mts				
AREA DETAILS		1. Area of Plot As per record	149.92				
Document Area		As per site condition	149.92				
Area of Plot Considered		2. Deduction for	0.00				
a) Proposed roads		b) Dry reservations	0.00				
Total (a + b)		3. Net Area of plot (1 - 2) AREA OF PLOT	149.92				
Plot Area For Coverage		Permitted FAR Area (1.50)	287.35				
Previous Permitted FAR Area (2.00)		Current Permitted FAR Area (1.75)	287.35				
Total Permitted FAR Area (1.50)		4. Permissible Coverage area (71.67 %)	107.45				
Previous Coverage area (75.00 %)		Current Coverage area (65.00 %)	32.45				
Proposed Coverage Area (49.93 %)		Total Prop. Coverage Area (65.00 %)	74.85				
Balance coverage area (21.74 %)		5. Proposed Area at	Proposed F.S.I	Existing F.S.I			
Proposed Built up		Existing Built up	74.85	74.85	0.00	0.00	
Ground Floor		First Floor	66.93	66.93	0.00	0.00	
Terrace Floor		Total Area	14.25	0.00	0.00	0.00	
Total Area		Total FAR Area	156.03	0.00	141.78	0.00	141.77
Total Built up Area		Proposed F.S.I consumed	0.85				
Proposed F.S.I consumed		C. Tenement Statement					
D. Tenement Proposed At		E. Parking Statement					
F. Parking Space Required as per Regulations		G. Proposed Parking Space	13.75				

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)	

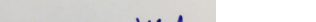
FAR & Unit Details						
Building	No. of Same Bldg	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	No. of Unit
			Munty	Basht		
PLANS (SITE)	1	156.03	14.25	141.78	141.78	01
Grand Total	1	156.03	14.25	141.78	141.78	01

Parking Check (Table 7b)						
Vehicle Type	Reqd			Propd		
	No.	Reduced Req'd Parking (Increase of Plot having RW/area surrendered FOC)	Area	No.	Area	
Equivalent Car Space	-	-	-	1	13.75	
Total Car	1	-	13.75	1	13.75	
			13.75		13.75	

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
PLANS (SITE)	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	-	-	-	

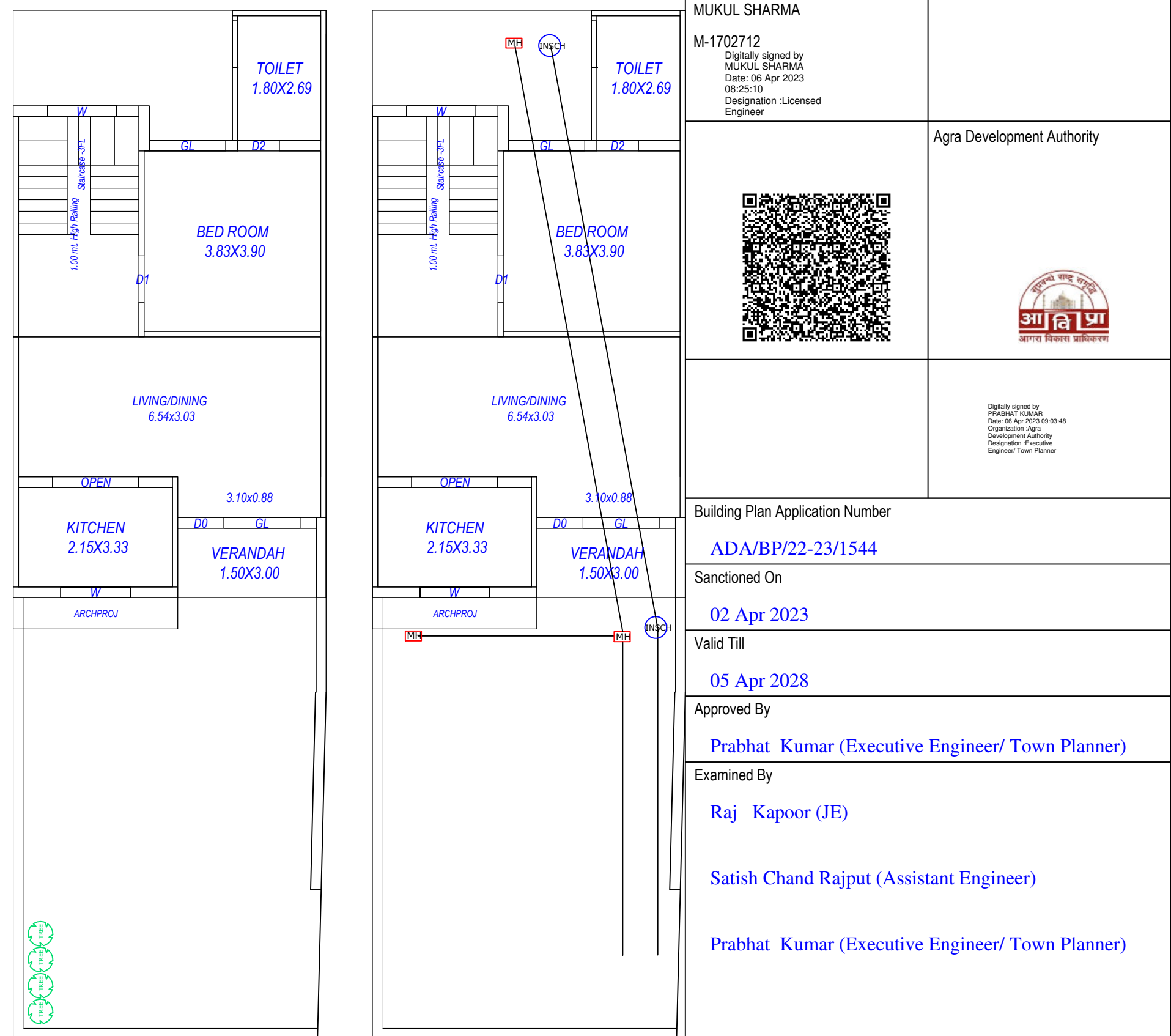
Tree Details (Table 3h)			
Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	4

Required Parking (Table 7a)								
Building Name	Type	Sub Use	Area (Sq. mt.)	Units		Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.
PLANS (SITE)	Residential	Row House	101 - 200	1	149.92	1.00	1	-
	Total :		-	-	-	-	1	1

Buildingwise Floor FAR Details					OWNER'S NAME AND SIGNATURE	
Floor Name	Building Name	PLANS (SITE)		Total		M/S PRIYANSHI SHELTERS PVT LTD. THROUGH PARTNER SHRI GOVIND PRASAD MITTAL, priyanshisshelters@gmail.com/7530689861
		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		74.85	74.85	74.85	74.85	
First Floor		68.93	68.93	68.93	68.93	
Terrace Floor		14.25	0.00	14.25	0.00	
Total:		156.03	141.78	156.03	141.78	

OWNER'S NAME AND SIGNATURE
MIS PRIYANSHI SHELTERS PVT LTD. THROUGH PARTNER SHRI GOVIND PRASAD MITTAL.priyanshishelters@gmail.com/753088981

ARCHITECT'S NAME AND SIGN
MUKUL SHARMA



Building - PLANS (SITE)						
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed Area (Sq.mt.)	FAR (Sq.mt.)	Total FAR Area (Sq.mt.)
		Murthy	Resi.			
Ground Floor	74.85	0.00		74.85	74.85	01
First Floor	66.93			66.93	66.93	00
Terrace Floor	14.25	14.25		0.00	0.00	00
Total	156.02	14.25		141.78	141.77	01
Total Number of Same Buildings:	1					
Total	156.02	14.25		141.78	141.77	01

Staircase Checks (Table 8a-1)					
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	Staircase -3FL	1.05	0.250	0.126	1.00
FIRST FLOOR	Staircase -3FL	1.05	0.250	0.126	1.00
TERRACE FLOOR PLAN.	Staircase -3FL	1.05	0.250	0.000	1.00

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLANS (SITE)	D2	0.90	2.10	0
PLANS (SITE)	D1	1.00	2.10	0
PLANS (SITE)	D0	1.00	2.10	0
PLANS (SITE)	OPEN	1.86	2.10	

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLANS (SITE)	V	1.00	1.00	03
PLANS (SITE)	W	1.50	1.20	04
PLANS (SITE)	GL	1.65	1.80	04

UnitBUA Table for Building -PLANS (SITE)											
Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt)	Carpet Area	No. of Unit			
GROUND FLOOR PLAN	SPLIT 1	DWELLING UNIT	74.85	74.85	74.85	0.00	5.45	69.40	01		
			Total	74.85	74.85	74.85	0.00	5.45	69.40	01	
			Total Floor	74.85	74.85	74.85	0.00	5.45	69.40	01	
			Total	74.85	74.85	74.85	0.00	5.45	69.40	01	
FIRST FLOOR PLAN	SPLIT 1	DWELLING UNIT	66.93	66.93	66.93	0.23	5.67	61.03	00		
			Total	66.93	66.93	66.93	0.23	5.67	61.03	00	
			Total Floor	66.93	66.93	66.93	0.23	5.67	61.03	00	
			Total	66.93	66.93	66.93	0.23	5.67	61.03	00	
Total			-	-	141.78	141.78	141.78	0.23	11.11	130.43	01

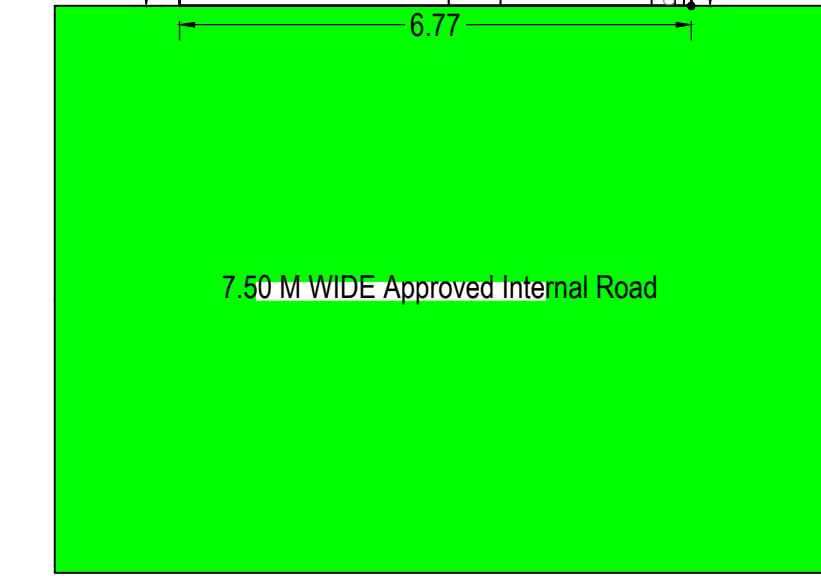
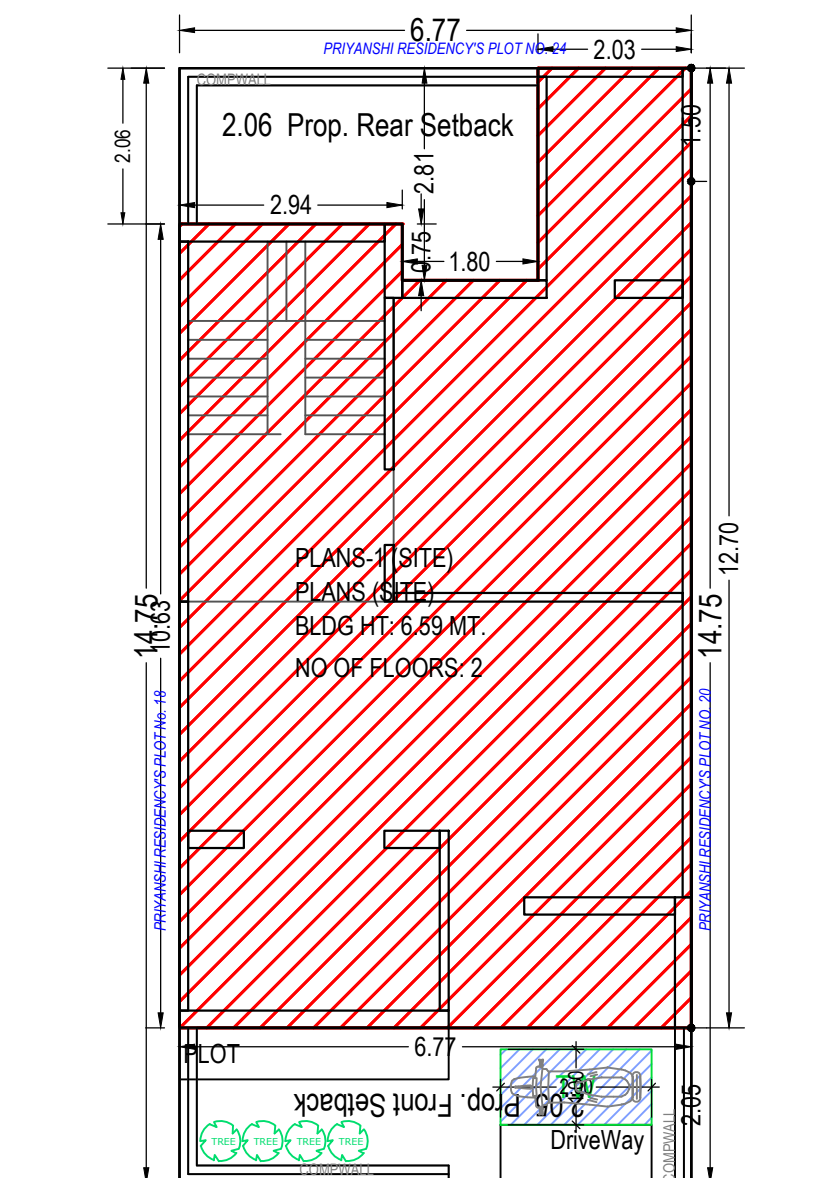
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area: - 149.92
Total FAR Area: - 141.77
Total Coverage Area: - 74.85
Total BUA Area: - 156.02

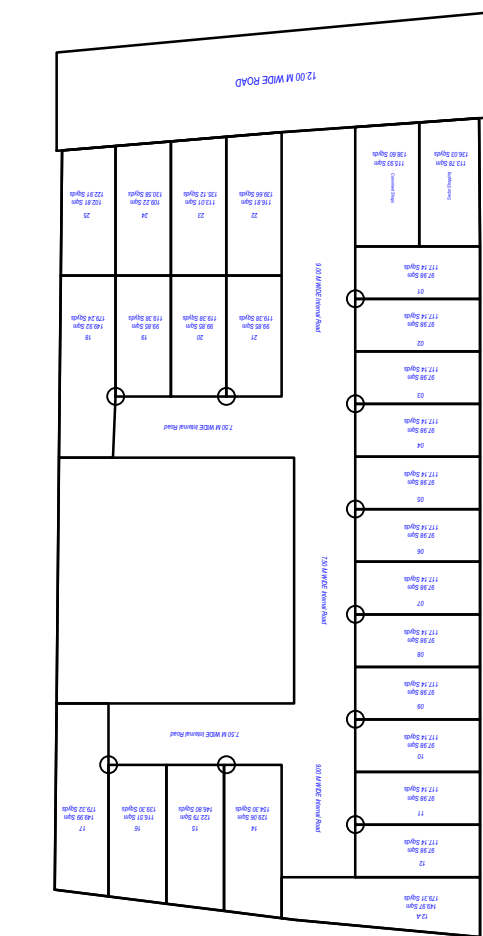
Project Title :PROPOSED PLAN OF PLOT NO. 19 ON " PRIYANSHI RESIDENCY " COLONY SITUATED AT KHATA NO. 306 KHASRA NO. 795MAUZA SIKANDRA BAHISTABAD AGRAOwner: M/S Priyanshi Shelters pvt. Ltd. Through authorized signatory Shri Govind Prasad Mittal (Director)

File No	ADA/BP/22-23/1545	Sheet	1 / 1
Submission Date	2023-03-17	Scale	1:100

16.75



SITE PLAN
(Scale - 1:100)



KEY PLAN

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	74.85	0.00	74.85	74.85	01
First Floor	66.93	0.00	66.93	66.93	00
Terrace Floor	14.25	0.00	0.00	0.00	00
Total	156.02	14.25	141.78	141.77	01
Total Number of Same Buildings:	1				
Total	156.02	14.25	141.78	141.77	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	Staircase -3FL	1.05	0.250	0.126	1.00
FIRST FLOOR PLAN	Staircase -3FL	1.05	0.250	0.126	1.00
TERRACE FLOOR PLAN	Staircase -3FL	1.05	0.250	0.000	1.00

UnitBUA Table for Building :PLANS (SITE)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT 1	DWELLING UNIT	74.85	74.85	0.00	5.45	69.40
			Total :	74.85	0.00	5.45	69.40
			Typical Floor = 1				
FIRST FLOOR PLAN	SPLIT 1	DWELLING UNIT	66.93	66.93	0.23	5.67	61.03
			Total :	66.93	0.23	5.67	61.03
			Typical Floor = 1				
-	-	-	141.78	141.78	0.23	11.11	130.43

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLANS (SITE)	D2	0.90	2.10	03
PLANS (SITE)	D1	1.00	2.10	04
PLANS (SITE)	D0	1.00	2.10	02
PLANS (SITE)	OPEN	1.86	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLANS (SITE)	V	1.00	1.00	03
PLANS (SITE)	W	1.50	1.20	04
PLANS (SITE)	GL	1.65	1.80	04

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.

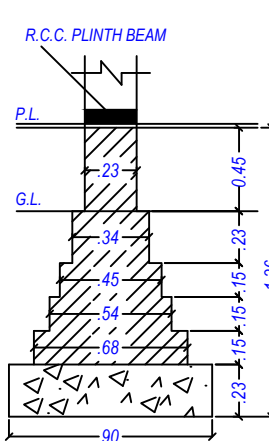
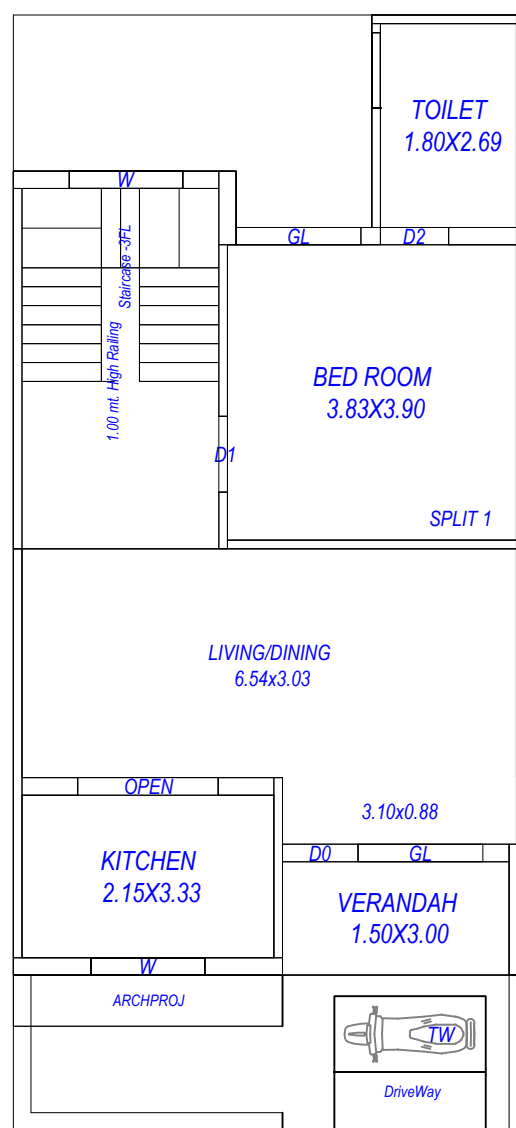
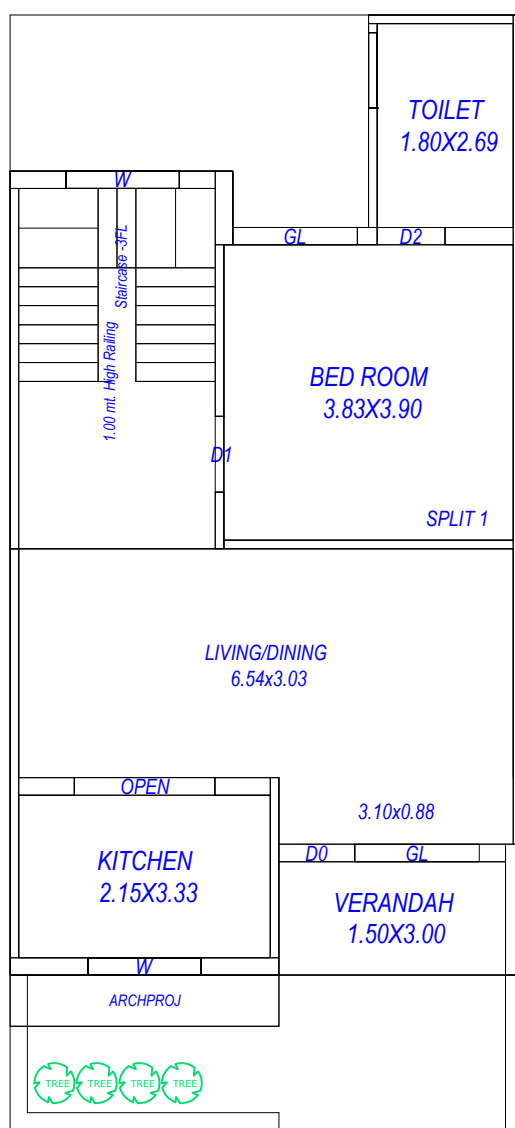
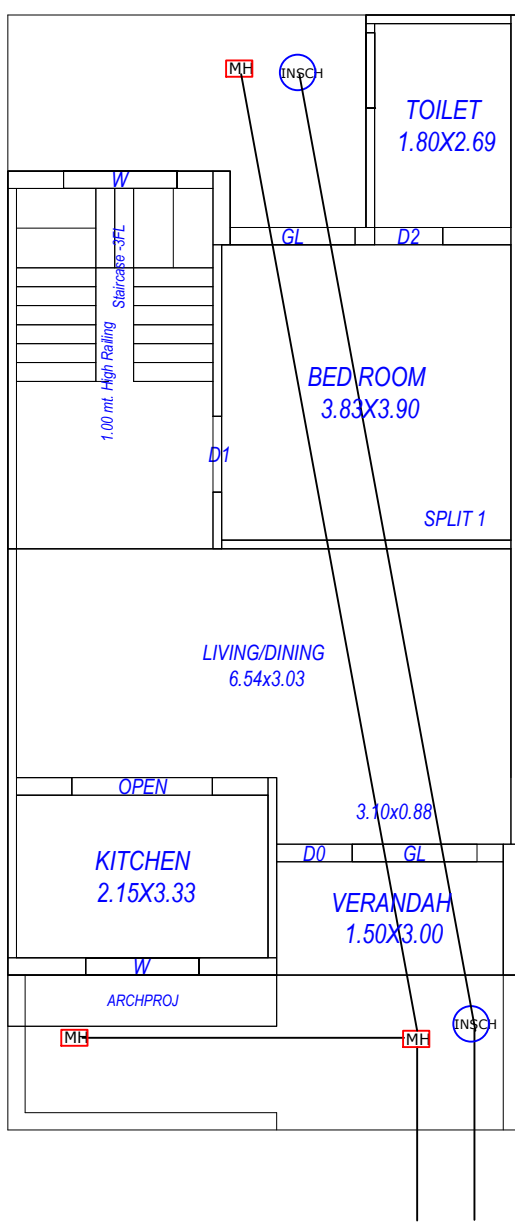
ELEVATION

SECTION

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

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

TERRACE FLOOR PLAN
(SCALE 1:100)



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
PLANS (SITE)	1	156.03	14.25	141.78	141.78	01
Grand Total :	1	156.03	14.25	141.78	141.78	01

Parking Check (Table 7b)

Vehicle Type	Regd.		Prop.	
	No.	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
PLANS (SITE)	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	
PLOT	Tree	Reqd	Prop
		1	4

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
PLANS (SITE)	Residential	Row House	0 - 101	1	99.85	-	-	0.00	-
Total :			-	-	-	0	0	-	1

Buildingwise Floor FAR Details

Floor Name	Building Name		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	74.85	74.85	74.85	74.85
First Floor	66.93	66.93	66.93	66.93
Terrace Floor	14.25	0.00	14.25	0.00
Total:	156.03	141.78	156.03	141.78

Total Plot Area : -	99.85	Total FAR Area : -	141.77
Total Coverage Area : -	74.85	Total BUA Area : -	156.02

AREA STATEMENT		VERSION NO. : 1.0.82
PROJECT DETAIL :		VERSION DATE: 12/10/2022
Authority: Agra Development Authority	Plot Use: Residential	
AuthorityClass: Category B	Plot SubUse: Row House	
AuthorityGrade: Development Authority (DA)	Development Plan: Master Plan	
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:Sikandara Bahistabad		
AREA DETAILS :	Sq.Mts.	
1. Area of Plot As per record	-	99.85
Document Area		99.85
As per site condition		99.85
Area of Plot Considered		99.85
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		99.85
Plot Area For Coverage		99.85
Plot Area For FAR		99.85
Perm. FAR Area (2.00)		199.70
Total Perm. FAR area (2.00)		199.70
6. Total Built up area permissible at:		
Permissible Coverage area (75.00 %)		74.89
Proposed Coverage Area (74.96 %)		74.85
Total Prop. Coverage Area (74.96 %)		74.85
Balance coverage area (0.04 %)		0.04
Proposed Area at:		
Ground Floor	Proposed Built up	Existing Built up
First Floor	74.85	0.00
Terrace Floor	66.93	0.00
Total Area:	14.25	86.93
Total FAR Area:	156.03	0.00
Total BuiltUp Area:	141.78	0.00
Proposed F.S.I. consumed:		141.77
C. Tenement Statement		156.02
4. Tenement Proposed At:		1.42
G.F.		
5. Total Tenements (3 + 4)	1.00	
Parking Statement	1	
2. Proposed Parking Space:		2.00

OWNER'S NAME AND SIGNATURE
M/S PRIYANSHI SHELTERS PVT LTD THROUGH PARTNER SHRI GOVIND PRASAD MITTAL.priyanshishelters@gmail.com,7536088981

Govind Prasad Mittal

ARCH/ENG'S NAME AND SIGNATURE STRUCTURE ENGINEER

MUKUL SHARMA
M-17000000 signed by MUKUL SHARMA Date: 06 Apr 2023 08:24:35 Designation: Licensed Engineer

Agra Development Authority
311
आगरा नगरपालिका

Digitaly signed by: PRABHAT KUMAR Date: 06 Apr 2023 09:44:32 Designation: Executive Engineer Town Planner

Building Plan Application Number
ADA/BP/22-23/1545

Sanctioned On
30 Mar 2023

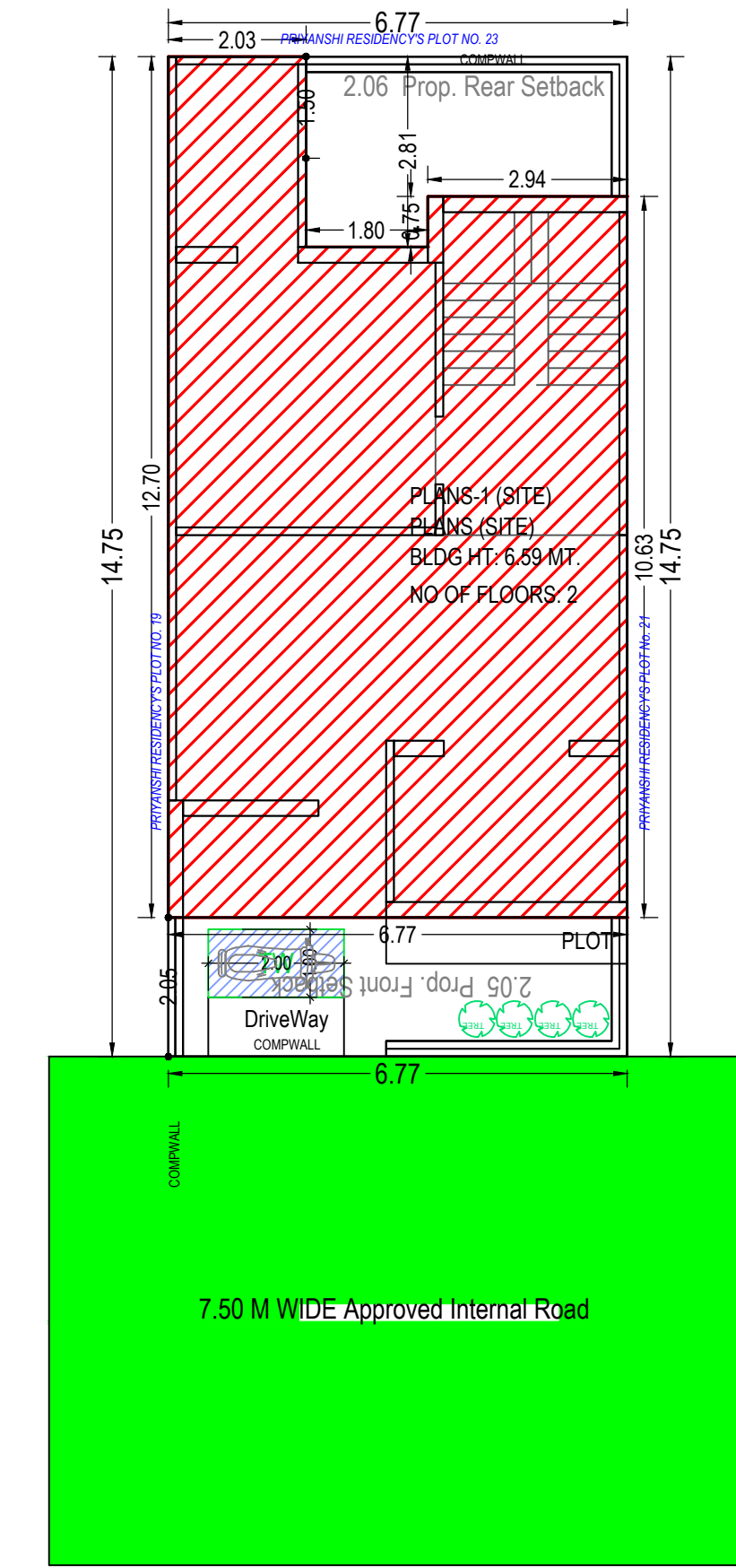
Valid Till
05 Apr 2028

Approved By
Prabhat Kumar (Executive Engineer/ Town Planner)

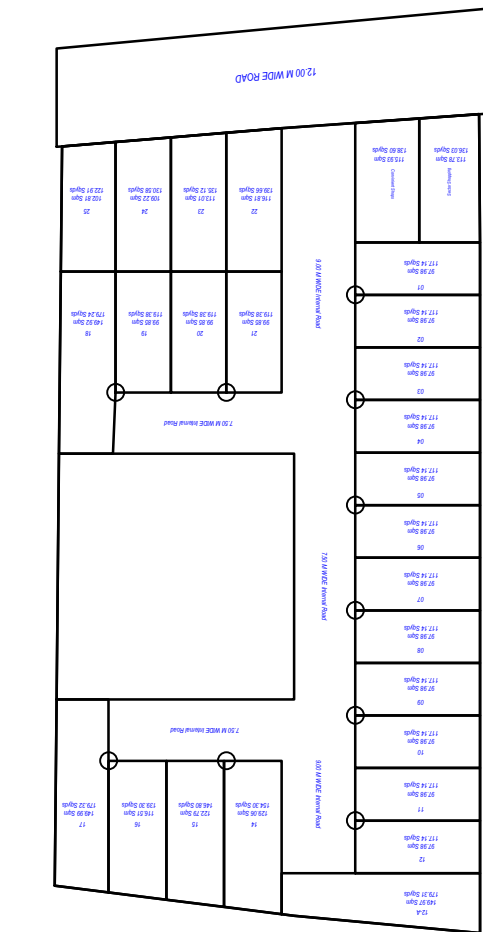
Examined By
Rajeev Govil (JE)

Satish Chand Rajput (Assistant Engineer)

Prabhat Kumar (Executive Engineer/ Town Planner)



SITE PLAN
(Scale - 1:100)



KEY PLAN

Building :PLANS (SITE)					
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	74.85	0.00	74.85	74.85	01
First Floor	66.93	0.00	66.93	66.93	00
Terrace Floor	14.25	0.00	14.25	14.25	00
Total	156.02	0.00	156.02	156.02	01
Total Number of Same Buildings:	1				
Total	156.02	0.00	156.02	156.02	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	Staircase -3FL	1.05	0.250	0.126	1.00
FIRST FLOOR PLAN	Staircase -3FL	1.05	0.250	0.126	1.00
TERRACE FLOOR PLAN	Staircase -3FL	1.05	0.250	0.000	1.00

UnitBUA Table for Building :PLANS (SITE)

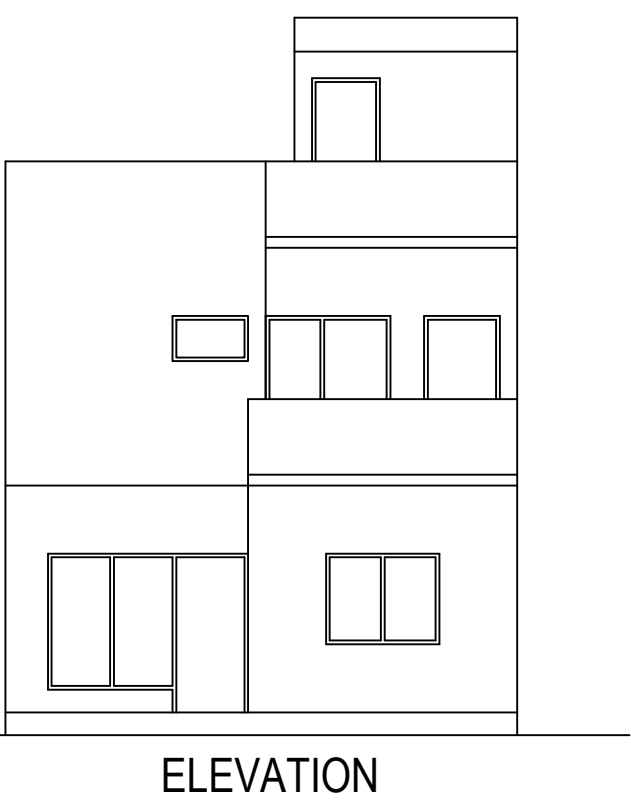
Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT 1	DWELLING UNIT	74.85	74.85	74.85	0.00	5.45	69.40
			Total	74.85	74.85	0.00	5.45	69.40
			Typical Floor = 1					
FIRST FLOOR PLAN	SPLIT 1	DWELLING UNIT	66.93	66.93	66.93	0.23	5.67	61.03
			Total	66.93	66.93	0.23	5.67	61.03
			Typical Floor = 1					
TERRACE FLOOR PLAN	SPLIT 1	TERRACE	14.25	14.25	14.25	0.00	0.00	0.00
			Total	14.25	14.25	0.00	0.00	0.00
			Typical Floor = 1					
Total	-	-	141.78	141.78	141.78	0.23	11.11	130.43

SCHEDULE OF DOOR:

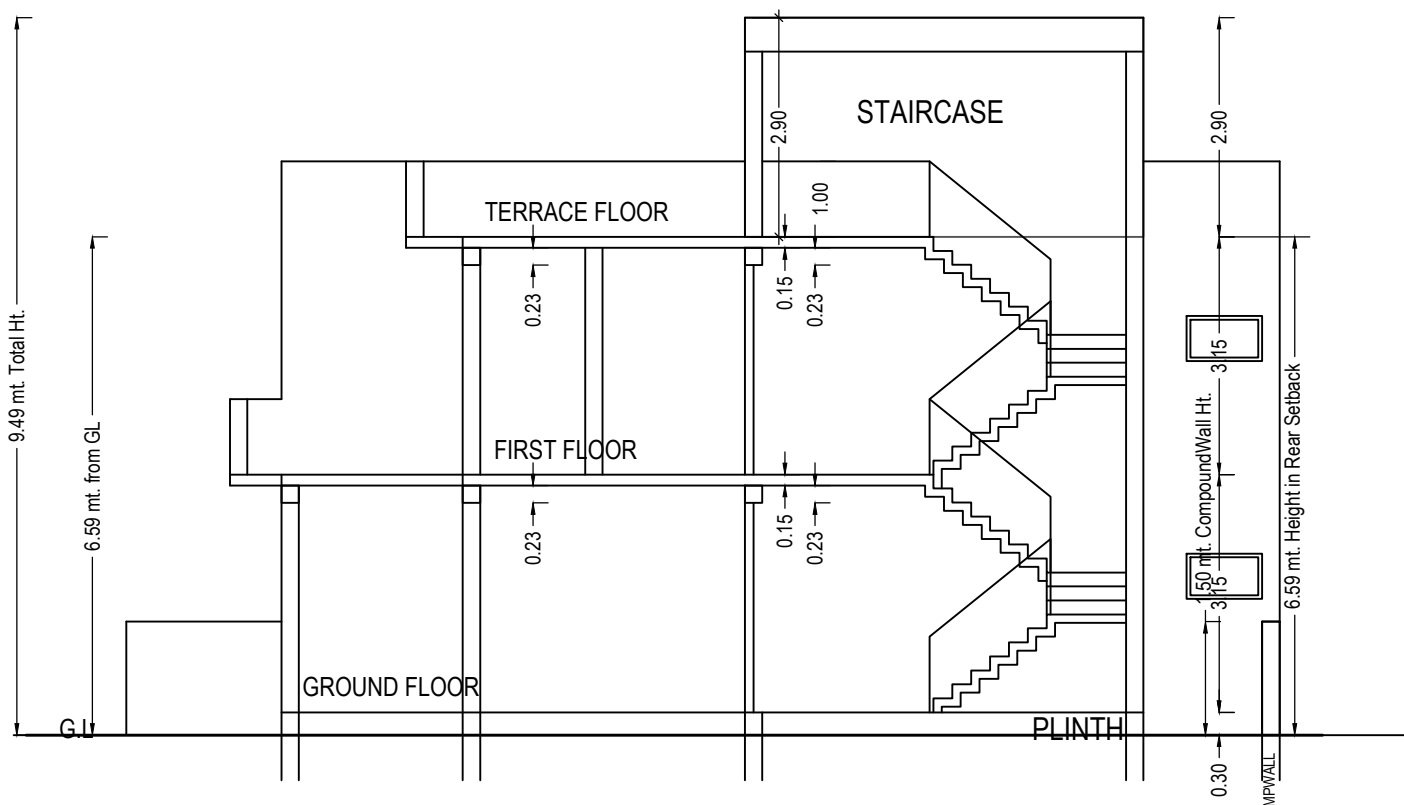
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLANS (SITE)	D2	0.90	2.10	03
PLANS (SITE)	D1	1.00	2.10	04
PLANS (SITE)	D0	1.00	2.10	02
PLANS (SITE)	OPEN	1.86	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

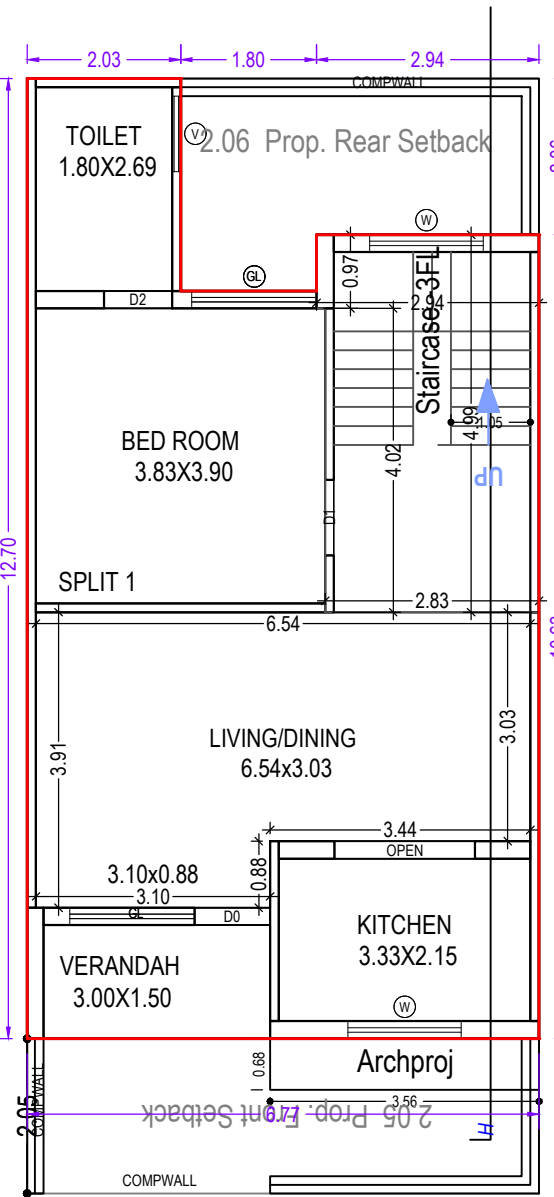
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLANS (SITE)	V	1.00	1.00	03
PLANS (SITE)	W	1.50	1.20	04
PLANS (SITE)	GL	1.65	1.80	04



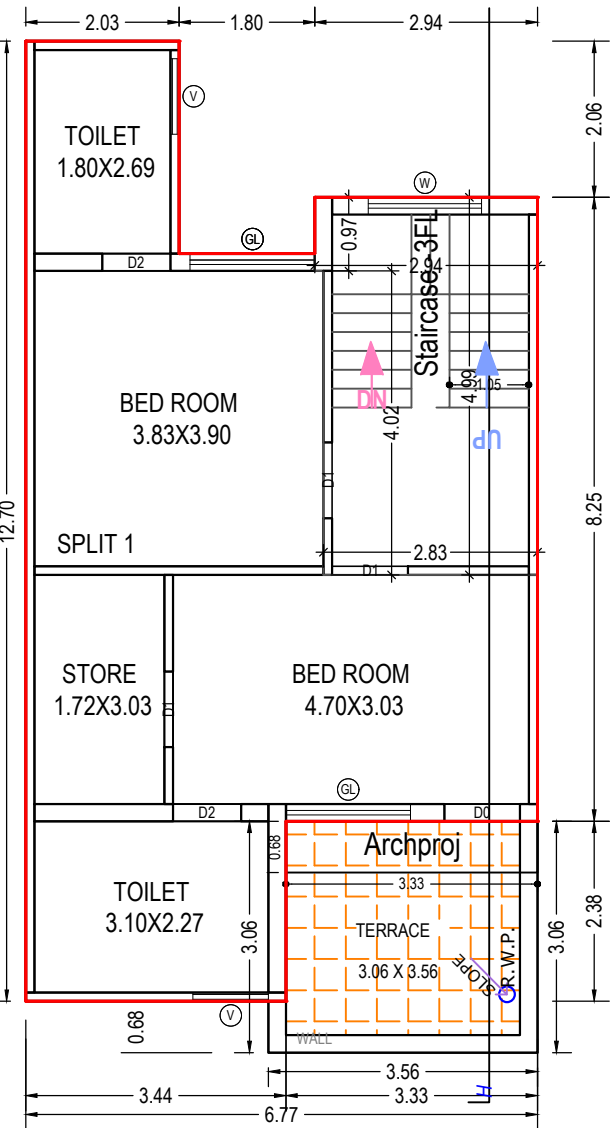
ELEVATION



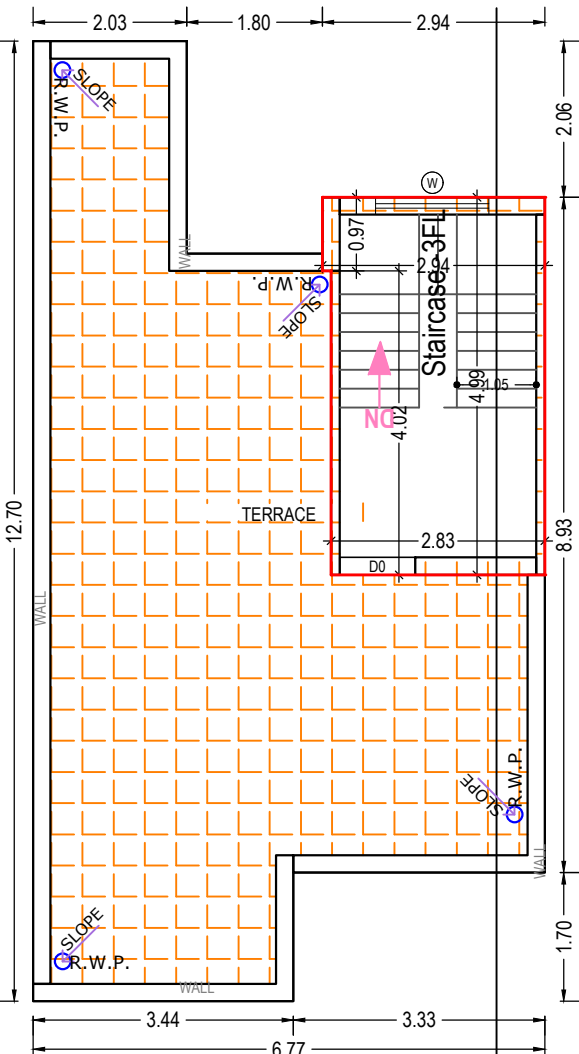
SECTION



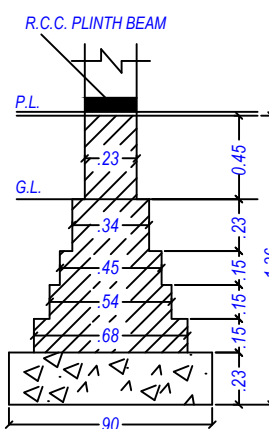
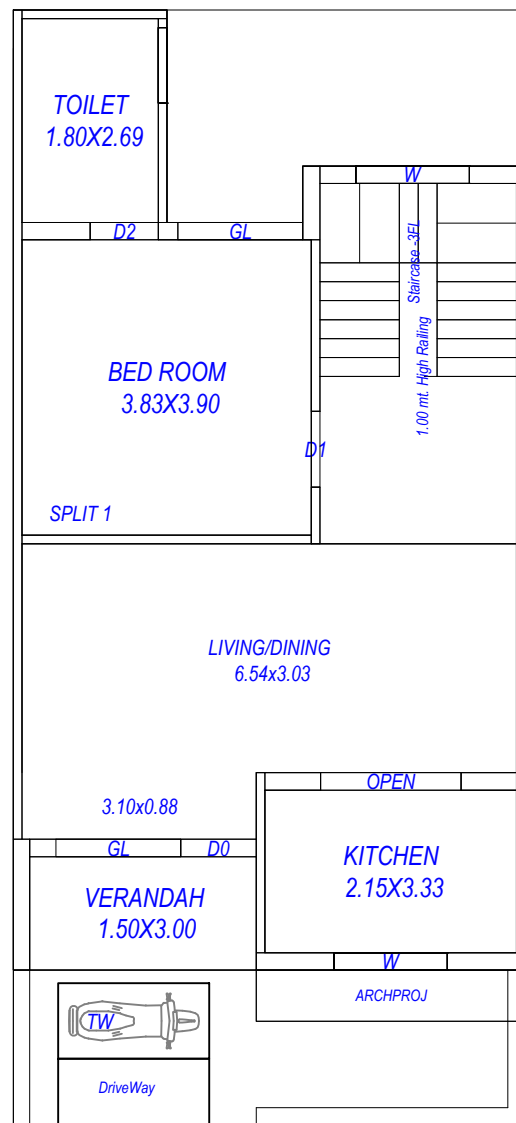
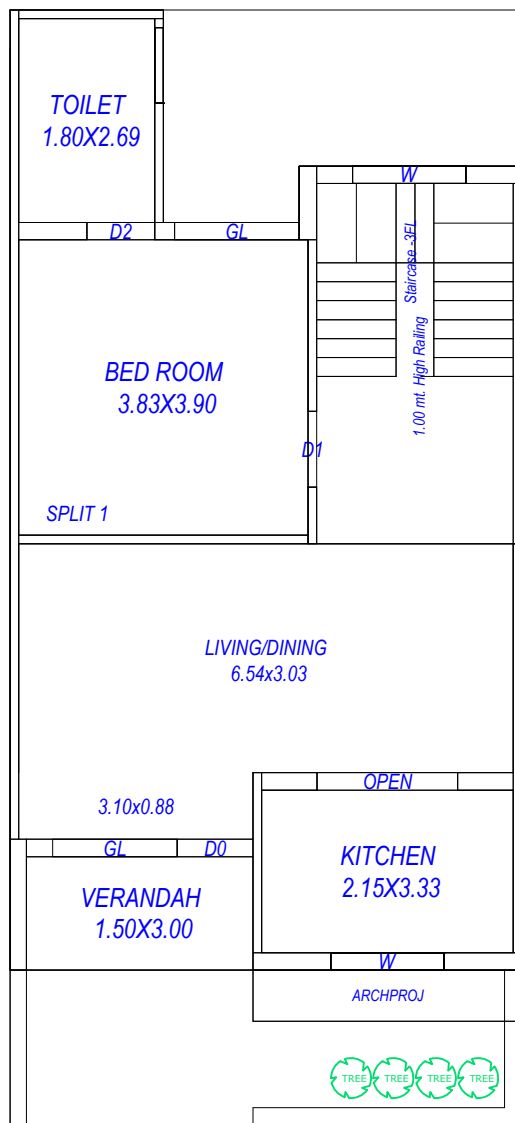
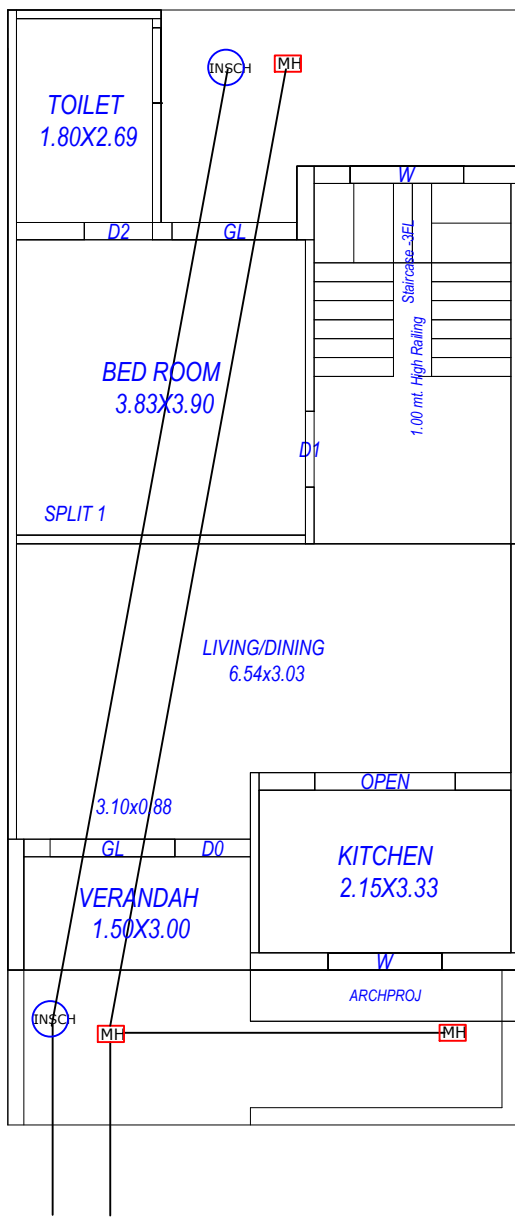
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



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



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
PLANS (SITE)	1	156.03	14.25	141.78	141.78	01
Grand Total :	1	156.03	14.25	141.78	141.78	01

Parking Check (Table 7b)

Vehicle Type	Regd.		Prop.	
	No.	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
PLANS (SITE)	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	
PLOT	Tree	Reqd	Prop
		1	4

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
PLANS (SITE)	Residential	Row House	0 - 101	1	99.85	-	-	0.00	-
				-	-	-	0	0	-
Total									

Buildingwise Floor FAR Details

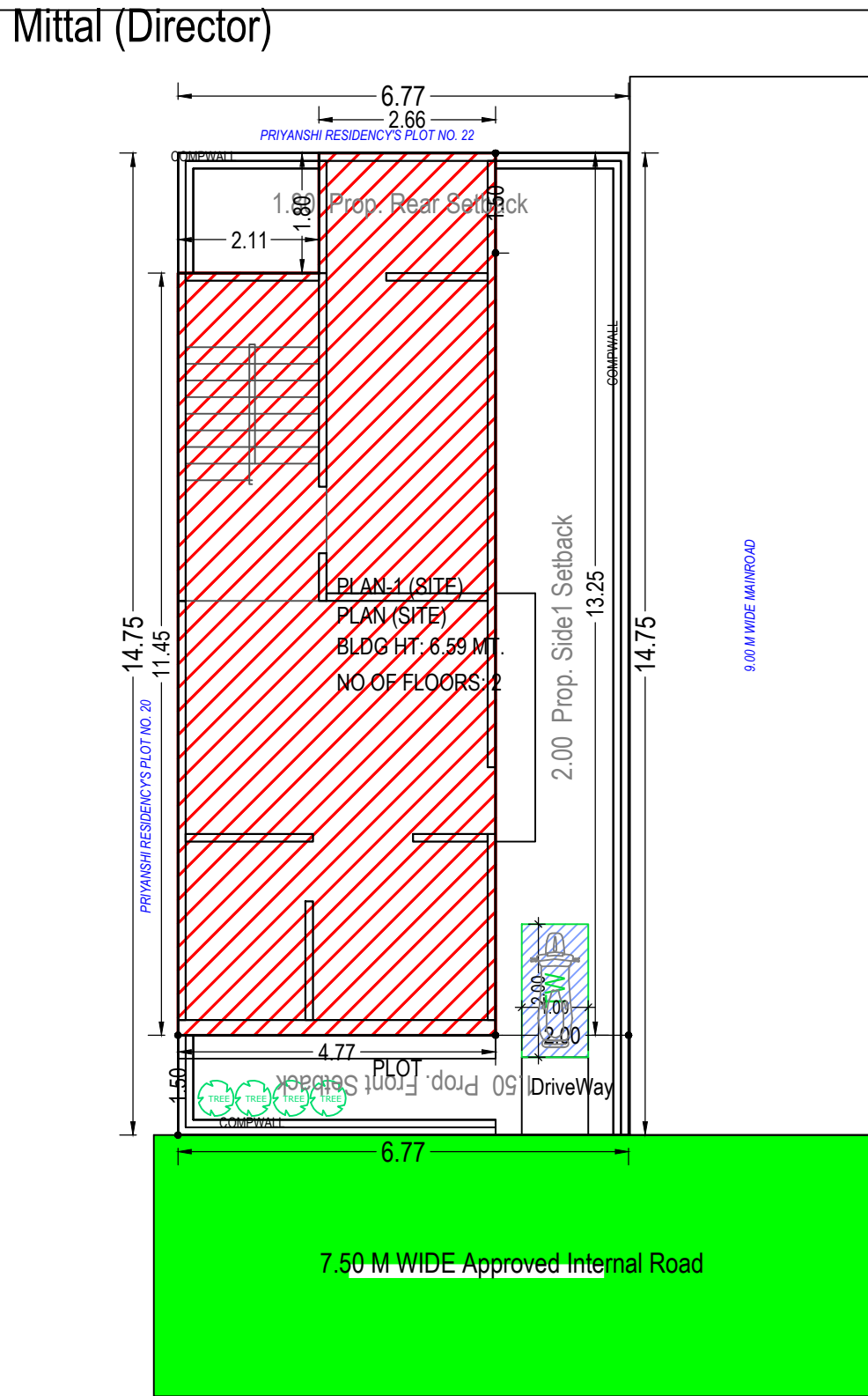
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	74.85	74.85	74.85	74.85
First Floor	66.93	66.93	66.93	66.93
Terrace Floor	14.25	0.00	14.25	0.00
Total	156.03	141.78	156.03	141.78

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.

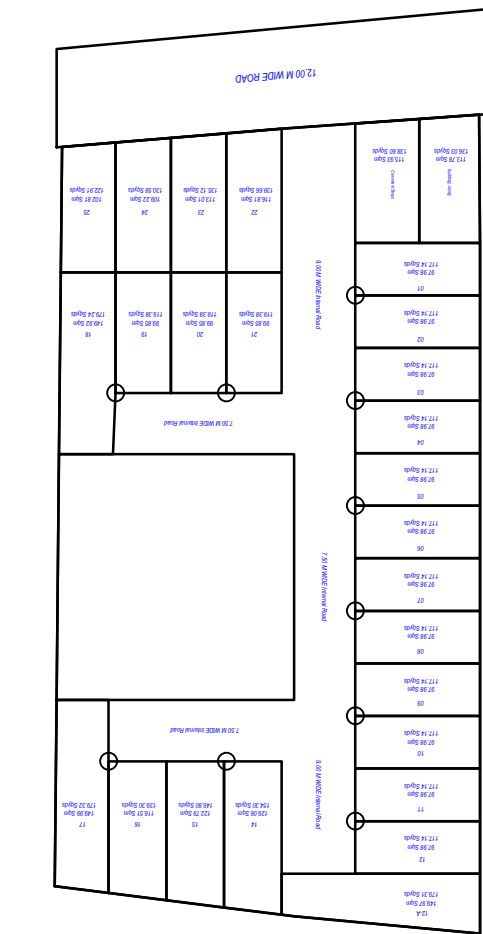
Total Plot Area :-	99.85	Total FAR Area :-	141.77
Total Coverage Area :-	74.85	Total BUA Area :-	156.02

Project Title :PROPOSED PLAN OF PLOT NO. 21 " PRIYANSHI RESIDENCY " COLONY SITUATED AT KHATA NO. 306 KHASRA NO. 795MAUZA SIKANDRA BAHISTABAD AGRAOwner: M/S Priyanshi Shelters pvt. Ltd. Through authorized signatory Shri Govind Prasad Mittal (Director)

File No	ADA/BP/22-23/1547	Sheet	1 / 1
Submission Date	2023-03-10	Scale	1:100



SITE PLAN
(Scale - 1:100)



KEY PLAN

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	59.39	0.00	59.39	59.39	01
First Floor	59.39	0.00	59.39	59.39	00
Terrace Floor	11.55	11.55	0.00	0.00	00
Total	130.33	11.55	118.78	118.78	01
Total Number of Same Buildings:	1				
Total	130.33	11.55	118.78	118.78	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	0.185	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.185	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

UnitBUA Table for Building :PLAN (SITE)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.) Door	External Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT 1	DWELLING UNIT	59.39	59.39	59.39	0.12	4.49	54.78	01
			Total	59.39	59.39	0.12	4.49	54.78	01
			Typical Floor = 1						
FIRST FLOOR PLAN	SPLIT 1	DWELLING UNIT	59.39	59.39	59.39	0.00	4.60	54.79	00
			Total	59.39	59.39	0.00	4.60	54.79	00
			Typical Floor = 1						
TERRACE FLOOR PLAN	SPLIT 1	DWELLING UNIT	59.39	59.39	59.39	0.00	4.60	54.79	00
			Total	59.39	59.39	0.00	4.60	54.79	00
			Typical Floor = 1						
Total	-	-	118.78	118.78	118.78	0.12	9.09	109.57	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLAN (SITE)	V	1.00	1.00	02
PLAN (SITE)	V1	1.00	1.00	02
PLAN (SITE)	W1	1.50	1.20	02
PLAN (SITE)	W	1.50	1.20	03
PLAN (SITE)	GL	2.00	1.80	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLAN (SITE)	D2	0.90	2.10	05
PLAN (SITE)	D1	1.00	2.10	04
PLAN (SITE)	OPEN	1.50	2.10	01

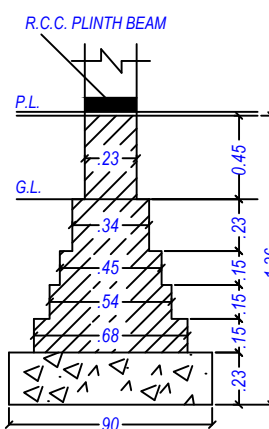
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

ISO_A1_(841.00_x_594.00_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.

AREA STATEMENT	VERSION NO.: 1.0.82
PROJECT DETAIL :	VERSION DATE: 12/10/2022
Authority: Agra Development Authority	Plot Use: Residential
AuthorityClass: Category B	Plot SubUse: Row House
AuthorityGrade: Development Authority (DA)	Development Plan: Master Plan
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:Sikandara Bahistabad	
AREA DETAILS :	Sq.Mts.
1. Area of Plot As per record	-
Document Area	99.85
As per site condition	99.85
Area of Plot Considered	99.85
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	99.85
Plot Area For Coverage	99.85
Plot Area For FAR	99.85
Perm. FAR Area (2.00)	199.70
Total Perm. FAR area (2.00)	199.70
6. Total Built up area permissible at:	
Permissible Coverage area (75.00 %)	74.89
Proposed Coverage Area (59.48 %)	59.39
Total Prop. Coverage Area (59.48 %)	59.39
Balance coverage area (15.52 %)	15.50

Proposed Area at:	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Ground Floor	59.39	0.00	59.39	0.00
First Floor	59.39	0.00	59.39	0.00
Terrace Floor	11.55	0.00	0.00	0.00
Total Area:	130.33	0.00	118.78	0.00
Total FAR Area:				118.78
Total BuiltUp Area:				130.33
Proposed F.S.I. consumed:				1.19
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	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
PLAN (SITE)	1	130.33	11.55	118.78	118.78	01
Grand Total	1	130.33	11.55	118.78	118.78	01

Parking Check (Table 7b)

Vehicle Type	Reqd.				Prop.			
	No.	Reduced Req'd 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
PLAN (SITE)	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	4

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./U
PLAN (SITE)	Residential	Row House	0 - 101	1	99.85	-	-	-	0.
Total :			-	-	-	-	0	0	

Buildingwise Floor FAR Details

Floor Name	Building Name PLAN (SITE)		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	59.39	59.39	59.39	59.39
First Floor	59.39	59.39	59.39	59.39
Terrace Floor	11.55	0.00	11.55	0.00
Total	130.33	118.78	130.33	118.78

Total Plot Area: -	99.85	Total FAR Area: -	118.78
Total Coverage Area: -	59.39	Total BUA Area: -	130.33

OWNER'S NAME AND SIGNATURE

M/S PRIYANSHI SHELTERS PVT LTD THROUGH PARTNER SHRI GOVIND PRASAD MITTAL.priyanshishelters@gmail.com,7536088981

Govind Prasad Mittal

ARCH/ENG'S NAME AND SIGNATURE

STRUCTURE ENGINEER

MUKUL SHARMA

M-17000000 signed by MUKUL SHARMA Date: 06 Apr 2023 08:25:10 Designation: Licensed Engineer

Agra Development Authority



Building Plan Application Number

ADA/BP/22-23/1547

Sanctioned On

01 Apr 2023

Valid Till

05 Apr 2028

Approved By

Prabhat Kumar (Executive Engineer/ Town Planner)

Examined By

Rajeev Govil (JE)

Satish Chand Rajput (Assistant Engineer)

Prabhat Kumar (Executive Engineer/ Town Planner)

