PROJECT SPECIFICATION
OF
Dwarika Vatika

ON KHASARA NO- 06, 07 & 08(ON PLOT NO -215 SARDARI LAL WADHWA NAGAR) AT MAUZA CHAMROLI UNDER TAJ-GANJ WARD . AGRA

PROJECT INFORMATION

a. Project Name: Dwarika Vatika
   Project type: - RESIDENTIAL (Plots and Villas)
b. Within 2 Km: -
   i. Vayu-Vihar Xing,
   ii. Shastripuram
   iii. Multiple Schools
   iv. 24m Wide Access Road
c. Project Coordinator: Mahesh Chand Agarwal-9837068326

1. Villa & Plot
   a. Simplex and Duplex Load Bearing Structures of Villa, Elegant and ventilated designs.
   b. 62 Villas and rest plots out of 70 units
   c. Plots: - Well demarcated plots as per sanctioned plan by Agra Development Authority
2. ACCESS
   a. 24 m wide carriageway
3. DEVELOPMENT WORK
   a. A 6 to 8 feet high compound wall, wind / Earthquake resistant
   b. Single gate Access
   c. 1 lush green park with play area for kids
   d. Rainwater harvesting to cater for storm water to improve the level of ground water.
   e. Lined covered/open drain, with drain covers resistant to traffic and weather.
   f. Sewer line connected to the Sewage treatment plant.
   g. Road: Flexible pavement as per designs and specification with carriageway of 9.0m and 7.5 m width.
   h. Footpath :4” Colorful paver blocks at walking zones

i. Dalab Ghar: - For Solid Waste Management

j. Streetlights: - Along the roads and for Parks, designed as per lumens required with intent to conserve energy

4. COMMON FACILITIES

   a. **Water**: Ground Water is pumped to Overhead Tank. The water thereon is supplied to terrace tanks of villas and the connection up to the front of plots. The Supply of water will be for domestic use only.

5. VILLA

   a. FLOORING

      i. Bedroom : Vitrified Tiles

      ii. Living, Dining, Lobby : Vitrified Tiles

      iii. Balcony, Kitchen, Bath : Anti-Skid Tiles

   b. WALLS AND CEILING

      i. Rooms

         - Plastered, POP and Painted

      ii. Bath:

         - Plastered, POP and Painted
         - Tiled up to 6 feet

      iii. Kitchen

         - Plastered, POP and Painted
         - 2ft tiles over counter. Counter – Granite

   c. Doors and Window

      i. Wooden Polished Doors

   d. Electrification

      i. ISI Marked Modular Switches,

      ii. ISI Wires

      iii. Common Electricity as per Load, designed to cater for domestic needs of residents and of common areas. SE-to be implemented.

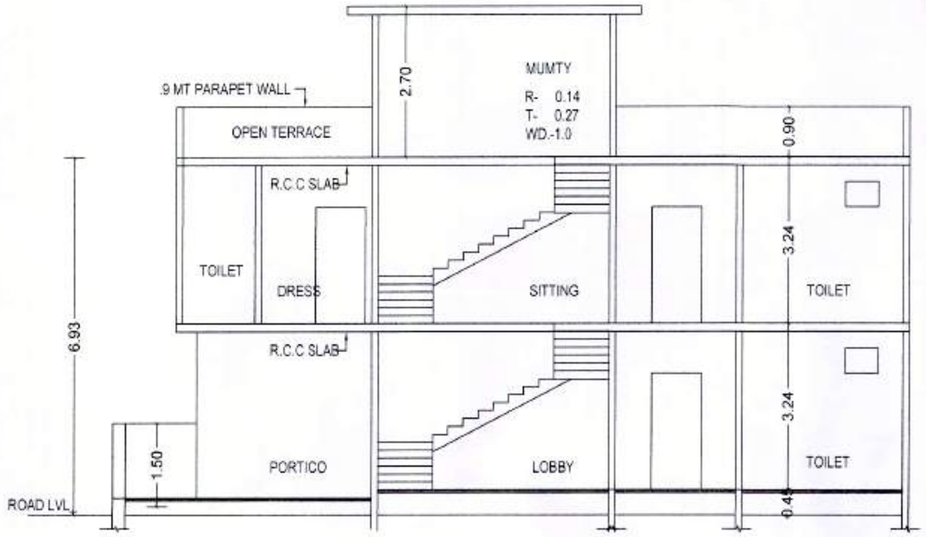
   e. Fittings and Fixtures:

      i. ISI Mark Elegant Fittings

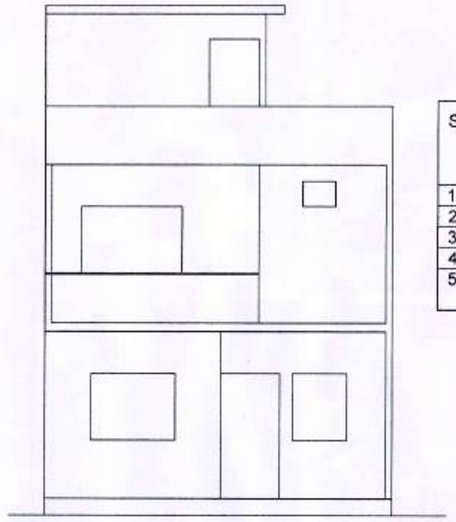
6. All Necessary and Miscellaneous arrangements will be made at site w.r.t to project requirement

DWARIKA CONSTRUCTIONS

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



SECTION AT 'A-A'



ELEVATION

S.No.	Floor	Sanction area (sq.mt.)	Existing area (sq.mt.)
1.	G.F.	63.59	70.58
2.	F.F.	63.59	66.78
3.	TOTAL FAR	127.18	137.36
4.	MUMTY	11.66	13.78
5.	Total cov. area	138.84	151.14

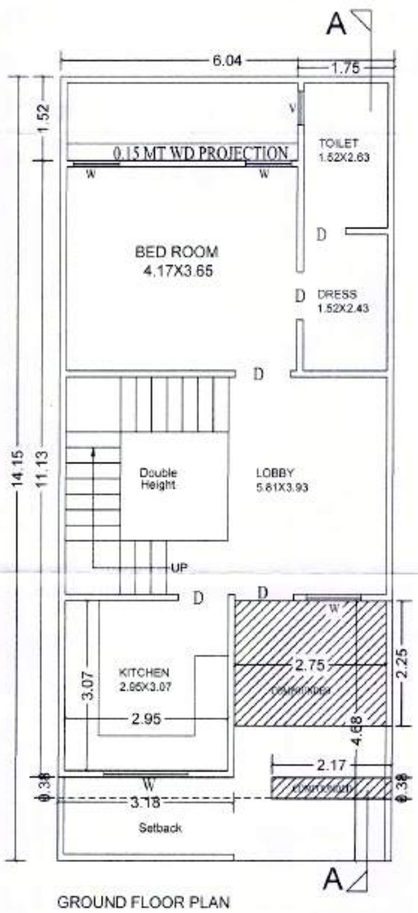
प्रतिबन्ध / शर्तें–

1. भू–स्वामित्व सम्बन्धी किसी भी विवाद की स्थिति में शमन स्वीकृति स्वतः निरस्त मान्य होगी।
2. स्वीकृत मानचित्र के समय लगायी गयी समस्त शर्तें आवेदक को मान्य होगी।
3. भवन का उपयोग शमन मानचित्र के अनुसार ही किया जायेगा, अन्यथा की दशा में शमन स्वीकृति स्वतः ही निरस्त मानी जायेगी तथा प्राधिकरण नियमानुसार कार्यवाही करने हेतु पूर्णतः स्वतन्त्र होगा।
4. आवेदक द्वारा प्रस्तुत शपथपत्र का उल्लंघन करने पर नियमानुसार कार्यवाही की जायेगी।
5. शमन उपरान्त किसी भी विभाग एवं प्राधिकरण के कोई भी शुल्क की देयता बनती है, तो उसका भुगतान नियमानुसार करना होगा।
6. पर्यावरण की दृष्टि से उ0प्र0 राज्य भवन नीति अधिनियम के अन्तर्गत नियमानुसार वृक्षारोपण करना अनिवार्य होगा।
7. निर्माण का स्ट्रक्चरल सेफ्टी, गुणवत्ता, बर्गलेरिय एवं निर्माण के समय सुरक्षा आदि का समस्त उत्तरदायित्व भू–स्वामी / विन्यासकर्ता का होगा।

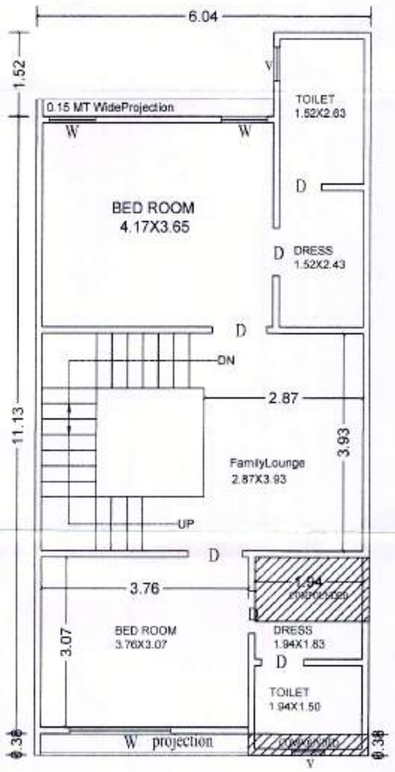
पत्र संख्या 3351/डी0/आ0वि0/24-25 दि0 25/2/25
के क्रम में उप उपाध्यक्ष/सचिव महोदय की
25/2/25 के क्रम में कुल शमन
शुल्क 508391/- दि0 27/2/25 को जमा
मानचित्र उपरान्त सड़क स्वीकृत/शमन
मानचित्र निर्गत दिनांक

अधिशासी अभियन्ता
आगरा विकास प्राधिकरण

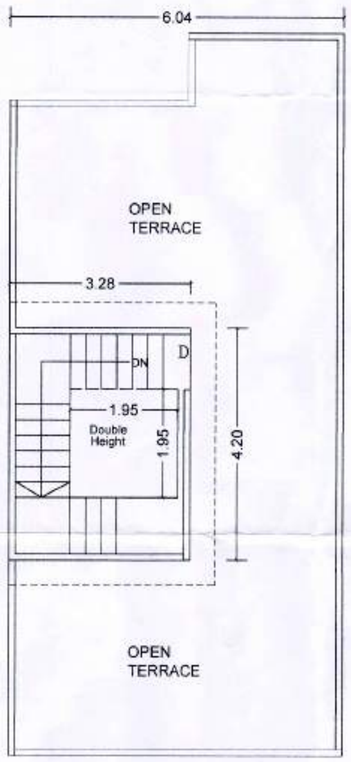
सहायक अभियन्ता



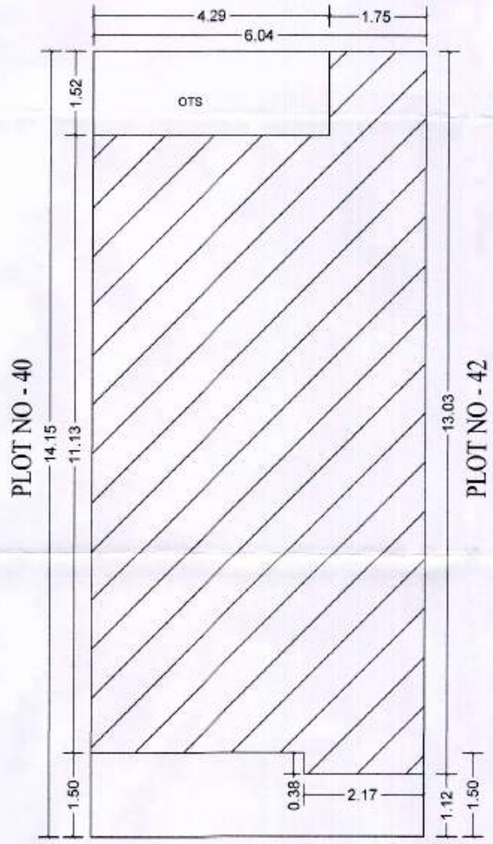
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



SITE PLAN

AREA-CHART	SQ MT	
TOTAL PLOT AREA	= 85.47	
PERMITABLE G.F. COV.AREA	= 64.10	-----
F.F. COVERD AREA	= 64.10	-----
PERMITABLE F.A.R.	= 170.94	

REFERENCE

PROPOSED CONSTRUCTION
EXISTING CONSTRUCTION
DRAIN
PLANTATION

N

SCALE
1:100

EXISTING RESIDENTIAL BUILDING PLAN ON PLOT NO - 41 SITUATED AT DWARIKA VATIKA (ON PLOT NO.- 215 SARDARI LAL WADHWA NAGAR) AT MAUZA CHAMROLI AGRA.

OWNER :- DWARIKA CONSTRUCTION
PARTNER SRI MAHESH CHAND AGARWAL

For Dwarika Constructions
Partner

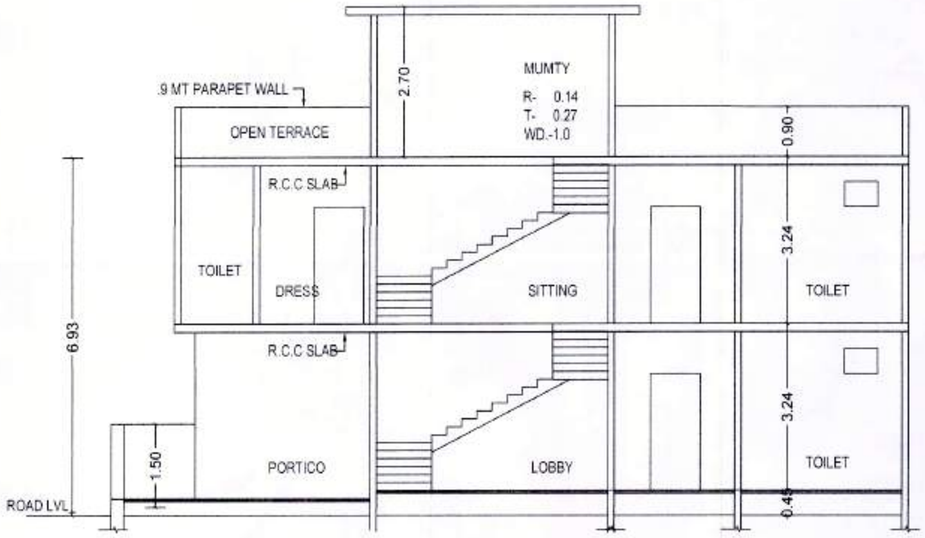
OWNER'S SIGNATURE

Er. A.K. UPADHYAY
B.Tech. (Civil), A.M.I.E., A.I.V.
Structural & Architectural Consultant
Regd.- AM-1388655
56, Jaipur House Market, Agra

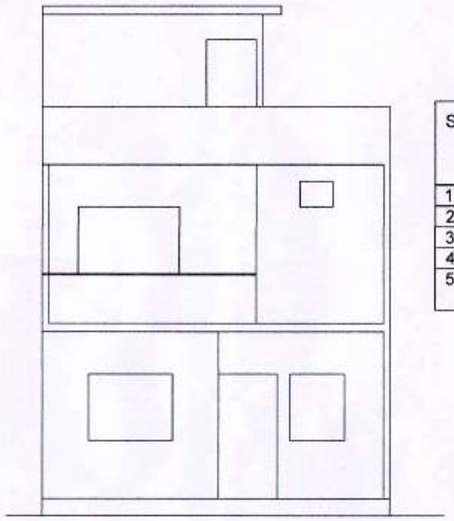
Er.A.K.UPADHYAY
OFF : 56 JAIPUR HOUSE MARKET , AGRA -01
PH: 9837008804, 9897690908
OF: 9917457238

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



SECTION AT 'A-A'



ELEVATION

S.No.	Floor	Sanction area (sq.mt.)	Existing area (sq.mt.)
1.	G.F.	63.59	70.58
2.	F.F.	63.59	66.78
3.	TOTAL FAR	127.18	137.36
4.	MUMTY	11.66	13.78
5.	Total cov. area	138.84	151.14

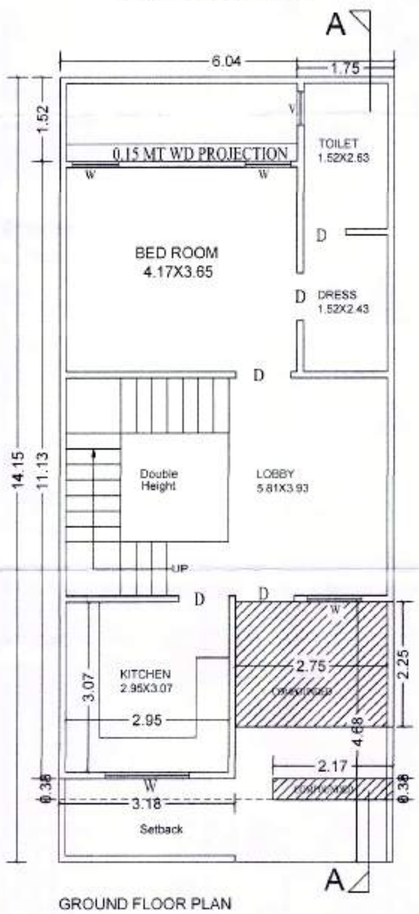
प्रतिबन्ध / शर्तें:–

1. भू-स्वामित्व सम्बन्धी किसी भी विवाद की स्थिति में शमन स्वीकृति स्वतः निरस्त मान्य होगी।
2. स्वीकृत मानचित्र के समय लगायी गयी समस्त शर्तें आवेदक को मान्य होगी।
3. भवन का उपयोग शमन मानचित्र के अनुसार ही किया जायेगा, अन्यथा की दशा में शमन स्वीकृति स्वतः ही निरस्त मानी जायेगी तथा प्राधिकरण नियमानुसार कार्यवाही करने हेतु पूर्णतः स्वतन्त्र होगा।
4. आवेदक द्वारा प्रस्तुत शपथपत्र का उल्लंघन करने पर नियमानुसार कार्यवाही की जायेगी।
5. शमन उपरान्त किसी भी निर्माण एवं प्राधिकरण के कोई भी शुल्क बनती है, तो उसका भुगतान नियमानुसार करना होगा।
6. पर्यावरण की दृष्टि से उ0प्र0 राज्य वन नीति अधि[illegible] नियमानुसार वृक्षारोपण करना अनिवार्य होगा।
7. निर्माण का स्ट्रक्चरल सेफ्टी, गुणवत्ता, वर्क्मनशिप एवं [illegible] समय सुरक्षा आदि का समस्त उत्तरदायित्व भू-स्वामी / निर्माणकर्ता का होगा।

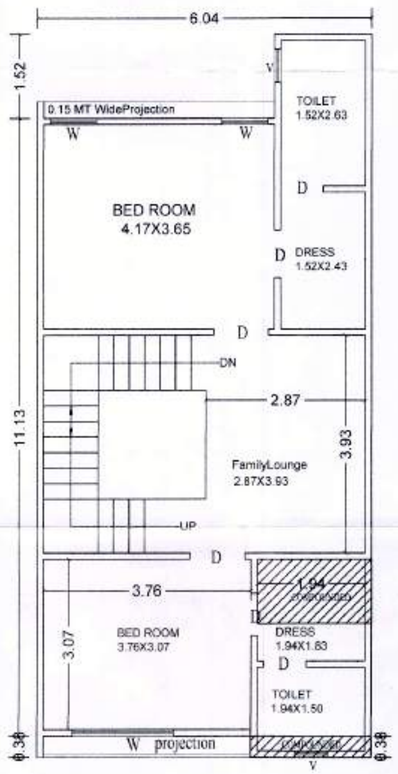
पत्र संख्या 3351/ही०/आ०वि०/24-25 दि० 25/2/25
स्वीकृत दि० 25/2/25 के क्रम में मुख्य नगर
पंजीकृत सं० 50/B391/C दि० 27/2/25 को पत्र
जारी किये गये है। उपरान्त स्थल स्वीकृत/शमन
मानचित्र निर्गत किया जाता है

अवर अभियन्ता
आगरा विकास प्राधिकरण

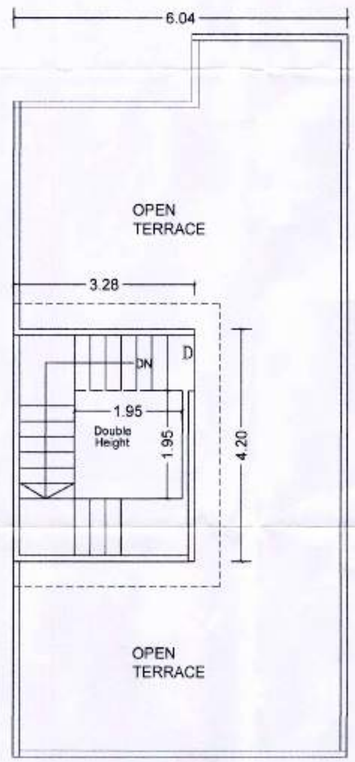
सहायक अभियन्ता
आ०वि०प्रा०



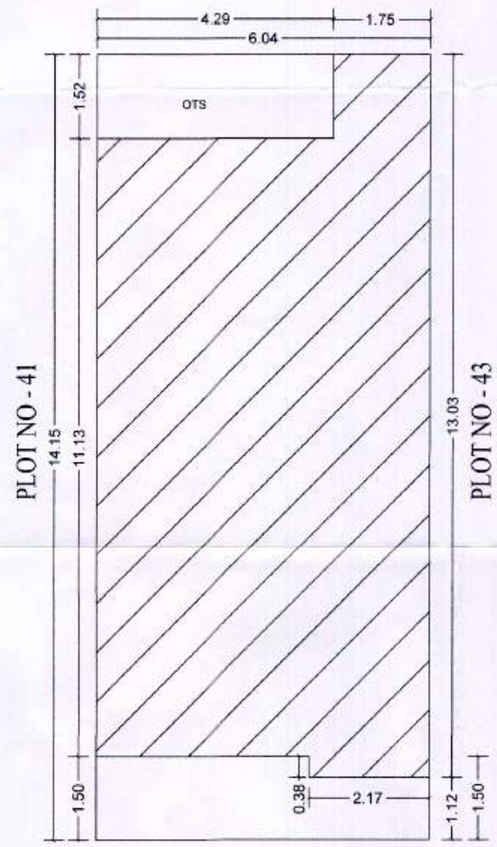
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



9.0 MT WD ROAD

SITE PLAN

AREA-CHART	SQ MT	
TOTAL PLOT AREA	= 85.47	
PERMITABLE G.F. COV.AREA	= 64.10	-----
F.F. COVERD AREA	= 64.10	-----
PERMITABLE F.A.R.	= 170.94	

REFERENCE

PROPOSED CONSTRUCTION
EXISTING CONSTRUCTION
DRAIN
PLANTATION

N

SCALE
1:100

EXISTING RESIDENTIAL BUILDING PLAN ON PLOT NO - 42 SITUATED AT DWARIKA VATIKA (ON PLOT NO.- 215 SARDARI LAL WADHWA NAGAR) AT MAUZA CHAMROLI AGRA.

OWNER :- DWARIKA CONSTRUCTION
PARTNER SRI MAHESH CHAND AGARWAL

For Dwarika Constructions
Partner

OWNER'S SIGNATURE

Er. A.K. UPADHYAY
B.Tech. (Civil), A.M.I.E., A.I.V.
Structural & Architectural Consultant
Regd.- AM-1388655
Institute of Engineers, India

Er.A.K.UPADHYAY
OFF : 56 JAIPUR HOUSE MARKET , AGRA -01
PH: 9837008804, 9897690908
OF: 9917457238

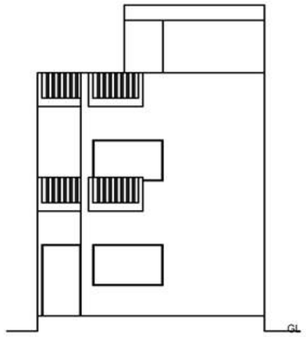
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

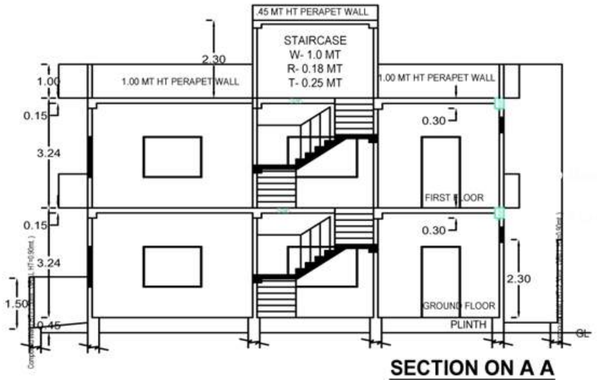
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

42

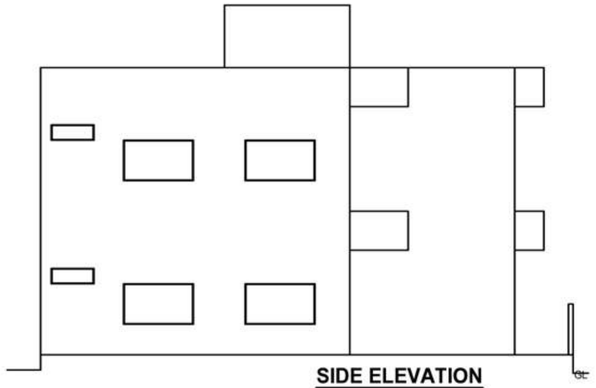
Project Title :PROPOSED RESIDENTIAL BUILDING PLAN OF PLOT N0 -47 AT **"DWARIKA VATIKA** "ON KHASARA NO- 06,07 & 08(ON PLOT NO -215 SARDARI LAL WADHWA NAGAR) AT MAUZA CHAMROLI UNDER TAJ-GANJ WARD AGRA OWNER DWARIKA CONSTRUCTION THROUGH PARTNER & SIGNATORY SRI MAHESH CHAND AGARWAL



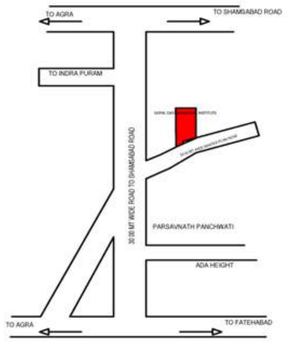
FRONT ELEVATION



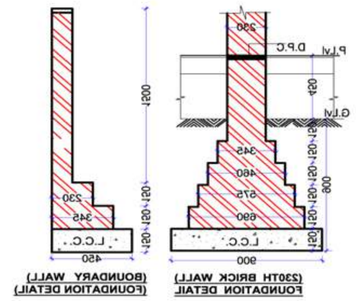
SECTION ON A A

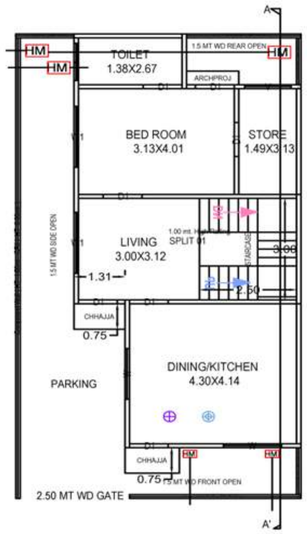


SIDE ELEVATION

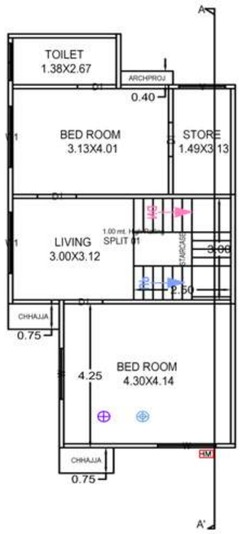


SIDE ELEVATION

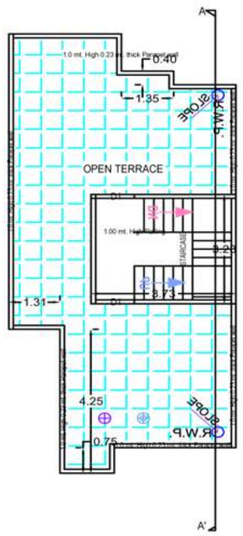




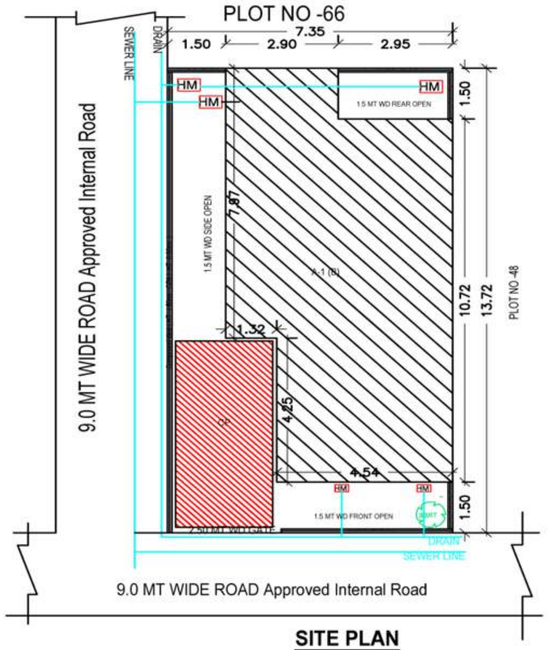
GROUND FLOOR PLAN



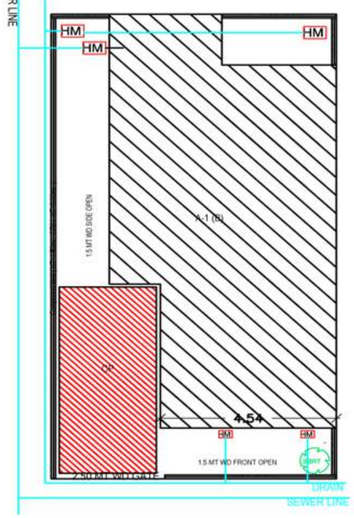
FIRST FLOOR PLAN



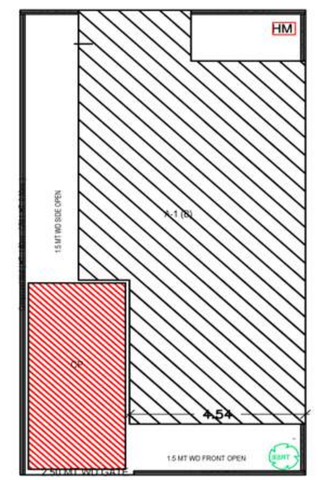
TERRACE PLAN



SITE PLAN



SERVICES PLAN



LANDSCAP & PARKING PLAN

TOTAL PLOT AREA 100.84 SQ MT

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	Tnmt (No.)
		Mumty	Resi.		
Ground Floor...	61.47	0.00	61.47	61.47	01
First Floor...	61.47	0.00	61.47	61.47	00
Terrace Floor...	12.05	12.05	0.00	0.00	00
Total :	134.99	12.05	122.94	122.94	01
Total Number of Same Buildings :	1				
Total :	134.99	12.05	122.94	122.94	01

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	D1	1.00	2.10	15
Total	-	-	-	15

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	V	1.10	0.45	02
A (B)	V	1.20	0.45	02
A (B)	W	1.50	1.20	04
A (B)	W1	1.80	1.20	04
Total	-	-	-	12

Unit Built Up Area Table for Building :A (B)

Floor	Name	Unit Built Up Area Type	Net UnitBUA Area	Gross Unit Built Up Area	Unit Built Up Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
						External Wall	Door		
GROUND FLOOR PLAN	SPLIT 01	DWELLING UNIT	61.47	61.47	61.47	3.92	0.35	57.20	01
	Total per Floor:	Total :	61.47	61.47	61.47	3.92	0.35	57.20	01
		Typical Floor = 1							
		Total :	61.47	61.47	61.47	3.92	0.35	57.20	01
FIRST FLOOR PLAN	SPLIT 01	DWELLING UNIT	61.47	61.47	61.47	3.92	0.23	57.32	00
	Total per Floor:	Total :	61.47	61.47	61.47	3.92	0.23	57.32	00
		Typical Floor = 1							
		Total :	61.47	61.47	61.47	3.92	0.23	57.32	00
-									
Total:	-	-	122.94	122.94	122.94	7.84	0.58	114.52	01

NORTH

OWNER SIGNATURE

ER. A.K UPADHYAY
B. Tech. (Civil)
Structural & Architectural Consultant
Regd. A-549085-6
56, Jaipur House Market, Agra-10

Er. A.K. Upadhyay
B.Tech(A-549085-6)

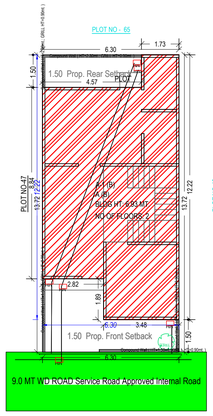
MODERN HOUSE PLANNERS

OFF : JAIPUR HOUSE MARKET AGRA
PH 08804,OFF : 9760702742

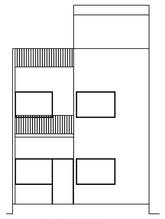
Self-approval on the responsibility of Architect, Licensed Engineer and Owner, as per conditions indicated in self-approval letter Permit Number : [illegible] Date 25-08-2019 valid till 25 Aug 2029.

Project Title :PROPOSED RESIDENTIAL BUILDING PLAN OF PLOT N0 - 48 AT "DWARIKA VATIKA "ON KHASARA NO- 06, 07 & 08(ON PLOT NO -215 SARDARI LAL WADHWA NAGAR) AT MAUZA CHAMROLI UNDER TAJ-GANJ WARD . AGRA . OWNER DWARIKA CONSTRUCTION THROUGH PARTNER & SIGNATORY SRI MAHESH CHAND AGARWAL

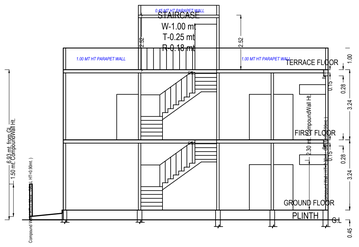
File No	ADA/BP/24-25/0406	Sheet	1 / 1
Submission Date	2024-07-02	Scale	1:100



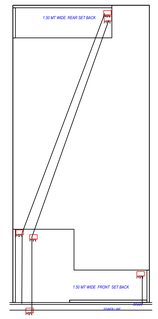
SITE PLAN
(Scale - 1:100)



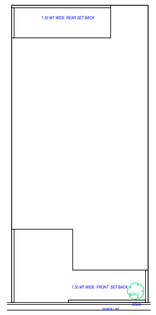
ELEVATION



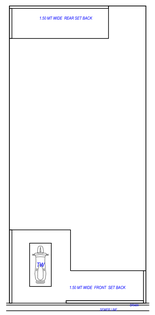
SECTION



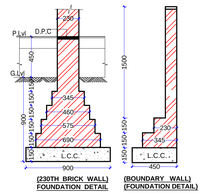
SERVICE PLAN



LANDSCAPE PLAN



PARKING PLAN



(230TH BRICK WALL) FOUNDATION DETAIL (BOUNDARY WALL) (FOUNDATION DETAIL)

A.	AREA STATEMENT	VERSION NO.: 1.0.94	
		VERSION DATE: 05/04/2024	
	PROJECT DETAIL:		
	Authority: Agra Development Authority	Plot Use: Residential	
	AuthorityClass: Category B	Plot SubUse: Row House	
	AuthorityGrade: Development Authority (DA)	Development Plan: Dwarika Vatika	
	CaseTrack: Regular	Land Use Zone: Residential use Zone	
	Project Type: Building Permission	Land SubUse Zone: Residential Zone	
	Nature of Development: NEW	Layout Type: NA	
	Development Area: Developed Area		
	SubDevelopment Area: Metro City Area		
	Special Project: NA		
	Site Address: District:Agra, Tehsil:Agra, Village:Chamrauli		
	AREA DETAILS :	Sq.Mts.	
1.	Area of Plot As per record	-	
	Document Area		86.44
	As per site condition		86.44
	Area of Plot Considered		86.44
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		86.44
	Plot Area For Coverage		86.44
	Plot Area For FAR		86.44
	Perm. FAR Area (2.00)		172.88
	Total Perm. FAR area (2.00)		172.88
6.	Total Built up area permissible at:		
	Permissible Coverage area (75.00 %)		64.83
	Proposed Coverage Area (74.99 %)		64.82
	Total Prop. Coverage Area (74.99 %)		64.82
	Balance coverage area (0.01 %)		0.01

Proposed Area at:

-	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Ground Floor	64.82	0.00	64.82	0.00
First Floor	64.82	0.00	64.82	0.00
Terrace Floor	12.98	0.00	0.00	0.00
Total Area:	142.62	0.00	129.64	0.00

	Total FAR Area:	129.64
	Total BuiltUp Area:	142.62
	Proposed FAR consumed:	1.50
6.	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	1.00
5.	Total Tenements (3 + 4)	1

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)

Buildingwise Floor FSI Details

Floor Name	Building Name A (B)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	64.82	64.82	64.82	64.82
First Floor	64.82	64.82	64.82	64.82
Terrace Floor	12.98	0.00	12.98	0.00
Total:	142.62	129.64	142.62	129.64

FAR& Unit Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
A (B)	1	142.62	12.98	129.64	129.64	01
Grand Total :	1	142.62	12.98	129.64	129.64	01

Parking Check (Table 7b)

Vehicle Type	Reqd.		
	No.	Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Area
Total			0.00

Building USE/SUBUSE Details

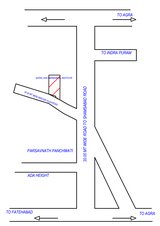
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (B)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

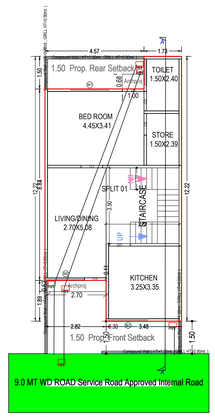
Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1

Required Parking(Table 7a)

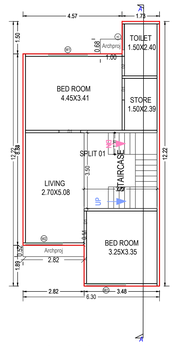
Building Name	Type	SubUse	Units Area (Sq.mt.)	Units Parking space reqd for every	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (B)	Residential	Row House	0 - 100	1	86.44	-	-	-
	Total :		-	-	-	-	0	0



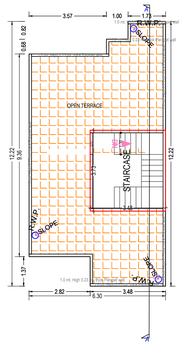
KEY PLAN



GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

Building :A (B)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	64.82	0.00	64.82	64.82	01
First Floor	64.82	0.00	64.82	64.82	00
Terrace Floor	12.98	12.98	0.00	0.00	00
Total:	142.62	12.98	129.64	129.63	01
Total Number of Same Buildings:	1				
Total:	142.62	12.98	129.64	129.63	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	D2	0.90	2.10	02
A (B)	D1	1.00	2.10	07
A (B)	D3	1.00	2.57	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	V	1.20	1.00	02
A (B)	W2	1.71	1.67	02
A (B)	W1	1.80	1.20	04

UnitBUA Table for Building :A (B)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.) Door	Deductions (Area in Sq.mt.) External Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.23	4.05	60.54	01
	Total per Floor:	Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
FIRST FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.00	4.28	60.54	00
	Total per Floor:	Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
-									
Total:	-	-	129.64	129.64	129.64	0.23	8.33	121.08	01

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: - 86.44	Total FAR Area: - 129.64
Total Coverage Area: - 64.82	Total BUA Area: - 142.62

OWNER'S NAME AND SIGNATURE

Dwarika Construction (Partnership firm) Through Mahesh chand Agrawal, Shubham16293@gmail.com, 9897690908

ARCH/ENG'S NAME AND SIGNATURE

Arvind Kumar Upadhyay
AM1388655/04042019

Signature Not Verified
Digitally signed by Arvind Kumar Upadhyay
Date: 24 Jul 2024 16:09:07
Designation : Licensed Engineer

Agra Development Authority

Signature Not Verified
Digitally signed by Prabhat Paul
Date: 22 Jul 2024 17:12:11
Organisation : Agra Development Authority
Designation : Town Planner

Building Plan Application Number
ADA/BP/24-25/0406

Sanctioned On
22 Jul 2024

Valid Till
23 Jul 2029

Approved By
Prabhat Paul (Town Planner)

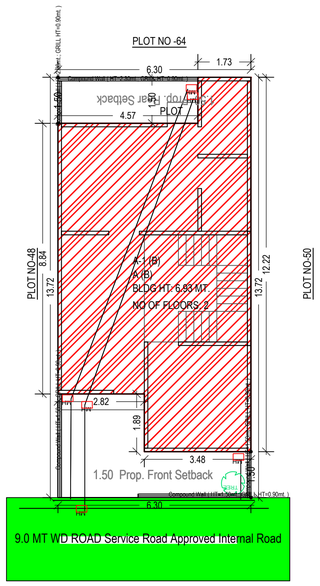
Examined By
Raj Kapoor (JE)
Satish Chand Rajput (Assistant Engineer)
Prabhat Paul (Town Planner)

ISO_A0_(841.00_x_1189.00_MM)

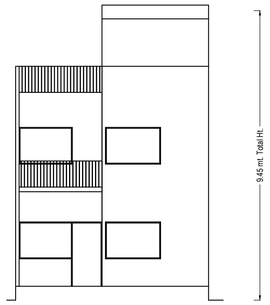
The correctness and accuracy of Proposal Information and drawing is a responsibility of PO/Owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or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

Project Title :PROPOSED RESIDENTIAL BUILDING PLAN OF PLOT N0 - 49 AT "DWARIKA VATIKA "ON KHASARA NO- 06, 07 & 08(ON PLOT NO -215 SARDARI LAL WADHWA NAGAR) AT MAUZA CHAMROLI UNDER TAJ-GANJ WARD . AGRA . OWNER DWARIKA CONSTRUCTION THROUGH PARTNER & SIGNATORY SRI MAHESH CHAND AGARWAL

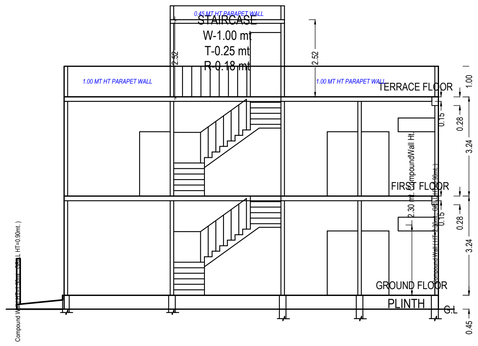
File No	ADA/BP/24-25/0407	Sheet	1 / 1
Submission Date	2024-07-02	Scale	1:100



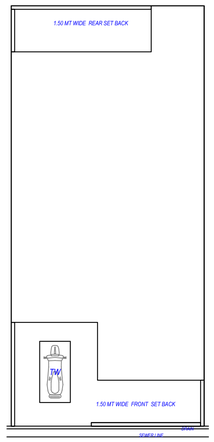
SITE PLAN
(Scale - 1:100)



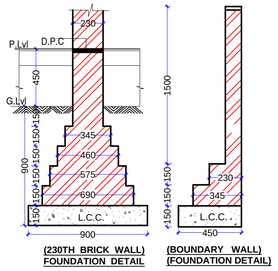
ELEVATION

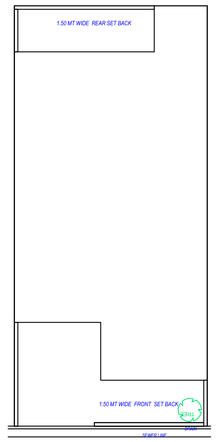


SECTION



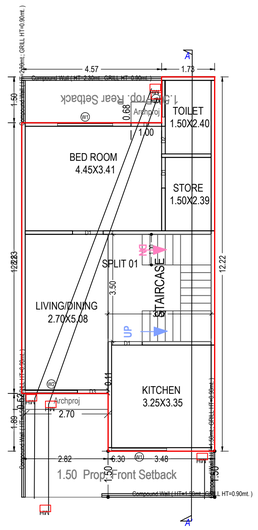
PARKING PLAN





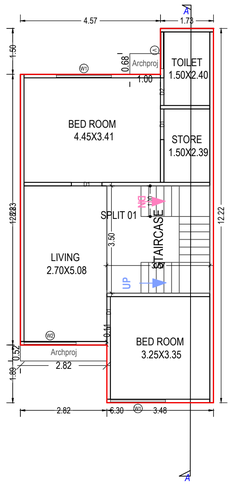
LANDSCAPE PLAN

A	AREA STATEMENT		VERSION NO.: 1.0.94		
			VERSION DATE: 05/04/2024		
	PROJECT DETAIL :				
	Authority: Agra Development Authority		Plot Use: Residential		
	AuthorityClass: Category B		Plot SubUse: Row House		
	AuthorityGrade: Development Authority (DA)		Development Plan: Dwarika Vatika		
	CaseTrack: Regular		Land Use Zone: Residential use Zone		
	Project Type: Building Permission		Land SubUse Zone: Residential Zone		
	Nature of Development: NEW		Layout Type: NA		
	Development Area: Developed Area				
	SubDevelopment Area: Metro City Area				
	Special Project: NA				
	Site Address: District:Agra, Tehsil:Agra, Village:Chamrauli				
	AREA DETAILS :		Sq.Mts.		
1.	Area of Plot As per record		-		
	Document Area		86.44		
	As per site condition		86.44		
	Area of Plot Considered		86.44		
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		86.44		
	Plot Area For Coverage		86.44		
	Plot Area For FAR		86.44		
	Perm. FAR Area (2.00)		172.88		
	Total Perm. FAR area (2.00)		172.88		
6.	Total Built up area permissible at:				
	Permissible Coverage area (75.00 %)		64.83		
	Proposed Coverage Area (74.99 %)		64.82		
	Total Prop. Coverage Area (74.99 %)		64.82		
	Balance coverage area (0.01 %)		0.01		
	Proposed Area at:				
-		Proposed Built up / Existing Built up	Proposed FAR / Existing FAR		
	Ground Floor	64.82 / 0.00	64.82 / 0.00		
	First Floor	64.82 / 0.00	64.82 / 0.00		
	Terrace Floor	12.98 / 0.00	0.00 / 0.00		
	Total Area:	142.62 / 0.00	129.64 / 0.00		
	Total FAR Area:		129.63		
	Total BuiltUp Area:		142.61		
	Proposed FAR consumed:		1.50		
C.	Tenement Statement				
4.	Tenement Proposed At:				
	G.F.		1.00		
5.	Total Tenements (3 + 4)		1		

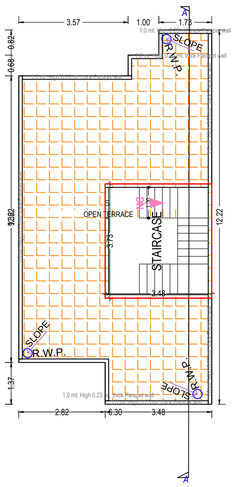


9.0 MT WD ROAD Service Road Approved Internal Road

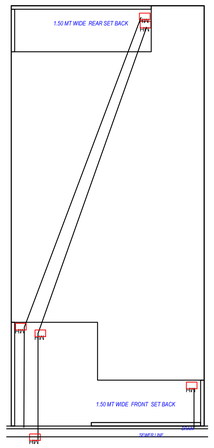
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



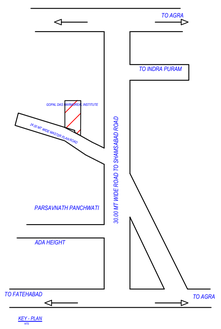
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



SERVICE PLAN



KEY PLAN

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)

OWNER'S NAME AND SIGNATURE

Dwarika Construction (Partnership firm) Through Mahesh chand Agrawal, Shubham16293@gmail.com, 9897690908

ARCH/ENG'S NAME AND SIGNATURE

Arvind Kumar
Signature Not Verified
AM13886 Digitally signed by Arvind Kumar
Upadhyay
Date: 24 Jul 2024 18:26:38
Designation : Licensed Engineer

STRUCTURE ENGINEER

Agra Development Authority

Signature Not Verified
Digitally signed by Prabhat Kumar Paul
Date: 27 Jul 2024 15:24:11
Organisation : Agra Development Authority
Designation : Town Planner

Buildingwise Floor FSI Details

Floor Name	Building Name A (B) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	64.82	64.82	64.82	64.82
First Floor	64.82	64.82	64.82	64.82
Terrace Floor	12.98	0.00	12.98	0.00
Total:	142.62	129.64	142.62	129.64

FAR& Unit Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
A (B)	1	142.62	12.98	129.64	129.64	01
Grand Total :	1	142.62	12.98	129.64	129.64	01

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Area
Total			0.00

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	FAR Name	FAR Use	FAR SubUse
A (B)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees Reqd	Prop
PLOT	Tree	1	1

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units Parking space reqd for every	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (B)	Residential	Row House	0 - 100	1	86.44	-	-	-
	Total :		-	-	-	-	0	0

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

UnitBUA Table for Building :A (B)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.) Door	External Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.23	4.05	60.54	01
	Total per Floor:	Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
FIRST FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.00	4.28	60.54	00
	Total per Floor:	Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
-									
Total:	-	-	129.64	129.64	129.64	0.23	8.33	121.08	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	V	1.20	1.00	02
A (B)	W2	1.71	1.67	02
A (B)	W1	1.80	1.20	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	D2	0.90	2.10	02
A (B)	D1	1.00	2.10	07
A (B)	D3	1.00	2.57	01

Building :A (B)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	64.82	0.00	64.82	64.82	01
First Floor	64.82	0.00	64.82	64.82	00
Terrace Floor	12.98	12.98	0.00	0.00	00
Total:	142.61	12.98	129.64	129.63	01
Total Number of Same Buildings:	1				
Total:	142.61	12.98	129.64	129.63	01

Building Plan Application Number
ADA/BP/24-25/0407

Sanctioned On
20 Jul 2024

Valid Till
23 Jul 2029

Approved By
Probhat Paul (Town Planner)

Examined By
Satendra Solanki (JE)

Satish Chand Rajput (Assistant Engineer)

Probhat Paul (Town Planner)

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.

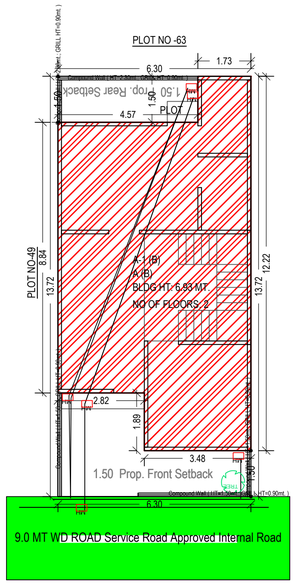
Total Plot Area: - 86.44	Total FAR Area: - 129.63
Total Coverage Area: - 64.82	Total BUA Area: - 142.61

ISO_A1_(841.00_x_594.00_MM)

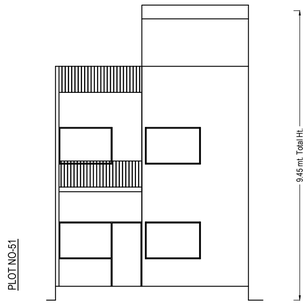
The correctness and accuracy of Proposal Information and drawing is a responsibilty of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED RESIDENTIAL BUILDING PLAN OF PLOT N0 - 50 AT "DWARIKA VATIKA "ON KHASARA NO- 06, 07 & 08(ON PLOT NO -215 SARDARI LAL WADHWA NAGAR) AT MAUZA CHAMROLI UNDER TAJ-GANJ WARD . AGRA . OWNER DWARIKA CONSTRUCTION THROUGH PARTNER & SIGNATORY SRI MAHESH CHAND AGARWAL

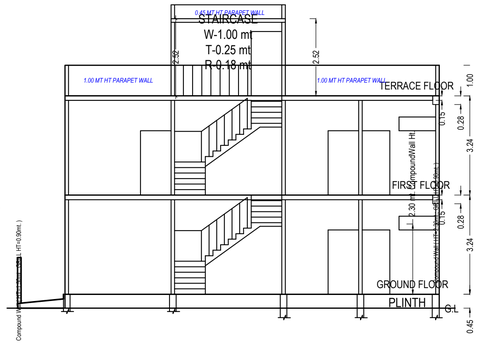
File No	ADA/BP/24-25/0409	Sheet	1 / 1
Submission Date	2024-07-02	Scale	1:100



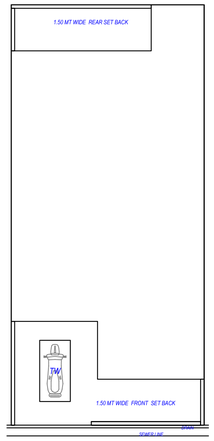
SITE PLAN
(Scale - 1:100)



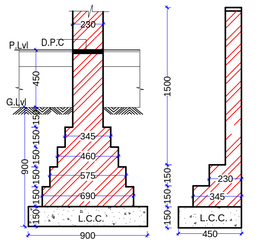
ELEVATION

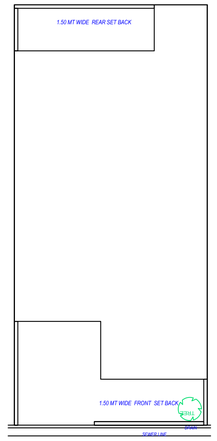


SECTION



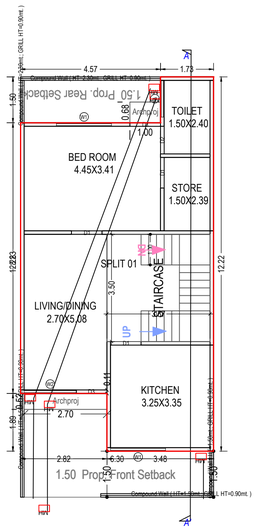
PARKING PLAN



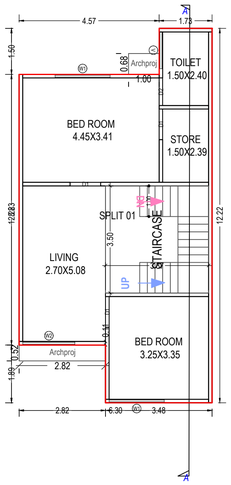


LANDSCAPE PLAN

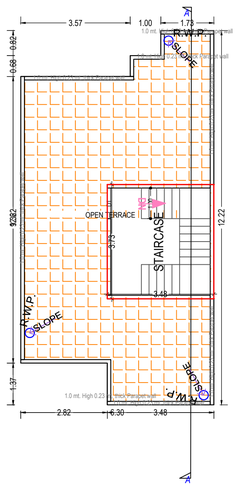
A	AREA STATEMENT		VERSION NO.: 1.0.94		
			VERSION DATE: 05/04/2024		
	PROJECT DETAIL :				
	Authority: Agra Development Authority		Plot Use: Residential		
	AuthorityClass: Category B		Plot SubUse: Row House		
	AuthorityGrade: Development Authority (DA)		Development Plan: Dwarika Vatika		
	CaseTrack: Regular		Land Use Zone: Residential use Zone		
	Project Type: Building Permission		Land SubUse Zone: Residential Zone		
	Nature of Development: NEW		Layout Type: NA		
	Development Area: Developed Area				
	SubDevelopment Area: Metro City Area				
	Special Project: NA				
	Site Address: District:Agra, Tehsil:Agra, Village:Chamrauli				
	AREA DETAILS :		Sq.Mts.		
1.	Area of Plot As per record		-		
	Document Area		86.44		
	As per site condition		86.44		
	Area of Plot Considered		86.44		
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		86.44		
	Plot Area For Coverage		86.44		
	Plot Area For FAR		86.44		
	Perm. FAR Area (2.00)		172.88		
	Total Perm. FAR area (2.00)		172.88		
6.	Total Built up area permissible at:				
	Permissible Coverage area (75.00 %)		64.83		
	Proposed Coverage Area (74.99 %)		64.82		
	Total Prop. Coverage Area (74.99 %)		64.82		
	Balance coverage area (0.01 %)		0.01		
	Proposed Area at:				
-		Proposed Built up / Existing Built up	Proposed FAR / Existing FAR		
	Ground Floor	64.82 / 0.00	64.82 / 0.00		
	First Floor	64.82 / 0.00	64.82 / 0.00		
	Terrace Floor	12.98 / 0.00	0.00 / 0.00		
	Total Area:	142.62 / 0.00	129.64 / 0.00		
	Total FAR Area:		129.63		
	Total BuiltUp Area:		142.61		
	Proposed FAR consumed:		1.50		
C.	Tenement Statement				
4.	Tenement Proposed At:				
	G.F.		1.00		
5.	Total Tenements (3 + 4)		1		



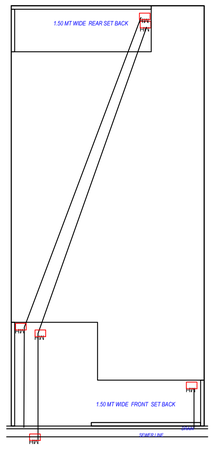
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



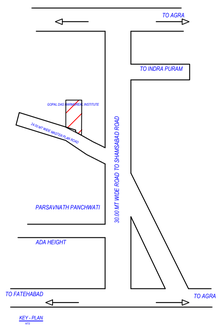
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



SERVICE PLAN



KEY PLAN

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)

Buildingwise Floor FSI Details

Floor Name	Building Name A (B) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	64.82	64.82	64.82	64.82
First Floor	64.82	64.82	64.82	64.82
Terrace Floor	12.98	0.00	12.98	0.00
Total:	142.62	129.64	142.62	129.64

FAR& Unit Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
A (B)	1	142.62	12.98	129.64	129.64	01
Grand Total :	1	142.62	12.98	129.64	129.64	01

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Area
Total			0.00

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	FAR Name	FAR Use	FAR SubUse
A (B)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees Reqd	Prop
PLOT	Tree	1	1

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units Parking space reqd for every	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (B)	Residential	Row House	0 - 100	1	86.44	-	-	-
	Total :		-	-	-	-	0	0

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

UnitBUA Table for Building :A (B)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.) Door	External Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.23	4.05	60.54	01
	Total per Floor:	Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
FIRST FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.00	4.28	60.54	00
	Total per Floor:	Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
-									
Total:	-	-	129.64	129.64	129.64	0.23	8.33	121.08	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	V	1.20	1.00	02
A (B)	W2	1.71	1.67	02
A (B)	W1	1.80	1.20	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	D2	0.90	2.10	02
A (B)	D1	1.00	2.10	07
A (B)	D3	1.00	2.57	01

Building :A (B)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	64.82	0.00	64.82	64.82	01
First Floor	64.82	0.00	64.82	64.82	00
Terrace Floor	12.98	12.98	0.00	0.00	00
Total:	142.61	12.98	129.64	129.63	01
Total Number of Same Buildings:	1				
Total:	142.61	12.98	129.64	129.63	01

OWNER'S NAME AND SIGNATURE

Dwarika Construction (Partnership firm) Through Mahesh chand Agrawal, Shubham16293@gmail.com, 9897690908

ARCH/ENG'S NAME AND SIGNATURE

Arvind Kumar
Signature Not Verified
AM13886 Digitally signed by Arvind Kumar
Upadhyay
Date: 24 Jul 2024 18:20:43
Designation : Licensed Engineer

STRUCTURE ENGINEER

Agra Development Authority

Signature Not Verified
Digitally signed by Prabhat Kumar Paul
Date: 27 Jul 2024 15:23:31
Organization : Agra Development Authority
Designation : Town Planner

Building Plan Application Number
ADA/BP/24-25/0409

Sanctioned On
19 Jul 2024

Valid Till
23 Jul 2029

Approved By
Probhat Paul (Town Planner)

Examined By
Satendra Solanki (JE)

Satish Chand Rajput (Assistant Engineer)

Probhat Paul (Town Planner)

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.

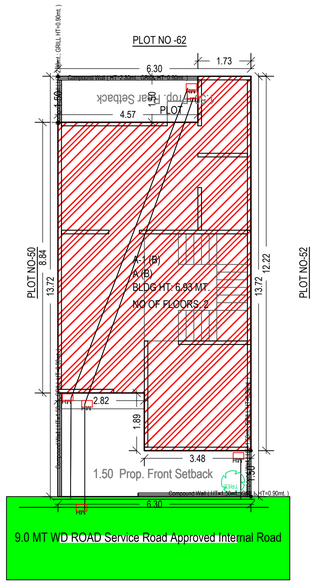
Total Plot Area: - 86.44	Total FAR Area: - 129.63
Total Coverage Area: - 64.82	Total BUA Area: - 142.61

ISO_A1_(841.00_x_594.00_MM)

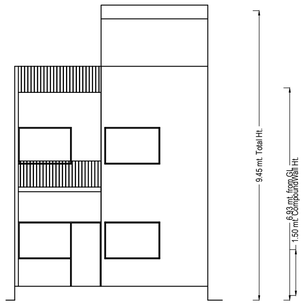
The correctness and accuracy of Proposal Information and drawing is a responsibilty of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED RESIDENTIAL BUILDING PLAN OF PLOT N0 - 51 AT "DWARIKA VATIKA "ON KHASARA NO- 06, 07 & 08(ON PLOT NO -215 SARDARI LAL WADHWA NAGAR) AT MAUZA CHAMROLI UNDER TAJ-GANJ WARD . AGRA . OWNER DWARIKA CONSTRUCTION THROUGH PARTNER & SIGNATORY SRI MAHESH CHAND AGARWAL

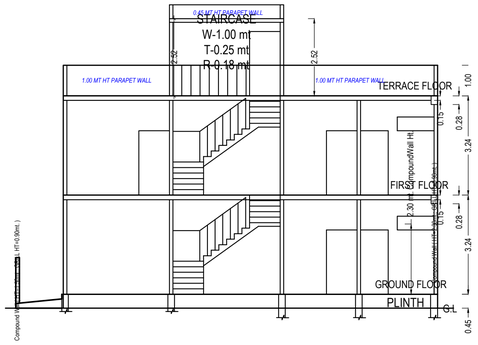
File No	ADA/BP/24-25/0410	Sheet	1 / 1
Submission Date	2024-07-02	Scale	1:100



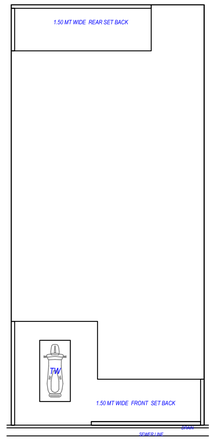
SITE PLAN
(Scale - 1:100)



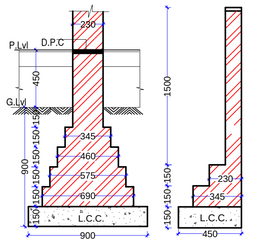
ELEVATION

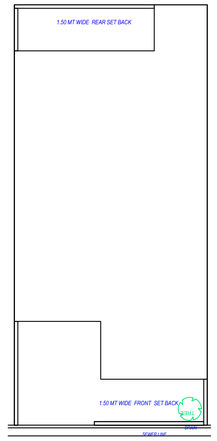


SECTION



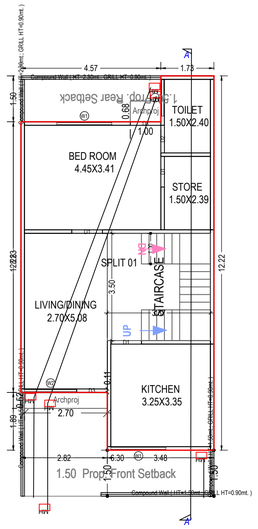
PARKING PLAN



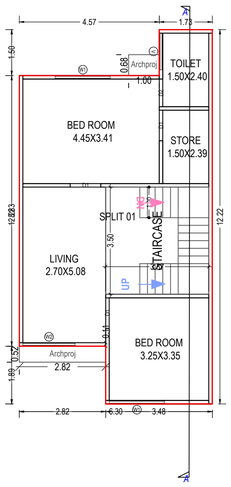


LANDSCAPE PLAN

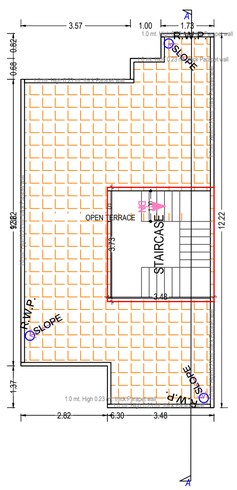
A	AREA STATEMENT	VERSION NO.: 1.0.94 VERSION DATE: 05/04/2024			
	PROJECT DETAIL :				
	Authority: Agra Development Authority	Plot Use: Residential			
	AuthorityClass: Category B	Plot SubUse: Row House			
	AuthorityGrade: Development Authority (DA)	Development Plan: Dwarika Vatika			
	CaseTrack: Regular	Land Use Zone: Residential use Zone			
	Project Type: Building Permission	Land SubUse Zone: Residential Zone			
	Nature of Development: NEW	Layout Type: NA			
	Development Area: Developed Area				
	SubDevelopment Area: Metro City Area				
	Special Project: NA				
	Site Address: District:Agra, Tehsil:Agra, Village:Chamrauli				
	AREA DETAILS :	Sq.Mts.			
1.	Area of Plot As per record	-			
	Document Area	86.44			
	As per site condition	86.44			
	Area of Plot Considered	86.44			
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	86.44			
	Plot Area For Coverage	86.44			
	Plot Area For FAR	86.44			
	Perm. FAR Area (2.00)	172.88			
	Total Perm. FAR area (2.00)	172.88			
6.	Total Built up area permissible at:				
	Permissible Coverage area (75.00 %)	64.83			
	Proposed Coverage Area (74.99 %)	64.82			
	Total Prop. Coverage Area (74.99 %)	64.82			
	Balance coverage area (0.01 %)	0.01			
	Proposed Area at:				
-		Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
	Ground Floor	64.82	0.00	64.82	0.00
	First Floor	64.82	0.00	64.82	0.00
	Terrace Floor	12.98	0.00	0.00	0.00
	Total Area:	142.62	0.00	129.64	0.00
	Total FAR Area:	129.63			
	Total BuiltUp Area:	142.61			
	Proposed FAR consumed:	1.50			
C.	Tenement Statement				
4.	Tenement Proposed At:				
	G.F.	1.00			
5.	Total Tenements (3 + 4)	1			



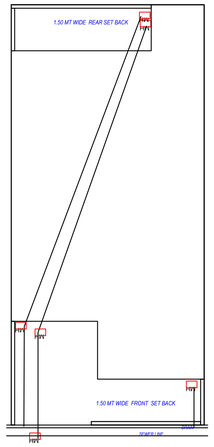
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



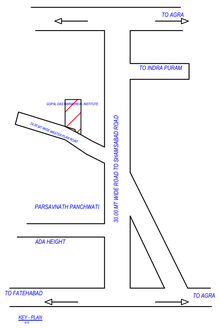
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



SERVICE PLAN



KEY PLAN

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)

Buildingwise Floor FSI Details

Floor Name	Building Name A (B)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	64.82	64.82	64.82	64.82
First Floor	64.82	64.82	64.82	64.82
Terrace Floor	12.98	0.00	12.98	0.00
Total:	142.62	129.64	142.62	129.64

FAR& Unit Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			Mumty	Resi.		
A (B)	1	142.62	12.98	129.64	129.64	01
Grand Total :	1	142.62	12.98	129.64	129.64	01

Parking Check (Table 7b)

Vehicle Type	Reqd.		
	No.	Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Area
Total			0.00

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	FAR Name	FAR Use	FAR SubUse
A (B)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.
A (B)	Residential	Row House	0 - 100	1	86.44	-	-	-
	Total :		-	-	-	-	0	0

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	V	1.20	1.00	02
A (B)	W2	1.71	1.67	02
A (B)	W1	1.80	1.20	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	D2	0.90	2.10	02
A (B)	D1	1.00	2.10	07
A (B)	D3	1.00	2.57	01

Building :A (B)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		Mumty	Resi.		
Ground Floor	64.82	0.00	64.82	64.82	01
First Floor	64.82	0.00	64.82	64.82	00
Terrace Floor	12.98	12.98	0.00	0.00	00
Total:	142.61	12.98	129.64	129.63	01
Total Number of Same Buildings:	1				
Total:	142.61	12.98	129.64	129.63	01

UnitBUA Table for Building :A (B)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
						Door	External Wall		
GROUND FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.23	4.05	60.54	01
	Total per Floor:	Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
FIRST FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.00	4.28	60.54	00
	Total per Floor:	Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
-									
Total:	-	-	129.64	129.64	129.64	0.23	8.33	121.08	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

OWNER'S NAME AND SIGNATURE

Dwarika Construction (Partnership firm) Through Mahesh chand Agrawal, Shubham16293@gmail.com, 9897690908

ARCH/ENG'S NAME AND SIGNATURE

Arvind Kumar
AM138869
Signature Not Verified
Digitally signed by Arvind Kumar
Upadhyay
Date: 25 Jul 2024 19:33:53
Designation : Licensed Engineer

STRUCTURE ENGINEER

Agra Development Authority

Signature Not Verified
Digitally signed by Probhat Kumar Paul
Date: 27 Jul 2024 09:42:
Organization : Agra Development Authority
Designation : Town Planner

Building Plan Application Number
ADA/BP/24-25/0410

Sanctioned On
25 Jul 2024

Valid Till
24 Jul 2029

Approved By
Probhat Paul (Town Planner)

Examined By
Krishan Pal Singh (JE)

Satish Chand Rajput (Assistant Engineer)

Probhat Paul (Town Planner)

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.

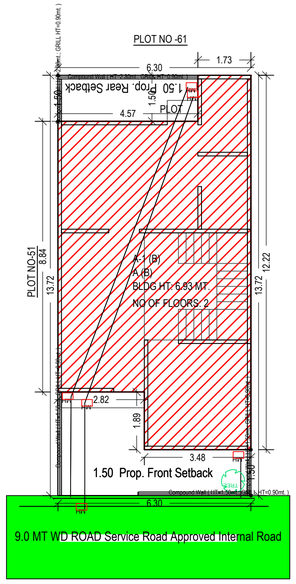
Total Plot Area: - 86.44	Total FAR Area: - 129.63
Total Coverage Area: - 64.82	Total BUA Area: - 142.61

ISO_A1_(841.00_x_594.00_MM)

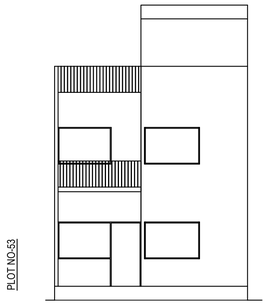
The correctness and accuracy of Proposal Information and drawing is a responsibilty of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED RESIDENTIAL BUILDING PLAN OF PLOT N0 - 52 AT "DWARIKA VATIKA "ON KHASARA NO- 06, 07 & 08(ON PLOT NO -215 SARDARI LAL WADHWA NAGAR) AT MAUZA CHAMROLI UNDER TAJ-GANJ WARD . AGRA . OWNER DWARIKA CONSTRUCTION THROUGH PARTNER & SIGNATORY SRI MAHESH CHAND AGARWAL

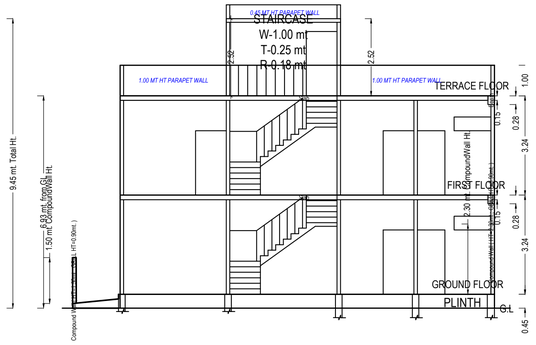
File No	ADA/BP/24-25/0411	Sheet	1 / 1
Submission Date	2024-07-02	Scale	1:100



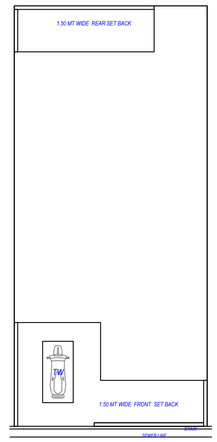
SITE PLAN
(Scale - 1:100)



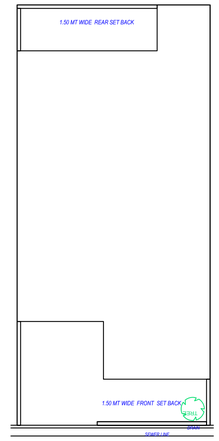
ELEVATION



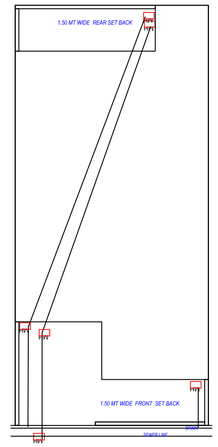
SECTION



PARKING PLAN

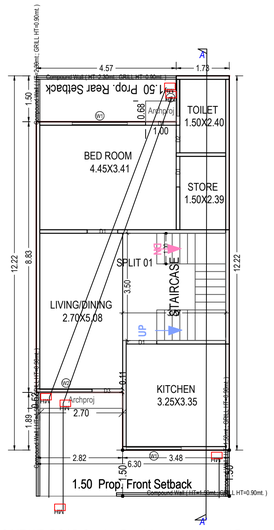


LANDSCAPE PLAN

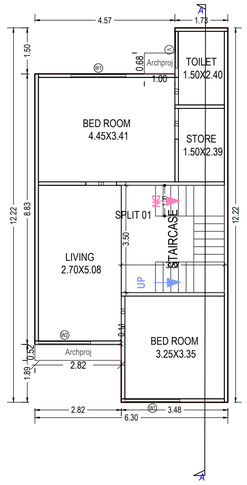


SERVICE PLAN

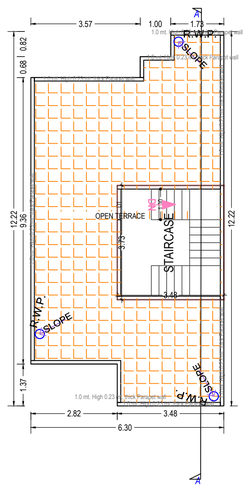
A	AREA STATEMENT	VERSION NO.: 1.0.94 VERSION DATE: 05/04/2024			
	PROJECT DETAIL :				
	Authority: Agra Development Authority	Plot Use: Residential			
	AuthorityClass: Category B	Plot SubUse: Row House			
	AuthorityGrade: Development Authority (DA)	Development Plan: Dwarika Vatika			
	CaseTrack: Regular	Land Use Zone: Residential use Zone			
	Project Type: Building Permission	Land SubUse Zone: Residential Zone			
	Nature of Development: NEW	Layout Type: NA			
	Development Area: Developed Area				
	SubDevelopment Area: Metro City Area				
	Special Project: NA				
	Site Address: District:Agra, Tehsil:Agra, Village:Chamrauli				
	AREA DETAILS :	Sq.Mts.			
1.	Area of Plot As per record	-			
	Document Area	86.44			
	As per site condition	86.44			
	Area of Plot Considered	86.44			
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	86.44			
	Plot Area For Coverage	86.44			
	Plot Area For FAR	86.44			
	Perm. FAR Area (2.00)	172.88			
	Total Perm. FAR area (2.00)	172.88			
6.	Total Built up area permissible at:				
	Permissible Coverage area (75.00 %)	64.83			
	Proposed Coverage Area (74.99 %)	64.82			
	Total Prop. Coverage Area (74.99 %)	64.82			
	Balance coverage area (0.01 %)	0.01			
	Proposed Area at:				
-		Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
	Ground Floor	64.82	0.00	64.82	0.00
	First Floor	64.82	0.00	64.82	0.00
	Terrace Floor	12.98	0.00	0.00	0.00
	Total Area:	142.62	0.00	129.64	0.00
	Total FAR Area:	129.64			
	Total BuiltUp Area:	142.62			
	Proposed FAR consumed:	1.50			
C.	Tenement Statement				
4.	Tenement Proposed At:				
	G.F.	1.00			
5.	Total Tenements (3 + 4)	1			



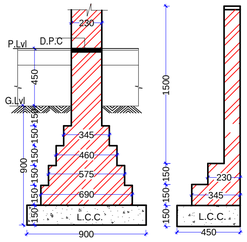
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

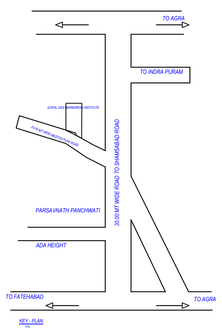


TERRACE FLOOR PLAN
(SCALE 1:100)



(230TH BRICK WALL)
FOUNDATION DETAIL

(BOUNDARY WALL)
(FOUNDATION DETAIL)



KEY PLAN

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)

Buildingwise Floor FSI Details

Floor Name	Building Name A (B)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	64.82	64.82	64.82	64.82
First Floor	64.82	64.82	64.82	64.82
Terrace Floor	12.98	0.00	12.98	0.00
Total:	142.62	129.64	142.62	129.64

FAR& Unit Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			Mumty	Resi.		
A (B)	1	142.62	12.98	129.64	129.64	01
Grand Total :	1	142.62	12.98	129.64	129.64	01

Parking Check (Table 7b)

Vehicle Type	Reqd.		
	No.	Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Area
Total			0.00

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	FAR Name	FAR Use	FAR SubUse
A (B)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.
A (B)	Residential	Row House	0 - 100	1	86.44	-	-	-
	Total :		-	-	-	-	0	0

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	V	1.20	1.00	02
A (B)	W2	1.71	1.67	02
A (B)	W1	1.80	1.20	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	D2	0.90	2.10	02
A (B)	D1	1.00	2.10	07
A (B)	D3	1.00	2.57	01

Building :A (B)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		Mumty	Resi.		
Ground Floor	64.82	0.00	64.82	64.82	01
First Floor	64.82	0.00	64.82	64.82	00
Terrace Floor	12.98	12.98	0.00	0.00	00
Total:	142.61	12.98	129.64	129.63	01
Total Number of Same Buildings:	1				
Total:	142.61	12.98	129.64	129.63	01

UnitBUA Table for Building :A (B)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
						Door	External Wall		
GROUND FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.23	4.05	60.54	01
	Total per Floor:	Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
FIRST FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.00	4.28	60.54	00
	Total per Floor:	Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
-									
Total:	-	-	129.64	129.64	129.64	0.23	8.33	121.08	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

OWNER'S NAME AND SIGNATURE

Dwarika Construction (Partnership firm) Through Mahesh chand Agrawal, Shubham16293@gmail.com, 9897690908

ARCH/ENG'S NAME AND SIGNATURE

Arvind Kumar
AM138869 Uploaded by: Arvind Kumar
Date: 24 Jul 2024 18:32:20
Designation : Licensed Engineer

STRUCTURE ENGINEER

Agra Development Authority

Signature Not Verified
Digitally signed by Probhat Kumar Paul
Date: 27 Jul 2024 09:36:18
Organization : Agra Development Authority
Designation : Town Planner

Building Plan Application Number
ADA/BP/24-25/0411

Sanctioned On
22 Jul 2024

Valid Till
23 Jul 2029

Approved By
Probhat Paul (Town Planner)

Examined By
Raj Kapoor (JE)

Satish Chand Rajput (Assistant Engineer)

Probhat Paul (Town Planner)

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.

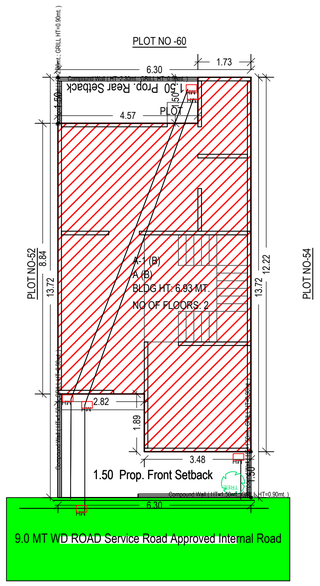
Total Plot Area: - 86.44	Total FAR Area: - 129.64
Total Coverage Area: - 64.82	Total BUA Area: - 142.62

ISO_A1_(841.00_x_594.00_MM)

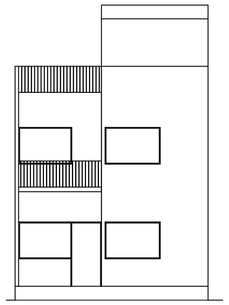
The correctness and accuracy of Proposal Information and drawing is a responsibilty of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED RESIDENTIAL BUILDING PLAN OF PLOT N0 - 53 AT "DWARIKA VATIKA "ON KHASARA NO- 06, 07 & 08(ON PLOT NO -215 SARDARI LAL WADHWA NAGAR) AT MAUZA CHAMROLI UNDER TAJ-GANJ WARD . AGRA . OWNER DWARIKA CONSTRUCTION THROUGH PARTNER & SIGNATORY SRI MAHESH CHAND AGARWAL

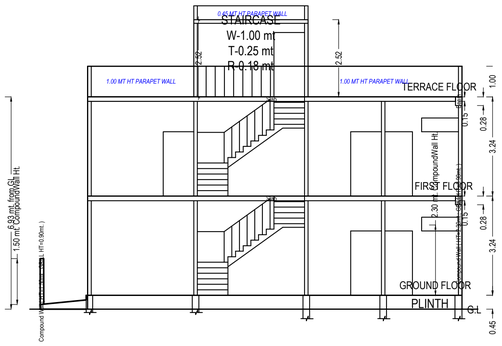
File No	ADA/BP/24-25/0412	Sheet	1 / 1
Submission Date	2024-07-02	Scale	1:100



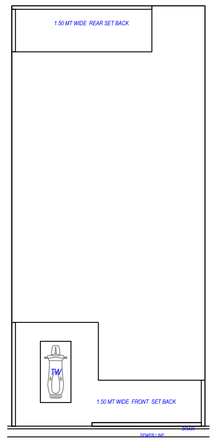
SITE PLAN
(Scale - 1:100)



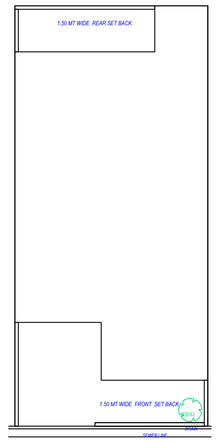
ELEVATION



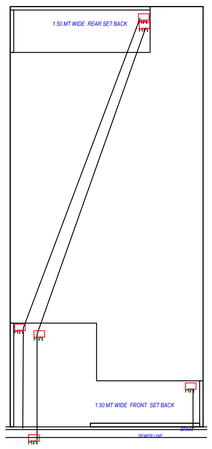
SECTION



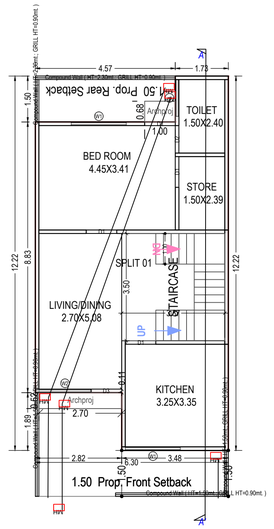
PARKING PLAN



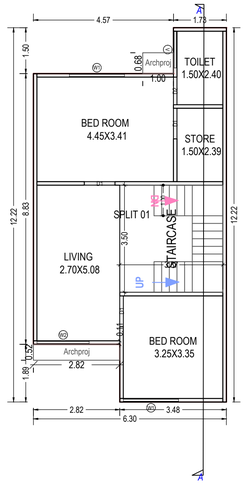
LANDSCAPE PLAN



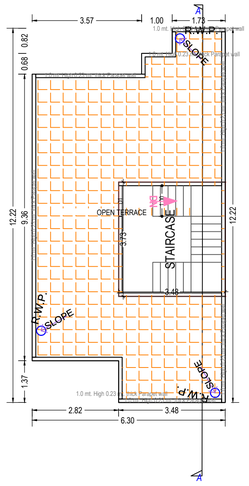
SERVICE PLAN



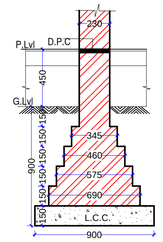
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



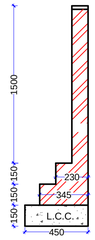
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



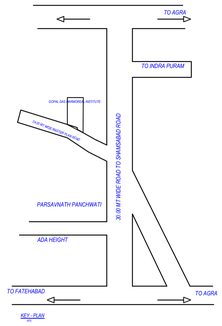
TERRACE FLOOR PLAN
(SCALE 1:100)



(230TH BRICK WALL)
FOUNDATION DETAIL



(BOUNDARY WALL)
(FOUNDATION DETAIL)



KEY PLAN

A	AREA STATEMENT	VERSION NO.: 1.0.94 / VERSION DATE: 05/04/2024	
	PROJECT DETAIL :		
	Authority: Agra Development Authority	Plot Use: Residential	
	AuthorityClass: Category B	Plot SubUse: Row House	
	AuthorityGrade: Development Authority (DA)	Development Plan: Dwarika Vatika	
	CaseTrack: Regular	Land Use Zone: Residential use Zone	
	Project Type: Building Permission	Land SubUse Zone: Residential Zone	
	Nature of Development: NEW	Layout Type: NA	
	Development Area: Developed Area		
	SubDevelopment Area: Metro City Area		
	Special Project: NA		
	Site Address: District:Agra, Tehsil:Agra, Village:Chamrauli		
	AREA DETAILS :	Sq.Mts.	
1.	Area of Plot As per record	-	
	Document Area		86.44
	As per site condition		86.44
	Area of Plot Considered		86.44
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		86.44
	Plot Area For Coverage		86.44
	Plot Area For FAR		86.44
	Perm. FAR Area (2.00)		172.88
	Total Perm. FAR area (2.00)		172.88
6.	Total Built up area permissible at:		
	Permissible Coverage area (75.00 %)		64.83
	Proposed Coverage Area (74.99 %)		64.82
	Total Prop. Coverage Area (74.99 %)		64.82
	Balance coverage area (0.01 %)		0.01

-	Proposed Area at:				
		Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
	Ground Floor	64.82	0.00	64.82	0.00
	First Floor	64.82	0.00	64.82	0.00
	Terrace Floor	12.98	0.00	0.00	0.00
	Total Area:	142.62	0.00	129.64	0.00

	Total FAR Area:	129.64
	Total BuiltUp Area:	142.62
	Proposed FAR consumed:	1.50
C.	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	1.00
5.	Total Tenements (3 + 4)	1

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)

Buildingwise Floor FSI Details

Floor Name	Building Name A (B)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	64.82	64.82	64.82	64.82
First Floor	64.82	64.82	64.82	64.82
Terrace Floor	12.98	0.00	12.98	0.00
Total:	142.62	129.64	142.62	129.64

FAR& Unit Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			Mumty	Resi.		
A (B)	1	142.62	12.98	129.64	129.64	01
Grand Total :	1	142.62	12.98	129.64	129.64	01

Parking Check (Table 7b)

Vehicle Type	Reqd.		
	No.	Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Area
Total			0.00

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	FAR Name	FAR Use	FAR SubUse
A (B)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.
A (B)	Residential	Row House	0 - 100	1	86.44	-	-	-
	Total :	-	-	-	-	-	0	0

OWNER'S NAME AND SIGNATURE
Dwarika Construction (Partnership firm) Through Mahesh chand Agrawal, Shubham16293@gmail.com, 9897690908

ARCH/ENG'S NAME AND SIGNATURE	STRUCTURE ENGINEER
Arvind Kumar Signature Not Verified Digitally signed by Arvind Kumar Date: 25 Jul 2024 16:36:23 Designation : Licensed Engineer	
	Agra Development Authority
	Signature Not Verified Digitally signed by Prabhat Kumar Paul Date: 27 Jul 2024 09:38:07 Organization : Agra Development Authority Designation : Town Planner

Building Plan Application Number
ADA/BP/24-25/0412

Sanctioned On
25 Jul 2024

Valid Till
24 Jul 2029

Approved By
Probhat Paul (Town Planner)

Examined By
Krishan Pal Singh (JE)

Satish Chand Rajput (Assistant Engineer)

Probhat Paul (Town Planner)

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

UnitBUA Table for Building :A (B)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.) Door	External Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.23	4.05	60.54	01
	Total per Floor:	Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
FIRST FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.00	4.28	60.54	00
	Total per Floor:	Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
-									
Total:	-	-	129.64	129.64	129.64	0.23	8.33	121.08	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	V	1.20	1.00	02
A (B)	W2	1.71	1.67	02
A (B)	W1	1.80	1.20	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	D2	0.90	2.10	02
A (B)	D1	1.00	2.10	07
A (B)	D3	1.00	2.57	01

Building :A (B)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		Mumty	Resi.		
Ground Floor	64.82	0.00	64.82	64.82	01
First Floor	64.82	0.00	64.82	64.82	00
Terrace Floor	12.98	12.98	0.00	0.00	00
Total:	142.61	12.98	129.64	129.63	01
Total Number of Same Buildings:	1				
Total:	142.61	12.98	129.64	129.63	01

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.

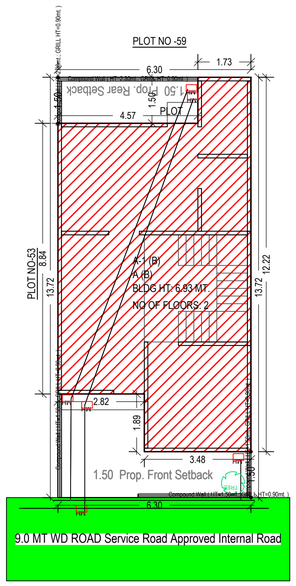
Total Plot Area: - 86.44	Total FAR Area: - 129.64
Total Coverage Area: - 64.82	Total BUA Area: - 142.62

ISO_A1_(841.00_x_594.00_MM)

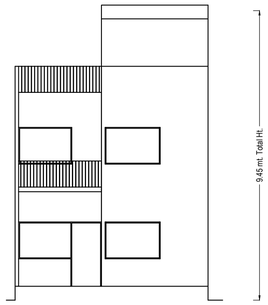
The correctness and accuracy of Proposal Information and drawing is a responsibilty of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED RESIDENTIAL BUILDING PLAN OF PLOT N0 - 54 AT "DWARIKA VATIKA "ON KHASARA NO- 06, 07 & 08(ON PLOT NO -215 SARDARI LAL WADHWA NAGAR) AT MAUZA CHAMROLI UNDER TAJ-GANJ WARD . AGRA . OWNER DWARIKA CONSTRUCTION THROUGH PARTNER & SIGNATORY SRI MAHESH CHAND AGARWAL

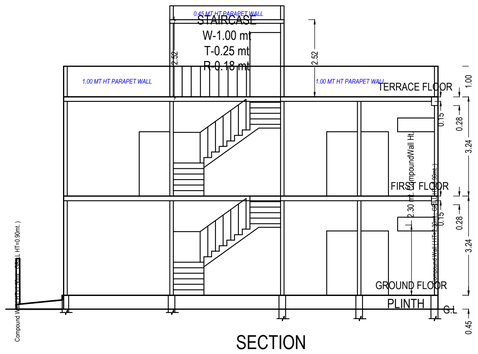
File No	ADA/BP/24-25/0413	Sheet	1 / 1
Submission Date	2024-07-02	Scale	1:100



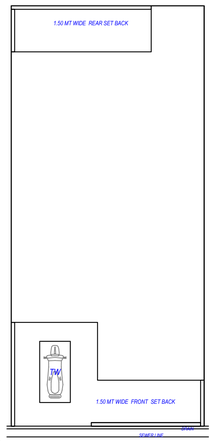
SITE PLAN
(Scale - 1:100)



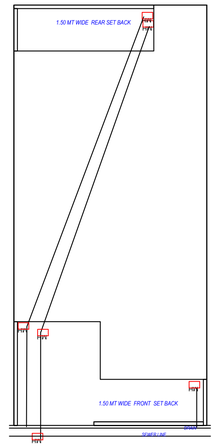
ELEVATION



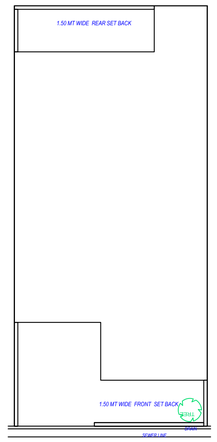
SECTION



PARKING PLAN



SERVICE PLAN

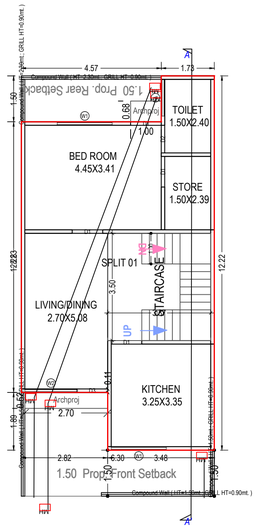


LANDSCAPE PLAN

A	AREA STATEMENT	VERSION NO.: 1.0.94 VERSION DATE: 05/04/2024	
	PROJECT DETAIL :		
	Authority: Agra Development Authority	Plot Use: Residential	
	AuthorityClass: Category B	Plot SubUse: Row House	
	AuthorityGrade: Development Authority (DA)	Development Plan: Dwarika Vatika	
	CaseTrack: Regular	Land Use Zone: Residential use Zone	
	Project Type: Building Permission	Land SubUse Zone: Residential Zone	
	Nature of Development: NEW	Layout Type: NA	
	Development Area: Developed Area		
	SubDevelopment Area: Metro City Area		
	Special Project: NA		
	Site Address: District:Agra, Tehsil:Agra, Village:Chamrauli		
	AREA DETAILS :	Sq.Mts.	
1.	Area of Plot As per record	-	
	Document Area		86.44
	As per site condition		86.44
	Area of Plot Considered		86.44
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		86.44
	Plot Area For Coverage		86.44
	Plot Area For FAR		86.44
	Perm. FAR Area (2.00)		172.88
	Total Perm. FAR area (2.00)		172.88
6.	Total Built up area permissible at:		
	Permissible Coverage area (75.00 %)		64.83
	Proposed Coverage Area (74.99 %)		64.82
	Total Prop. Coverage Area (74.99 %)		64.82
	Balance coverage area (0.01 %)		0.01

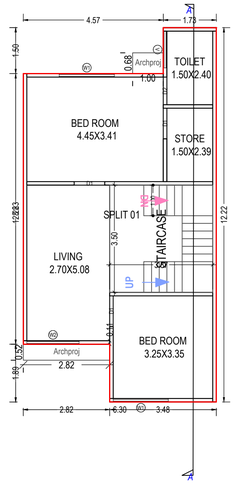
-	Proposed Area at:			
	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Ground Floor	64.82	0.00	64.82	0.00
First Floor	64.82	0.00	64.82	0.00
Terrace Floor	12.98	0.00	0.00	0.00
Total Area:	142.62	0.00	129.64	0.00

	Total FAR Area:	129.63
	Total BuiltUp Area:	142.61
	Proposed FAR consumed:	1.50
C.	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	1.00
5.	Total Tenements (3 + 4)	1

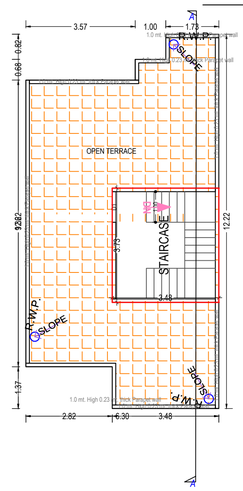


9.0 MT WD ROAD Service Road Approved Internal Road

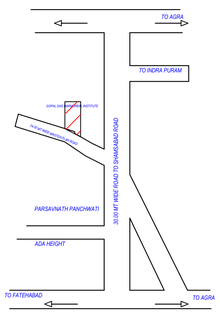
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



KEY PLAN

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)	

Buildingwise Floor FSI Details

Floor Name	Building Name A (B)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	64.82	64.82	64.82	64.82
First Floor	64.82	64.82	64.82	64.82
Terrace Floor	12.98	0.00	12.98	0.00
Total:	142.62	129.64	142.62	129.64

FAR& Unit Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			Mumty	Resi.		
A (B)	1	142.62	12.98	129.64	129.64	01
Grand Total :	1	142.62	12.98	129.64	129.64	01

Parking Check (Table 7b)

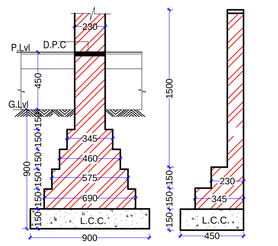
Vehicle Type	Reqd.		
	No.	Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Area
Total			0.00

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	FAR Name	FAR Use	FAR SubUse
A (B)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

UnitBUA Table for Building :A (B)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
						Door	External Wall		
GROUND FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.23	4.05	60.54	01
	Total per Floor:	Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
FIRST FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.00	4.28	60.54	00
	Total per Floor:	Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
-									
Total:	-	-	129.64	129.64	129.64	0.23	8.33	121.08	01



(230TH BRICK WALL) FOUNDATION DETAIL
(BOUNDARY WALL) (FOUNDATION DETAIL)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	D2	0.90	2.10	02
A (B)	D1	1.00	2.10	07
A (B)	D3	1.00	2.57	01

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

Building :A (B)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		Mumty	Resi.		
Ground Floor	64.82	0.00	64.82	64.82	01
First Floor	64.82	0.00	64.82	64.82	00
Terrace Floor	12.98	12.98	0.00	0.00	00
Total:	142.61	12.98	129.64	129.63	01
Total Number of Same Buildings:	1				
Total:	142.61	12.98	129.64	129.63	01

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.
A (B)	Residential	Row House	0 - 100	1	86.44	-	-	-
	Total :		-	-	-	-	0	0

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	V	1.20	1.00	02
A (B)	W2	1.71	1.67	02
A (B)	W1	1.80	1.20	04

OWNER'S NAME AND SIGNATURE

Dwarika Construction (Partnership firm) Through Mahesh chand Agrawal, Shubham16293@gmail.com, 9897690908

ARCH/ENG'S NAME AND SIGNATURE

Signature Not Verified
Digitally signed by Arvind Kumar Upadhyay
Date: 31 Jul 2024 15:20:53
Designation : Licensed Engineer

STRUCTURE ENGINEER

Agra Development Authority

Signature Not Verified
Digitally signed by Probhat Kumar Paul
Date: 01 Aug 2024 15:49:
Designation : Agra Development Authority
Designation : Town Planner

Building Plan Application Number
ADA/BP/24-25/0413

Sanctioned On
31 Jul 2024

Valid Till
30 Jul 2029

Approved By
Probhat Paul (Town Planner)

Examined By
Krishan Pal Singh (JE)

Satish Chand Rajput (Assistant Engineer)

Probhat Paul (Town Planner)

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.

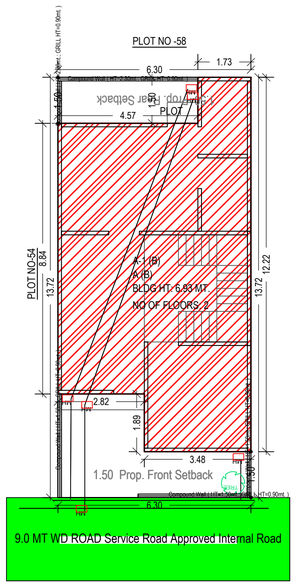
Total Plot Area: - 86.44	Total FAR Area: - 129.63
Total Coverage Area: - 64.82	Total BUA Area: - 142.61

ISO_A1_(841.00_x_594.00_MM)

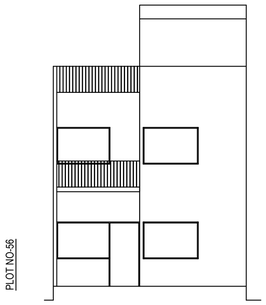
The correctness and accuracy of Proposal Information and drawing is a responsibilty of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED RESIDENTIAL BUILDING PLAN OF PLOT N0 - 55 AT "DWARIKA VATIKA "ON KHASARA NO- 06, 07 & 08(ON PLOT NO -215 SARDARI LAL WADHWA NAGAR) AT MAUZA CHAMROLI UNDER TAJ-GANJ WARD . AGRA . OWNER DWARIKA CONSTRUCTION THROUGH PARTNER & SIGNATORY SRI MAHESH CHAND AGARWAL

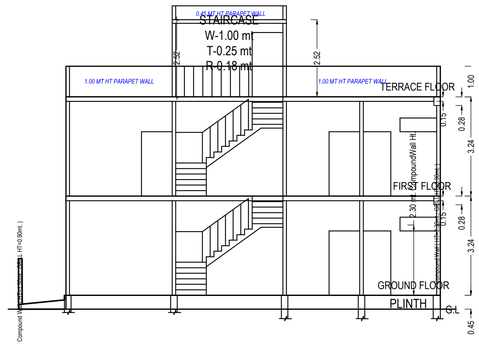
File No	ADA/BP/24-25/0417	Sheet	1 / 1
Submission Date	2024-07-10	Scale	1:100



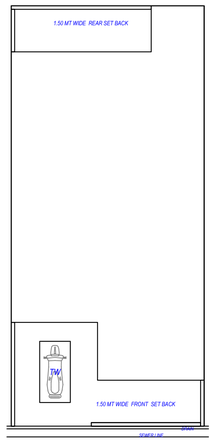
SITE PLAN
(Scale - 1:100)



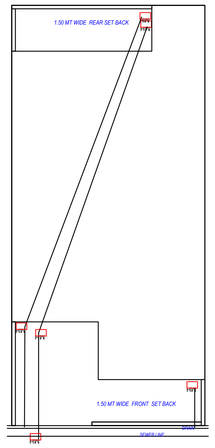
ELEVATION



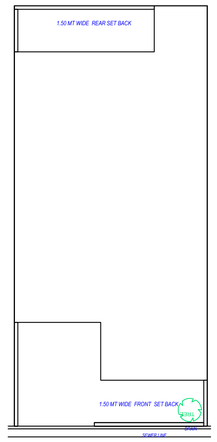
SECTION



PARKING PLAN



SERVICE PLAN



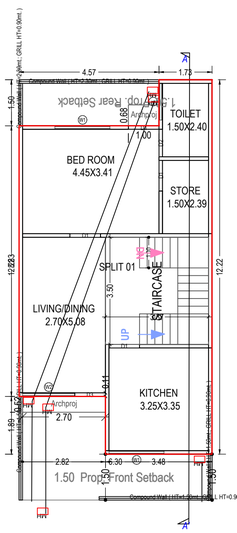
LANDSCAPE PLAN

A	AREA STATEMENT	VERSION NO.: 1.0.94 VERSION DATE: 05/04/2024	
	PROJECT DETAIL :		
	Authority: Agra Development Authority	Plot Use: Residential	
	AuthorityClass: Category B	Plot SubUse: Row House	
	AuthorityGrade: Development Authority (DA)	Development Plan: Dwarika Vatika	
	CaseTrack: Regular	Land Use Zone: Residential use Zone	
	Project Type: Building Permission	Land SubUse Zone: Residential Zone	
	Nature of Development: NEW	Layout Type: NA	
	Development Area: Developed Area		
	SubDevelopment Area: Metro City Area		
	Special Project: NA		
	Site Address: District:Agra, Tehsil:Agra, Village:Chamrauli		
	AREA DETAILS :	Sq.Mts.	
1.	Area of Plot As per record	-	
	Document Area		86.44
	As per site condition		86.44
	Area of Plot Considered		86.44
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		86.44
	Plot Area For Coverage		86.44
	Plot Area For FAR		86.44
	Perm. FAR Area (2.00)		172.88
	Total Perm. FAR area (2.00)		172.88
6.	Total Built up area permissible at:		
	Permissible Coverage area (75.00 %)		64.83
	Proposed Coverage Area (74.99 %)		64.82
	Total Prop. Coverage Area (74.99 %)		64.82
	Balance coverage area (0.01 %)		0.01

Proposed Area at:

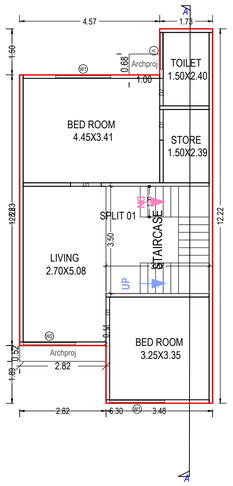
-		Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
	Ground Floor	64.82	0.00	64.82	0.00
	First Floor	64.82	0.00	64.82	0.00
	Terrace Floor	12.98	0.00	0.00	0.00
	Total Area:	142.62	0.00	129.64	0.00

	Total FAR Area:	129.63
	Total BuiltUp Area:	142.61
	Proposed FAR consumed:	1.50
C.	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	1.00
5.	Total Tenements (3 + 4)	1

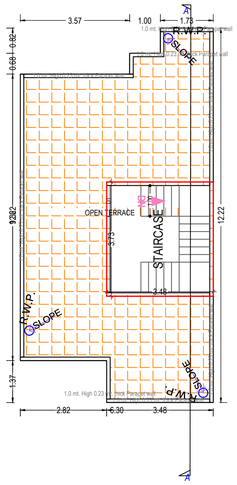


9.0 MT WD ROAD Service Road Approved Internal Road

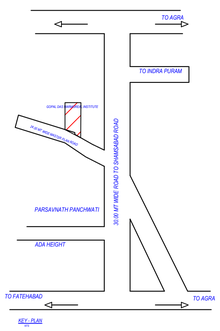
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



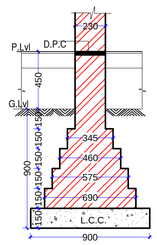
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



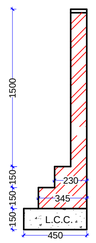
TERRACE FLOOR PLAN
(SCALE 1:100)



KEY PLAN



(230TH BRICK WALL)
FOUNDATION DETAIL



(BOUNDARY WALL)
(FOUNDATION DETAIL)

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)	

Buildingwise Floor FSI Details

Floor Name	Building Name A (B) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	64.82	64.82	64.82	64.82
First Floor	64.82	64.82	64.82	64.82
Terrace Floor	12.98	0.00	12.98	0.00
Total:	142.62	129.64	142.62	129.64

FAR& Unit Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
A (B)	1	142.62	12.98	129.64	129.64	01
Grand Total :	1	142.62	12.98	129.64	129.64	01

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Reqd. Area
Total			0.00

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	FAR Name	FAR Use	FAR SubUse
A (B)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees Reqd	Prop
PLOT	Tree	1	1

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units Parking space reqd for every	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (B)	Residential	Row House	0 - 100	1	86.44	-	-	-
	Total :		-	-	-	-	0	0

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

UnitBUA Table for Building :A (B)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.) Door	Deductions (Area in Sq.mt.) External Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.23	4.05	60.54	01
	Total per Floor:	Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
FIRST FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.00	4.28	60.54	00
	Total per Floor:	Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
-									
Total:	-	-	129.64	129.64	129.64	0.23	8.33	121.08	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	V	1.20	1.00	02
A (B)	W2	1.71	1.67	02
A (B)	W1	1.80	1.20	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	D2	0.90	2.10	02
A (B)	D1	1.00	2.10	07
A (B)	D3	1.00	2.57	01

Building :A (B)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	64.82	0.00	64.82	64.82	01
First Floor	64.82	0.00	64.82	64.82	00
Terrace Floor	12.98	12.98	0.00	0.00	00
Total:	142.61	12.98	129.64	129.63	01
Total Number of Same Buildings:	1				
Total:	142.61	12.98	129.64	129.63	01

OWNER'S NAME AND SIGNATURE

Dwarika Construction (Partnership firm) Through Mahesh chand Agrawal, Shubham16293@gmail.com, 9897690908

ARCH/ENG'S NAME AND SIGNATURE

Arvind Kumar
AM138860
Signature Not Verified
Digitally signed by Arvind Kumar Upadhyay
Date: 01 Aug 2024 14:40:42
Designation : Licensed Engineer

STRUCTURE ENGINEER

Agra Development Authority

Signature Not Verified
Digitally signed by Probhat Kumar Paul
Date: 01 Aug 2024 18:53:53
Organization : agra development Authority
Designation : Town Planner

Building Plan Application Number
ADA/BP/24-25/0417

Sanctioned On
31 Jul 2024

Valid Till
31 Jul 2029

Approved By
Probhat Paul (Town Planner)

Examined By
Raj Kapoor (JE)

Satish Chand Rajput (Assistant Engineer)

Probhat Paul (Town Planner)

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.

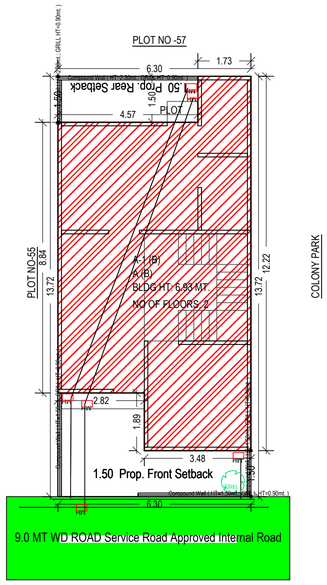
Total Plot Area: -	86.44	Total FAR Area: -	129.63
Total Coverage Area: -	64.82	Total BUA Area: -	142.61

ISO_A1_(841.00_x_594.00_MM)

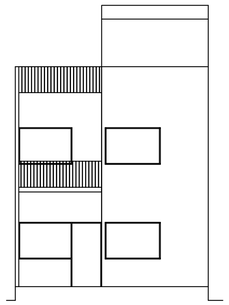
The correctness and accuracy of Proposal Information and drawing is a responsibilty of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED RESIDENTIAL BUILDING PLAN OF PLOT N0 - 56 AT "DWARIKA VATIKA "ON KHASARA NO- 06, 07 & 08(ON PLOT NO -215 SARDARI LAL WADHWA NAGAR) AT MAUZA CHAMROLI UNDER TAJ-GANJ WARD . AGRA . OWNER DWARIKA CONSTRUCTION THROUGH PARTNER & SIGNATORY SRI MAHESH CHAND AGARWAL

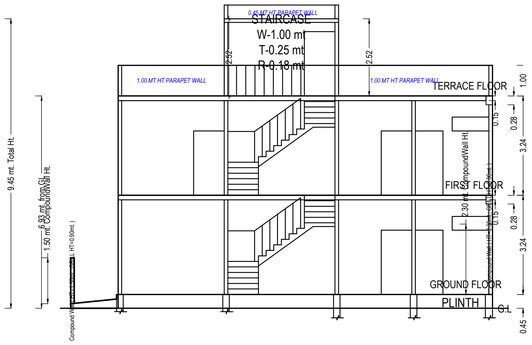
File No	ADA/BP/24-25/0418	Sheet	1 / 1
Submission Date	2024-07-10	Scale	1:100



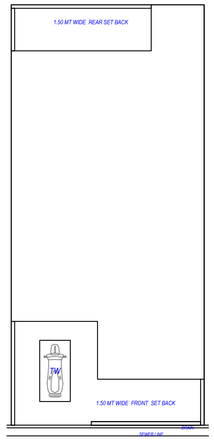
SITE PLAN
(Scale - 1:100)



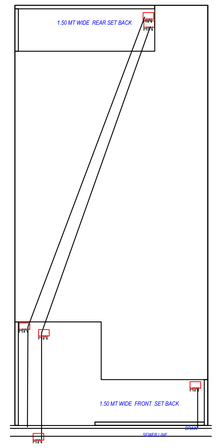
ELEVATION



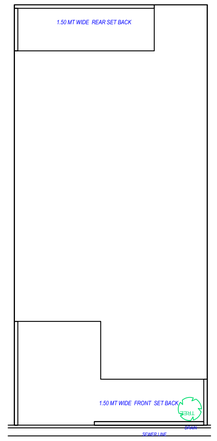
SECTION



PARKING PLAN



SERVICE PLAN



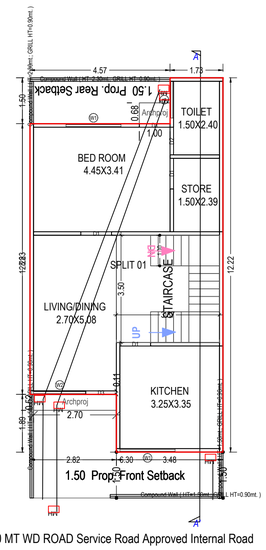
LANDSCAPE PLAN

A	AREA STATEMENT	VERSION NO.: 1.0.94	
		VERSION DATE: 05/04/2024	
	PROJECT DETAIL :		
	Authority: Agra Development Authority	Plot Use: Residential	
	AuthorityClass: Category B	Plot SubUse: Row House	
	AuthorityGrade: Development Authority (DA)	Development Plan: Dwarika Vatika	
	CaseTrack: Regular	Land Use Zone: Residential use Zone	
	Project Type: Building Permission	Land SubUse Zone: Residential Zone	
	Nature of Development: NEW	Layout Type: NA	
	Development Area: Developed Area		
	SubDevelopment Area: Metro City Area		
	Special Project: NA		
	Site Address: District:Agra, Tehsil:Agra, Village:Chamrauli		
	AREA DETAILS :	Sq.Mts.	
1.	Area of Plot As per record	-	
	Document Area		86.44
	As per site condition		86.44
	Area of Plot Considered		86.44
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		86.44
	Plot Area For Coverage		86.44
	Plot Area For FAR		86.44
	Perm. FAR Area (2.00)		172.88
	Total Perm. FAR area (2.00)		172.88
6.	Total Built up area permissible at:		
	Permissible Coverage area (75.00 %)		64.83
	Proposed Coverage Area (74.99 %)		64.82
	Total Prop. Coverage Area (74.99 %)		64.82
	Balance coverage area (0.01 %)		0.01

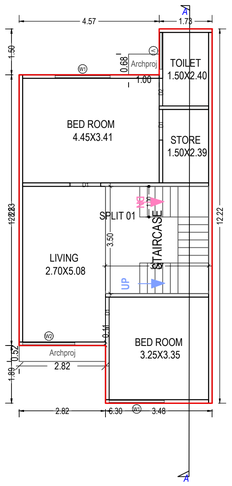
Proposed Area at:

-		Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
	Ground Floor	64.82	0.00	64.82	0.00
	First Floor	64.82	0.00	64.82	0.00
	Terrace Floor	12.98	0.00	0.00	0.00
	Total Area:	142.62	0.00	129.64	0.00

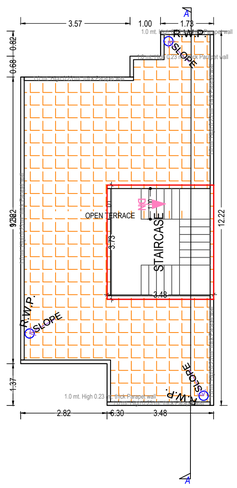
	Total FAR Area:	129.63
	Total BuiltUp Area:	142.61
	Proposed FAR consumed:	1.50
C.	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	1.00
5.	Total Tenements (3 + 4)	1



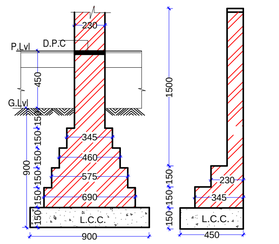
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



(230TH BRICK WALL) FOUNDATION DETAIL

(BOUNDARY WALL) (FOUNDATION DETAIL)

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)	

OWNER'S NAME AND SIGNATURE

Dwarika Construction (Partnership firm) Through Mahesh chand Agrawal, Shubham16293@gmail.com, 9897690908

ARCH/ENG'S NAME AND SIGNATURE

Arvind Kumar
Signature Not Verified
AM13886 Digitally signed by Arvind Kumar
Upadhyay
Date: 24 Jul 2024 18:23:49
Designation : Licensed Engineer

STRUCTURE ENGINEER

Agra Development Authority

Signature Not Verified
Digitally signed by Prabhat Kumar Paul
Date: 27 Jul 2024 09:53:37
Organization : Agra Development Authority
Designation : Town Planner

Building Plan Application Number
ADA/BP/24-25/0418

Sanctioned On
22 Jul 2024

Valid Till
23 Jul 2029

Approved By
Probhat Paul (Town Planner)

Examined By
Satendra Solanki (JE)

Satish Chand Rajput (Assistant Engineer)

Probhat Paul (Town Planner)

Buildingwise Floor FSI Details

Floor Name	Building Name A (B) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	64.82	64.82	64.82	64.82
First Floor	64.82	64.82	64.82	64.82
Terrace Floor	12.98	0.00	12.98	0.00
Total:	142.62	129.64	142.62	129.64

FAR& Unit Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Deductions (Area in Sq.mt.) Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
A (B)	1	142.62	12.98	129.64	129.64	01	
Grand Total :	1	142.62	12.98	129.64	129.64	01	

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Reqd. Area
Total			0.00

Building USE/SUBUSE Details

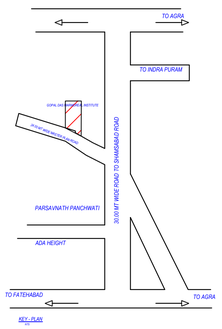
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (B)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees Reqd	Nos Of Trees Prop
PLOT	Tree	1	1

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units Parking space reqd for every	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (B)	Residential	Row House	0 - 100	1	86.44	-	-	-
	Total :		-	-	-	-	0	0



KEY PLAN

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	V	1.20	1.00	02
A (B)	W2	1.71	1.67	02
A (B)	W1	1.80	1.20	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	D2	0.90	2.10	02
A (B)	D1	1.00	2.10	07
A (B)	D3	1.00	2.57	01

Building :A (B)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Deductions (Area in Sq.mt.) Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	64.82	0.00	64.82	64.82	01	
First Floor	64.82	0.00	64.82	64.82	00	
Terrace Floor	12.98	12.98	0.00	0.00	00	
Total:	142.61	12.98	129.64	129.63	01	
Total Number of Same Buildings:	1					
Total:	142.61	12.98	129.64	129.63	01	

UnitBUA Table for Building :A (B)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.) Door	Deductions (Area in Sq.mt.) External Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.23	4.05	60.54	01
	Total per Floor:	Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
FIRST FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.00	4.28	60.54	00
	Total per Floor:	Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
-									
Total:	-	-	129.64	129.64	129.64	0.23	8.33	121.08	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

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.

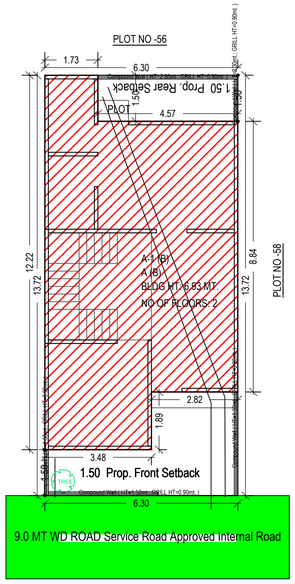
Total Plot Area: - 86.44	Total FAR Area: - 129.63
Total Coverage Area: - 64.82	Total BUA Area: - 142.61

ISO_A1_(841.00_x_594.00_MM)

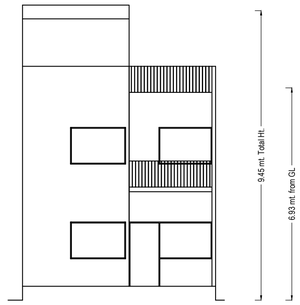
The correctness and accuracy of Proposal Information and drawing is a responsibilty of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED RESIDENTIAL BUILDING PLAN OF PLOT N0 -57 AT "DWARIKA VATIKA "ON KHASARA NO- 06, 07 & 08(ON PLOT NO -215 SARDARI LAL WADHWA NAGAR) AT MAUZA CHAMROLI UNDER TAJ-GANJ WARD . AGRA . OWNER DWARIKA CONSTRUCTION THROUGH PARTNER & SIGNATORY SRI MAHESH CHAND AGARWAL

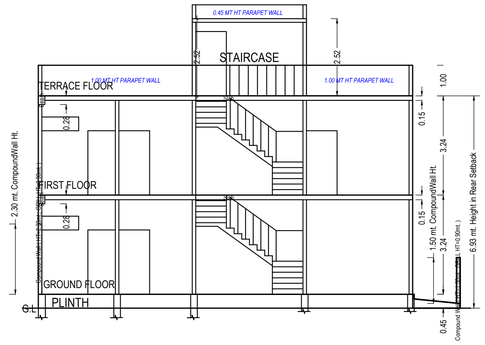
File No	ADA/BP/24-25/0374	Sheet	1 / 1
Submission Date	2024-07-04	Scale	1:100



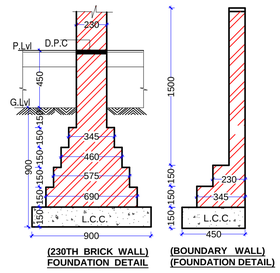
SITE PLAN
(Scale - 1:100)

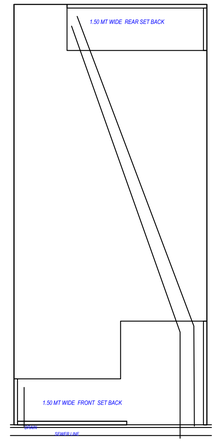


ELEVATION

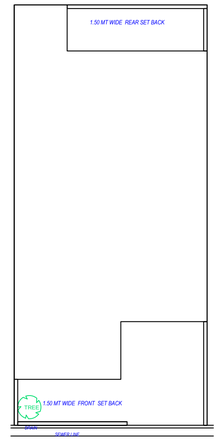


SECTION

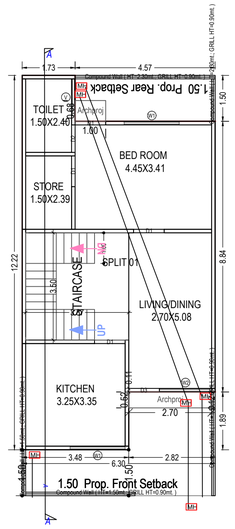




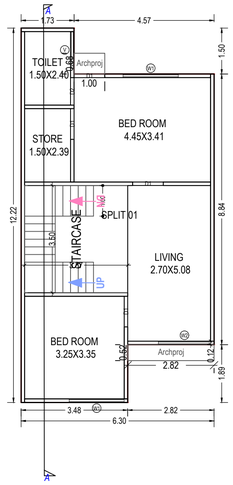
SERVICE PLAN



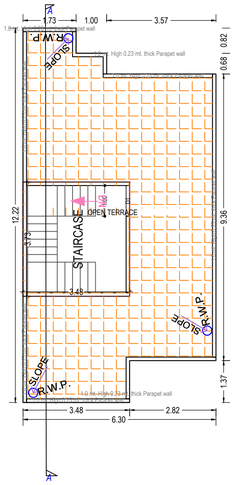
LANDSCAPE PLAN



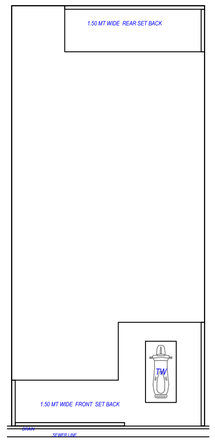
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



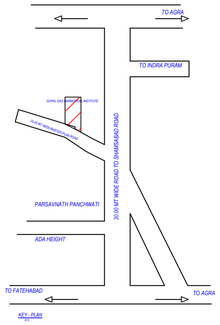
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



PARKING PLAN



KEY PLAN

A	AREA STATEMENT	VERSION NO.: 1.0.94 VERSION DATE: 05/04/2024	
	PROJECT DETAIL :		
	Authority: Agra Development Authority	Plot Use: Residential	
	AuthorityClass: Category B	Plot SubUse: Row House	
	AuthorityGrade: Development Authority (DA)	Development Plan: Dwarika Vatika	
	CaseTrack: Regular	Land Use Zone: Residential use Zone	
	Project Type: Building Permission	Land SubUse Zone: Residential Zone	
	Nature of Development: NEW	Layout Type: NA	
	Development Area: Developed Area		
	SubDevelopment Area: Metro City Area		
	Special Project: NA		
	Site Address: District:Agra, Tehsil:Agra, Village:Chamrauli		
	AREA DETAILS :	Sq.Mts.	
1.	Area of Plot As per record	-	
	Document Area		86.44
	As per site condition		86.44
	Area of Plot Considered		86.44
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		86.44
	Plot Area For Coverage		86.44
	Plot Area For FAR		86.44
	Perm. FAR Area (2.00)		172.88
	Total Perm. FAR area (2.00)		172.88
6.	Total Built up area permissible at:		
	Permissible Coverage area (75.00 %)		64.83
	Proposed Coverage Area (74.99 %)		64.82
	Total Prop. Coverage Area (74.99 %)		64.82
	Balance coverage area (0.01 %)		0.01

-	Proposed Area at:				
		Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
	Ground Floor	64.82	0.00	64.82	0.00
	First Floor	64.82	0.00	64.82	0.00
	Terrace Floor	12.98	0.00	0.00	0.00
	Total Area:	142.62	0.00	129.64	0.00

	Total FAR Area:	129.64
	Total BuiltUp Area:	142.62
	Proposed FAR consumed:	1.50
C.	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	1.00
5.	Total Tenements (3 + 4)	1

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)

Buildingwise Floor FSI Details

Floor Name	Building Name A (B)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	64.82	64.82	64.82	64.82
First Floor	64.82	64.82	64.82	64.82
Terrace Floor	12.98	0.00	12.98	0.00
Total:	142.62	129.64	142.62	129.64

FAR& Unit Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			Mumty		Resi.		
A (B)	1	142.62	12.98		129.64	129.64	01
Grand Total :	1	142.62	12.98		129.64	129.64	01

Parking Check (Table 7b)

Vehicle Type	Reqd.		
	No.	Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Area
Total			0.00

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	FAR Name	FAR Use	FAR SubUse
A (B)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.
A (B)	Residential	Row House	0 - 100	1	86.44	-	-	-
	Total :		-	-	-	-	0	0

UnitBUA Table for Building :A (B)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
						Door	External Wall		
GROUND FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.23	4.05	60.54	01
	Total per Floor:	Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
FIRST FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.12	4.16	60.54	00
	Total per Floor:	Total :	64.82	64.82	64.82	0.12	4.16	60.54	00
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.12	4.16	60.54	00
-									
Total:	-	-	129.64	129.64	129.64	0.35	8.21	121.08	01

Building :A (B)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		Mumty		Resi.		
Ground Floor	64.82	0.00		64.82	64.82	01
First Floor	64.82	0.00		64.82	64.82	00
Terrace Floor	12.98	12.98		0.00	0.00	00
Total:	142.61	12.98		129.64	129.63	01
Total Number of Same Buildings:	1					
Total:	142.61	12.98		129.64	129.63	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	D2	0.90	2.10	02
A (B)	D1	1.00	2.10	08
A (B)	D3	1.00	2.57	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	V	1.20	1.00	02
A (B)	W2	1.71	1.67	02
A (B)	W1	1.80	1.20	04

Total Plot Area: - 86.44	Total FAR Area: - 129.64
Total Coverage Area: - 64.82	Total BUA Area: - 142.62

OWNER'S NAME AND SIGNATURE

Dwarika Construction (Partnership firm) Through Mahesh chand Agrawal, Shubham16293@gmail.com, 9897690908

ARCH/ENG'S NAME AND SIGNATURE

Signature Not Verified
Arvind Kumar
AM13886 Digitally signed by Arvind Kumar Upadhyay
Date: 11 Aug 2024 18:52:31
Designation : Licensed Engineer

STRUCTURE ENGINEER

Agra Development Authority

Signature Not Verified
Digitally signed by Probhat Kumar Paul
Date: 22 Aug 2024 12:14:49
Organization : Agra Development Authority
Designation : Town Planner

Building Plan Application Number
ADA/BP/24-25/0374

Sanctioned On
08 Aug 2024

Valid Till
10 Aug 2029

Approved By
Probhat Paul (Town Planner)

Examined By
Krishan Pal Singh (JE)

Satish Chand Rajput (Assistant Engineer)

Probhat Paul (Town Planner)

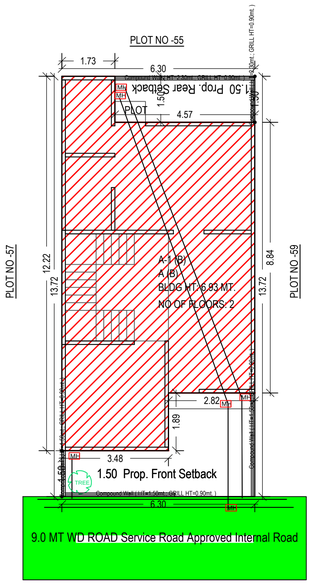
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

ISO_A1_(841.00_x_594.00_MM)

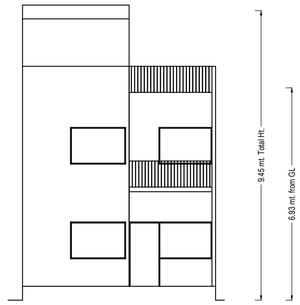
The correctness and accuracy of Proposal Information and drawing is a responsibilty of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED RESIDENTIAL BUILDING PLAN OF PLOT N0 -58 AT "DWARIKA VATIKA "ON KHASARA NO- 06, 07 & 08(ON PLOT NO -215 SARDARI LAL WADHWA NAGAR) AT MAUZA CHAMROLI UNDER TAJ-GANJ WARD . AGRA . OWNER DWARIKA CONSTRUCTION THROUGH PARTNER & SIGNATORY SRI MAHESH CHAND AGARWAL

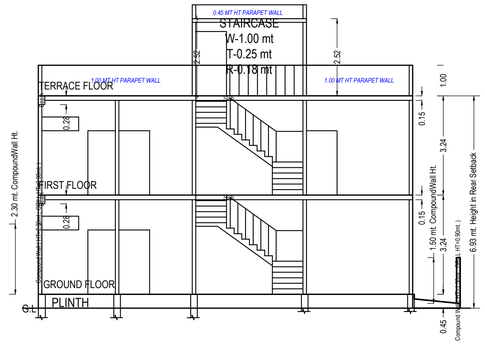
File No	ADA/BP/24-25/0375	Sheet	1 / 1
Submission Date	2024-07-04	Scale	1:100



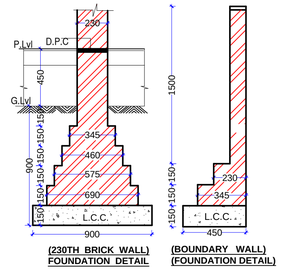
SITE PLAN
(Scale - 1:100)

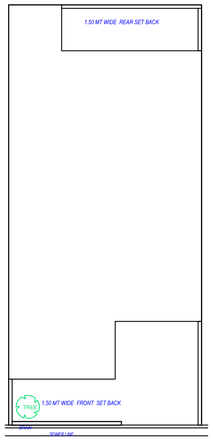


ELEVATION

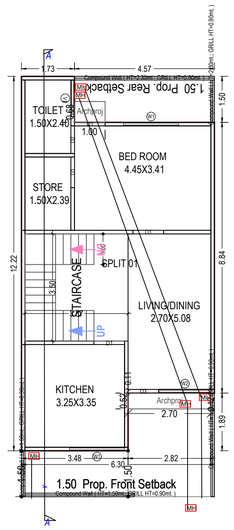


SECTION

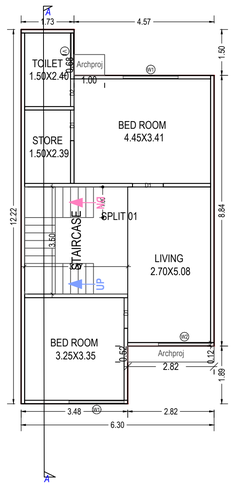




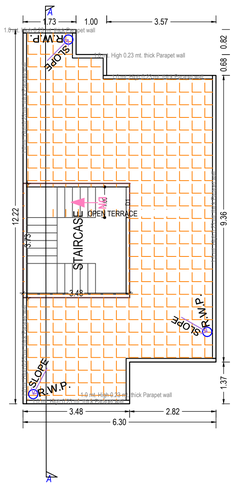
LANDSCAPE PLAN



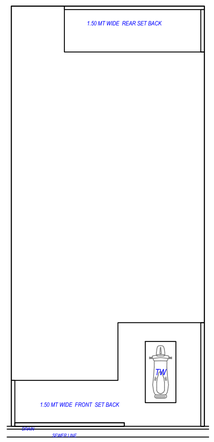
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



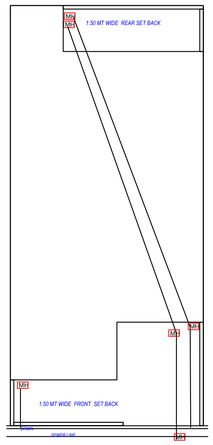
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



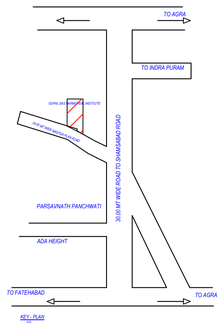
TERRACE FLOOR PLAN
(SCALE 1:100)



PARKING PLAN



SERVICE PLAN



KEY PLAN

A	AREA STATEMENT	VERSION NO.: 1.0.94 / VERSION DATE: 05/04/2024	
	PROJECT DETAIL :		
	Authority: Agra Development Authority	Plot Use: Residential	
	AuthorityClass: Category B	Plot SubUse: Row House	
	AuthorityGrade: Development Authority (DA)	Development Plan: Dwarika Vatika	
	CaseTrack: Regular	Land Use Zone: Residential use Zone	
	Project Type: Building Permission	Land SubUse Zone: Residential Zone	
	Nature of Development: NEW	Layout Type: NA	
	Development Area: Developed Area		
	SubDevelopment Area: Metro City Area		
	Special Project: NA		
	Site Address: District:Agra, Tehsil:Agra, Village:Chamrauli		
	AREA DETAILS :	Sq.Mts.	
1.	Area of Plot As per record	-	
	Document Area		86.44
	As per site condition		86.44
	Area of Plot Considered		86.44
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		86.44
	Plot Area For Coverage		86.44
	Plot Area For FAR		86.44
	Perm. FAR Area (2.00)		172.88
	Total Perm. FAR area (2.00)		172.88
6.	Total Built up area permissible at:		
	Permissible Coverage area (75.00 %)		64.83
	Proposed Coverage Area (74.99 %)		64.82
	Total Prop. Coverage Area (74.99 %)		64.82
	Balance coverage area (0.01 %)		0.01

	Proposed Area at:			
-	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Ground Floor	64.82	0.00	64.82	0.00
First Floor	64.82	0.00	64.82	0.00
Terrace Floor	12.98	0.00	0.00	0.00
Total Area:	142.62	0.00	129.64	0.00

Total FAR Area:		129.64
Total BuiltUp Area:		142.62
Proposed FAR consumed:		1.50
C. Tenement Statement		
4. Tenement Proposed At:		
G.F.	1.00	
5. Total Tenements (3 + 4)	1	

OWNER'S NAME AND SIGNATURE

Dwarika Construction (Partnership firm) Through Mahesh chand Agrawal, Shubham16293@gmail.com, 9897690908

ARCH/ENG'S NAME AND SIGNATURE

Signature Not Verified
Arvind Kumar
AM138809 Digitally signed by Arvind Kumar
Date: 25 Jul 2024 15:40:03
Designation : Licensed Engineer

STRUCTURE ENGINEER

Agra Development Authority

Signature Not Verified
Digitally signed by Probhat Kumar Paul
Date: 01 Aug 2024 14:41:47
Organization : Agra Development Authority
Designation : Town Planner

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)

Buildingwise Floor FSI Details

Floor Name	Building Name A (B) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	64.82	64.82	64.82	64.82
First Floor	64.82	64.82	64.82	64.82
Terrace Floor	12.98	0.00	12.98	0.00
Total:	142.62	129.64	142.62	129.64

FAR& Unit Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
A (B)	1	142.62	12.98	129.64	129.64	01
Grand Total :	1	142.62	12.98	129.64	129.64	01

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Area
Total			0.00

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	FAR Name	FAR Use	FAR SubUse
A (B)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees Reqd	Prop
PLOT	Tree	1	1

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units: Parking space reqd for every	Units: Prop.	Car: Reqd./Unit	Car: Reqd.	Car: Prop.
A (B)	Residential	Row House	0 - 100	1	86.44	-	-	-
	Total :		-	-	-	-	0	0

Building Plan Application Number
ADA/BP/24-25/0375

Sanctioned On
25 Jul 2024

Valid Till
24 Jul 2029

Approved By
Probhat Paul (Town Planner)

Examined By
Satendra Solanki (JE)

Satish Chand Rajput (Assistant Engineer)

Probhat Paul (Town Planner)

UnitBUA Table for Building :A (B)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.) Door	External Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.23	4.05	60.54	01
	Total per Floor:	Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
FIRST FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.00	4.28	60.54	00
	Total per Floor:	Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
-									
Total:	-	-	129.64	129.64	129.64	0.23	8.33	121.08	01

Building :A (B)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	64.82	0.00	64.82	64.82	01
First Floor	64.82	0.00	64.82	64.82	00
Terrace Floor	12.98	12.98	0.00	0.00	00
Total:	142.61	12.98	129.64	129.63	01
Total Number of Same Buildings:	1				
Total:	142.61	12.98	129.64	129.63	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	D2	0.90	2.10	02
A (B)	D1	1.00	2.10	07
A (B)	D3	1.00	2.57	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	V	1.20	1.00	02
A (B)	W2	1.71	1.67	02
A (B)	W1	1.80	1.20	04

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.

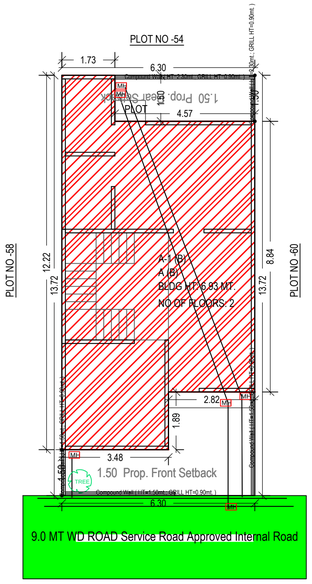
Total Plot Area: -	86.44	Total FAR Area: -	129.64
Total Coverage Area: -	64.82	Total BUA Area: -	142.62

ISO_A1_(841.00_x_594.00_MM)

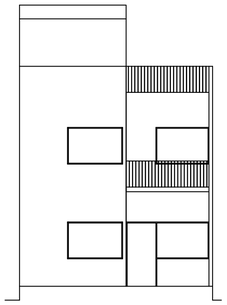
The correctness and accuracy of Proposal Information and drawing is a responsibilty of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED RESIDENTIAL BUILDING PLAN OF PLOT N0 -59 AT "DWARIKA VATIKA "ON KHASARA NO- 06, 07 & 08(ON PLOT NO -215 SARDARI LAL WADHWA NAGAR) AT MAUZA CHAMROLI UNDER TAJ-GANJ WARD . AGRA . OWNER DWARIKA CONSTRUCTION THROUGH PARTNER & SIGNATORY SRI MAHESH CHAND AGARWAL

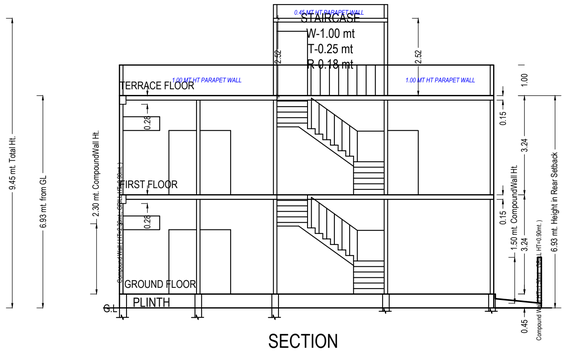
File No	ADA/BP/24-25/0384	Sheet	1 / 1
Submission Date	2024-07-04	Scale	1:100



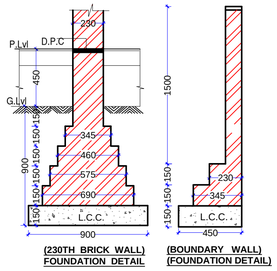
SITE PLAN
(Scale - 1:100)

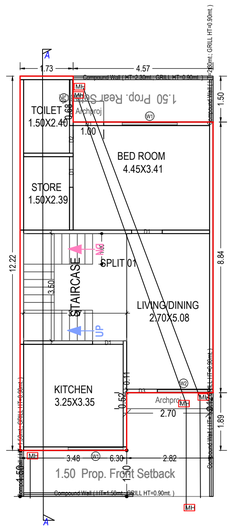


ELEVATION

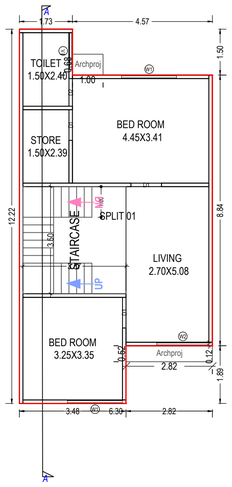


SECTION

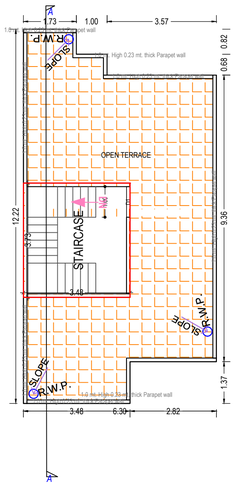




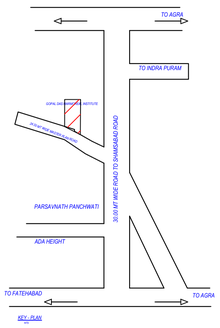
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



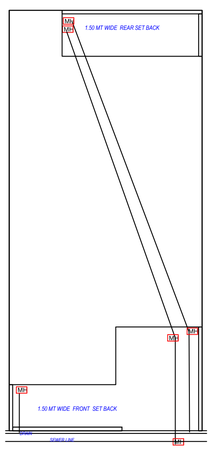
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



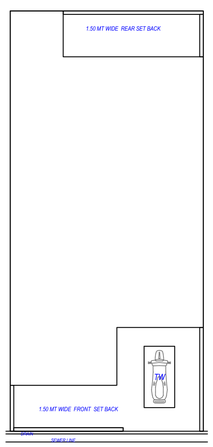
TERRACE FLOOR PLAN
(SCALE 1:100)



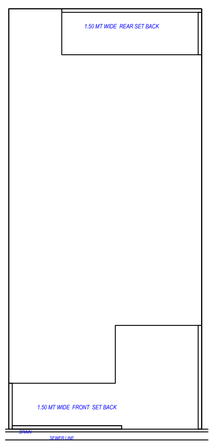
KEY PLAN



SERVICE PLAN



PARKING PLAN



LANDSCAPE PLAN

A	AREA STATEMENT	VERSION NO.: 1.0.94
		VERSION DATE: 05/04/2024
	PROJECT DETAIL :	
	Authority: Agra Development Authority	Plot Use: Residential
	AuthorityClass: Category B	Plot SubUse: Row House
	AuthorityGrade: Development Authority (DA)	Development Plan: Dwarika Vatika
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Building Permission	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: Developed Area	
	SubDevelopment Area: Metro City Area	
	Special Project: NA	
	Site Address: District:Agra, Tehsil:Agra, Village:Chamrauli	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Document Area	86.44
	As per site condition	86.44
	Area of Plot Considered	86.44
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	86.44
	Plot Area For Coverage	86.44
	Plot Area For FAR	86.44
	Perm. FAR Area (2.00)	172.88
	Total Perm. FAR area (2.00)	172.88
6.	Total Built up area permissible at:	
	Permissible Coverage area (75.00 %)	64.83
	Proposed Coverage Area (74.99 %)	64.82
	Total Prop. Coverage Area (74.99 %)	64.82
	Balance coverage area (0.01 %)	0.01

	Proposed Area at:			
-	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Ground Floor	64.82	0.00	64.82	0.00
First Floor	64.82	0.00	64.82	0.00
Terrace Floor	12.98	0.00	0.00	0.00
Total Area:	142.62	0.00	129.64	0.00

	Total FAR Area:	129.63
	Total BuiltUp Area:	142.61
	Proposed FAR consumed:	1.50
C.	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	1.00
5.	Total Tenements (3 + 4)	1

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)

OWNER'S NAME AND SIGNATURE

Dwarika Construction (Partnership firm) Through Mahesh chand Agrawal, Shubham16293@gmail.com, 9897690908

ARCH/ENG'S NAME AND SIGNATURE

Arvind Kumar
AM13886 Signature Not Verified
Digitally signed by Arvind Kumar Upadhyay
Date: 01 Aug 2024 14:32:31
Designation : Licensed Engineer

STRUCTURE ENGINEER

Agra Development Authority

Signature Not Verified
Digitally signed by Prabhat Kumar Paul
Date: 01 Aug 2024 17:41:11
Authority: Agra Development Authority
Designation : Town Planner

Building Plan Application Number
ADA/BP/24-25/0384

Sanctioned On
01 Aug 2024

Valid Till
31 Jul 2029

Approved By
Probhat Paul (Town Planner)

Examined By
Raj Kapoor (JE)

Satish Chand Rajput (Assistant Engineer)

Probhat Paul (Town Planner)

Buildingwise Floor FSI Details

Floor Name	Building Name A (B)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	64.82	64.82	64.82	64.82
First Floor	64.82	64.82	64.82	64.82
Terrace Floor	12.98	0.00	12.98	0.00
Total:	142.62	129.64	142.62	129.64

FAR& Unit Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			Mumty	Resi.		
A (B)	1	142.62	12.98	129.64	129.64	01
Grand Total :	1	142.62	12.98	129.64	129.64	01

Parking Check (Table 7b)

Vehicle Type	Reqd.		
	No.	Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Area
Total			0.00

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	FAR Name	FAR Use	FAR SubUse
A (B)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.
A (B)	Residential	Row House	0 - 100	1	86.44	-	-	-
	Total :		-	-	-	-	0	0

UnitBUA Table for Building :A (B)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
						Door	External Wall		
GROUND FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.23	4.05	60.54	01
	Total per Floor:	Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
FIRST FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.00	4.28	60.54	00
	Total per Floor:	Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
-									
Total:	-	-	129.64	129.64	129.64	0.23	8.33	121.08	01

Building :A (B)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		Mumty	Resi.		
Ground Floor	64.82	0.00	64.82	64.82	01
First Floor	64.82	0.00	64.82	64.82	00
Terrace Floor	12.98	12.98	0.00	0.00	00
Total:	142.61	12.98	129.64	129.63	01
Total Number of Same Buildings:	1				
Total:	142.61	12.98	129.64	129.63	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	D2	0.90	2.10	02
A (B)	D1	1.00	2.10	07
A (B)	D3	1.00	2.57	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	V	1.20	1.00	02
A (B)	W2	1.71	1.67	02
A (B)	W1	1.80	1.20	04

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.

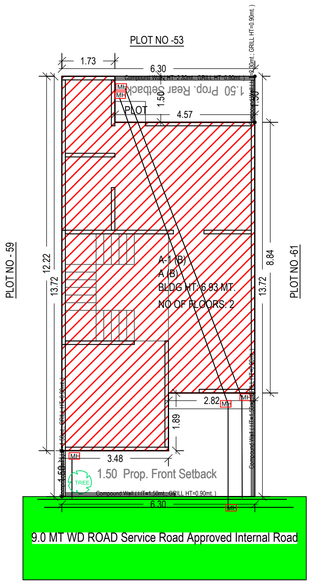
Total Plot Area: - 86.44	Total FAR Area: - 129.63
Total Coverage Area: - 64.82	Total BUA Area: - 142.61

ISO_A1_(841.00_x_594.00_MM)

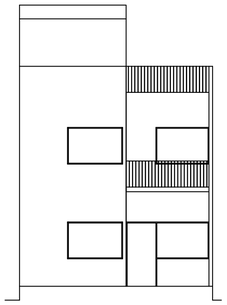
The correctness and accuracy of Proposal Information and drawing is a responsibilty of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED RESIDENTIAL BUILDING PLAN OF PLOT N0 -60 AT "DWARIKA VATIKA "ON KHASARA NO- 06, 07 & 08(ON PLOT NO -215 SARDARI LAL WADHWA NAGAR) AT MAUZA CHAMROLI UNDER TAJ-GANJ WARD . AGRA . OWNER DWARIKA CONSTRUCTION THROUGH PARTNER & SIGNATORY SRI MAHESH CHAND AGARWAL

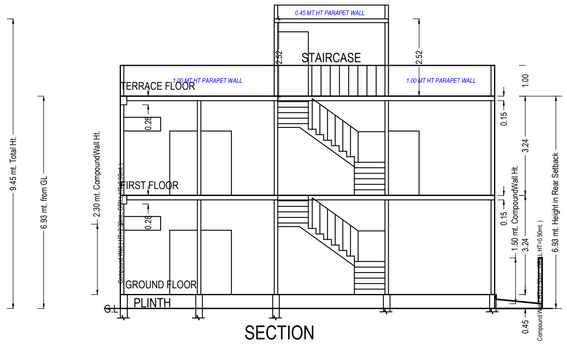
File No	ADA/BP/24-25/0385	Sheet	1 / 1
Submission Date	2024-07-04	Scale	1:100



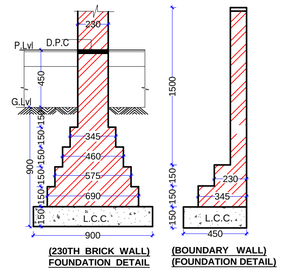
SITE PLAN
(Scale - 1:100)

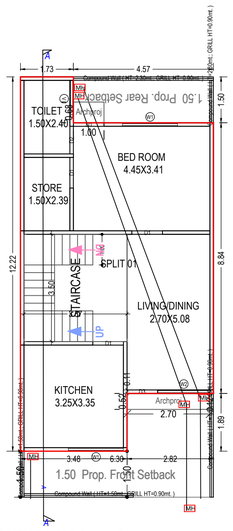


ELEVATION

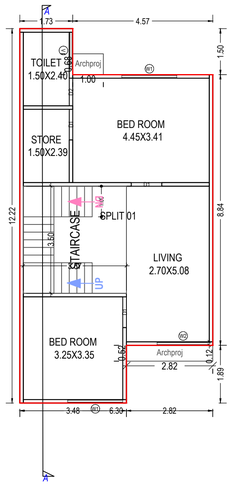


SECTION

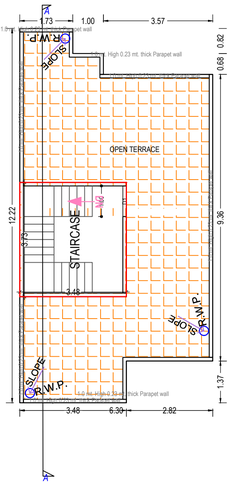




GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

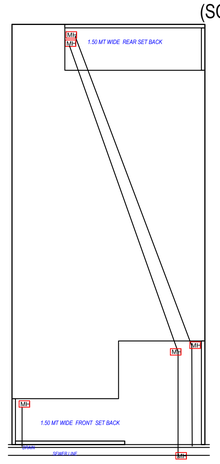


FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

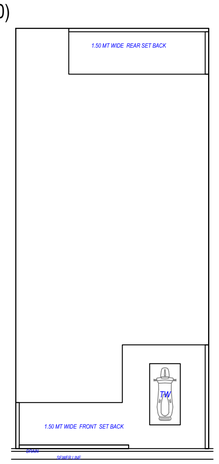


TERRACE FLOOR PLAN
(SCALE 1:100)

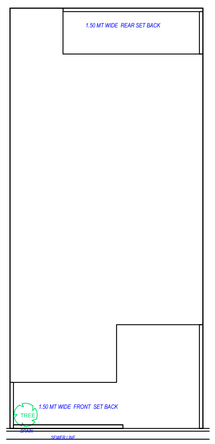
KEY PLAN



SERVICE PLAN



PARKING PLAN



LANDSCAPE PLAN

A	AREA STATEMENT	VERSION NO.: 1.0.94			
		VERSION DATE: 05/04/2024			
	PROJECT DETAIL :				
	Authority: Agra Development Authority	Plot Use: Residential			
	AuthorityClass: Category B	Plot SubUse: Row House			
	AuthorityGrade: Development Authority (DA)	Development Plan: Dwarika Vatika			
	CaseTrack: Regular	Land Use Zone: Residential use Zone			
	Project Type: Building Permission	Land SubUse Zone: Residential Zone			
	Nature of Development: NEW	Layout Type: NA			
	Development Area: Developed Area				
	SubDevelopment Area: Metro City Area				
	Special Project: NA				
	Site Address: District:Agra, Tehsil:Agra, Village:Chamrauli				
	AREA DETAILS :	Sq.Mts.			
1.	Area of Plot As per record	-			
	Document Area	86.44			
	As per site condition	86.44			
	Area of Plot Considered	86.44			
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	86.44			
	Plot Area For Coverage	86.44			
	Plot Area For FAR	86.44			
	Perm. FAR Area (2.00)	172.88			
	Total Perm. FAR area (2.00)	172.88			
6.	Total Built up area permissible at:				
	Permissible Coverage area (75.00 %)	64.83			
	Proposed Coverage Area (74.99 %)	64.82			
	Total Prop. Coverage Area (74.99 %)	64.82			
	Balance coverage area (0.01 %)	0.01			
	Proposed Area at:				
-		Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
	Ground Floor	64.82	0.00	64.82	0.00
	First Floor	64.82	0.00	64.82	0.00
	Terrace Floor	12.98	0.00	0.00	0.00
	Total Area:	142.62	0.00	129.64	0.00
	Total FAR Area:	129.63			
	Total BuiltUp Area:	142.61			
	Proposed FAR consumed:	1.50			
C.	Tenement Statement				
4.	Tenement Proposed At:				
	G.F.	1.00			
5.	Total Tenements (3 + 4)	1			

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)

Buildingwise Floor FSI Details

Floor Name	Building Name A (B) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	64.82	64.82	64.82	64.82
First Floor	64.82	64.82	64.82	64.82
Terrace Floor	12.98	0.00	12.98	0.00
Total:	142.62	129.64	142.62	129.64

FAR& Unit Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
A (B)	1	142.62	12.98	129.64	129.64	01
Grand Total :	1	142.62	12.98	129.64	129.64	01

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Area
Total			0.00

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	FAR Name	FAR Use	FAR SubUse
A (B)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees Reqd	Prop
PLOT	Tree	1	1

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units Parking space reqd for every	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (B)	Residential	Row House	0 - 100	1	86.44	-	-	-
	Total :		-	-	-	-	0	0

UnitBUA Table for Building :A (B)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.) Door	External Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.23	4.05	60.54	01
	Total per Floor:	Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
FIRST FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.00	4.28	60.54	00
	Total per Floor:	Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
-									
Total:	-	-	129.64	129.64	129.64	0.23	8.33	121.08	01

Building :A (B)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	64.82	0.00	64.82	64.82	01
First Floor	64.82	0.00	64.82	64.82	00
Terrace Floor	12.98	12.98	0.00	0.00	00
Total:	142.61	12.98	129.64	129.63	01
Total Number of Same Buildings:	1				
Total:	142.61	12.98	129.64	129.63	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	D2	0.90	2.10	02
A (B)	D1	1.00	2.10	07
A (B)	D3	1.00	2.57	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	V	1.20	1.00	02
A (B)	W2	1.71	1.67	02
A (B)	W1	1.80	1.20	04

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: - 86.44	Total FAR Area: - 129.63
Total Coverage Area: - 64.82	Total BUA Area: - 142.61

OWNER'S NAME AND SIGNATURE

Dwarika Construction (Partnership firm) Through Mahesh chand Agrawal, Shubham16293@gmail.com, 9897690908

ARCH/ENG'S NAME AND SIGNATURE

Signature Not Verified
Arvind Kumar
AM13886 Digitally signed by Arvind Kumar Upadhyay
Date: 31 Jul 2024 15:24:53
Designation : Licensed Engineer

STRUCTURE ENGINEER

Agra Development Authority

Signature Not Verified
Digitally signed by Probhat Kumar Paul
Date: 01 Aug 2024 14:44:17
Organization : Agra Development Authority
Designation : Town Planner

Building Plan Application Number
ADA/BP/24-25/0385

Sanctioned On
31 Jul 2024

Valid Till
30 Jul 2029

Approved By
Probhat Paul (Town Planner)

Examined By
Krishan Pal Singh (JE)

Satish Chand Rajput (Assistant Engineer)

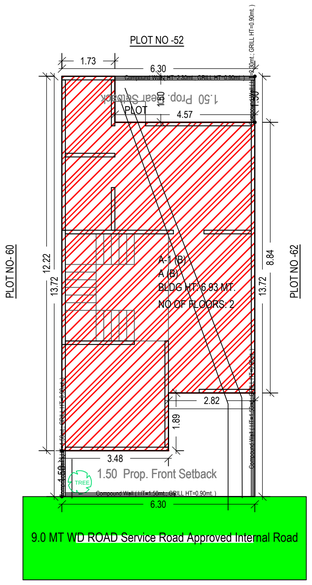
Probhat Paul (Town Planner)

ISO_A1_(841.00_x_594.00_MM)

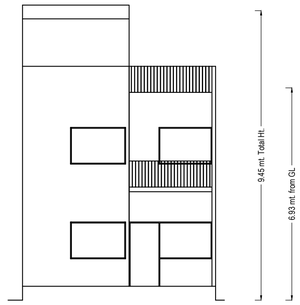
The correctness and accuracy of Proposal Information and drawing is a responsibilty of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED RESIDENTIAL BUILDING PLAN OF PLOT N0 -61 AT "DWARIKA VATIKA "ON KHASARA NO- 06, 07 & 08(ON PLOT NO -215 SARDARI LAL WADHWA NAGAR) AT MAUZA CHAMROLI UNDER TAJ-GANJ WARD . AGRA . OWNER DWARIKA CONSTRUCTION THROUGH PARTNER & SIGNATORY SRI MAHESH CHAND AGARWAL

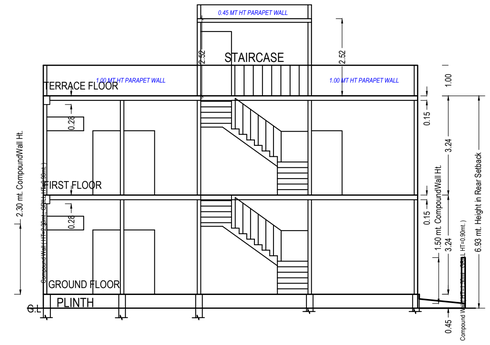
File No	ADA/BP/24-25/0386	Sheet	1 / 1
Submission Date	2024-06-28	Scale	1:100



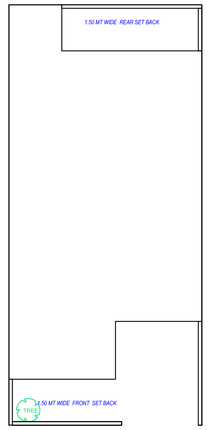
SITE PLAN
(Scale - 1:100)



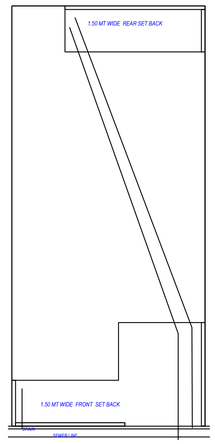
ELEVATION



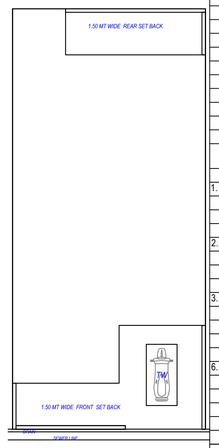
SECTION



LANDSCAPE PLAN



SERVICE PLAN

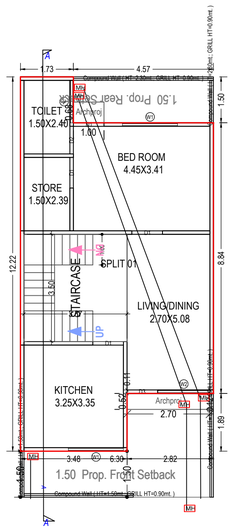


PARKING PLAN

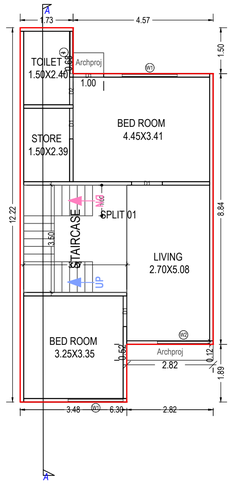
A	AREA STATEMENT	VERSION NO.: 1.0.94	
		VERSION DATE: 05/04/2024	
	PROJECT DETAIL :		
	Authority: Agra Development Authority	Plot Use: Residential	
	AuthorityClass: Category B	Plot SubUse: Row House	
	AuthorityGrade: Development Authority (DA)	Development Plan: Dwarika Vatika	
	CaseTrack: Regular	Land Use Zone: Residential use Zone	
	Project Type: Building Permission	Land SubUse Zone: Residential Zone	
	Nature of Development: NEW	Layout Type: NA	
	Development Area: Developed Area		
	SubDevelopment Area: Metro City Area		
	Special Project: NA		
	Site Address: District:Agra, Tehsil:Agra, Village:Chamrauli		
	AREA DETAILS :	Sq.Mts.	
1.	Area of Plot As per record	-	
	Document Area		86.44
	As per site condition		86.44
	Area of Plot Considered		86.44
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		86.44
	Plot Area For Coverage		86.44
	Plot Area For FAR		86.44
	Perm. FAR Area (2.00)		172.88
	Total Perm. FAR area (2.00)		172.88
6.	Total Built up area permissible at:		
	Permissible Coverage area (75.00 %)		64.83
	Proposed Coverage Area (74.99 %)		64.82
	Total Prop. Coverage Area (74.99 %)		64.82
	Balance coverage area (0.01 %)		0.01

Proposed Area at:				
-	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Ground Floor	64.82	0.00	64.82	0.00
First Floor	64.82	0.00	64.82	0.00
Terrace Floor	12.98	0.00	0.00	0.00
Total Area:	142.62	0.00	129.64	0.00

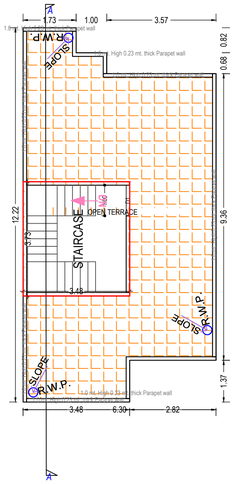
Total FAR Area:		129.63
Total BuiltUp Area:		142.61
Proposed FAR consumed:		1.50
C. Tenement Statement		
4. Tenement Proposed At:		
G.F.	1.00	
5. Total Tenements (3 + 4)	1	



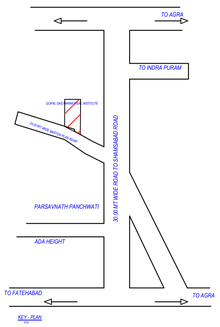
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



KEY PLAN

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)	

Buildingwise Floor FSI Details

Floor Name	Building Name A (B) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	64.82	64.82	64.82	64.82
First Floor	64.82	64.82	64.82	64.82
Terrace Floor	12.98	0.00	12.98	0.00
Total:	142.62	129.64	142.62	129.64

FAR& Unit Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
A (B)	1	142.62	12.98	129.64	129.64	01
Grand Total :	1	142.62	12.98	129.64	129.64	01

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Area
Total			0.00

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	FAR Name	FAR Use	FAR SubUse
A (B)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees Reqd	Prop
PLOT	Tree	1	1

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units: Parking space reqd for every	Units: Prop.	Car: Reqd./Unit	Car: Reqd.	Car: Prop.
A (B)	Residential	Row House	0 - 100	1	86.44	-	-	-
	Total :		-	-	-	-	0	0

OWNER'S NAME AND SIGNATURE
Dwarika Construction (Partnership firm) Through Mahesh chand Agrawal, Shubham16293@gmail.com, 9897690908

ARCH/ENG'S NAME AND SIGNATURE	STRUCTURE ENGINEER
Signature Not Verified Arvind Kumar AM13886 Digitally signed by Arvind Kumar Upadhyay Date: 02 Aug 2024 09:49:36 Designation : Licensed Engineer	
	Agra Development Authority
	Signature Not Verified Digitally signed by Probhat Kumar Paul Date: 06 Aug 2024 14:41:07 Organization : Agra Development Authority Designation : Town Planner

Building Plan Application Number
ADA/BP/24-25/0386

Sanctioned On
31 Jul 2024

Valid Till
01 Aug 2029

Approved By
Probhat Paul (Town Planner)

Examined By
Satendra Solanki (JE)

Satish Chand Rajput (Assistant Engineer)

Probhat Paul (Town Planner)

Building :A (B)

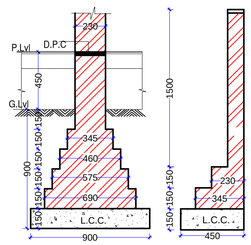
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	64.82	0.00	64.82	64.82	01
First Floor	64.82	0.00	64.82	64.82	00
Terrace Floor	12.98	12.98	0.00	0.00	00
Total:	142.61	12.98	129.64	129.63	01
Total Number of Same Buildings:	1				
Total:	142.61	12.98	129.64	129.63	01

UnitBUA Table for Building :A (B)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.) Door	External Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.23	4.05	60.54	01
	Total per Floor:	Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
FIRST FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.12	4.16	60.54	00
	Total per Floor:	Total :	64.82	64.82	64.82	0.12	4.16	60.54	00
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.12	4.16	60.54	00
-									
Total:	-	-	129.64	129.64	129.64	0.35	8.21	121.08	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00



(230TH BRICK WALL) FOUNDATION DETAIL
(BOUNDARY WALL) (FOUNDATION DETAIL)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	D2	0.90	2.10	02
A (B)	D1	1.00	2.10	08
A (B)	D3	1.00	2.57	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	v	1.39	1.00	02
A (B)	W2	1.71	1.67	02
A (B)	W1	1.80	1.20	04

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.

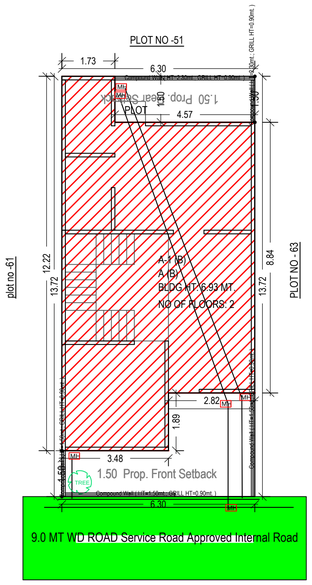
Total Plot Area: - 86.44	Total FAR Area: - 129.63
Total Coverage Area: - 64.82	Total BUA Area: - 142.61

ISO_A1_(841.00_x_594.00_MM)

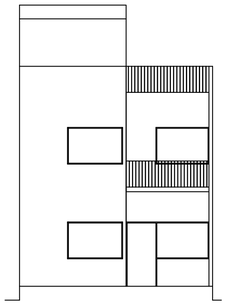
The correctness and accuracy of Proposal Information and drawing is a responsibilty of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED RESIDENTIAL BUILDING PLAN OF PLOT N0 - 62 AT "DWARIKA VATIKA "ON KHASARA NO- 06, 07 & 08(ON PLOT NO -215 SARDARI LAL WADHWA NAGAR) AT MAUZA CHAMROLI UNDER TAJ-GANJ WARD . AGRA . OWNER DWARIKA CONSTRUCTION THROUGH PARTNER & SIGNATORY SRI MAHESH CHAND AGARWAL

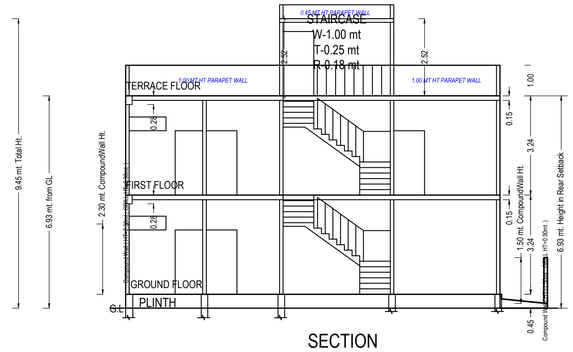
File No	ADA/BP/24-25/0398	Sheet	1 / 1
Submission Date	2024-07-02	Scale	1:100



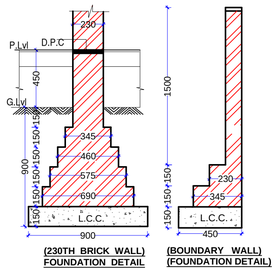
SITE PLAN
(Scale - 1:100)

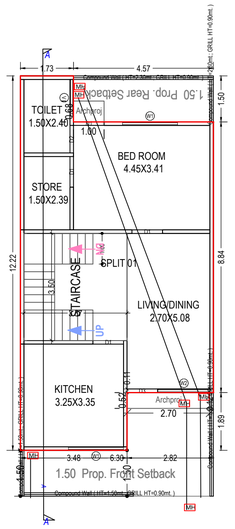


ELEVATION

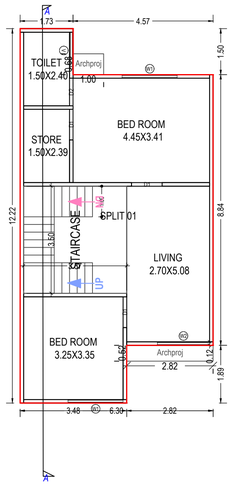


SECTION

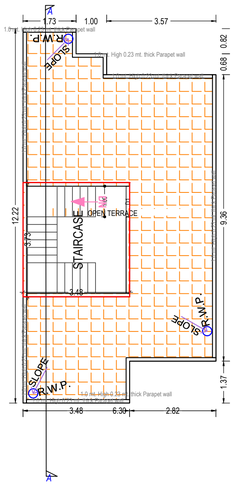




GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

KEY PLAN

A	AREA STATEMENT	VERSION NO.: 1.0.94 VERSION DATE: 05/04/2024	
	PROJECT DETAIL :		
	Authority: Agra Development Authority	Plot Use: Residential	
	AuthorityClass: Category B	Plot SubUse: Row House	
	AuthorityGrade: Development Authority (DA)	Development Plan: Dwarika Vatika	
	CaseTrack: Regular	Land Use Zone: Residential use Zone	
	Project Type: Building Permission	Land SubUse Zone: Residential Zone	
	Nature of Development: NEW	Layout Type: NA	
	Development Area: Developed Area		
	SubDevelopment Area: Metro City Area		
	Special Project: NA		
	Site Address: District:Agra, Tehsil:Agra, Village:Chamrauli		
	AREA DETAILS :	Sq.Mts.	
1.	Area of Plot As per record	-	
	Document Area		86.44
	As per site condition		86.44
	Area of Plot Considered		86.44
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		86.44
	Plot Area For Coverage		86.44
	Plot Area For FAR		86.44
	Perm. FAR Area (2.00)		172.88
	Total Perm. FAR area (2.00)		172.88
6.	Total Built up area permissible at:		
	Permissible Coverage area (75.00 %)		64.83
	Proposed Coverage Area (74.99 %)		64.82
	Total Prop. Coverage Area (74.99 %)		64.82
	Balance coverage area (0.01 %)		0.01

-	Proposed Area at:				
		Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
	Ground Floor	64.82	0.00	64.82	0.00
	First Floor	64.82	0.00	64.82	0.00
	Terrace Floor	12.98	0.00	0.00	0.00
	Total Area:	142.62	0.00	129.64	0.00

	Total FAR Area:	129.63
	Total BuiltUp Area:	142.61
	Proposed FAR consumed:	1.50
C.	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	1.00
5.	Total Tenements (3 + 4)	1

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)

Buildingwise Floor FSI Details

Floor Name	Building Name A (B) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	64.82	64.82	64.82	64.82
First Floor	64.82	64.82	64.82	64.82
Terrace Floor	12.98	0.00	12.98	0.00
Total:	142.62	129.64	142.62	129.64

FAR& Unit Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
A (B)	1	142.62	12.98	129.64	129.64	01
Grand Total :	1	142.62	12.98	129.64	129.64	01

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Area
Total			0.00

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	FAR Name	FAR Use	FAR SubUse
A (B)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees Reqd	Prop
PLOT	Tree	1	1

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units Parking space reqd for every	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (B)	Residential	Row House	0 - 100	1	86.44	-	-	-
	Total :		-	-	-	-	0	0

OWNER'S NAME AND SIGNATURE

Dwarika Construction (Partnership firm) Through Mahesh chand Agrawal, Shubham16293@gmail.com, 9897690908

ARCH/ENG'S NAME AND SIGNATURE

Signature Not Verified
Arvind Kumar
AM138860
Digitally signed by Arvind Kumar
Upadhyay
Date: 25 Jul 2024 15:44:48
Designation : Licensed Engineer

STRUCTURE ENGINEER

Agra Development Authority

Signature Not Verified
Digitally signed by Probhat Kumar Paul
Date: 01 Aug 2024 14:18:13
Organization : agra Development Authority
Designation : Town Planner

Building Plan Application Number
ADA/BP/24-25/0398

Sanctioned On
25 Jul 2024

Valid Till
24 Jul 2029

Approved By
Probhat Paul (Town Planner)

Examined By
Satendra Solanki (JE)

Satish Chand Rajput (Assistant Engineer)

Probhat Paul (Town Planner)

UnitBUA Table for Building :A (B)

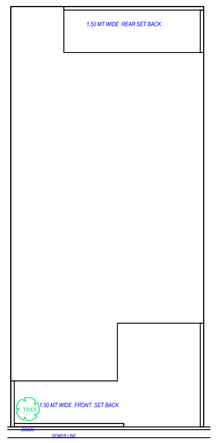
Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.) Door	External Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.23	4.05	60.54	01
	Total per Floor:	Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
FIRST FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.00	4.28	60.54	00
	Total per Floor:	Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
-									
Total:	-	-	129.64	129.64	129.64	0.23	8.33	121.08	01

Building :A (B)

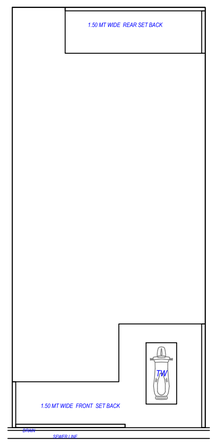
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	64.82	0.00	64.82	64.82	01
First Floor	64.82	0.00	64.82	64.82	00
Terrace Floor	12.98	12.98	0.00	0.00	00
Total:	142.61	12.98	129.64	129.63	01
Total Number of Same Buildings:	1				
Total:	142.61	12.98	129.64	129.63	01

Staircase Checks (Table 8a-1)

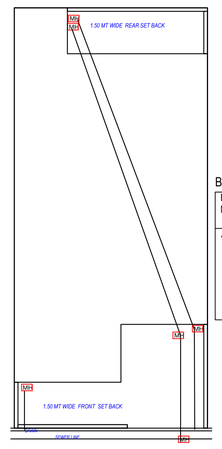
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00



LANDSCAPE PLAN



PARKING PLAN



SERVICE PLAN

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	D2	0.90	2.10	02
A (B)	D1	1.00	2.10	07
A (B)	D3	1.00	2.57	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	V	1.20	1.00	02
A (B)	W2	1.71	1.67	02
A (B)	W1	1.80	1.20	04

Total Plot Area: - 86.44 | Total FAR Area: - 129.63

Total Coverage Area: - 64.82 | Total BUA Area: - 142.61

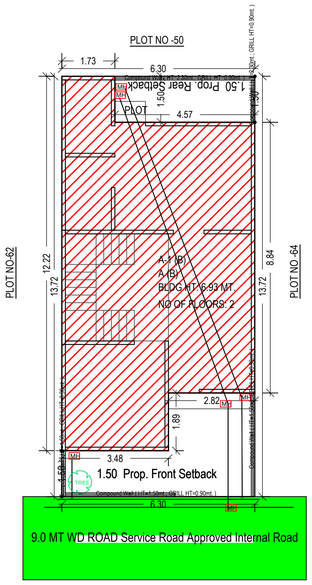
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

ISO_A1_(841.00_x_594.00_MM)

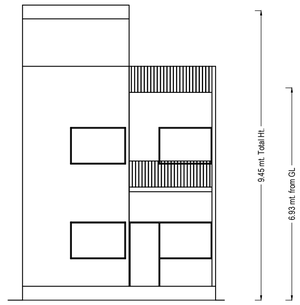
The correctness and accuracy of Proposal Information and drawing is a responsibilty of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED RESIDENTIAL BUILDING PLAN OF PLOT N0 -63 AT "DWARIKA VATIKA "ON KHASARA NO- 06, 07 & 08(ON PLOT NO -215 SARDARI LAL WADHWA NAGAR) AT MAUZA CHAMROLI UNDER TAJ-GANJ WARD . AGRA . OWNER DWARIKA CONSTRUCTION THROUGH PARTNER & SIGNATORY SRI MAHESH CHAND AGARWAL

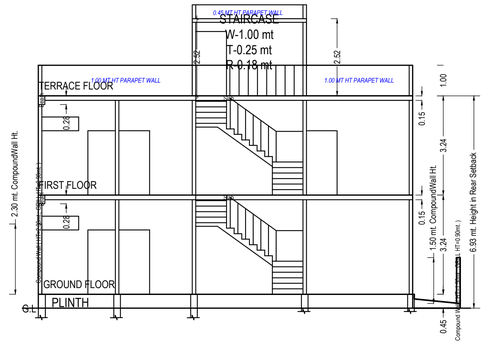
File No	ADA/BP/24-25/0402	Sheet	1 / 1
Submission Date	2024-07-02	Scale	1:100



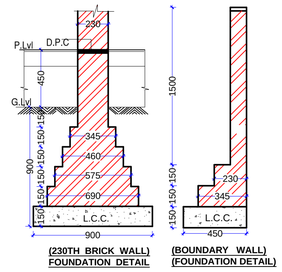
SITE PLAN
(Scale - 1:100)



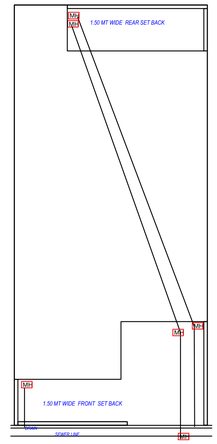
ELEVATION



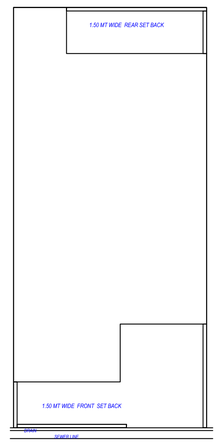
SECTION



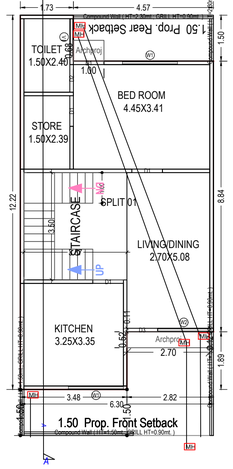
(230TH BRICK WALL) FOUNDATION DETAIL (BOUNDARY WALL) (FOUNDATION DETAIL)



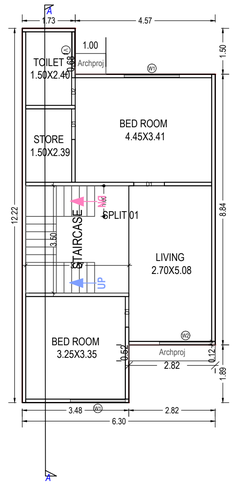
SERVICE PLAN



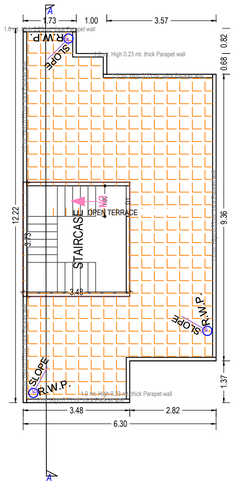
LANDSCAPE PLAN



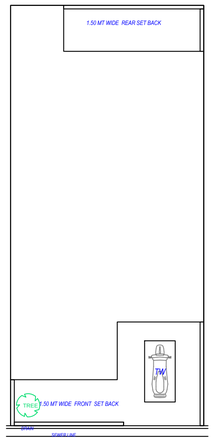
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



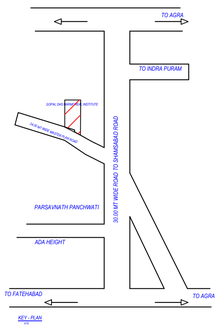
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



PARKING PLAN



KEY PLAN

A	AREA STATEMENT	VERSION NO.: 1.0.94	
		VERSION DATE: 05/04/2024	
	PROJECT DETAIL :		
	Authority: Agra Development Authority	Plot Use: Residential	
	AuthorityClass: Category B	Plot SubUse: Row House	
	AuthorityGrade: Development Authority (DA)	Development Plan: Dwarika Vatika	
	CaseTrack: Regular	Land Use Zone: Residential use Zone	
	Project Type: Building Permission	Land SubUse Zone: Residential Zone	
	Nature of Development: NEW	Layout Type: NA	
	Development Area: Developed Area		
	SubDevelopment Area: Metro City Area		
	Special Project: NA		
	Site Address: District:Agra, Tehsil:Agra, Village:Chamrauli		
	AREA DETAILS :	Sq.Mts.	
1.	Area of Plot As per record	-	
	Document Area		86.44
	As per site condition		86.44
	Area of Plot Considered		86.44
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		86.44
	Plot Area For Coverage		86.44
	Plot Area For FAR		86.44
	Perm. FAR Area (2.00)		172.88
	Total Perm. FAR area (2.00)		172.88
6.	Total Built up area permissible at:		
	Permissible Coverage area (75.00 %)		64.83
	Proposed Coverage Area (74.99 %)		64.82
	Total Prop. Coverage Area (74.99 %)		64.82
	Balance coverage area (0.01 %)		0.01

-	Proposed Area at:				
		Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
	Ground Floor	64.82	0.00	64.82	0.00
	First Floor	64.82	0.00	64.82	0.00
	Terrace Floor	12.98	0.00	0.00	0.00
	Total Area:	142.62	0.00	129.64	0.00

	Total FAR Area:	129.64
	Total BuiltUp Area:	142.62
	Proposed FAR consumed:	1.50
C.	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	1.00
5.	Total Tenements (3 + 4)	1

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)

OWNER'S NAME AND SIGNATURE

Dwarika Construction (Partnership firm) Through Mahesh chand Agrawal, Shubham16293@gmail.com, 9897690908

ARCH/ENG'S NAME AND SIGNATURE

Arvind Kumar
Signature Not Verified
AM138860 Digitally signed by Arvind Kumar Upadhyay
Date: 24 Jul 2024 18:17:58
Designation : Licensed Engineer

STRUCTURE ENGINEER

Agra Development Authority

Signature Not Verified
Digitally signed by Prabhat Kumar Paul
Date: 27 Jul 2024 15:09:
Organization : Agra Development Authority
Designation : Town Planner

Building Plan Application Number
ADA/BP/24-25/0402

Sanctioned On
22 Jul 2024

Valid Till
23 Jul 2029

Approved By
Probhat Paul (Town Planner)

Examined By
Raj Kapoor (JE)

Satish Chand Rajput (Assistant Engineer)

Probhat Paul (Town Planner)

Buildingwise Floor FSI Details

Floor Name	Building Name A (B)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	64.82	64.82	64.82	64.82
First Floor	64.82	64.82	64.82	64.82
Terrace Floor	12.98	0.00	12.98	0.00
Total:	142.62	129.64	142.62	129.64

FAR& Unit Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			Mumty	Resi.		
A (B)	1	142.62	12.98	129.64	129.64	01
Grand Total :	1	142.62	12.98	129.64	129.64	01

Parking Check (Table 7b)

Vehicle Type	Reqd.		
	No.	Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Area
Total			0.00

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	FAR Name	FAR Use	FAR SubUse
A (B)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.
A (B)	Residential	Row House	0 - 100	1	86.44	-	-	-
	Total :		-	-	-	-	0	0

UnitBUA Table for Building :A (B)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
						Door	External Wall		
GROUND FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.23	4.05	60.54	01
	Total per Floor:	Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
FIRST FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.00	4.28	60.54	00
	Total per Floor:	Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
-									
Total:	-	-	129.64	129.64	129.64	0.23	8.33	121.08	01

Building :A (B)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		Mumty	Resi.		
Ground Floor	64.82	0.00	64.82	64.82	01
First Floor	64.82	0.00	64.82	64.82	00
Terrace Floor	12.98	12.98	0.00	0.00	00
Total:	142.61	12.98	129.64	129.63	01
Total Number of Same Buildings:	1				
Total:	142.61	12.98	129.64	129.63	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	D2	0.90	2.10	02
A (B)	D1	1.00	2.10	07
A (B)	D3	1.00	2.57	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	V	1.20	1.00	02
A (B)	W2	1.71	1.67	02
A (B)	W1	1.80	1.20	04

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.

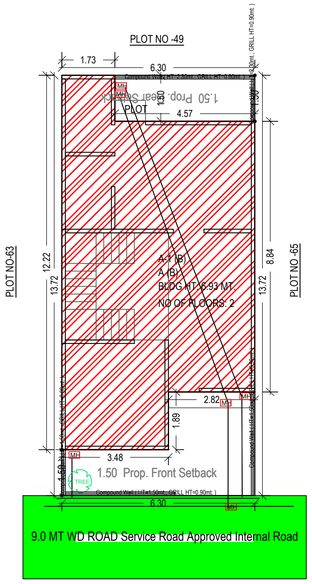
Total Plot Area: - 86.44	Total FAR Area: - 129.64
Total Coverage Area: - 64.82	Total BUA Area: - 142.62

ISO_A1_(841.00_x_594.00_MM)

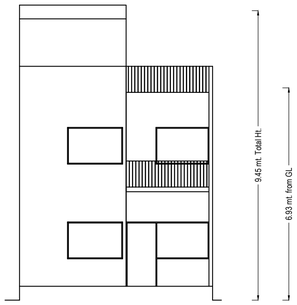
The correctness and accuracy of Proposal Information and drawing is a responsibilty of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED RESIDENTIAL BUILDING PLAN OF PLOT N0 -64 AT "DWARIKA VATIKA "ON KHASARA NO- 06, 07 & 08(ON PLOT NO -215 SARDARI LAL WADHWA NAGAR) AT MAUZA CHAMROLI UNDER TAJ-GANJ WARD . AGRA . OWNER DWARIKA CONSTRUCTION THROUGH PARTNER & SIGNATORY SRI MAHESH CHAND AGARWAL

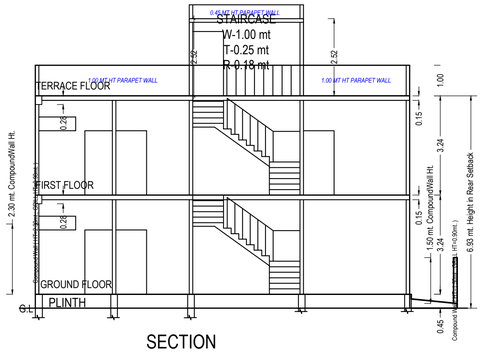
File No	ADA/BP/24-25/0404	Sheet	1 / 1
Submission Date	2024-07-02	Scale	1:100



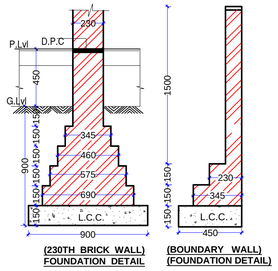
SITE PLAN
(Scale - 1:100)

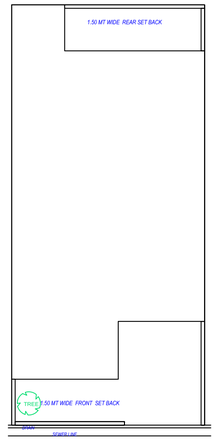


ELEVATION



SECTION

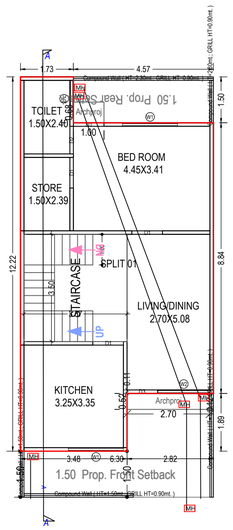




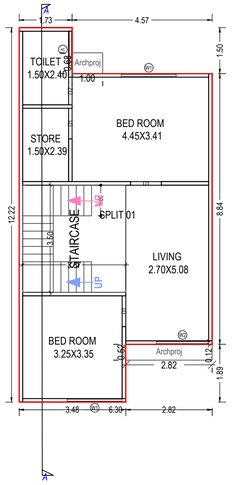
LANDSCAPE PLAN

A	AREA STATEMENT	VERSION NO.: 1.0.94	
		VERSION DATE: 05/04/2024	
	PROJECT DETAIL :		
	Authority: Agra Development Authority	Plot Use: Residential	
	AuthorityClass: Category B	Plot SubUse: Row House	
	AuthorityGrade: Development Authority (DA)	Development Plan: Dwarika Vatika	
	CaseTrack: Regular	Land Use Zone: Residential use Zone	
	Project Type: Building Permission	Land SubUse Zone: Residential Zone	
	Nature of Development: NEW	Layout Type: NA	
	Development Area: Developed Area		
	SubDevelopment Area: Metro City Area		
	Special Project: NA		
	Site Address: District:Agra, Tehsil:Agra, Village:Chamrauli		
	AREA DETAILS :	Sq.Mts.	
1.	Area of Plot As per record	-	
	Document Area		86.44
	As per site condition		86.44
	Area of Plot Considered		86.44
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		86.44
	Plot Area For Coverage		86.44
	Plot Area For FAR		86.44
	Perm. FAR Area (2.00)		172.88
	Total Perm. FAR area (2.00)		172.88
6.	Total Built up area permissible at:		
	Permissible Coverage area (75.00 %)		64.83
	Proposed Coverage Area (74.99 %)		64.82
	Total Prop. Coverage Area (74.99 %)		64.82
	Balance coverage area (0.01 %)		0.01

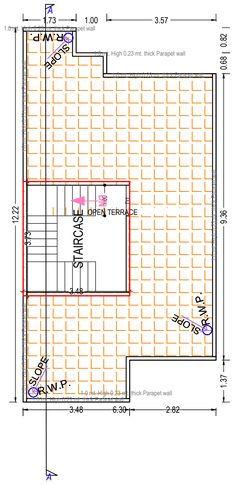
-	Proposed Area at:				
		Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
	Ground Floor	64.82	0.00	64.82	0.00
	First Floor	64.82	0.00	64.82	0.00
	Terrace Floor	12.98	0.00	0.00	0.00
	Total Area:	142.62	0.00	129.64	0.00
	Total FAR Area:				129.63
	Total BuiltUp Area:				142.61
	Proposed FAR consumed:				1.50
C.	Tenement Statement				
4.	Tenement Proposed At:				
	G.F.	1.00			
5.	Total Tenements (3 + 4)	1			



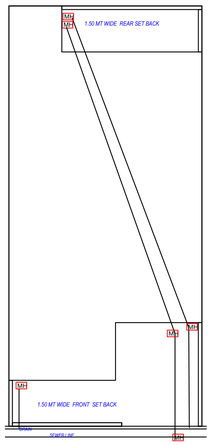
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

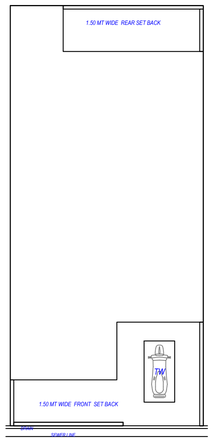


TERRACE FLOOR PLAN
(SCALE 1:100)



SERVICE PLAN

KEY PLAN



PARKING PLAN

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)	

Buildingwise Floor FSI Details

Floor Name	Building Name A (B)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	64.82	64.82	64.82	64.82
First Floor	64.82	64.82	64.82	64.82
Terrace Floor	12.98	0.00	12.98	0.00
Total:	142.62	129.64	142.62	129.64

FAR& Unit Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			Mumty	Resi.			
A (B)	1	142.62	12.98		129.64	129.64	01
Grand Total :	1	142.62	12.98		129.64	129.64	01

Parking Check (Table 7b)

Vehicle Type	Reqd.		
	No.	Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Area
Total			0.00

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	FAR Name	FAR Use	FAR SubUse
A (B)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.
A (B)	Residential	Row House	0 - 100	1	86.44	-	-	-
	Total :		-	-	-	-	0	0

UnitBUA Table for Building :A (B)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
						Door	External Wall		
GROUND FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.23	4.05	60.54	01
	Total per Floor:	Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
FIRST FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.00	4.28	60.54	00
	Total per Floor:	Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
-									
Total:	-	-	129.64	129.64	129.64	0.23	8.33	121.08	01

Building :A (B)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		Mumty	Resi.			
Ground Floor	64.82	0.00	64.82	64.82	64.82	01
First Floor	64.82	0.00	64.82	64.82	64.82	00
Terrace Floor	12.98	12.98	0.00	0.00	0.00	00
Total:	142.61	12.98	129.64	129.64	129.63	01
Total Number of Same Buildings:	1					
Total:	142.61	12.98	129.64	129.64	129.63	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	D2	0.90	2.10	02
A (B)	D1	1.00	2.10	07
A (B)	D3	1.00	2.57	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	V	1.20	1.00	02
A (B)	W2	1.71	1.67	02
A (B)	W1	1.80	1.20	04

OWNER'S NAME AND SIGNATURE

Dwarika Construction (Partnership firm) Through Mahesh chand Agrawal, Shubham16293@gmail.com, 9897690908

ARCH/ENG'S NAME AND SIGNATURE

Arvind Kumar
Signature Not Verified
AM138860 Digitally signed by Arvind Kumar Upadhyay
Date: 25 Jul 2024 15:47:53
Designation : Licensed Engineer

STRUCTURE ENGINEER

Agra Development Authority

Signature Not Verified
Digitally signed by Probhat Kumar Paul
Date: 01 Aug 2024 15:14:44
Organization : Agra Development Authority
Designation : Town Planner

Building Plan Application Number
ADA/BP/24-25/0404

Sanctioned On
25 Jul 2024

Valid Till
24 Jul 2029

Approved By
Probhat Paul (Town Planner)

Examined By
Satendra Solanki (JE)

Satish Chand Rajput (Assistant Engineer)

Probhat Paul (Town Planner)

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.

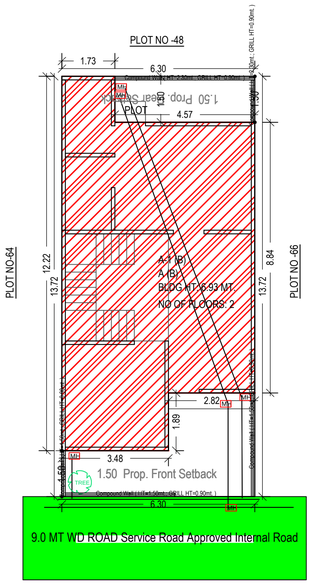
Total Plot Area: - 86.44	Total FAR Area: - 129.63
Total Coverage Area: - 64.82	Total BUA Area: - 142.61

ISO_A1_(841.00_x_594.00_MM)

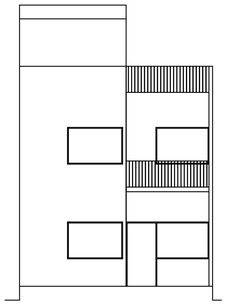
The correctness and accuracy of Proposal Information and drawing is a responsibilty of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED RESIDENTIAL BUILDING PLAN OF PLOT N0 - 65 AT "DWARIKA VATIKA "ON KHASARA NO- 06, 07 & 08(ON PLOT NO -215 SARDARI LAL WADHWA NAGAR) AT MAUZA CHAMROLI UNDER TAJ-GANJ WARD . AGRA . OWNER DWARIKA CONSTRUCTION THROUGH PARTNER & SIGNATORY SRI MAHESH CHAND AGARWAL

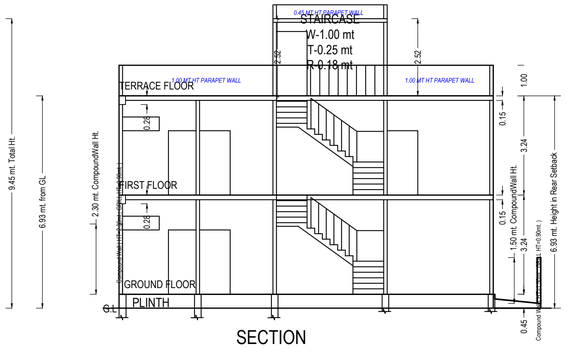
File No	ADA/BP/24-25/0403	Sheet	1 / 1
Submission Date	2024-07-02	Scale	1:100



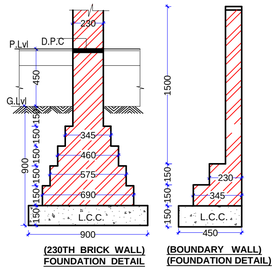
SITE PLAN
(Scale - 1:100)

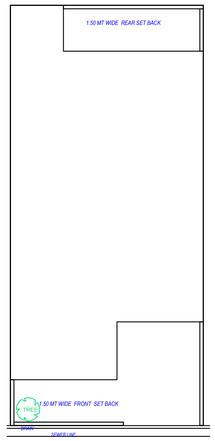


ELEVATION



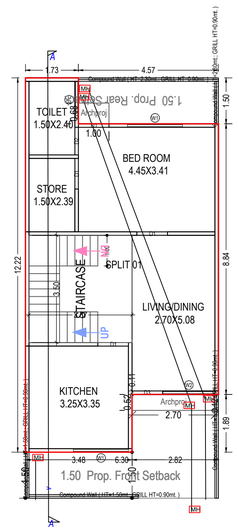
SECTION



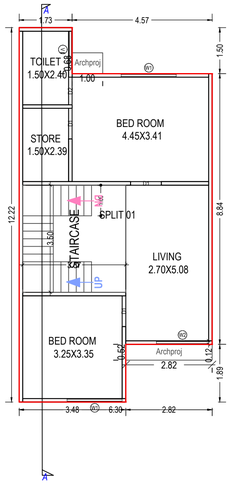


LANDSCAPE PLAN

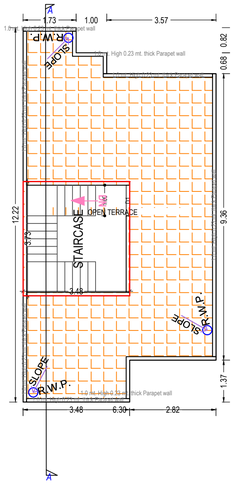
A	AREA STATEMENT	VERSION NO.: 1.0.94 VERSION DATE: 05/04/2024			
	PROJECT DETAIL :				
	Authority: Agra Development Authority	Plot Use: Residential			
	AuthorityClass: Category B	Plot SubUse: Row House			
	AuthorityGrade: Development Authority (DA)	Development Plan: Dwarika Vatika			
	CaseTrack: Regular	Land Use Zone: Residential use Zone			
	Project Type: Building Permission	Land SubUse Zone: Residential Zone			
	Nature of Development: NEW	Layout Type: NA			
	Development Area: Developed Area				
	SubDevelopment Area: Metro City Area				
	Special Project: NA				
	Site Address: District:Agra, Tehsil:Agra, Village:Chamrauli				
	AREA DETAILS :	Sq.Mts.			
1.	Area of Plot As per record	-			
	Document Area	86.44			
	As per site condition	86.44			
	Area of Plot Considered	86.44			
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	86.44			
	Plot Area For Coverage	86.44			
	Plot Area For FAR	86.44			
	Perm. FAR area (2.00)	172.88			
	Total Perm. FAR area (2.00)	172.88			
6.	Total Built up area permissible at:				
	Permissible Coverage area (75.00 %)	64.83			
	Proposed Coverage Area (74.99 %)	64.82			
	Total Prop. Coverage Area (74.99 %)	64.82			
	Balance coverage area (0.01 %)	0.01			
	Proposed Area at:				
-	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR	
Ground Floor	64.82	0.00	64.82	0.00	
First Floor	64.82	0.00	64.82	0.00	
Terrace Floor	12.98	0.00	0.00	0.00	
Total Area:	142.62	0.00	129.64	0.00	
	Total FAR Area:	129.63			
	Total BuiltUp Area:	142.61			
	Proposed FAR consumed:	1.50			
C.	Tenement Statement				
4.	Tenement Proposed At:				
	G.F.	1.00			
5.	Total Tenements (3 + 4)	1			



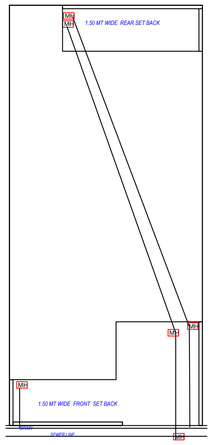
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

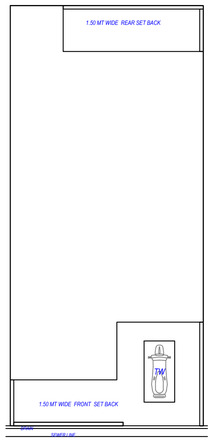


TERRACE FLOOR PLAN
(SCALE 1:100)



SERVICE PLAN

KEY PLAN



PARKING PLAN

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)	

Buildingwise Floor FSI Details

Floor Name	Building Name A (B) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	64.82	64.82	64.82	64.82
First Floor	64.82	64.82	64.82	64.82
Terrace Floor	12.98	0.00	12.98	0.00
Total:	142.62	129.64	142.62	129.64

FAR& Unit Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
A (B)	1	142.62	12.98	129.64	129.64	01
Grand Total :	1	142.62	12.98	129.64	129.64	01

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Area
Total			0.00

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	FAR Name	FAR Use	FAR SubUse
A (B)	Residential	Row House		-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees Reqd	Prop
PLOT	Tree	1	1

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units Parking space reqd for every	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (B)	Residential	Row House	0 - 100	1	86.44	-	-	-
	Total :		-	-	-	-	0	0

OWNER'S NAME AND SIGNATURE

Dwarika Construction (Partnership firm) Through Mahesh chand Agrawal, Shubham16293@gmail.com, 9897690908

ARCH/ENG'S NAME AND SIGNATURE

Signature Not Verified
Arvind Kumar
AM138860 Digitally signed by Arvind Kumar Upadhyay
Date: 25 Jul 2024 15:30:28
Designation : Licensed Engineer

STRUCTURE ENGINEER

Agra Development Authority

Signature Not Verified
Digitally signed by Probhat Kumar Paul
Date: 27 Jul 2024 09:58:17
Organization : Agra Development Authority
Designation : Town Planner

Building Plan Application Number
ADA/BP/24-25/0403

Sanctioned On
25 Jul 2024

Valid Till
24 Jul 2029

Approved By
Probhat Paul (Town Planner)

Examined By
Krishan Pal Singh (JE)

Satish Chand Rajput (Assistant Engineer)

Probhat Paul (Town Planner)

Building :A (B)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	64.82	0.00	64.82	64.82	01
First Floor	64.82	0.00	64.82	64.82	00
Terrace Floor	12.98	12.98	0.00	0.00	00
Total:	142.61	12.98	129.64	129.63	01
Total Number of Same Buildings:	1				
Total:	142.61	12.98	129.64	129.63	01

UnitBUA Table for Building :A (B)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.) Door	External Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.23	4.05	60.54	01
	Total per Floor:	Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.23	4.05	60.54	01
FIRST FLOOR PLAN	SPLIT 01	DWELLING UNIT	64.82	64.82	64.82	0.00	4.28	60.54	00
	Total per Floor:	Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
		Typical Floor = 1							
		Total :	64.82	64.82	64.82	0.00	4.28	60.54	00
-									
Total:	-	-	129.64	129.64	129.64	0.23	8.33	121.08	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.171	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	D2	0.90	2.10	02
A (B)	D1	1.00	2.10	07
A (B)	D3	1.00	2.57	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	V	1.20	1.00	02
A (B)	W2	1.71	1.67	02
A (B)	W1	1.80	1.20	04

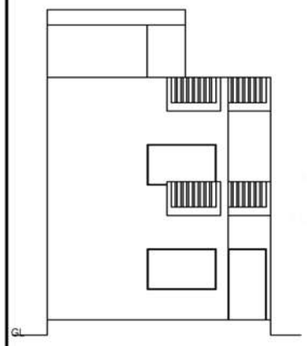
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area: -	86.44	Total FAR Area: -	129.63
Total Coverage Area: -	64.82	Total BUA Area: -	142.61

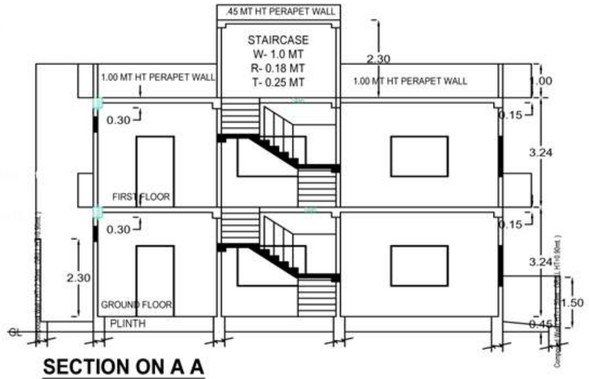
ISO_A1_(841.00_x_594.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibilty of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

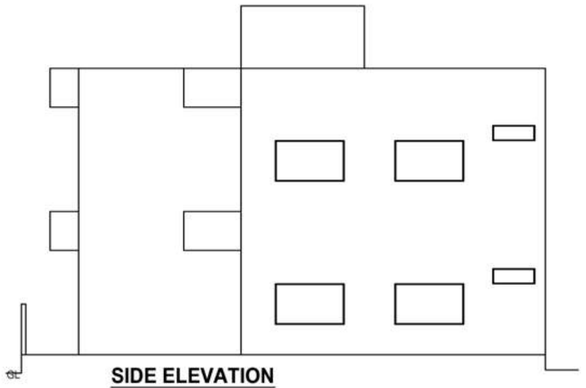
Project Title :PROPOSED RESIDENTIAL BUILDING PLAN OF PLOT N0 -66 AT " **DWARIKA VATIKA** "ON KHASARA NO- 06,07 & 08(ON PLOT NO -215 SARDARI LAL WADHWA NAGAR) AT MAUZA CHAMROLI UNDER TAJ-GANJ WARD AGRA OWNER DWARIKA CONSTRUCTION THROUGH PARTNER & SIGNATORY SRI MAHESH CHAND AGARWAL



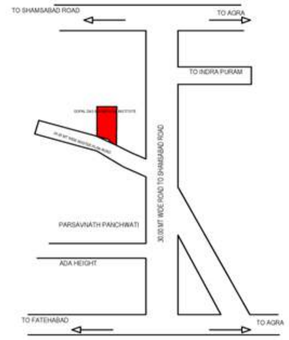
FRONT ELEVATION



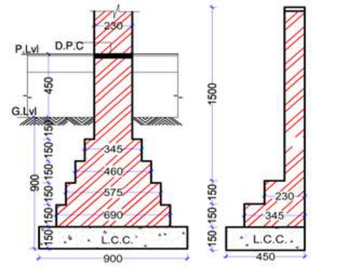
SECTION ON A A



SIDE ELEVATION

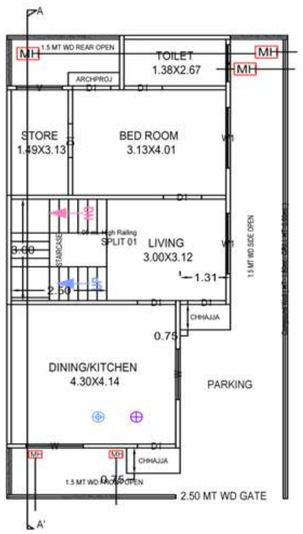


SIDE ELEVATION

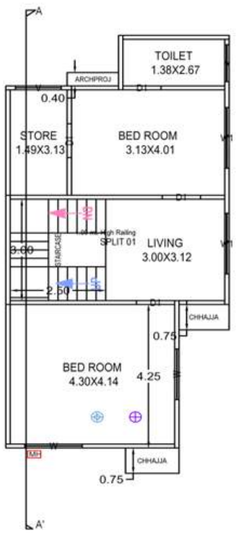


(230TH BRICK WALL) FOUNDATION DETAIL

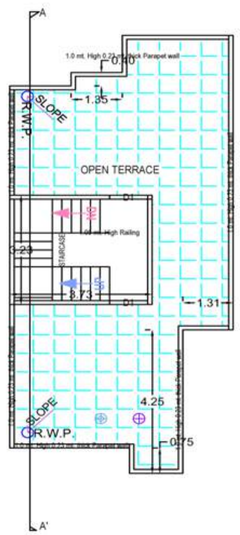
(BOUNDARY WALL) (FOUNDATION DETAIL)



GROUND FLOOR PLAN

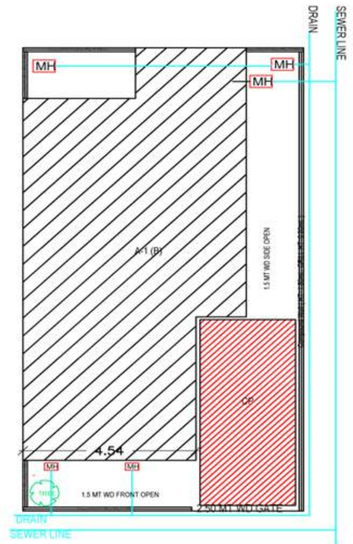


FIRST FLOOR PLAN

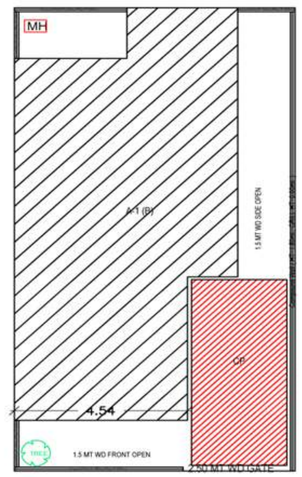


TERRACE PLAN

SITE PLAN



SERVICES PLAN



LANDSCAP & PARKING PLAN

TOTAL PLOT AREA 100.84 SQ MT

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Proposed FSI Area (Sq.mt.) Resi.	Total FSI Area (Sq.mt.)	Tnmt (No.)
Ground Floor...	61.47	0.00	61.47	61.47	01
First Floor...	61.47	0.00	61.47	61.47	00
Terrace Floor...	12.05	12.05	0.00	0.00	00
Total :	134.99	12.05	122.94	122.94	01
Total Number of Same Buildings :	1				
Total :	134.99	12.05	122.94	122.94	01

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	D1	1.00	2.10	15
Total	-	-	-	15

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	V	1.10	0.45	02
A (B)	V	1.20	0.45	02
A (B)	W	1.50	1.20	04
A (B)	W1	1.80	1.20	04
Total	-	-	-	12

Unit Built Up Area Table for Building :A (B)

Floor	Name	Unit Built Up Area Type	Net UnitBUA Area	Gross Unit Built Up Area	Unit Built Up Area	Deductions (Area in Sq.mt.) External Wall	Deductions (Area in Sq.mt.) Door	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT 01	DWELLING UNIT	61.47	61.47	61.47	3.92	0.35	57.20	01
	Total per Floor:	Total :	61.47	61.47	61.47	3.92	0.35	57.20	01
		Typical Floor = 1							
		Total :	61.47	61.47	61.47	3.92	0.35	57.20	01
FIRST FLOOR PLAN	SPLIT 01	DWELLING UNIT	61.47	61.47	61.47	3.92	0.23	57.32	00
	Total per Floor:	Total :	61.47	61.47	61.47	3.92	0.23	57.32	00
		Typical Floor = 1							
		Total :	61.47	61.47	61.47	3.92	0.23	57.32	00
-									
Total:	-	-	122.94	122.94	122.94	7.84	0.58	114.52	01

NORTH

OWNER SIGNATURE

ER. A.K UPADHYAY
B. Tech. (Civil)
Structural & Architectural Consultant
Regd. A-549085-6
56, Jaipur House Market, Agra-10

Er. A.K. Upadhyay
B.Tech(A-549085-6)

MODERN HOUSE PLANNERS

OFF : 5 JAIPUR HOUSE MARKET AGRA
PH: 98804 OFF: 9760702742

Agra Development Authority
Approved building as per norms and Self Certification as per conditions indicated in self-approval letter Permit Number : Row House/06388/ADA/SA-BP/24-25/06132508202 9 Date- 25 Aug 2024. Self approved till 25 Aug 2029.