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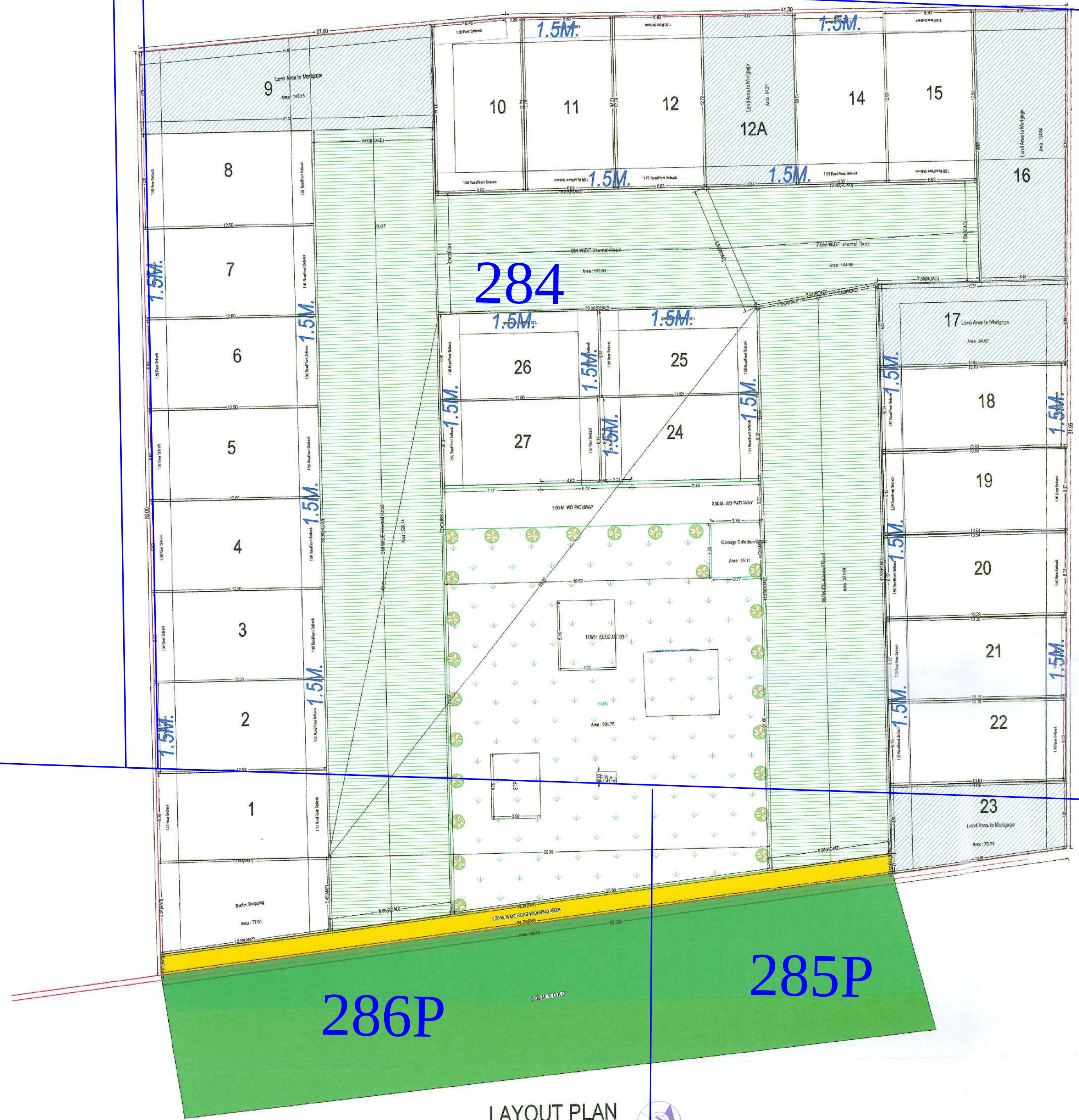
Project Title :PROPOSED LAYOUT PLAN FOR PUSHPANJALI ANANTA ON KHASRA NO. 284, 285P, 286P MAUZA TEHARA DISTT. MATHURA (VRINDAVAN). UNDER: 1. TRIPURARI ESTATE PVT. LTD, 2. MAYANK AGARWAL (POH HOLDER) (BASERA BUILDERS & HARIOM SHARMA)



LAYOUT PLAN
(Scale - 1:100)

Superimposed with Project Layout

File No	MVDA/LD/22-23/0941	Sheet	1/2
Submission Date	2022-12-31	Scale	1:100

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
1		9M WIDE Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
2		9M WIDE Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
3		9M WIDE Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
4		9M WIDE Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
5		9M WIDE Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
6		9M WIDE Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
7		9M WIDE Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
8		9M WIDE Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
10		9M WIDE Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
11		9M WIDE Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
12		9M WIDE Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
14		7.5M WIDE Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
15		7.5M WIDE Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
18		9M WIDE Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
19		9M WIDE Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
20		9M WIDE Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
21		9M WIDE Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
22		9M WIDE Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
24		9M WIDE Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
25		9M WIDE Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
25		9M WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
25		9M WIDE Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
26		9M WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
27		9M WIDE Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00

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
1	9M WIDE Internal Road	40.00	-	79.75	3.50	6.38	0.00	0.00	0.00	-	0.00
2	9M WIDE Internal Road	40.00	-	83.63	3.50	6.69	0.00	0.00	0.00	-	0.00
3	9M WIDE Internal Road	40.00	-	83.63	3.50	6.69	0.00	0.00	0.00	-	0.00
4	9M WIDE Internal Road	40.00	-	83.63	3.50	6.69	0.00	0.00	0.00	-	0.00
5	9M WIDE Internal Road	40.00	-	83.63	3.50	6.69	0.00	0.00	0.00	-	0.00
6	9M WIDE Internal Road	40.00	-	83.63	3.50	6.69	0.00	0.00	0.00	-	0.00
7	9M WIDE Internal Road	40.00	-	83.63	3.50	6.69	0.00	0.00	0.00	-	0.00
8	9M WIDE Internal Road	40.00	-	67.50	3.50	7.00	0.00	0.00	0.00	-	0.00
10	9M WIDE Internal Road	40.00	-	83.40	3.50	6.56	0.00	0.00	0.00	-	0.00
11	9M WIDE Internal Road	40.00	-	84.73	3.50	6.63	0.00	0.00	0.00	-	0.00
12	9M WIDE Internal Road	40.00	-	84.57	3.50	6.63	0.00	0.00	0.00	-	0.00
14	7.5M WIDE Internal Road	40.00	-	83.90	3.50	6.63	0.00	0.00	0.00	-	0.00
15	7.5M WIDE Internal Road	40.00	-	83.57	3.50	6.63	0.00	0.00	0.00	-	0.00
18	9M WIDE Internal Road	40.00	-	84.71	3.50	6.14	0.00	0.00	0.00	-	0.00
19	9M WIDE Internal Road	40.00	-	83.65	3.50	6.12	0.00	0.00	0.00	-	0.00
20	9M WIDE Internal Road	40.00	-	82.72	3.50	6.12	0.00	0.00	0.00	-	0.00
21	9M WIDE Internal Road	40.00	-	81.32	3.50	6.17	0.00	0.00	0.00	-	0.00
22	9M WIDE Internal Road	40.00	-	79.80	3.50	6.18	0.00	0.00	0.00	-	0.00
24	9M WIDE Internal Road	40.00	-	72.38	3.50	6.19	0.00	0.00	0.00	-	0.00
25	9M WIDE Internal Road	40.00	-	74.94	3.50	11.69	0.00	0.00	0.00	-	0.00
26	9M WIDE Internal Road	40.00	-	74.94	3.50	6.41	0.00	0.00	0.00	-	0.00
27	9M WIDE Internal Road	40.00	-	72.36	3.50	6.19	0.00	0.00	0.00	-	0.00

A	AREA STATEMENT	VERSION NO.: 1.0.04 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: Master Plan
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Layout Development	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: Developed Area	
	SubDevelopment Area: City Area	
	Special Project: NA	
	Site Address: District Mathura,Tehsil Mathura-Sadar, Village Tehra	
	AREA DETAILS:	SqMts.
1.	Area of Plot As per record	
	Document Area	4425.00
	As per site condition	4424.97
	Area of Plot Considered	4344.26
2	Deduction for	80.72
	(a) Proposed roads	80.72
	Road Widening Area	0.00
	(b) Any reservations	80.72
	Total (a + b)	4344.26
3	Net Area of plot (1 - 2) AREA OF PLOT	4344.26
	Plot Area For Coverage	4344.26
	Plot Area For FSI	0.00
	Perm. FSI Area (-)	0.00
	Total Perm. FSI area	
B	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)	0.00	0.00	0.00	0.00

Total Area:	0.00
Total FSI Area:	39.95
AccessoryUse Area Added in BuiltUp Area:	39.95
Total BuiltUp Area:	0.00
Proposed F.S.I. consumed:	
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)

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
1000/Hec.	-	87	44	-	435	220

Green and open space Area

Name	Prop. Area
PARK	691.76

Land use analysis/Area distribution (Table 2c)

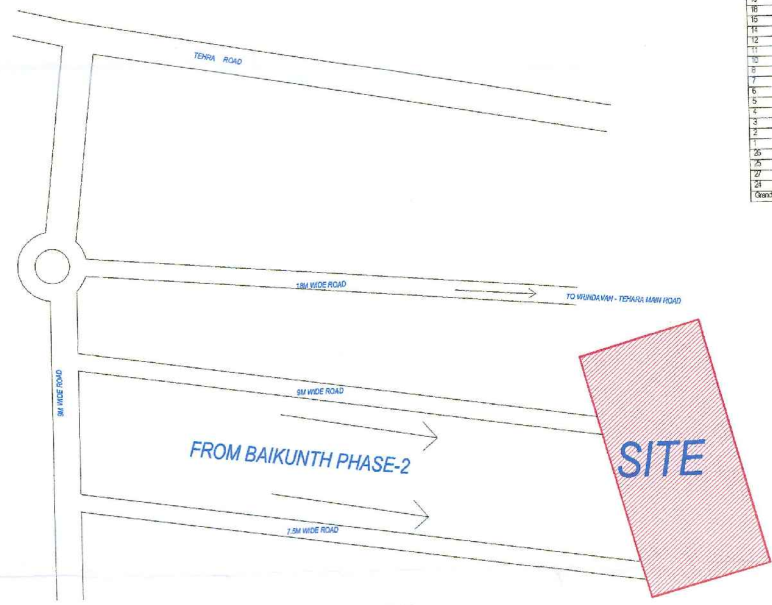
Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	1795.98	41.34
Road Area	1235.11	28.43
Garbage Collection Center	15.11	0.35
Sector Shopping	77.01	1.77
Public Open Space	691.76	15.92
Other Area	529.29	12.18
Total net layout	4344.26	100.00

Individual Amenity Check b)

Name	Minimum Area Reqd	Minimum Area Prop	Minimum Count Reqd	Minimum Count Prop
Sector Shopping	25.00	77.01	-	1.00

Proposed Population Calculation

Plot Name	Use	SubUse	Range	Nos.	Perm. Unit/Plot	Perm. Person/Unit	Total Person/Plot	Total
22	Residential	Row House	above 50-upto 150sq mt	22	2	5	10	220
21	Residential	Row House			2		10	
20	Residential	Row House			2		10	
19	Residential	Row House			2		10	
18	Residential	Row House			2		10	
15	Residential	Row House			2		10	
14	Residential	Row House			2		10	
12	Residential	Row House			2		10	
11	Residential	Row House			2		10	
10	Residential	Row House			2		10	
8	Residential	Row House			2		10	
7	Residential	Row House			2		10	
6	Residential	Row House			2		10	
5	Residential	Row House			2		10	
4	Residential	Row House			2		10	
3	Residential	Row House			2		10	
2	Residential	Row House			2		10	
1	Residential	Row House			2		10	
26	Residential	Row House			2		10	
25	Residential	Row House			2		10	
27	Residential	Row House			2		10	
24	Residential	Row House			2		10	
Grand Total								220



KEY PLAN

OWNER'S NAME AND SIGNATURE

Tripurari Estate Pvt. Ltd. Authorised Signatory Jaydeep Tiwari,anvisharma@gmail.com,7017778686
Mayank Agarwal (POH Holder) (Basera Builders & Hariom Sharma),anvisharma@gmail.com,7017778686

ARCH/ENG'S NAME AND SIGNATURE (STRUCTURAL ENGINEER)

Sanjiv Sharma
AM070...

sanjivsharma
06082018

Validity unknown

Mathura-Vrindavan Development Authority

Validity unknown

Building Plan Application Number
MVDA/LD/22-23/0941

Sanctioned On
07 Jun 2023

Valid Till
20 Jun 2028

Approved By
Nagendra Pratap (Vice Chairman)

Examined By
Dinesh Gupta (Junior engineer)
Richa Kaushik (Town Planner/Executive Engineer)
Rajesh Kumar (Secretory)
Nagendra Pratap (Vice Chairman)

Total Plot Area: -	4344.26	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.

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