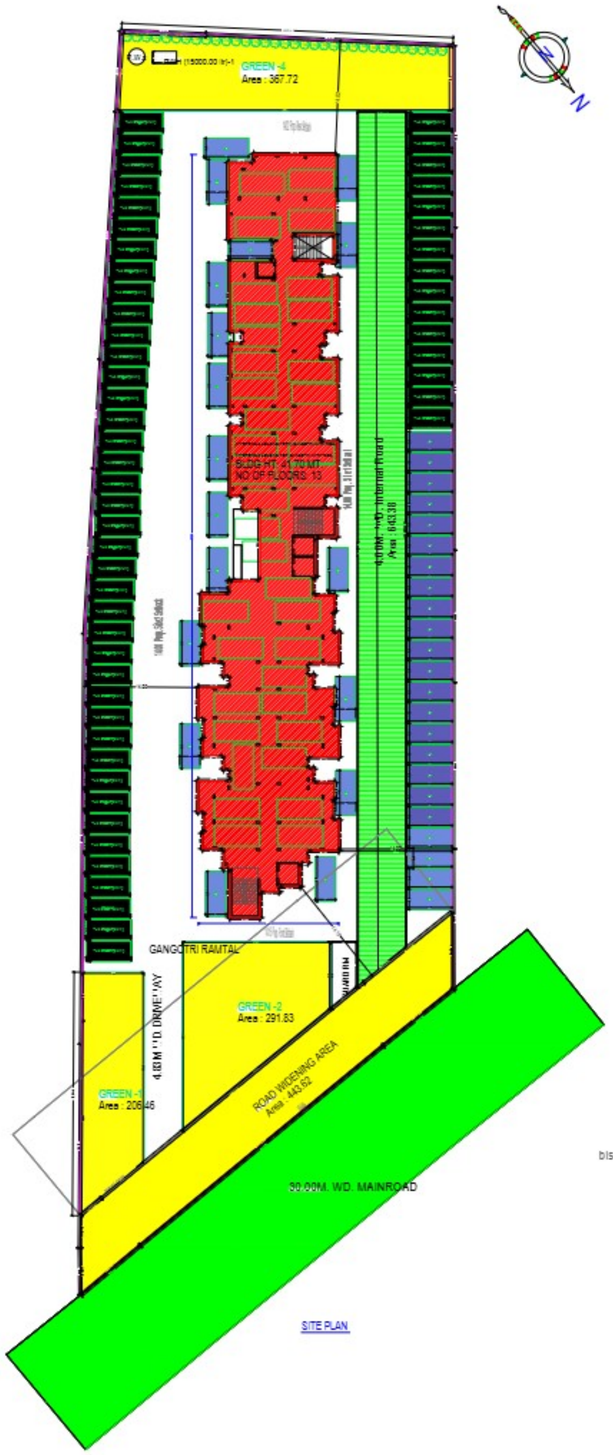
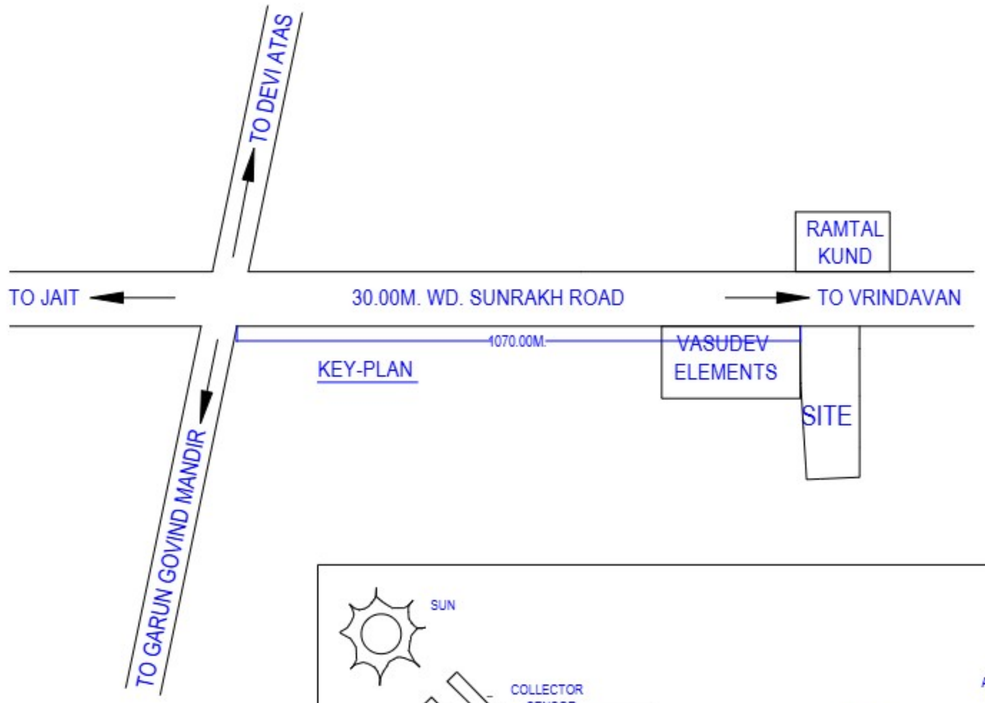
Project Title :M/S GANGOTRI INFRATECKPARTNERS:- (1) SHRI NARENDRA AGRAWAL (2) SHRI AVDHESH AGRAWAL (3) SMT. SARIKA AGRAWAL (4) SMT. KAMLA AGRAWALPLAN OF PROPOSED GANGOTRI RAMTAL AFFORDABLE HOUSING BUILDING ON KHASRA NO. 522, MAUJA SUNRAKH BANGAR, TEH.&DIST. MATHURA

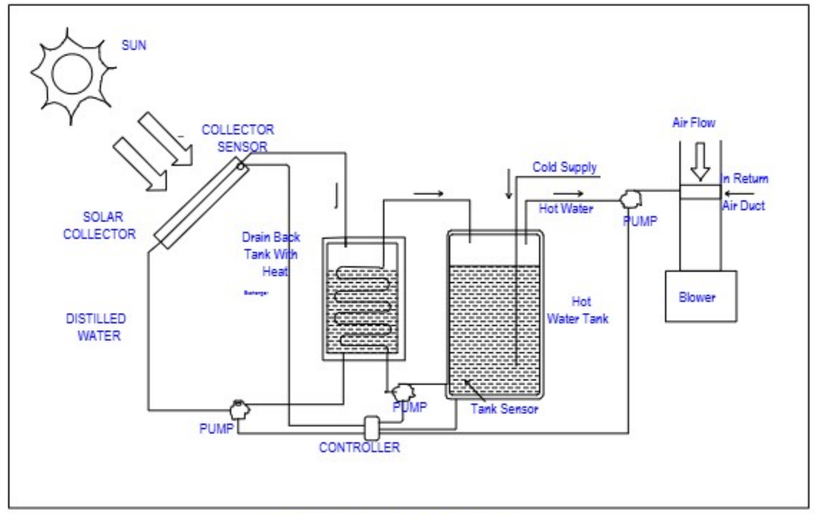


SITE PLAN

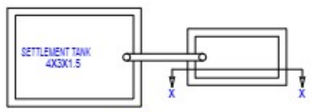
(Scale - 1:400)



KEY-PLAN



SOLAR WATER HEATING
NOT TO SCALE



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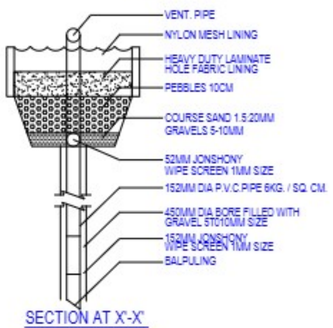
PLAN



SECTION AT X'-X'

DETAIL OF REIN WATER HARWESTING

File No	MVDA/BP-23-24/1398	Sheet	1/7
Submission Date	2023-05-11	Scale	1:100

1	AREA STATEMENT	VERSION NO. 1.0.87 VERSION DATE 17.03.2023
	PROJECT DETAIL :	
	Authority Mathura-Vrindavan Development Authority	Plot Use Residential
	Inward_No GANGOTRI INFRATECK PARTNERS-0000	Plot sub use Affordable-housing
	Application Type Affordable Housing Development Plan (DD)	Development Plan Master Plan
	Case No. 0000	Land Use Zone Residential use Zone
	Project Type Group Development	Land sub use zone Residential Zone
	Nature of Development NEW	Layout Type NA
	Development Area Developed area	
	Area Development Area Undevelopable area	
	Special Project Affordable Housing Under Policy 2021 (LHP 2021)	
	Site address Mathura, Mathura-Mathura-281001 Village Sunrakh Bangar	
2	AREA DETAILS :	Sq.Mts.
A	Area of Plot (as per record)	
	Plot	5554.00
	Up parcels condition	5554.00
	Area of Plot Considered	5554.00
B	Deduction for	
	a) Proposed roads	412.84
	Road Widening Area	412.84
	b) any reservations	0.00
	Total(a + b)	412.84
C	Net area of plot (1 - 2) (AREA OF PLOT)	5554.00
	Plot Area for COMMON	5554.00
	Plot Area For FUR	5554.00
	Permi. FUR Area (2.25)	12497.40
	Permi. Paid FUR Area (1.25)	6220.85
	Total Permi. FUR area with Paid FUR (3.27)	18718.25
	Total Permi. FUR area (3.27)	18718.25
3	Total Built up area permissible in:	
	Permissible Coverage area (50.00 %)	2777.00
	Proposed Coverage area (22.97 %)	1139.36
	Total Proposed Coverage area (22.97 %)	1139.36
	Balance coverage area (28.04 %)	1637.64

	Proposed area in:			
	Proposed Built Up	Existing Built Up	Proposed FUR	Existing FUR
8th Floor	1139.88	0.00	0.00	0.00
First Floor	1320.33	0.00	1142.84	0.00
Second Floor	1320.33	0.00	1142.84	0.00
Third Floor	1320.33	0.00	1142.84	0.00
Fourth Floor	1320.33	0.00	1142.84	0.00
Fifth Floor	1320.33	0.00	1142.84	0.00
Sixth Floor	1320.33	0.00	1142.84	0.00
Seventh Floor	1320.33	0.00	1142.84	0.00
Eighth Floor	1320.33	0.00	1142.84	0.00
Ninth Floor	1320.33	0.00	1142.84	0.00
Tenth Floor	1320.33	0.00	1121.73	0.00
Eleventh Floor	1320.33	0.00	1121.73	0.00
Twelfth Floor	1320.33	0.00	1121.73	0.00
Terrace Floor	82.13	0.00	0.00	0.00
Total	17599.82	0.00	13647.85	0.00
Total FUR area				13647.85
Common use area added in Built Up area				0.00
Total Built Up area				17599.82
Proposed FUR consumed				2.46
C. Tenement Statement				
D. Tenement Proposed in:				
3	All Floors		1848.00	
4	Total Tenements (3 + 0)		168	
5	Parking statement			
6	Parking Space Required as per Regulations			2212.00
7	Proposed Parking Space			2212.00

Color Notes

COLOR INDEX:
PLOT BOUNDARY
CUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD SURRENDER (ROAD WIDENING AREA)
FUTURE T.P.SCHEME DEDUCTION (AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

Buildingwise Floor FSI Details

Floor Name	Building Name AFFORDABLE HOUSING FOR (GANGOTRI INFRATECK)		Total		
	Proposed Built Up Area (Sq.mt.)	Proposed FUR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FUR Area (Sq.mt.)	Total Paid FUR Area (Sq.mt.)
8th Floor	1139.88	0.00	1139.88	0.00	0.00
First Floor	1320.33	1142.84	1320.33	1142.84	0.00
Second Floor	1320.33	1142.84	1320.33	1142.84	0.00
Third Floor	1320.33	1142.84	1320.33	1142.84	0.00
Fourth Floor	1320.33	1142.84	1320.33	1142.84	0.00
Fifth Floor	1320.33	1142.84	1320.33	1142.84	0.00
Sixth Floor	1320.33	1142.84	1320.33	1142.84	0.00
Seventh Floor	1320.33	1142.84	1320.33	1142.84	0.00
Eighth Floor	1320.33	1142.84	1320.33	1142.84	0.00
Ninth Floor	1320.33	1142.84	1320.33	1142.84	0.00
Tenth Floor	1320.33	1121.73	1320.33	1121.73	0.00
Eleventh Floor	1320.33	1121.73	1320.33	1121.73	26.73
Twelfth Floor	1320.33	1121.73	1320.33	1121.73	1121.73
Terrace Floor	82.13	0.00	82.13	0.00	0.00
Total	17599.82	13647.85	17599.82	13647.85	1148.47

Additional Permissible FAR

Area considered under NonFUR CHECK	Proposed Area	Total Proposed Area
STAIRCASE	19.24	76.24
STAIRCASE	22.07	
FIRE MUMTY STAIRCASE	19.24	
Lift Machine Room	9.97	
Lift Machine Room	9.22	
Lift Machine Room	9.97	

Tree Details (Table 3h)

Plot	Name	No. Of Trees	
		Reqd.	Prop.
GANGOTRI RAMTAL	Tree	38	33

Additional Permissible FAR

TOD Permissible FUR	Permissible FUR	Proposed FUR	4% Additional FUR	Sum of Non FUR Area	Balance Non FUR Area	Sum of FUR Area	Balance FUR Area	TOD Proposed FUR
18718.25	12497.40	12497.40	499.90	76.24	499.26	0.00	499.26	12997.66

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	FUR Name	FUR Use	FUR Subuse
(AFFORDABLE HOUSING FOR (GANGOTRI INFRATECK)	Residential	Affordable Housing		-	Highrise	168	8TH FLOOR PLAN	Residential - Parking	Affordable Housing	-	-	-
							FIRST - 1,2,3, 4, 5, 6, 7, 8, 9 FLOOR PLAN	Residential	Affordable Housing	Residential FUR	Residential	Affordable Housing
							TWELVE FLOOR PLAN	Residential	Affordable Housing	Residential FUR	Residential	Affordable Housing
							ELEVENTH FLOOR PLAN	Residential	Affordable Housing	Residential FUR	Residential	Affordable Housing
							TWELFTH FLOOR PLAN	Residential	Affordable Housing	Residential FUR	Residential	Affordable Housing
							TERRACE FLOOR PLAN	Residential	Affordable Housing	-	-	-

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd. Parking (Incase of Plot having FSI/Area surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	114	1267.92
Two Wheeler	-	-	-	55	756.29
Total Car	168	-	2310.00	169	2023.79
Visitor's Car Parking	-	-	-	19	261.25
Other Parking	-	-	-	-	848.19
Total			2310.00		3132.73

Minimum Proposed Units

Plot Name	Total number of Proposed Units	Units having Carpet upto 75 Sqm.	
		Reqd.	Prop.
	168	84	168

Green and open space Area

Name	Prop. Area
GREEN-1	291.83
GREEN-2	206.46
GREEN-4	367.72

Required Parking(Table 7a)

Building Name	Type	Subuse	Area (Sq.mt.)	Units		Parking space reqd.for every	Prop.	Car			Visitors Car		
								Reqd.Unit	Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
(AFFORDABLE HOUSING FOR (GANGOTRI INFRATECK)	Residential	Affordable Housing	> 0 - 750	168		1	168.00	1.00	168	-	-	-	-
			> 750 -	-		-	-	-	-	-	1.00	-	-
	Total			-		-	-	-	168	168	-	0	19

FAR& Unit Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FUR Area (Sq.mt.)	Total FUR Area (Sq.mt.)	No. of Unit
			Mumty	Lift	Lift Machine	Balcony	Ramp	Refuge Area	Parking	Reqd.		
(AFFORDABLE HOUSING FOR (GANGOTRI INFRATECK)	1	17599.82	205.64	66.97	19.24	1990.91	0.43	346.80	1040.91	13647.87	13647.87	168
Grand Total:	1	17599.82	205.64	66.97	19.24	1990.91	0.43	346.80	1040.91	13647.87	13647.87	168

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: - 5554.40	Total FAR Area: - 13647.85
Total Coverage Area: - 1139.36	Total BUA Area: - 17109.05

ISO_A0_(841.00_X_1189.00_MM)

The correctness and accuracy of Project Information and drawing is a responsibility of PROFESSIONAL. Accuracy of authority report is subject to accuracy of end-user provided data. Any (any) software/website errors, etc. authority engineers Ltd. is not liable for any damages which may arise from use, or inability to use the application. Texts printed in italics and bold are user inputs, which are not verified and not generated by authority software.

OWNER'S NAME AND SIGNATURE

M/S GANGOTRI INFRATECK, ragrwal0000@gmail.com, 7017711001
SHRI AVDHESH AGRAWAL S/O SHRI NARENDRA AGRAWAL, ragrwal0000@gmail.com, 9897399973

ARCHITECT'S NAME AND SIGNATURE | STRUCTURE ENGINEER

MAYANK GARG
CA/2009/49616

Mathura-Vrindavan Development Authority

Building Plan Application Number
MVDA/BP/23-24/1398

Sanctioned On
18 Jun 2025

Valid Till
23 Dec 2030

Approved By
Shyam Bahadur Singh (Vice Chairman)

Examined By
Manoj Agarwal (Junior engineer)
Dinesh Gupta (Junior engineer)
Pawan Dwivedi (Chief Engineer/OSD)
Arvind Kumar Dwivedi (Secretary)
Shyam Bahadur Singh (Vice Chairman)