

AREA STATEMENT	
PROJECT DETAIL	
Authority: Agra Development Authority	Plot User: Residential
Authority Class: Category B	Plot SubUse: Group Housing
Authority Grade: Development Authority (DA)	Development Plan: Zonal Development Plan
Consent Type: Regular	Land Use Zone: Residential Use Zone
Project Type: Building Permission	Land SubUse Zone: Residential Zone
Nature of Development: ADDITION OR EXTENSION	Layout Type: NA
Development Area: Developed Area	
SubDevelopment Area: Metro City Area	
Special Project: NA	
Site Address: District Agra, Tehsil Agra, Village Gailana mustafai	
AREA DETAILS	
Area of Plot As per record	Sq.Mts.
Document Area	4034.00
As per site condition	4033.98
Area of Plot Considered	4033.98
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	4033.98
Plot Area For Coverage	4033.98
Plot Area For FAR	4033.98
Perm. FAR Area (1.50)	6050.97
Incentive FAR against EWS and LG	360.00
Perm. Paid FAR Area (0.75)	3025.49
5 Total Perm. FAR area with Paid FAR (2.25)	9076.46
Total Perm. FAR area (2.34)	9492.46
Total Paid Proposed FAR Area	2846.03
6 Permissible Coverage area (40.05 %)	1613.59
Proposed Coverage Area (29.85 %)	1204.24
Total Prop. Coverage Area (29.85 %)	1204.24
Balance coverage area (10.15 %)	409.25
Proposed Area at:	
	Proposed Built up
Shft Floor	13.55
First Floor	1434.06
Second Floor	1434.06
Third Floor	1434.06
Fourth Floor	1434.06
Fifth Floor	1434.06
Sixth Floor	1434.06
Seventh Floor	1434.06
Eighth Floor	1434.06
Terrace Floor	60.30
Total Area	8676.21
Total FAR Area	4085.28
Accessory/Use Area Added in Built up Area	6.30
Total Built up Area	12771.79
Proposed F.S.I. consumed:	2.30
Tenement Statement	
1 Tenement Existing At:	
All Floors	12.00
2 Tenement Proposed At:	
All Floors	36.00
3 Total Tenements (3 + 4)	48
Parking Statement	
1 Parking Space Required as per Regulations:	1100.00
2 Proposed Parking Space:	2701.69

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

Additional Permissible FAR	
Area covered under	Total Proposed Area
FAR AREA	
LIFT Lobby	79.52
Non FAR AREA	
STAIRCASE	23.35
Fire Escape Staircase	16.29
LIFT Machine Room	4.22
LIFT Machine Room	3.25
LIFT Machine Room	3.25
Service Duct	1.60
Service Duct	0.69
Service Duct	1.73
Service Duct	0.69
Service Duct	0.69
Service Duct	3.62
Service Duct	3.62
Service Duct	0.92

Additional Permissible FAR	
Total Permissible FAR	Sum of Non FAR area
9496.46	6050.97
6050.97	9277.00
463.85	63.91
399.94	79.52
320.42	9277.00

Tree Details (Table 3h)	
Plot	Name
Plot	Tree
	21

OWNER'S NAME AND SIGNATURE
CHANDRA CONSTRUCTION COMPANY Through Partner Sumeet Gupta, samirguptabbhab@gmail.com, 8077991454

ARCHENG'S NAME AND SIGN
AMIT JUNEJA
CA2003/31190

Agra Development Authority



Building Plan Application Number
ADA/BP/23-24/0231

Sanctioned On
06 Feb 2024

Valid Till
14 Feb 2029

Approved By
Charbhit Gaur (Vice Chairman)

Examined By
Satendra Solanki (IE)

Satish Chand Rajput (Assistant Engineer)

Probhat Paul (Town Planner)

Probhat Paul (Chief Town Planner)

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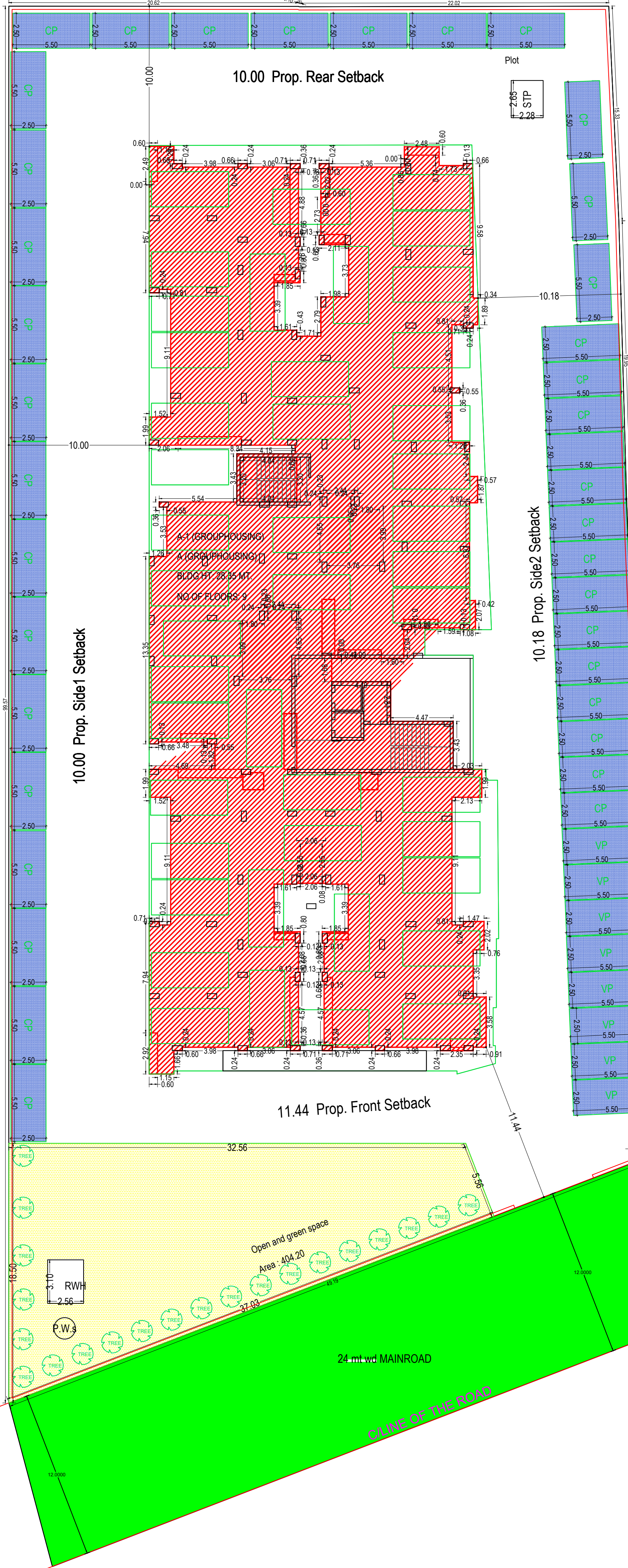
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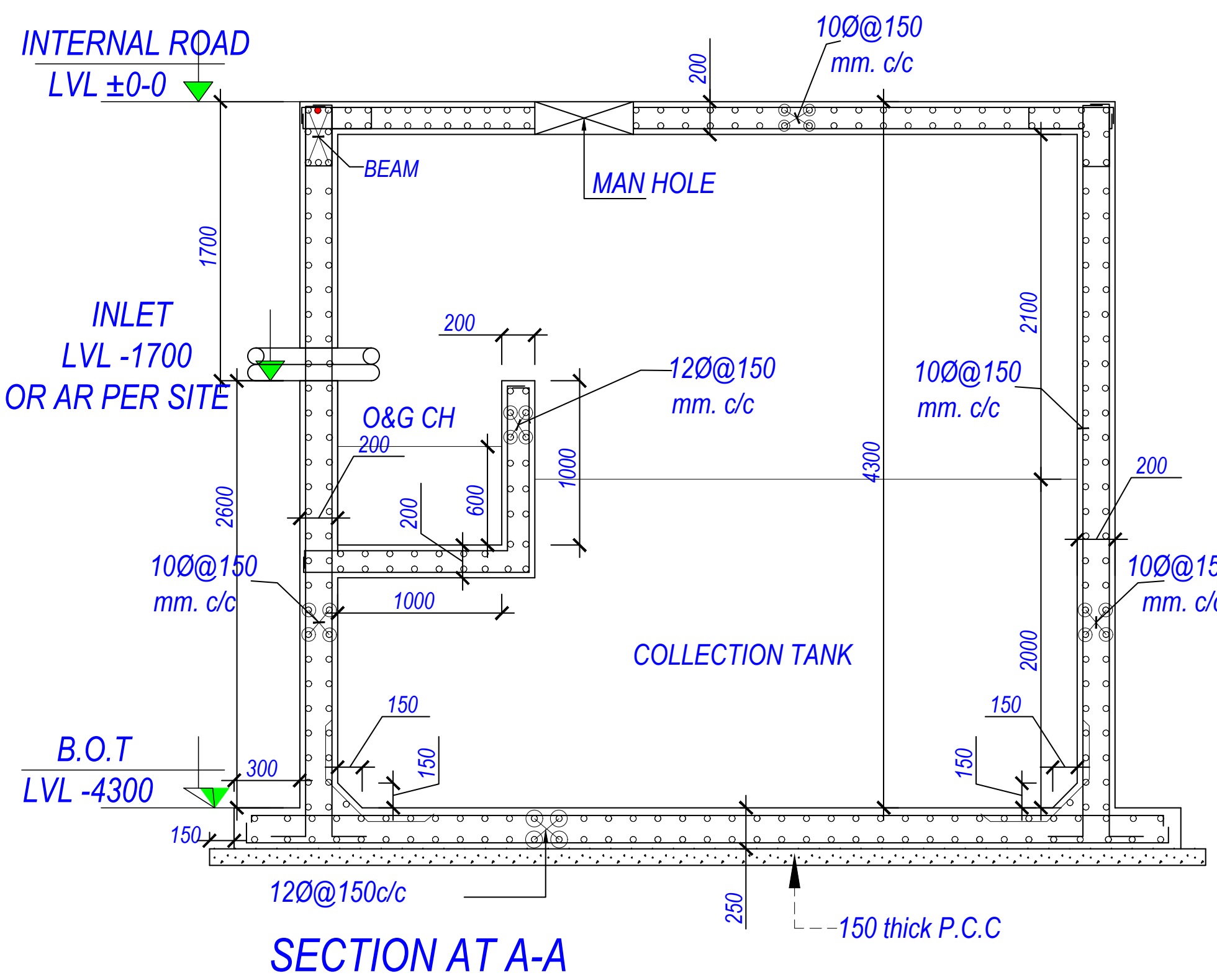


Site Plan
(Scale - 1:200)

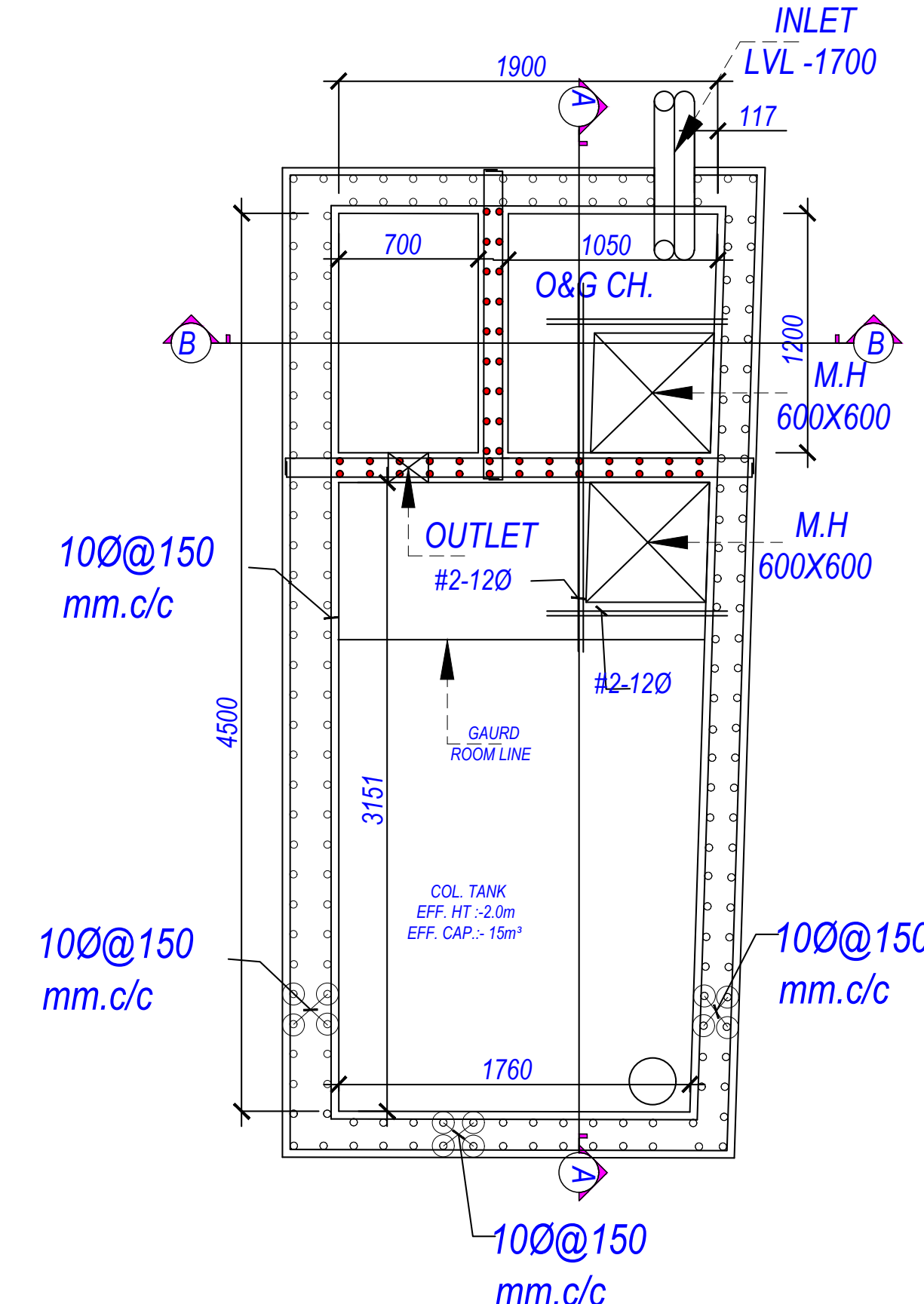
Required Parking (Table 7a)	
Building Name	Type
A (GROUPHOUSING)	Residential
Total	

FAR & Unit Details	
Building	No. of Same Bldg
A (GROUPHOUSING)	1
Grand Total	1

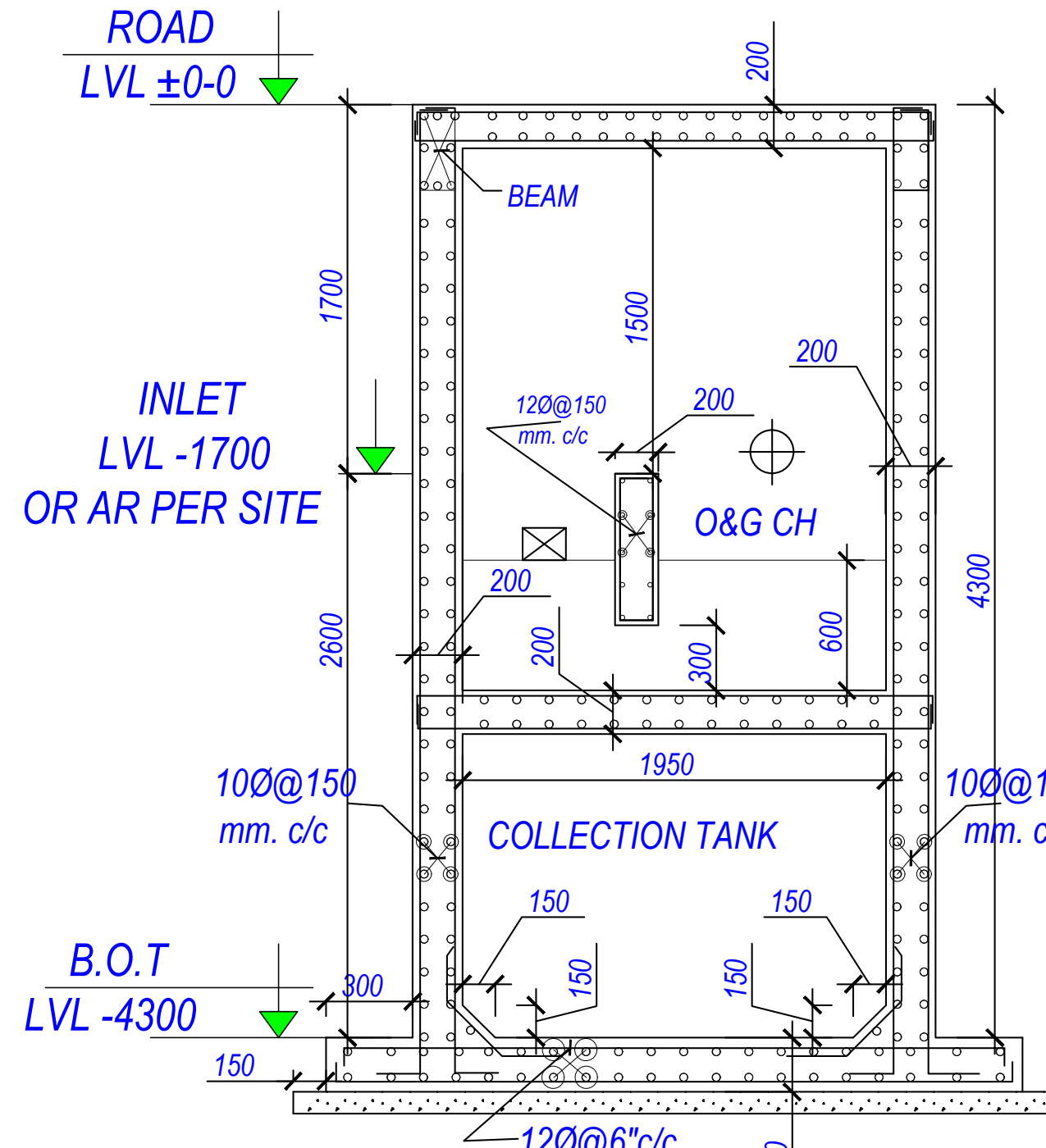
Green and open space Area	
Name	Prop. Area
Open and green space	404.20



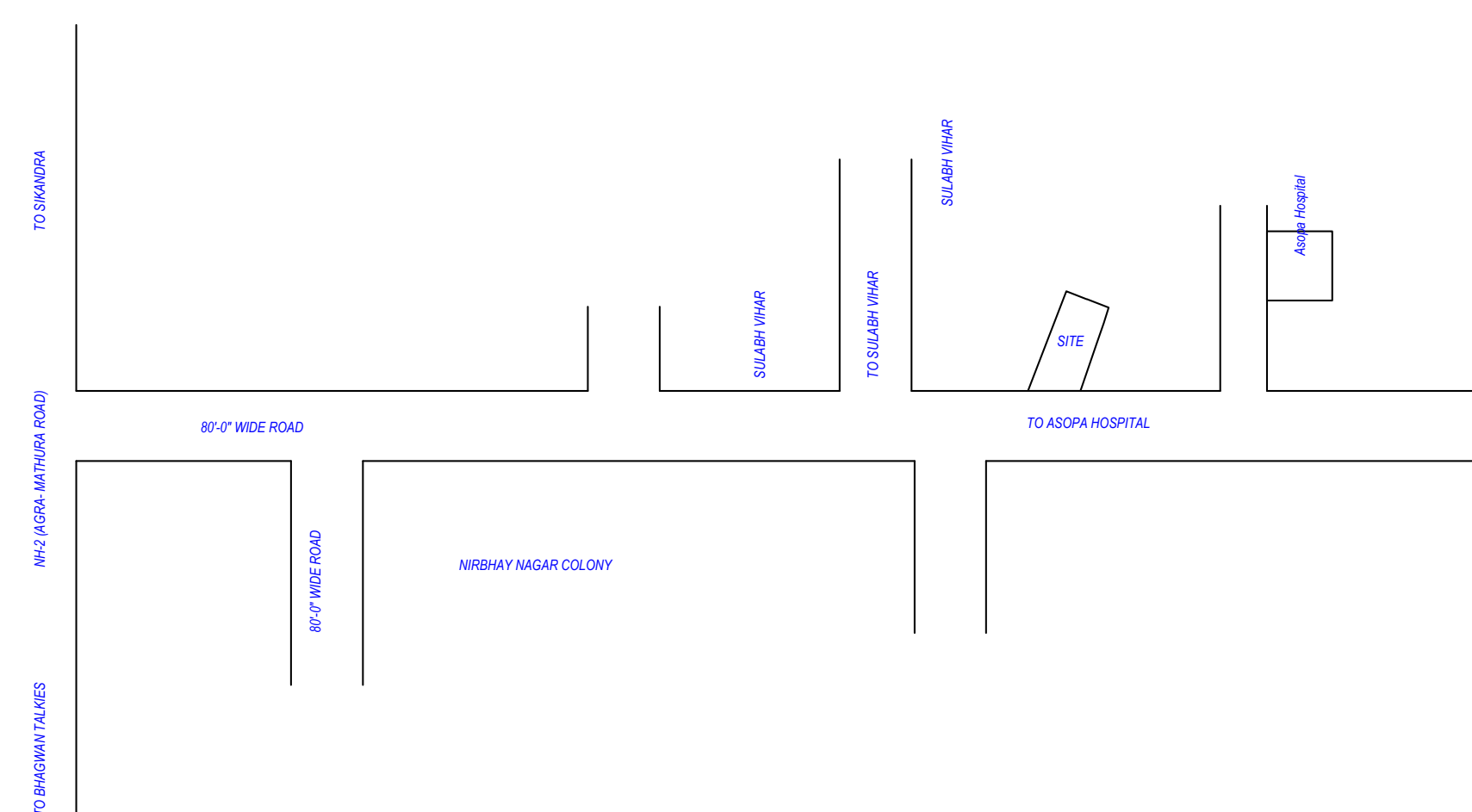
SECTION AT A-A



COLLECTION TANK PLAN



SECTION AT B-B



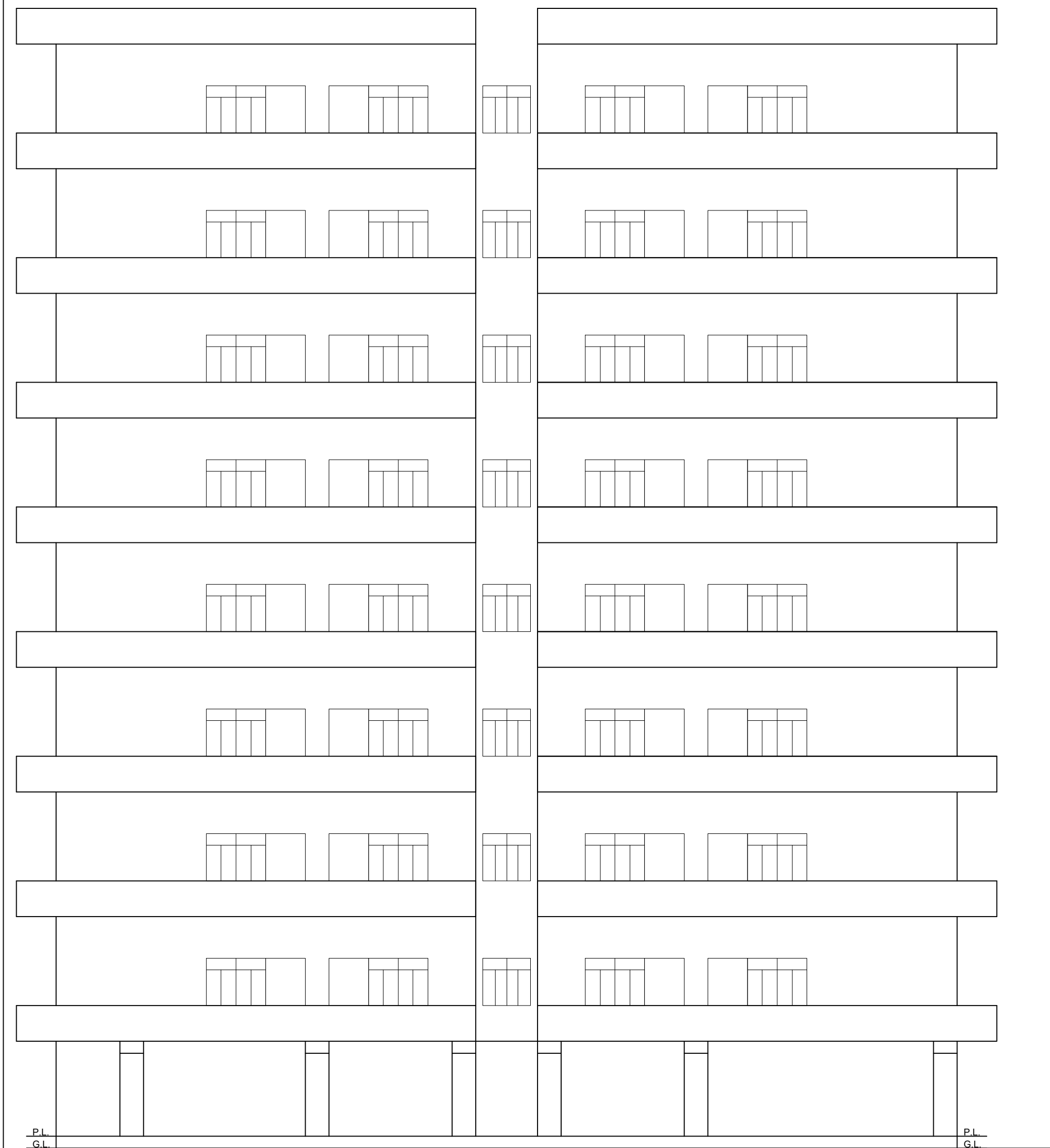
KEY PLAN
NOT TO SCALE

Buildingwise Floor FAR Details	
Floor Name	Building Name
Shft Floor	13.55
First Floor	1434.06
Second Floor	1434.06
Third Floor	1434.06
Fourth Floor	1434.06
Fifth Floor	1434.06
Sixth Floor	1434.06
Seventh Floor	1434.06
Eighth Floor	1434.06
Terrace Floor	60.30
Total	8676.21

Building USE/SUBUSE Details	
Building Name	Building Use
A (GROUPHOUSING)	Residential
Total	48

Total Plot Area :-	4033.98
Total Coverage Area :-	1204.24
Total BUA Area :-	9277.00

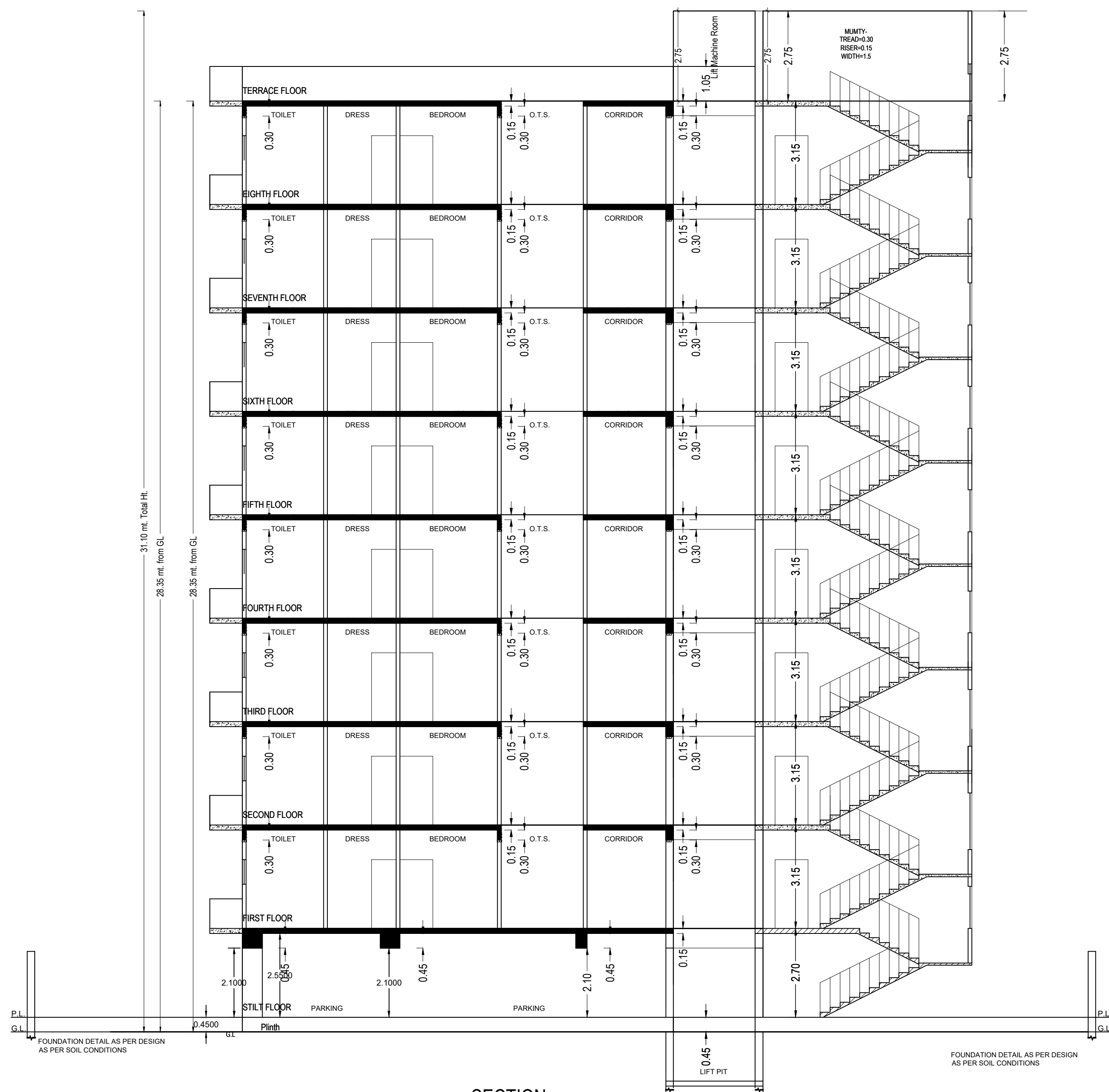
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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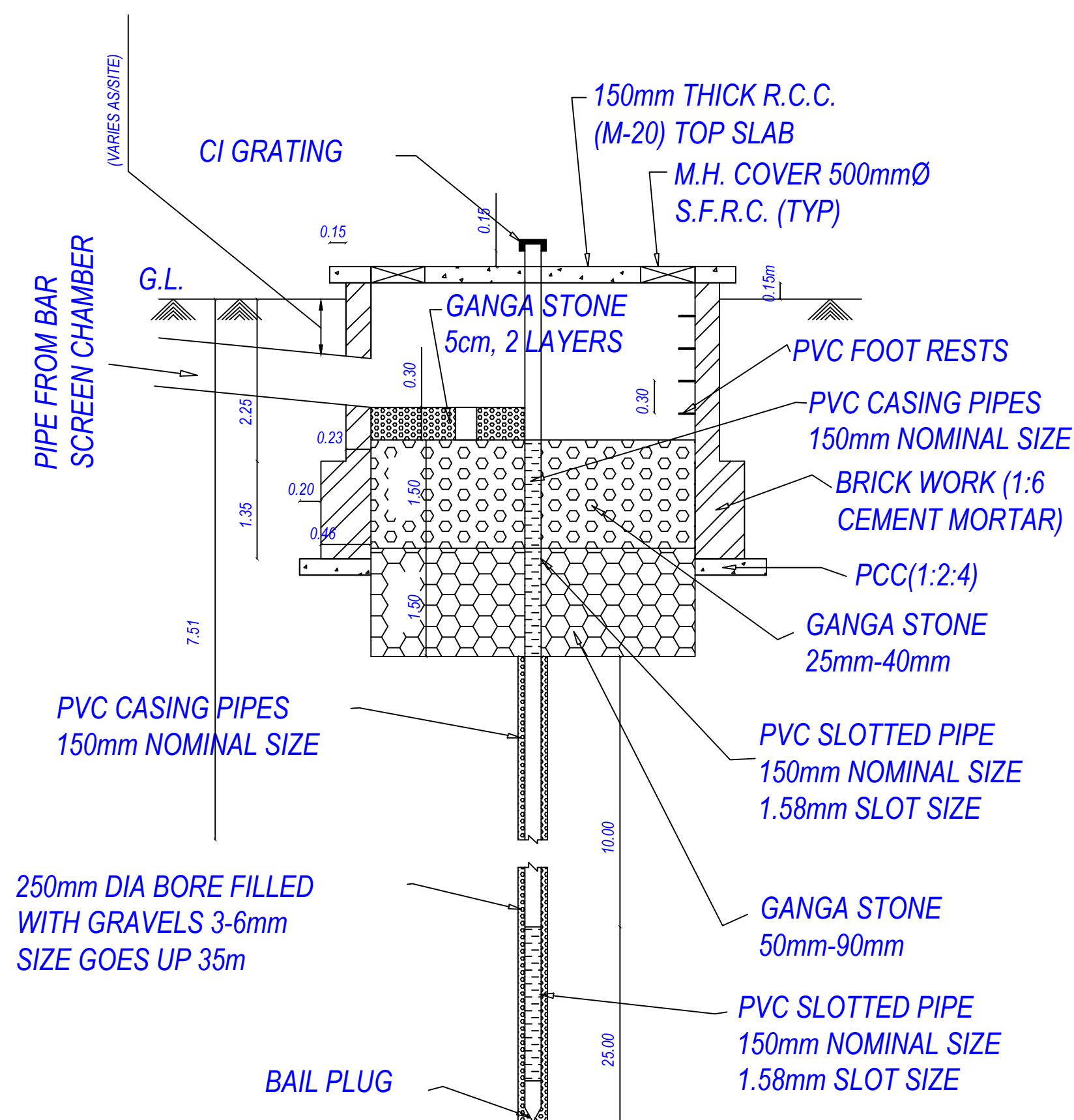
FRONT ELEVATION



SIDE ELEVATION
SCALE :- 1:100

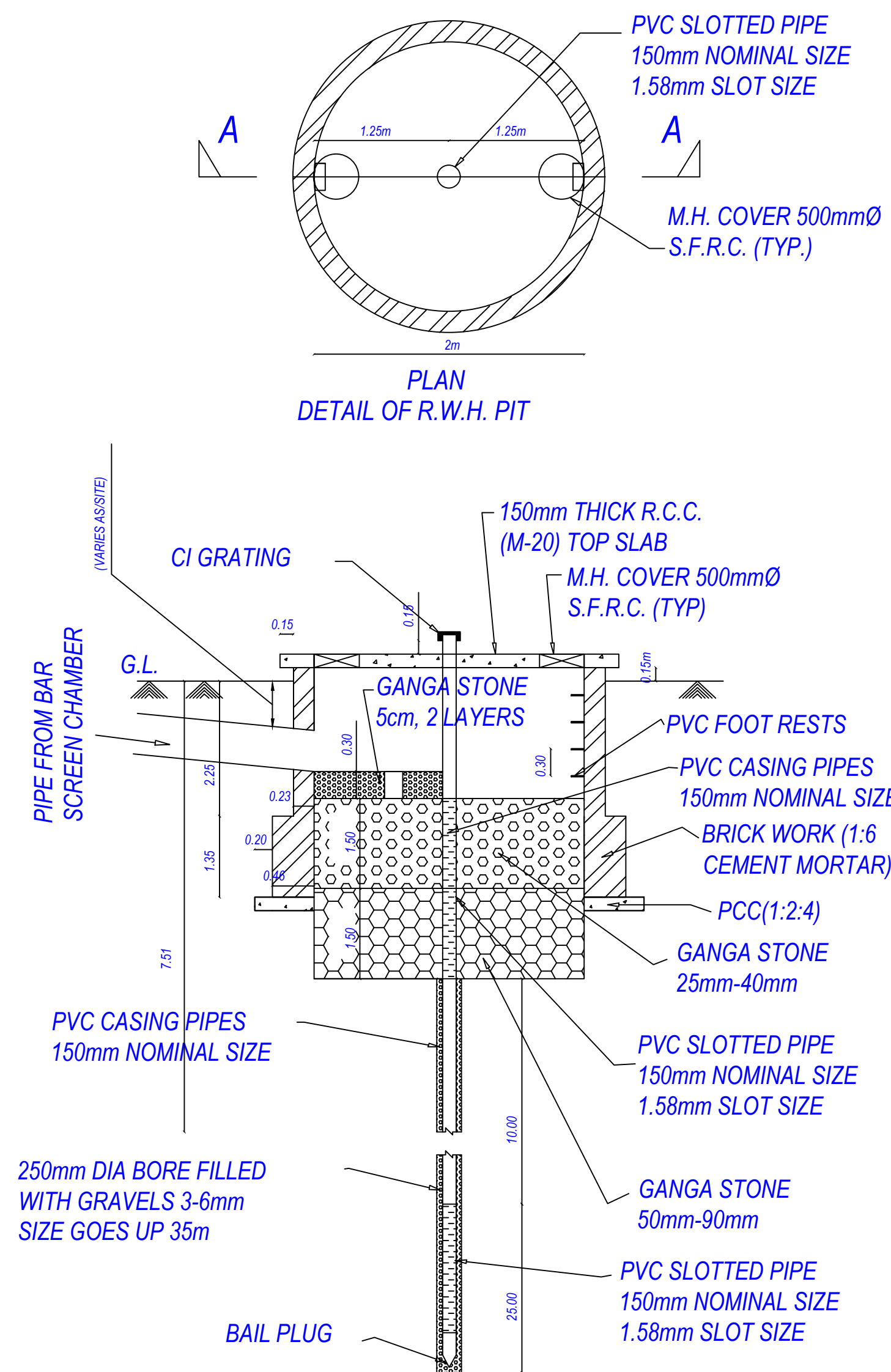


SECTION



SECTION A-A

*PERCOLATED WELL
DETAIL*



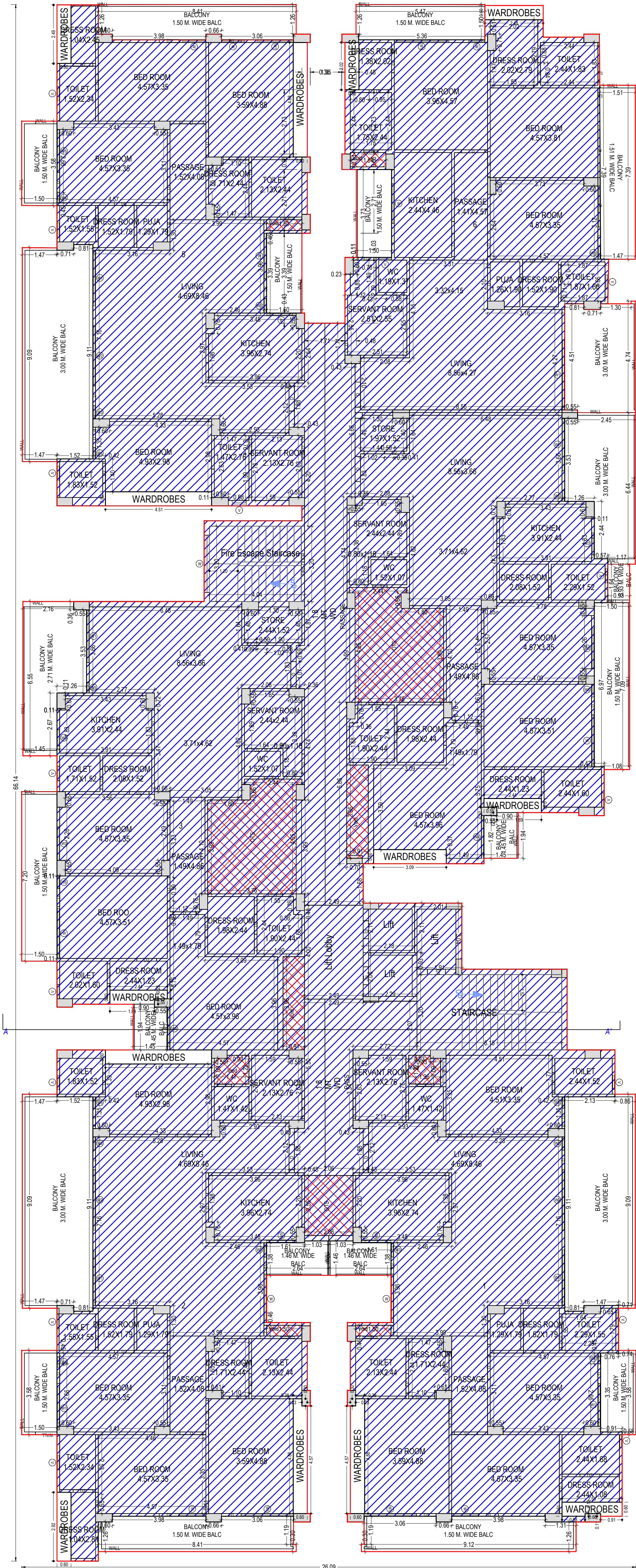
SECTION A-A

RAINWATER HARVESTING DETAIL

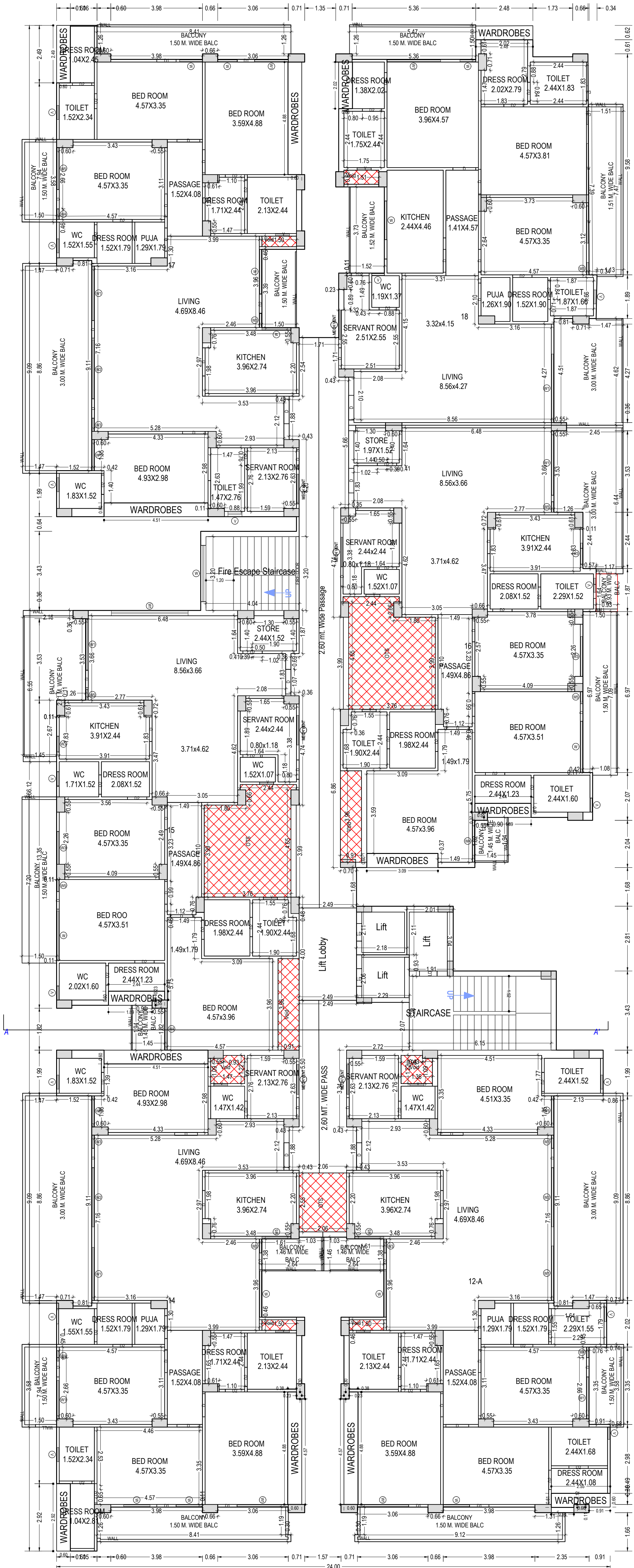
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Total Plot Area: - 4033.98	Total FAR Area: - 9277.00
Total Coverage Area: - 1204.24	Total BUA Area: - 12771.79

OWNERS NAME AND SIGNATURE	
CHANDRA CONSTRUCTION COMPANY Through Partner Sumit Gupta, samgupta0303@gmail.com, 8577397454	
HSE (Health & Safety) Certificate No. <u> </u> ARCHITECT'S NAME AND SIGNATURE <u> </u> INEEER <u> </u>	
AMIT JUNEJA CA/2003/31190	
	Agra Development Authority 
Building Plan Application Number <u>ADA/BP/23-24/0231</u> Sanctioned On <u>06 Feb 2024</u> Valid Till <u>14 Feb 2029</u> Approved By <u>Charchit Gaur (Vice Chairman)</u> Examined By <u>Satendra Solanki (JE)</u> Satish Chand Rajput (Assistant Engineer) Prabhat Paul (Town Planner) Prabhat Paul (Chief Town Planner) Prabhat Paul (Town Planner) Prabhat Paul (Chief Town Planner)	



TYPICAL -1-2 FLOOR PLAN
(Existing)
(SCALE 1:100)



TYPICAL -3-8 FLOOR PLAN
(Proposed)
(SCALE 1:100)

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CHANDRA CONSTRUCTION COMPANY Through Partner Sumeet
Gupta, samrighguptabibhab@gmail.com, 8077991454

ARCHITECT'S NAME AND SIGN
AMIT JUNEJA
CA2003/31190

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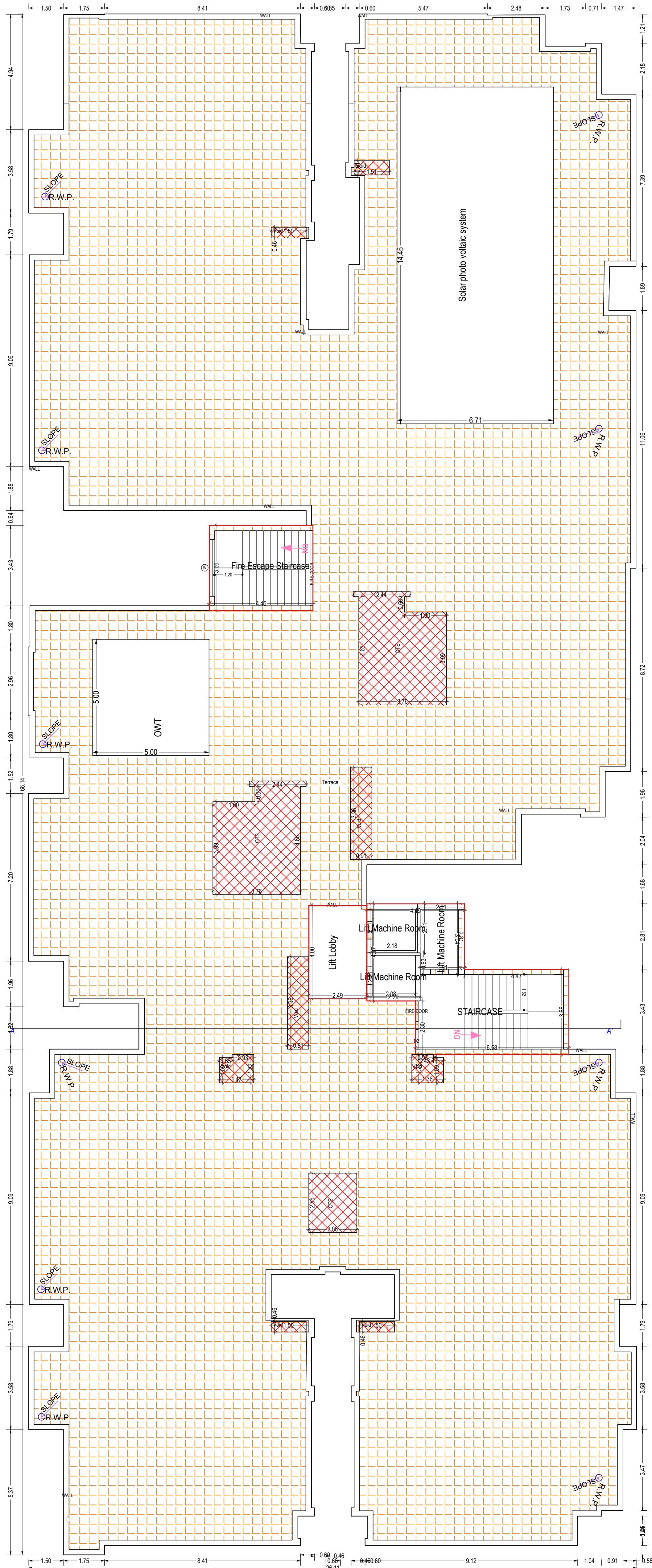
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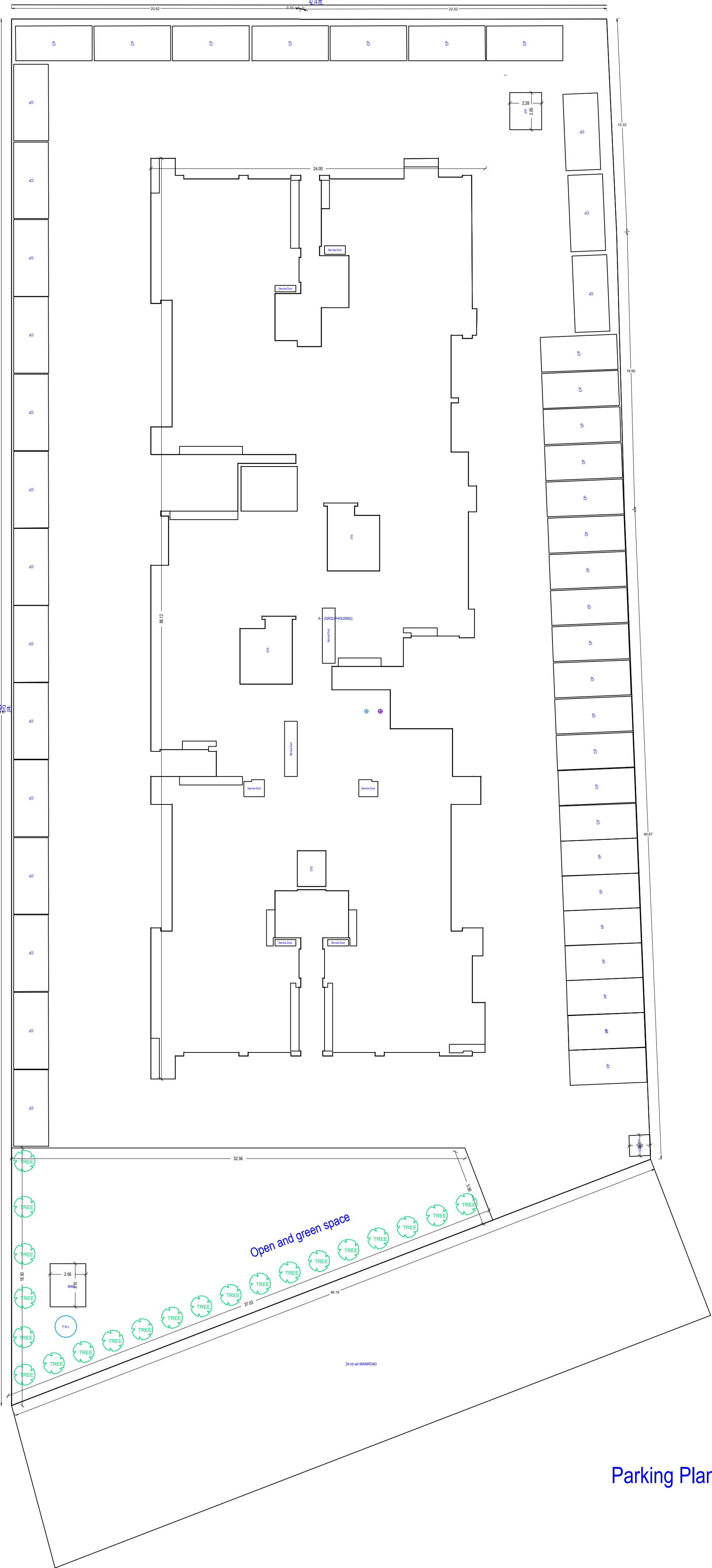
Probhat Paul (Chief Town Planner)



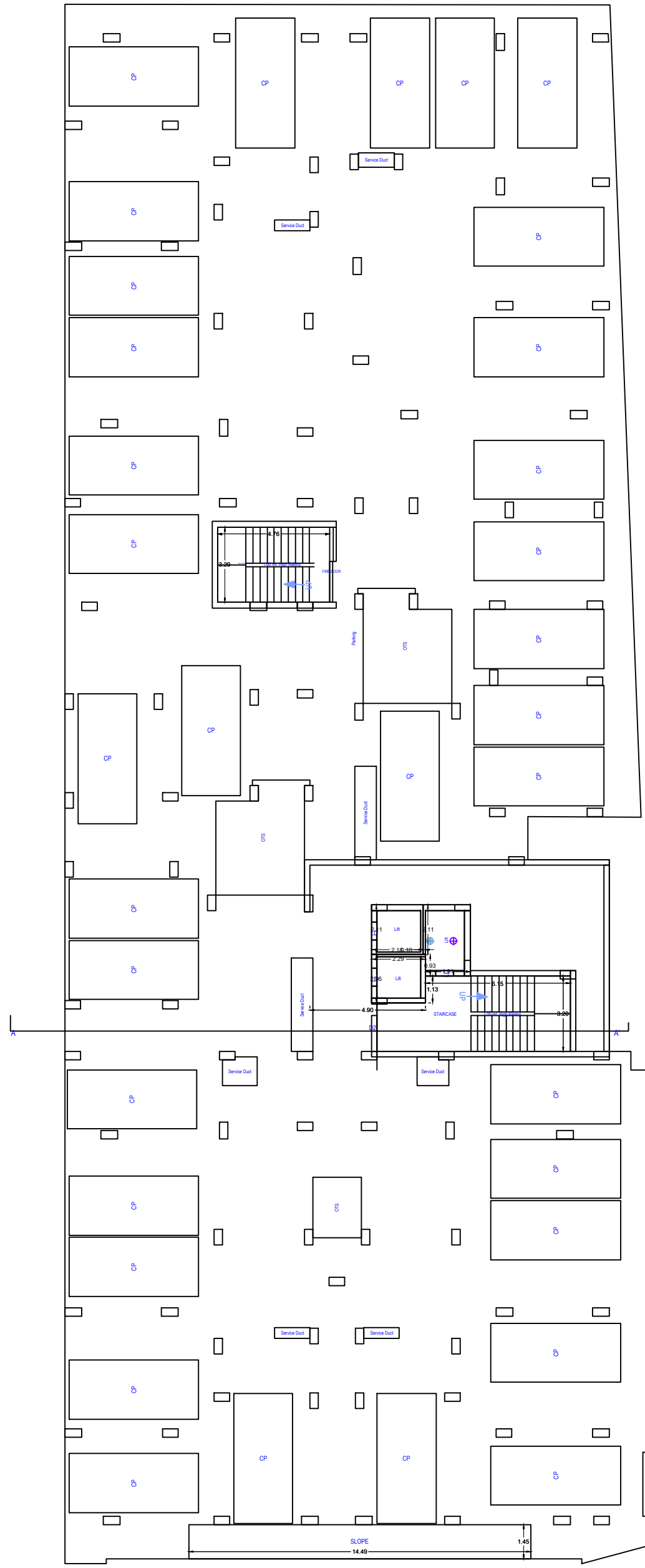
TERRACE FLOOR PLAN
(SCALE 1:100)

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL -1/2 FLOOR PLAN	3.00 X 9.11 X 3 X 2	161.70	486.58
	1.50 X 3.58 X 2 X 2	20.72	
	1.50 X 9.12 X 1 X 2	26.10	
	1.46 X 2.84 X 2 X 2	14.96	
	1.50 X 8.41 X 2 X 2	48.64	
	1.50 X 3.39 X 1 X 2	10.14	
	1.50 X 3.39 X 1 X 2	10.16	
	1.45 X 1.94 X 2 X 2	11.00	
	1.50 X 7.20 X 1 X 2	21.64	
	2.71 X 6.55 X 1 X 2	28.36	
	3.00 X 5.44 X 1 X 2	31.36	
	1.51 X 7.39 X 1 X 2	22.06	
	0.93 X 1.64 X 1 X 2	3.06	
	1.50 X 3.32 X 1 X 2	11.24	
	3.00 X 4.74 X 1 X 2	27.28	
	1.50 X 7.39 X 1 X 2	21.20	
	1.50 X 5.37 X 1 X 2	15.36	
TYPICAL -3/8 FLOOR PLAN	1.50 X 3.58 X 2 X 6	62.16	1460.52
	1.50 X 9.12 X 1 X 6	78.30	
	1.46 X 2.84 X 2 X 6	44.88	
	1.50 X 8.41 X 2 X 6	145.92	
	1.50 X 3.39 X 1 X 6	32.22	
	1.50 X 3.39 X 1 X 6	30.48	
	1.45 X 1.94 X 2 X 6	33.00	
	1.50 X 7.20 X 1 X 6	64.92	
	0.93 X 1.64 X 1 X 6	9.18	
	1.50 X 7.39 X 1 X 6	63.60	
	1.50 X 5.47 X 1 X 6	49.08	
	3.00 X 9.11 X 3 X 6	485.10	
	2.71 X 6.55 X 1 X 6	85.08	
	3.00 X 5.44 X 1 X 6	94.08	
	1.51 X 7.47 X 1 X 6	65.66	
	1.52 X 3.73 X 1 X 6	34.14	
	3.00 X 4.62 X 1 X 6	81.72	
Total	-	-	1947.10



Parking Plan



SCHEDULE OF WINDOW VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (GROUPHOUSING)	W4	0.45	1.56	24
A (GROUPHOUSING)	W5	0.46	1.56	24
A (GROUPHOUSING)	W5	0.48	1.56	06
A (GROUPHOUSING)	V	0.53	1.00	08
A (GROUPHOUSING)	W5	0.53	1.56	08
A (GROUPHOUSING)	W3	0.53	1.56	08
A (GROUPHOUSING)	V	0.55	1.00	08
A (GROUPHOUSING)	W3	0.56	1.56	24
A (GROUPHOUSING)	V	0.61	1.00	192
A (GROUPHOUSING)	W3	0.61	1.56	16
A (GROUPHOUSING)	W3	0.63	1.56	08
A (GROUPHOUSING)	W3	0.66	1.56	08
A (GROUPHOUSING)	W3	0.69	1.56	08
A (GROUPHOUSING)	W	0.69	1.56	08
A (GROUPHOUSING)	W3	0.76	1.56	08
A (GROUPHOUSING)	W	0.84	2.10	06
A (GROUPHOUSING)	W4	0.89	1.56	02
A (GROUPHOUSING)	W3	0.91	1.56	08
A (GROUPHOUSING)	W	0.99	1.56	10
A (GROUPHOUSING)	W	1.14	1.56	22
A (GROUPHOUSING)	W5	1.26	1.56	16
A (GROUPHOUSING)	W	1.26	1.56	08
A (GROUPHOUSING)	W5	1.27	1.56	06
A (GROUPHOUSING)	MECH VENT	1.29	1.00	36
A (GROUPHOUSING)	W5	1.30	1.56	06
A (GROUPHOUSING)	W1	1.35	1.56	06
A (GROUPHOUSING)	W3	1.42	1.56	08
A (GROUPHOUSING)	W1	1.46	1.56	06
A (GROUPHOUSING)	W1	1.55	1.56	02
A (GROUPHOUSING)	W1	1.67	1.56	06
A (GROUPHOUSING)	W	1.68	1.56	08
A (GROUPHOUSING)	W3	1.73	1.56	08
A (GROUPHOUSING)	W	1.75	1.56	08
A (GROUPHOUSING)	W1	1.82	1.56	10
A (GROUPHOUSING)	W4	1.82	1.56	16
A (GROUPHOUSING)	W5	1.82	1.56	08
A (GROUPHOUSING)	W	1.92	1.56	08
A (GROUPHOUSING)	W	2.01	1.56	16
A (GROUPHOUSING)	W	2.14	1.56	08
A (GROUPHOUSING)	W1	2.22	1.56	16
A (GROUPHOUSING)	W	2.22	1.56	16
A (GROUPHOUSING)	W1	2.23	1.56	10
A (GROUPHOUSING)	W1	2.30	1.56	08
A (GROUPHOUSING)	W1	2.32	1.56	08
A (GROUPHOUSING)	W1	2.36	1.56	16
A (GROUPHOUSING)	W	2.44	1.56	09
A (GROUPHOUSING)	W2	2.56	1.56	24
A (GROUPHOUSING)	W1	2.80	1.56	06
A (GROUPHOUSING)	W1	2.97	1.56	08
A (GROUPHOUSING)	W1	3.33	1.56	06

OWNER'S NAME AND SIGNATURE

CHANDRA CONSTRUCTION COMPANY Through Partner Sumeet Gupta, samrignuptabibhab@gmail.com, 8077991454

ARCHITECT'S NAME AND SIGNATURE

AMIT JUNEJA
CA2003/31190

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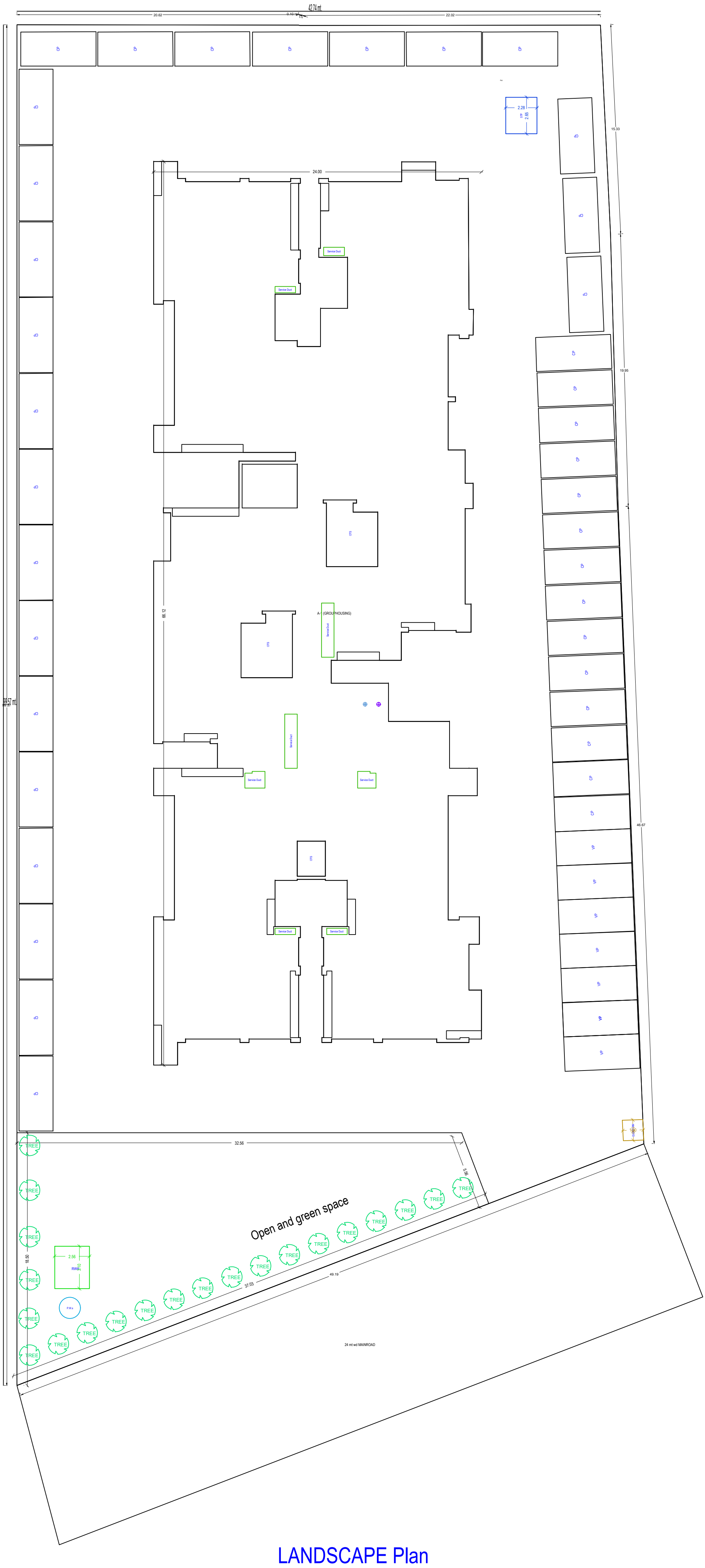
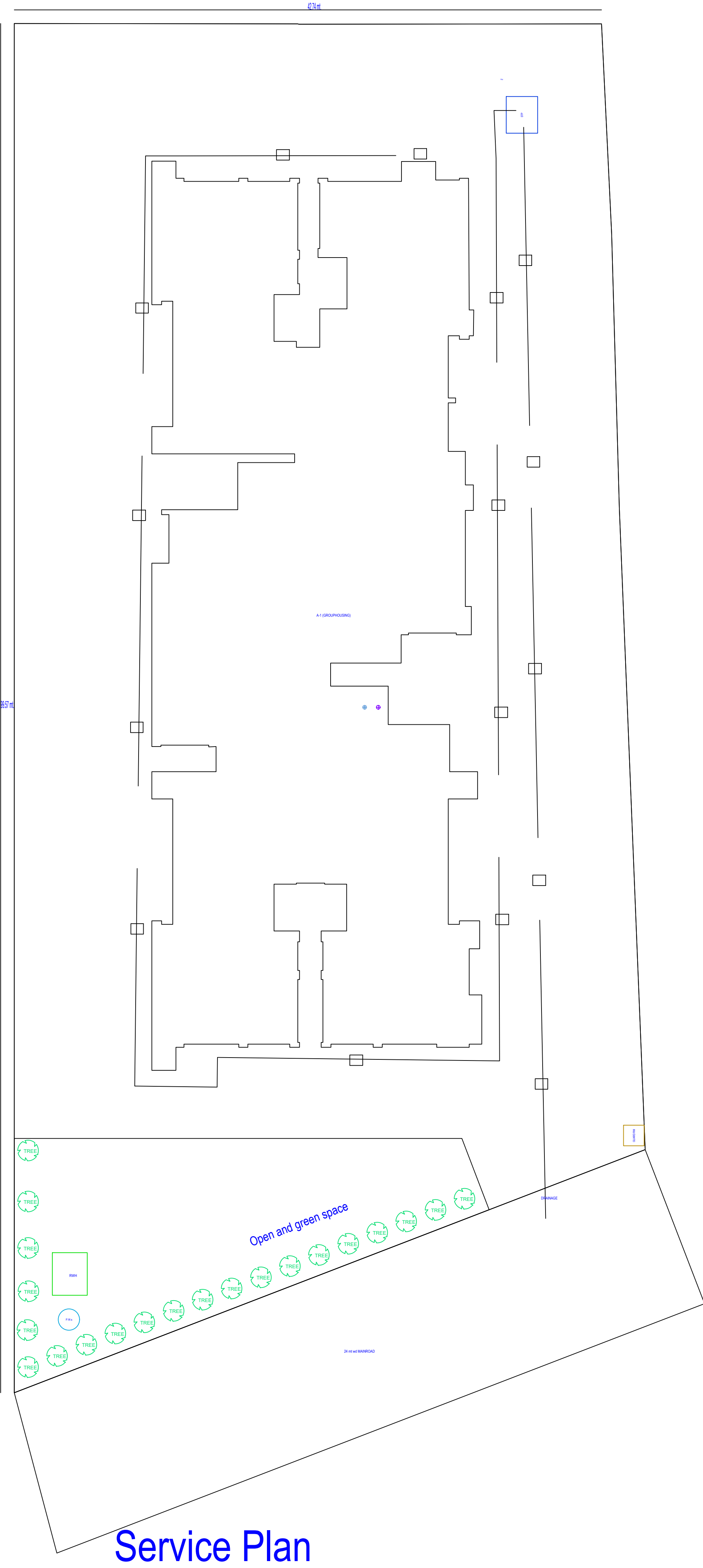
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Staircase Checks (Table 8a-1)

Floor Name	Stair/Case Name	Flight Width	Head Width	Riser Height	Railing Ht.
TYPICAL 3-8 FLOOR PLAN	STAIRCASE	1.52	0.300	0.143	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.52	0.300	0.000	1.00

UnitBUA Table for Building A (GROUPHOUSING)

Floor	Name	UnitBUA Type	Entity Type	Net UnitBUA Area	Additions for Gross UnitBUA/Area in Sq.mt.	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.		UnitBUA Area	Deductions (Area in Sq.mt.)				Carpet Area	No. of Unit
							ArchProg	Shelf Choket		Balcony	Door	Window	External Wall		
TYPICAL 1-2 FLOOR PLAN	1	FLAT	Existing	240.99	4.34	245.33	2.29	0.00	243.04	48.91	0.00	0.00	10.91	183.22	06
	2	FLAT	Existing	234.34	7.33	241.67	2.41	0.00	239.26	48.36	0.10	0.00	8.07	182.73	
	3	FLAT	Existing	211.53	2.88	214.41	3.62	16.84	194.15	27.75	0.34	0.90	6.56	158.60	
	4	FLAT	Existing	214.36	3.19	217.55	3.62	16.84	197.09	30.56	0.00	0.00	0.00	166.53	
	5	FLAT	Existing	235.27	7.10	242.37	0.69	0.00	241.68	49.82	0.00	0.00	8.87	182.98	
	6	FLAT	Existing	197.37	2.70	200.07	0.92	0.00	199.15	38.46	0.19	0.26	7.87	152.38	
Total per Floor = 2				1334.26	27.34	1361.60	13.55	33.68	1314.37	243.86	0.63	1.15	42.28	1026.45	06
Total				2668.52	54.68	2723.20	13.55	33.68	2626.74	487.71	1.26	2.30	84.56	2056.49	12
TYPICAL 3-8 FLOOR PLAN	12A	FLAT	Proposed	240.99	4.34	245.33	2.29	0.00	243.04	48.91	0.00	0.00	10.91	183.22	06
	14	FLAT	Proposed	234.34	7.33	241.67	2.41	0.00	239.26	48.36	0.10	0.15	7.66	182.99	
	15	FLAT	Proposed	211.93	2.68	214.61	3.62	16.84	194.15	27.75	0.34	0.90	6.56	158.60	
	16	FLAT	Proposed	214.36	3.19	217.55	3.62	16.84	197.09	30.56	0.00	0.00	0.00	166.53	
	17	FLAT	Proposed	235.26	7.10	242.36	0.69	0.00	241.67	49.82	0.00	0.00	8.87	182.98	
	18	FLAT	Proposed	197.51	2.70	200.21	0.92	0.00	199.29	38.60	0.19	0.26	7.87	152.38	
Total				1334.39	27.34	1361.73	13.55	33.68	1314.50	244.00	0.63	1.30	41.87	1026.70	06
Total per Floor = 6				8006.34	27.34	8170.38	13.55	33.68	7887.00	1464.00	3.78	7.80	251.22	6160.20	36
Total															
Total	-	-	-	10674.96	218.75	10893.38	108.42	269.44	10564.30	1956.58	5.02	10.08	335.82	8213.10	48

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SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (GROUPHOUSING)	D2	0.65	2.10	08
	D2	0.72	2.10	16
A (GROUPHOUSING)	D2	0.76	2.10	40
	D	0.76	2.10	34
A (GROUPHOUSING)	D11	0.76	2.10	06
	D2	0.84	2.10	344
A (GROUPHOUSING)	D1	0.84	2.10	42
	D	0.84	2.10	88
A (GROUPHOUSING)	D	0.91	2.10	08
	D	0.99	2.10	144
A (GROUPHOUSING)	D	1.00	2.10	48
	D	1.07	2.10	72
A (GROUPHOUSING)	D	1.22	2.10	24
	D	1.42	2.10	08
A (GROUPHOUSING)	D	3.20	2.10	08
	FIRE-DOOR			

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