Project Title : PROPOSED LAYOUT PLAN ON TARANG DIVINE CITY PHASE -2 EXTENSION , SITUATED AT KHASRA NO. 1975, MAUJA JAIT, TEH. & DISTT. MATHURA,BUILDER & PROMOTERS:- TARANG INFRATECH PVT. LTD.AUTHORIZED REPRESENTATIVE:- SHRI SHARAD SINGHAL S/O LATE SHRI K.K. SINGHAL

File No	MVDA/LD/22-23/1330	Sheet	1/4
Submission Date	2023-04-25	Scale	1:100

A	AREA STATEMENT	VERSION NO.: 1.AR VERSION DATE: 26/03/2023
	PROJECT DETAIL	
	Authority: Mathura-Vrindavan Development Authority	Plot Use: Residential
	Authority Class: Category C	Plot Sub Use: Plotted Real development / Plotted Housing
	Authority Sector: Development Authority (DA)	Development Plan: Other
	Case Type: Regular	Land Use Zone: Residential use Zone
	Project Type: Layout Development	Land Sub Use Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: Non Area	
	Sub Development Area: City Area	
	Special Project: NA	
	Site Address	
	District: Mathura, Tehsil: Mathura-Sadar, Village: Jait	
	AREA DETAILS	SQ.MTR.
1.	Area of Plot (as per record	-
	Document Area	9700.00
	As per site condition	9681.56
	Area of Plot Considered	9681.56
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	9681.56
	Plot Area For Coverage	9681.56
	Plot Area For FSI	9681.56
	Prem. FSI Area (+)	0.00
	Total Prem. FSI area	0.00
4.	Total Built up area permissible at	
	Permissible Coverage area (+ %)	0.00
	Proposed Coverage Area (+ %)	0.00
	Total Prop. Coverage Area (+ %)	0.00
	Balance coverage area (+ %)	0.00

-	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
		Proposed Area at		
Total Area	0.00	0.00	0.00	0.00

Total FSI Area	0.00
Accessory Use Area Added in Built up Area	0.00
Total Built Up Area	0.00
Proposed F.S.I. consumed	0.00
5. Tenement Statement	
6. Tenement Proposed At	

Color Notes

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD ALIGNMENT (ROAD WIDENING AREA)
- FUTURE TJ SCHEME SEGUISITION AREA
- EXISTING (To be retained)
- EXISTING (To be demolished)

Green and open space Area

Name	Prop. Area
PARK - 2	1068.20
PARK - 1	458.20

Individual Amenity Check b)

Name	Minimum Area		Minimum Count	
	Reqd	Prop	Reqd	Prop
Convenient Shops	15.00	19.20	-	1.00
Sector Shopping	15.00	19.20	-	1.00

Tenemental Density Check

Net housing density	No. Of Tenements			No. Of Persons		
	Reqd	Perm	Prop	Reqd	Perm	Prop
750/Hec.	-	146	92	-	727	460

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	9681.56	55.64
Road Area	2892.28	23.38
Garbage Collection Center	25.00	0.24
Pit informal Area Kiosk/booth /Platform	90.00	0.90
Pit informal Area Kiosk/booth /Platform	24.00	0.24
Sector Shopping	54.00	0.50
Convenient Shops	35.00	0.40
Public Open Space	1525.00	15.75
Electric Panel Area	10.00	0.10
Other Area	27.00	0.28
Total Net layout	9681.56	100.00

OWNERS NAME AND SIGNATURE

TARANG INFRATECH PVT. LTD.,tiwjaicomstructions3@gmail.com,9759925481

ARCHITECTS NAME AND SIGNATURE

ENGINEER

Architect Signature valid

Mathura-Vrindavan Development Authority

Building Plan Application Number:

MVDA/LD/22-23/1330

Sanctioned On

12 Jun 2023

Valid Till

14 Jun 2028

Approved By

Nagendra Pratap (Vice Chairman)

Examined By

Manoj Agarwal (Junior engineer)

kaushlendra Chaudhery (Town Planner/Executive Engineer)

Rajesh Kumar (Secretory)

Nagendra Pratap (Vice Chairman)

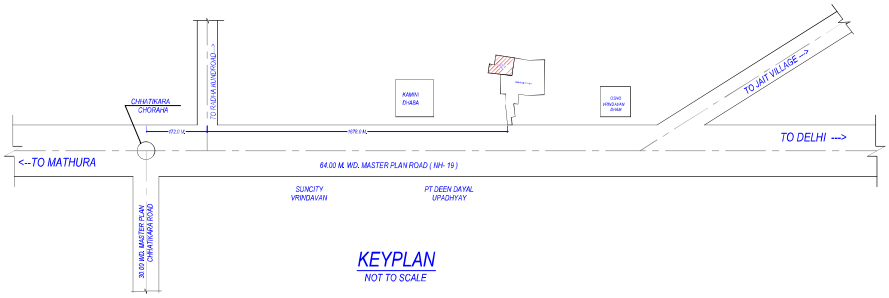
Nagendra Pratap (Vice Chairman)

TARANG DIVINE CITY PHASE -2 EXTENSION

MORTGAGE PLOTS DETAIL:-

MORTGAGE PLOTS = 08, 09, 10, 11
12 , 13, 14 & 35 = TOTAL PLOTS- 08
TOTAL MORTGAGE PLOTS AREA = 1147.16 Sq. M.

LAYOUT PLAN
(Scale - 1:400)



KEYPLAN
NOT TO SCALE

KEY PLAN

Individual Plot Setback

Plot No.	Preview	Abutting Road	Front		Side1		Side2		Rear		Coverage	Fsi Area
			Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	Prop	Prop
01		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
02		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
03		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
04		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
05		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
06		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
07		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
08		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
09		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
10		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
11		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
12		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
13		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
14		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
15		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
15		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	-	-	0.00	0.00
16		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
17		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
18		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
19		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
20		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
21		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
22		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
23		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
24		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
24		7.50 m. wd. Internal Road	2.00	-	-	-	-	-	-	-	0.00	0.00
25		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
25		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
25		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	-	-	0.00	0.00
26		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
27		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
28		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
29		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
30		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
31		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
32		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
33		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
34		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
34		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	-	-	0.00	0.00
35		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
36		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
36		7.50 m. wd. Internal Road	2.00	-	-	-	-	-	-	-	0.00	0.00
37		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
38		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
39		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
40		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
41		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
42		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
43		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
44		9.00 m. wd. Internal Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00

Individual Plot Area

Plot No.	Abutting Road	Plot Area		Frontage		Depth	Coverage		FSI Area	
		Reqd	Prop	Reqd	Prop	Factor	Prem.	Prop	Prem.	Prop
01	9.00 m. wd. Internal Road	90.00	-	137.00	7.74	0.20	0.00	0.00	-	0.00
02	9.00 m. wd. Internal Road	90.00	-	121.49	3.00	0.25	0.00	0.00	-	0.00
03	9.00 m. wd. Internal Road	90.00	-	124.38	3.00	0.25	0.00	0.00	-	0.00
04	9.00 m. wd. Internal Road	90.00	-	129.03	3.00	0.25	0.00	0.00	-	0.00
05	9.00 m. wd. Internal Road	90.00	-	129.19	3.00	0.25	0.00	0.00	-	0.00
06	9.00 m. wd. Internal Road	90.00	-	130.34	3.00	0.25	0.00	0.00	-	0.00
07	9.00 m. wd. Internal Road	90.00	-	134.27	3.00	0.25	0.00	0.00	-	0.00
08	9.00 m. wd. Internal Road	90.00	-	135.28	3.00	0.25	0.00	0.00	-	0.00
09	9.00 m. wd. Internal Road	90.00	-	135.38	3.00	0.25	0.00	0.00	-	0.00
10	9.00 m. wd. Internal Road	90.00	-	135.09	3.00	0.25	0.00	0.00	-	0.00
11	9.00 m. wd. Internal Road	90.00	-	135.09	3.00	0.25	0.00	0.00	-	0.00
12	9.00 m. wd. Internal Road	90.00	-	131.08	3.00	0.25	0.00	0.00	-	0.00
13	9.00 m. wd. Internal Road	90.00	-	126.02	3.00	0.25	0.00	0.00	-	0.00
14	9.00 m. wd. Internal Road	90.00	-	143.28	3.00	7.24	0.00	0.00	-	0.00
15	9.00 m. wd. Internal Road	90.00	-	146.54	3.00	8.02	0.00	0.00	-	0.00
16	9.00 m. wd. Internal Road	90.00	-	111.26	3.00	0.25	0.00	0.00	-	0.00
17	9.00 m. wd. Internal Road	90.00	-	111.26	3.00	0.25	0.00	0.00	-	0.00
18	9.00 m. wd. Internal Road	90.00	-	111.26	3.00	0.25	0.00	0.00	-	0.00
19	9.00 m. wd. Internal Road	90.00	-	111.26	3.00	0.25	0.00	0.00	-	0.00
20	9.00 m. wd. Internal Road	90.00	-	111.26	3.00	0.25	0.00	0.00	-	0.00
21	9.00 m. wd. Internal Road	90.00	-	111.26	3.00	0.25	0.00	0.00	-	0.00
22	9.00 m. wd. Internal Road	90.00	-	111.26	3.00	0.25	0.00	0.00	-	0.00
23	9.00 m. wd. Internal Road	90.00	-	111.26	3.00	0.25	0.00	0.00	-	0.00
24	9.00 m. wd. Internal Road	90.00	-	146.54	3.00	8.02	0.00	0.00	-	0.00
25	9.00 m. wd. Internal Road	90.00	-	146.54	3.00	8.02	0.00	0.00	-	0.00
26	9.00 m. wd. Internal Road	90.00	-	111.26	3.00	0.25	0.00	0.00	-	0.00
27	9.00 m. wd. Internal Road	90.00	-	111.26	3.00	0.25	0.00	0.00	-	0.00
28	9.00 m. wd. Internal Road	90.00	-	111.26	3.00	0.25	0.00	0.00	-	0.00
29	9.00 m. wd. Internal Road	90.00	-	111.26	3.00	0.25	0.00	0.00	-	0.00
30	9.00 m. wd. Internal Road	90.00	-	111.26	3.00	0.25	0.00	0.00	-	0.00
31	9.00 m. wd. Internal Road	90.00	-	111.26	3.00	0.25	0.00	0.00	-	0.00
32	9.00 m. wd. Internal Road	90.00	-	111.26	3.00	0.25	0.00	0.00	-	0.00
33	9.00 m. wd. Internal Road	90.00	-	111.26	3.00	0.25	0.00	0.00	-	0.00
34	9.00 m. wd. Internal Road	90.00	-	146.54	3.00	8.02	0.00	0.00	-	0.00
35	9.00 m. wd. Internal Road	90.00	-	195.38	3.00	6.86	0.00	0.00	-	0.00
36	9.00 m. wd. Internal Road	90.00	-	147.00	3.00	6.88	0.00	0.00	-	0.00
37	9.00 m. wd. Internal Road	90.00	-	144.85	3.00	6.88	0.00	0.00	-	0.00
38	9.00 m. wd. Internal Road	90.00	-	142.96	3.00	6.88	0.00	0.00	-	0.00
39	9.00 m. wd. Internal Road	90.00	-	141.18	3.00	6.88	0.00	0.00	-	0.00
40	9.00 m. wd. Internal Road	90.00	-	140.05	3.00	6.88	0.00	0.00	-	0.00
41	9.00 m. wd. Internal Road	90.00	-	139.54	3.00	6.88	0.00	0.00	-	0.00
42	9.00 m. wd. Internal Road	90.00	-	139.31	3.00	6.88	0.00	0.00	-	0.00
43	9.00 m. wd. Internal Road	90.00	-	134.06	3.00	6.88	0.00	0.00	-	0.00
44	9.00 m. wd. Internal Road	90.00	-	152.30	3.00	7.91	0.00	0.00	-	0.00

Proposed Population Calculation

Plot Name	Use	Sub Use	Range	Nos.	Perm. Units/Plot	Perm. Persons/Unit	Total Persons/Plot	Total
36	Residential	Row House			2		10	
37	Residential	Row House			2		10	
38	Residential	Row House			2		10	
39	Residential	Row House			2		10	
40	Residential	Row House			2		10	
41	Residential	Row House			2		10	
42	Residential	Row House			2		10	
43	Residential	Row House			2		10	
44	Residential	Row House			2		10	
24	Residential	Row House			2		10	
25	Residential	Row House			2		10	
26	Residential	Row House			2		10	
27	Residential	Row House			2		10	
28	Residential	Row House			2		10	
29	Residential	Row House			2		10	
30	Residential	Row House			2		10	
31	Residential	Row House			2		10	
32	Residential	Row House			2		10	
33	Residential	Row House			2		10	
34	Residential	Row House			2		10	
35	Residential	Row House			2		10	
36	Residential	Row House			2		10	
37	Residential	Row House			2		10	
38	Residential	Row House			2		10	
39	Residential	Row House			2		10	
40	Residential	Row House			2		10	
41	Residential	Row House			2		10	
42	Residential	Row House			2		10	
43	Residential	Row House			2		10	
44	Residential	Row House			2		10	
24	Residential	Row House	above 50 upto 150 sqmt.	42	2	5	10	420
25	Residential	Row House			2		10	
26	Residential	Row House			2		10	
27	Residential	Row House			2		10	
28	Residential	Row House			2		10	
29	Residential	Row House			2		10	
30	Residential	Row House			2		10	
31	Residential	Row House			2		10	
32	Residential	Row House			2		10	
33	Residential	Row House			2		10	
34	Residential	Row House			2		10	
35	Residential	Row House			2		10	
36	Residential	Row House			2		10	
37	Residential	Row House			2		10	
38	Residential	Row House			2		10	
39	Residential	Row House			2		10	
40	Residential	Row House			2		10	
41	Residential	Row House			2		10	
42	Residential	Row House			2		10	
43	Residential	Row House			2		10	
44	Residential	Row House			2		10	
35	Residential	Row House	above 150 upto 300 sqmt	2	4	5	20	40
44	Residential	Row House			4		20	
Grand Total								460

Total Plot Area :- 9681.56	Total FAR Area :- 0.00
Total Coverage Area :- 0.00	Total BUA Area :- 0.00

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_A0_(841.00_x_1189.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of PR/Owner. Accuracy of Scrutiny Report is subject to accuracy of ent-ered provided data, 3rd party software/hardware/services, etc. SUCHITECH Engineers Ltd. is not liable for any damages which may arise from use, or liability to use the Application. Texts printed in 'Black' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.