Project Title : PROPOSED CONSTRUCTION PLAN OF THE GROUP HOUSING BUILDINGTEH. ON KHASRA - NO: -04 (PART) SITUATED AT MAUZA DHORERA BASERA BAIKUNTH RESIDENTIAL COLONY, & DISTT. MATHURA. OWNER'S ADNS HOMES PRIVATE LIMITED DIRECTOR - SHRI ANIL KUMAR S/O SHRI JAI GOPAL UPADHYAYA

SITE PLAN
(Scale - 1:100)

PROPOSED CONSTRUCTION PLAN OF THE GROUP HOUSING BUILDING ON KHASRA NO. -04 (PART). SITUATED AT MAUZA DHORERA BASERA BAIKUNTH RESIDENTIAL COLONY, TEH. & DISTT. MATHURA.

OWNER'S ADNS HOMES PRIVATE LIMITED DIRECTOR - SHRI ANIL KUMAR S/O SHRI JAI GOPAL UPADHYAYA

ARCHITECT: BAJAJ CONSTRUCTIONS

File No	MVDA/BP/20-21/0486
Submission Date	2022-11-24
Sheet	1
Scale	1:100

AREA STATEMENT — VERSION NO.: V.0.80 — VERSION DATE: 10/08/2022

PROJECT DETAIL	
Authority: Mathura-Vrindavan Development Authority	Plot Use: Residential
Authority Item: Category C	Plot Sub Use: Group Housing
Authority Grade: Development Authority (DA)	Development Plan: Basera Baikunth
Case/Track: Regular	Land Use Zone: Residential Low Zone
Project Type: Group Development	Land Sub Use Zone: Residential Zone
Nature of Development: NEW	Layout Type: NA
Development Area: New Area	
Sub Development Area: City Area	
Special Project: NA	
Site Address: Dorera Mathura, Tehsil Mathura-Kosikar, Village Dhorera, Bangar	
AREA DETAILS:	Sq.Mt.
A. Area of Plot (As per record)	-
Document Area	3999.00
As per site condition	3775.00
Area of Plot Considered	3999.00
B. Deduction for	
(a) Proposed Roads	916.40
Road Widening Area	916.40
(b) Any reservation	0.00
Total (a +b)	916.40
C. Net Area of plot (A - B), AREA OF PLOT	3999.00
Road Widening Area	916.40
Net Area For Coverage	3999.00
Net Area For FAR	3999.00
Permissible FAR as per DCR	1499.63
Premium FAR against DMS and JD	7912.00
Total Permissible FAR area (D+E)	9392.00
D. Total Built up area permissible at	
Permissible Coverage area (65.00 %)	1199.04
Proposed Coverage Area (22.70 %)	904.40
Total Proposed Coverage Area (22.70 %)	904.40
Balance coverage area (42.30 %)	2967.64

Proposed Area at

	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Stilt Floor	947.00	0.00	0.00	0.00
First Floor	935.13	0.00	891.285	0.00
Second Floor	935.13	0.00	891.285	0.00
Third Floor	935.13	0.00	891.285	0.00
Fourth Floor	935.13	0.00	891.285	0.00
Fifth Floor	935.13	0.00	891.285	0.00
Sixth Floor	935.13	0.00	891.285	0.00
Seventh Floor	935.13	0.00	891.285	0.00
Terrace Floor	113.88	0.00	0.00	0.00
Total Area	7527.29	0.00	6242.99	0.00

Total FAR Area	6242.99
Accession Use Area Added in Built up Area	0.00
Total Built up Area	7640.75
Proposed F.S.I. consumed	2.28
G. Tenement Statement	
G. Tenement Proposed At	
Stilt Floor	01.00
H. Total Tenements (G + H)	01
I. Parking Statement	
J. Parking Space Required as per Regulations	833.00
Proposed Parking Space	987.00

Color Notes

COLOR INDEX

PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE TDR/GHEVEE DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Parking Check (Table 7b)

Vehicle Type	Req. No.	Req. Reduced Deepl Parking (areas of flats having 35Mtrs& surrendered FOC)	Req. Area	Prop. No.	Prop. Area
Equivalent Car Space	-	-	-	01	701.25
Total Car	48	-	840.00	01	701.25
Visitor's Car Parking	-	-	72.00	4	108.00
Two Wheeler	48	-	96.00	01	103.00
Other Parking	-	-	-	-	194.50
Total			833.00		987.00

FAR & Unit Details

Building	No. of Same Bldg	Gross Built-up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.Mt.) Dust Void, Duct, Chowky	Total Built-up Area (Sq.mt.)	Deductions (Area in Sq.Mt.) Mumty	Lift	Lift Machine	Lift Lobby	Accessory Use	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
A(B (GROUP HOUSING)	1	8086.17	446.28	7627.29	886.30	100.40	12.06	5.91	34.26	872.26	6242.99	6242.99	91
Grand Total	1	8086.17	446.28	7627.29	886.30	100.40	12.06	5.91	34.26	872.26	6242.99	6242.99	91

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 Use	FAR Subuse
A(B (GROUP HOUSING)	Residential	Group Housing	-	-	Highrise	91	STILT FLOOR PLAN	Residential + Parking	Group Housing	-	-
							TYPICAL (1,2,3, 4,5,6,7 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							TERRACE FLOOR PLAN	Residential + SWIMMING POOL	Group Housing	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos. Of Trees Req.	Nos. Of Trees Prop.
PLOT	Tree	16	66

Required Parking(Table 7a)

Building Name	Type	Subuse	Area (Sq.mt.)	Units Parking upon next for every	Units Prop.	Units Req/Unit	Units Req.	Units Prop.	Car Req/Unit	Car Req.	Car Prop.	Visitors Car Req/Unit	Visitors Car Req.	Visitors Car Prop.	Two/Wheeler Req/Unit	Two/Wheeler Req.	Two/Wheeler Prop.
A(B (GROUP HOUSING)	Residential	Group Housing	0 - 50	50.00	-	-	-	-	-	-	-	-	-	-	1.00	48	-
			50 - 150	100	1	21.00	1.00	21	-	-	-	-	-	-	-	-	-
			150 - 300	150	1	21.00	1.00	21	-	-	-	-	-	-	-	-	-
			> 300	-	1	-	1.00	-	-	-	-	-	-	-	-	-	-
			0	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total		-	-	-	-	48	51	-	0	4	-	48	51			

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Riding H.,
STILT FLOOR PLAN	STAIRCASE	1.00	0.300	0.150	0.05
	Fire Escape Staircase	1.00	0.300	0.150	1.20
TYPICAL - (2,3, 4,5,6,7 FLOOR PLAN)	STAIRCASE	1.00	0.300	0.150	0.05
	STAIRCASE	1.00	0.300	0.150	0.05
	Fire Escape Staircase	1.00	0.300	0.150	1.20
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.300	0.150	0.05
	Fire Escape Staircase	1.00	0.300	0.200	1.20
	STAIRCASE	1.00	0.300	0.200	0.05
	STAIRCASE	1.00	0.300	0.200	0.05

SCHEDULE OF WINDOW/VENTILATION

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A(B (GROUP HOUSING)	W2	0.90	1.20	07
A(B (GROUP HOUSING)	V1	1.20	1.20	42
A(B (GROUP HOUSING)	W2	1.20	1.20	70
A(B (GROUP HOUSING)	V	1.20	1.20	35
A(B (GROUP HOUSING)	W3	1.20	2.20	07
A(B (GROUP HOUSING)	BLIND	1.20	2.59	07
A(B (GROUP HOUSING)	W2	1.20	2.20	77
A(B (GROUP HOUSING)	BLIND	1.20	2.59	21
A(B (GROUP HOUSING)	BLIND	1.90	2.59	119
A(B (GROUP HOUSING)	BLIND	1.90	2.59	14
A(B (GROUP HOUSING)	W1	1.80	2.20	07
A(B (GROUP HOUSING)	W1	2.70	2.20	21
A(B (GROUP HOUSING)	BLIND	2.70	2.59	07
A(B (GROUP HOUSING)	W	2.70	2.20	42

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A(B (GROUP HOUSING)	D3	0.90	2.59	07
A(B (GROUP HOUSING)	D3	0.76	2.59	156
A(B (GROUP HOUSING)	D1	1.20	2.59	147
A(B (GROUP HOUSING)	D	1.20	2.59	98
A(B (GROUP HOUSING)	LD	1.20	2.59	14
A(B (GROUP HOUSING)	ARCH	1.10	2.59	07
A(B (GROUP HOUSING)	FIRE DOOR	1.80	2.10	07
A(B (GROUP HOUSING)	ARCH	1.20	2.59	49
A(B (GROUP HOUSING)	ARCH	2.13	2.59	07

UnitBUA Table for Building: AB (GROUP HOUSING)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA Area in Sq.Mt. Lift	Shaft	UnitBUA Area	Deductions (Area in Sq.Mt.) Window	External Wall	Carpet Area	No. of Unit
TYPICAL - 1, 2, 3, 4, 5, 6, 7 FLOOR PLAN	A	FLAT	40.20	0.00	2.19	38.10	0.00	4.39	34.10	
	B	FLAT	39.19	0.00	0.00	36.19	0.00	0.00	34.00	
	C	FLAT	34.00	0.00	0.00	34.00	0.00	0.00	34.00	
	E	FLAT	35.13	0.00	0.00	35.13	0.00	0.00	34.00	
	F	FLAT	35.00	0.00	0.00	35.00	0.00	3.76	34.71	
	G	FLAT	53.18	0.00	0.00	53.18	4.88	0.00	48.97	
	H	FLAT	115.26	0.00	0.00	108.89	5.40	5.47	103.00	13
	I	FLAT	87.25	0.00	0.00	81.85	5.40	1.00	85.53	
	J	FLAT	137.28	0.00	0.00	127.28	5.40	5.47	119.89	
	K	FLAT	87.25	0.00	0.00	81.85	5.40	0.41	86.45	
	L	FLAT	84.44	0.00	0.00	79.09	5.00	5.00	69.82	
	M	FLAT	44.78	0.00	0.00	44.78	0.00	1.08	41.80	
	N	FLAT	140.24	0.00	0.00	132.24	4.46	5.10	122.20	
		Total	945.79	0.00	14.28	919.01	15.80	32.40	886.41	13
Total per Floor		Typical Floor - 7	6617.27	0.00	14.28	6602.99	110.60	226.80	6265.59	91
Total	-	-	6617.27	97.84	100.19	6617.27	124.40	226.80	6265.59	91

Building: AB (GROUP HOUSING)

Floor Name	Gross Built-up Area	Deductions From Gross BUA(Area in Sq.Mt.) Dust(Void, Duct, Chowky)	Total Built-up Area (Sq.mt.)	Deductions (Area in Sq.Mt.) Mumty	Lift	Lift Machine	Lift Lobby	Accessory Use	Parking	Proposed FAR Area (Sq.Mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
Stilt Floor	947.00	0.00	947.00	60.90	12.06	0.00	0.00	0.00	872.26	0.00	0.00	00
First Floor	989.39	96.29	935.13	30.73	12.06	0.00	0.00	0.00	0.00	891.285	891.285	13
Second Floor	989.39	96.29	935.13	30.73	12.06	0.00	0.00	0.00	0.00	891.285	891.285	13
Third Floor	989.39	96.29	935.13	30.73	12.06	0.00	0.00	0.00	0.00	891.285	891.285	13
Fourth Floor	989.39	96.29	935.13	30.73	12.06	0.00	0.00	0.00	0.00	891.285	891.285	13
Fifth Floor	989.39	96.29	935.13	30.73	12.06	0.00	0.00	0.00	0.00	891.285	891.285	13
Sixth Floor	989.39	96.29	935.13	30.73	12.06	0.00	0.00	0.00	0.00	891.285	891.285	13
Seventh Floor	989.39	96.29	935.13	30.73	12.06	0.00	0.00	0.00	0.00	891.285	891.285	13
Terrace Floor	199.94	86.29	113.88	60.89	0.00	12.06	5.91	34.26	0.00	0.00	0.00	00
Total	8086.18	688.28	7627.29	386.30	100.40	12.06	5.91	34.26	872.26	6242.99	6242.99	91
Total Number of Same Buildings	1											
Total	8086.18	688.28	7627.29	386.30	100.40	12.06	5.91	34.26	872.26	6242.99	6242.99	91

Buildingwise Floor FAR Details

Floor Name	Building Name: AB (GROUP HOUSING) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total: Proposed Built Up Area (Sq.mt.)	Total: Total FAR Area (Sq.mt.)
Stilt Floor	947.00	0.00	947.00	0.00
First Floor	935.13	891.285	935.13	891.285
Second Floor	935.13	891.285	935.13	891.285
Third Floor	935.13	891.285	935.13	891.285
Fourth Floor	935.13	891.285	935.13	891.285
Fifth Floor	935.13	891.285	935.13	891.285
Sixth Floor	935.13	891.285	935.13	891.285
Seventh Floor	935.13	891.285	935.13	891.285
Terrace Floor	113.88	0.00	113.88	0.00
Total	7627.29	6242.99	7627.29	6242.99

OWNER'S NAME AND SIGNATURE

ADNS HOMES PRIVATE LIMITED, nareshmgpl3075@gmail.com, 9758050488
ANIL KUMAR, emsanilgr30@gmail.com, 9758050488

ARCHITECTS NAME AND SIGN: ENGINEER

Anupama Bajaj
CA/2006/...

Signatu re valid

Mathura-Vrindavan Development Authority

Signatu re valid

Building Plan Application Number: MVDA/BP/20-21/0486
Sanctioned On: 27 Dec 2022
Valid Till: 09 Jan 2028
Approved By: Nagendra Pratap (Vice Chairman)
Examined By:
Sunil Kumar Sharma (Junior engineer)
Richa Kaushik (Town Planner/Executive Engineer)
RANA PRATAP SINGH (Chief Engineer/OSD)
Rajesh Kumar (Secretory)
Nagendra Pratap (Vice Chairman)

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 -	2999.86
Total Coverage Area: -	904.40
Total FAR Area -	6242.98
Total BUA Area -	7640.75

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