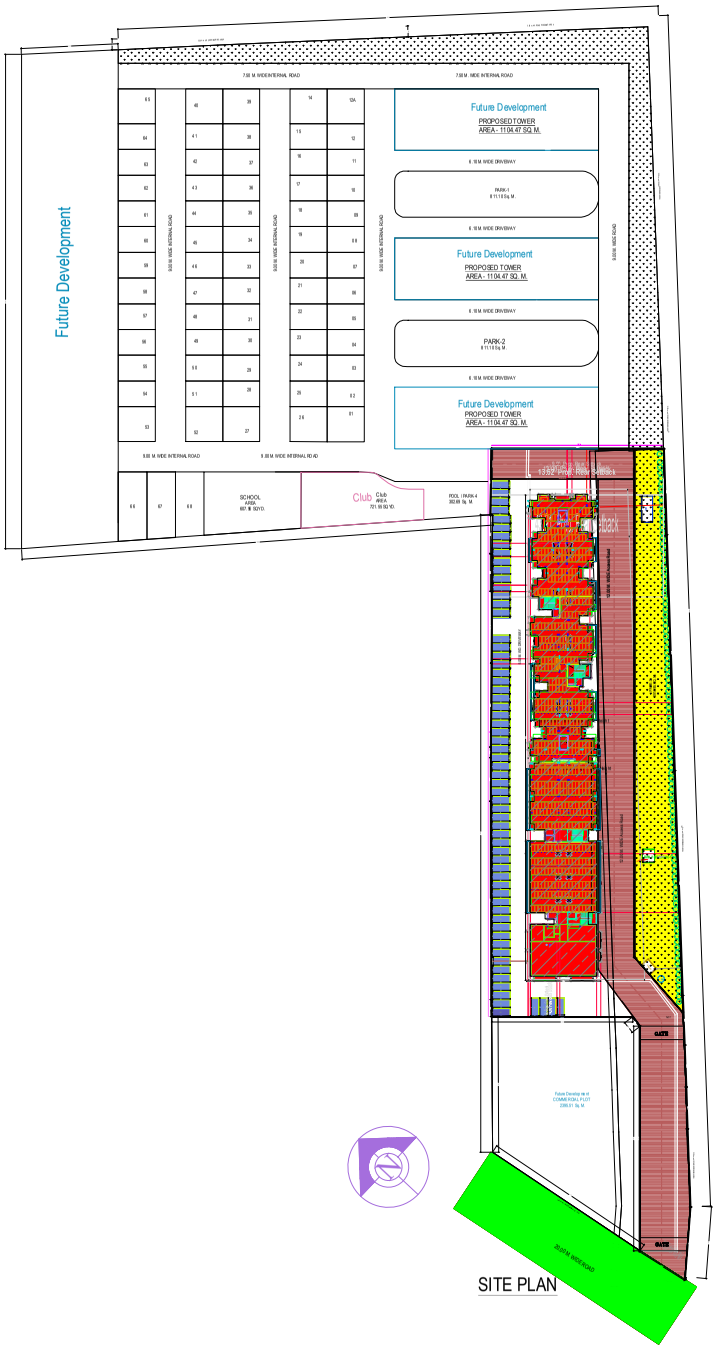
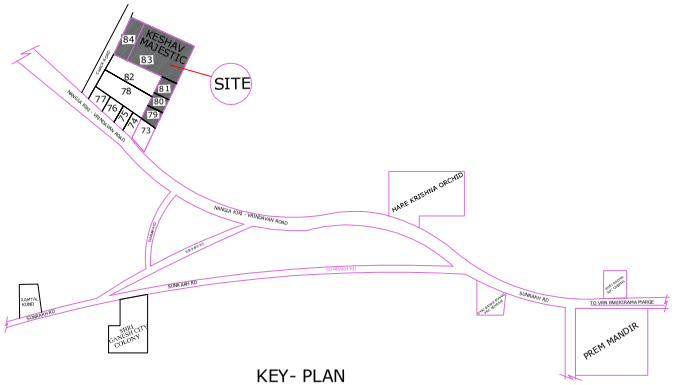
Project Title :- EXISTING PRE SANCTIONED / PROPOSED CONSTRUCTION PLAN OF KESHAV MAJESTIC GROUP HOUSING BUILDING AT KHASRA NO.- 79, 80, 81 & 83 SITUATED AT MAUJA SUNRAKH BANGER, VRINDAVAN TEH. & DISTT. MATHURA.BUILDERS & PROMOTERS- BRAJBHOOMI BUILDTECH PVT. LTD. HOUSE NO.-10 JANGPURA ROAD BHOGAL NEW DELHI - 110014PROJECT NAME:- KESHAV MAJESTIC GROUP HOUSINGDIRECTOR - SHRI BALMUKUND SHARMA S/O SHRI DEVENDRA NATH SHASHTRY

File No	MVDA/BP/23-24/0424	Sheet	1 / 5
Submission Date	2023-08-18	Scale	1:100





A	AREA STATEMENT		
	PROJECT DETAIL		
	Authority: Mathura-Vrindavan Development Authority	Plot Use: Residential	
	Authority Desc: Category C	Plot Subtype: LIG Housing	
	Authority Grade: Development Authority (DA)	Development Plan: Mt. Brj Bhoomi Buildtech (Kesav Majestic)	
	Case Type: Regular	Land Use Zone: Residential Use Zone	
	Project Type: Building Permission	Land Subtype Zone: Residential Zone	
	Nature of Development: ADDITION OR EXTENSION	Land Type: NA	
	Development Area: Undeveloped Area		
	Sub Development Area: Other Town Area		
	Special Project: Affordable Housing under Policy 2021 HAP 2021		
	Site Address: District Mathura, Tehsil Mathura Sadar, Village Sunrakh Banger		
	AREA DETAILS :	Sq.Mts.	
1	Area of Plot As per record		
	Document Area		10085.42
	As per site condition		10085.42
	Area of Plot Considered		10085.42
2	Deductions 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		10085.42
	Plot Area For Coverage		10085.42
	Plot Area For FAR		10085.42
	Permissible FAR Area (2.00)		20171.00
	Total Perm. FAR Area (2.00)		20171.00
4	Total Built up area permitted		
	Permissible Coverage area (50.00%)		5042.71
	Proposed Coverage Area (24.67 %)		2487.86
	Total Prop. Coverage Area (24.67 %)		2487.86
	Balance coverage area (25.33 %)		2554.85
	Proposed Area at		

	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Stilt Floor	2512.83	0.00	521.44	0.00
Ground Floor	1746.13	437.14	1633.05	430.23
First Floor	2207.52	440.74	1664.46	433.83
Second Floor	1781.85	440.55	1668.58	433.64
Third Floor	2204.51	440.74	1661.44	433.83
Fourth Floor	2204.51	440.74	1661.44	433.83
Fifth Floor	2204.51	440.74	1661.44	433.83
Sixth Floor	2261.94	0.00	1698.86	0.00
Seventh Floor	2261.94	0.00	1698.86	0.00
Eighth Floor	1261.08	410.16	1038.03	0.00
Ninth Floor	1268.56	0.00	1038.02	0.00
Terrace Floor	0.01	76.78	0.00	0.00
Total Area	21655.19	2775.50	18038.11	2556.19

Total FAR Area		20637.30
Accessory Area Added in Built Up Area		35.40
Total Built Up Area		20672.70
Proposed F.S.I. consumed		2.05
C	Tenement Statement	
1	Tenement Existing#1	
	F.A.R	2.00
2	Tenement Proposed #A	
	F.A.R	2.00
	A.A Floors	3 / 2.00
3	Total Tenements (3 + 4)	3 / 3
4	Parking Statement	
1	Parking Space Required as per Regulations	340.00
2	Proposed Parking Space	378.25

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.		
	No.	Reduced Reqd. Parking (in case of Plot having RW less surrendered FOC)	Area	No.	Area
Visitor's Car Parking		-	-	1	0.75
Two Wheeler	4.00	-	992.00	500	992.00
Other Parking		-	-	-	992.75
Total			992.00		2597.50

Tree Details (Table 9h)

Plot	Name	No. Of Trees	
		Reqd.	Prop.
PLOT	Tree	51	101

Green and open space Area

Name	Prop. Area
park	1852.0

SCHEDULE OF DOOR

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
KM (KM)	D2	0.76	2.10	400
KM (KM)	D1	0.90	2.10	210
KM (KM)	D1	0.90	2.50	268
KM (KM)	D1	0.94	2.59	38
KM (KM)	D	1.00	2.10	372
KM (KM)	D3	1.00	2.10	164
KM (KM)	FIREDOOR	1.06	2.10	07
KM (KM)	FIREDOOR	2.27	2.10	06
KM (KM)	d	2.31	2.10	01
KM (KM)	FIREDOOR	3.78	2.10	06

SCHEDULE OF WINDOW VENTILATION

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
KM (KM)	M	0.30	1.00	28
KM (KM)	M	0.46	1.00	01
KM (KM)	M	0.60	1.00	244
KM (KM)	V	0.60	1.40	157
KM (KM)	W4	0.64	2.00	06
KM (KM)	W3	0.90	2.10	148
KM (KM)	W2	1.20	2.10	172
KM (KM)	SLIDING	1.40	2.00	60
KM (KM)	W1	1.50	2.10	113
KM (KM)	W1	1.57	2.10	06
KM (KM)	W1	1.60	2.10	30
KM (KM)	W	1.75	2.10	156
KM (KM)	W1	1.78	2.10	08
KM (KM)	SLIDING	2.09	2.00	12
KM (KM)	W5	2.22	2.00	01
KM (KM)	W4	2.50	2.00	10

FAR & Unit Details

Building	No. of Same Bldg.	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA Areas in Sq.mt.	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		Add Area in Existing FAR (Sq.mt.)		Total FAR Area (Sq.mt.)	No. of Unit
			OTS				Mumty	Lift	Lift Machine	Lift Lobby	Double Height	Covered Area	Parking		Resi.	Amenities	Stair		
KM (KM)	1	24364.67	508.14	23831.09	2775.50		2055.19	621.44	383.71	23.27	317.52	97.174	219.68	1647.62	2556.19	1618.04	658.97	22.52	20637.30	3 / 3
Grand Total	1	24364.67	508.14	23831.09	2775.50		2055.19	621.44	383.71	23.27	317.52	97.174	219.68	1647.62	2556.19	1618.04	658.97	22.52	20637.30	3 / 3

Staircase Checks (Table 8a-1)

Floor Name	Stair Case Name	Tread Width	Tread Depth	Riser Height	Riser No.
STILT FLOOR PLAN	STAIRCASE	1.50	0.300	0.143	1.00
	Fire Escape Staircase	1.50	0.300	0.143	1.00
	STAIRCASE	1.50	0.300	0.143	1.00
	Fire Escape Staircase	1.50	0.300	0.143	1.00
GROUND FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.156	1.00
	STAIRCASE	1.50	0.300	0.156	1.00
	Fire Escape Staircase	1.50	0.300	0.156	1.00
	STAIRCASE	1.50	0.300	0.156	1.00
FIRST FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.156	1.00
	STAIRCASE	1.50	0.300	0.156	1.00
	Fire Escape Staircase	1.50	0.300	0.156	1.00
	STAIRCASE	1.50	0.300	0.156	1.00
SECOND FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.156	1.00
	STAIRCASE	1.50	0.300	0.156	1.00
	Fire Escape Staircase	1.50	0.300	0.156	1.00
	STAIRCASE	1.50	0.300	0.156	1.00
TYPICAL - 3, 4 & 5 FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.156	1.00
	STAIRCASE	1.50	0.300	0.156	1.00
	Fire Escape Staircase	1.50	0.300	0.156	1.00
	STAIRCASE	1.50	0.300	0.156	1.00
SIXTH FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.156	1.00
	STAIRCASE	1.50	0.300	0.156	1.00
	Fire Escape Staircase	1.50	0.300	0.156	1.00
	STAIRCASE	1.50	0.300	0.156	1.00
SEVENTH FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.156	1.00
	STAIRCASE	1.50	0.300	0.156	1.00
	Fire Escape Staircase	1.50	0.300	0.156	1.00
	STAIRCASE	1.50	0.300	0.156	1.00
EIGHTH FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.156	1.00
	STAIRCASE	1.50	0.300	0.156	1.00
	Fire Escape Staircase	1.50	0.300	0.156	1.00
	STAIRCASE	1.50	0.300	0.156	1.00
NINTH FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.156	1.00
	STAIRCASE	1.50	0.300	0.156	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00
	Fire Escape Staircase	1.50	0.300	0.000	1.00

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)

Additional Permissible FAR

Area covered under	Proposed Area	Total Proposed Area
Non FAR AREA		
Lift Machine Room	6.69	76.24
Lift Machine Room	6.16	
STAIRCASE	24.39	
Fire Escape Staircase	29.37	
Lift Machine Room	6.16	

Additional Permissible FAR

Permissible FAR	Proposed FAR	5% Additional FAR	Sum of Non Ref Area	Balance Non FAR area	Sum of FAR Area	Balance FAR Area	Total Proposed
2.00 13.00	20637.30	1260.66	76.24	1184.44	0.00	1184.44	20637.30

Building Use/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units
KM (KM)	Residential	LIG Housing		-	Highrise	372	1

Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
STILT FLOOR PLAN	Community Facility + Parking	Day care centres	Community Facility	Community Facility	Day care centres
GROUND FLOOR PLAN	Residential	LIG Housing	Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	EWS Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
			Community Facility	Community Facility	Day care centres
FIRST FLOOR PLAN	Residential	LIG Housing	Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	EWS Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
			Community Facility	Community Facility	Day care centres
SECOND FLOOR PLAN	Residential	LIG Housing	Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	EWS Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
			Community Facility	Community Facility	Day care centres
TYPICAL - 3, 4 & 5 FLOOR PLAN	Residential	LIG Housing	Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	EWS Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
SIXTH FLOOR PLAN	Residential	LIG Housing	Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	EWS Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
SEVENTH FLOOR PLAN	Residential	LIG Housing	Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	EWS Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
EIGHTH FLOOR PLAN	Residential	LIG Housing	Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	EWS Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
NINTH FLOOR PLAN	Residential	LIG Housing	Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	EWS Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
			Residential FAR	Residential	LIG Housing
TERRACE FLOOR PLAN	Residential	LIG Housing	-	-	-

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car				Visitors Car				TwoWheeler			
				Parking space exqt for ews	Reqd.	Reqd.Unit	Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
KM (KM)	Residential	EWS Housing	> 0	1	100.00	1.00	100	-	-	-	-	-	-	-	-	-	-
			0 - 80	1	100.00			-	-	-	-	1.00	1.00	-	-	-	-
		LIG Housing	> 0	1	100.00	2.00	3.78	-	-	-	-	-	-	-	2.00	376	-
			0 - 80	1	100.00			-	-	-	-	-	-	-		496	500
	Total						1.38		-	-	0	1					

Total Plot Area: -	10085.42	Total FAR Area: -	20637.30
Total Coverage Area: -	2487.86	Total BUA Area: -	23831.09

Building wise Floor FAR Details

Floor Name	Building Name				Total			
	KM (KM)							
	Proposed Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total Existing Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)
Stilt Floor	2512.83	0.00	521.44	0.00	2512.83	0.00	521.44	0.00
Ground Floor	1746.13	437.14	1633.05	430.23	1746.13	437.14	1633.05	430.23
First Floor	2207.52	440.74	1664.46	433.83	2207.52	440.74	1664.46	433.83
Second Floor	1781.85	440.55	1668.58	433.64	1781.85	440.55	1668.58	433.64
Third Floor	2204.51	440.74	1661.44	433.83	2204.51	440.74	1661.44	433.83
Fourth Floor	2204.51	440.74	1661.44	433.83	2204.51	440.74	1661.44	433.83
Fifth Floor	2204.51	440.74	1661.44	433.83	2204.51	440.74	1661.44	433.83
Sixth Floor	2261.94	691	1698.86	0.00	2261.94	691	1698.86	000
Seventh Floor	2261.94	0.00	1698.86	0.00	2261.94	0.00	1698.86	000
Eighth Floor	1261.08	410.16	1268.03	221.02	1261.08	410.16	1268.03	221.02
Ninth Floor	1268.56	0.00	1268.02	0.00	1268.56	0.00	1268.02	000
Terrace Floor	0.01	76.78	0.00	0.00	001	76.78	000	000
Total	21655.19	2775.50	18038.11	2556.19	21655.19	2775.50	18038.11	2556.19

OWNERS NAME AND SIGNATURE

BRAJBHOOMI BUILDTECH PRIVATE LIMITED.
brajbhoomi group@gmail.com, 8191098001

ARCHITNG'S NAME AND SIGNATURE

DAYA SHANKER SHARMA
M14042

Signatu re valid

JRE ENGINEER

DAYA SHANKER SHARMA
M14042A

Signatu re valid

Mathura-Vrindavan Development Authority

Building Plan Application Number

MVDA/BP/23-24/0424

Sanctioned On

21 Sep 2023

Valid Till

21 Sep 2028

Approved By

Nagendra Pratap (Vice Chairman)

Examined By

Manish Tiwari (Junior engineer)

Richa Kaushik (Town Planner/Executive Engineer)

Manish Tiwari (Junior engineer)

Richa Kaushik (Town Planner/Executive Engineer)

PRASUN DWIVEDI (Chief Engineer/OSD)

Rajesh Kumar (Secretary)

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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