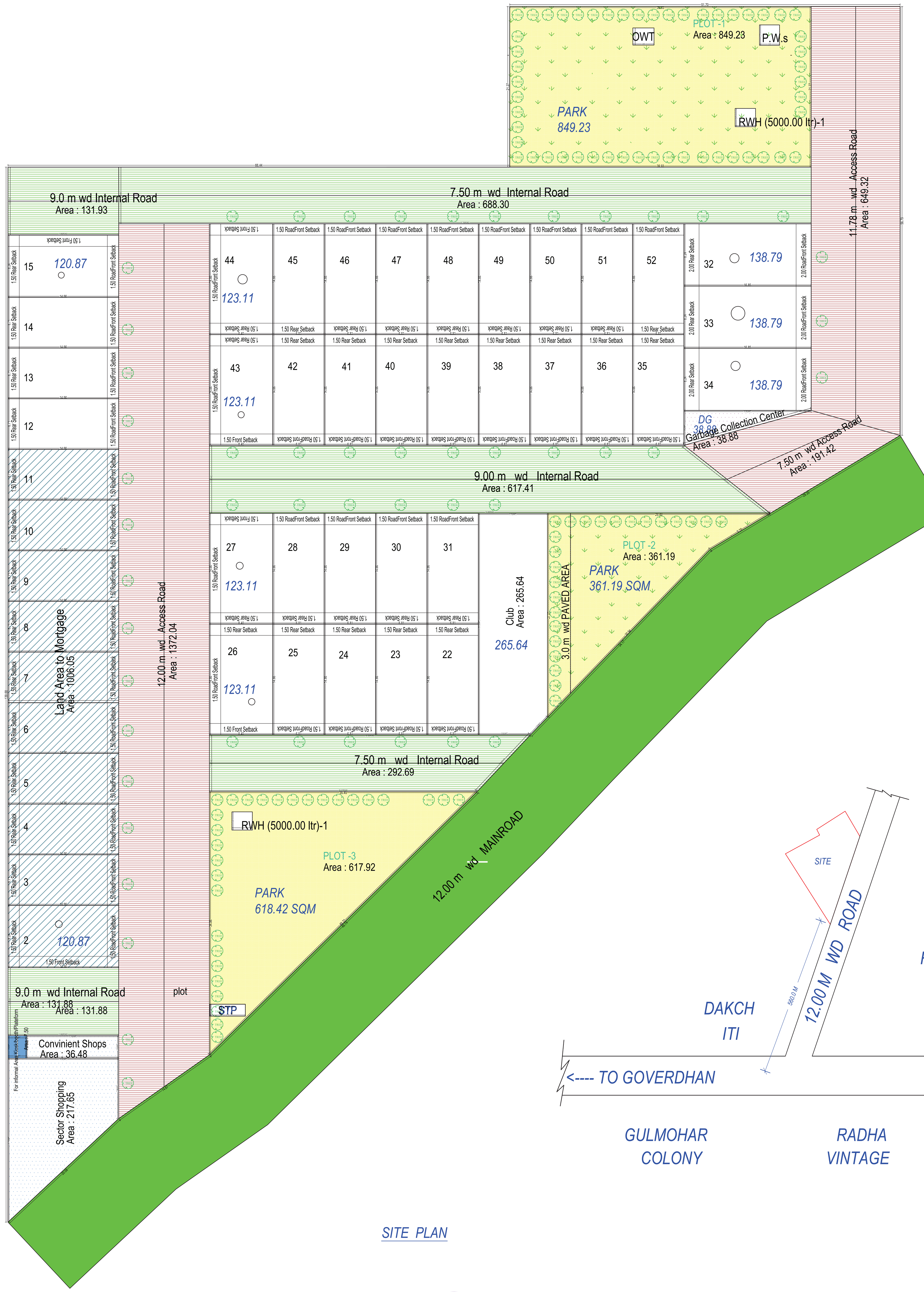
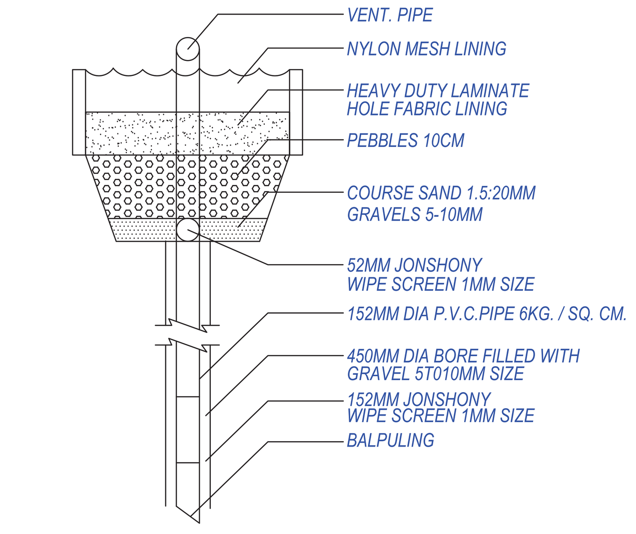
Project Title :RIVISED AFFORDABLE RESIDENTIAL PLOTTED LAYOUT PLAN OF "CHANDA GREENS RESIDENCY " COLONY ON KHASRA NO. - 24 AT MAUZA - BAKALPUR, TEHSIL & DISTT. MATHURA OWNER :- MADHAV PROPERTIES LTD. , C281, EAST AND APPRTAMENT, SARSWATI VIHAR SOCIATY, NEAR ASHOK NAGAR, DELHI DIRECTOR :- SHRI SONAL AGRAWAL S/O SHRI KRISHNA DAYAL AGRAWAL

File No	MVDA/LD/23-24/0423	Sheet	1 / 3
Submission Date	2023-07-14	Scale	1:100



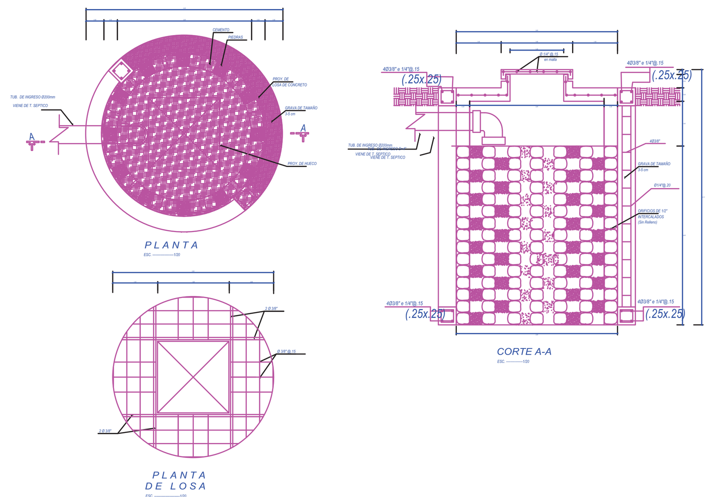
SITE PLAN

LAYOUT PLAN
(Scale - 1:400)

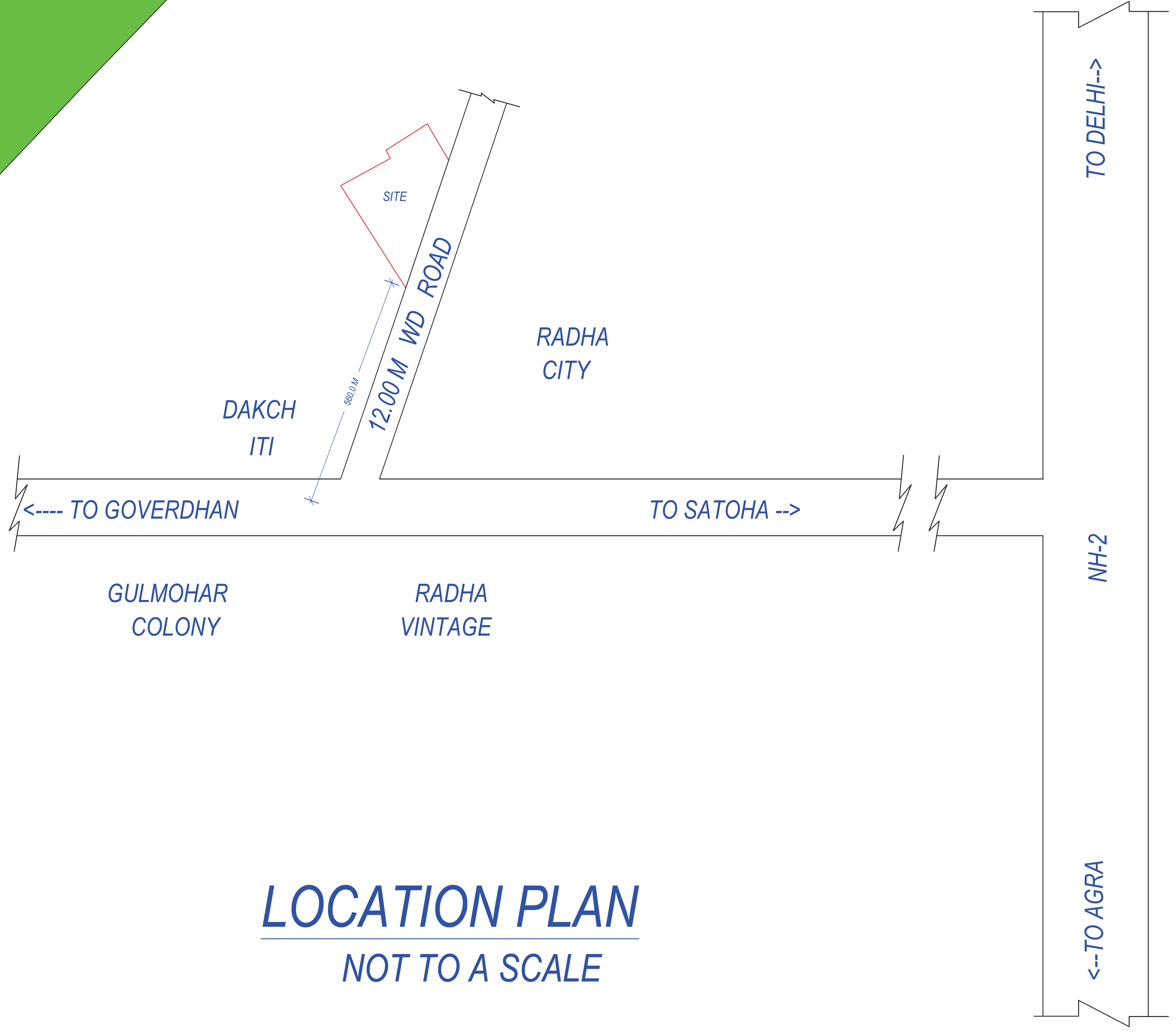


DETAIL OF RAIN WATER HARVESTING WELL

(SECTION X-X)



Percolating Well Details



LOCATION PLAN

NOT TO A SCALE

KEY PLAN

Individual Plot Area

Plot No.	Abutting Road	Plot Area Reqd	Plot Area Perm	Plot Area Prop	Frontage Reqd	Frontage Prop	Coverage Factor	Coverage Perm	Coverage Prop	FSI Area Perm	FSI Area Prop
2	12.00 m wd Access Road	50.00	150.00	120.87	-	8.24	0.00	0.00	0.00	-	0.00
3	12.00 m wd Access Road	50.00	150.00	98.35	-	6.71	0.00	0.00	0.00	-	0.00
4	12.00 m wd Access Road	50.00	150.00	98.35	-	6.71	0.00	0.00	0.00	-	0.00
5	12.00 m wd Access Road	50.00	150.00	98.35	-	6.71	0.00	0.00	0.00	-	0.00
6	12.00 m wd Access Road	50.00	150.00	98.35	-	6.71	0.00	0.00	0.00	-	0.00
7	12.00 m wd Access Road	50.00	150.00	98.35	-	6.71	0.00	0.00	0.00	-	0.00
8	12.00 m wd Access Road	50.00	150.00	98.35	-	6.71	0.00	0.00	0.00	-	0.00
9	12.00 m wd Access Road	50.00	150.00	98.35	-	6.71	0.00	0.00	0.00	-	0.00
10	12.00 m wd Access Road	50.00	150.00	98.35	-	6.71	0.00	0.00	0.00	-	0.00
11	12.00 m wd Access Road	50.00	150.00	98.35	-	6.71	0.00	0.00	0.00	-	0.00
12	12.00 m wd Access Road	50.00	150.00	98.35	-	6.71	0.00	0.00	0.00	-	0.00
13	12.00 m wd Access Road	50.00	150.00	98.35	-	6.71	0.00	0.00	0.00	-	0.00
14	12.00 m wd Access Road	50.00	150.00	98.35	-	6.71	0.00	0.00	0.00	-	0.00
15	12.00 m wd Access Road	50.00	150.00	120.87	-	8.24	0.00	0.00	0.00	-	0.00
22	7.50 m wd Internal Road	50.00	150.00	99.78	-	6.81	0.00	0.00	0.00	-	0.00
23	7.50 m wd Internal Road	50.00	150.00	99.78	-	6.81	0.00	0.00	0.00	-	0.00
24	7.50 m wd Internal Road	50.00	150.00	99.78	-	6.81	0.00	0.00	0.00	-	0.00
25	7.50 m wd Internal Road	50.00	150.00	99.78	-	6.81	0.00	0.00	0.00	-	0.00
26	12.00 m wd Access Road	50.00	150.00	123.11	-	14.66	0.00	0.00	0.00	-	0.00
27	12.00 m wd Access Road	50.00	150.00	123.11	-	14.66	0.00	0.00	0.00	-	0.00
28	9.00 m wd Internal Road	50.00	150.00	99.78	-	6.81	0.00	0.00	0.00	-	0.00
29	9.00 m wd Internal Road	50.00	150.00	99.78	-	6.81	0.00	0.00	0.00	-	0.00
30	9.00 m wd Internal Road	50.00	150.00	99.78	-	6.81	0.00	0.00	0.00	-	0.00
31	9.00 m wd Internal Road	50.00	150.00	99.78	-	6.81	0.00	0.00	0.00	-	0.00
32	11.78 m wd Access Road	50.00	150.00	138.79	-	8.24	0.00	0.00	0.00	-	0.00
33	11.78 m wd Access Road	50.00	150.00	138.79	-	8.24	0.00	0.00	0.00	-	0.00
34	11.78 m wd Access Road	50.00	150.00	138.79	-	8.24	0.00	0.00	0.00	-	0.00
35	9.00 m wd Internal Road	50.00	150.00	99.78	-	6.81	0.00	0.00	0.00	-	0.00
36	9.00 m wd Internal Road	50.00	150.00	99.78	-	6.81	0.00	0.00	0.00	-	0.00
37	9.00 m wd Internal Road	50.00	150.00	99.78	-	6.81	0.00	0.00	0.00	-	0.00
38	9.00 m wd Internal Road	50.00	150.00	99.78	-	6.81	0.00	0.00	0.00	-	0.00
39	9.00 m wd Internal Road	50.00	150.00	99.78	-	6.81	0.00	0.00	0.00	-	0.00
40	9.00 m wd Internal Road	50.00	150.00	99.78	-	6.81	0.00	0.00	0.00	-	0.00
41	9.00 m wd Internal Road	50.00	150.00	99.78	-	6.81	0.00	0.00	0.00	-	0.00
42	9.00 m wd Internal Road	50.00	150.00	99.78	-	6.81	0.00	0.00	0.00	-	0.00
43	12.00 m wd Access Road	50.00	150.00	123.11	-	14.66	0.00	0.00	0.00	-	0.00
44	12.00 m wd Access Road	50.00	150.00	123.11	-	14.66	0.00	0.00	0.00	-	0.00
45	7.50 m wd Internal Road	50.00	150.00	99.78	-	6.81	0.00	0.00	0.00	-	0.00
46	7.50 m wd Internal Road	50.00	150.00	99.78	-	6.81	0.00	0.00	0.00	-	0.00
47	7.50 m wd Internal Road	50.00	150.00	99.78	-	6.81	0.00	0.00	0.00	-	0.00
48	7.50 m wd Internal Road	50.00	150.00	99.78	-	6.81	0.00	0.00	0.00	-	0.00
49	7.50 m wd Internal Road	50.00	150.00	99.78	-	6.81	0.00	0.00	0.00	-	0.00
50	7.50 m wd Internal Road	50.00	150.00	99.78	-	6.81	0.00	0.00	0.00	-	0.00
51	7.50 m wd Internal Road	50.00	150.00	99.78	-	6.81	0.00	0.00	0.00	-	0.00
52	7.50 m wd Internal Road	50.00	150.00	99.78	-	6.81	0.00	0.00	0.00	-	0.00

Proposed Population Calculation

Plot Name	Use	SubUse	Range	Nos.	Perm. Unit/Plot	Perm. Person/Unit	Total Person/Plot	Total
35	Residential	Row House	above 50-upto 150sq.mt.	45	2	5	10	450
43	Residential	Row House			2		10	
42	Residential	Row House			2		10	
41	Residential	Row House			2		10	
40	Residential	Row House			2		10	
39	Residential	Row House			2		10	
38	Residential	Row House			2		10	
37	Residential	Row House			2		10	
36	Residential	Row House			2		10	
34	Residential	Row House			2		10	
33	Residential	Row House			2		10	
32	Residential	Row House			2		10	
51	Residential	Row House			2		10	
50	Residential	Row House			2		10	
49	Residential	Row House			2		10	
48	Residential	Row House			2		10	
47	Residential	Row House			2		10	
46	Residential	Row House			2		10	
45	Residential	Row House			2		10	
44	Residential	Row House			2		10	
52	Residential	Row House			2		10	
26	Residential	Row House			2		10	
25	Residential	Row House			2		10	
24	Residential	Row House			2		10	
23	Residential	Row House			2		10	
22	Residential	Row House			2		10	
31	Residential	Row House			2		10	
30	Residential	Row House			2		10	
29	Residential	Row House			2		10	
28	Residential	Row House			2		10	
27	Residential	Row House			2		10	
9	Residential	Row House			2		10	
10	Residential	Row House			2		10	
11	Residential	Row House			2		10	
12	Residential	Row House			2		10	
13	Residential	Row House			2		10	
14	Residential	Row House			2		10	
15	Residential	Row House			2		10	
2	Residential	Row House			2		10	
3	Residential	Row House			2		10	
4	Residential	Row House			2		10	
5	Residential	Row House			2		10	
6	Residential	Row House			2		10	
7	Residential	Row House			2		10	
8	Residential	Row House			2		10	
Grand Total:								450

Individual Plot Setback

Plot No.	Pwork-Bldg	Abutting Road	Front Reqd	Front Prop	Side1 Reqd	Side1 Prop	Side2 Reqd	Side2 Prop	Rear Reqd	Rear Prop	Coverage Prop	FSI Area Prop
2		9.0 m wd Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
2		12.00 m wd Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
3		12.00 m wd Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
4		12.00 m wd Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
5		12.00 m wd Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
6		12.00 m wd Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
7		12.00 m wd Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
8		12.00 m wd Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
9		12.00 m wd Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
10		12.00 m wd Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
11		12.00 m wd Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
12		12.00 m wd Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
13		12.00 m wd Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
14		12.00 m wd Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
15		9.0 m wd Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
15		12.00 m wd Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
22		7.50 m wd Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
23		7.50 m wd Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
24		7.50 m wd Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
25		7.50 m wd Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
26		7.50 m wd Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
26		12.00 m wd Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
27		9.00 m wd Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
27		12.00 m wd Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
28		9.00 m wd Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
29		9.00 m wd Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
30		9.00 m wd Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
31		9.00 m wd Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
32		7.50 m wd Internal Road	2.00	-	-	-	-	-	-	-	0.00	0.00
32		11.78 m wd Access Road	2.00	-	-	-	-	-	-	-	2.00	0.00
33		11.78 m wd Access Road	2.00	-	-	-	-	-	-	-	2.00	0.00
34		11.78 m wd Access Road	2.00	-	-	-	-	-	-	-	2.00	0.00
35		9.00 m wd Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
36		9.00 m wd Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
37		9.00 m wd Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
38		9.00 m wd Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
39		9.00 m wd Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
40		9.00 m wd Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
41		9.00 m wd Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
42		9.00 m wd Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
43		9.00 m wd Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
43		12.00 m wd Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
44		7.50 m wd Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
44		12.00 m wd Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
45		7.50 m wd Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
46		7.50 m wd Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
47		7.50 m wd Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
48		7.50 m wd Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
49		7.50 m wd Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
50		7.50 m wd Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
51		7.50 m wd Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
52		7.50 m wd Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00

A	AREA STATEMENT	VERSION NO.: 1.0.84 VERSION DATE: 30/03/2023
	PROJECT DETAIL :	
	Authority: Mathura-Vrindavan Development Authority	Plot Use: Residential
	AuthorityClass: Category C	Plot SubUse: Plotted Resi development / Plotted Housing
	AuthorityGrade: Development Authority (DA)	Development Plan: Chanda Greens Residency
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Layout Development	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Casetype: Revision	
	Development Area: Undeveloped Area	
	SubDevelopment Area: NA	
	Special Project: Affordable Housing under Policy 2021 (AHP 2021)	
	Site Address: District:Mathura, Tehsil:Mathura-Sadar, Village:NA	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Document Area	11200.00
	As per site condition	11195.50
	Area of Plot Considered	11195.50
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	11195.50
	Green and open space	1768.86
	Plot Area For Coverage	11195.50
	Plot Area For FSI	11195.50
	Perm. FSI Area (2.00)	22391.00
	Total Perm. FSI area (2.00)	22391.00
6.	Total Built up area permissible at:	
	Permissible Coverage area (70.00 %)	7836.85
	Proposed Coverage Area (- %)	0.00
	Total Prop. Coverage Area (- %)	0.00
	Balance coverage area (70.00 %)	7836.85

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

	Total FSI Area:	0.00
	AccessoryUse Area Added in BuiltUp Area:	27.67
	Total BuiltUp Area:	27.67
	Proposed F.S.I. consumed:	0.00
C.	Tenement Statement	
4.	Tenement Proposed At:	

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)

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	4725.43	42.21
Road Area	4074.99	36.40
Garbage Collection Center	38.88	0.35
For informal Area Kiosk/booth/Plateform	7.50	0.07
Sector Shopping	217.65	1.94
Convinient Shops	36.48	0.33
Club	265.64	2.37
Public Open Space	1768.86	15.80
Excess Paved Area	59.49	0.53
Other Area	0.57	0.01
Total net layout	11195.50	100.00

Tenements Density Check

Net housing density	No Of Tenements Reqd	No Of Tenements Perm	No Of Tenements Prop	No Of Persons Reqd	No Of Persons Perm	No Of Persons Prop
150/Hec.	-	168	90	-	840	450

Green and open space Area

Name	Prop. Area
PLOT -2	361.19
PLOT -1	849.23
PLOT -3	617.92

Individual Amenity Check b)

Name	Minimum Area Reqd	Minimum Area Prop	Minimum Count Reqd	Minimum Count Prop
Convinient Shops	10.00	36.48	-	1.00
Sector Shopping	50.00	217.65	-	1.00

Tree Details (Table 3h)

Plot	Name	Nos Of Trees Reqd	Nos Of Trees Prop
plot	Tree	56	156

OWNER'S NAME AND SIGNATURE

Madhav properties ltd dir.- sonal agrawal s/o shri krishna dayal agrawal, jeevan0541@gmail.com, 7906770541

ARCH/ENG'S NAME AND SIGNATURE ENGINEER

Kanchana agrawal

CA/2016/76675

Signature valid

Mathura-Vrindavan Development Authority

Signature valid

Building Plan Application Number

MVDA/LD/23-24/0423

Sanctioned On

11 Aug 2023

Valid Till

10 Aug 2028

Approved By

Nagendra Pratap (Vice Chairman)

Examined By

SARVESH KUMAR (Junior engineer)

Richa Kaushik (Town Planner/Executive Engineer)

PRASUN DWIVEDI (Chief Engineer/OSD)

Rajesh Kumar (Secretory)

PRASUN DWIVEDI (Chief Engineer/OSD)

Rajesh Kumar (Secretory)

Total Plot Area: - 11195.50	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)

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