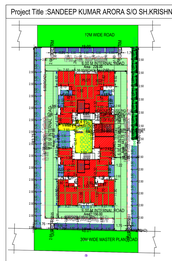
Project Title :SANDEEP KUMAR ARORA S/O SH.KRISHNA KUMAR ARORA GROUP HOUSING BUILDING AT PLOT NO-GH-05 RUKMANI VIHAR AVASIYA YOJNA VRINDAVAN MATHURA



SITE PLAN

(Scale - 1:500)

File No	SIVOSA/BP/23-24/1047	Sheet	2 - 3
Submission Date	29-Jun-24	Scale	1:100
		Date	02-01-2024

0	AREA STATEMENT	VRINDAVAN DATE: [illegible]
1	PROJECT DETAIL:	
	Authority: MVDA	Plot Use: Residential
	Authority Case: Category C	Project Type: Group Housing
	Authority/Grade: Development Authority (DA)	Residential Plot Typology: Other Avasiya Yojana
	Zone/Town: Region	Land Use Zone: Residential use Zone
	Road Width: Road Width Development	Road Type: Other Residential Zone
	Nature of Development: NEW	Land Type: NA
	Development Area: Undeveloped Area	
	Development Scheme: Other Pvt. Scheme	
	Special Project: NA	
	Site Address: DeEn/MMLA, Tehsil/Mathura Sadar, District/Mathura, Bangar	
2	AREA DETAILS:	Sq.Mtr.
	a Area of Plot As per record	
	As per site measurement	4040.20
	As per site condition	4040.20
	b Area of Plot Considered	4040.20
	c Deductions	
	Left Easement area	0.00
	Safety reservations	0.00
	Road Set	0.00
	d Net Area of plot (1 - 2) AREA OF PLOT	4040.20
	Plot Area For Coverage	4040.20
	Permissible FAR	4040.20
	Plot Area FAR Area (1-3)	10764.35
	Total Perm. FAR area (5+6)	10764.35
	Total Built up area permissible at FAR Built up area permissible at	
	Permissible Coverage area (40.00 %)	2416.00
	Proposed Coverage Area (27.26 %)	1101.74
	Total Proposed Coverage Area (27.26 %)	1101.74
	Balance coverage area (12.74 %)	514.26

	Proposed Area in				
	Proposed Built up	Existing Built up	Proposed F.A.T.	Existing F.A.T.
Stilt Floor	1127.34	00.00	96.44	00.00
Ground Floor	1127.34	00.00	1127.34	00.00
Second Floor	1021.75	00.00	1021.75	00.00
Third Floor	1189.68	00.00	989.47	00.00
Fourth Floor	1189.68	00.00	989.47	00.00
Fifth Floor	1189.68	00.00	989.47	00.00
Sixth Floor	1189.68	00.00	989.47	00.00
Seventh Floor	1189.68	00.00	989.47	00.00
Eighth Floor	1189.68	00.00	989.47	00.00
Ninth Floor	1189.68	00.00	989.47	00.00
Tenth Floor	1189.68	00.00	989.47	00.00
Terrace Floor	89.06	00.00	89.06	00.00
Total Area	12051.57	00.00	10364.35	00.00

Total Built Up Area	12051.57
Total Number of Units in Building Area	1
Total Built Up Area	12051.57
Proposed F.A.T. Limit Area	2.5
Permissible Premium	
Premium Proposed as	
Ht.of Bldg	21.00
Total Tenements (1 + 4)	01
Total Parking Area	
Parking Space Required as per Regulations	136.75
01 Proposed Parking Space	2125.00

Club Notes

COLOUR INDEX

- PROPERTY BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- EXISTING WORK
- ROAD ALIGNMENT (ROAD WIDENING AREA)
- FUTURE T.P.SCHEME DEDUCTION AREA
- ROAD WIDENING AREA
- EXISTING (To be retained)
- EXISTING (To be demolished)

Additional Permissible FAR

Description	Proposed Area
Area covered under	
Two FAR MMA	
Stair Room	18.08
Lift Machine Room	3.00
Tank Room	3.00
Stair Room	18.08
Lift Machine Room	3.00
Tank Room	3.00
Fire Escape Staircase	17.12
Fire Escape Staircase	17.12
Total Proposed Area	98.20

Additional Permissible FAR

Description	Proposed	Total Additional FAR Area	Sum of Prev. FAR Area	Balance Area FAR Area	Sum of FAR Area	Balance FAR Area	Total Proposed FAR Area
Upto	1.5	2.5	2.5	00.00	4.5	4.5	10364.35
10764.35	10364.35	00.00	00.00	4.5	00.00	4.5	10364.35

Green and open space Area

Required	1010.05
Provided	1021.75

FAR & Unit Details

Building		No. of Floors	Total Height in Mtrs.	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)			Total Area in Sq.mt. (Sq.mt.)	Total No. of Units
				Resi	LIG	MIG	Balcony	Common Area	Resi.	Commercial	Stair		
GROUP HOUSING (A)	1		12051.57	00.00	1127.34	1127.34	00.00	00.00	3411.34	3689.06	00.00	10364.35	01
Grand Total	1		12051.57	00.00	1127.34	1127.34	00.00	00.00	3411.34	3689.06	00.00	10364.35	01

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.		
	No.	Area		No.	Area	
Equivalent Car				83	1141.25	
Open Parking				14	192.50	
Three Wheeler				3	125.00	
Total Car	81	1341.25		97	1333.75	
Two Wheeler						
Parking	10	137.50		10	137.50	
Three Wheeler				7	105.25	
Parking						
Other Parking					217.75	
Total		1386.75			1396.00	

Additional Coverage Area

Plot name	Area covered under	Proposed Area	Total Coverage Area	Permissible Coverage Area
PLOT	GUARD RM.	0.00	15.54	34.00
	GUARD RM.	4.57		
	GUARD RM.	4.57		
	GUARD RM.	4.57		

Building USE/SUBUSE Details

Building Name	Building Use	Building Use Group	Building Use Subuse	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Residential Units	Floor Name	Floor Use	Floor Subuse	Edit Name	Edit Use	Edit SubUse
GROUP HOUSING (A)	Residential	Group Housing		-	Highrise	RC	1	1	Floor Name	Floor Use	Floor Subuse	Edit Name	Edit Use	Edit SubUse
									GROUND FLOOR PLAN	Commercial - Parking	Commercial Building	Commercial Edit	Commercial	Commercial Building
									FIRST FLOOR PLAN	Residential	Group Housing	Residential Edit	Residential	Group Housing
									SECOND FLOOR PLAN	Residential	Group Housing	Residential Edit	Residential	Group Housing
									THIRD FLOOR PLAN	Residential	Group Housing	Residential Edit	Residential	Group Housing
									FOURTH FLOOR PLAN	Residential	Group Housing	Residential Edit	Residential	Group Housing
									FIFTH FLOOR PLAN	Residential	Group Housing	Residential Edit	Residential	Group Housing
									SIXTH FLOOR PLAN	Residential	Group Housing	Residential Edit	Residential	Group Housing
									SEVENTH FLOOR PLAN	Residential	Group Housing	Residential Edit	Residential	Group Housing
									EIGHTH FLOOR PLAN	Residential	Group Housing	Residential Edit	Residential	Group Housing
									NINTH FLOOR PLAN	Residential	Group Housing	Residential Edit	Residential	Group Housing
									TENTH FLOOR PLAN	Residential	Group Housing	Residential Edit	Residential	Group Housing
									TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-

Tree Details (Table 3h)

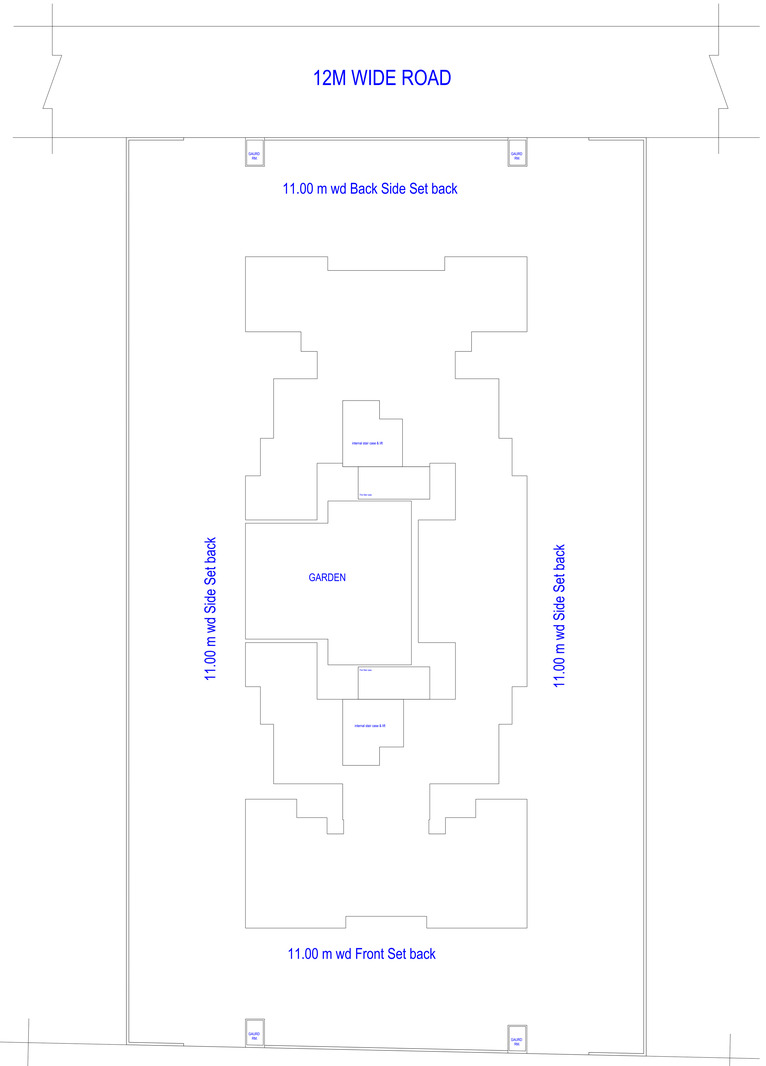
Tree	No of Trees		
	Name	Reqd.	Prop.
N.O.P.	Total	27	27

Required Parking(Table 7a)

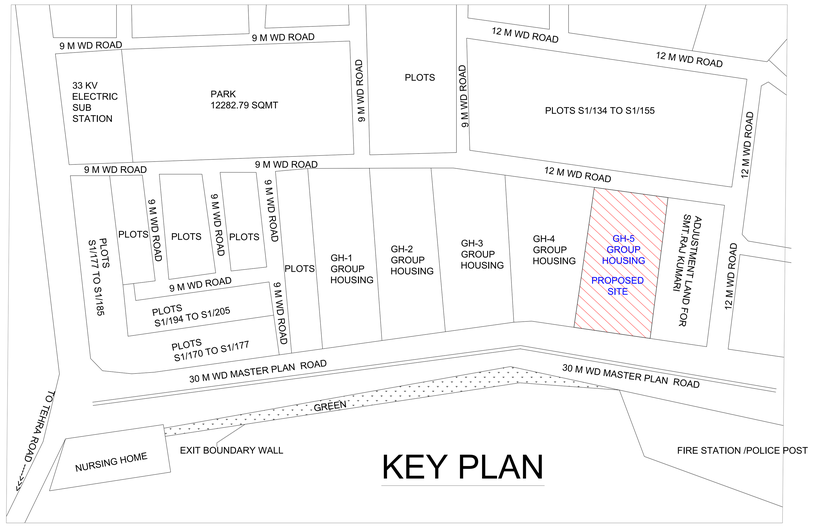
Building Name	Type	SubUse	Area (Sq.mt.)	Units Reqd. No.	Units Reqd. Area	Car Reqd. Unit	Car Reqd. Area	Car Prop. Unit	Car Prop. Area	Visitors Car Reqd. Unit	Visitors Car Reqd. Area	Visitors Car Prop. Area
GROUP HOUSING (A)	Residential	Group Housing	0 - 500	1	-	81.00	1341.25	81	1341.25	-	-	-
			500 - 1000	-	-	00.00	00.00	10	137.50	-	-	-
			1000 - 2000	-	-	00.00	00.00	7	105.25	-	-	-
			2000 - 2500	-	-	00.00	00.00	-	-	-	-	-
			2500 - 3000	-	-	00.00	00.00	-	-	-	-	-
			3000 - 4000	-	-	00.00	00.00	-	-	1.00	12.00	12.00
Total								97	1396.00	-	12.00	12.00

Buildingwise Floor FAR Details

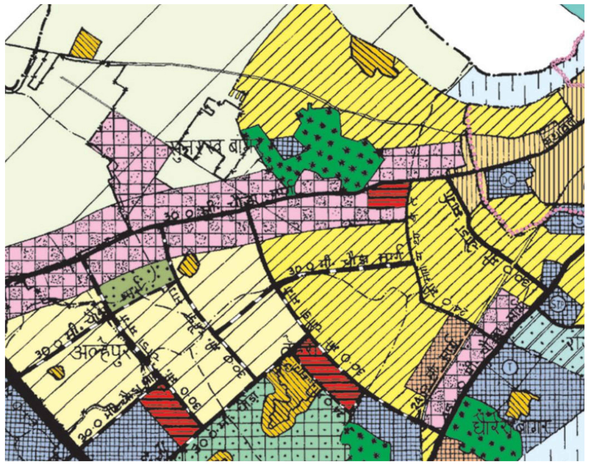
Floor Name	Building Name GROUP HOUSING (A) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total
Stilt Floor	1127.34	96.44	1127.34	96.44	
Ground Floor	1127.34	1127.34	1127.34	1127.34	
First Floor	1189.68	989.47	1189.68	989.47	
Second Floor	1189.68	989.47	1189.68	989.47	
Third Floor	1189.68	989.47	1189.68	989.47	
Fourth Floor	1189.68	989.47	1189.68	989.47	
Fifth Floor	1189.68	989.47	1189.68	989.47	
Sixth Floor	1189.68	989.47	1189.68	989.47	
Seventh Floor	1189.68	989.47	1189.68	989.47	
Eighth Floor	1189.68	989.47	1189.68	989.47	
Ninth Floor	1189.68	989.47	1189.68	989.47	
Tenth Floor	1189.68	989.47	1189.68	989.47	
Terrace Floor	89.06	0.00	89.06	0.00	
Total :	12051.57	10364.35	12051.57	10364.35	



SERVICE PLAN



KEY PLAN



PART OF MASTER PLAN

PART OF GOOGLE IMAGE

PROJECT

PLAN OF PROPOSED GROUP HOUSING BUILDING SITUATED AT PLOT NO.- GH-05 . RUKMANI VIHAR AVASIYA YOJNA VRINDAVAN CHHATIKARA ROAD VRINDAVAN TEH. & DISTT. -MATHURA

OWNER'S:-

REGENCY INFRATECH LLP.

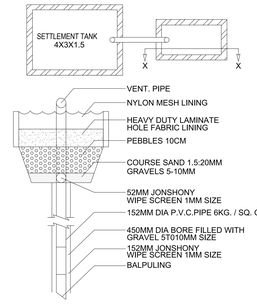
PARTNER

SANDEEP KUMAR ARORA
S/O- SHRI KRISHNA KUMAR ARORA
R/O- SHRI KRISHNA SHARNAM, CHHATIKARA ROAD , SUNRAKH
BANGAR MATHURA

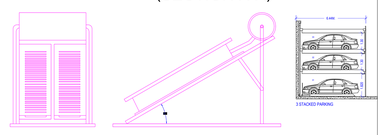
NORTH:

Date:- 02-01-2024

OWNER'S SIGN.



DETAIL OF RAIN WATER HARVESTING WELL (SECTION X-X)



SOLAR WATER HEATER SYSTEM

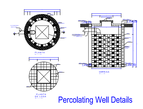
Vista Architects

ARCHITECTURE | PROJECT MANAGEMENT | URBAN PLANNING | INTERIORS

Nexa Building N.H-2 - 281 001
Tel : +91-565-2501224
PH.: +91-9997301687

93/103, Ardeshar Dadi Street,
C.P. Tank, Charni Rd.
Mumbai - 400 004 Tel : +91-22-23862408

info@vistaarchitects.in



Percolating Well Details

OWNER'S NAME AND SIGNATURE

REGENCY INFRATECH LLP, gmsahnsangwan@gmail.com, 7060010007
CHHATIKARA ARORA, gmsahnsangwan@gmail.com, 7060010007
SANDEEP KUMAR ARORA, gmsahnsangwan@gmail.com, 7060010007

ARCHITECTS NAME AND SIGN

Ganesh Pavan Chaturvedi

CAD104/0883

INDEX

Signature not to be verified

Mathura Vrindavan Development Authority

Building Plan Application Number

MVDA/BP/23-24/1047

Sanctioned On

11 Jan 2024

valid Till

10 Jan 2029

Approved By

Nagendra Pratap (Vice Chairman)

Examined By

Manish Tiwari (Junior engineer)

Anoshlendra Chaudhary (Town Planner/Executive Engineer)

Manish Tiwari (Junior engineer)

Anoshlendra Chaudhary (Town Planner/Executive Engineer)

Manish Tiwari (Junior engineer)

Anoshlendra Chaudhary (Town Planner/Executive Engineer)

Total Plot Area :-	4040.20	Total FAR Area :-	10364.35
Total Coverage Area :-	1093.74	Total BUA Area :-	13202.37

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.

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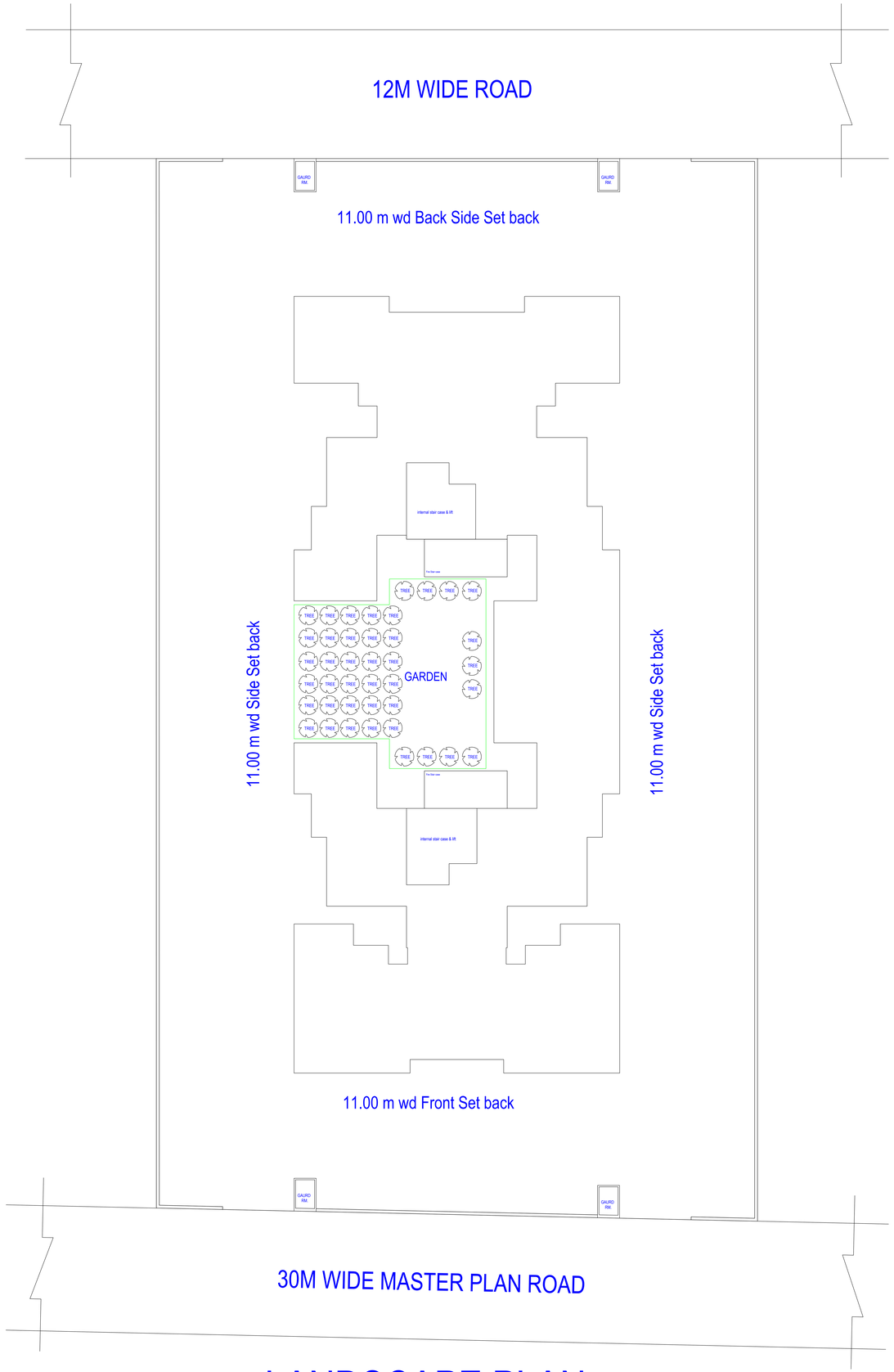
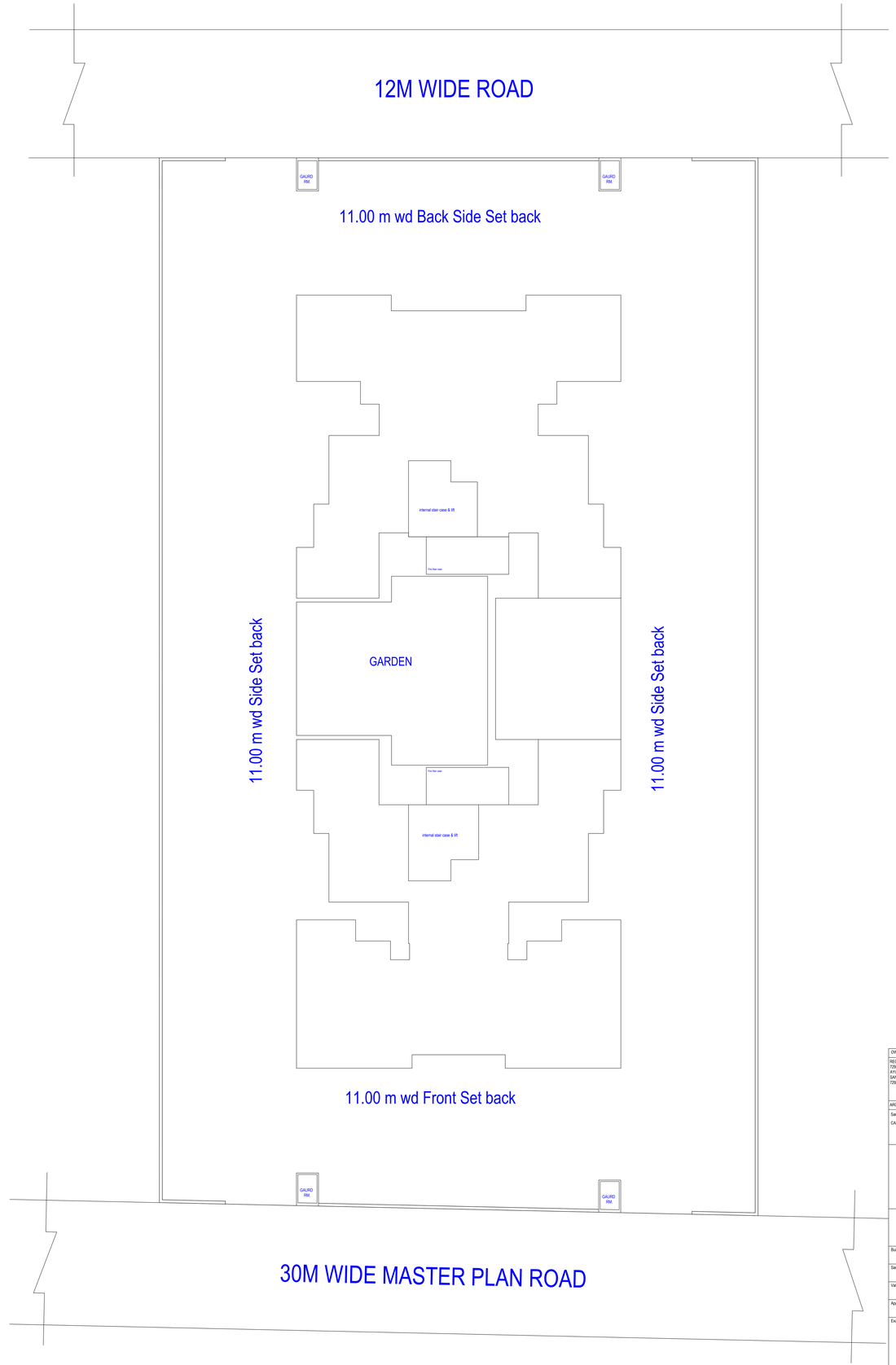
File No	MVDA/BP/23-24/1047	Sheet	2 / 3
Submission Date		Scale	1:100



LANDSCAPE PLAN



PARKING PLAN

OWNER'S NAME AND SIGNATURE	
REGENCY INFRATECH LLP, grouphousingvista@gmail.com, 7292019707 AYUSH ARORA, grouphousingvista@gmail.com, 7292019707 SANDEEP KUMAR ARORA, grouphousingvista@gmail.com, 7292019707	
ARCHENG'S NAME AND SIGNATURE	STRUCTURE ENGINEER
Samarth Pavan Chaturvedi CA/2010/49803 Signature Not Verified Digitally signed by Samarth Pavan Chaturvedi Designation : Consultant	Mathura-Vrindavan Development Authority
	Signature Not Verified Digitally signed by Designation : Consultant
Building Plan Application Number	
Sanctioned On	
Valid Till	
Approved By	
Examined By	

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: -	4045.20	Total FAR Area: -	10064.35
Total Coverage Area: -	1093.74	Total BUA Area: -	13202.37

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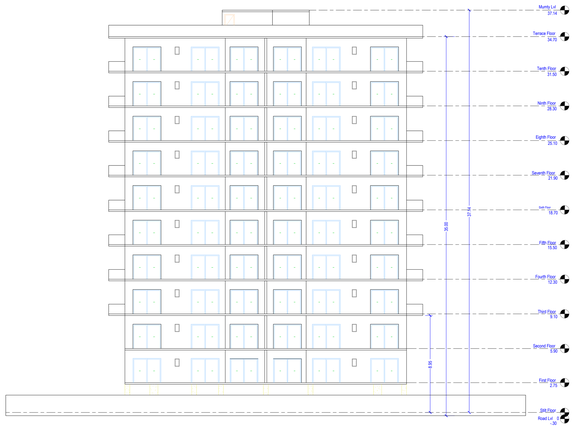
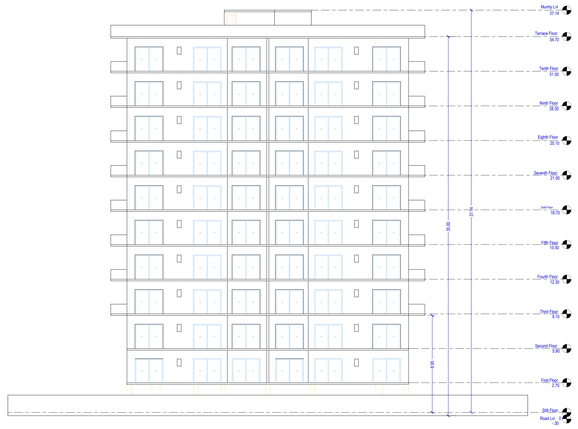
Project Title :SANDEEP KUMAR ARORA S/O SH.KRISHNA KUMAR ARORA GROUP HOUSING BUILDING AT PLOT NO-GH-05 RUKMANI VIHAR AVASIYA YOJNA VRINDAVAN MATHURA

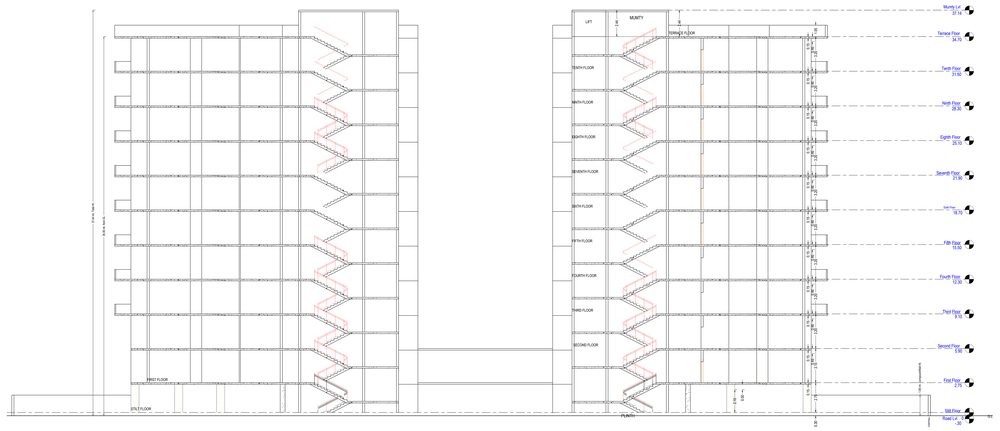
File No	MVDA/DPD/D-267/597	Sheet	2 / 3
Submission Date	2024-04-05	Scale	1:100



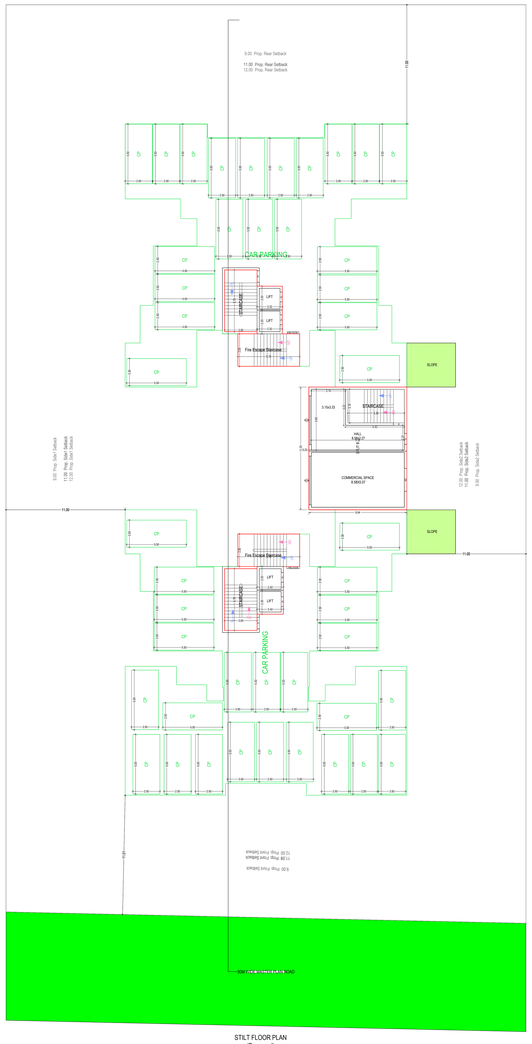
FRONT ELEVATION



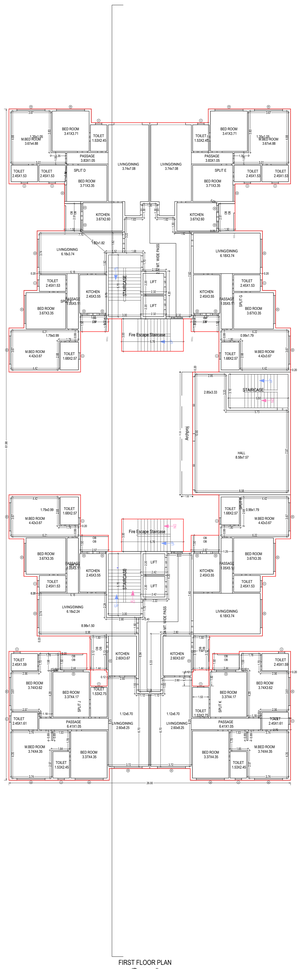
REAR ELEVATION



SECTION A-A



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



FIRST FLOOR PLAN
(Proposed)
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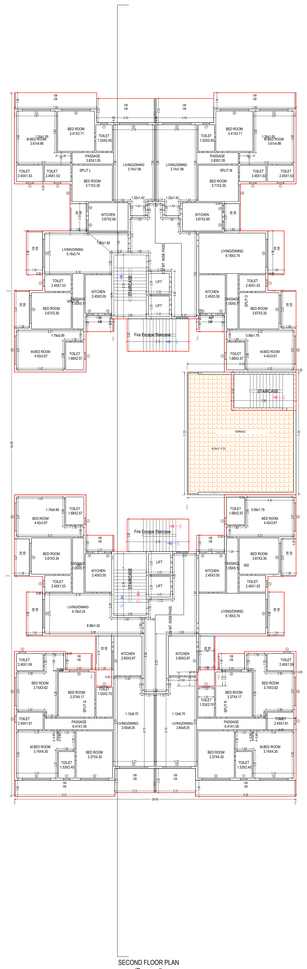

SECOND FLOOR PLAN
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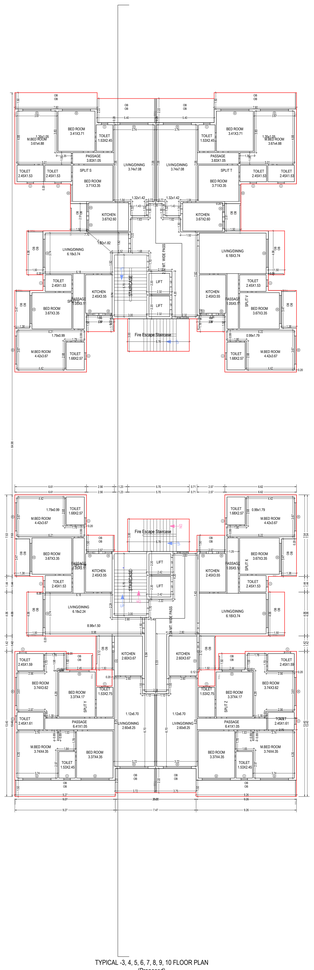
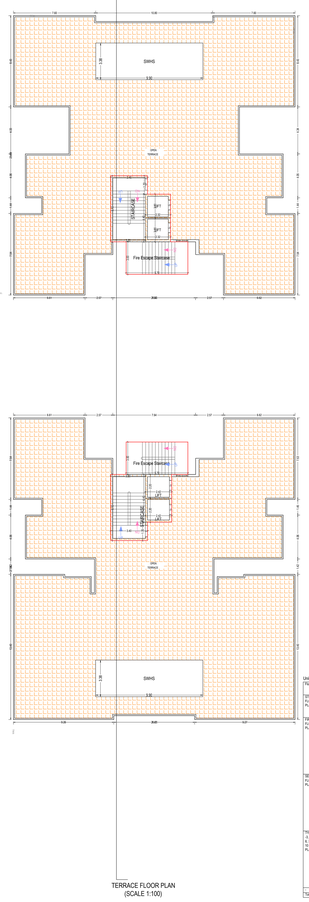


TYPICAL -3, 4, 5, 6, 7, 8, 9, 10 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

UrbEst Table for Building GROUP HOUSING (A)

Floor	Name	UnitBua Type	Carpet Area	UnitBuA Area	Net Unit(Carpet Area)	Deductions (Area in Sq.m.) Door	Window	Toilet Ventilation	Balcony	Carpet Area	No. of Units
STILT FLOOR PLAN	STILT	PARK	192.46	192.46	192.46	2.71	2.57	0.74	0.00	192.46	1
	Total:- per Floor	Total: -	192.46	192.46	192.46	2.71	2.57	0.74	0.00	192.46	1
FIRST FLOOR PLAN	SPLIT D	DWELLING UNIT	114.08	114.08	114.08	2.18	2.06	0.85	0.11	107.78	1
	SPLIT E	DWELLING UNIT	114.08	114.08	114.08	2.18	2.06	0.85	0.11	107.78	1
	SPLIT F	DWELLING UNIT	87.05	87.05	87.05	2.01	1.89	0.75	0.11	82.28	1
	SPLIT G	DWELLING UNIT	87.05	87.05	87.05	2.01	1.89	0.75	0.11	82.28	1
	SPLIT L	DWELLING UNIT	87.05	87.05	87.05	2.01	1.89	0.75	0.11	82.28	1
	SPLIT T	DWELLING UNIT	87.05	87.05	87.05	2.01	1.89	0.75	0.11	82.28	1
	SPLIT U	DWELLING UNIT	87.05	87.05	87.05	2.01	1.89	0.75	0.11	82.28	1
	SPLIT V	DWELLING UNIT	87.05	87.05	87.05	2.01	1.89	0.75	0.11	82.28	1
	SPLIT Z	DWELLING UNIT	114.08	114.08	114.08	2.18	2.06	0.85	0.11	107.78	1
	SPLIT A	DWELLING UNIT	114.08	114.08	114.08	2.18	2.06	0.85	0.11	107.78	1
	Total:- per Floor	Total: -	1016.62	1016.62	1016.62	18.89	18.51	6.94	0.77	960.78	10
		Floor Area: -									
SECOND FLOOR PLAN	SPLIT D	DWELLING UNIT	114.08	114.08	114.08	2.18	2.06	0.85	0.11	107.78	1
	SPLIT E	DWELLING UNIT	114.08	114.08	114.08	2.18	2.06	0.85	0.11	107.78	1
	SPLIT F	DWELLING UNIT	87.05	87.05	87.05	2.01	1.89	0.75	0.11	82.28	1
	SPLIT G	DWELLING UNIT	87.05	87.05	87.05	2.01	1.89	0.75	0.11	82.28	1
	SPLIT L	DWELLING UNIT	87.05	87.05	87.05	2.01	1.89	0.75	0.11	82.28	1
	SPLIT T	DWELLING UNIT	87.05	87.05	87.05	2.01	1.89	0.75	0.11	82.28	1
	SPLIT U	DWELLING UNIT	87.05	87.05	87.05	2.01	1.89	0.75	0.11	82.28	1
	SPLIT V	DWELLING UNIT	87.05	87.05	87.05	2.01	1.89	0.75	0.11	82.28	1
	SPLIT Z	DWELLING UNIT	114.08	114.08	114.08	2.18	2.06	0.85	0.11	107.78	1
	SPLIT A	DWELLING UNIT	114.08	114.08	114.08	2.18	2.06	0.85	0.11	107.78	1
	Total:- per Floor	Total: -	1016.62	1016.62	1016.62	18.89	18.51	6.94	0.77	960.78	10
		Floor Area: -									
TYPICAL -3, 4, 5, 6, 7, 8, 9, 10 FLOOR PLAN	SPLIT D	DWELLING UNIT	107.46	107.46	107.46	2.18	2.06	0.85	0.11	101.46	10
	SPLIT E	DWELLING UNIT	107.46	107.46	107.46	2.18	2.06	0.85	0.11	101.46	10
	SPLIT F	DWELLING UNIT	82.01	82.01	82.01	2.01	1.89	0.75	0.11	77.46	10
	SPLIT G	DWELLING UNIT	82.01	82.01	82.01	2.01	1.89	0.75	0.11	77.46	10
	SPLIT L	DWELLING UNIT	82.01	82.01	82.01	2.01	1.89	0.75	0.11	77.46	10
	SPLIT T	DWELLING UNIT	82.01	82.01	82.01	2.01	1.89	0.75	0.11	77.46	10
	SPLIT U	DWELLING UNIT	82.01	82.01	82.01	2.01	1.89	0.75	0.11	77.46	10
	SPLIT V	DWELLING UNIT	82.01	82.01	82.01	2.01	1.89	0.75	0.11	77.46	10
	SPLIT Z	DWELLING UNIT	107.46	107.46	107.46	2.18	2.06	0.85	0.11	101.46	10
	SPLIT A	DWELLING UNIT	107.46	107.46	107.46	2.18	2.06	0.85	0.11	101.46	10
	Total:- per Floor	Total: -	1000.08	1000.08	1000.08	20	19.51	8.05	0.77	921.08	120
		Floor Area: -									
Total: -			3640.00	3640.00	3640.00	62.50	58.08	26.32	1.77	3516.40	141
			1000.5	1000.5	1000.5	23.55	18.14	480.51	103.21	6001.75	17

Building GROUP HOUSING (A)

Floor Name	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.) Stairs	Mumty	Lift	Lift Machine	Balcony	Covered Area	Parking Area	Resi.	Commercial	Net Area (Sq.m.)	FAR	Total FAR Area (Sq.m.)	Tnmt FAR Area (Sq.m.)	No. of Tnmt
Stilt Floor	192.46	34.34	14.47	0.00	0.00	0.00	0.71	94.38	0.00	46.44	0.00	46.44	0.00	46.44	01
First Floor	1167.28	34.34	14.47	0.00	0.00	20.00	0.00	0.00	1132.	1076.66	0.00	1076.66	00	1076.66	08
Second Floor	1200.74	34.34	14.47	0.00	0.00	164.94	0.00	0.00	1000.08	880.47	0.00	21.38	1021.22	00	08
Typical Floor	1166.08	34.34	14.47	0.00	0.00	164.94	0.00	0.00	1000.08	880.47	0.00	0.00	880.47