



AREA STATEMENT		VERSION NO. 1.002		VERSION DATE: 30/01/2024	
PROJECT DETAIL:					
Authority: Mathura Vindavan Development Authority	Plot Use: Residential				
Authority/Class: Category C	Plot SubUse: Plotted Rese development / Plotted Housing				
Authority/Grade: Development Authority (DA)	Development Plan: Other				
CaseTrack: Regular	Land Use Zone: Residential Use Zone				
Project Type: Layout Development	Land SubUse Zone: Residential Zone				
Nature of Development: NEW	Development Area: Developed Area				
Development Area: Developed Area	Layout Type: NA				
SubDevelopment Area: City Area					
Special Project: NA					
Site Address: District Mathura, Tehsil Mathura Sadar					
Village: Jaisinghpura Banger					
AREA DETAILS:	Sq.Mts.				
1. Area of Plot As per record					
Document Area	2921.31				
As per site condition	2921.29				
Area of Plot Considered	2921.29				
2. Deduction for					
(a) Proposed roads	0.00				
(b) Other reservations	0.00				
Total (+ve)	0.00				
3. Net Area of plot (1 - 2) AREA OF PLOT	2921.29				
Plot Area For Coverage	2921.29				
Plot Area For FAR	2921.29				
Perm. FAR Area (1.25)	3651.61				
Total Perm. FAR Area (1.25)	3651.61				
6. Permissible Coverage area (45.00 %)	1314.58				
Proposed Coverage Area (- %)	0.00				
Total Prop. Coverage Area (- %)	0.00				
Balance coverage area (45.00 %)	1314.58				
Proposed Area at:					
Total Area	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR	
	0.00	0.00	0.00	0.00	0.00
Total FAR Area	0.00				
Accessory Use Area Added in Built-up Area	0.00				
Total Built-up Area	0.00				
C. Tenement Statement					
4. Tenement Proposed At:					

COLOR INDEX		
ABUTTING ROAD		Green
PROPOSED CONSTRUCTION		Red
COMMON PLOT		Yellow
ROAD ALIGNMENT (ROAD WIDENING AREA)		Blue
FUTURE T.P. SCHEME DEDUCTION AREA		Light Blue
EXISTING (To be retained)		Dark Blue
EXISTING (To be demolished)		Light Yellow

Proposed Population Calculation									
Plot Name	Use	SubUse	Range	Nos.	Perm. Unit/Plot	Perm. Person/Unit	Total Person/Plot	Total	
B-1	Residential	Row House		4	4	20	80		
B-2	Residential	Row House		4	4	20	80		
B-3	Residential	Row House		4	4	20	80		
B-4	Residential	Row House	above 150 upto 300sq.mt	9	4	5	20	180	
B-5	Residential	Row House		4	4	20	80		
B-6	Residential	Row House		4	4	20	80		
B-7	Residential	Row House		4	4	20	80		
B-8	Residential	Row House		4	4	20	80		
B-9	Residential	Row House		4	4	20	80		
B-3	Residential	Row House		4	4	20	80		
Grand Total:									180

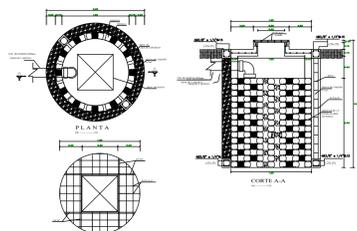
Number of EWS/LIG unit required					
Sl. No.	Plot Type	Nos. of Plot	No. of unit in one plot	Total Number of units	Proposed LIG/WS Unit
1.	Single Dwelling Unit	9	1	9	-
Total:		9		9	-
Number of EWS/LIG unit required (10% LIG)					
Total:				1.00	0
Number of EWS/LIG unit required (10% EWS)					
Total:				11	-

Tenements Density Check						
Net housing density	No. Of Tenements			No. Of Persons		
	Reqt	Perm	Prop	Reqt	Perm	Prop
750/mec	-	44	36	-	220	180

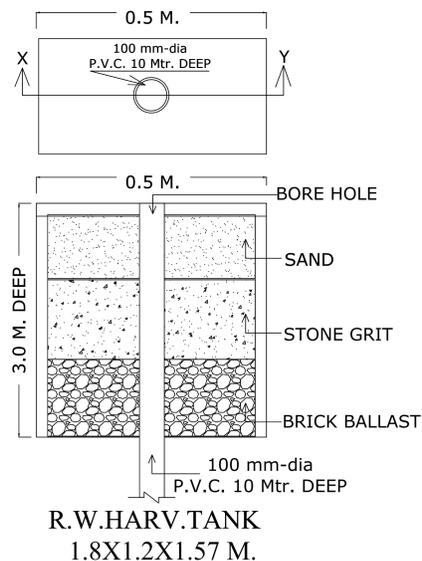
Land use analysis/Area distribution (Table 2c)		
Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	1934.09	66.21
Road Area	917.31	31.40
Garbage Collection Center	38.69	1.32
Other Area	31.20	1.07
Total net layout	2921.29	100.00

SITE PLAN

LAYOUT PLAN (Scale - 1:100)



Percolating Well Details



PLOT NO.	NO. OF	PLOT SIZE	AREA(SQ. M.)
B1	1	11.10X23.92	264.69
B2	1	11.10X23.77	262.62
B3	1	11.10X23.55	260.68
B4	1	10.82X17.68	191.46
B5	1	10.82X17.68	191.29
B6	1	10.82X17.68	191.29
B7	1	10.82X17.68	191.29
B8	1	9.91X19.20	190.22
B9	1	9.91X19.20	190.22
NOTE:	TOTAL AREA OF PLOTS		1933.76

Plot No.	Plot Area	Frontage			Coverage			FAR Area		
		Reqt	Perm	Prop	Reqt	Perm	Prop	Reqt	Perm	Prop
B-1	40.00	-	264.71	3.50	11.10	0.00	0.00	0.00	-	0.00
B-2	40.00	-	190.07	3.50	9.89	0.00	0.00	0.00	-	0.00
B-3	40.00	-	191.58	3.50	10.84	0.00	0.00	0.00	-	0.00
B-4	40.00	-	191.54	3.50	10.82	0.00	0.00	0.00	-	0.00
B-5	40.00	-	191.22	3.50	10.82	0.00	0.00	0.00	-	0.00
B-6	40.00	-	191.50	3.50	10.82	0.00	0.00	0.00	-	0.00
B-7	40.00	-	262.62	3.50	11.10	0.00	0.00	0.00	-	0.00
B-8	40.00	-	190.22	3.50	9.91	0.00	0.00	0.00	-	0.00
B-9	40.00	-	260.63	3.50	11.10	0.00	0.00	0.00	-	0.00

Plot No.	Front	Side1	Side2	Rear	Coverage	FAR Area
B-1	3.00	-	-	-	-	0.00
B-2	3.00	-	-	-	-	0.00
B-3	3.00	-	-	-	-	0.00
B-4	3.00	-	-	-	-	0.00
B-5	3.00	-	-	-	-	0.00
B-6	3.00	-	-	-	-	0.00
B-7	3.00	-	-	-	-	0.00
B-8	3.00	-	-	-	-	0.00
B-9	3.00	-	-	-	-	0.00

OWNER'S NAME AND SIGNATURE
 PRADYUMNA KUMAR SINGHAL
 studio.swaastarchitects@gmail.com, 7017662634

ARCHITECT'S NAME AND SIGNATURE
 Abhishek Bansal
 ca2018/93929

Mathura-Vindavan Development Authority

QR Code

Building Plan Application Number
 MVDALD/23-24/1337

Sanctioned On
 01 Apr 2024

Valid Till
 18 Apr 2029

Approved By
 Shyam Bahadur Singh (Vice Chairman)

Examined By
 Dinesh Gupta (Junior engineer)

Richa Kaushik (Town Planner/Executive Engineer)

Dinesh Gupta (Junior engineer)

Richa Kaushik (Town Planner/Executive Engineer)

Prasun Dwivedi (Chief Engineer/OSD)

Arvind Kumar Dwivedi (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.