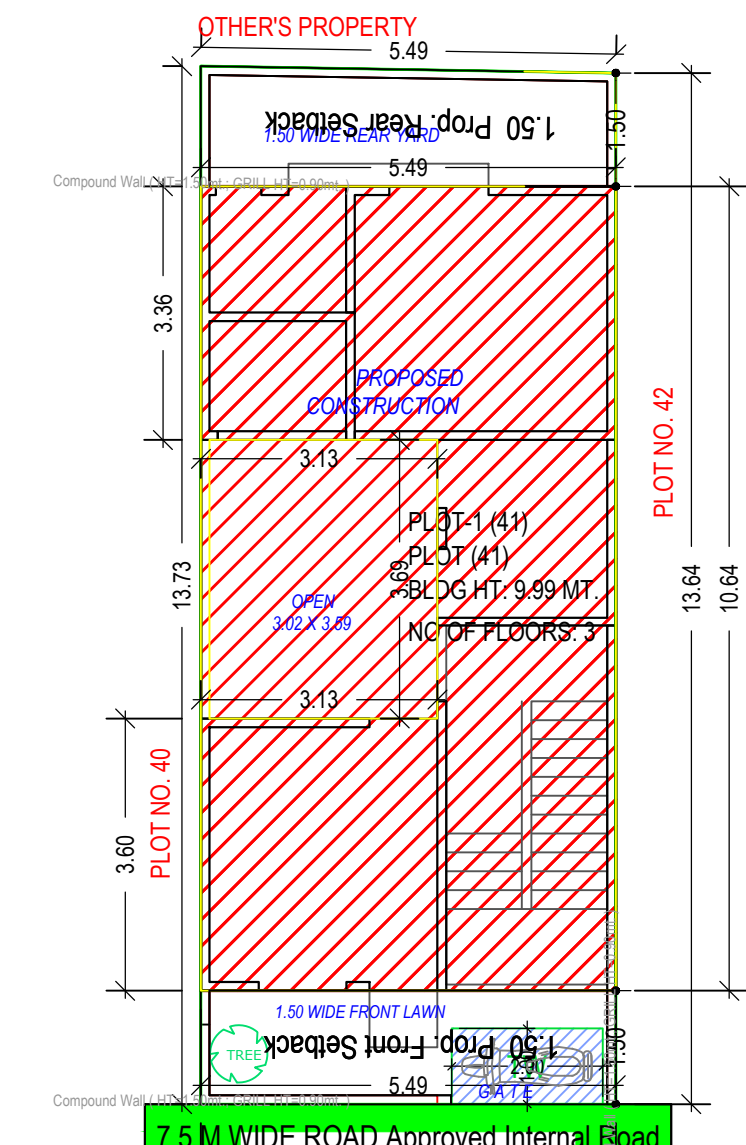
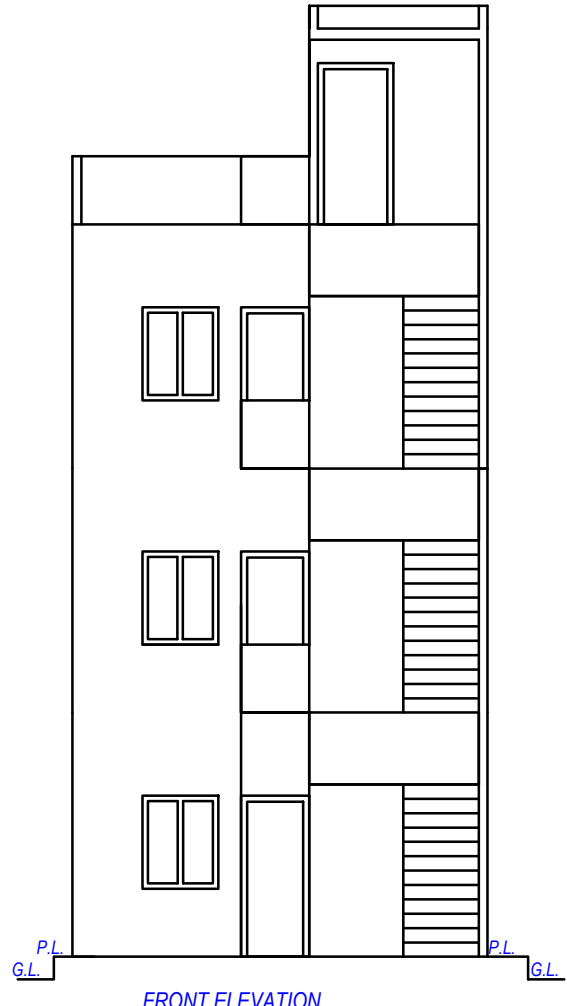
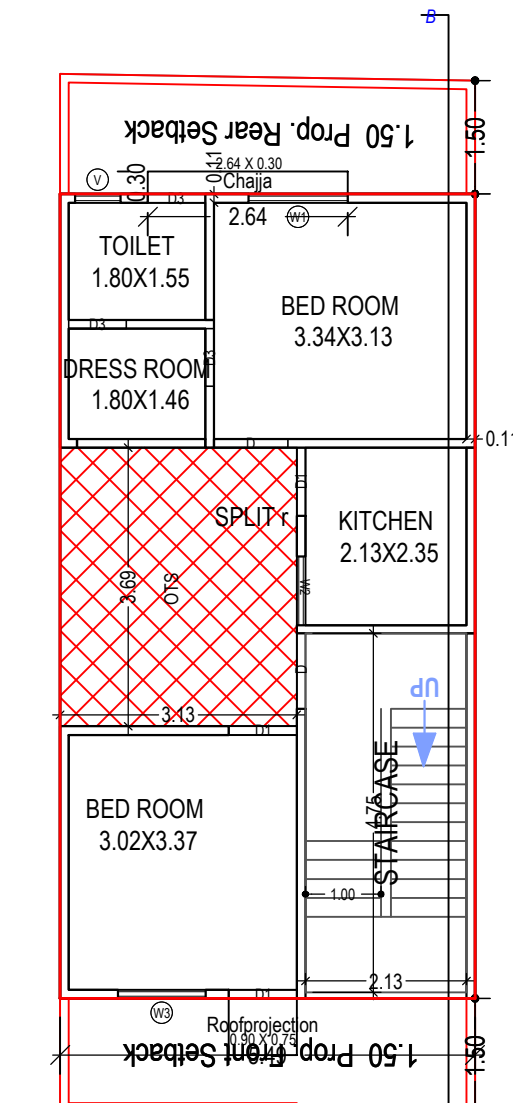
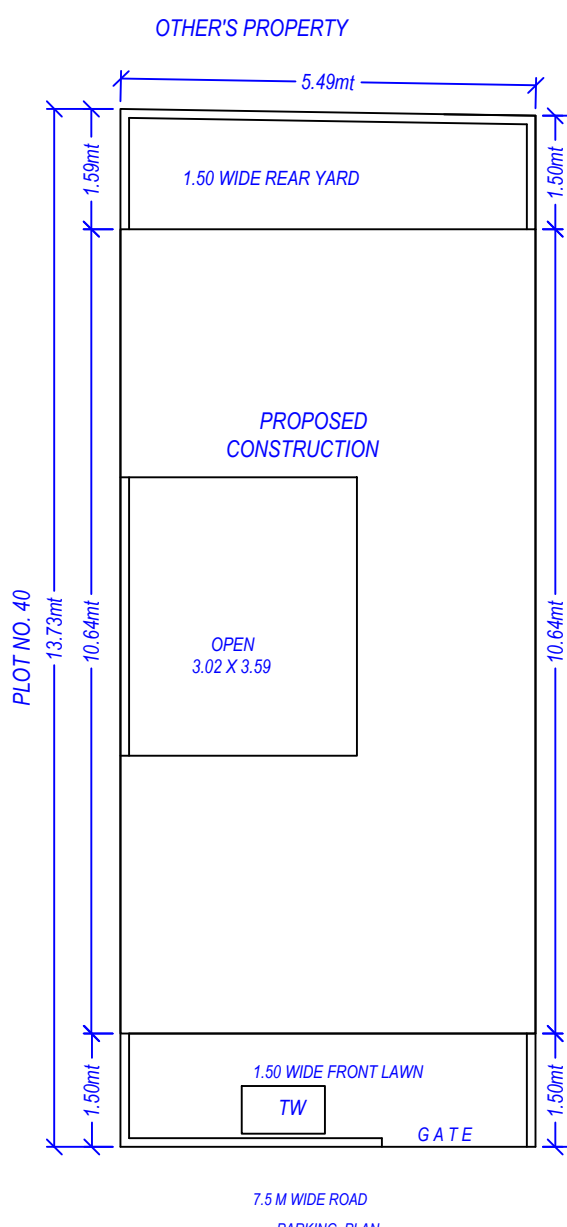
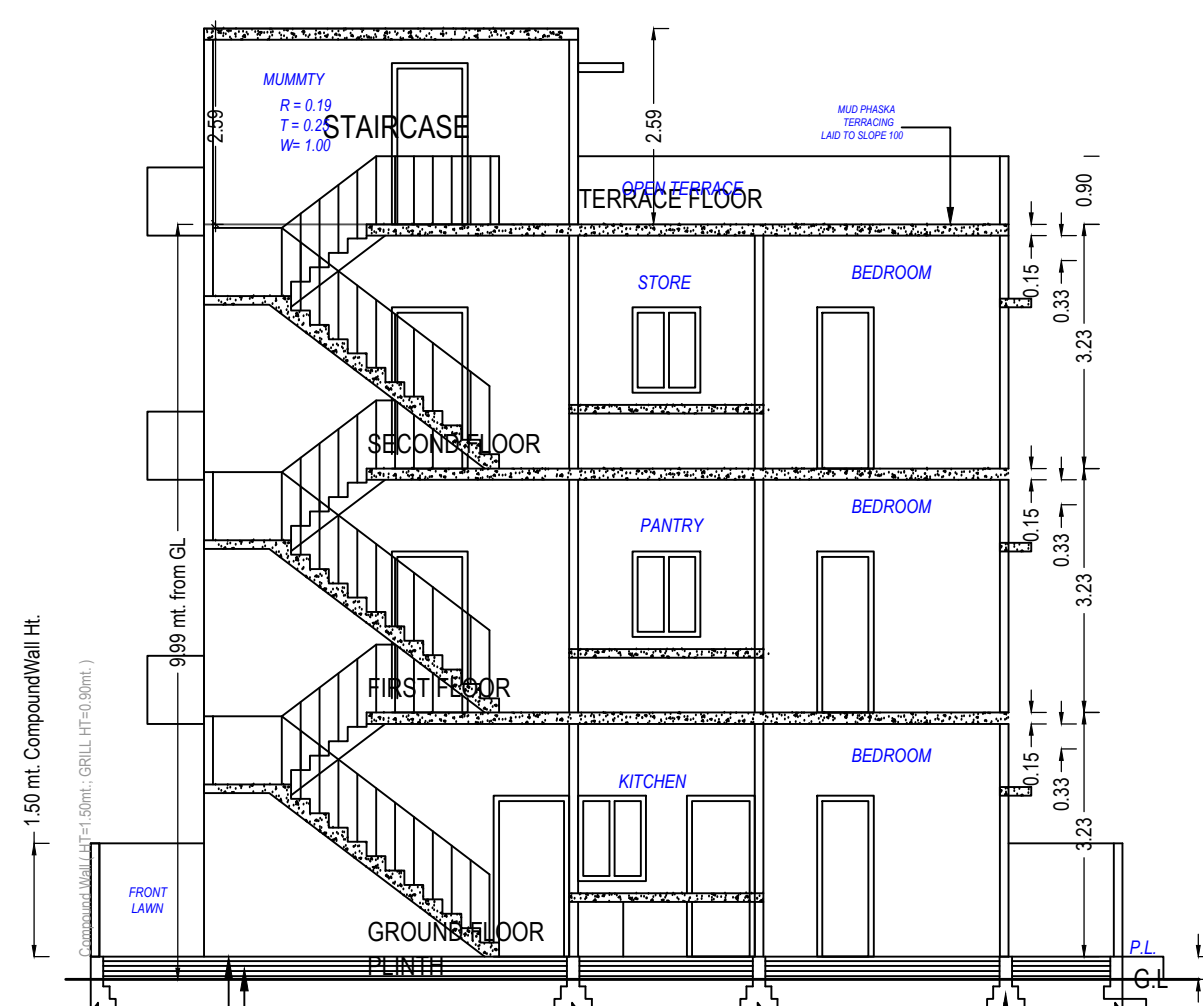




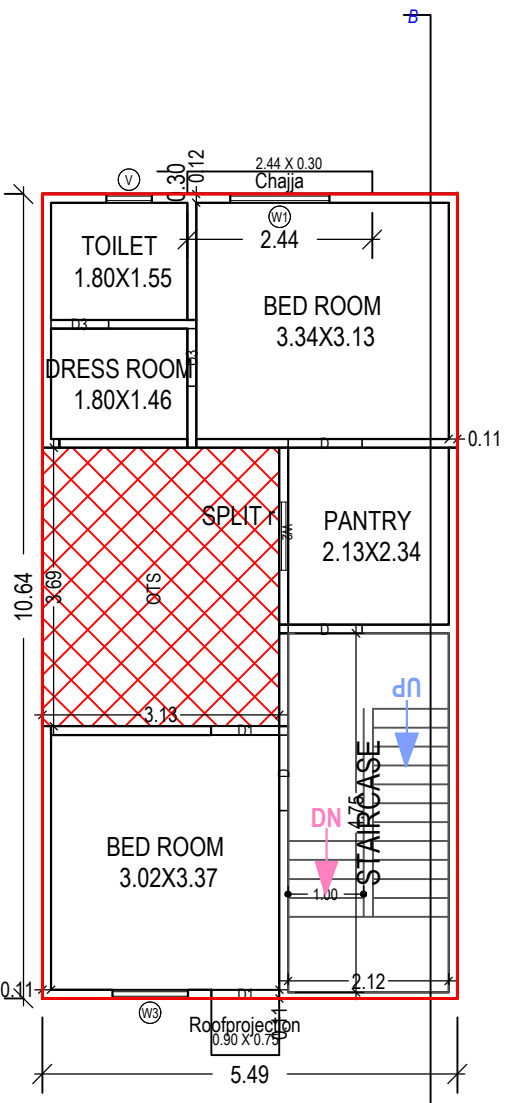
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(Scale - 1:100)



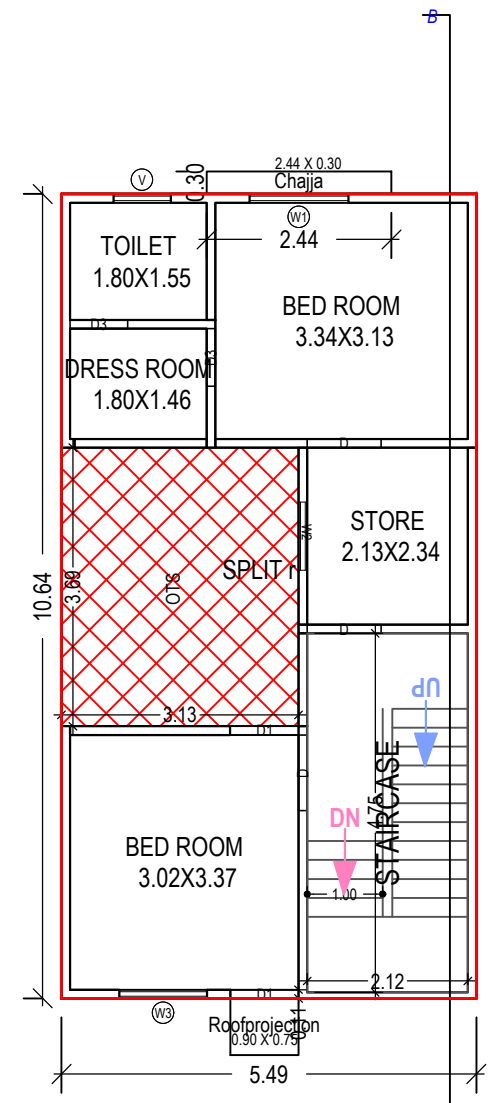
SECTION



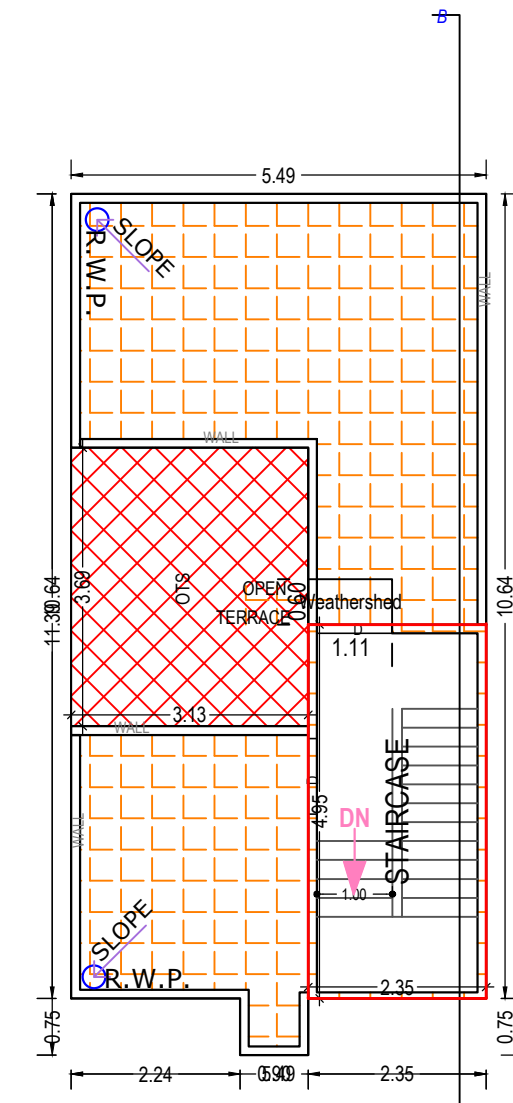
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



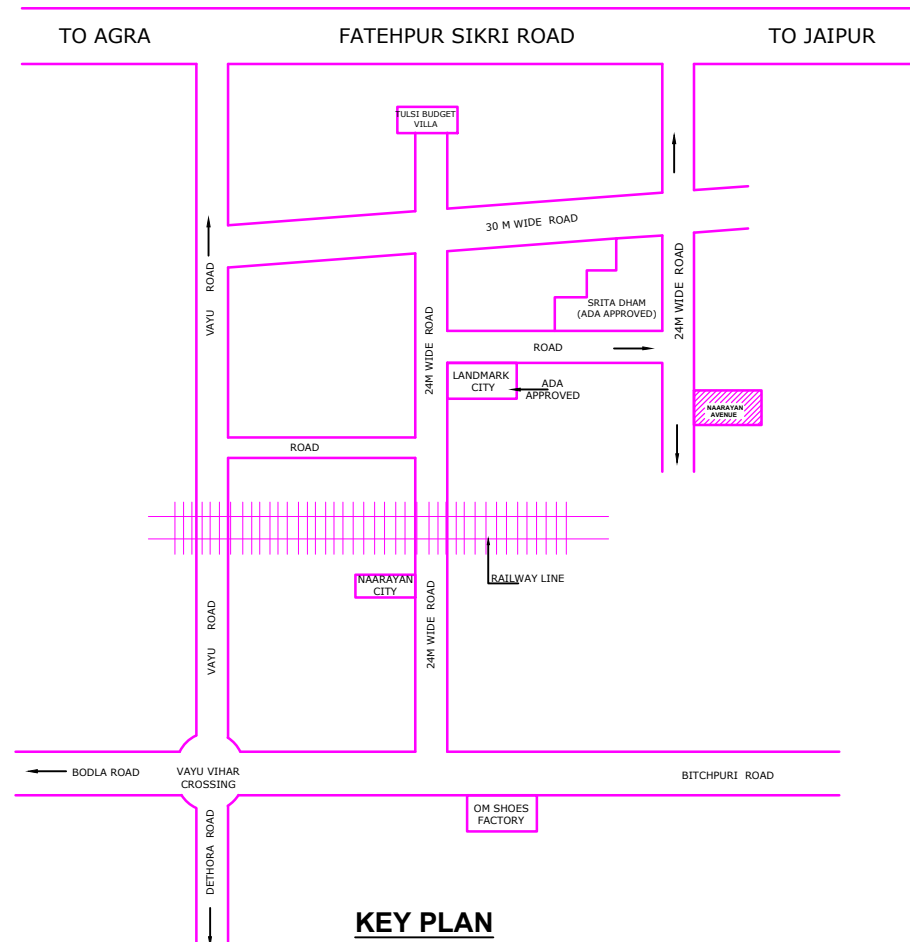
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)



KEY PLAN

UnitBUA Table for Building :PLOT (41)														
Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.			UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No of Unit			
GROUND FLOOR PLAN	SPLIT T	DWELLING UNIT	58.41	58.41	Chawk			11.53	46.88	0.19	0.35	2.54	43.80	01
			Total	58.41	58.41	11.53	46.88	0.19	0.35	2.54	43.80	01		
			Typical Floor = 1	58.41	58.41	11.53	46.88	0.19	0.35	2.54	43.80	01		
			Total	58.41	58.41	11.55	46.86	0.10	0.33	2.81	43.62	00		
FIRST FLOOR PLAN	SPLIT T	DWELLING UNIT	58.41	58.41				11.55	46.86	0.10	0.33	2.81	43.62	00
			Total	58.41	58.41	11.55	46.86	0.10	0.33	2.81	43.62	00		
			Typical Floor = 1	58.41	58.41	11.55	46.86	0.10	0.33	2.81	43.62	00		
			Total	58.41	58.41	11.55	46.86	0.10	0.37	2.78	43.61	00		
SECOND FLOOR PLAN	SPLIT T	DWELLING UNIT	58.41	58.41				11.55	46.86	0.10	0.37	2.78	43.61	00
			Total	58.41	58.41	11.55	46.86	0.10	0.37	2.78	43.61	00		
			Typical Floor = 1	58.41	58.41	11.55	46.86	0.10	0.37	2.78	43.61	00		
			Total	58.41	58.41	11.55	46.86	0.10	0.37	2.78	43.61	00		
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	
-	-	-	175.23	175.23	34.64	140.60	0.40	1.06	8.13	131.03	01			

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	V	LENGTH	HEIGHT	NOS
PLOT (41)	V1	0.80	1.00	1.00	02
PLOT (41)	V2	0.76	1.00	1.00	01
PLOT (41)	V3	0.91	1.60	1.60	01
PLOT (41)	V4	0.91	1.60	1.60	01
PLOT (41)	V5	1.00	1.60	1.60	01
PLOT (41)	V6	1.16	1.60	1.60	02
PLOT (41)	V7	1.31	1.60	1.60	03

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (41)	D1	0.76	2.10	07
PLOT (41)	D2	0.91	2.10	05
PLOT (41)	D3	0.91	2.10	02
PLOT (41)	D4	0.98	2.10	05
PLOT (41)	D5	1.00	2.10	02

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	FAR	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	58.40	11.53	46.87	0.00	46.87	46.87	01
First Floor	58.40	11.55	46.85	0.00	46.85	46.85	00
Second Floor	58.40	11.55	46.85	0.00	46.85	46.85	00
Terrace Floor	23.19	0.00	11.64	0.00	0.00	0.00	00
Total	198.40	34.63	152.22	11.64	140.57	140.58	01
Total Number of Same Buildings	1						
Total	198.40	34.63	152.22	11.64	140.57	140.58	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.

	File No	ADA/BP/23-24/0850	Sheet	1/1
	Submission Date	2023-11-04	Scale	1:100
A	AREA STATEMENT		VERSION NO: 1.0.90	
			VERSION DATE: 23/11/2023	
PROJECT DETAIL				
Authority: Agra Development Authority			Plot User: Residential	
AuthorityClass: Category B			Plot SubUse: Row House	
AuthorityGrade: Development Authority (DA)			Development Plan: Naarayan Avenue	
Consent/Track: 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: Patnala				
Sq.Mts				
1. AREA DETAILS				
Area of Plot As per record				
Document Area			75.12	
As per site condition			75.12	
Area of Plot Considered			75.12	
2. Deduction for				
(a) Proposed roads			0.00	
(b) Any reservations			0.00	
Total (a + b)			0.00	
Net Area of plot (1 - 2) AREA OF PLOT			75.12	
Plot Area For FAR			75.12	
Plot Area For FAR			75.12	
Perm. FAR Area (2.00)			150.24	
Total Perm. FAR area (2.00)			150.24	
Total Built up area permissible at				
Permissible Coverage area (75.00 %)			56.34	
Proposed Coverage Area (62.38 %)			46.87	
Total Prop. Coverage Area (62.38 %)			46.87	
Balance coverage area (12.61 %)			9.47	
Proposed Area at:				
	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Ground Floor	46.87	0.00	46.87	0.00
First Floor	46.85	0.00	46.85	0.00
Second Floor	46.85	0.00	46.85	0.00
Terrace Floor	11.64	0.00	0.00	0.00
Total Area	152.21	0.00	140.57	0.00
Total FAR Area				
Total BuiltUp Area			140.58	
Proposed F.S.I. consumed:			1.87	
C. Tenement Statement				
Tenement Proposed At:				
G.F.			1.00	
Total Tenements (3 + 4)			1	
D. Parking Statement				
Proposed Parking Space:			2.00	
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)				

FAR & Unit Details									
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit	
PLOT (41)	1	198.39	34.63	152.21	11.64	140.57	140.57	01	
Grand Total	1	198.39	34.63	152.21	11.64	140.57	140.57	01	

Parking Check (Table 7b)					
Vehicle Type	No.	Reduced Recd Parking (Increase of Plot having R/W/area surrounded FOC)	Area	No.	Area
TwoWheeler	-	-	-	1	2.00
Total			0.00		2.00

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
PLOT (41)	Residential	Row House		Lowrise Building		1	GROUND FLOOR PLAN	Residential	Residential FAR
							FIRST FLOOR PLAN	Residential	Residential FAR
							SECOND FLOOR PLAN	Residential	Residential FAR
							TERRACE FLOOR PLAN	Residential	Residential FAR

Tree Details (Table 3h)			
Plot	Name	No. of Trees	Prop
PLOT	Tree	1	1

Required Parking (Table 7a)									
Building Name	Type	SubUse	Area (Sq.mt.)	Parking space reqd for every	Prop.	Reqd. Unit	Car	Prop.	Reqd. Unit
PLOT (41)	Residential	Row House	0 - 101	1	75.12	-	-	-	0.00
Total			-	-	-	0	0	-	0

Buildingwise Floor FAR Details			
Floor Name	Building Name	Total	Total FAR Area
	PLOT (41)		
Ground Floor	46.87	46.87	46.87
First Floor	46.85	46.85	46.85
Second Floor	46.85	46.85	46.85
Terrace Floor	11.64	0.00	0.00
Total	152.21	140.57	140.57

OWNER'S NAME AND SIGNATURE
R.J. INFRA HOMES PVT LTD BY DIRECTOR MUKESH KUMAR AGRAWAL, SARASWAT ARCH@GMAIL.COM, 9412723384

ARCHENG'S NAME AND SIGNATURE

shivam agarwal
CA2020/119080

Signature Not Verified

Digitally signed by Shivam Aggarwal, DN: cn=Shivam Aggarwal, o=CA2020/119080, email=shivam.agarwal@ca2020.org, c=IN

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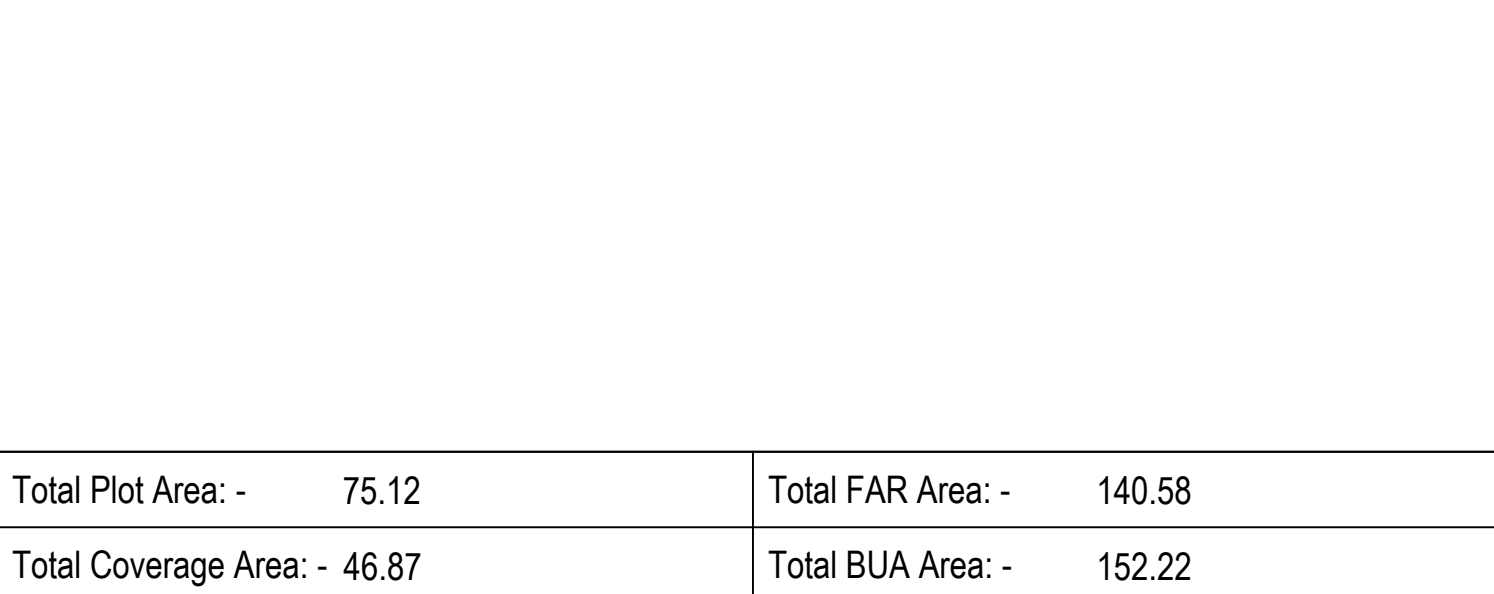
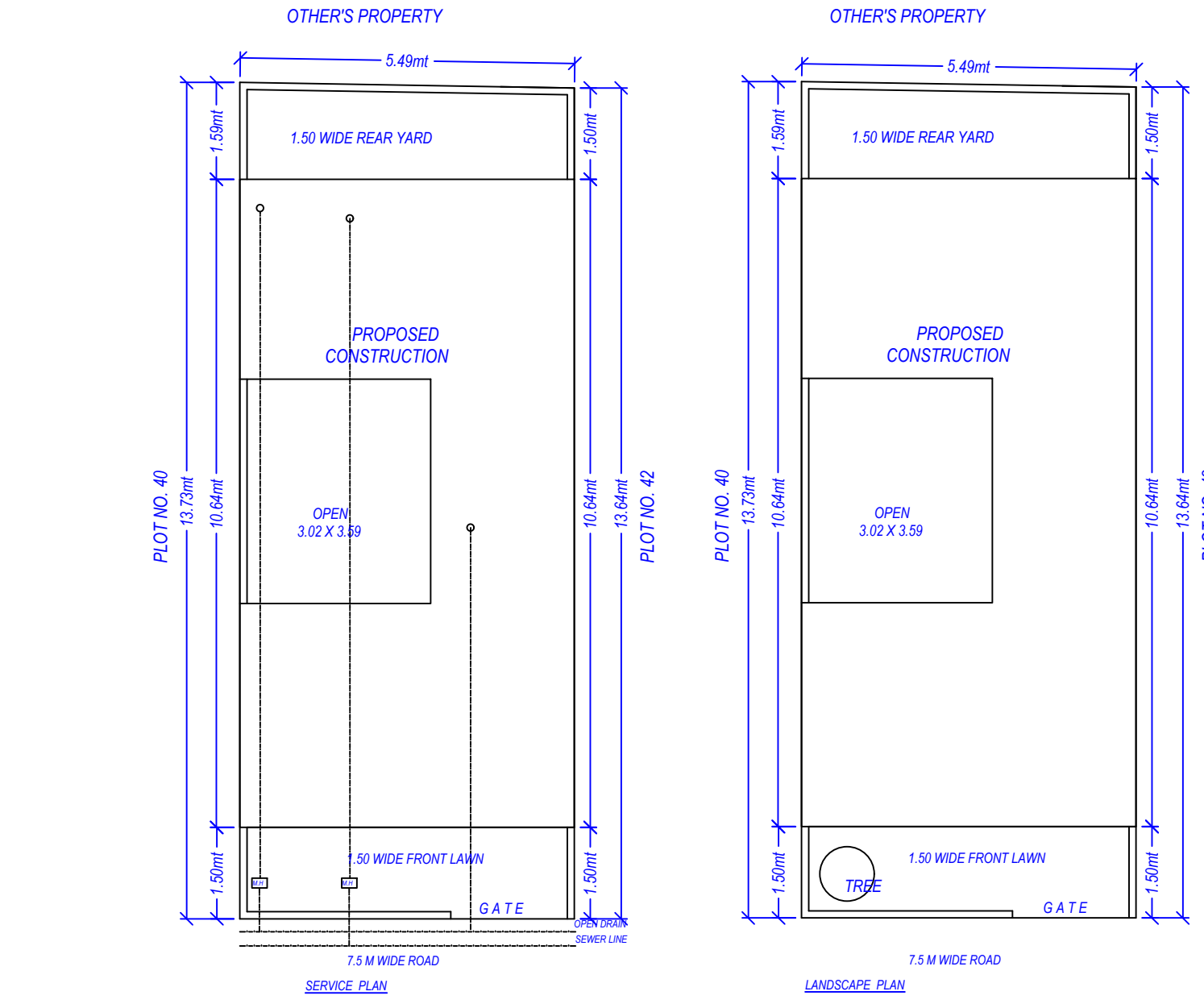
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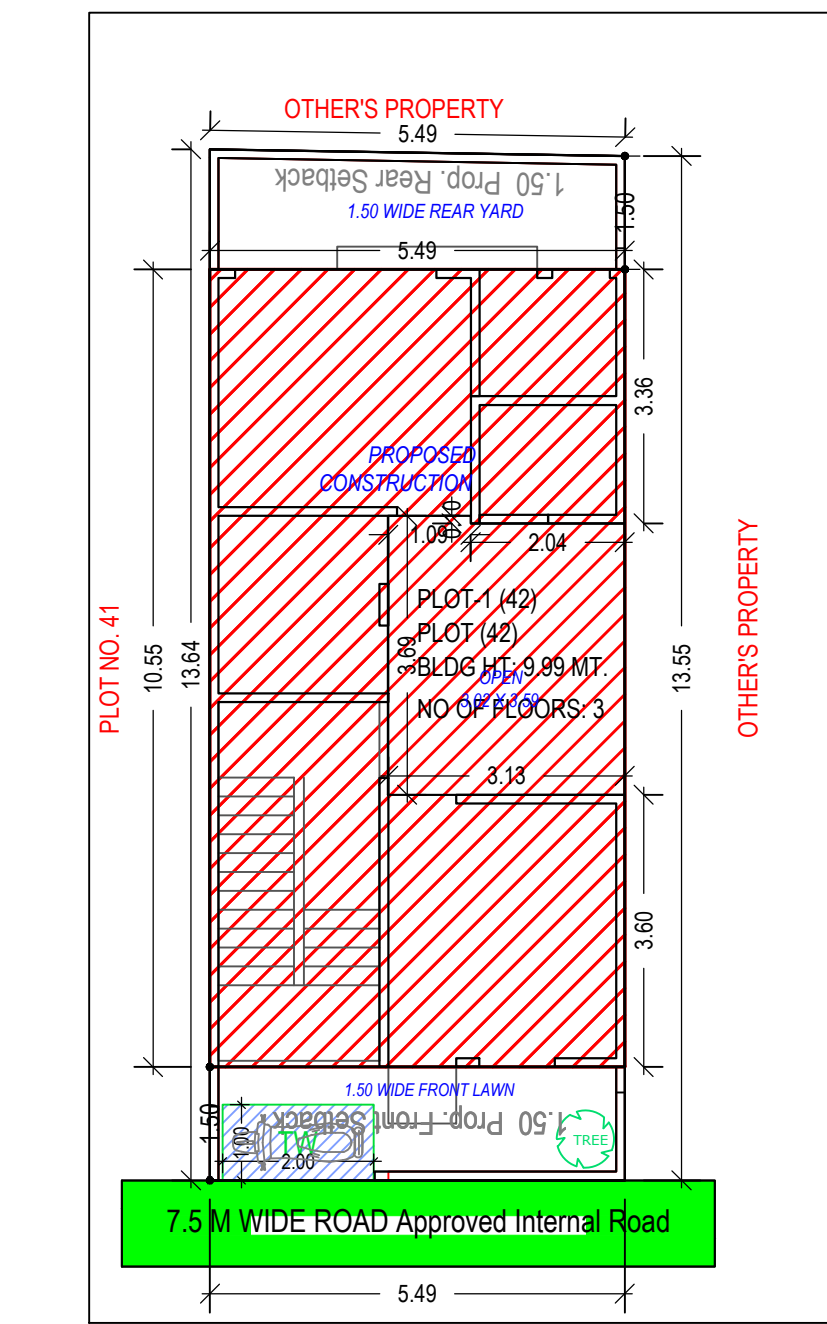
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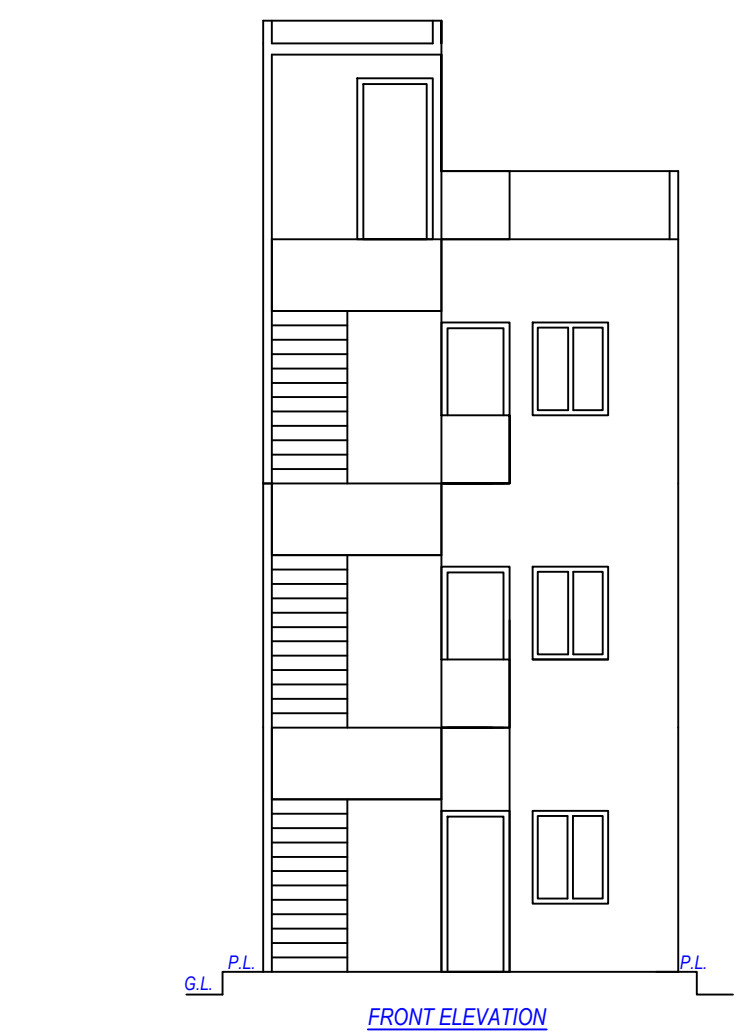
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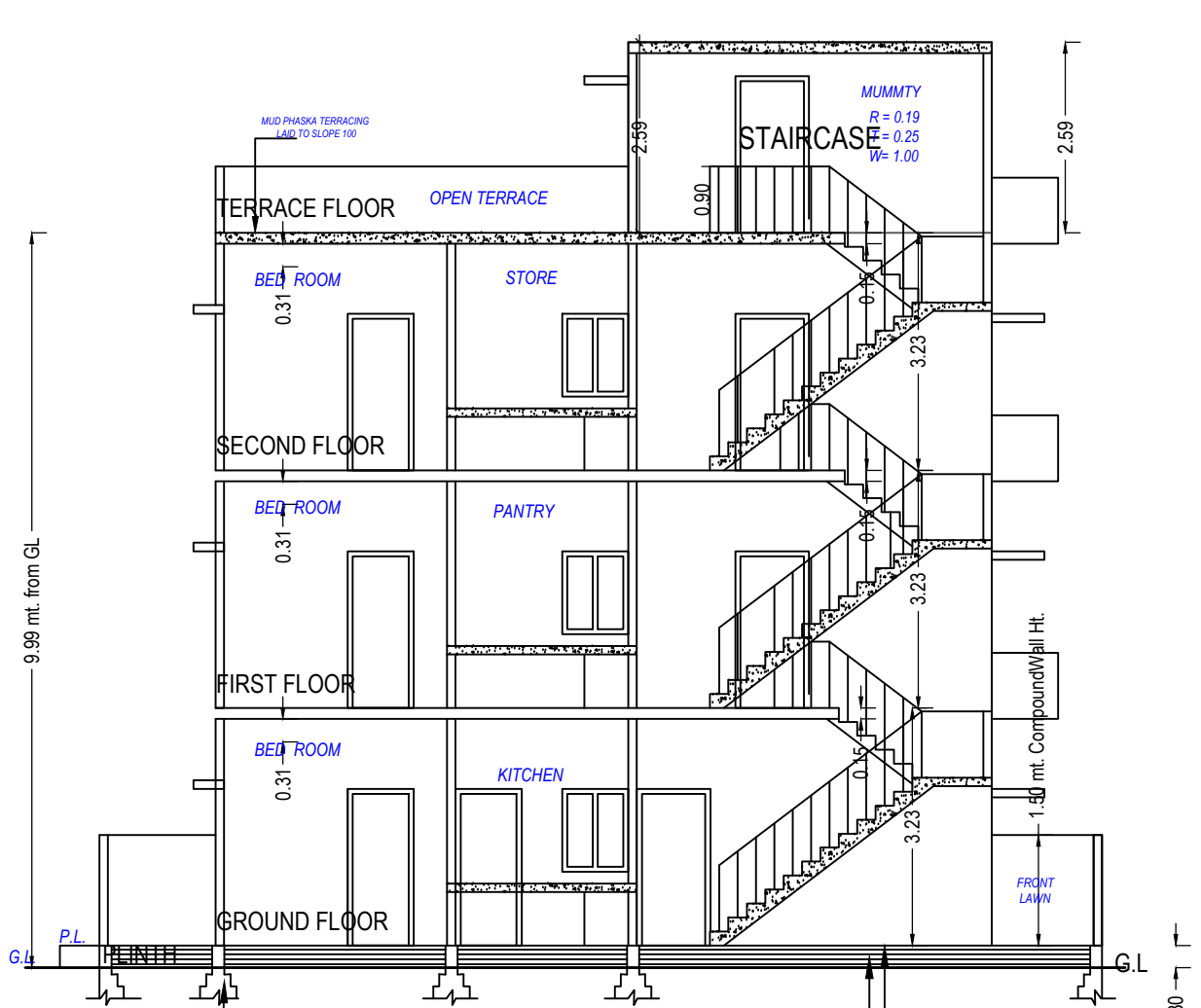
Total Plot Area: -	75.12	Total FAR Area: -	140.58
Total Coverage Area: -	46.87	Total BUA Area: -	152.22



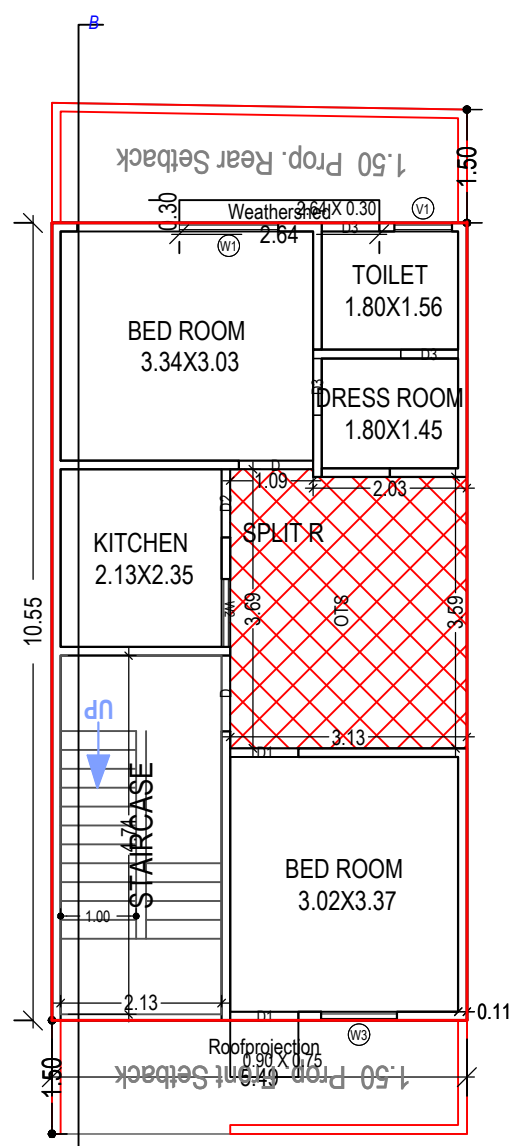
SITE PLAN
(Scale - 1:100)



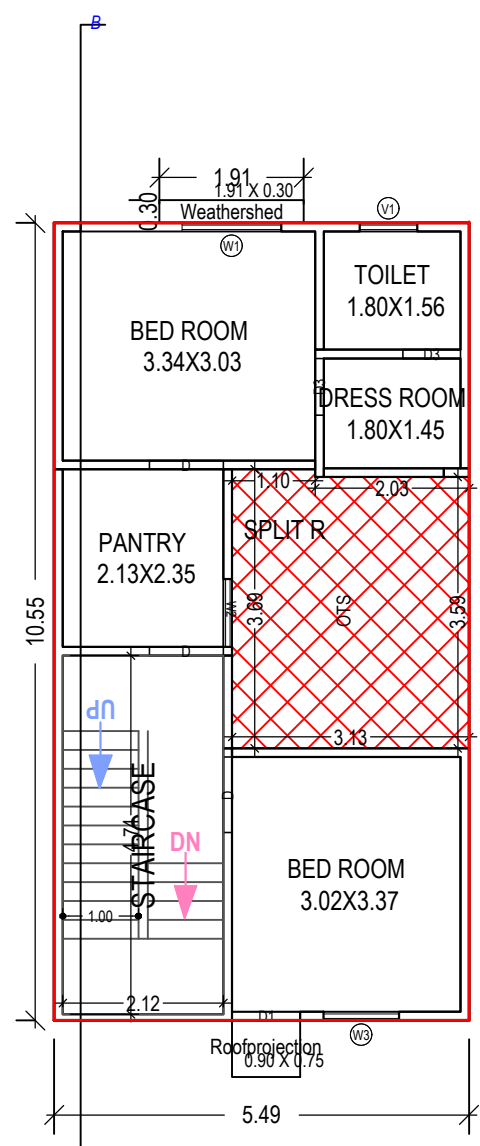
FRONT ELEVATION



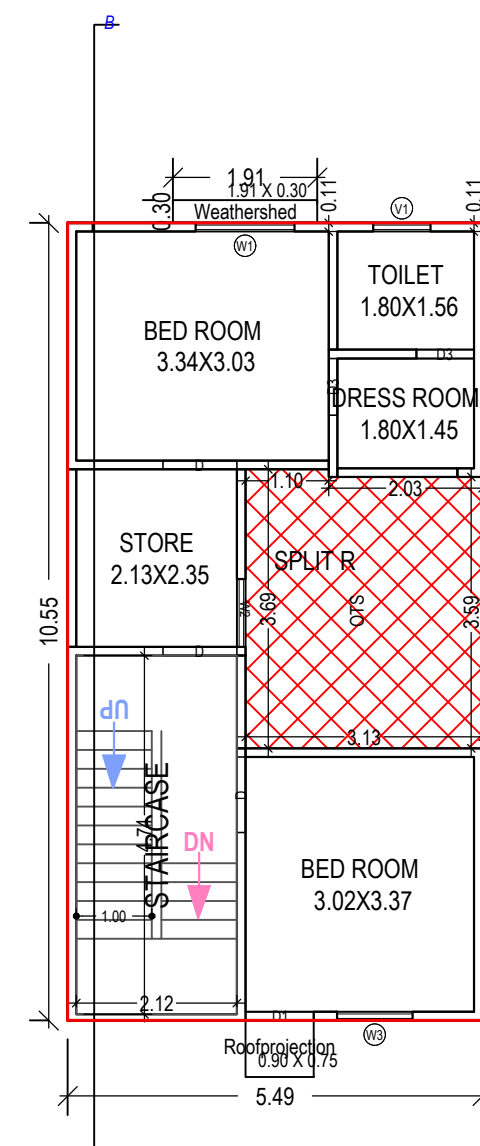
SECTION



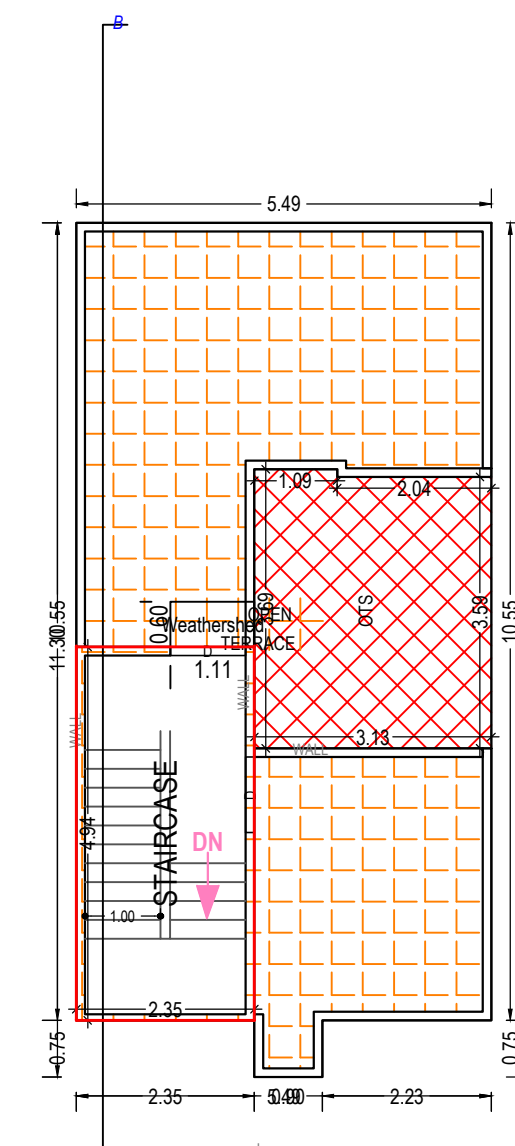
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



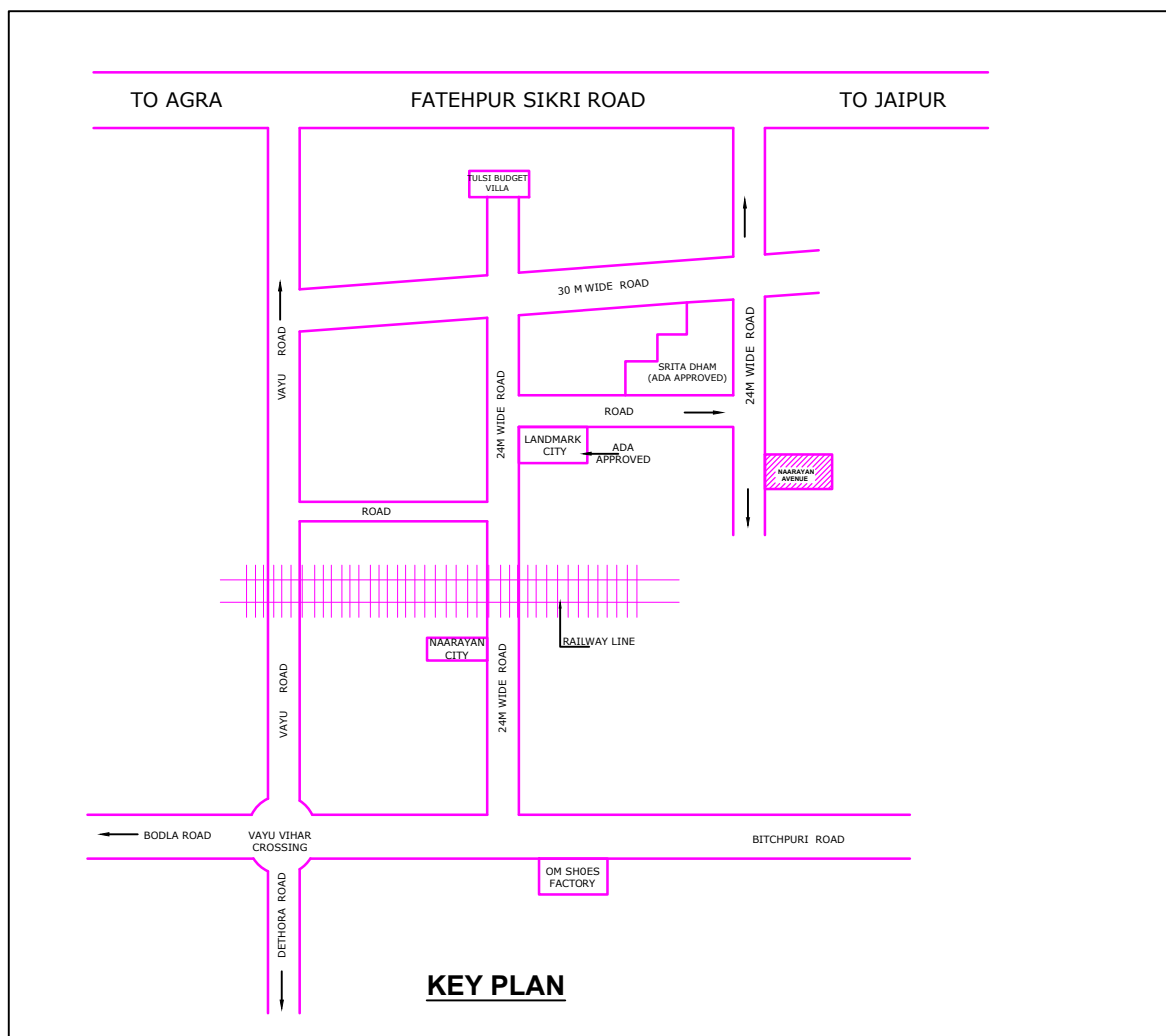
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)



KEY PLAN

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed Area (Sq.mt.)	FAR	Total FAR Area (Sq.mt.)	No. of Unit
		OTIS	Mummy		OTIS	Mummy				
Ground Floor	57.92	11.36	46.57	0.00	46.57	46.57	01			
First Floor	57.92	11.36	46.56	0.00	46.56	46.56	00			
Second Floor	57.92	11.36	46.56	0.00	46.56	46.56	00			
Terrace Floor	22.89	0.00	11.63	0.00	0.00	0.00	00			
Total:	196.75	34.07	151.32	11.63	139.69	139.68	01			
Total Number of Same Buildings	1									
Total:	196.75	34.07	151.32	11.63	139.69	139.68	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.

UnitBUA Table for Building - PLOT (42)										
Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.			UnitBUA Area	Deductions (Area in Sq.mt.)	
					Chowk	Door	Window		External Wall	Carpet Area
GROUND FLOOR PLAN	DWELLING UNIT	Typical	57.92	57.92	11.36	46.57	0.19	0.35	2.38	43.65
			Total	57.92	11.36	46.57	0.19	0.35	2.38	43.65
			Typical	57.92	57.92	11.36	46.57	0.19	0.35	43.65
FIRST FLOOR PLAN	DWELLING UNIT	Typical	57.92	57.92	11.36	46.56	0.10	0.35	2.64	43.47
			Total	57.92	11.36	46.56	0.10	0.35	2.64	43.47
			Typical	57.92	57.92	11.36	46.56	0.10	0.35	43.47
SECOND FLOOR PLAN	DWELLING UNIT	Typical	57.92	57.92	11.36	46.56	0.10	0.35	2.64	43.47
			Total	57.92	11.36	46.56	0.10	0.35	2.64	43.47
			Typical	57.92	57.92	11.36	46.56	0.10	0.35	43.47
TERRACE FLOOR PLAN	DWELLING UNIT	Typical	57.92	57.92	11.36	46.56	0.10	0.35	2.64	43.47
			Total	57.92	11.36	46.56	0.10	0.35	2.64	43.47
			Typical	57.92	57.92	11.36	46.56	0.10	0.35	43.47
Total	-	-	-	-	173.76	173.76	0.40	1.06	7.80	130.45

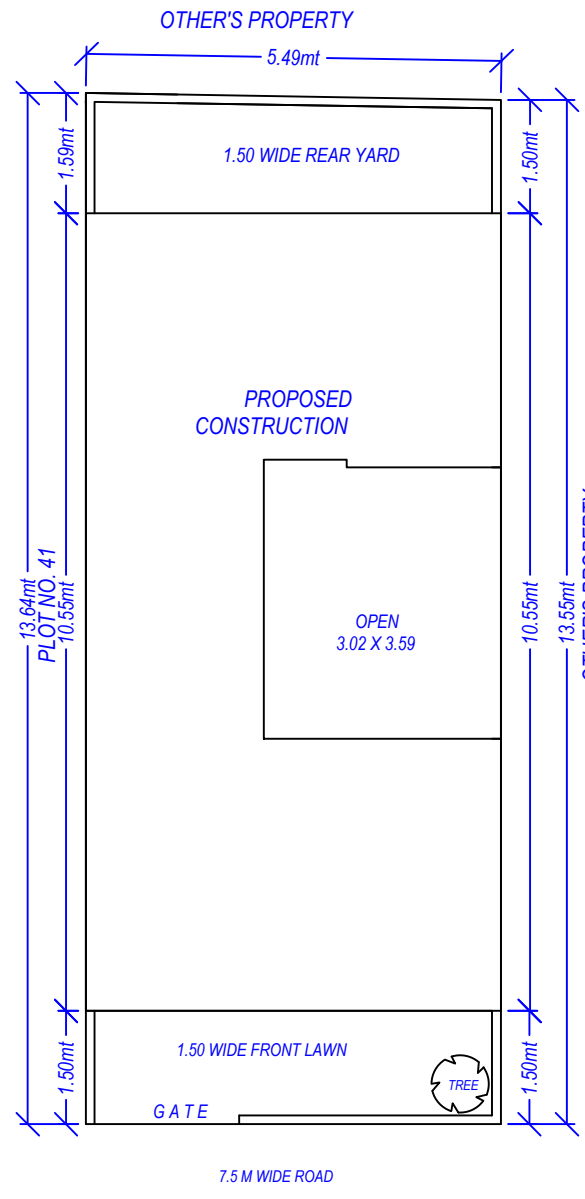
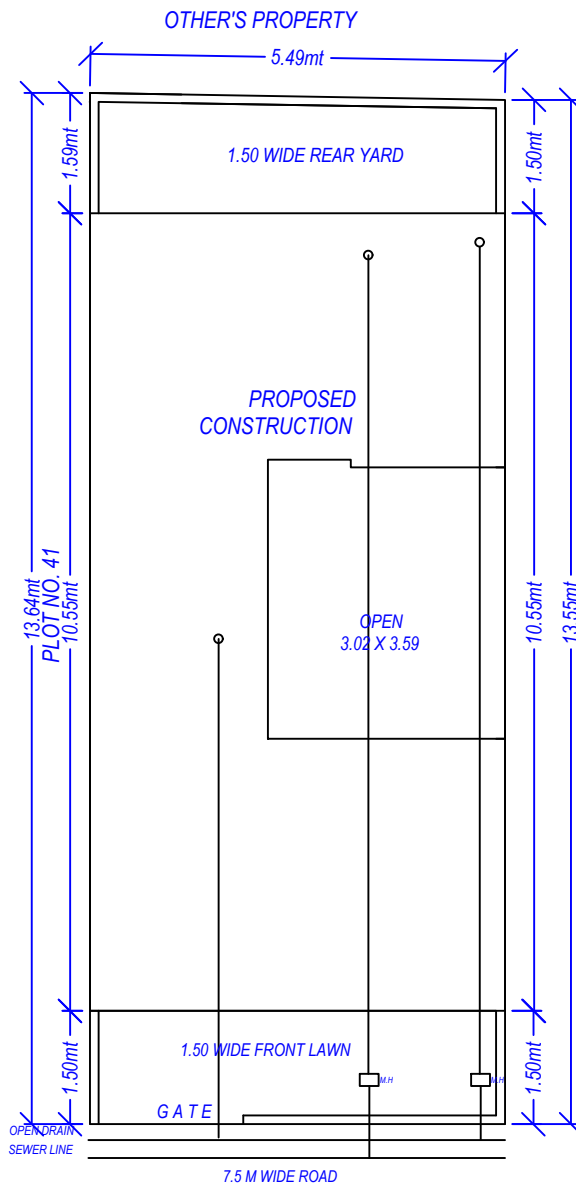
SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (42)	D3	0.75	2.10	03
	D3	0.75	2.10	04
PLOT (42)	D1	0.90	2.10	04
PLOT (42)	D2	0.90	2.10	01
PLOT (42)	D	0.98	2.10	05
PLOT (42)	D	1.00	2.10	02

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (42)	V1	0.76	1.00	03
	V2	0.90	1.60	03
PLOT (42)	V3	1.00	1.60	03
PLOT (42)	V1	1.31	1.60	03

Buildingwise Floor FAR Details			
Floor Name	Building Name	Total	Total FAR Area
	PLOT (42)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)
Ground Floor	46.57	46.57	46.57
First Floor	46.56	46.56	46.56
Second Floor	46.56	46.56	46.56
Terrace Floor	11.63	0.00	0.00
Total	151.32	139.69	139.69

OWNER'S NAME AND SIGNATURE	
R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL, SARASWAT ARCH@gmail.com, 9412723384	
ARCHENG'S NAME AND SIGNATURE	
shivam agarwal CA2020/119080	



Building Application Number	
ADA/BP/23-24/0890	
Sanctioned On	
07 Dec 2023	
Valid Till	
09 Dec 2028	
Approved By	
Prabhat Kumar (Executive Engineer/ Town Planner)	
Examined By	
Raj Kapoor (JE)	
Satish Chand Rajput (Assistant Engineer)	
Prabhat Kumar (Executive Engineer/ Town Planner)	

Total Plot Area: -	74.64	Total FAR Area: -	139.68
Total Coverage Area: -	46.57	Total BUA Area: -	151.32

AREA STATEMENT	
PROJECT DETAIL:	
Authority: Agra Development Authority	Plot User: Residential
Authority Class: Category B	Plot Sub Use: Row House
Authority Grade: Development Authority (DA)	Development Plan: Naarayan Avenue
Consent Type: Regular	Land Use Zone: Residential Use Zone
Project Type: Building Permission	Land Sub Use Zone: Residential Zone
Nature of Development: NEW	Layout Type: NA
Sub Development Area: Undeveloped Area	
Sub Development Area: Village Area	
Special Project: NA	
Site Address: District Agra, Tehsil Agra, Village Pathaul	
AREA DETAILS:	Sq.Mts.
1. Area of Plot As per record	-
Document Area	99.08
As per site condition	99.08
Area of Plot Considered	99.08
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	99.08
Plot Area For Coverage	99.08
Plot Area For FAR	99.08
Perm. FAR Area (2.00)	198.16
Total Perm. FAR area (2.00)	198.16
Total Built up area permissible at	
Permissible Coverage area (75.00 %)	74.31
Proposed Coverage Area (70.39 %)	69.74
Total Prop. Coverage Area (70.39 %)	69.74
Balance coverage area (4.61 %)	4.57
Proposed Area at:	
Ground Floor	69.74
First Floor	69.74
Terrace Floor	69.74
Total Area:	124.81
Total Built up Area	124.81
Proposed FAR consumed	1.25
4. Tenement Proposed At:	
G.F.	1.00
5. Total Tenements (3 + 4)	1
Parking Statement	
6. Proposed Parking Space:	2.00

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
	PLOT (XX)
	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	69.74
First Floor	69.74
Terrace Floor	69.74
Total:	124.81

FAR& Unit Details	
Building	No. of Same Bldg
	Gross Built Up Area (Sq.mt.)
	Deductions From Gross BUA/Area in Sq.mt.
	OTS
	Void
	Total Built Up Area (Sq.mt.)
	Deductions Area in Sq.mt.
	Murthy
	Proposed FAR Area (Sq.mt.)
	Total FAR Area (Sq.mt.)
	No. of Unit
PLOT (XX)	1
Grand Total :	1

Type Design Information	
Sl. No	Plot No
1	43
2	45
3	47
4	49
5	51

Parking Check (Table 7b)	
Vehicle Type	Reqd.
	No. Area
Two Wheeler	1 2.00
Total	0.00 1 2.00

Type Design Details	
Total No. of Plots	Plot Area
	Total FAR Area
	Total BUA Area
	Coverage Area
0	99.08 0.00 124.81 0.00 132.64 0.00 69.74 0.00

Tree Details (Table 3h)	
Plot	Name
PLOT	Trees

Building USE/SUBUSE Details	
Building Name	Building Use
PLOT (XX)	Residential
Building Sub Use	Row House
Building Use Group	-
Building Type	Lowrise Building
Building Structure	1
No. Of Residential Units	1
Floor Name	GROUND FLOOR PLAN
Floor Use	Residential
Floor Sub Use	Row House
FAR Name	Residential FAR
FAR Use	Residential
FAR Sub Use	Row House
ARCHENG'S NAME AND SIGNATURE	INEER

Required Parking (Table 7a)	
Building Name	Type
PLOT (XX)	Residential
Units	Area (Sq.mt.)
Parking space need for every	Prop. Req'd./Unit
Car	Reqd. Prop. Req'd./Unit
Two Wheeler	Reqd. Prop. Req'd./Unit
PLOT (XX)	1 99.08 - - 0.00 - -
Total:	- - - 0 0 - 0 1

Signature Not Verified	
Signature	Signature
Designation	Designation
Signature Not Verified	Signature
Designation	Designation

Signature Not Verified	
Signature	Signature
Designation	Designation
Signature Not Verified	Signature
Designation	Designation

Building Plan Application Number	
ADABP/24-25/0214	
Sanctioned On	
20 Jun 2024	
Valid Till	
24 Jun 2029	
Approved By	
Probbat Paul (Town Planner)	
Examined By	
Krishan Pal Singh (IE)	
Satish Chand Rajput (Assistant Engineer)	
Probbat Paul (Town Planner)	

UnitBUA Table for Building :PLOT (XX)	
Floor	Name
GROUND FLOOR PLAN	SPLIT R
	DWELLING UNIT
	Total
First Floor PLAN	SPLIT R
	DWELLING UNIT
	Total
Total	-

Building -PLOT (XX)	
Floor Name	Gross Builtup Area
Ground Floor	81.28
First Floor	66.61
Terrace Floor	7.83
Total	155.72
Deductions From Gross BUA/Area in Sq.mt.	
OTS	16.10
Void	6.98
Total Built Up Area (Sq.mt.)	132.64
Deductions (Area in Sq.mt.)	
Murthy	7.83
Proposed FAR Area (Sq.mt.)	124.81
Total FAR Area (Sq.mt.)	124.81
No. of Unit	01

SCHEDULE OF DOOR:	
BUILDING NAME	NAME
PLOT (XX)	D3
PLOT (XX)	D3
PLOT (XX)	D2
PLOT (XX)	D1
PLOT (XX)	D2
PLOT (XX)	D1
PLOT (XX)	OPEN
PLOT (XX)	OPEN
PLOT (XX)	OPEN

SCHEDULE OF WINDOW/VENTILATION:	
BUILDING NAME	NAME
PLOT (XX)	W1
PLOT (XX)	W2
PLOT (XX)	W3
PLOT (XX)	W1
PLOT (XX)	W2
PLOT (XX)	W3

Staircase Checks (Table 6a-1)	
Floor Name	StairCase Name
Ground Floor	STAIRCASE
First Floor	STAIRCASE
Terrace Floor	STAIRCASE

Total Plot Area: -	99.08
Total Coverage Area: -	69.74
Total FAR Area: -	124.81
Total BUA Area: -	132.64

	File No Submission Date	ADA/BP/24-25/0222 2024-05-30	Sheet Scale	1 / 1 1:100			
VERSION NO: 1.0/04 VERSION DATE: 05/04/2024							
AREA STATEMENT							
PROJECT DETAIL:							
Authority: Agra Development Authority		Plot Use: Residential					
Authority Class: Category B		Plot Sub Use: Row House					
Authority Grade: Development Authority (DA)		Development Plan: Naarayan Avenue					
Consent Type: Regular		Land Use Zone: Residential Use Zone					
Project Type: Building Permission		Land Sub Use Zone: Residential Zone					
Nature of Development: NEW		Layout Type: NA					
Development Area: Undeveloped Area							
Sub Development Area: Village Area							
Special Project: NA							
Site Address: District Agra, Tehsil Agra, Village Patholi							
AREA DETAILS							
Area of Plot As per record		Sq.Mts.					
Document Area		99.08					
As per site condition		99.08					
Area of Plot Considered		99.08					
Deduction for		0.00					
(a) Proposed roads		0.00					
(b) Any reservations		0.00					
Total (a + b)		0.00					
Net Area of plot (1 - 2) AREA OF PLOT		99.08					
Plot Area For Coverage		99.08					
Plot Area For FAR		99.08					
Perm. FAR Area (2.00)		198.16					
Total Perm. FAR area (2.00)		198.16					
Total Built up area permissible at		198.16					
Permissible Coverage area (75.00 %)		74.31					
Proposed Coverage Area (70.39 %)		69.74					
Total Prop. Coverage Area (70.39 %)		69.74					
Balance coverage area (4.61 %)		4.57					
Proposed Area at:							
Proposed Built up		Existing Built up	Proposed FAR	Existing FAR			
Ground Floor		69.74	69.74	0.00			
First Floor		55.07	0.00	0.00			
Terrace Floor		7.83	0.00	0.00			
Total Area:		132.64	124.81	0.00			
Total FAR Area			124.81				
Total Built up Area			132.64				
Proposed FAR consumed:			1.25				
C. Tenement Statement							
4. Tenement Proposed At:							
G.F.		1.00					
5. Total Tenements (3 + 4)							
Parking Statement		1					
6. Proposed Parking Space:							
			2.00				

B INDEX				
BOUNDARY				
ENTRYING ROAD				
CLOSED CONSTRUCTION				
IRON PLOT				
ALIGNMENT (ROAD WIDENING AREA)				
NET 1/3 SCHEME DEDUCTION AREA				
ING (To be retained)				
ING (To be demolished)				

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	Total
	PLOT (XX)	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)
Ground Floor	69.74	69.74
First Floor	55.07	55.07
Terrace Floor	7.83	7.83
Total:	132.64	124.81

FAR& Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions Area in (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
PLOT (XX)	1	155.72	16.10	139.62	7.83	131.79	124.81	01
Grand Total :	1	155.72	16.10	139.62	7.83	131.79	124.81	01

Type Design Information

Sl. No	Plot No
1	44
2	46
3	48
4	50

Parking Check (Table 7b)

Vehicle Type	No.	Reduced Recpt Parking (Increase of Plot having Private surrendered FOC)	Area	No.	Area
TwoWheeler	-	-	-	1	2.00
Total	-	-	-	1	2.00

Type Design Details

Total No. of Plots	Plot Area	Total Plot Area	FAR Area	Total FAR Area	BUA Area	Total BUA Area	Coverage Area	Total Coverage Area
0	99.08	0.00	124.81	0.00	132.64	0.00	69.74	0.00

Tree Details (Table 3h)

Plot	Name	No. of Trees
PLOT	Tree	1

OWNER'S NAME AND SIGNATURE

R.J. INFRA HOMES PVT LTD BY DIRECTOR-MUKESH KUMAR AGRAWAL, SARASWAT ARCH@gmail.COM, 9412723384

ARCHENG'S NAME AND SIGNATURE

shivam agarwal
CA2020/119080

Signature Not Verified

Digitally signed by Shivam Agarwal, DN: cn=Shivam Agarwal, o=CA2020/119080, email=shivam.agarwal@ca2020119080.in, c=IN



Signature Not Verified

Digitally signed by Shivam Agarwal, DN: cn=Shivam Agarwal, o=CA2020/119080, email=shivam.agarwal@ca2020119080.in, c=IN

Building Plan Application Number

ADA/BP/24-25/0222

Sanctioned On

14 Jun 2024

Valid Till

24 Jun 2029

Approved By

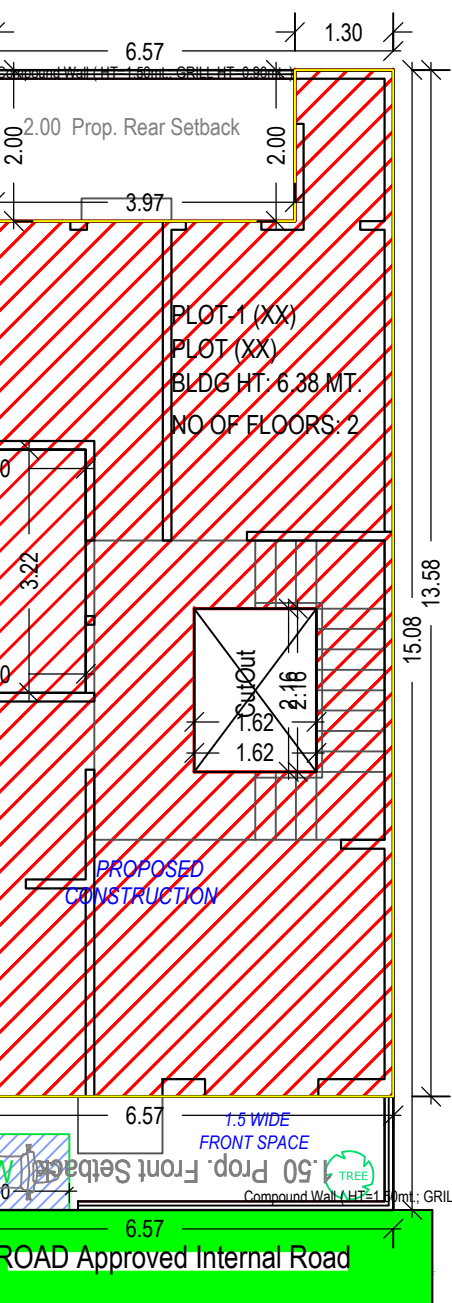
Probat Paul (Town Planner)

Examined By

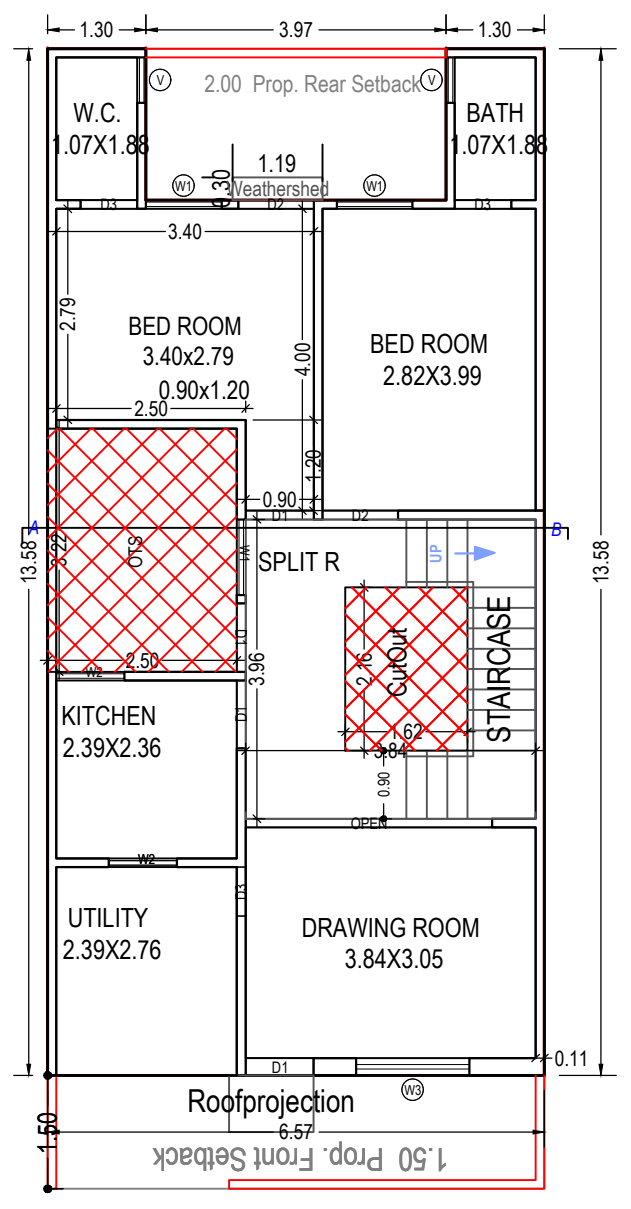
Satendra Solanki (IE)

Satish Chand Rajput (Assistant Engineer)

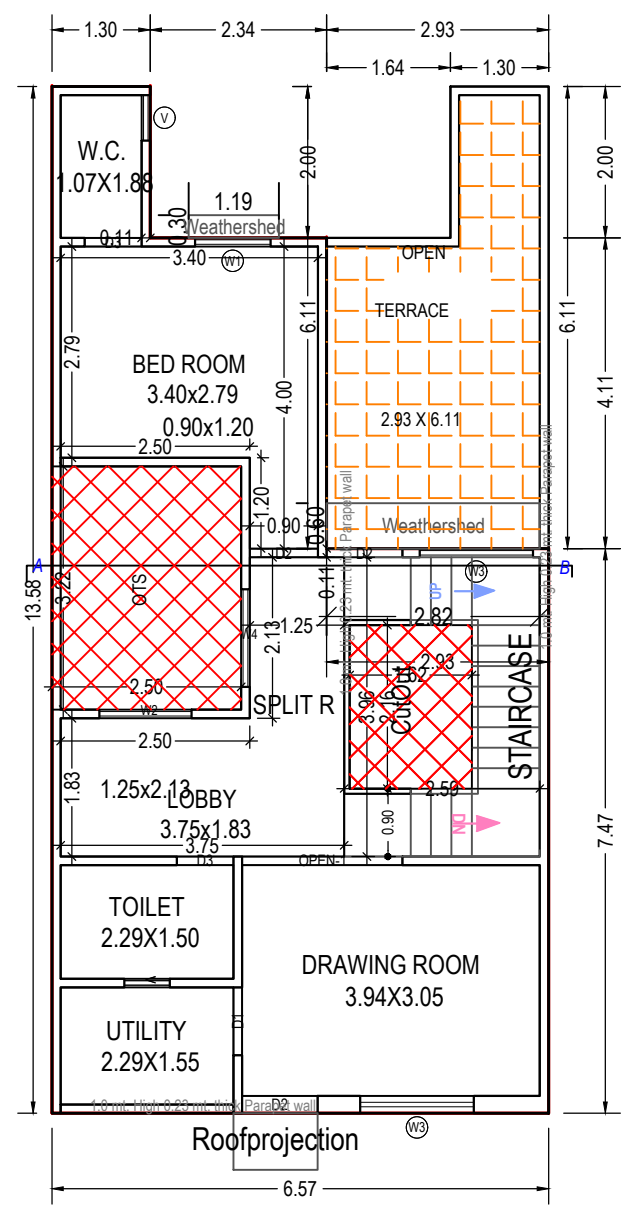
Probat Paul (Town Planner)



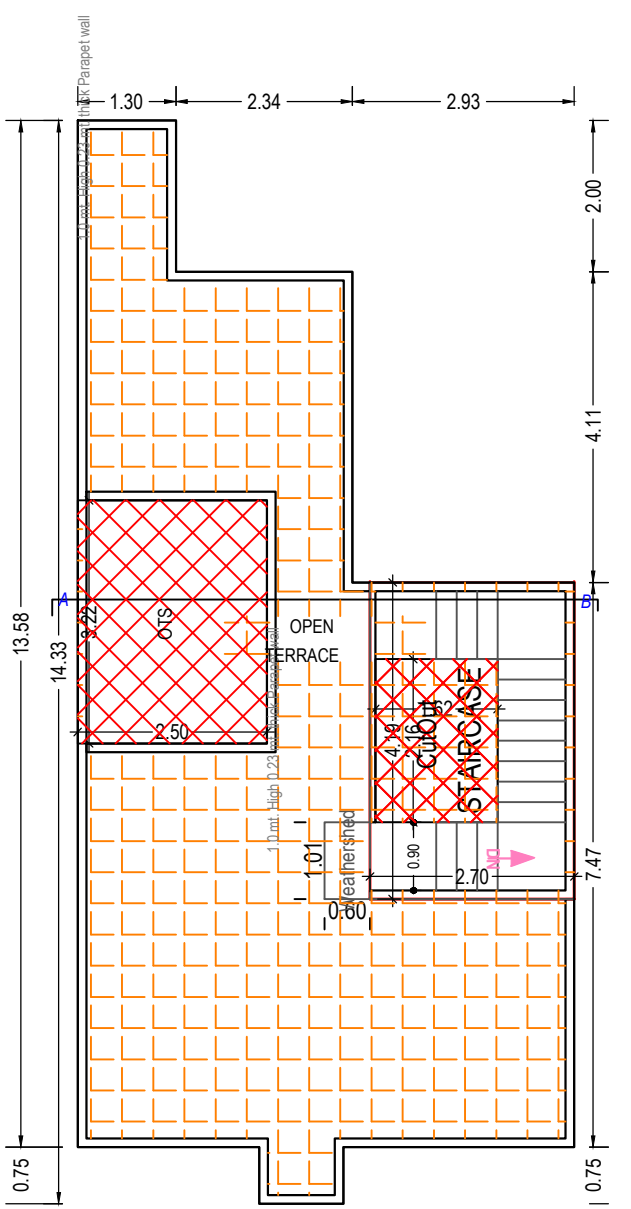
SITE PLAN
(Scale - 1:100)



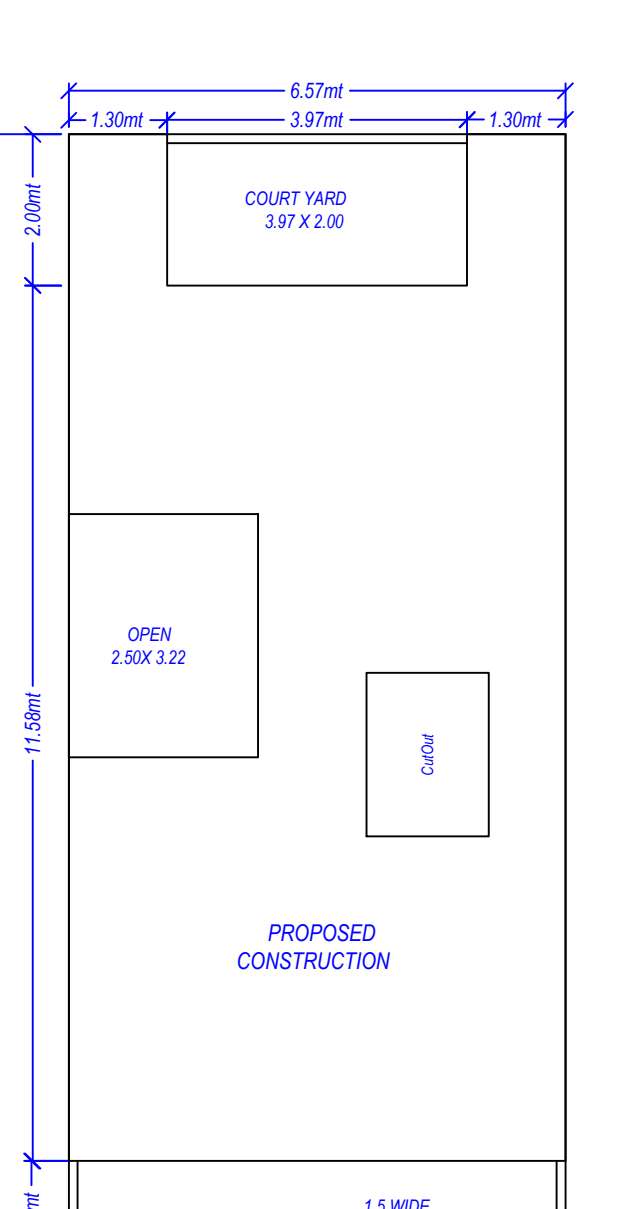
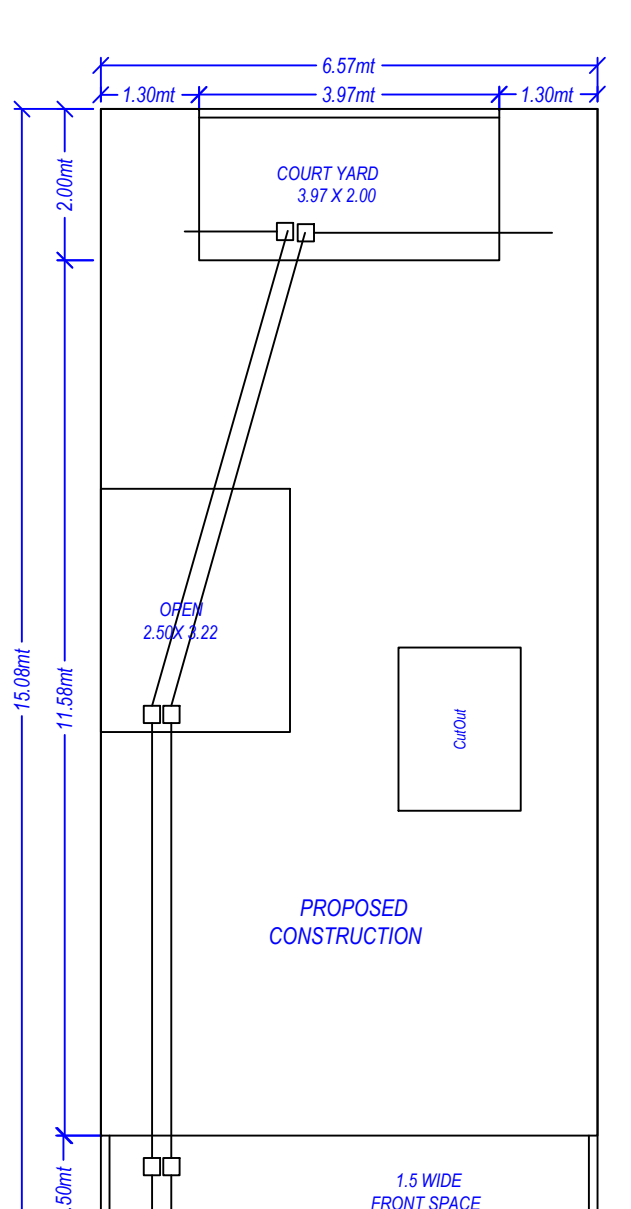
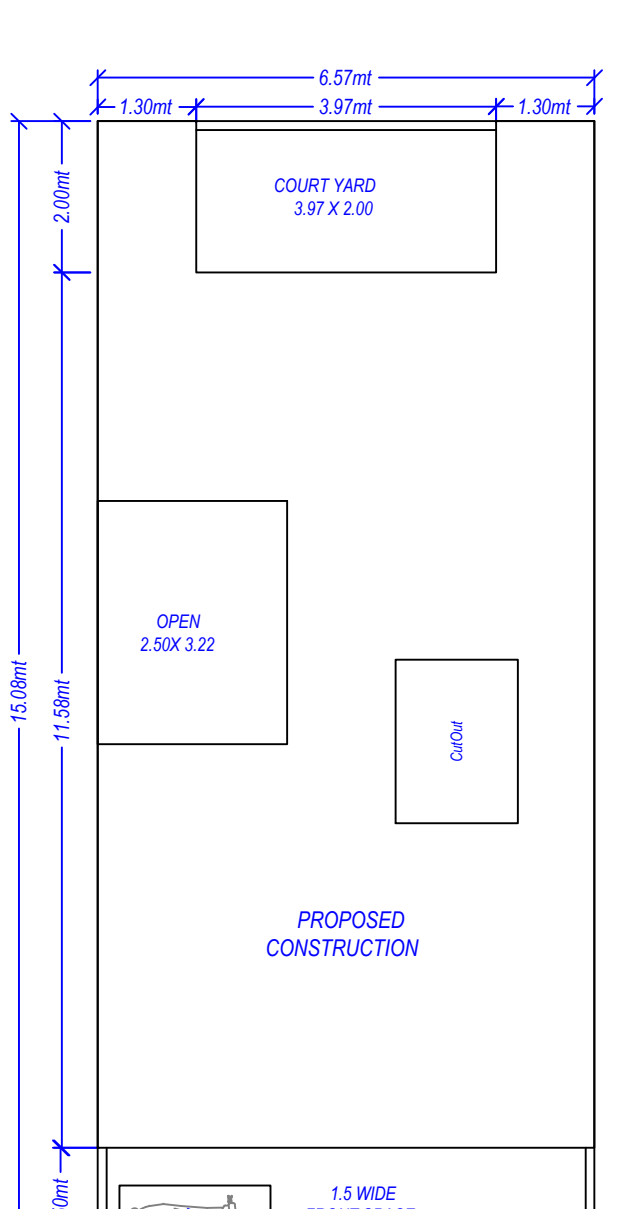
7.50M WIDE ROAD Approved Internal Road
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)



Building Name	Building Use	Building Sub Use	Building Use Group	Building Structure	No. Of Residential Units	Floor Name	Floor Use	Floor Sub Use	FAR Name	FAR Use	FAR Sub Use
PLOT (XX)	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	-	-	-

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (XX)	03	0.65	2.10	01
PLOT (XX)	02	0.75	2.10	04
PLOT (XX)	01	0.90	2.10	01
PLOT (XX)	04	0.90	2.10	04
PLOT (XX)	02	1.00	2.10	01
PLOT (XX)	OPEN-1	2.12	1.00	01
PLOT (XX)	OPEN	3.28	2.10	01

Required Parking (Table 7a)

Building Name	Type	Sub Use	Area (Sq.mt.)	Parking spaces need for every	Units	Car	Two/Wheeler
PLOT (XX)	Residential	Row House	0-100	1	99.08	-	-
				-	-	-	-

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (XX)	V	0.60	1.00	04
PLOT (XX)	W2	0.90	1.60	02
PLOT (XX)	W1	1.00	1.60	04
PLOT (XX)	W2	1.22	1.60	01
PLOT (XX)	W4	1.29	1.60	01
PLOT (XX)	W3	1.50	1.60	03

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR	STAIRCASE	0.90	0.270	0.179	1.00
FIRST FLOOR	STAIRCASE	0.90	0.270	0.179	1.00
TERRACE FLOOR	STAIRCASE	0.90	0.270	0.000	1.00

UnitBUA Table for Building :PLOT (XX)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in (Sq.mt.)	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT R	DWELLING UNIT	81.28	81.28	3.49	80.05	69.74	0.32	0.71
			81.28	81.28	3.49	80.05	69.74	0.32	0.71
			81.28	81.28	3.49	80.05	69.74	0.32	0.71
FIRST FLOOR PLAN	SPLIT R	DWELLING UNIT	66.62	66.62	3.49	65.05	55.08	0.35	0.70
			66.62	66.62	3.49	65.05	55.08	0.35	0.70
			66.62	66.62	3.49	65.05	55.08	0.35	0.70

Total Plot Area: - 99.08

Total Coverage Area: - 69.74

Total FAR Area: - 124.81

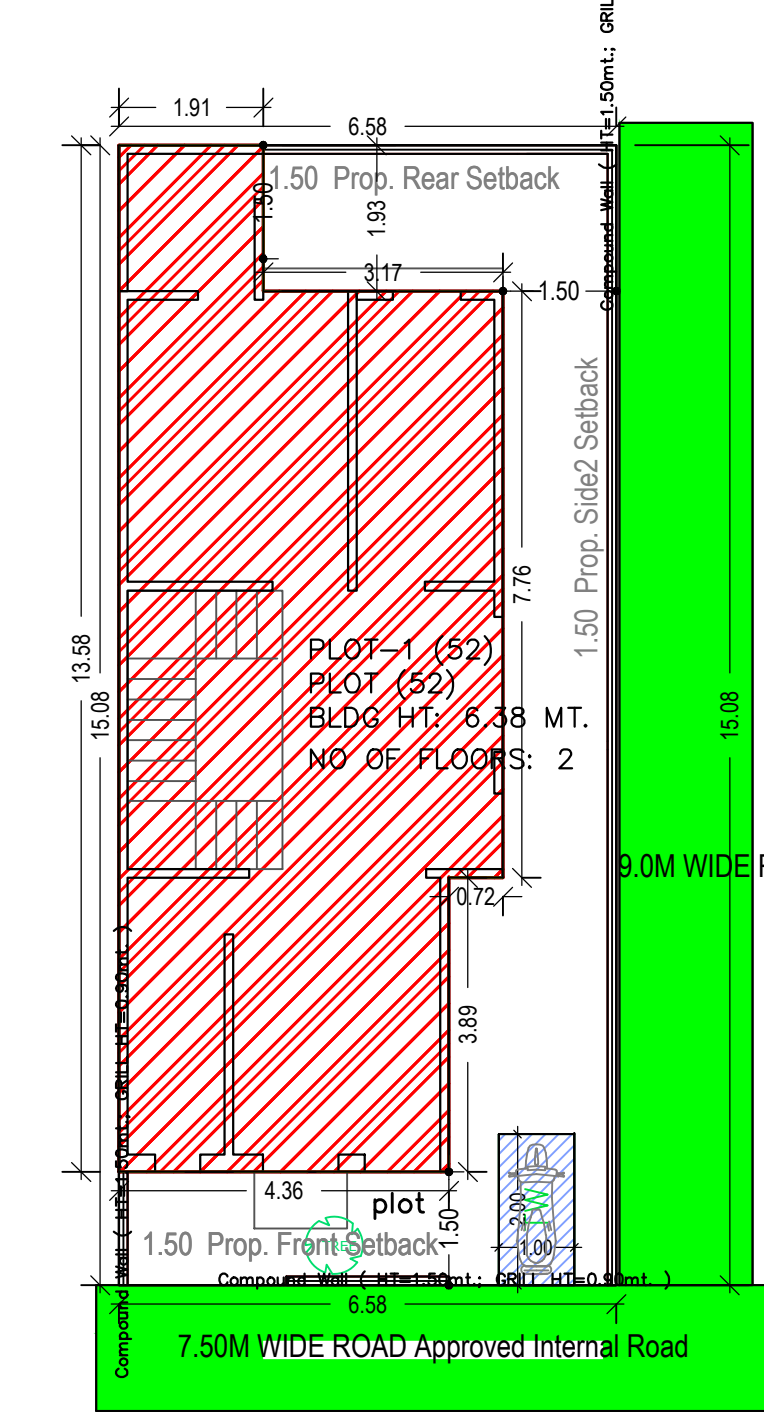
Total BUA Area: - 132.64

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.

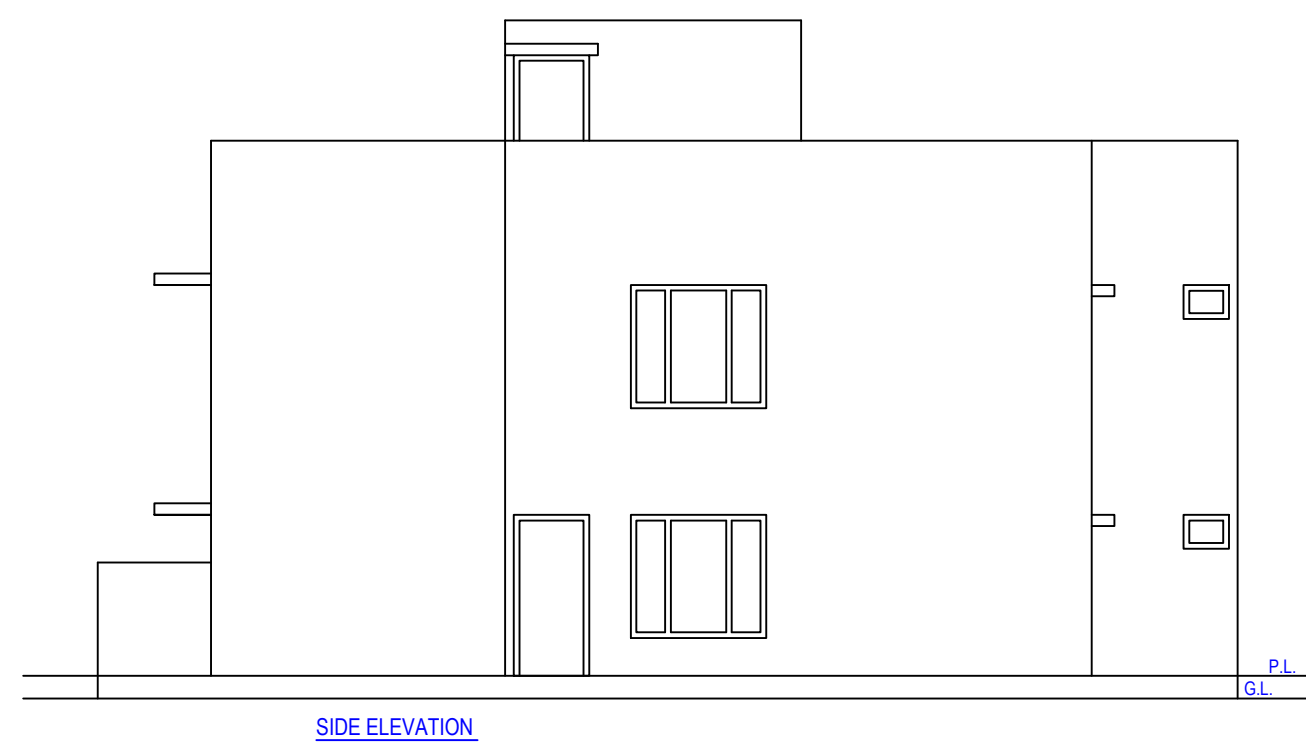
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

ISO_A0 (841.00_x_1189.00_MM)

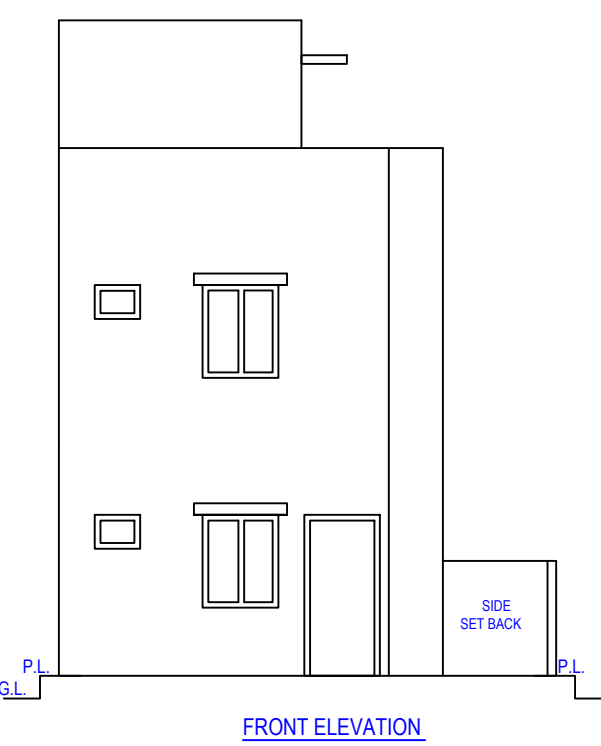
The correctness and accuracy of Proposal Information and drawing is a responsibility of PLOT owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. Soft Tech Engineers Ltd. is not liable for any damages which may arise from use, 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.



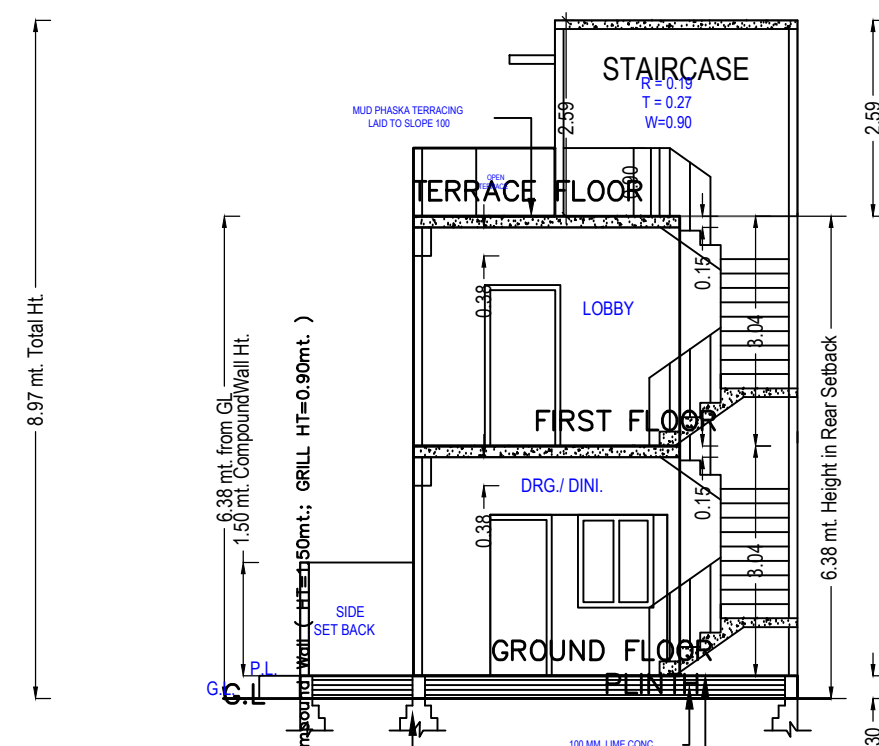
SITE PLAN
(Scale - 1:100)



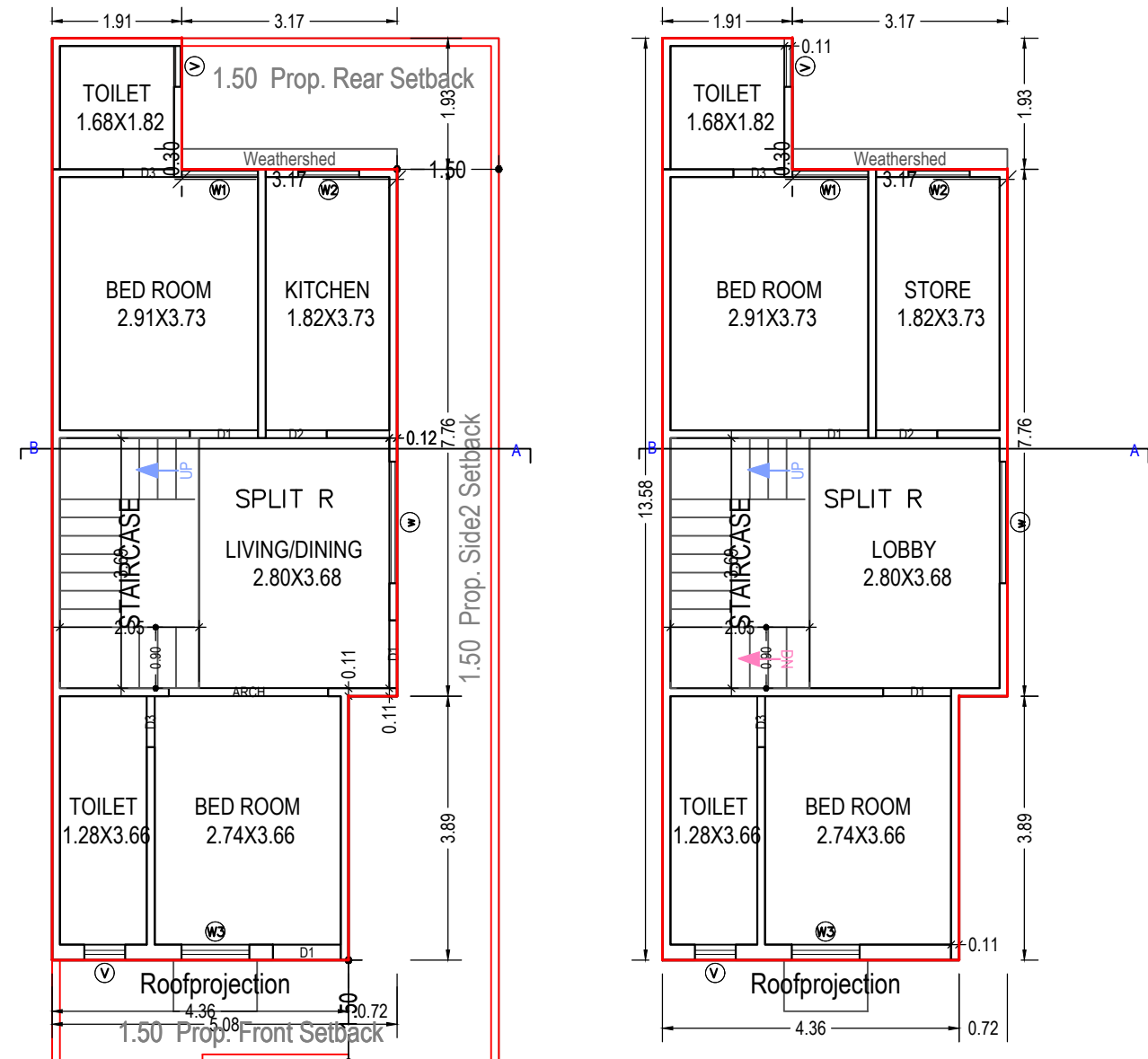
SIDE ELEVATION



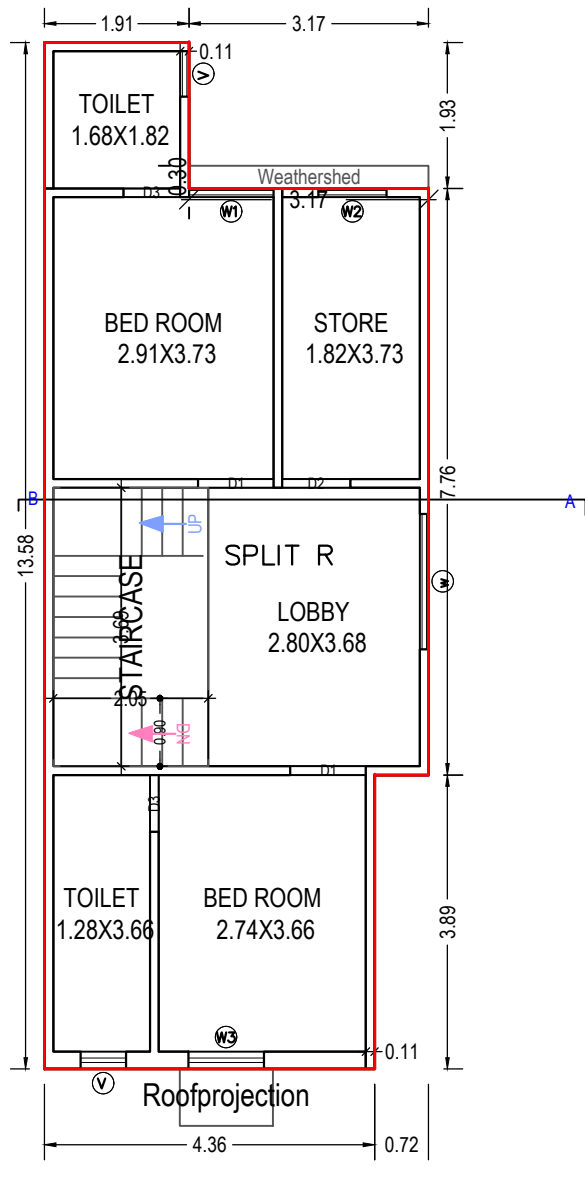
FRONT ELEVATION



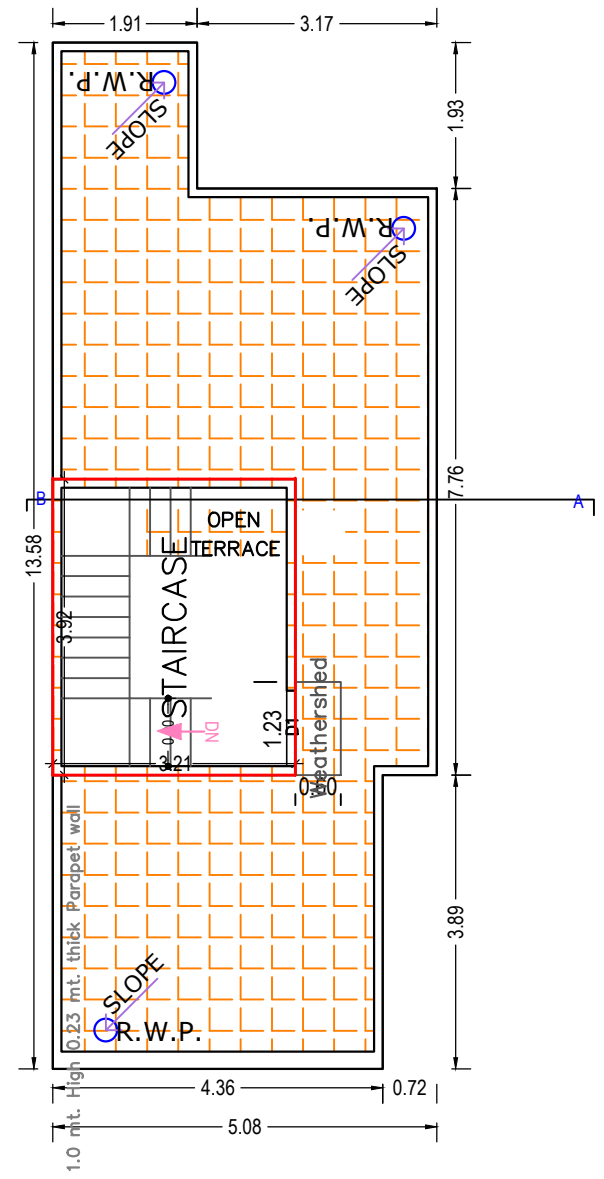
SECTION



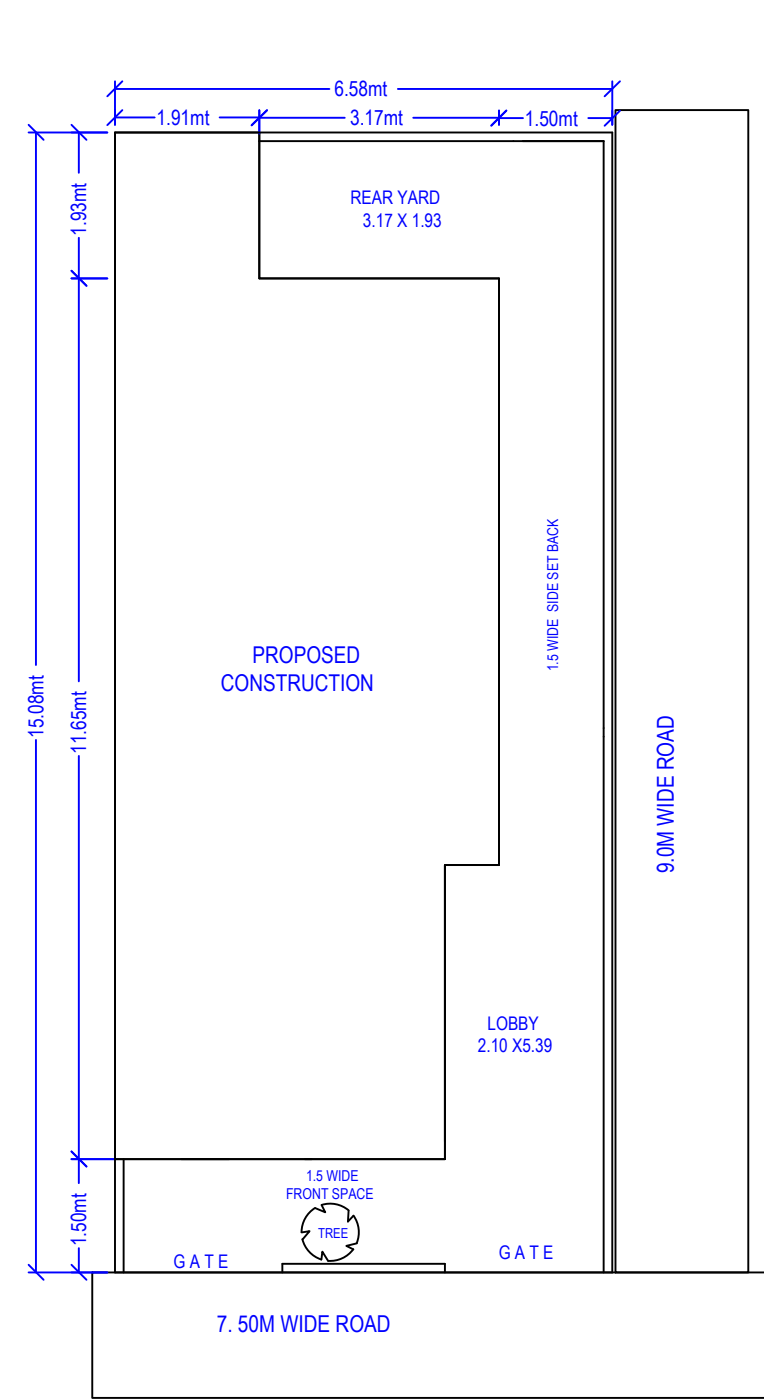
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



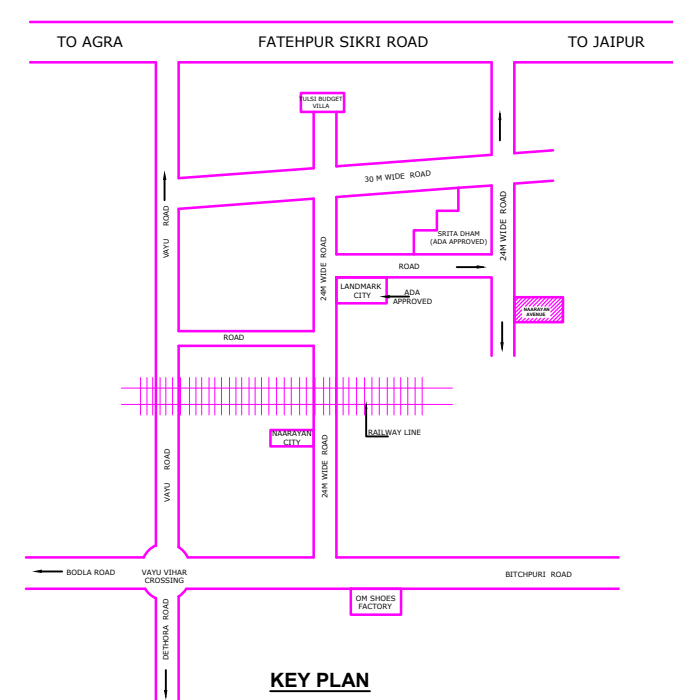
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



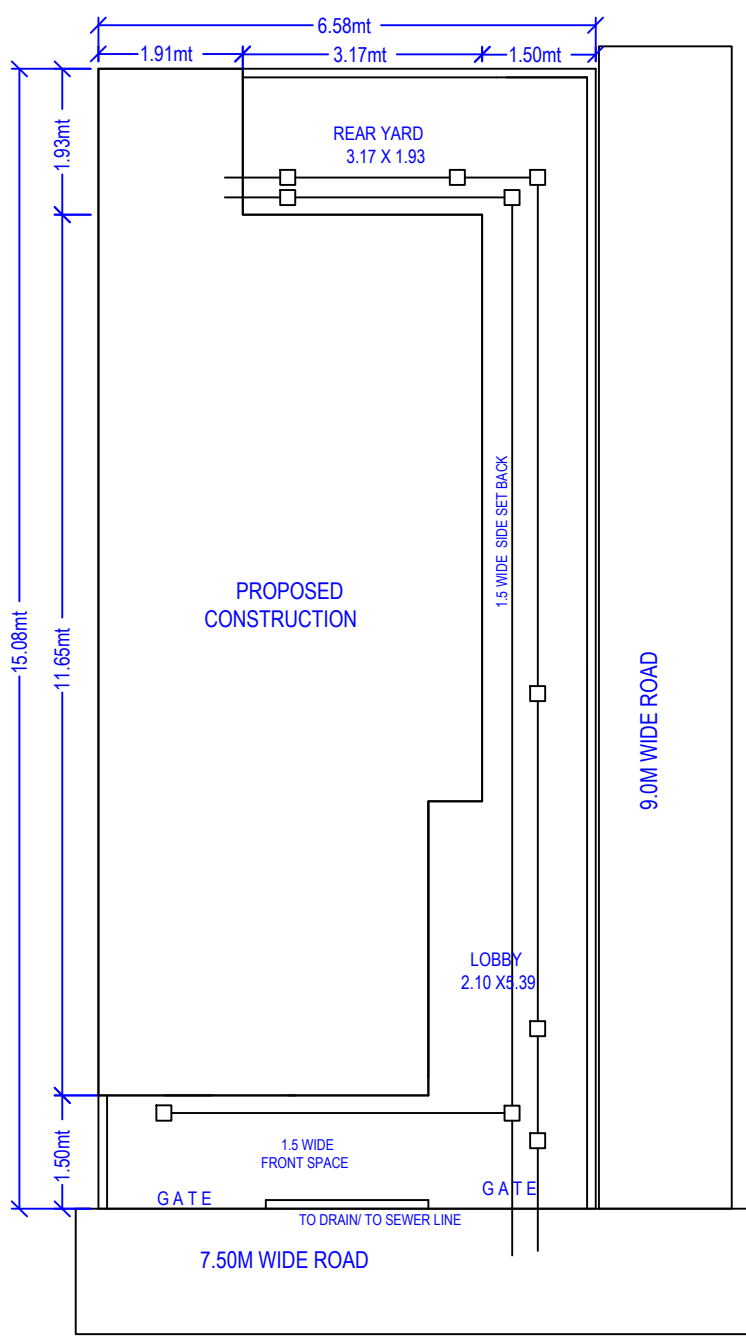
TERRACE FLOOR PLAN
(SCALE 1:100)



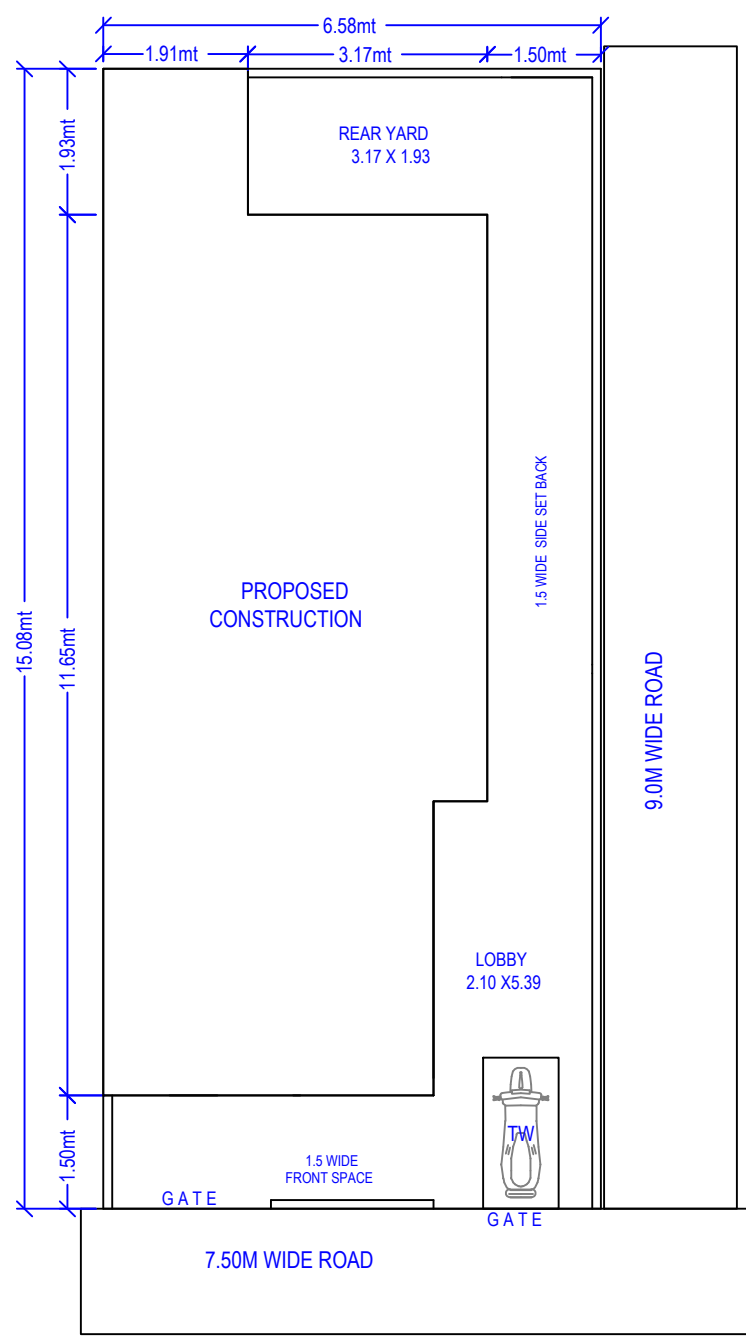
LANDSCAPE PLAN



KEY PLAN



SERVICE PLAN



PARKING PLAN

Building_PLOT (S2)					
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
Ground Floor	60.09	0.00	60.09	60.09	01
First Floor	60.09	0.00	60.09	60.09	00
Terrace Floor	12.57	12.57	0.00	0.00	00
Total	132.74	12.57	120.18	120.17	01
Total Number of Same Buildings:	1				
Total:	132.74	12.57	120.18	120.17	01

UnitBUA Table for Building_PLOT (S2)										
Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit		
GROUND FLOOR PLAN	SPLIT R	DWELLING UNIT	60.09	60.09	60.09	0.35	0.88	55.28	01	
			60.09	60.09	60.09	0.35	0.88	55.28	01	
			Total	60.09	60.09	0.35	0.88	55.28	01	
FIRST FLOOR PLAN	SPLIT R	DWELLING UNIT	60.09	60.09	60.09	0.35	0.88	55.28	01	
			60.09	60.09	60.09	0.35	0.88	55.28	01	
			Total	60.09	60.09	0.35	0.88	55.28	01	
TERRACE FLOOR PLAN	SPLIT R	DWELLING UNIT	60.09	60.09	60.09	0.35	0.88	55.28	01	
			60.09	60.09	60.09	0.35	0.88	55.28	01	
			Total	60.09	60.09	0.35	0.88	55.28	01	

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	0.90	0.270	0.190	1.00
FIRST FLOOR PLAN	STAIRCASE	0.90	0.270	0.190	1.00
TERRACE FLOOR PLAN	STAIRCASE	0.90	0.270	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (S2)	V	0.60	1.00	04
PLOT (S2)	W2	0.90	1.60	02
PLOT (S2)	W3	1.00	1.60	02
PLOT (S2)	W1	1.12	1.60	02
PLOT (S2)	w	1.79	1.60	02

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (S2)	D3	0.75	2.10	04
PLOT (S2)	D2	0.90	2.10	02
PLOT (S2)	D1	1.00	2.10	05
PLOT (S2)	ARCH	2.34	2.10	01

File No		ADA/BP/24-25/0221		Sheet	1 / 1
Submission Date		2024-05-26		Scale	1:100
VERSION NO.		1.0/04			
VERSION DATE:		05/04/2024			
AREA STATEMENT					
PROJECT DETAIL:					
Authority: Agra Development Authority		Plot User: Residential			
Authority Class: Category B		Plot SubUse: Row House			
Authority/Grade: Development Authority (DA)		Development Plan: Naarayan Avenue			
Consent/Type: Regular		Land Use Zone: Residential Use Zone			
Project Type: Building Permission		Land SubUse Zone: Residential Zone			
Nature of Development: NEW		Layout Type: NA			
SubDevelopment Area: Undeveloped Area					
Special Project: NA					
Site Address: District Agra, Tehsil Agra, Village-Pathaul					
AREA DETAILS:		Sq.Mts			
Area of Plot As per record					
Document Area				99.23	
As per site condition				99.23	
Area of Plot Considered				99.23	
Deduction for				0.00	
(a) Proposed roads				0.00	
(b) Any reservations				0.00	
Total (a + b)				0.00	
Net Area of plot (1 - 2) AREA OF PLOT				99.23	
Plot Area For Coverage				99.23	
Plot Area For FAR				99.23	
Perm. FAR Area (2/30)				198.46	
Total Perm. FAR area (2/30)				198.46	
Total Built up area permissible at				198.46	
Permissible Coverage area (75.00 %)				74.42	
Proposed Coverage Area (60.56 %)				60.09	
Total Prop. Coverage Area (60.56 %)				60.09	
Balance coverage area (14.44 %)				14.33	
Proposed Area at:					
	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR	
Ground Floor	60.09	0.00	60.09	0.00	
First Floor	60.09	0.00	60.09	0.00	
Terminus Floor	12.57	0.00	12.57	0.00	
Total Area	132.75	0.00	120.18	0.00	
Total FAR Area					130.17
Total BuiltUp Area					132.74
Proposed FAR consumed				12.21	
Permanent Substern					
Terminet Proposed (3 - 4)					
G.F.		1.00			
Total Terminet (3 - 4)		1			
Parking Statement					
Proposed Parking Space				2.00	

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	Total		
	PLOT (S2)			
	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	60.09	60.09	60.09	60.09
First Floor	60.09	60.09	60.09	60.09
Terrace Floor	12.57	0.00	12.57	0.00
Total:	132.75	120.18	132.75	120.18

FAR& Unit Details				
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)
PLOT (S2)	1	132.75	12.57	120.18
Grand Total	1	132.75	12.57	120.18

Parking Check (Table 7b)				
Vehicle Type	No.	Reduced Rept Parking (Increase of Plotting RW) Area (Sq.mt.)	Area	Prop.
TwoWheeler	-	-	-	1
Total	-	-	0.00	2.00

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
PLOT (S2)	Residential	Row House	-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential
						FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential
						TERRACE FLOOR PLAN	Residential	Row House	-	-

Tree Details (Table 3h)				
Plot	Name	Reqd	No. of Trees	Prop.
Plot	Tree	1	1	1

Required Parking (Table 7a)										
Building Name	Type	SubUse	Area (Sq.mt.)	Units	Parking space reqd for every	Car	TwoWheeler			
PLOT (S2)	Residential	Row House	0 - 100	1	99.23	-	-	0.00	-	-
Total	-	-	-	-	-	0	0	-	0	1

OWNER'S NAME AND SIGNATURE
R.J. INFRA HOMES PVT LTD BY DIRECTOR-MUKESH KUMAR AGRAWAL, SARASWAT ARCH@GMAIL.COM, 9412723384

ARCHENG'S NAME AND SIGNATURE
shivam agarwal
CA2020/119080

Signature Not Verified
Agra Development Authority



Signature Not Verified
Agra Development Authority

Building Plan Application Number
ADA/BP/24-25/0221

Sanctioned On
20 Jun 2024

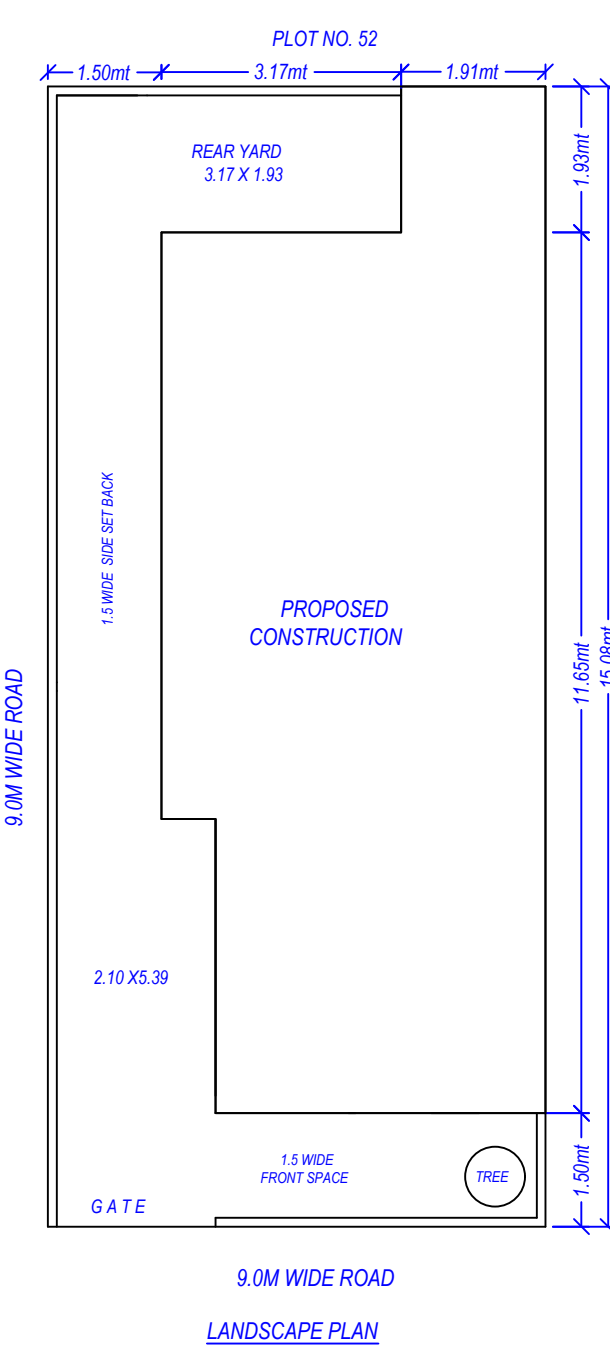
Valid Till
24 Jun 2029

Approved By
Probbhat Paul (Town Planner)

Examined By
Krishan Pal Singh (JE)

Satish Chand Rajput (Assistant Engineer)

Probbhat Paul (Town Planner)



AREA STATEMENT		VERSION NO: 1.0.90 VERSION DATE: 23/11/2023	
PROJECT DETAIL:			
Authority: Agency Development Authority		Plot Use: Residential	
Authority/Class: Category B		Plot Sub/Use: Row House	
Authority/Class: Development Authority (DA)		Development Plan: Nanyangyan Areas	
Central/Tag: Regular		Land Use Zone: Residential use Zone	
Project Type: Building Permission		Land Use Zone: Residential Zone	
Nature of Development: NEW		Layout Type: NA	
Development Area: Developed Area			
Sub/Development Area: Metro City Area			
Special Project: NA			
Site Address: District: Angkor, Tehsil: Angkor, Village: Pahalul		So. Mts.	
AREA DETAILS:			
1	Area of Plot as per record		
	Document Area		99.23
	As per site condition		99.23
	Area of Plot Considered		99.23
2	Deduction for a) Proposed roads b) Safety reservations		0.00
	Total(a + b)		0.00
3	Net Area of plot (1 - 2) AREA OF PLOT		99.23
	Plot Area For Coverage		99.23
	Plot Area For FAR		99.23
	Perm. FAR Area (2.00)		198.46
	Plot Perm. FAR area (2.00)		198.46
4		Total Built up area permissible at:	198.46
Permissible Coverage area (75.00 %)			148.92
Proposed Coverage Area (60.56 %)			60.09
Total Prop. Coverage Area (60.56 %)			60.09
Balance coverage area (14.44 %)			14.33
		Proposed Area at	
	Proposed Built up	Existing Built up	Proposed F.S.I
	Ground Floor	60.09	60.09
	First Floor	69.09	69.09
	Terrace Floor	12.57	0.00
	Total Area	132.75	120.18
	Total FAR Area		120.18
	Total Built Area		120.18
Proposed F.S.I consumed:			12.75
C. Tenement Statement			
Tenement Proposed At:			
G.F.		1.00	
Total Tenements (3 × 4)		1	
E. Parking Statement			
Proposed Parking Space:			2.00

Color Notes	
COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P.S SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

FAR & Unit Details						
Building	No. of Same Bldg	Total Built Up Area (Sq.ft.)	Deductions (Area in Sq.ft.)	Proposed FAR Area (Sq.ft.)	Total FAR Area (Sq.ft.)	No. of Unit
			Munty	Resi.		
PLOT (53)	1	132.75	12.57	120.18	120.18	01
Grand Total :	1	132.75	12.57	120.18	120.18	01

Parking Check (Table 7b)					
Vehicle Type	Reqd.			Prop.	
	No.	Reduced Req'd Parking (Incase of Plot having R/W Area surrendered FOC)	Area	No.	Area
TwoWheeler	-	-	-	1	2.00
Total			0.00		2.00

BUILDING USE/SUB/USE DETAILS												
Building Name	Building Use	Building Sub/Use	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor Sub/Use	FAR Name	FAR Use	FAR Sub/Use
PLOT (S)	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		TwoWheeler			
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit		Reqd.
PL01 (S3)	Residential	Rw House	0 - 101	1	99.23	-	-	-	0.00	-	-
Total:				-	-	-	0	0	-	0	1

Floor Name	Building Name		Total	
	PLOT (53)		Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		
Ground Floor	60.09	60.09	60.09	60.09
First Floor	60.09	60.09	60.09	60.09
Terrace Floor	12.57	0.00	12.57	0.00
Total	132.75	120.18	132.75	120.18

OWNER'S NAME AND SIGNATURE
R.J. INFRA HOMES PVT LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL, SARASWAT.ARCH@GMAIL.COM, 9412723384

ARCH/ENG'S NAME AND SIGNATURE	<i>Shivam Agarwal</i>	ENGINEER
shivam agarwal		
CA/2020/119080		

Signature Not Verified Digitally signed by Shashank Agrawal Date: 05 Dec 2023 15:22:42 Designation : Architect	Agra Development Authority
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Signature Not Verified

Building Plan Application Number	
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ADA/BP/23-24/0970
Sanctioned On

02 Dec 2023

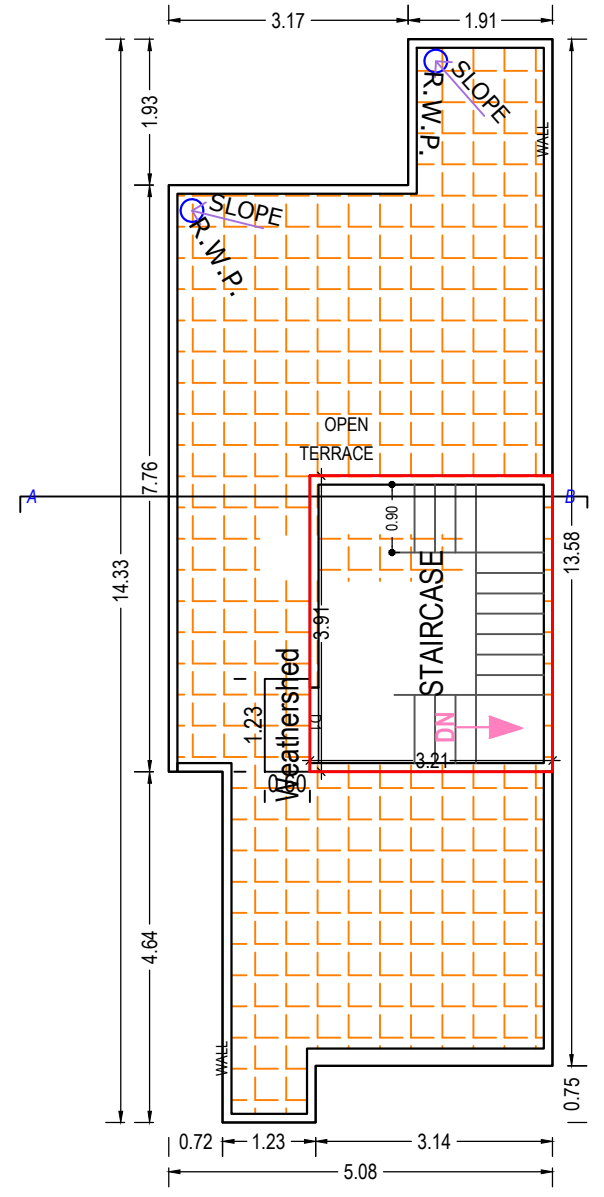
04 Dec 2028

Approved By _____

Prabhat Kumar (Executive Engineer/ Town Planner)
Examined By

Raj Kapoor (JE)Phool Badan Yadav (Assistant Engineer)Gail C. Burt (A.B., M.F.A.)Satish Chandra Rajput (Assistant Engineer)

Prabhat Kumar (Executive Engineer/ Town Planner)



Building PLOT (53)							
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq. mt.)		Proposed Area (Sq.mt.)	FAR Ratio	Total FAR Area (Sq.mt.)	No. of Unit
		Mummy	Res.				
Ground Floor	60.09	0.00		60.09		60.09	01
First Floor	60.09	0.00		60.09		60.09	00
Terrace Floor	12.57	12.57		0.00		0.00	00
Total	132.75	12.57		120.18		120.18	01
Total Number of Same Buildings:	1						
Total	132.75	12.57		120.18		120.18	01

UNBLSA Table for Building PLOT (53)											
Room	Name	UNBLSA Type	Net UNBLSA Area	Gross UNBLSA Area	UNBLSA Area	Deductions (Area in Sq.m.)			Carpet Area	No of Unit	
		DWELLING UNIT				Door	Window	External			
GROUND FLOOR PLAN		SPLIT R	60.09	60.09	60.09	0.35	0.88	3.58	55.28	01	
	Total per Floor:	Total	60.09	60.09	60.09	0.35	0.88	3.58	55.28	01	
		Typical Unit	Floor = 1	60.09	60.09	60.09	0.35	0.88	3.58	55.28	01
		SPLIT R	60.09	60.09	60.09	0.23	0.88	3.68	55.30	00	
FIRST FLOOR PLAN		SPLIT R	60.09	60.09	60.09	0.23	0.88	3.68	55.30	00	
	Total per Floor:	Total	60.09	60.09	60.09	0.23	0.88	3.68	55.30	00	
		Typical Unit	Floor = 1	60.09	60.09	60.09	0.23	0.88	3.68	55.30	00
		SPLIT R	60.09	60.09	60.09	0.23	0.88	3.68	55.30	00	
			120.18	120.18	120.18	0.58	1.76	7.26	110.68	01	

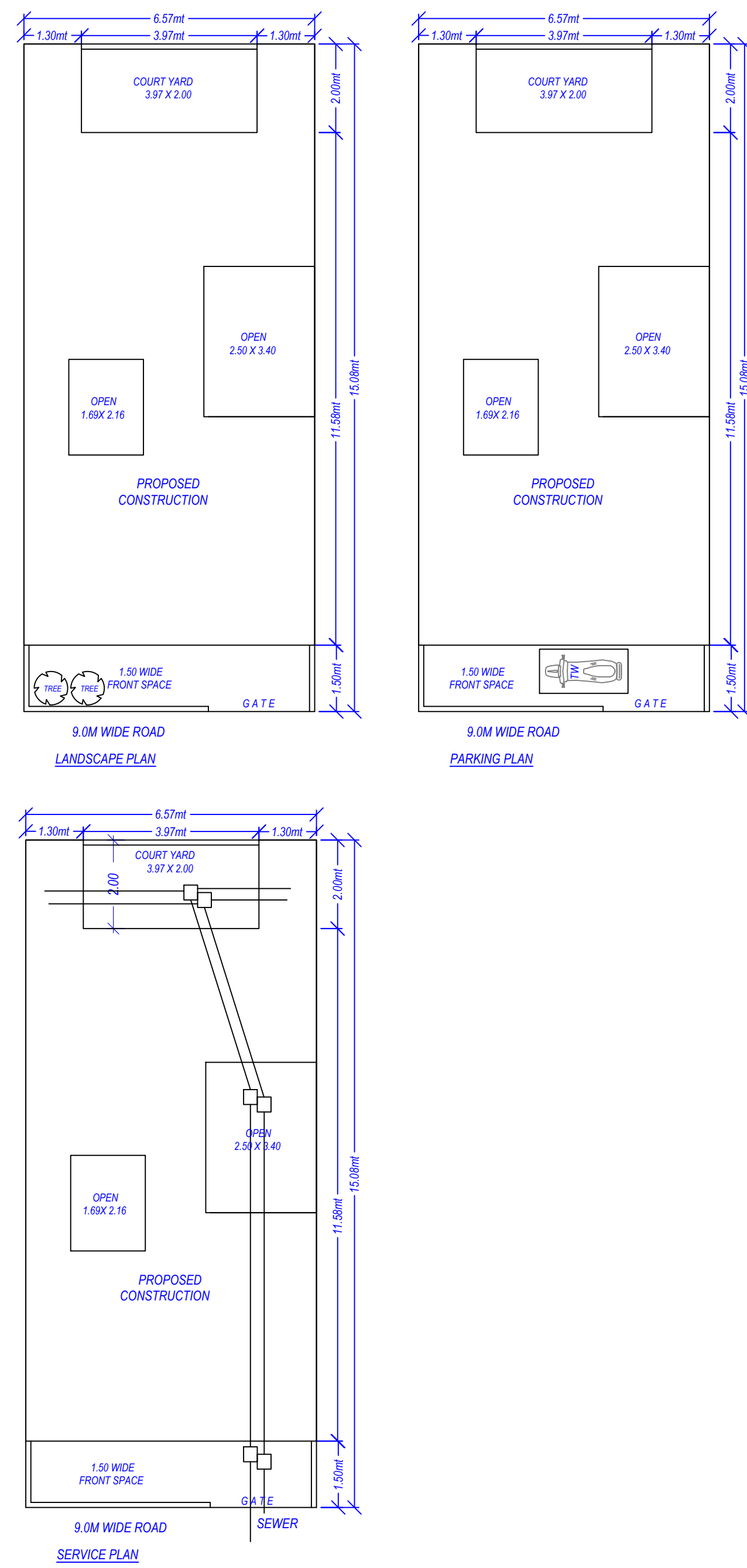
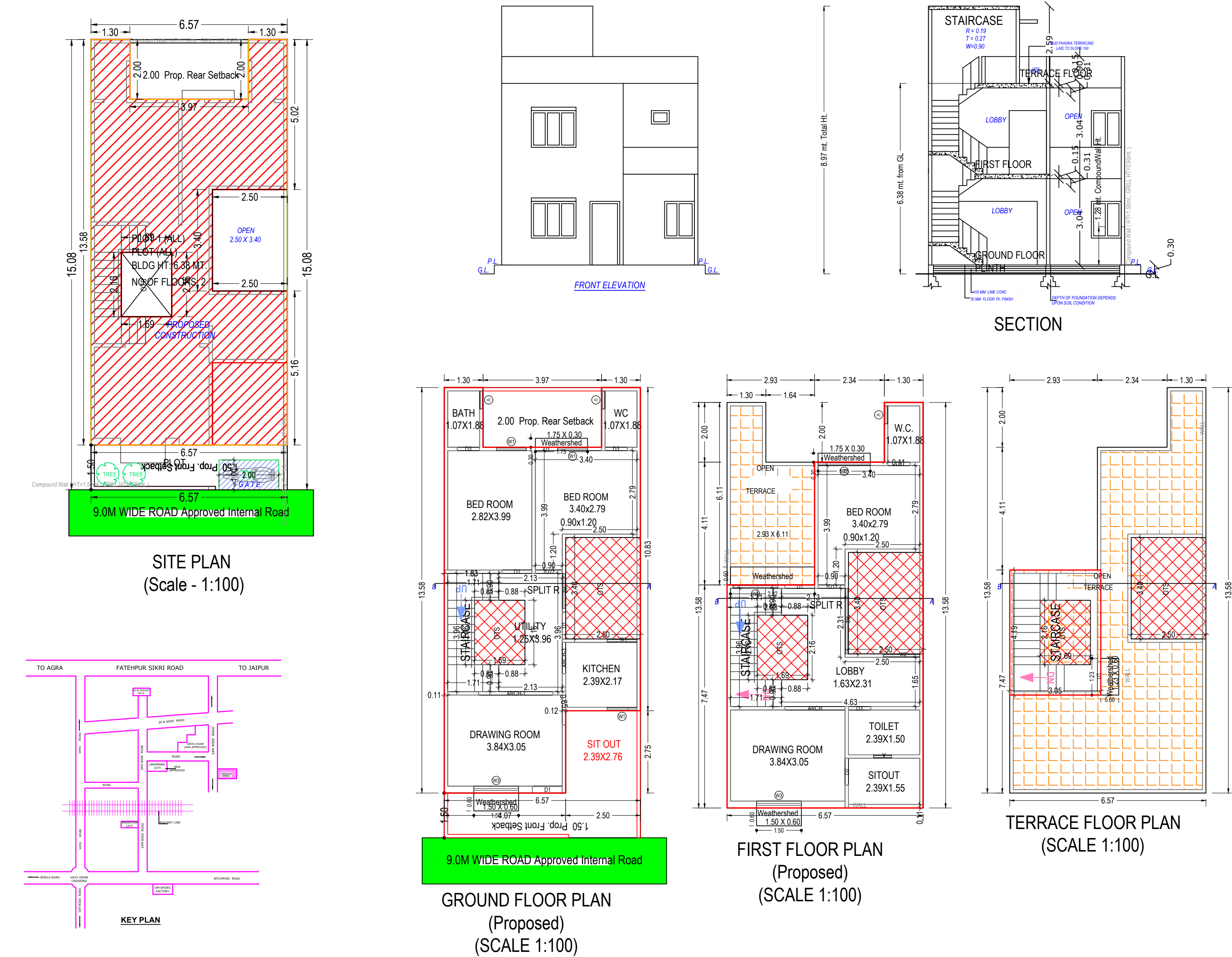
Floor Name	StairCase Name	Fight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	0.90	0.270	0.190	1.00
FIRST FLOOR PLAN	STAIRCASE	0.90	0.270	0.190	1.00
TERRACE FLOOR PLAN	STAIRCASE	0.90	0.270	0.000	1.00

BUILDING NAME	NAME	LENGTH	HEIGHT	NCS	
PLOT (S3)	V	0.60	1.00		04
PLOT (S3)	W2	0.90	1.60		02
PLOT (S3)	W3	1.00	1.60		02
PLOT (S3)	W1	1.12	1.60		02
PLOT (S3)	W4	1.79	1.60		02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (S3)	D3	0.75	2.10	04
PLOT (S3)	D2	0.90	2.10	02
PLOT (S3)	D1	1.00	2.10	06
PLOT (S3)	ARCH	2.34	2.10	01

Total Plot Area: - 99.23	Total FAR Area: - 120.18
Total Coverage Area: - 60.09	Total BUA Area: - 132.75



	File No	ADA/BP/23-24/0604	Sheet	1 / 1
	Submission Date	2023-09-23	Scale	1:100
A	AREA STATEMENT		VERSION NO: 1.0.88	
	PROJECT DETAIL :		Version Date: 10/05/2023	
	Authority: Agra Development Authority	Plot Use: Residential		
	Authority Class: Category B	Plot SubUse: Row House		
	Authority Grade: Development Authority (DA)	Development Plan: Naarayan Avenue		
	Classification: 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			
	Sub Development Area: Metro City Area			
	Special Project: Affordable Housing under Policy 2021 (AMP 2021)			
	Site Address: District Agra, Tehsil Agra, Village Pathauli			
	AREA DETAILS :		Sq.Mts.	
1	Area of Plot As per record			
	Document Area		99.08	
	As per site condition		99.08	
	Area of Plot Considered		99.08	
	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		99.08	
	Plot Area For Coverage		99.08	
	Plot Area For FAR		99.08	
	Perm. FAR Area (2.00)		198.16	
	Total Perm. FAR area (2.00)		198.16	
8.	Total Built up area permissible at:			
	Permissible Coverage area (70.00 %)			
	Proposed Coverage Area (69.79 %)			
	Total Prop. Coverage Area (69.79 %)			
	Balance coverage area (0.22 %)			
	Proposed Area at:			
	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
	Ground Floor	69.14	0.00	69.14
	First Floor	54.47	0.00	54.47
	Terrace Floor	9.13	0.00	9.13
	Total Area	132.74	0.00	123.61
	Total FAR Area		123.61	
	Total BuiltUp Area:		132.74	
	Proposed F.S.I. consumed:		1.25	
C	Tenement Statement			
4.	Tenement Proposed At:			
	G.F.	1.00		
5.	Total Tenements (3 + 4)			
	Parking Statement			
2.	Proposed Parking Space:			

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)	

Type Design Information	
S: No	Plot No
1	54
2	56
3	58
4	60
5	62

FAR & Unit Details									
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			OTS		Mummy	Covered Area			
PLOT (ALL)	1	169.16	24.28	132.74	9.13	6.89	123.61	123.61	01
Grand Total :	1	169.16	24.28	132.74	9.13	6.89	123.61	123.61	01

Parking Check (Table 7b)					
Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd Parking (Incase of Plot having R/WArea surrendered FOC)	Area	No.	Area
TwoWheeler	-	-	-	1	2.00
Other Parking	-	-	-	-	2.00
Total			0.00		4.00

Type Design Details								
Total No. of Plots	Plot Area		FAR Area		BUA Area		Coverage Area	
	Plot Area	Total Plot Area	FAR Area	Total FAR Area	BUA Area	Total BUA Area	Coverage Area	Total Coverage Area
5	99.08	495.4	123.61	618.05	132.74	663.7	69.14	345.7

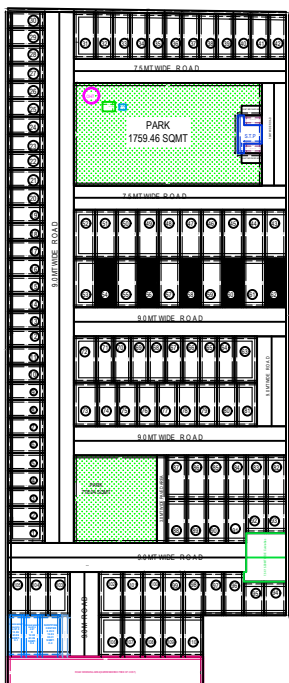
SCHEDULE OF DOOR:					SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (ALL)	D1	0.75	2.10	01	PLOT (ALL)	V	0.80	1.00	04
PLOT (ALL)	D1	0.75	2.10	01	PLOT (ALL)	W1	1.00	1.60	04
PLOT (ALL)	D2	0.90	2.10	02	PLOT (ALL)	W2	1.18	1.60	01
PLOT (ALL)	D2	0.90	2.10	02	PLOT (ALL)	W2	1.12	1.60	01
PLOT (ALL)	D1	1.00	2.10	03	PLOT (ALL)	W3	1.50	1.60	03
PLOT (ALL)	ARCH-3	1.05	3.00	01	PLOT (ALL)	W2	1.75	1.60	01
PLOT (ALL)	ARCH	2.02	2.10	01	PLOT (ALL)	W2	2.19	1.60	01
PLOT (ALL)	ARCH-1	2.50	1.00	01					

Staircase Checks (Table 8a-1)					
Floor Name	StarCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	0.90	0.270	0.179	1.00
FIRST FLOOR PLAN	STAIRCASE	0.90	0.270	0.179	1.00
TERRACE FLOOR PLAN	STAIRCASE	0.90	0.270	0.000	1.00

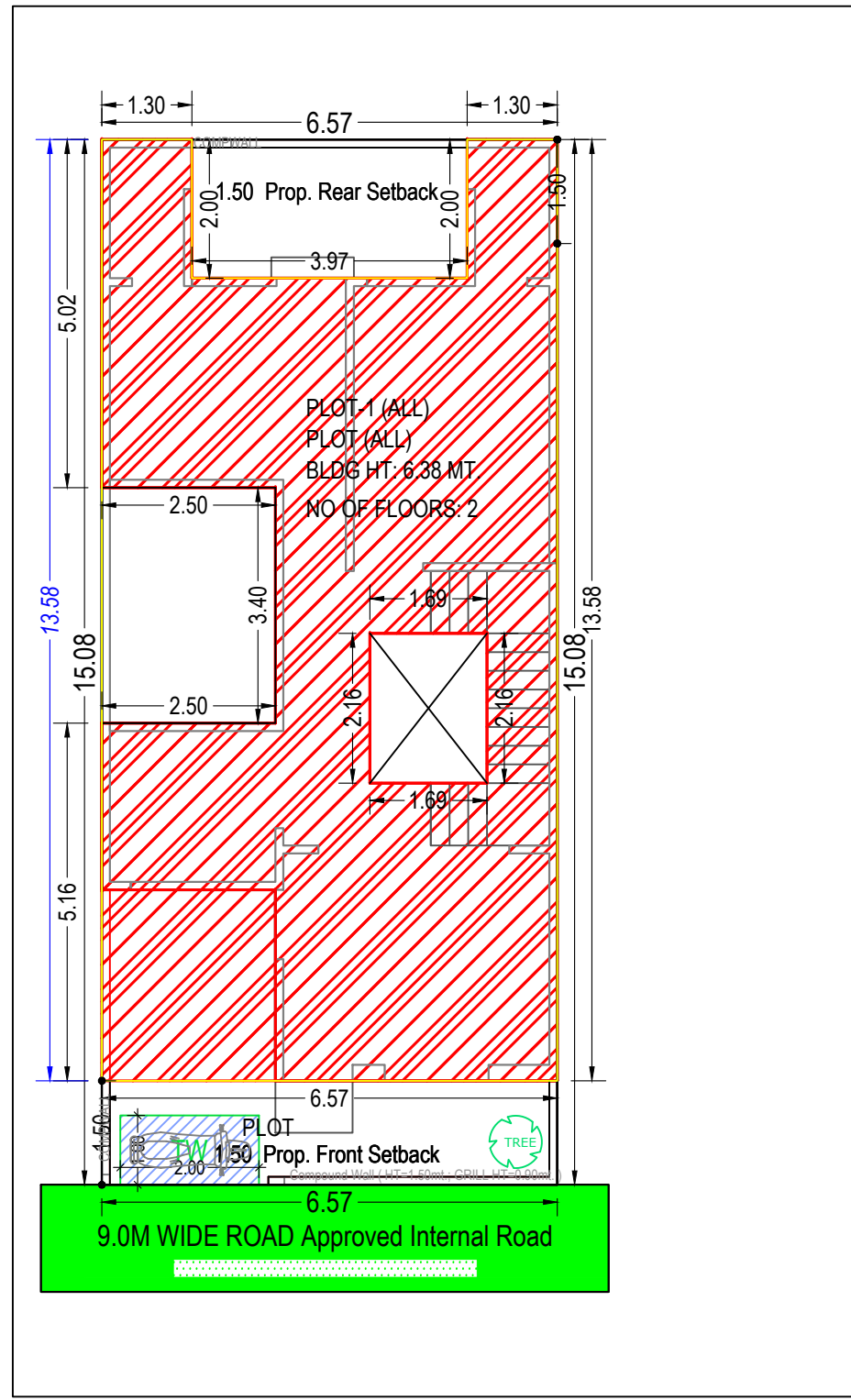
UnitBUA Table for Building: PLOT (ALL)											
Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA Area in Sq.mt.		UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT R	DWELLING UNIT	Chawk		12.14	62.25	0.32	0.48	4.69	56.76	01
			Total		12.14	62.25	0.32	0.48	4.69	56.76	01
			Typical Floor <= 1								
			Total per Floor		74.39	74.39					
FIRST FLOOR PLAN	SPLIT R	DWELLING UNIT	Chawk		12.14	62.25	0.32	0.48	4.69	56.76	01
			Total		12.14	62.25	0.32	0.48	4.69	56.76	01
			Typical Floor <= 1								
			Total per Floor		74.39	74.39					
Total			66.62	66.62	12.14	54.48	0.12	0.62	4.12	49.62	00
Total			66.62	66.62	12.14	54.48	0.12	0.62	4.12	49.62	00
Total			141.01	141.01	24.29	116.73	0.43	1.10	8.81	106.38	01

Building: PLOT (ALL)								
Floor Name	Gross Builtup Area	Deductions From Gross BUA Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed	FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		OTS		Mummy Covered Area	Resi.			
Ground Floor	61.28	12.14	69.14	0.00	6.89	69.14	69.14	01
First Floor	66.61	12.14	54.47	0.00	0.00	54.47	54.47	00
Terace Floor	21.27	0.00	9.13	9.13	0.00	0.00	0.00	00
Total:	169.16	24.28	132.74	9.13	6.89	123.61	123.61	01
Total Number of Same Buildings:	1							
Total:	169.16	24.28	132.74	9.13	6.89	123.61	123.61	01

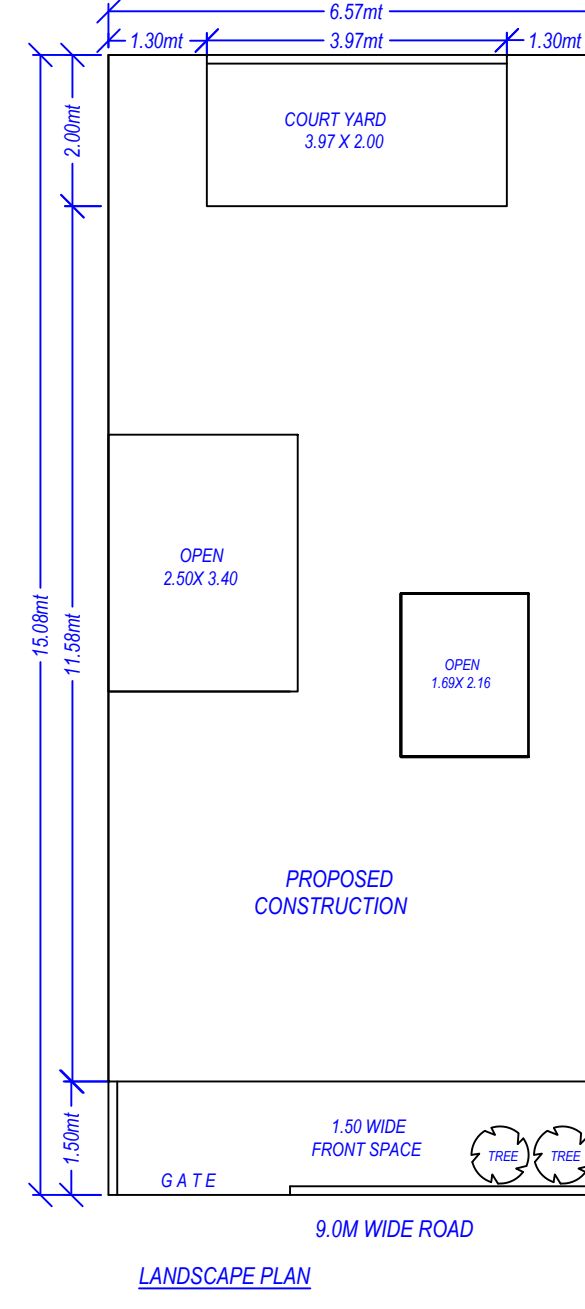
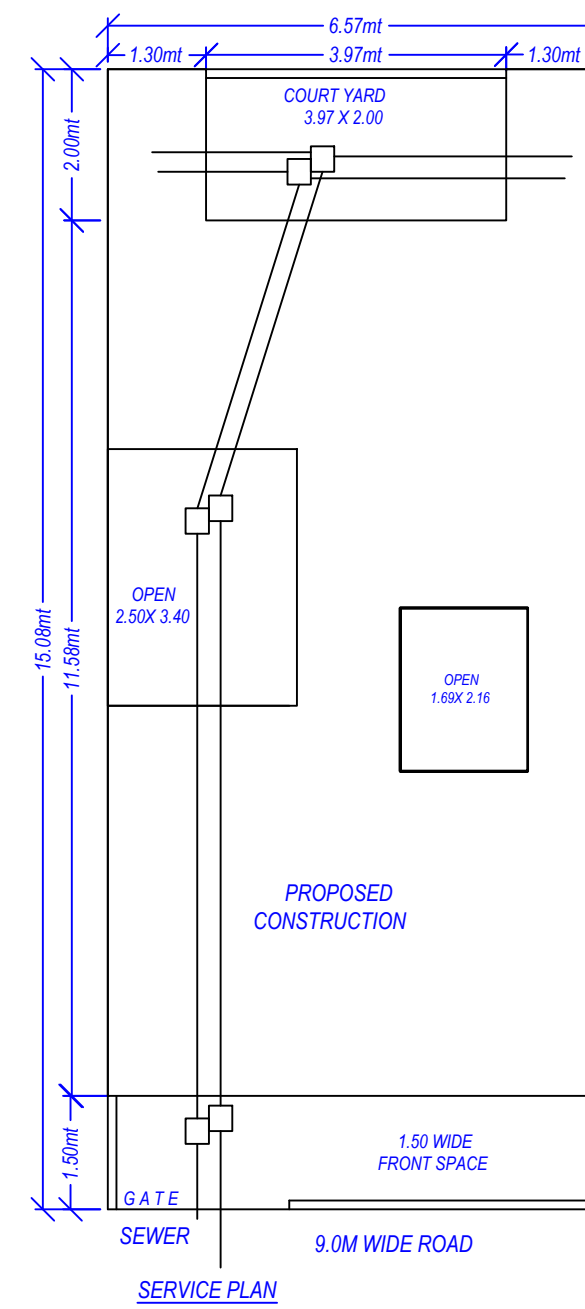
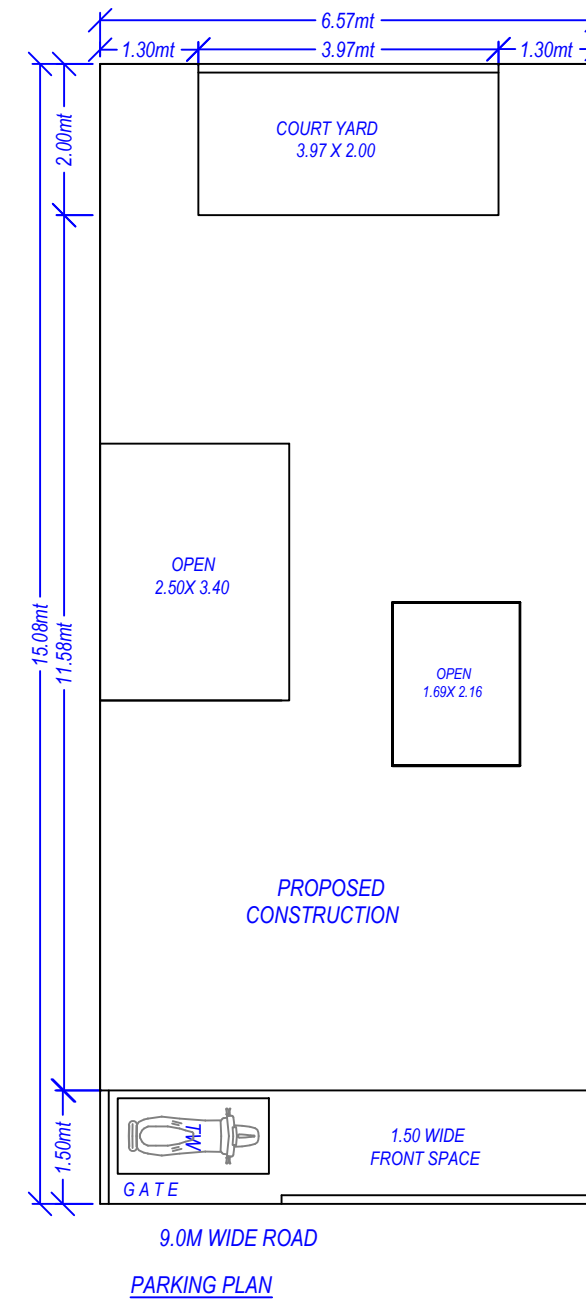
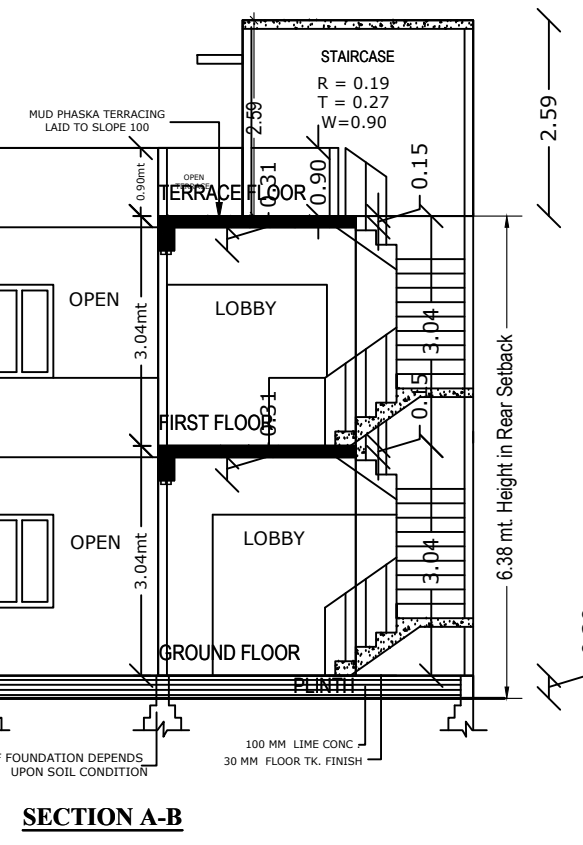
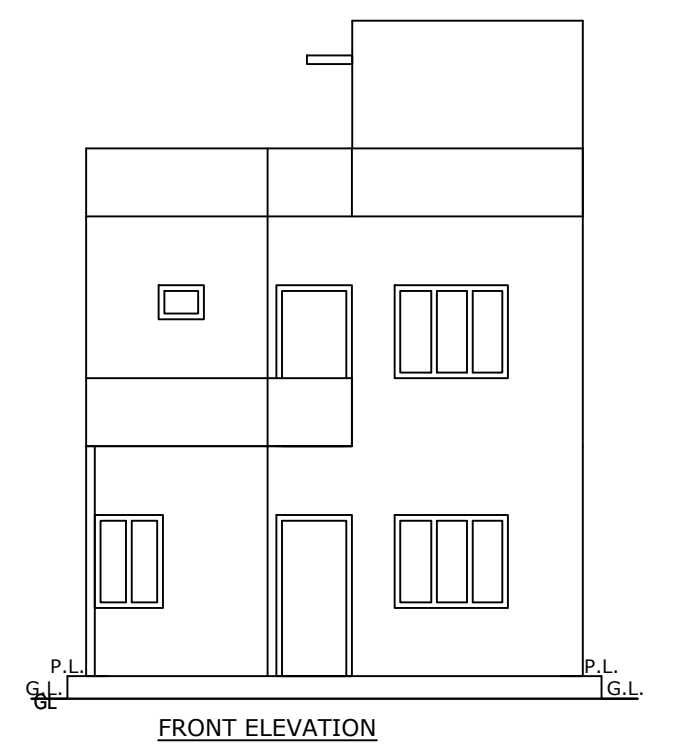
Total Plot Area: -	99.08	Total FAR Area: -	123.61
Total Coverage Area: -	69.14	Total BUA Area: -	132.74



Building Plan Application Number
ADA/BP/23-24/0604
Sanctioned On
27 Oct 2023
Valid Till
30 Oct 2028
Approved By
Prabhat Kumar (Executive Engineer/ Town Planner)
Examined By
Raj Kapoor (JE)
Phool Badan Yadav (Assistant Engineer)
Prabhat Kumar (Executive Engineer/ Town Planner)



SITE PLAN
(Scale - 1:100)



	File No	ADA/BP/23-24/0605	Sheet	1 / 1
	Submission Date	2023-10-11	Scale	1:100
A	AREA STATEMENT	VERSION NO. 1.0.88 VERSION DATE: 10/05/2023		
PROJECT DETAIL:				
Authority: Agra Development Authority		Plot Use: Residential		
Authority Class: Category B		Plot Sub Use: Row House		
Authority Grade: Development Authority (DA)		Development Plan: Naarayan Avenue		
Gate Mark: Regular		Land Use Zone: Residential Use Zone		
Project Type: Building Permission		Land Sub Use Zone: Residential Zone		
Nature of Development: NEW		Layout Type: NA		
Development Area: Developed Area				
Sub Development Area: Metro City Area				
Special Project: Affordable Housing under Policy 2021 (AMP 2021)				
Site Address: District Agra, Tehsil Agra, Village Pathauli				
AREA DETAILS				
1. Area of Plot As per record		Sq.Mts.		
Document Area		99.08		
As per site condition		99.08		
Area of Plot Considered		99.08		
2. Deduction for				
(a) Proposed roads		0.00		
(b) Other reservations		0.00		
Totals = b		0.00		
3. Net Area of plot (1 - 2) AREA OF PLOT		99.08		
Plot Area For Coverage		99.08		
Plot Area For FAR		99.08		
Perm. FAR Area (2.00)		198.16		
Total Perm. FAR Area (2.00)		198.16		
6	Total Built up area permissible at:		69.36	
Permissible Coverage area (70.00 %)		69.36		
Proposed Coverage Area (69.79 %)		69.14		
Total Prop. Coverage Area (69.79 %)		69.14		
Balance coverage area (0.22 %)		0.22		
Proposed Built up		Existing Built up		Proposed F.S.I
Ground Floor		69.14	0.00	69.14
First Floor		54.47	0.00	54.47
Terrace Floor		9.13	0.00	0.00
Total Area		132.74	0.00	123.61
Total FAR Area				123.61
Total Builtup Area				132.74
Proposed F.S.I. consumed		1.25		
4. Tenement Statement				
Proposed At:				
G.F.		1.00		
5. Total Tenements (3 + 4)				
Parking Statement		1		
6. Proposed Parking Space:				
Proposed Parking Space:		2.00		
Color Notes				
COLOR INDEX				
PLOT BOUNDARY				
BUDDING ROAD				
PROMISED CONSTRUCTION				
COMMON PLOT				
ROAD ALIGNMENT (ROAD WIDENING AREA)				
FUTURE 12% SLOPED REDUCTION AREA				
EXISTING (To be retained)				
EXISTING (To be demolished)				

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)	

Type Design Information	
St. No	Plot No
1	55
2	57
3	59
4	61

Parking Check (Table 7b)					
Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqdt Parking (Incase of Plot having RT/Areas surrendered FOC)	Area	No.	Area
Two/Wheeler	-	-	-	1	2.00
Other Parking	-	-	-	-	2.00
Total			0.00		4.00

Site Design Details								
Total No. of Plots	Plot Area		FAR Area		BUA Area		Coverage Area	
	Plot Area	Total Plot Area	FAR Area	Total FAR Area	BUA Area	Total BUA Area	Coverage Area	Total Coverage Area
	99.08	396.32	123.61	494.44	132.74	530.96	69.14	276.56

No. of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
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

OWNER'S NAME AND SIGNATURE
R.J. INFRA HOMES PVT LTD BY DIRECTOR-MUKESH KUMAR AGRAWAL, SARASWAT ARCH@GMAIL.COM, 9412723384

OWNER'S NAME AND SIGNATURE	
R.J. INFRA HOMES PVT LTD BY DIRECTOR MUKESH KUMAR AGRAWAL, SARASWAT ARCH@GMAIL.COM, 9412723384	
ARCHENG'S NAME AND SIGNATURE	
shivam agarwal	
CA2020/119080	
Signature Not Verified	
Signature Not Verified	
Signature Not Verified	

Building Plan Application Number	
ADA/BP/23-24/0605	
Sanctioned On	
29 Oct 2023	
Valid Till	
30 Oct 2028	
Approved By	
Prabhat Kumar (Executive Engineer/ Town Planner)	
Examined By	
Raj Kapoor (JE)	
Satish Chand Rajput (Assistant Engineer)	
Prabhat Kumar (Executive Engineer/ Town Planner)	

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (ALL)	D3	0.75	2.10	04
PLOT (ALL)	D1	0.90	2.10	02
PLOT (ALL)	D2	0.90	2.10	02
PLOT (ALL)	D1	1.00	2.10	06
PLOT (ALL)	ARCH-3	1.40	3.00	01
PLOT (ALL)	ARCH	2.02	2.10	01
PLOT (ALL)	ARCH-1	2.76	1.00	01

PLAN		Total Floor	Typical Floor # 1										
FIRST FLOOR PLAN			Total	74.39	74.39		12.14	62.25	0.46	0.48	4.65	66.66	01
	SPLIT R	DWELLING UNIT		66.62	66.62		12.14	54.48	0.35	0.55	3.95	49.63	00
			Total	66.62	66.62		12.14	54.48	0.35	0.55	3.95	49.63	00
		Total Floor	Typical Floor # 1										
			Total	66.62	66.62		12.14	54.48	0.35	0.55	3.95	49.63	00
-													
Total:		-	-	141.01	141.01		24.29	116.73	0.80	1.04	8.60	106.29	01

Staircase Checks (Table 8a-1)

Floor Name	Staircase Name	Fight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	0.90	0.270	0.179	1.00
FIRST FLOOR PLAN	STAIRCASE	0.90	0.270	0.179	1.00
TERRACE FLOOR PLAN	STAIRCASE	0.90	0.270	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (ALL)	V	0.60	1.00	04
PLOT (ALL)	W2	1.00	1.60	02
PLOT (ALL)	W1	1.00	1.60	04
PLOT (ALL)	W2	1.22	1.60	02
PLOT (ALL)	W3	1.90	1.60	03

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Buildingwise Floor FAR Details			
Floor Name	Building Name		Total Proposed Up Area (Sq. mt.)
	Plot (ALL Proposed Built Up Area (Sq.mt.))	Proposed FAR Area (Sq.mt.)	
Ground Floor	69.14	69.14	
First Floor	54.47	54.47	
Terrace Floor	9.13	0.00	
Total:	132.74	123.61	

Total	
Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
69.14	69.14
54.47	54.47
9.13	0.00
132.74	123.61

A AREA STATEMENT		VERSION NO: 1.0.90
PROJECT DETAIL		VERSION DATE: 23/11/2023
Authority: Agra Development Authority	Plot Use: Residential	
Authority Class: Category B	Plot SubUse: Row House	
Authority/Grade: Development Authority (DA)	Development Plan: Naarayan Avenue	
Consent Type: 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: Within City Area		
Special Project: NA		
Site Address: District Agra, Tehsil Agra, Village Pathaul		
AREA DETAILS		Sq.Mts.
1 Area of Plot As per record	-	99.68
Document Area	-	99.67
As per site condition	-	99.67
2 Area of Plot Considered	-	99.67
3 Deduction for		0.00
(a) Proposed roads		0.00
(b) Any reservations		0.00
Total (a + b)		0.00
4 Net Area of plot (1 - 2) AREA OF PLOT		99.67
Plot Area For FAR		99.67
Perm. FAR Area (2.50)		199.34
Total Perm. FAR area (2.50)		199.34
5 Total Built up area permissible at		
Permissible Coverage area (75.00 %)		74.75
Proposed Coverage Area (63.84 %)		63.63
Total Prop. Coverage Area (63.84 %)		63.63
Balance coverage area (11.16 %)		11.12
Proposed Area at:		
Proposed Built up	Existing Built up	Proposed F.S.I
Ground Floor	63.63	63.63
First Floor	63.63	63.63
Terrace Floor	12.58	0.00
Total Area:	139.84	127.26
Total FAR Area		127.26
Total Built up Area		139.84
Proposed F.S.I. consumed:		1.28
C. Tenement Statement		
4. Tenement Proposed At:		1.00
G.F.		
5. Total Tenements (3 + 4)		1
6. Parking Statement		
7. Proposed Parking Space:		2.00

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)	

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.)
PLOT (63)	1	139.84	12.58	127.26	127.26
Grand Total:	1	139.84	12.58	127.26	127.26

Parking Check (Table 7b)					
Vehicle Type	Road		Prop.		
	No.	Reduced Street Parking (Increase of Plot having Private surrendered FOC)	Area	No.	Area
TwoWheeler	-	-	-	1	2.00
Total	-	-	0.00		2.00

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
PLOT (63)	Residential	Row House	-	Lowrise Building	-	1	GROUND FLOOR PLAN	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House

Tree Details (Table 3h)				
Plot	Name	Nos. Of Trees		
		Retd	Prop	
		1	1	

Required Parking (Table 7a)											
Building Name	Type	SubUse	Area (Sq.mt.)	Parking space reqd for every	Units		Car		TwoWheeler		
					Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	
PLOT (63)	Residential	Row House	0 - 101	1	99.67	-	-	-	0.00	-	-
Total:			-	-	-	-	0	0	-	0	1

Buildingwise Floor FAR Details				
Floor Name	Building Name		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	63.63	63.63	63.63	63.63
First Floor	63.63	63.63	63.63	63.63
Terrace Floor	12.58	0.00	12.58	0.00
Total:	139.84	127.26	139.84	127.26

OWNER'S NAME AND SIGNATURE
R.J. INFRA HOMES PVT LTD BY DIRECTOR: MUKESH KUMAR AGRAWAL, SARASWAT ARCH@gmail.com, 9412723384

ARCHENG'S NAME AND SIGNATURE
shivam agarwal
CA2020/119080

Signature Not Verified
Digitally signed by Shivam Agarwal, DN: cn=Shivam Agarwal, o=CA2020/119080, email=shivam.agarwal@gmail.com, c=IN



Signature Not Verified
Digitally signed by Shivam Agarwal, DN: cn=Shivam Agarwal, o=CA2020/119080, email=shivam.agarwal@gmail.com, c=IN

Building Plan Application Number
ADA/BP/23-24/0974

Sanctioned On
02 Dec 2023

Valid Till
04 Dec 2028

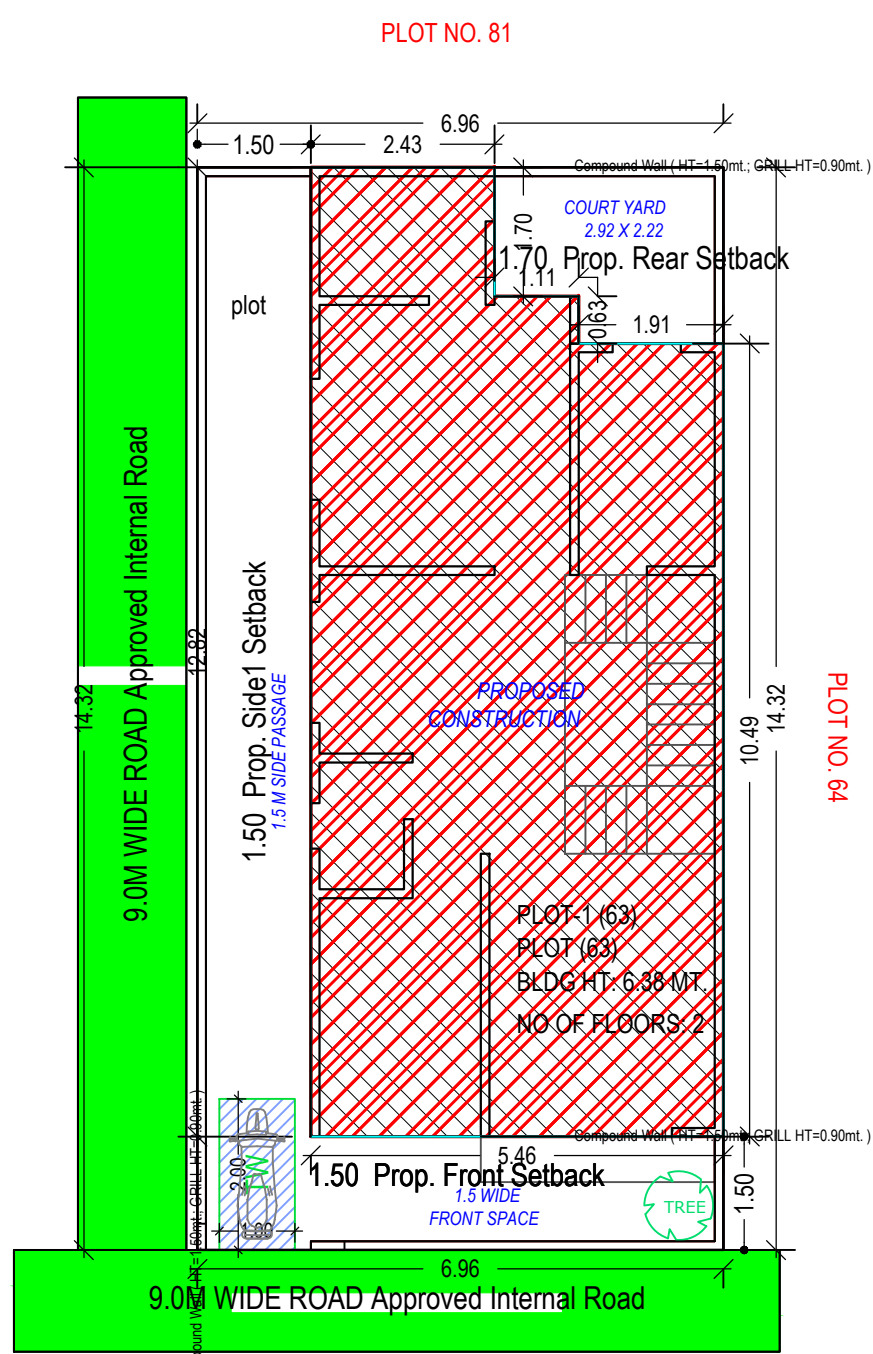
Approved By
Prabhat Kumar (Executive Engineer/ Town Planner)

Examined By
Krishan Pal Singh (JE)

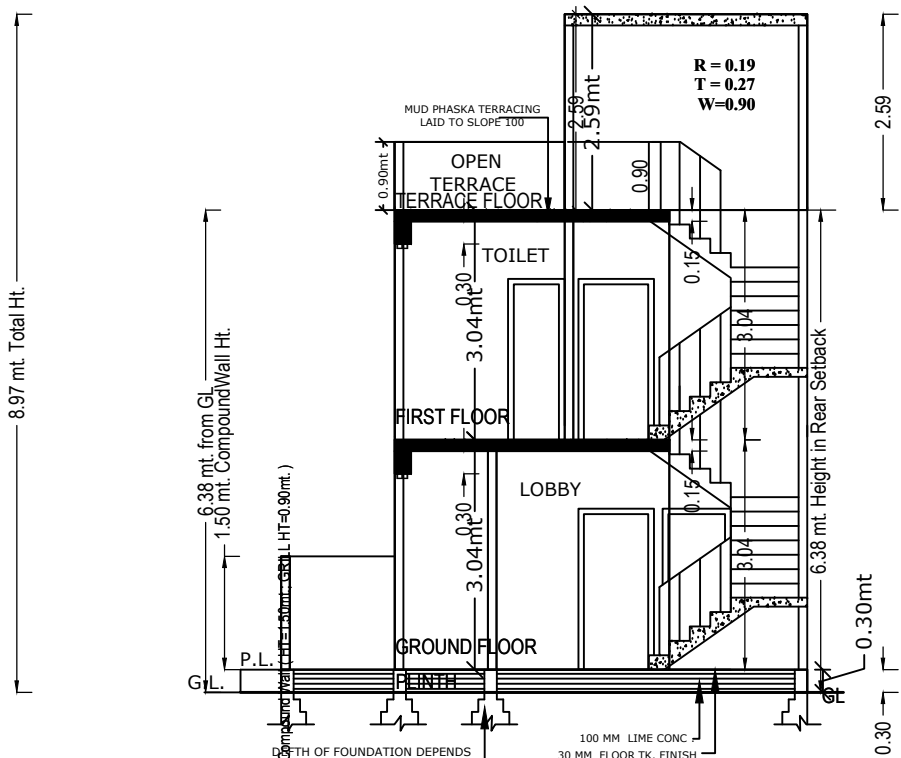
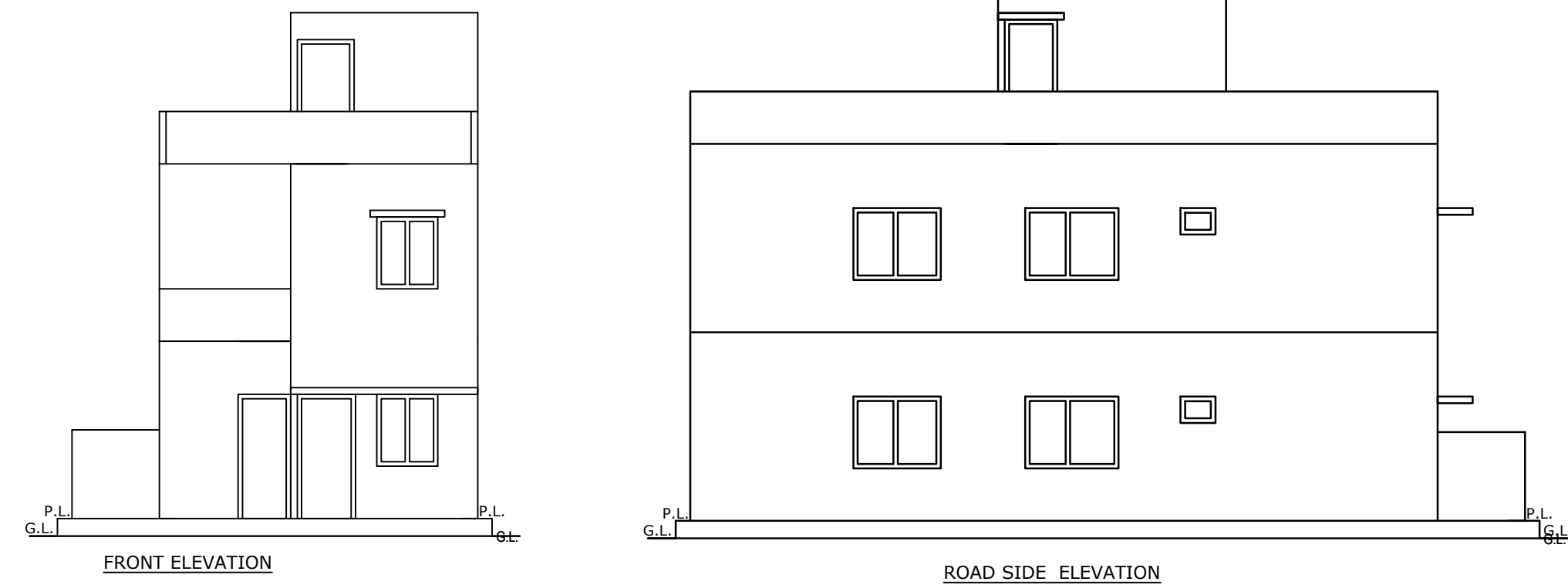
Satish Chand Rajput (Assistant Engineer)

Prabhat Kumar (Executive Engineer/ Town Planner)

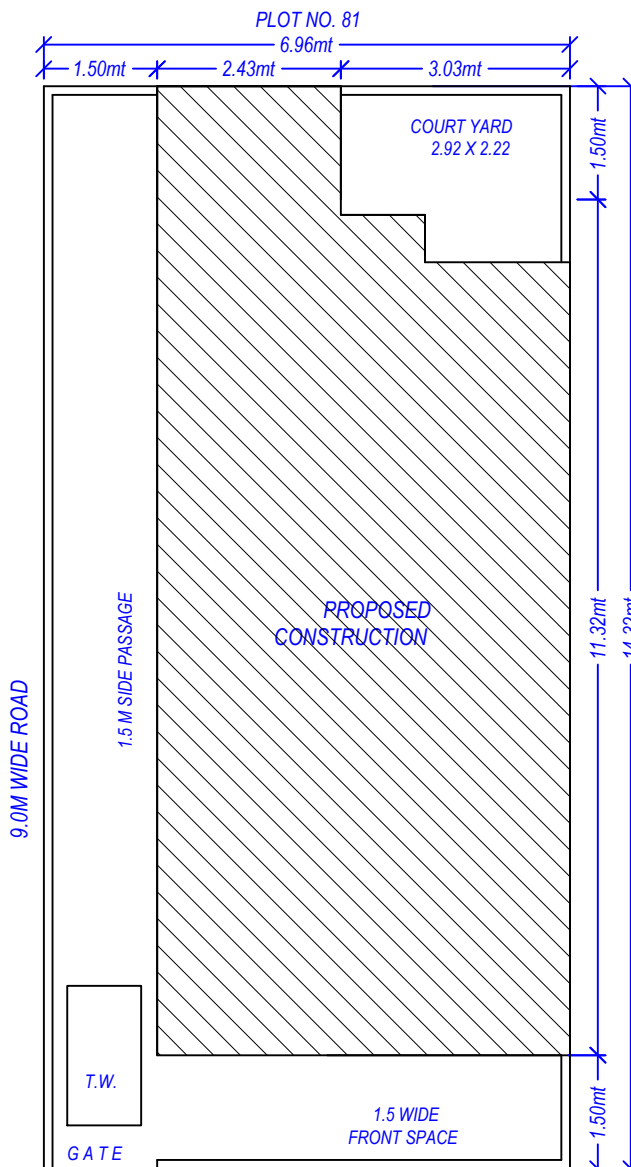
Total Plot Area: - 99.67
Total FAR Area: - 127.26
Total Coverage Area: - 63.63
Total BUA Area: - 139.84



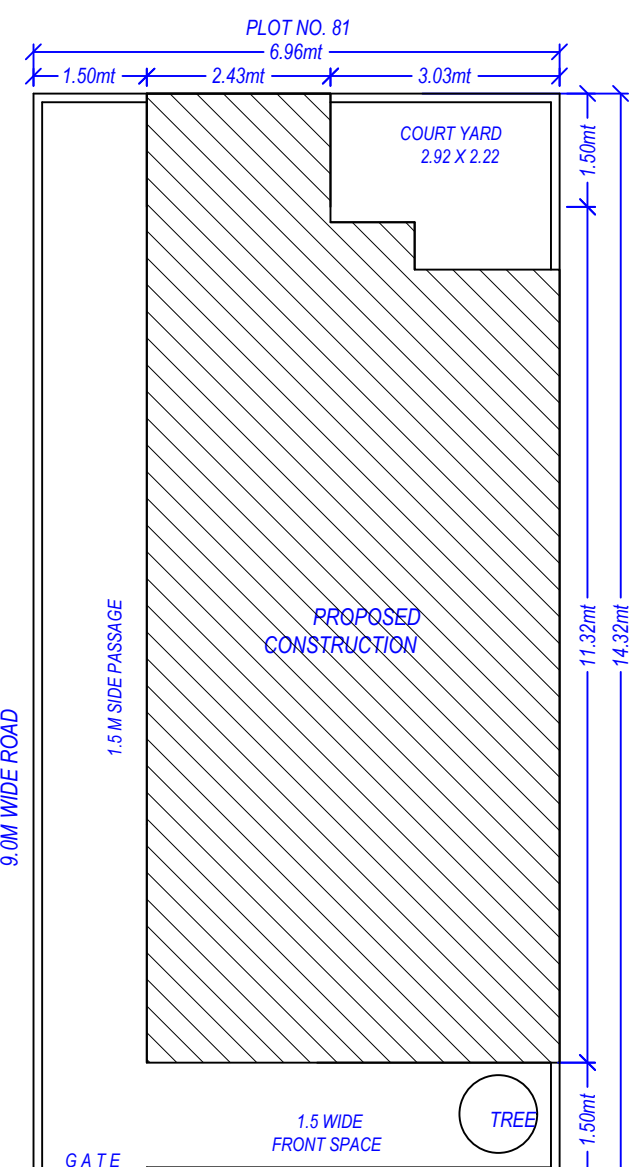
SITE PLAN
(Scale - 1:100)



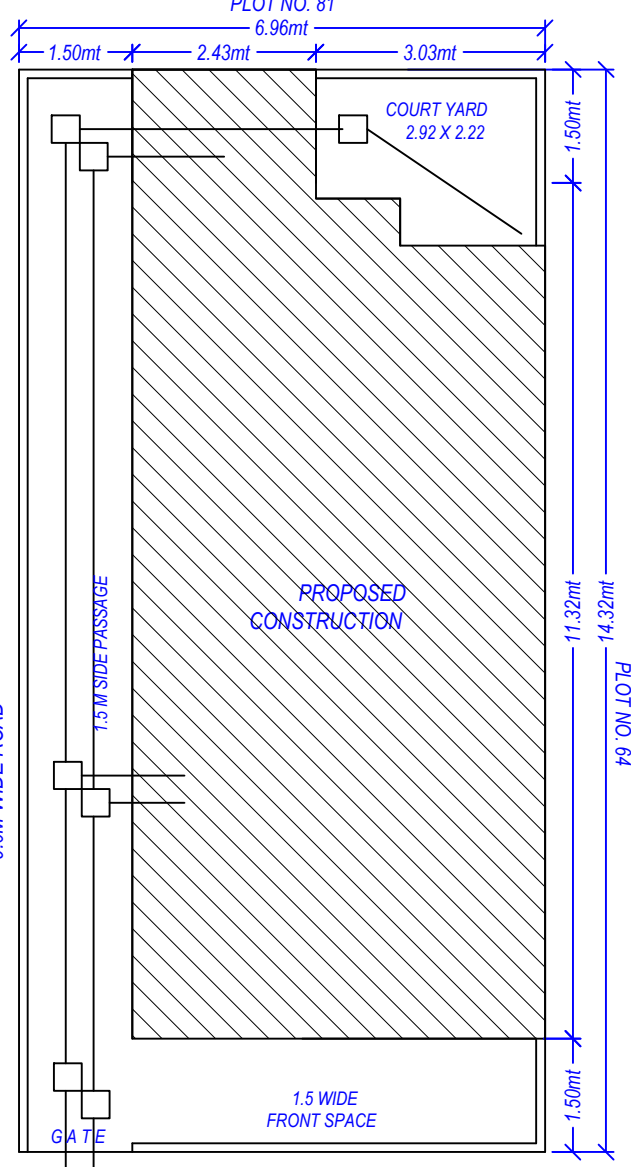
SECTION



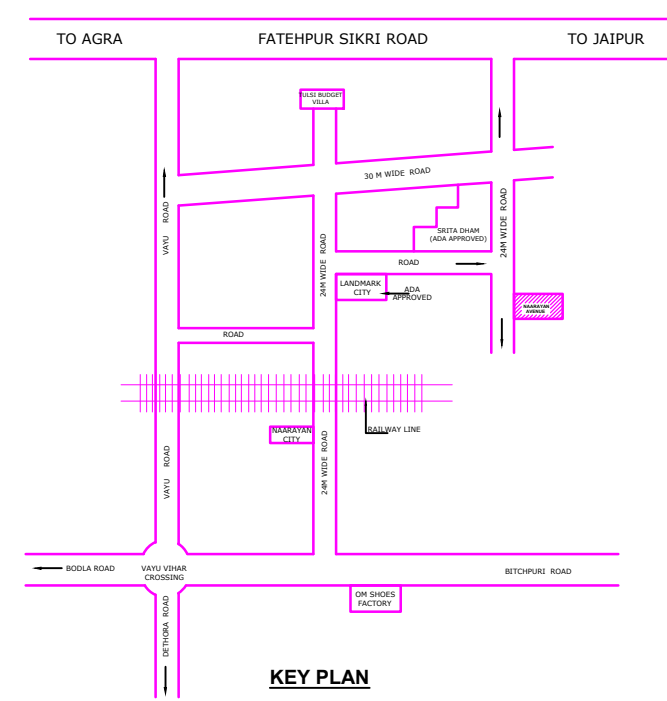
PARKING PLAN



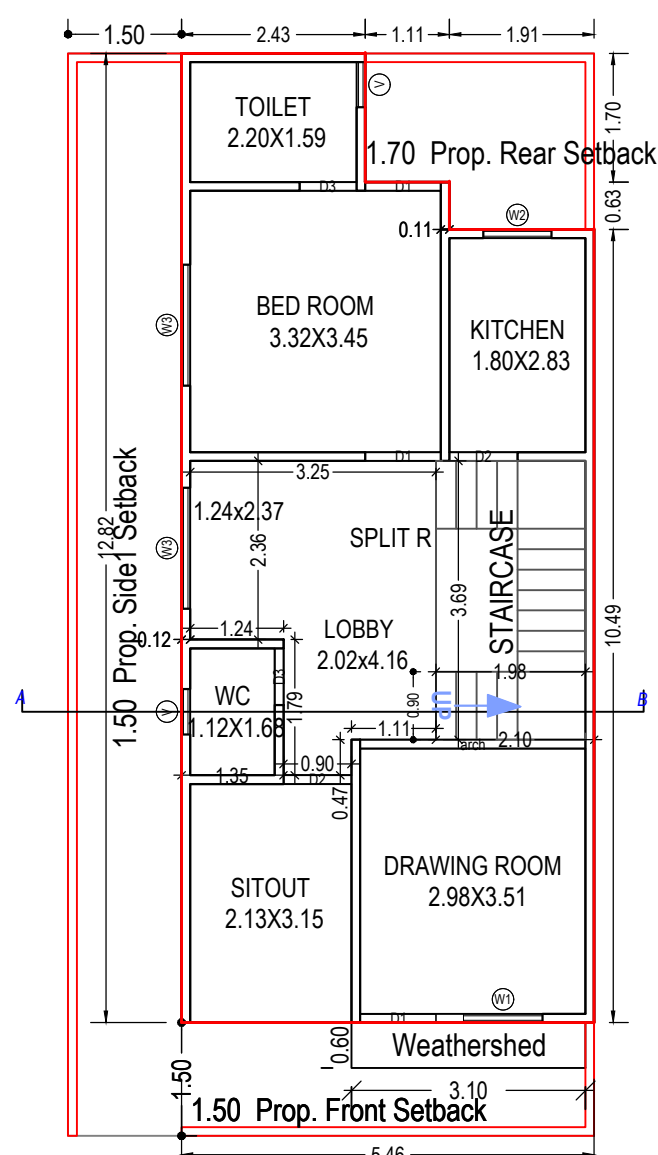
LANDSCAPE PLAN



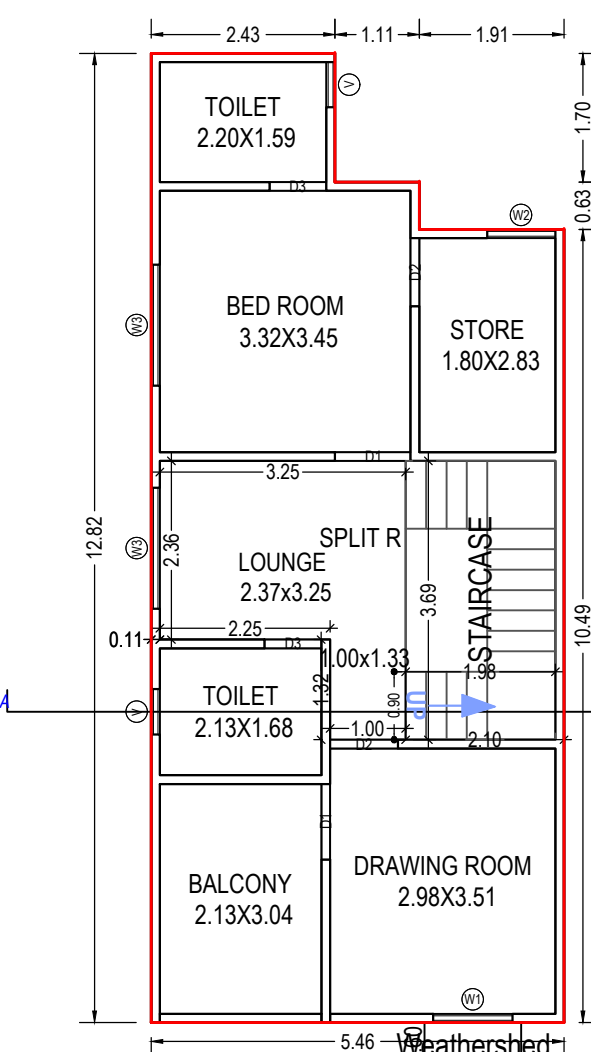
SERVICE PLAN



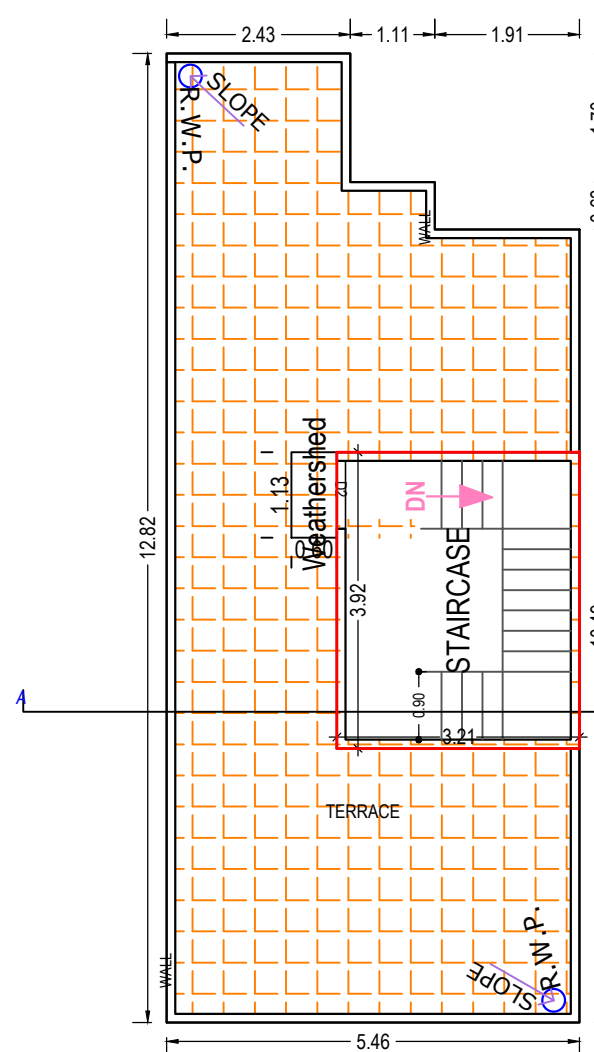
KEY PLAN



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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

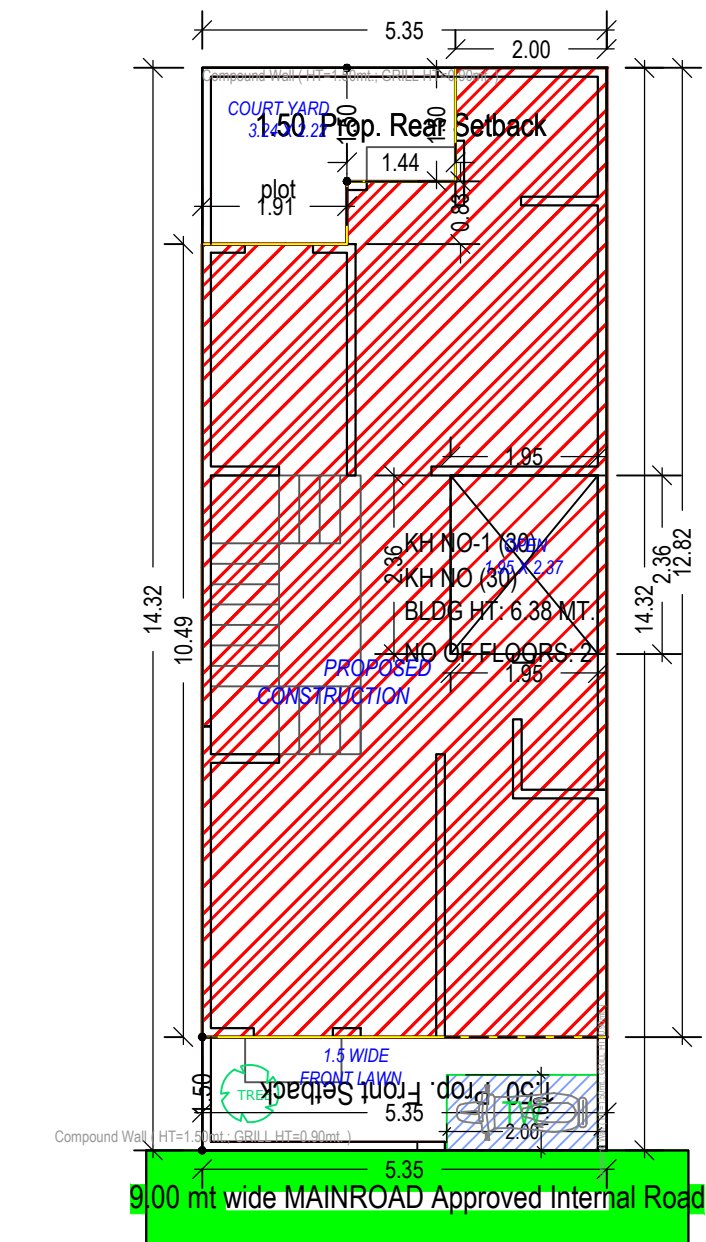
Building_PLOT (63)					
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed Area (Sq.mt.)	FAR	No. of Unit
Ground Floor	63.63	0.00	63.63	63.63	01
First Floor	63.63	0.00	63.63	63.63	00
Terrace Floor	12.58	12.58	0.00	0.00	00
Total	139.84	12.58	127.26	127.26	01
Total Number of Same Buildings:	1				
Total:	139.84	12.58	127.26	127.26	01

UnitBUA Table for Building_PLOT (63)									
Floor	Name	UnitBUA Type	FAR UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit	
GROUND FLOOR PLAN	DWELLING UNIT	SPLIT R	63.63	63.63	63.63	0.23	0.73	3.00	99.67
			Total	63.63	63.63	0.23	0.73	3.00	99.67
			Typical Floor = 1	63.63	63.63	0.23	0.73	3.00	99.67
FIRST FLOOR PLAN	DWELLING UNIT	SPLIT R	63.63	63.63	63.63	0.00	0.73	3.28	99.62
			Total	63.63	63.63	0.00	0.73	3.28	99.62
			Typical Floor = 1	63.63	63.63	0.00	0.73	3.28	99.62
Total									

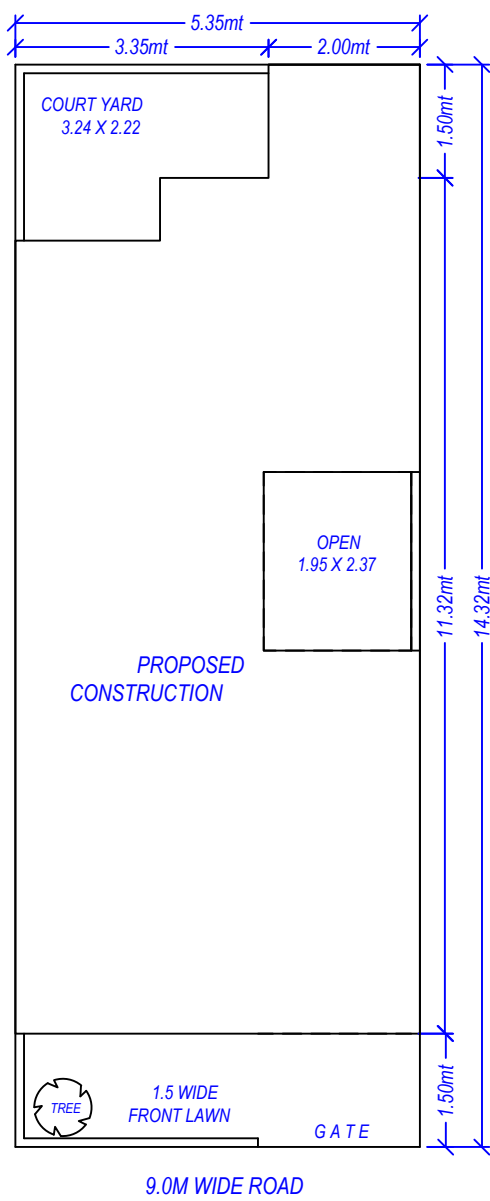
Staircase Checks (Table 8a-1)					
Floor Name	Staircase Name	Flight Width	Tread Width	Rise Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	0.90	0.270	0.179	1.00
FIRST FLOOR PLAN	STAIRCASE	0.90	0.270	0.179	1.00
TERRACE FLOOR PLAN	STAIRCASE	0.90	0.270	0.000	1.00

SCHEDULE OF DOOR:				SCHEDULE OF WINDOW/VENTILATION:			
BUILDING NAME	NAME	LENGTH	HEIGHT	BUILDING NAME	NAME	LENGTH	HEIGHT
PLOT (63)	D3	0.75	2.10	PLOT (63)	V1	0.60	1.00
PLOT (63)	D2	0.90	2.10	PLOT (63)	W2	0.90	1.60
PLOT (63)	D1	1.00	2.10	PLOT (63)	W1	1.05	1.60
PLOT (63)	arch	2.98	2.10	PLOT (63)	W3	1.60	1.60

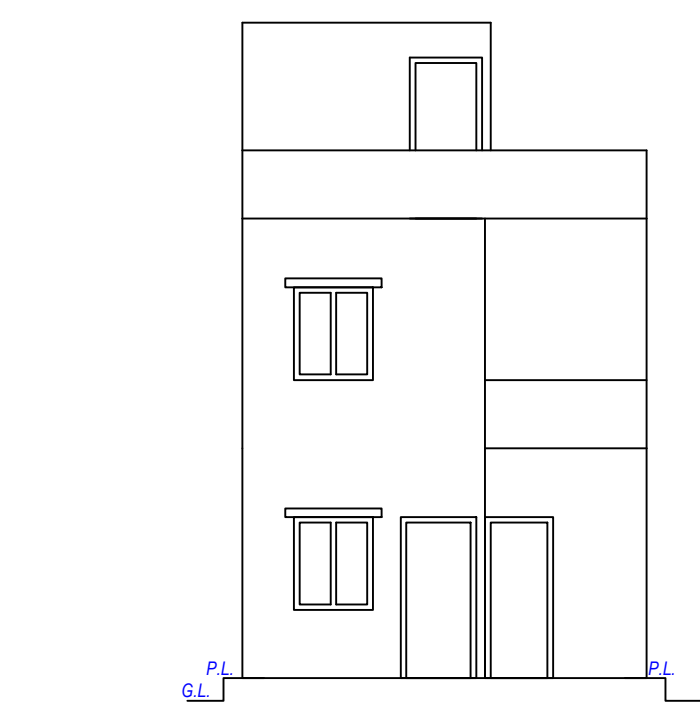
AGRAWAL



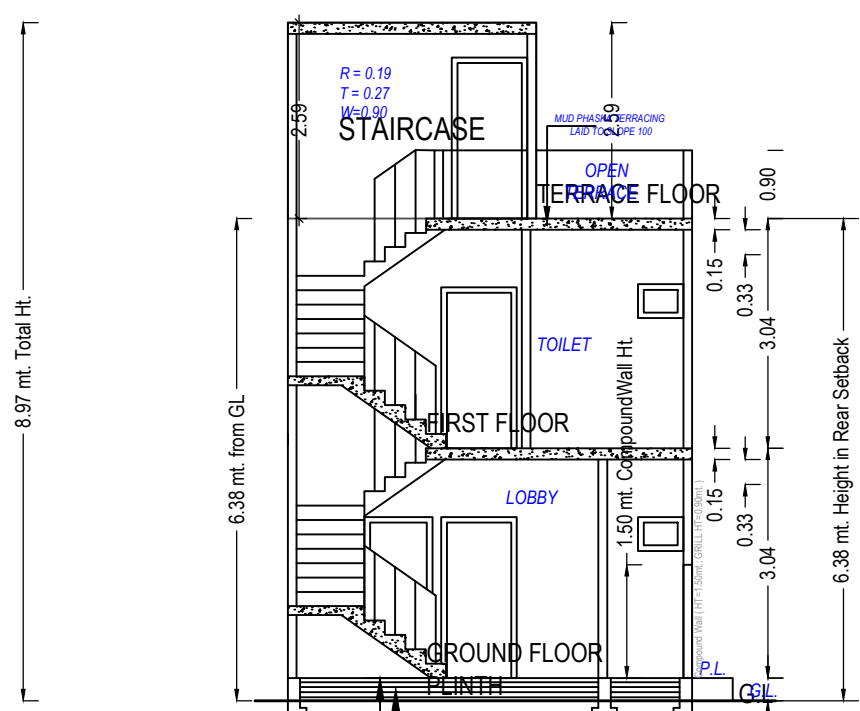
SITE PLAN
(Scale - 1:100)



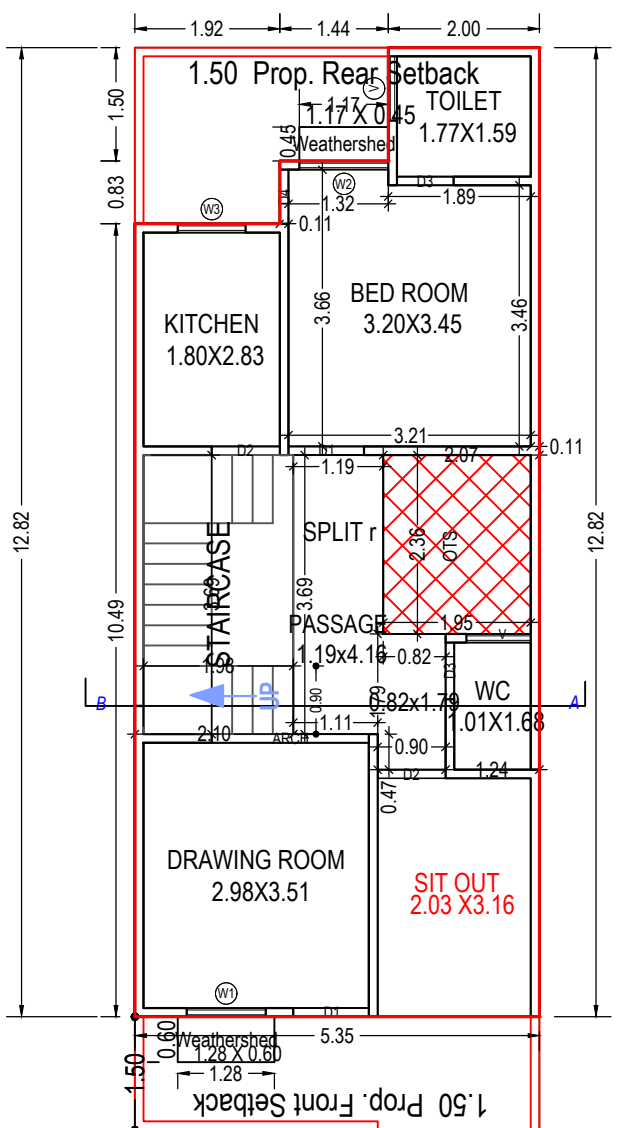
LANDSCAPE PLAN



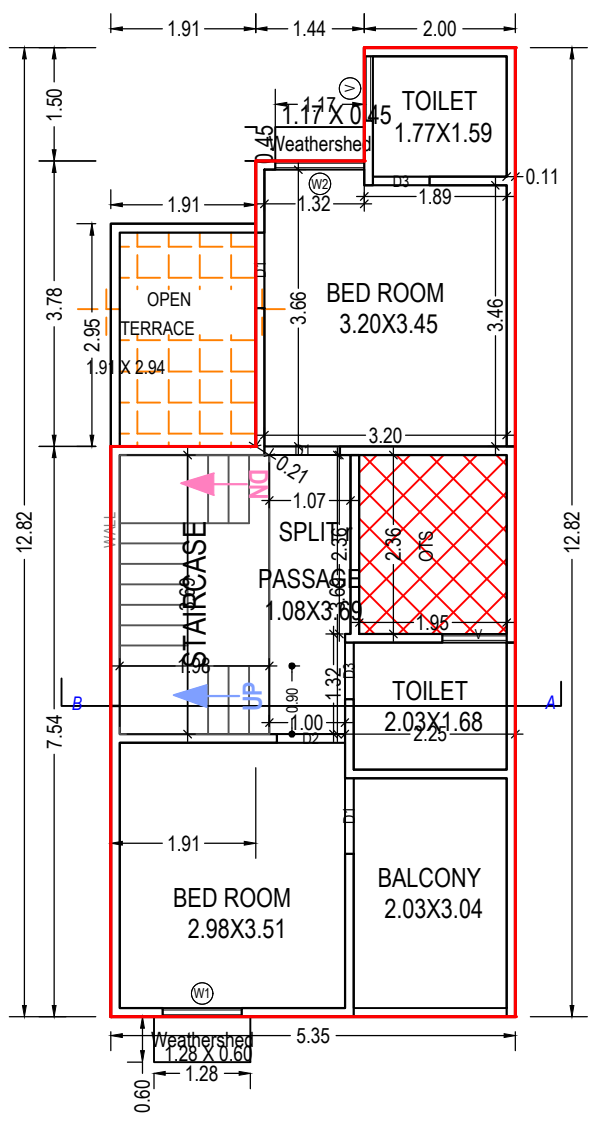
FRONT ELEVATION



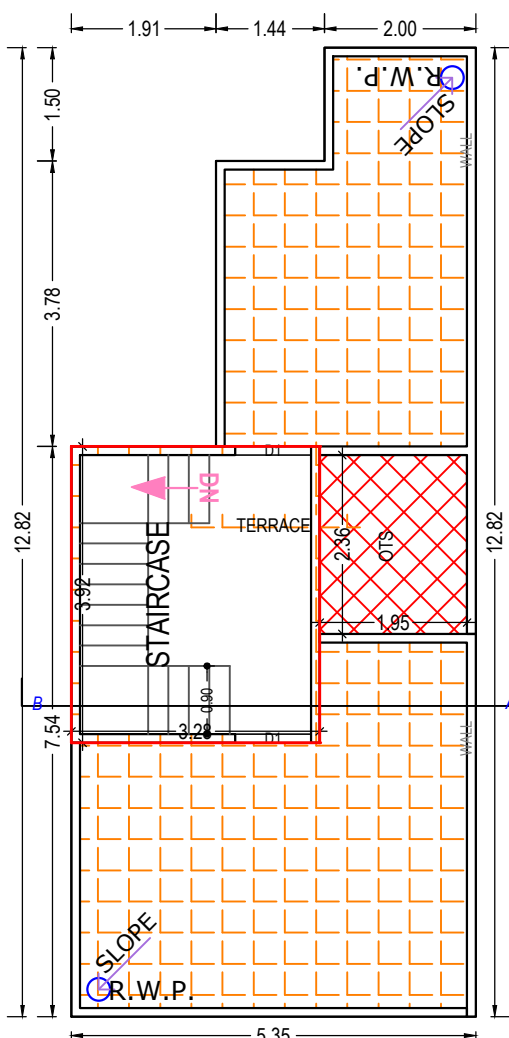
SECTION



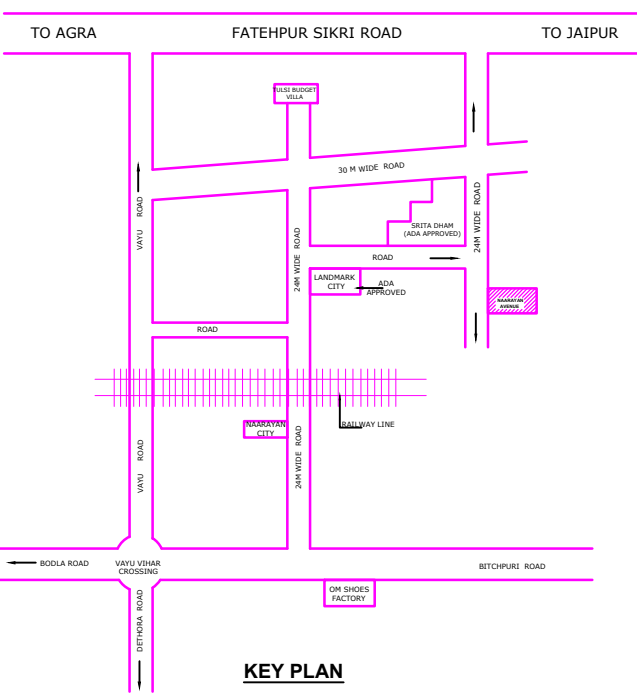
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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

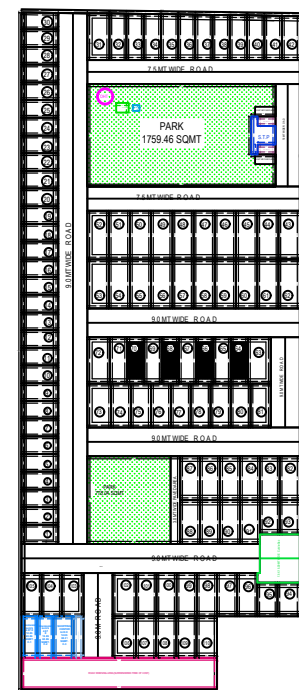


TERRACE FLOOR PLAN
(SCALE 1:100)



KEY PLAN

KEY PLAN



Buildingwise Floor FAR Details				
Floor Name	Building Name		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	57.36	57.36	57.36	57.36
First Floor	51.72	51.72	51.72	51.72
Terrace Floor	12.88	0.00	12.88	0.00
Total:	121.96	109.08	121.96	109.08

AREA STATEMENT		VERSION NO. : 1.0.88
PROJECT DETAIL :		VERSION DATE: 10/05/2023
Authority: Agra Development Authority		Plot Use: Residential
Authority Class: Category B		Plot SubUse: Row House
Authority Grade: Development Authority (DA)		Development Plan: Naarayan Avenue
Case Track: 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-Pathauli		
AREA DETAILS :		Sq.Mts.
1. Area of Plot As per record	-	76.61
Document Area		76.61
As per site condition		76.61
Area of Plot Considered		76.61
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		76.61
Plot Area For Coverage		76.61
Plot Area For FAR		76.61
Perm. FAR Area (2.00)		153.22
Total Perm. FAR area (2.00)		153.22
6. Total Built up area permissible at:		
Permissible Coverage area (75.00 %)		57.46
Proposed Coverage Area (74.87 %)		57.36
Total Prop. Coverage Area (74.87 %)		57.36
Balance coverage area (0.13 %)		0.10
Proposed Area at:		
	Proposed Built up	Existing Built up
Ground Floor	57.36	0.00
First Floor	51.72	0.00
Terrace Floor	12.88	0.00
Total Area:	121.96	109.08
Total FAR Area:		109.08
Total BuiltUp Area:		121.96
Proposed F.S.I. consumed:		1.42
C. Tenement Statement		
4. Tenement Proposed At:		
G.F.		1.00
5. Total Tenements (3 + 4)		1
E. Parking Statement		
2. Proposed Parking Space:		2.00

Color Notes

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P.SCHME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Type Design Information

Sr. No	Plot No
1	64
2	66
3	68
4	70

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
KH NO (30)	1	135.79	9.22	121.96	12.88	109.08	109.08	01
Grand Total	1	135.79	9.22	121.96	12.88	109.08	109.08	01

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
TwoWheeler	-	-	1	2.00
Other Parking	-	-	-	2.00
Total		0.00		4.00

Type Design Details

Total No. of Plots	Plot Area	FAR Area	BUA Area	Coverage Area
0	76.61	0	121.96	0

Tree Details (Table 3h)

Plot	Name	Reqd	Prop
plot	Tree	1	1

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Parking space reqd for every	Units	Car	TwoWheeler
KH NO (30)	Residential	Row House	0 - 101	1	76.61	-	0.00
Total :			-	-	-	0	0

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		OTS	Mumty		Mumty	Resi.			
Ground Floor	61.97	4.61		57.36	0.00		57.36	57.36	01
First Floor	56.33	4.61		51.72	0.00		51.72	51.72	00
Terrace Floor	17.49	0.00		12.88	12.88	0.00	0.00	0.00	00
Total:	135.79	9.22		121.96	12.88		109.08	109.08	01
Total Number of Same Buildings:	1								
Total:	135.79	9.22		121.96	12.88		109.08	109.08	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	0.90	0.270	0.179	1.00
FIRST FLOOR PLAN	STAIRCASE	0.90	0.270	0.179	1.00
TERRACE FLOOR PLAN	STAIRCASE	0.90	0.270	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:

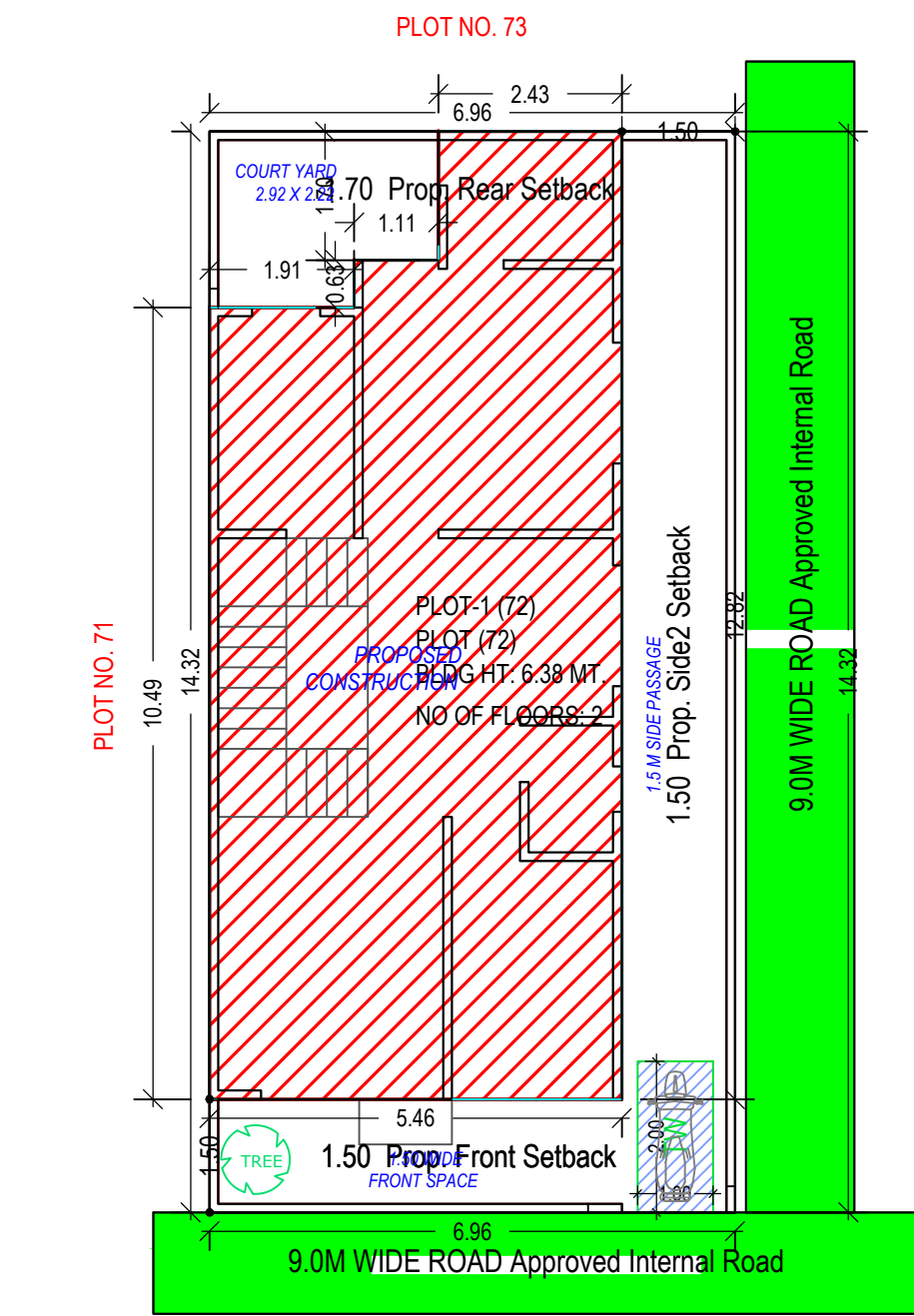
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
KH NO (30)	V	0.85	1.00	04
KH NO (30)	W3	0.90	1.60	01
KH NO (30)	W1	1.05	1.60	02
KH NO (30)	W2	1.17	1.60	02

SCHEDULE OF DOOR:

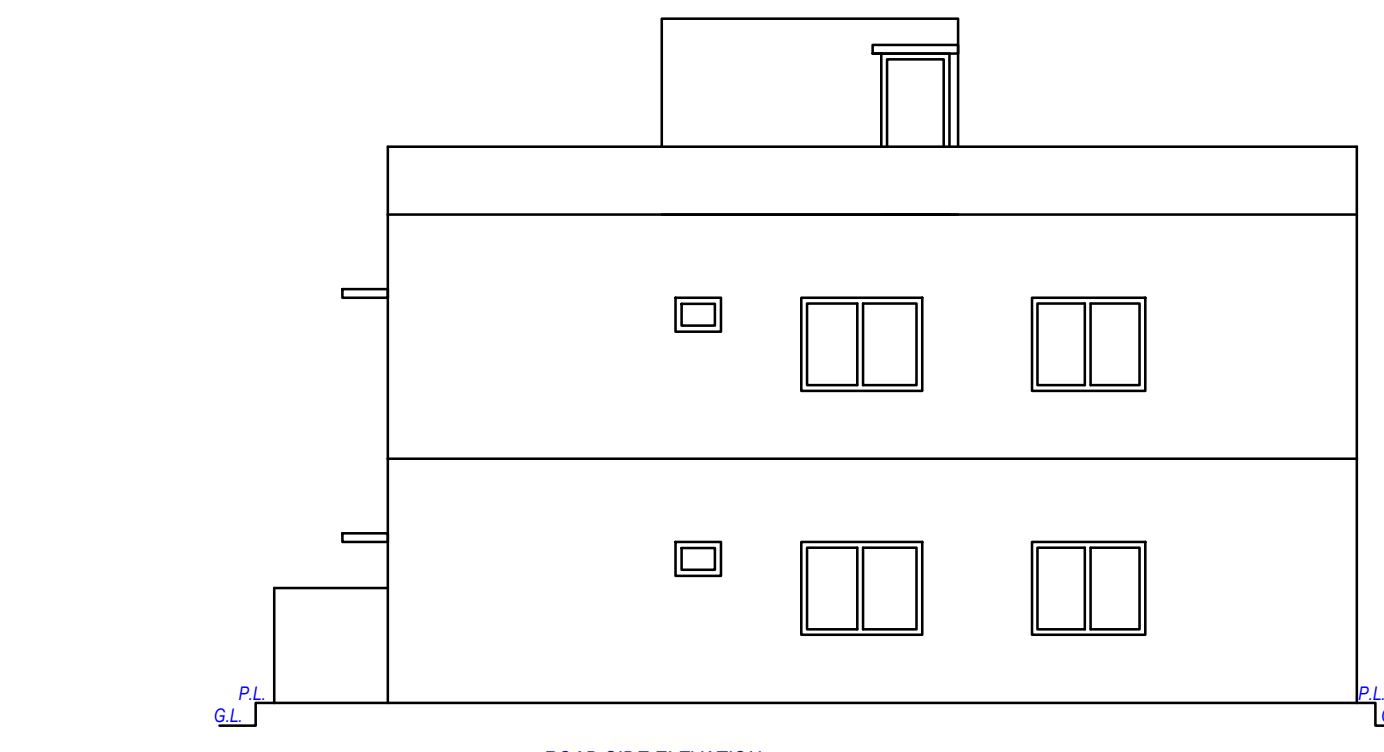
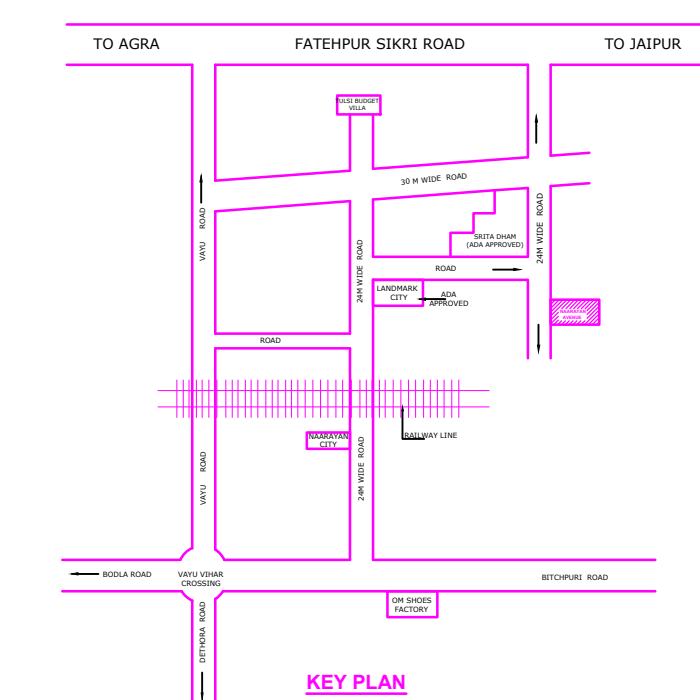
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
KH NO (30)	D4	0.72	2.10	01
KH NO (30)	D3		2.10	04
KH NO (30)	D2	0.90	2.10	03
KH NO (30)	D1	1.00	2.10	05
KH NO (30)	ARCH	2.08	2.10	01

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.

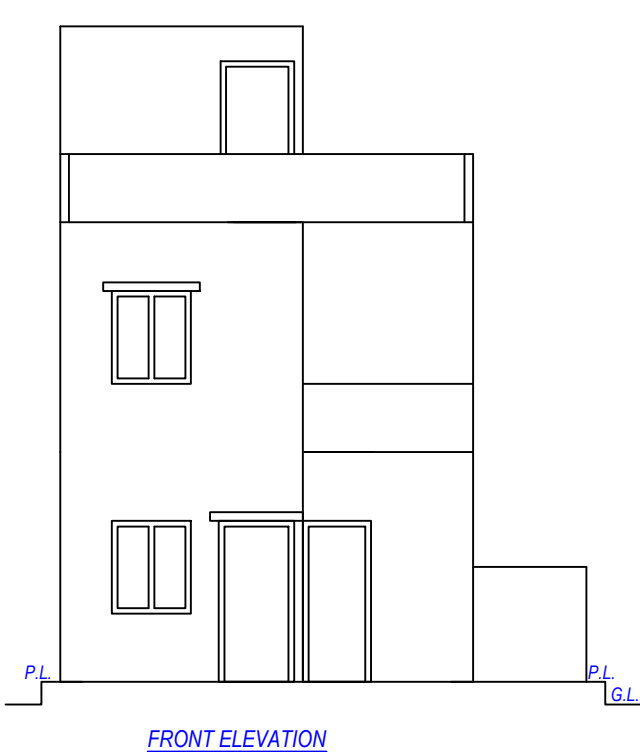
Total Plot Area: -	76.61	Total FAR Area: -	109.08
Total Coverage Area: -	57.36	Total BUA Area: -	121.96



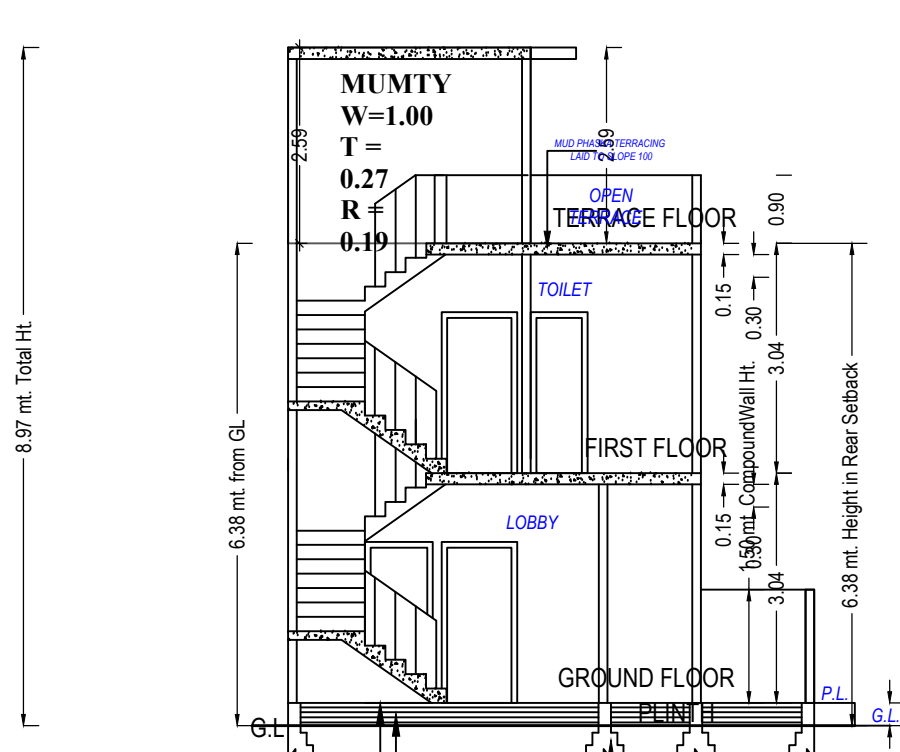
SITE PLAN
(Scale - 1:100)



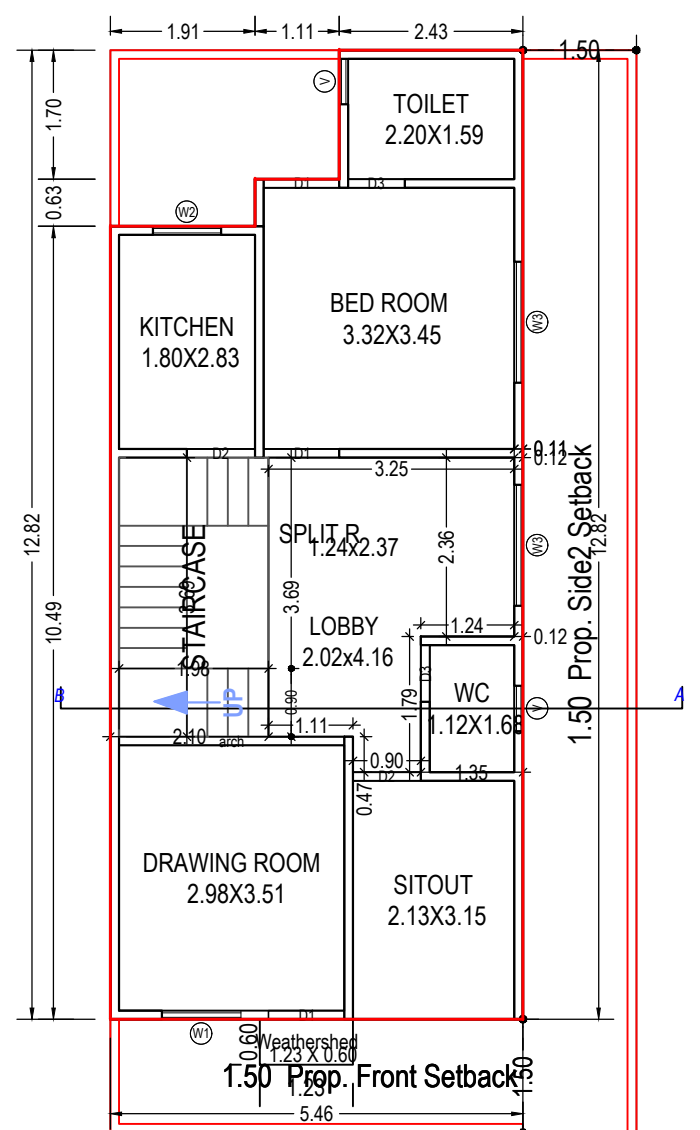
ROAD SIDE ELEVATION



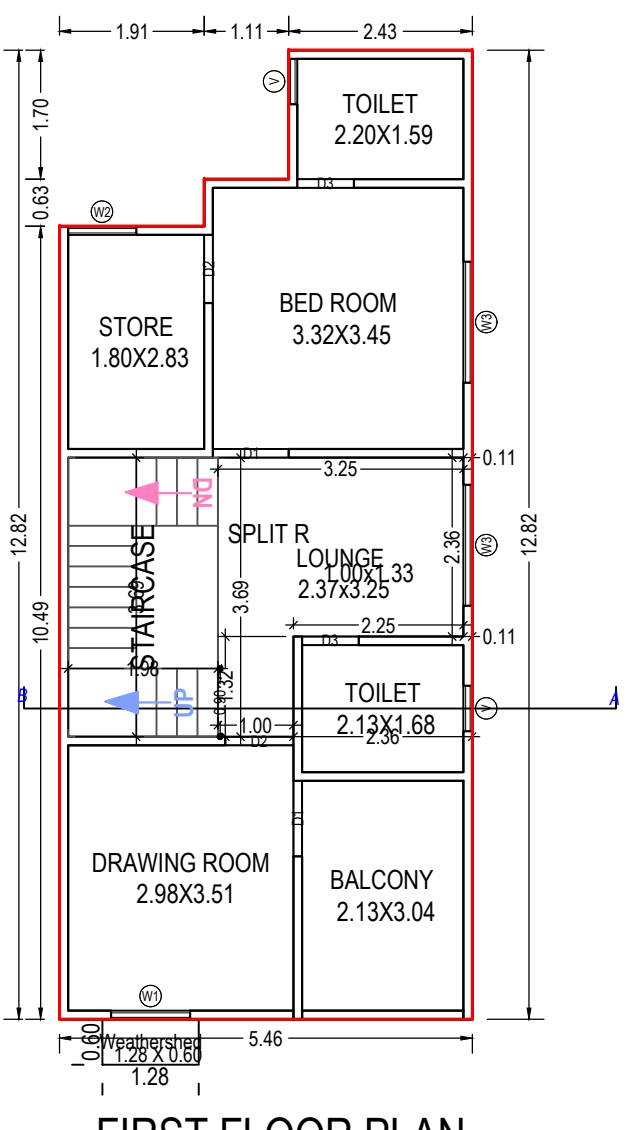
FRONT ELEVATION



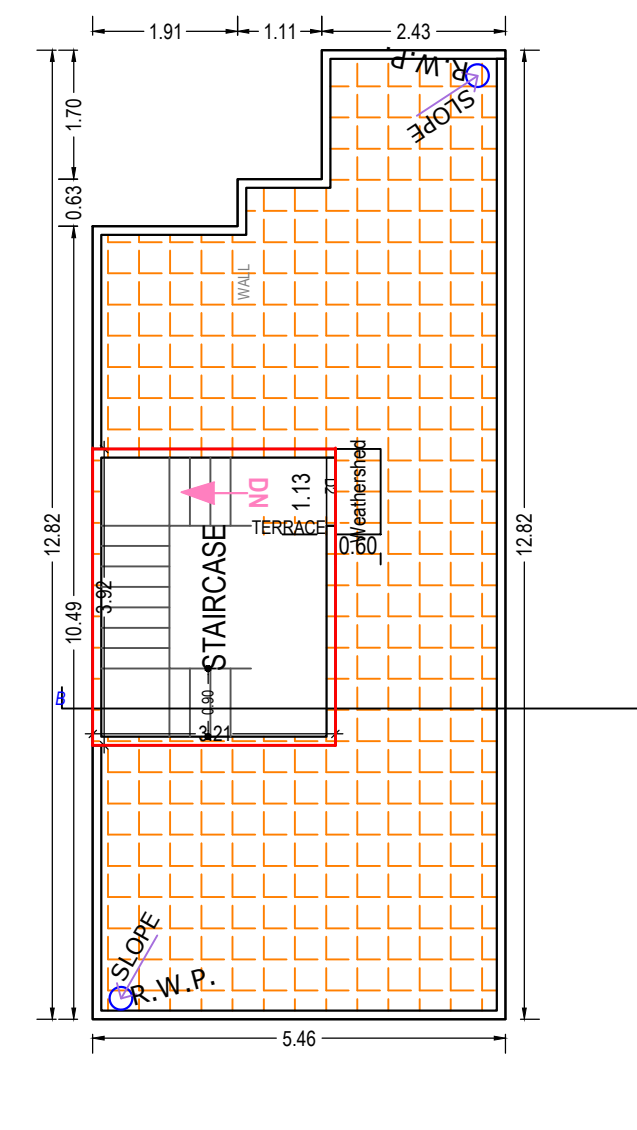
SECTION



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



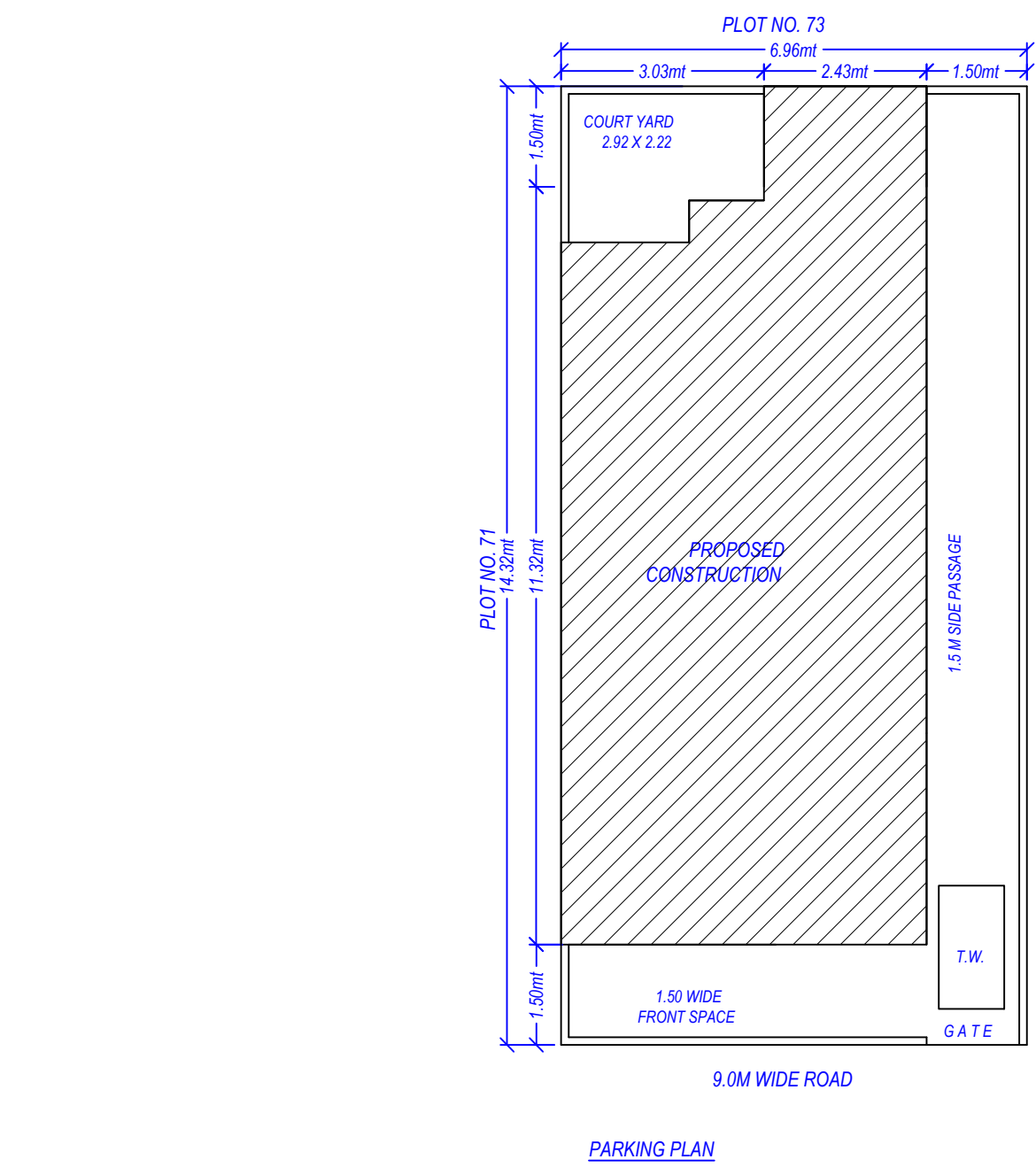
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



LANDSCAPE PLAN



SERVICE PLAN

File No	ADA/BP/23-24/0975	Sheet	1/1
Submission Date	2023-11-27	Scale	1:100
Version No.	1.0.00	Version Date	23/11/2023
AREA STATEMENT			
PROJECT DETAIL			
Authority	Agra Development Authority	Plot User	Residential
Authority Class	Category B	Plot Sub Use	Row House
Authority Grade	Development Authority (DA)	Development Plan	Narayan Avenue
Consent Type	Regular	Land Use Zone	Residential Use Zone
Project Type	Building Permission	Land Sub Use Zone	Residential Zone
Nature of Development	NEW	Layout Type	NA
Development Area	Developed Area		
Sub Development Area	Narayan City Area		
Special Project	NA		
Site Address	District Agra, Tehsil Agra, Village Patholi		
AREA DETAILS	Sq.Mts.		
1. Area of Plot As per record	-	99.67	
2. Document Area	-	99.67	
3. As per site condition	-	99.67	
4. Area of Plot Considered	-	99.67	
5. Deduction for	-	0.00	
(a) Proposed roads	-	0.00	
(b) Any reservations	-	0.00	
(c) Total (a + b)	-	0.00	
6. Net Area of plot (1 - 5) AREA OF PLOT	-	99.67	
7. Plot Area For FAR	-	99.67	
8. Perm. FAR Area (2.00)	-	199.34	
9. Total Perm. FAR area (2.00)	-	199.34	
10. Total Built up area permissible at	-	199.34	
11. Permissible Coverage area (75.00 %)	-	74.75	
12. Proposed Coverage Area (63.84 %)	-	63.63	
13. Total Prop. Coverage Area (63.84 %)	-	63.63	
14. Balance coverage area (11.16 %)	-	11.12	
Proposed Area at	Proposed F.S.I	Existing F.S.I	
Ground Floor	63.63	0.00	63.63
First Floor	63.63	0.00	63.63
Terrace Floor	12.58	0.00	12.58
Total Area	139.84	0.00	139.84
Total FAR Area	-	-	127.27
Total Built up Area	-	-	139.84
Proposed F.S.I. consumed	-	-	1.28
C. Tenement Statement			
4. Tenement Proposed At	-	-	1.00
5. Total Tenements (3 + 4)	-	-	1
6. Parking Statement	-	-	2.00
7. Proposed Parking Space	-	-	2.00

Color Index	
Plot Boundary	Black
Abutting Road	Red
Proposed Construction	Green
Common Plot	Yellow
Road Alignment (Road Widening Area)	Blue
Future T.P. Scheme Deduction Area	Blue
Existing (To be retained)	Blue
Existing (To be demolished)	Yellow

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.			
PLOT (72)	1	139.84	12.58	127.26	127.26	01
Grand Total :	1	139.84	12.58	127.26	127.26	01

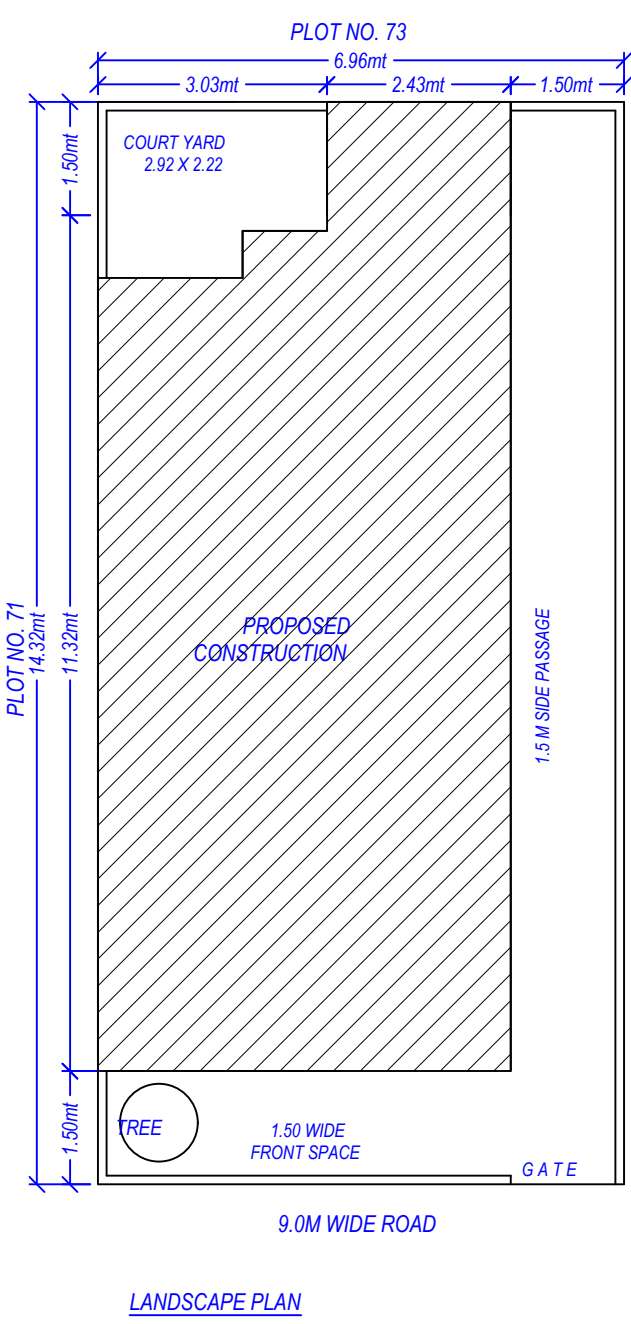
Parking Check (Table 7b)					
Vehicle Type	Regd.			Prop.	
	No.	Reduced Regd Parking (Increase of Plot having Private surrendered FOC)	Area	No.	Area
TwoWheeler	-	-	-	1	2.00
Total			0.00		2.00

Building USE/SUBUSE Details												
	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
PLOT (72)	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	-	-	-	

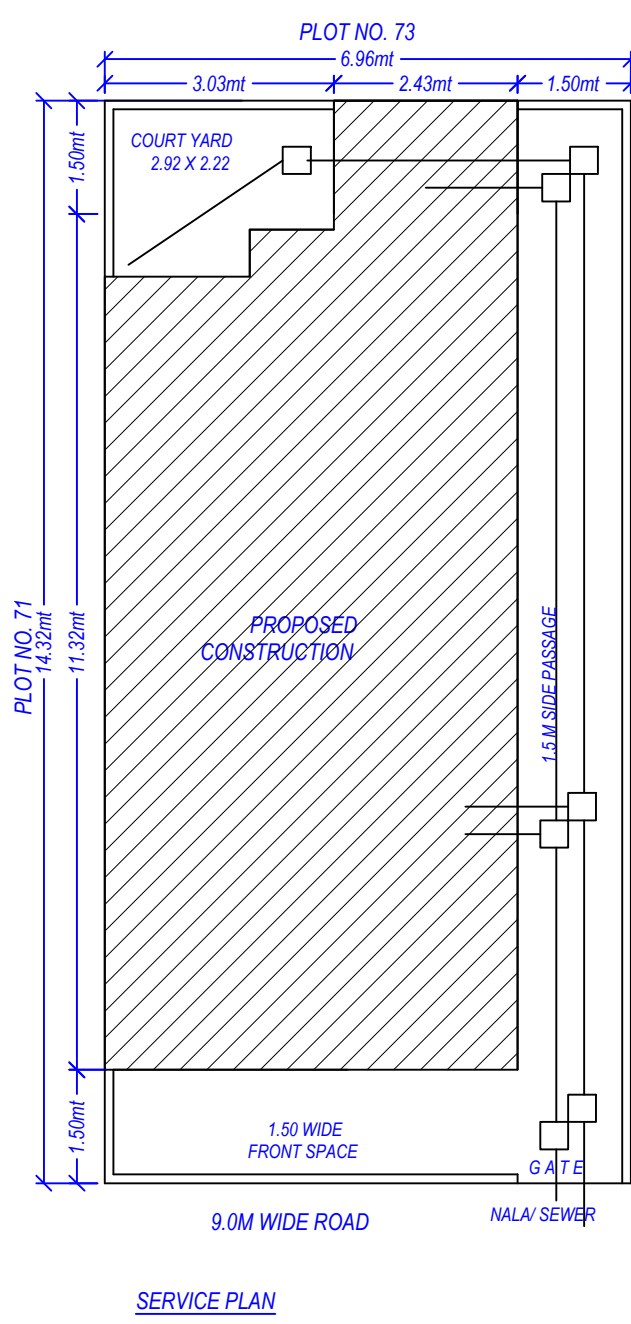
Tree Details (Table 3h)			
Plot	Name	Nos Of Trees	
		Reqd	Prop
plot	Tree	1	1

Required Parking (Table 7a)											
Building Name	Type	Sub Use	Area (Sq.mt.)	Parking space reqd for every	Units		Car		Two Wheeler		
					Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
PLOT (72)	Residential	Row House	0 - 101	1	99.67	-	-	-	0.00	-	-
Total :			-	-	-	-	0	0	-	0	-

Buildingwise Floor FAR Details				
Floor Name	Building Name		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	63.63	63.63	63.63	63.63
1st Floor	63.63	63.63	63.63	63.63
Terrace Floor	12.58	0.00	12.58	0.00
Total	139.84	127.26	139.84	127.26



LANDSCAPE PLAN



SERVICE PLAN

OWNER'S NAME AND SIGNATURE
R.J. INFRA HOMES PVT.LTD BY DIRECTOR -MUKESH KUMAR AGRAWAL, SARASWAT ARCH@GMAIL.COM, 9412723384

ARCHENG'S NAME AND SIGNATURE
shivam agarwal
CA2020/119080

Signature Not Verified
Agra Development Authority

Signature Not Verified
Agra Development Authority

Building Plan Application Number
ADA/BP/23-24/0975

Sanctioned On
07 Dec 2023

Valid Till
09 Dec 2028

Approved By
Prabhat Kumar (Executive Engineer/ Town Planner)

Examined By
Satendra Solanki (JE)

Satish Chand Rajput (Assistant Engineer)

Prabhat Kumar (Executive Engineer/ Town Planner)

Building PLOT (72)						
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed Area (Sq.mt.)	FAR	Total FAR Area (Sq.mt.)	No. of Unit
		Murthy				
Ground Floor	63.63	0.00	63.63		63.63	01
First Floor	63.63	0.00	63.63		63.63	00
Terrace Floor	12.58	12.58	0.00	0.00	0.00	00
Total:	139.85	12.58	127.26		127.27	01
Total Number of Same Buildings:	1					
Total:	139.85	12.58	127.26		127.27	01

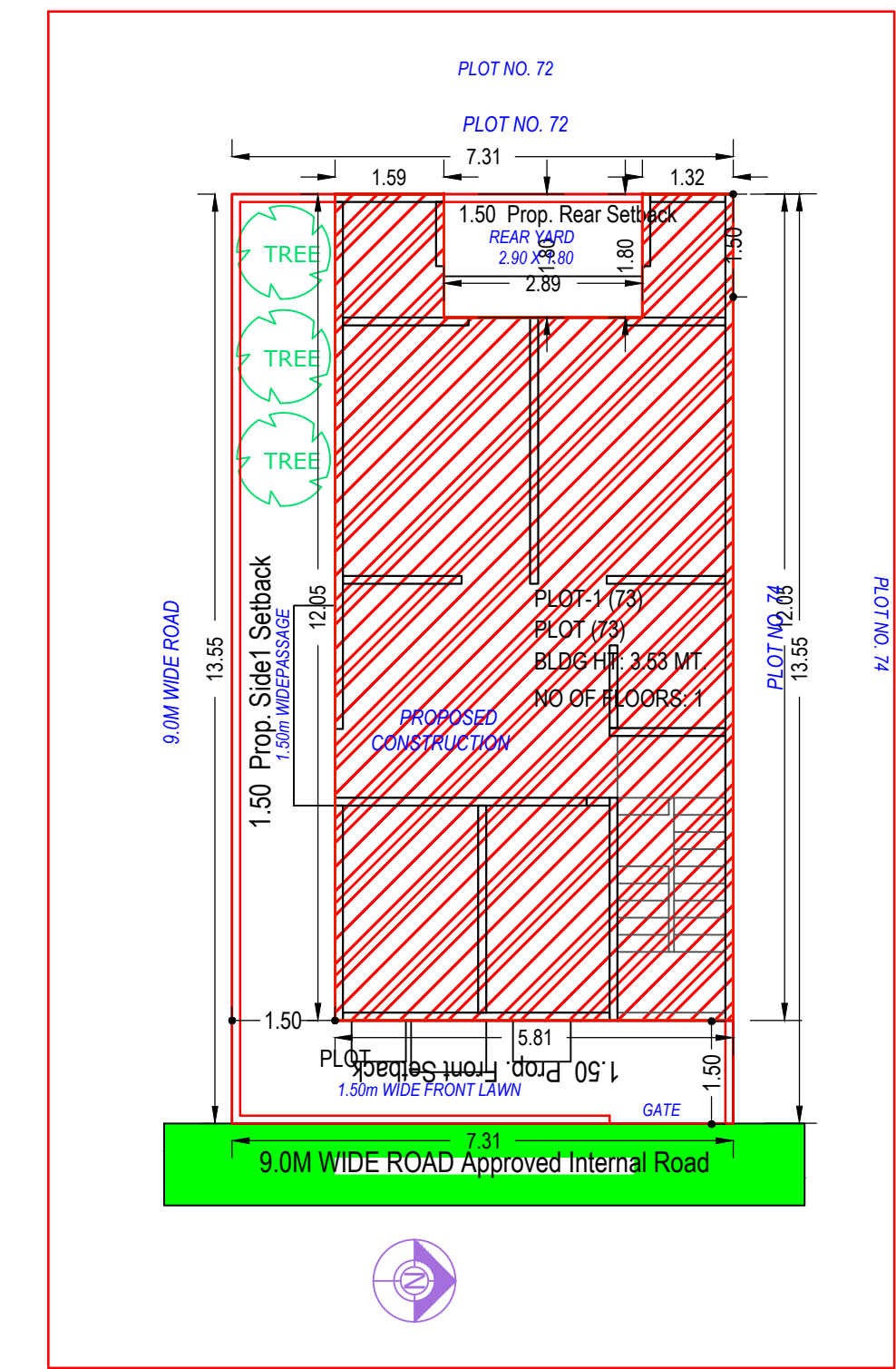
UnitBUA Table for Building PLOT (72)										
Floor	Name	UnitBUA Type	FAR	UnitBUA Area	Gross UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit		
GROUND FLOOR PLAN	SPLIT R	DWELLING UNIT	63.63	63.63	63.63	0.23	0.73	3.00	5967	01
		Total	63.63	63.63	63.63	0.23	0.73	3.00	5967	01
		Total	63.63	63.63	63.63	0.23	0.73	3.00	5967	01
FIRST FLOOR PLAN	SPLIT R	DWELLING UNIT	63.63	63.63	63.63	0.00	0.73	3.28	5962	00
		Total	63.63	63.63	63.63	0.00	0.73	3.28	5962	00
		Total	63.63	63.63	63.63	0.00	0.73	3.28	5962	00
Total			127.26	127.26	127.26	0.23	1.46	6.28	11928	01

Staircase Checks (Table 8a-1)					
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	0.90	0.270	0.179	1.00
FIRST FLOOR PLAN	STAIRCASE	0.90	0.270	0.179	1.00
TERRACE FLOOR PLAN	STAIRCASE	0.90	0.270	0.000	1.00

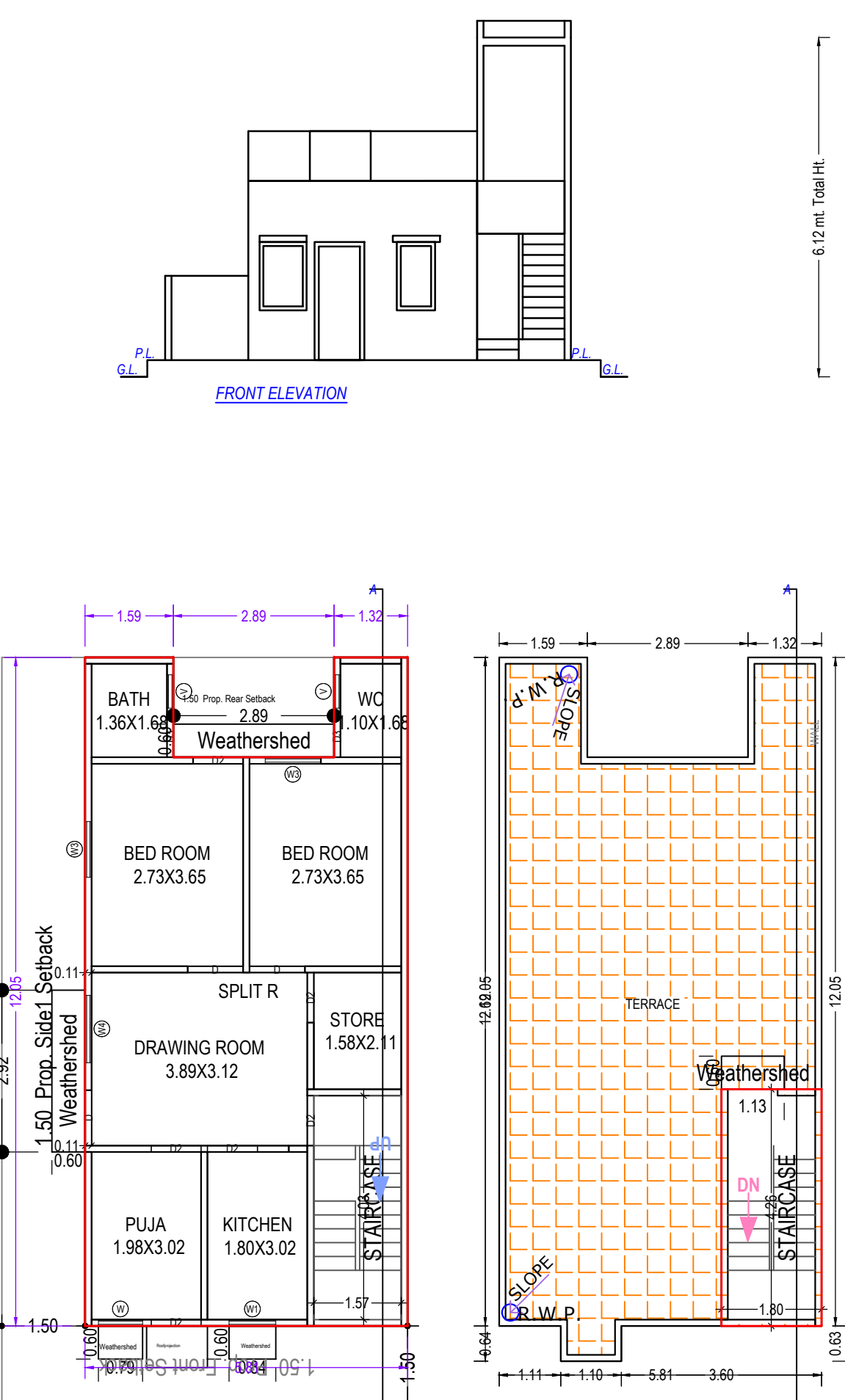
SCHEDULE OF DOOR:					SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (72)	D3	0.75	2.10	04	PLOT (72)	V1	0.60	1.00	04
PLOT (72)	D2	0.90	2.10	04	PLOT (72)	W2	0.90	1.60	02
PLOT (72)	D1	1.00	2.10	05	PLOT (72)	W1	1.05	1.60	02
PLOT (72)	arch	2.98	2.10	01	PLOT (72)	W3	1.60	1.60	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.

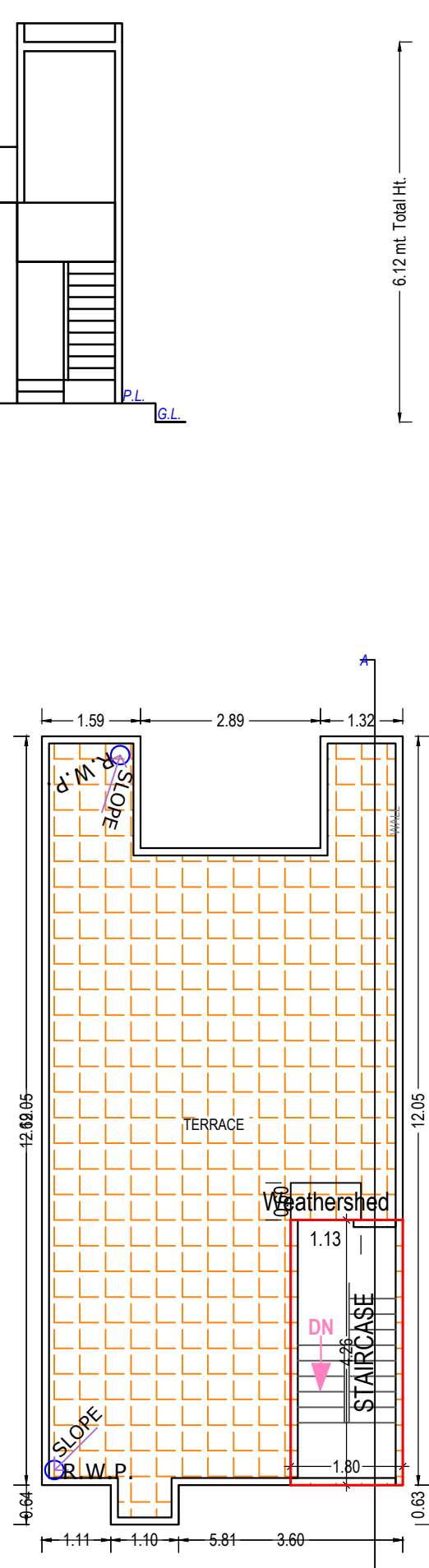
Total Plot Area:-	99.67	Total FAR Area:-	127.27
Total Coverage Area:-	63.63	Total BUA Area:-	139.85



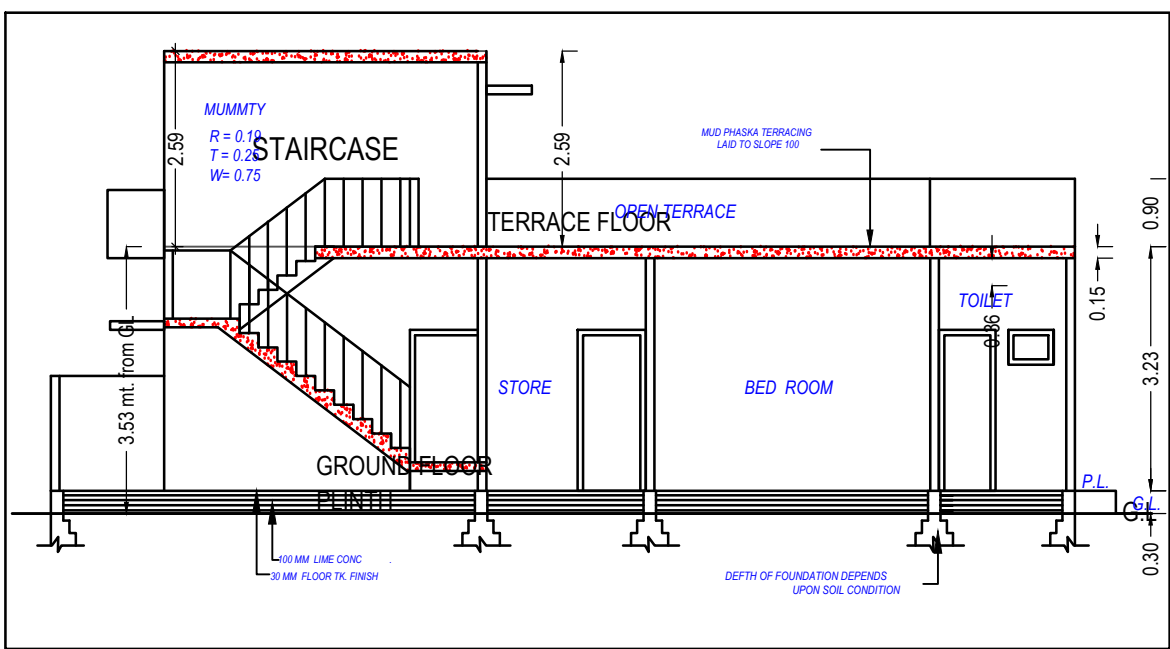
SITE PLAN
(Scale - 1:100)



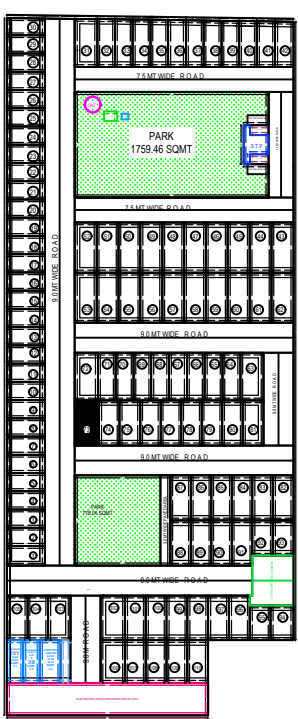
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



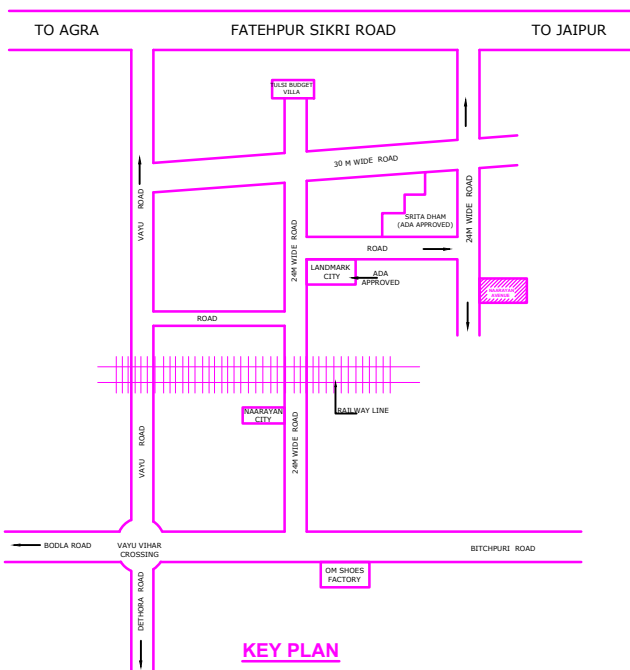
TERRACE FLOOR PLAN
(SCALE 1:100)



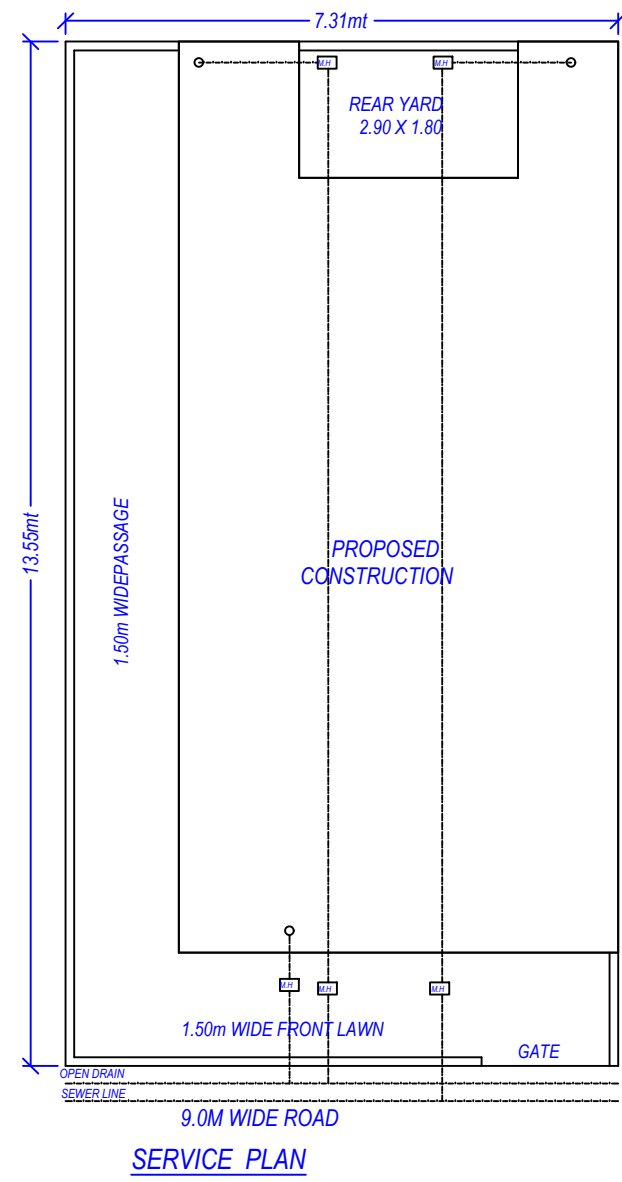
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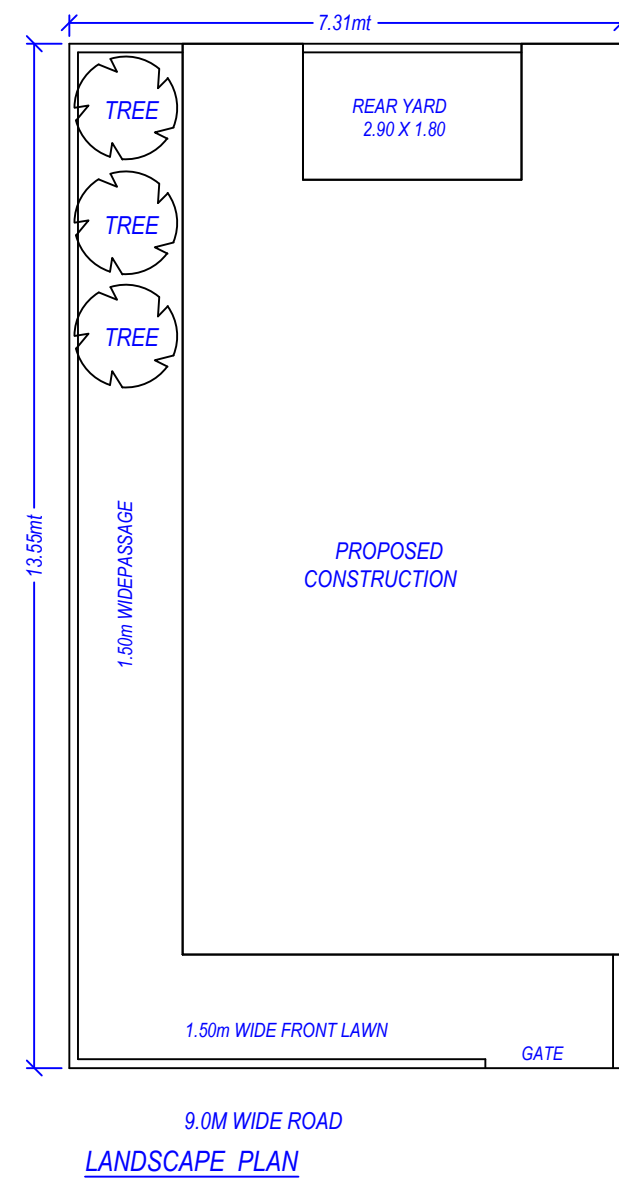
KEY PLAN



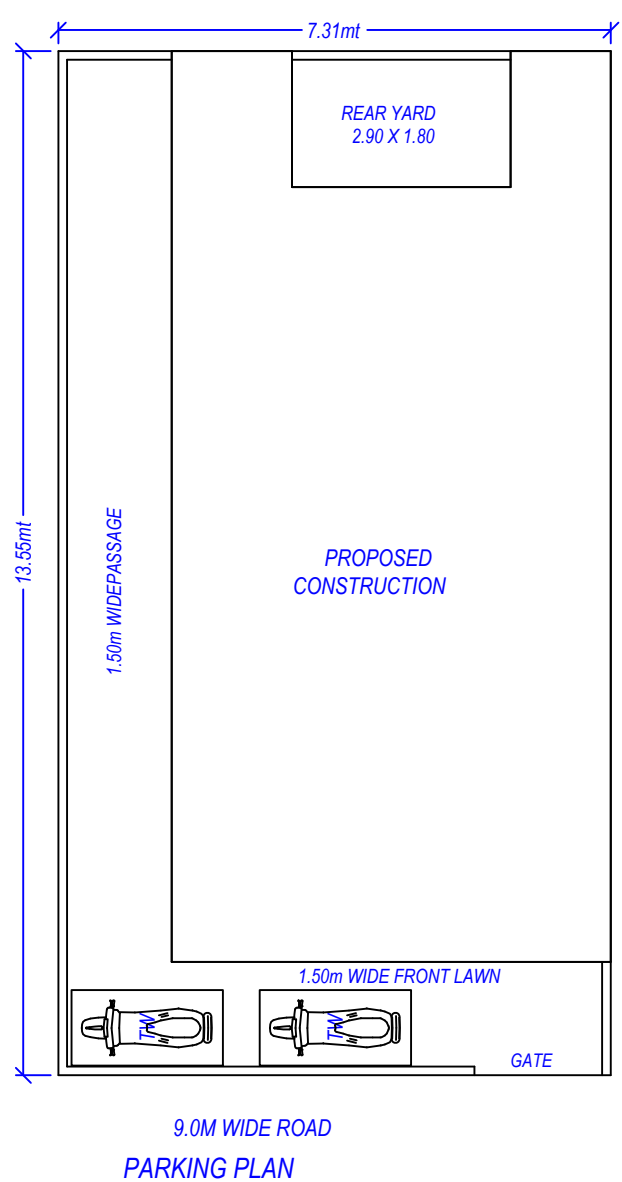
KEY PLAN



SERVICE PLAN



LANDSCAPE PLAN



PARKING PLAN

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (73)	V	0.60	1.00	02
PLOT (73)	W	0.79	1.20	01
PLOT (73)	W1	0.84	1.20	01
PLOT (73)	W3	1.00	1.20	02
PLOT (73)	W4	1.21	1.20	01

Building PLOT (73)					
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed Area (Sq.mt.)	FAR	Total FAR Area (Sq.mt.)
Ground Floor	64.80	0.00	64.80	0.00	64.80
Terrace Floor	7.70	7.70	0.00	0.00	0.00
Total	72.50	7.70	64.80	64.80	64.80

Staircase Checks (Table 8a-1)					
Floor Name	Staircase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR	STAIRCASE	0.75	0.250	0.179	1.00
TERRACE FLOOR	STAIRCASE	0.75	0.250	0.000	1.00

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (73)	D3	0.75	2.10	02
PLOT (73)	D2	0.90	2.10	06
PLOT (73)	D	1.00	2.10	03

File No		ADABP/22-23/1092	Sheet	1 / 1
Submission Date		2022-11-21	Scale	1:100
AREA STATEMENT		VERSION NO: 1.0.02 VERSION DATE: 12/10/2022		
PROJECT DETAIL:		Plot User: Residential		
Authority:		Category B		
Authority Class:		Category B		
Authority Grade:		Development Plan: Naarayan Avenue		
Consent Type:		Regular		
Project Type:		Building Permission		
Nature of Development:		NEW		
Development Area:		Developed Area		
Sub-Development Area:		Within City Area		
Special Project:		NA		
Site Address:		District: Agra, Tehsil: Agra, Village: Patholi		
AREA DETAILS:		Sq.Mts.		
1. Area of Plot As per record		99.05		
Document Area		99.05		
As per site condition		99.05		
Area of Plot Considered		99.05		
2. Deduction for		0.00		
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		99.05		
Plot Area For FAR		99.05		
Perm. FAR Area (2.50)		198.10		
Total Perm. FAR area (2.50)		198.10		
6. Total Built up area permissible at:		74.25		
Permissible Coverage area (75.00 %)		74.25		
Proposed Coverage Area (65.42 %)		64.80		
Total Prop. Coverage Area (65.42 %)		64.80		
Balance coverage area (9.58 %)		9.49		
COLOR INDEX		Proposed Area at:		
PLOT BOUNDARY		Proposed Built up		
ABUTTING ROAD		Existing Built up		
PROPOSED CONSTRUCTION		Proposed F.S.I		
COMMON PLOT		Existing F.S.I		
ROAD ALIGNMENT (ROAD WIDENING AREA)		Ground Floor		
FUTURE T.P. SCHEME DEDUCTION AREA		Terrace Floor		
EXISTING (To be retained)		Total Area		
EXISTING (To be demolished)		Total FAR Area:		
C. Tenement Statement		Total Builtup Area:		
4. Tenement Proposed At:		Proposed F.S.I consumed:		
C.F.		0.65		
5. Total Tenements (3 + 4)		1.00		

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.)
PLOT (73)	1	72.50	7.70	64.80	64.80
Grand Total:	1	72.50	7.70	64.80	64.80

Parking Check (Table 7b)			
Vehicle Type	No.	Reduced Road Parking (Increase of Plot having RWA Area surrendered FOC)	Area
Total			0.00

Tree Details (Table 3h)			
Plot	Name	Nos. Of Trees	
PLOT	Tree	Reqd	Prop
		1	3

Required Parking (Table 7a)									
Building Name	Type	Sub Use	Area (Sq.mt.)	Parking space reqd for every	Units	Prop.	Reqd./Unit	Car	Prop.
PLOT (73)	Residential	Row House	0 - 101	1	99.05	-	-	-	-
Total:	-	-	-	-	-	-	-	0	0

Buildingwise Floor FAR Details					
Floor Name	Building Name		Total		
	PLOT (73)		Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	64.80	64.80	64.80	64.80	64.80
Terrace Floor	7.70	0.00	7.70	0.00	0.00
Total:	72.50	64.80	72.50	64.80	64.80

OWNER'S NAME AND SIGNATURE
R.J. INFRA HOMES PVT LTD BY DIRECTOR: MUKESH KUMAR AGRAWAL.SARASWAT.ARCH@GMAIL.COM.9412723394

ARCHENG'S NAME AND SIGNATURE
shivam agarwal

CA/2020/119080
shivam agarwal
Date: 21/12/2022
Designation: Agra Development Authority Architect

Agra Development Authority



Building Plan Application Number

ADABP/22-23/1092

Sanctioned On

12 Dec 2022

Valid Till

27 Dec 2027

Approved By

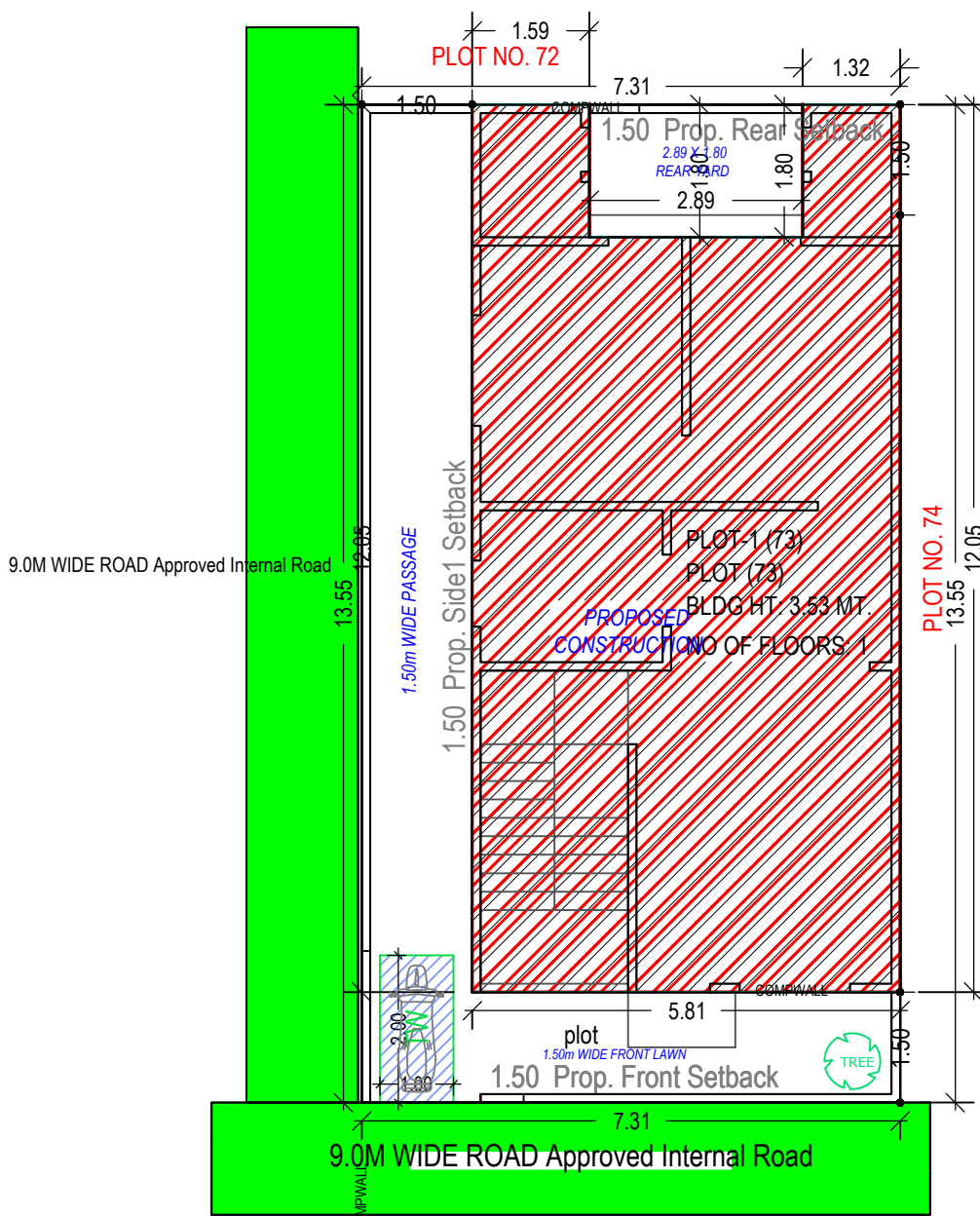
Prabhat Kumar (Executive Engineer/ Town Planner)

Examined By

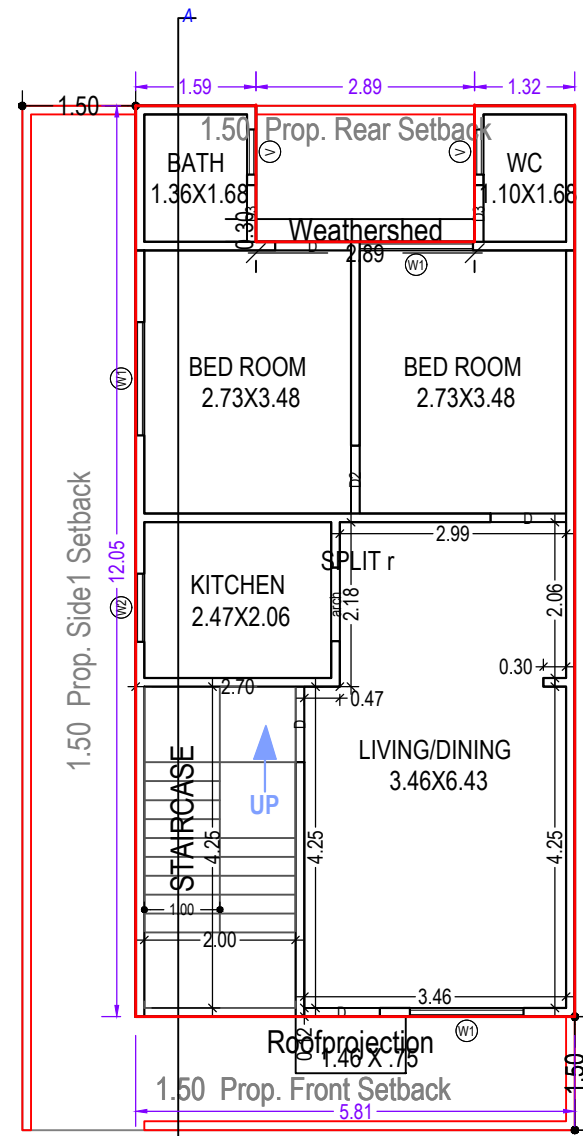
Phool Badan Yadav (IE)

Satish Chand Rajput (Assistant Engineer)

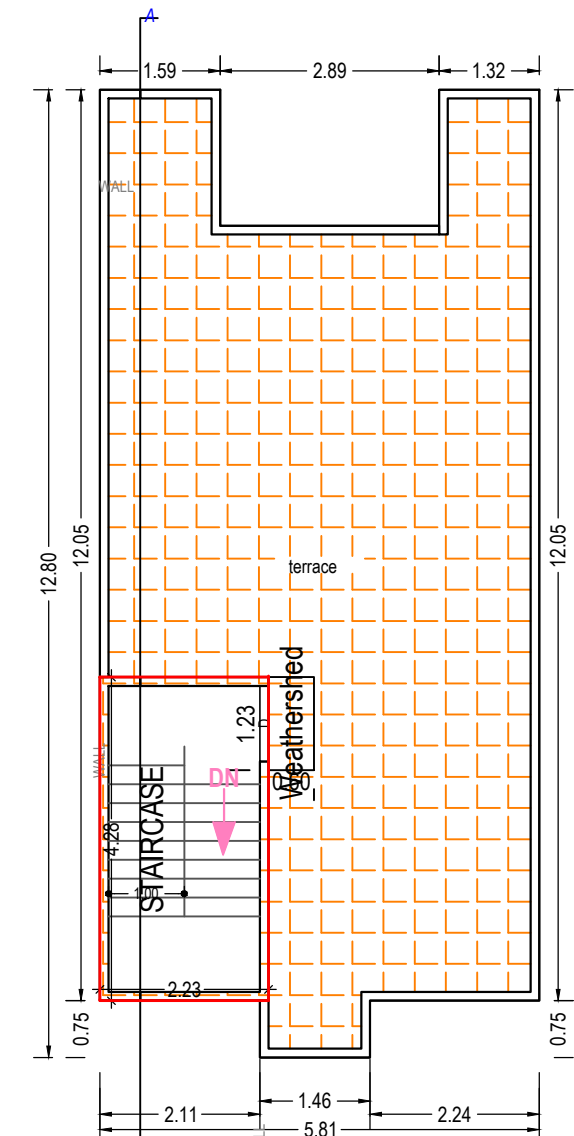
Prabhat Kumar (Executive Engineer/ Town Planner)



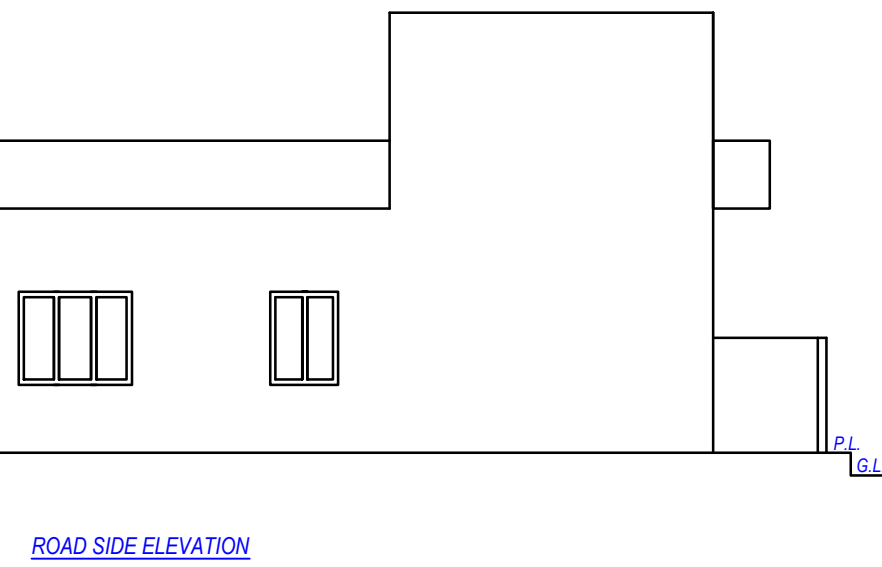
SITE PLAN
(Scale - 1:100)



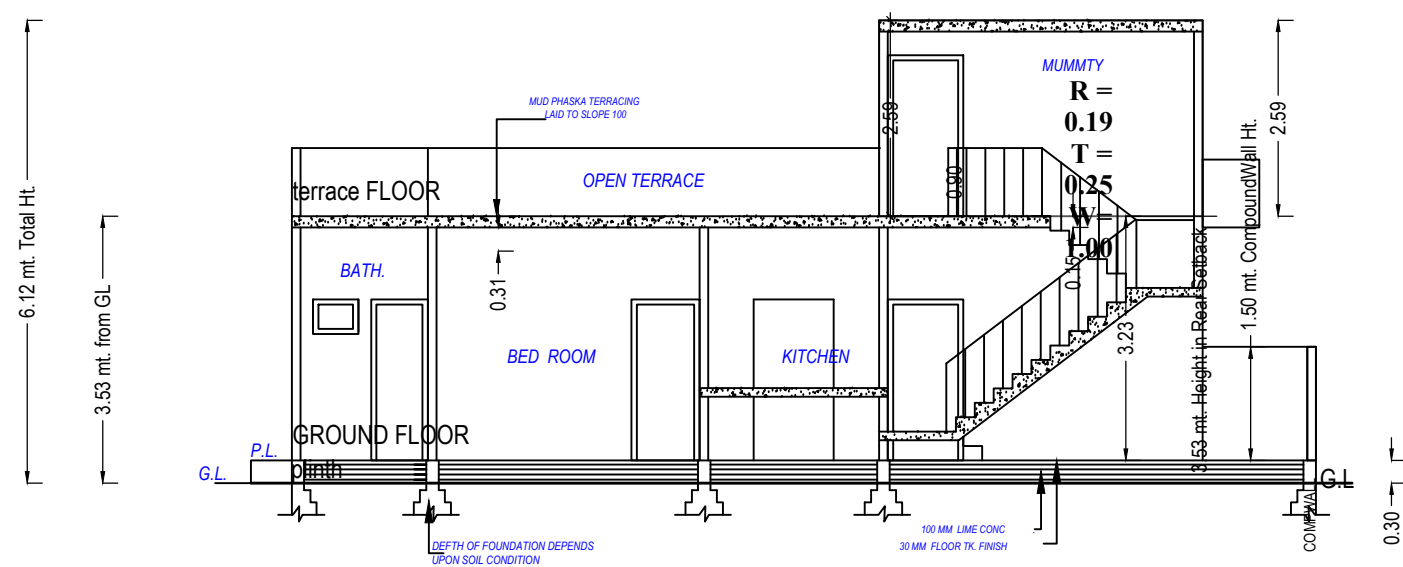
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



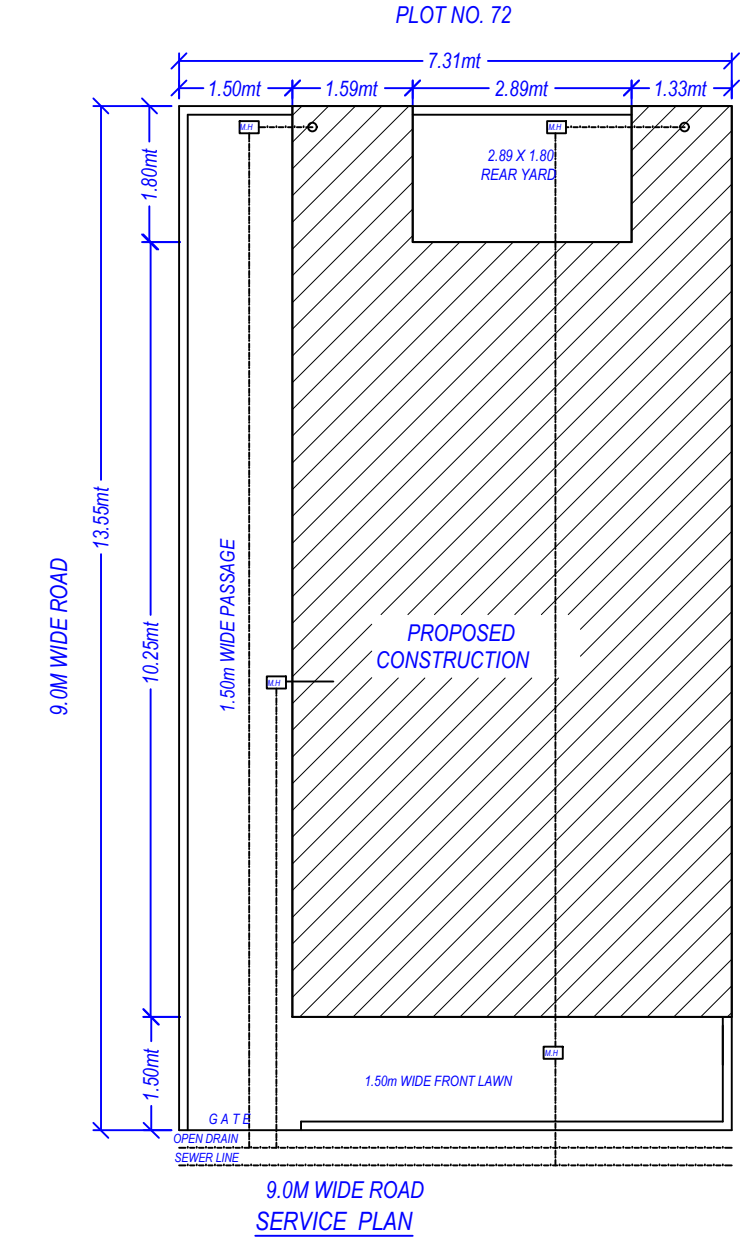
terraace FLOOR PLAN
(SCALE 1:100)



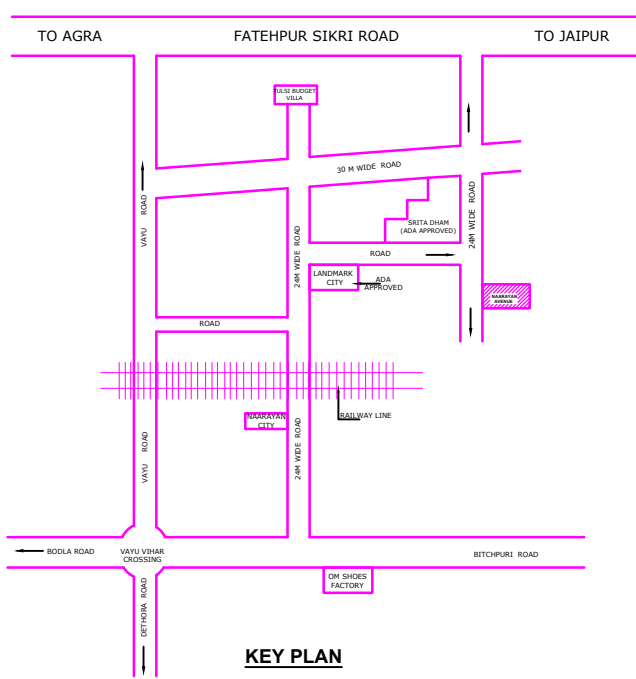
ROAD SIDE ELEVATION



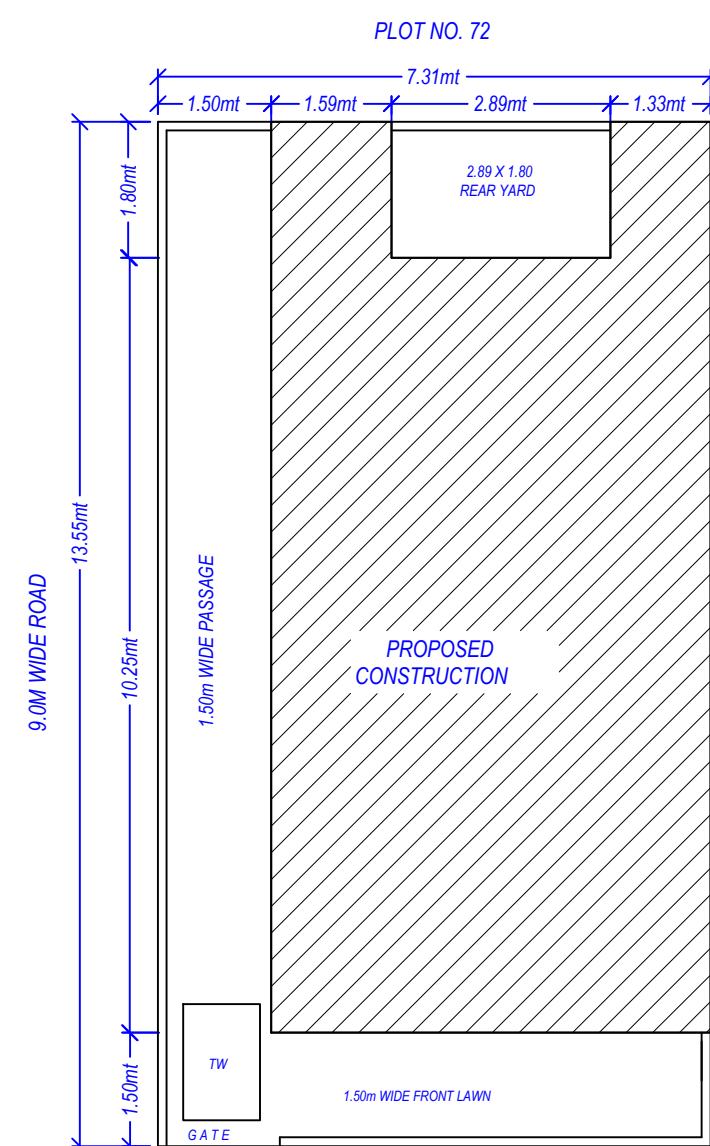
SECTION



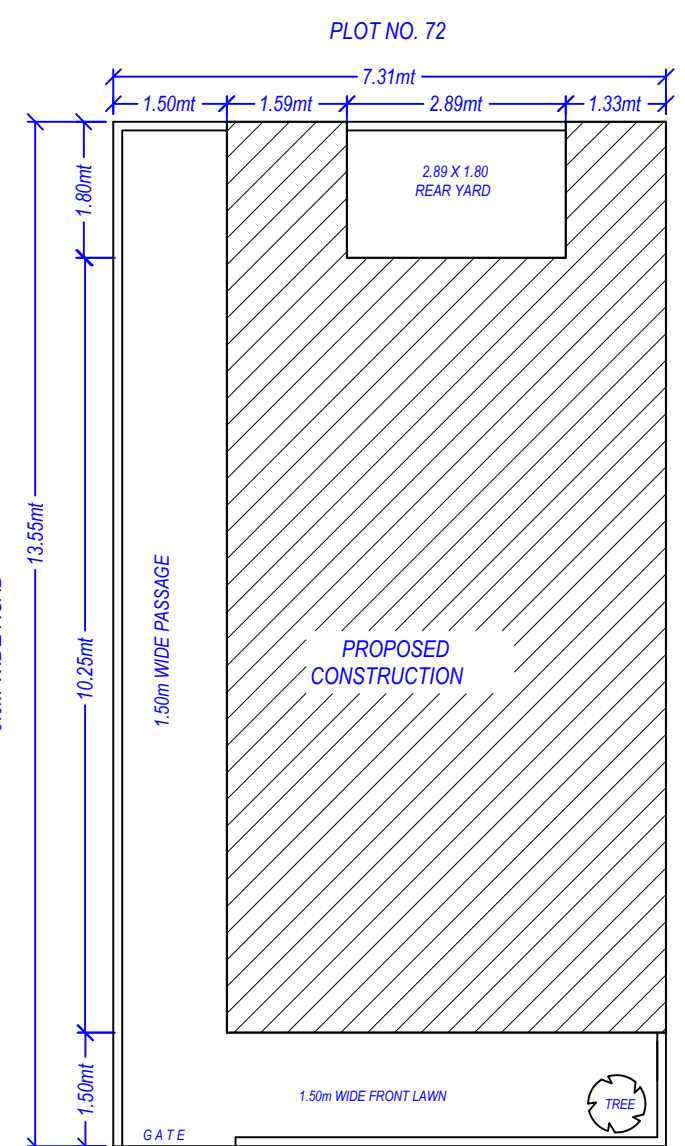
SERVICE PLAN



KEY PLAN



PARKING PLAN



LANDSCAPE PLAN

Building PLOT (73)						
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed Area (Sq.mt.)	FAR	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	64.80	0.00	64.80	0.00	64.80	01
Terrace Floor	9.54	9.54	0.00	0.00	0.00	00
Total	74.34	9.54	64.80	0.00	64.80	01
Total Number of Same Buildings:	1					
Total:	74.34	9.54	64.80	0.00	64.80	01

SCHEDULE OF DOOR:			
Floor Name	Door Name	Length	Height
GROUND FLOOR	DOOR	0.75	2.10
GROUND FLOOR	DOOR	0.90	2.10
GROUND FLOOR	DOOR	0.98	2.10
GROUND FLOOR	DOOR	1.00	2.10

Staircase Checks (Table 8a-1)			
Floor Name	StairCase Name	Flight Width	Riser Height
GROUND FLOOR	STAIRCASE	1.00	0.250
GROUND FLOOR	STAIRCASE	1.00	0.250
GROUND FLOOR	STAIRCASE	1.00	0.250

SCHEDULE OF WINDOW/VENTILATION:			
Floor Name	Window Name	Length	Height
GROUND FLOOR	WINDOW	0.60	1.00
GROUND FLOOR	WINDOW	0.90	1.50
GROUND FLOOR	WINDOW	1.50	1.50

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

ISO_A0_(841.00_x_1189.00_MM)

	File No Submission Date	ADA/BP/23-24/0976 2023-11-27	Sheet Scale	1/1 1:100		
AREA STATEMENT		VERSION NO: 1.0/90 VERSION DATE: 23/11/2023				
PROJECT DETAIL:						
Authority: Agra Development Authority		Plot User: Residential				
Authority Class: Category B		Plot SubUse: Row House				
Authority Grade: Development Authority (DA)		Development Plan: Naarayan Avenue				
Consent Type: 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: Narm City Area						
Special Project: NA						
Site Address: District Agra, Tehsil Agra,						
Village/Panchayat:						
AREA DETAILS: Sq.Mts.						
1. Area of Plot As per record		99.05				
Document Area		99.05				
As per site condition		99.05				
Area of Plot Considered		99.05				
2. Deduction for:		0.00				
(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		99.05				
Plot Area For FAR		99.05				
Plot Area For FAR		99.05				
Perm. FAR Area (2.00)		198.10				
Total Perm. FAR area (2.00)		198.10				
6. Total Built up area permissible at:		74.25				
Permissible Coverage area (75.00 %)		74.25				
Proposed Coverage Area (65.42 %)		64.80				
Total Prop. Coverage Area (65.42 %)		64.80				
Balance coverage area (9.58 %)		9.49				
Proposed Area at:						
Proposed Built up		Existing Built up		Proposed F.S.I		
Ground Floor		64.80	0.00	64.80		
Terrace Floor		9.54	0.00	0.00		
Total Area		74.34	0.00	64.80		
Total FAR Area:				64.80		
Total Builtup Area:				74.34		
Proposed F.S.I consumed:				0.05		
C. Tenement Statement						
4. Tenement Proposed At:				0.00		
5. Total Tenements (3 + 4)				1		
E. Parking Statement						
2. Proposed Parking Space:				2.00		
Color Notes						
COLOR INDEX						
ABUTTING ROAD						
COMMON PLOT						
PROPOSED CONSTRUCTION						
ROAD ALIGNMENT (ROAD WIDENING AREA)						
FUTURE T.P. SCHEME DEDUCTION AREA						
EXISTING (To be retained)						
EXISTING (To be demolished)						
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
PLOT (73)	1	74.34	9.54	64.80	64.80	01
Grand Total:	1	74.34	9.54	64.80	64.80	01
Parking Check (Table 7b)						
Vehicle Type	No.	Reduced Reqdt. Parking (Increase of Plot having Private surrendered FOC)	Area	No.	Area	
TwoWheeler	-	-	-	1	2.00	
Total					2.00	
Tree Details (Table 3h)						
Plot	Name	No. of Trees	Reqdt.	Prop.		
Plot	Tree	1		1		
Required Parking (Table 7a)						
Building Name	Type	SubUse	Area (Sq.mt.)	Units	Car	TwoWheeler
				Prop.	Reqdt./Unit	Reqdt./Unit
PLOT (73)	Residential	Row House	0 - 101	1	99.05	-
Total:				-	-	0
Buildingwise Floor FAR Details						
Floor Name	Building Name	PLOT (73)	Total	Total Proposed Built Up Area (Sq.mt.)	Total Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor			64.80	64.80	64.80	64.80
Terrace Floor			9.54	0.00	9.54	0.00
Total			74.34	64.80	74.34	64.80
OWNER'S NAME AND SIGNATURE						
R.J. INFRA HOMES PVT LTD BY DIRECTOR: MUKESH KUMAR AGRAWAL, SARASWAT ARCH@GMAIL.COM, 9412723384						
ARCHENG'S NAME AND SIGNATURE						
shivam agarwal CA2020/119080						
Signature Not Verified						
Agra Development Authority						
Signature Not Verified						
Building Plan Application Number						
ADA/BP/23-24/0976						
Sanctioned On						
02 Dec 2023						
Valid Till						
04 Dec 2028						
Approved By						
Prabhat Kumar (Executive Engineer/ Town Planner)						
Examined By						
Raj Kapoor (JE)						
Satish Chand Rajput (Assistant Engineer)						
Prabhat Kumar (Executive Engineer/ Town Planner)						

Total Plot Area: -	99.05	Total FAR Area: -	64.80
Total Coverage Area: -	64.80	Total BUA Area: -	74.34

	File No	ADA/SP/22/23/1095	Sheet	1 / 1
	Submission Date	2022-11-14	Scale	1:100
A				
AREA STATEMENT		VERSION NO. : 1.0/82		
PROJECT DETAIL		VERSION DATE: 12/10/2022		
Authority: Agra Development Authority		Plot Use: Residential		
Authority Class: Category B		Plot Sub Use: Row House		
Authority Grade: Development Authority (DA)		Development Plan: Naarayan Avenue		
Case/Tenure: Regular		Land Use Zone: Residential Use Zone		
Project Type: Building Permission		Land Sub Use Zone: Residential Zone		
Nature of Development: NEW		Layout Type: NA		
Development Area: Developed Area				
Sub Development Area: Within City Area				
Special Project: NA				
Site Address:		District: Agra, Tehsil: Agra, Village: Pathaoli		
AREA DETAILS		Sq.Mts.		
1. Area of Plot As per record		-		
Document Area		-		83.60
As per site condition		-		83.60
Area of Plot Considered		-		83.60
2. Deduction for				0.00
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				83.60
Plot Area For Coverage				83.60
Plot Area For FAR				167.20
Perm. FAR Area (2.00)				167.20
Total Perm. FAR area (2.00)				167.20
6. Total Built up area permissible at:				62.70
Permissible Coverage area (75.00 %)				59.94
Proposed Coverage Area (71.70 %)				59.94
Total Prop. Coverage Area (71.70 %)				59.94
Balance coverage area (3.30 %)				2.76
Proposed Area at:				
Proposed Built up		Existing Built up	Proposed F.S.I	Existing F.S.I
Ground Floor		59.94	0.00	59.94
Terrace Floor		8.75	0.00	0.00
Total Area		68.69	0.00	59.94
Total FAR Area:				59.94
Total Builtup Area:				68.69
Proposed F.S.I. consumed:				0.72
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)				

FAR & Unit Details	
Building	
No. of Same Bldg	
Gross Built Up Area (Sq.mt.)	
Deductions From Gross BUA/Area in Sq.mt.)	
Total Built Up Area (Sq.mt.)	
Deductions (Area in Sq.mt.)	
Proposed FAR Area (Sq.mt.)	
Total FAR Area (Sq.mt.)	
No. of Unit	
PLOT (RJ)	
Grand Total	

Parking Check (Table 7b)			
Vehicle Type	No.	Reduced Reqpt Parking (Incase of Plot having RW/less surrounded FOC)	Area
Total			0.00

Type Design Details	
Sr. No	Plot No
1	75
2	77
3	79

Tree Details (Table 3h)			
Plot	Name	Nos. Of Trees	
PLOT	Tree	Reqpt	Prop
		1	4

Required Parking (Table 7a)							
Building Name	Type	Sub Use	Area (Sq.mt.)	Parking spaces reqpt for every	Units	Car	
					Prop.	Reqpt./Unit	Reqpt.
PLOT (RJ)	Residential	Row House	0 - 101	1	83.60	-	-
Total				-	-	-	0

Buildingwise Floor FAR Details				
Floor Name	Building Name	Total		
	PLOT (RJ)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)
Ground Floor		59.94	59.94	59.94
Terrace Floor		8.75	0.00	8.75
Total		68.69	59.94	68.69

OWNER'S NAME AND SIGNATURE
R.J. INFRA HOMES PVT LTD BY DIRECTOR: MUKESH KUMAR AGRAWAL.SARASWAT.ARCHIGMAIL.COM.9412723394

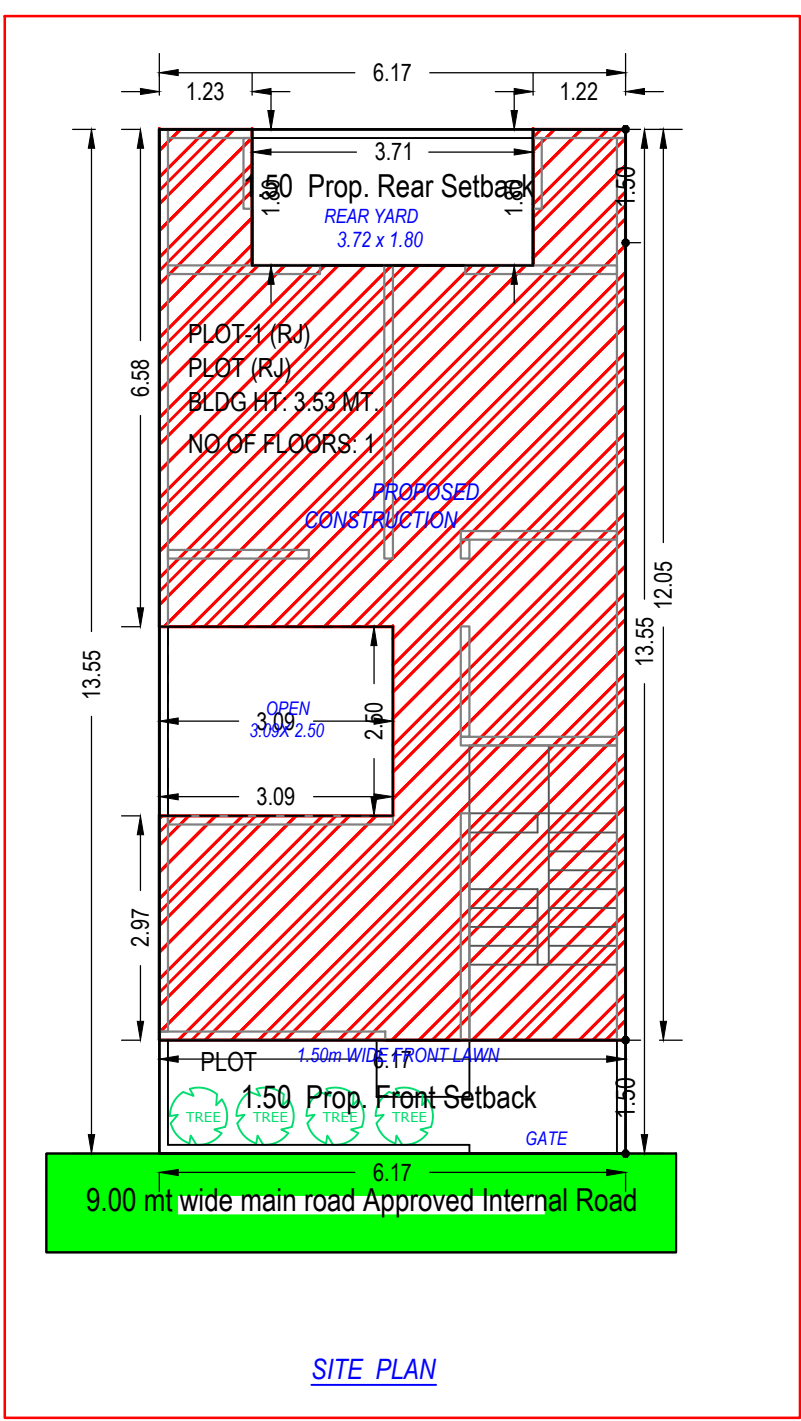
ARCHENG'S NAME AND SIGNATURE
shivam agarwal

CA/2020/119080
shivam agarwal
Date: 27 Dec 2022
Designation: Agra Development Authority
Designation: Architect

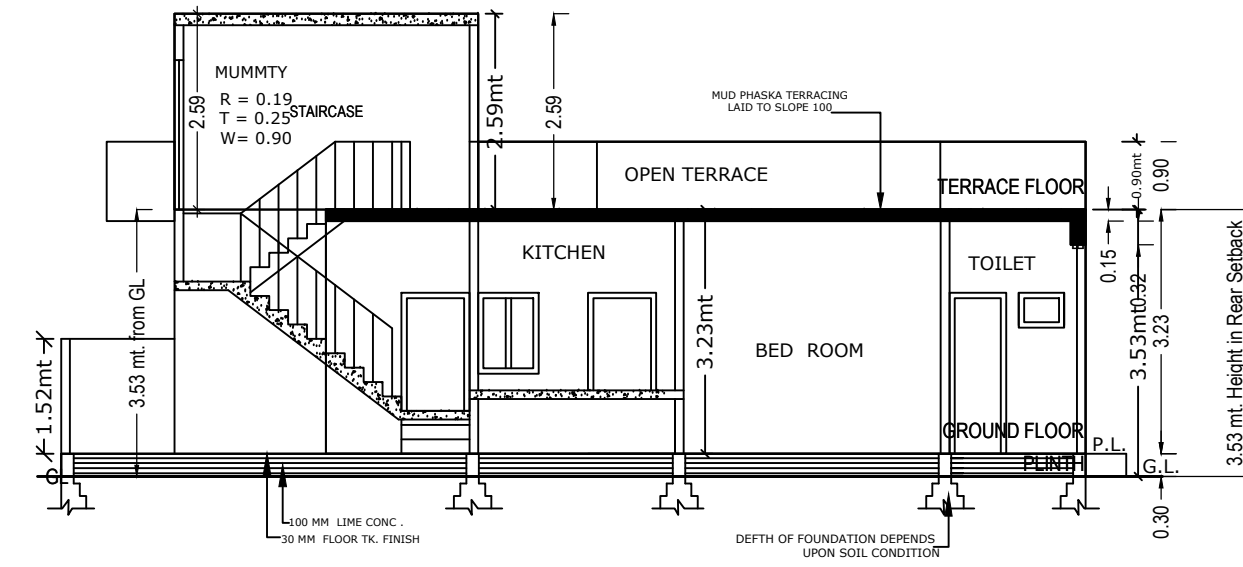
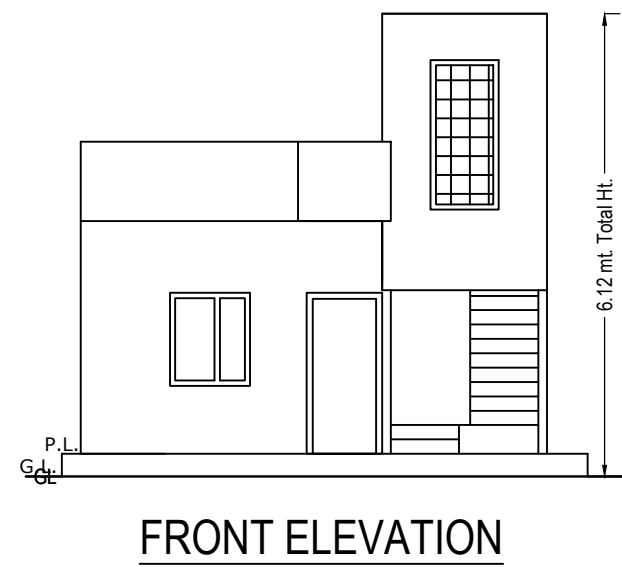
Agra Development Authority



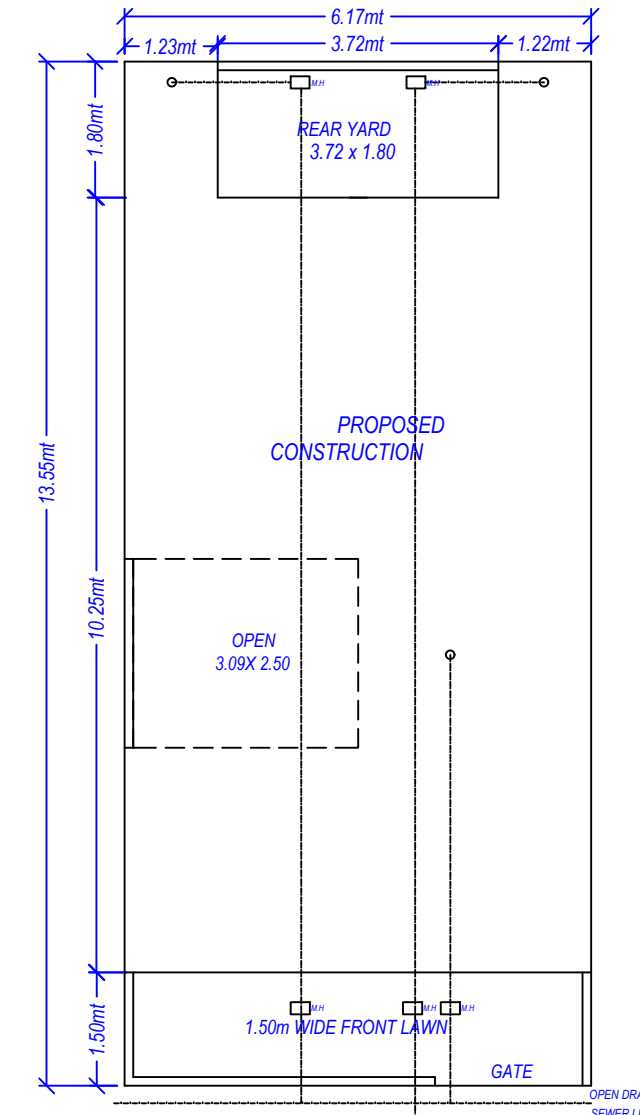
Building Plan Application Number
ADA/BP/22-23/1095
Sanctioned On
24 Dec 2022
Valid Till
27 Dec 2027
Approved By
Prabhat Kumar (Executive Engineer/ Town Planner)
Examined By
Phool Badan Yadav (IE)
Satish Chand Rajput (Assistant Engineer)
Prabhat Kumar (Executive Engineer/ Town Planner)



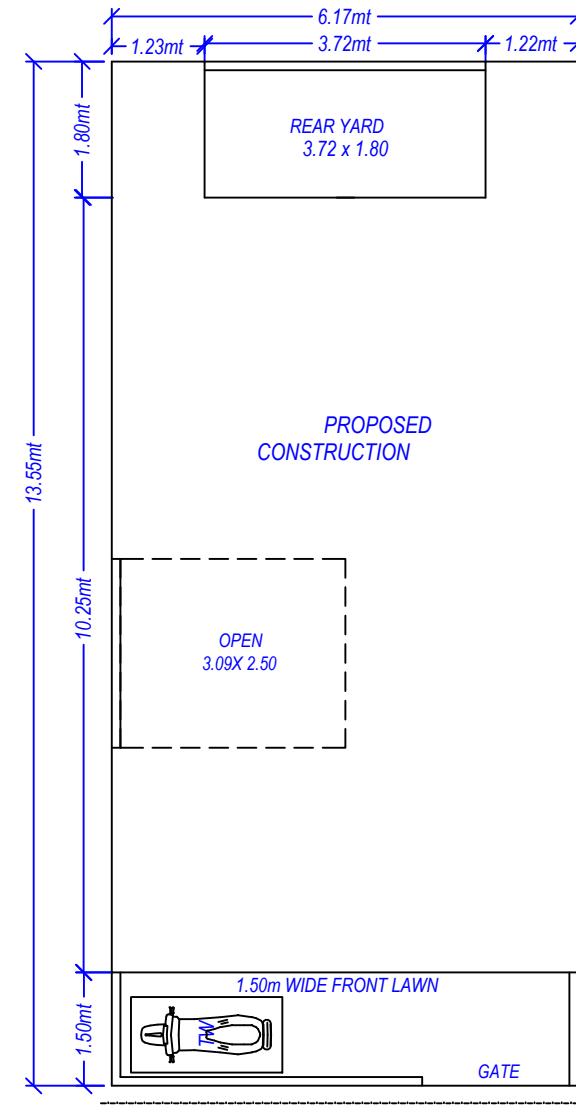
SITE PLAN
(Scale - 1:100)



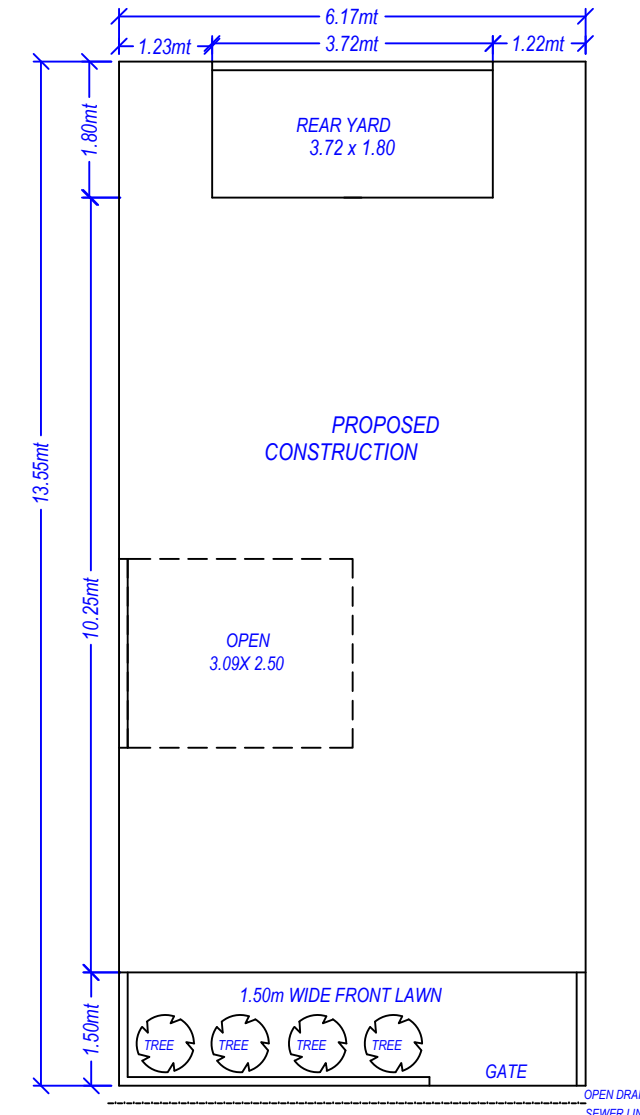
SECTION A-B



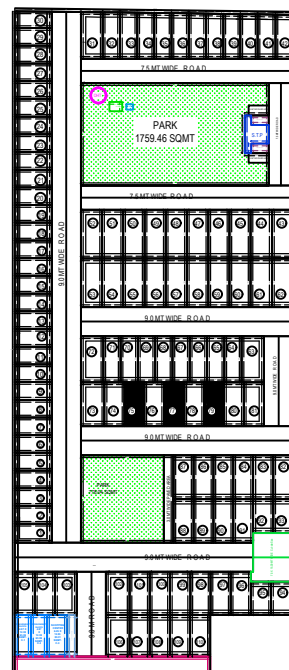
SERVICE PLAN



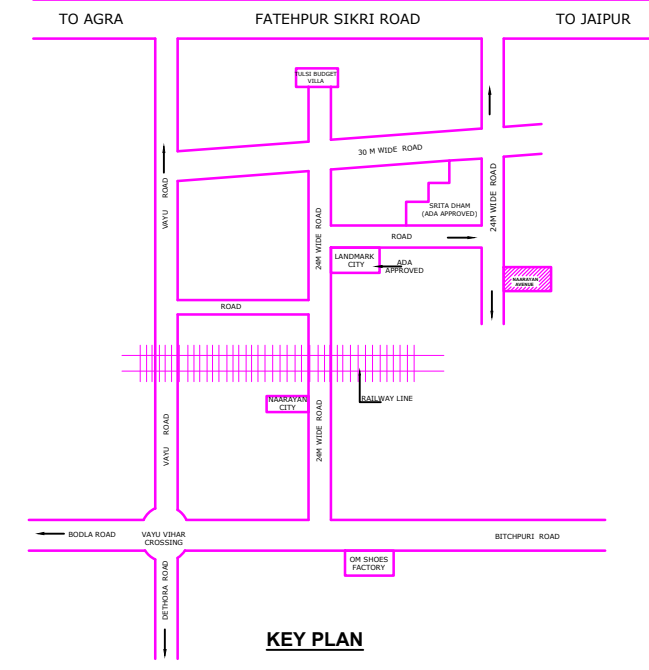
PARKING PLAN



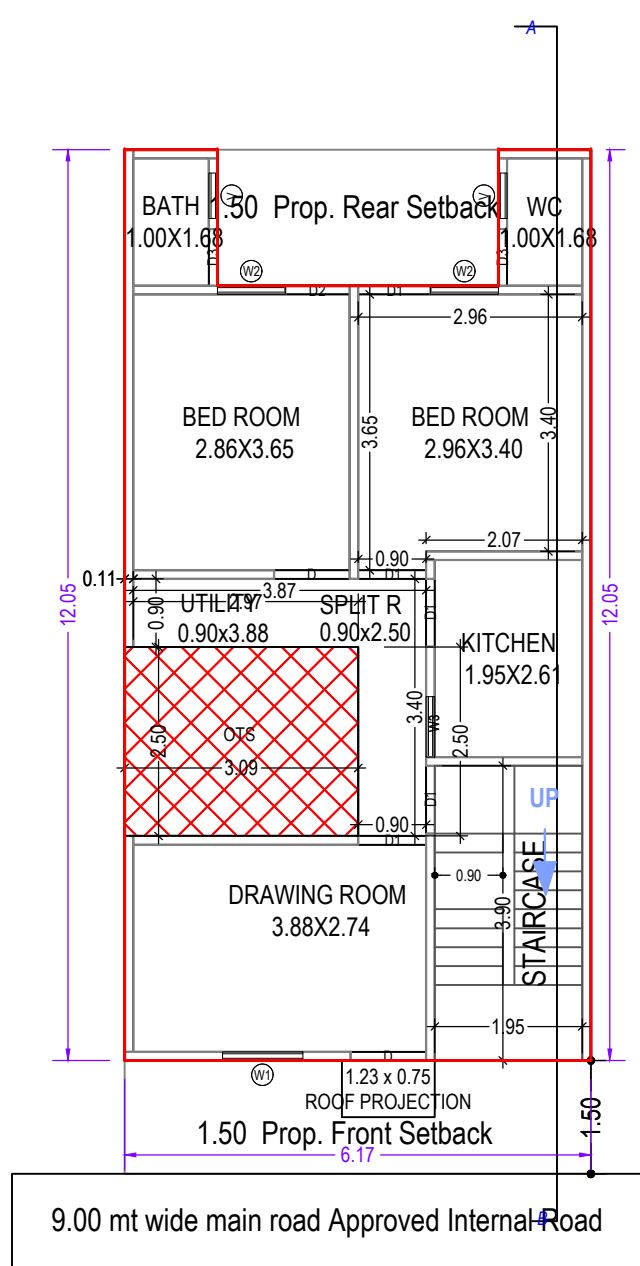
LANDSCAPE PLAN



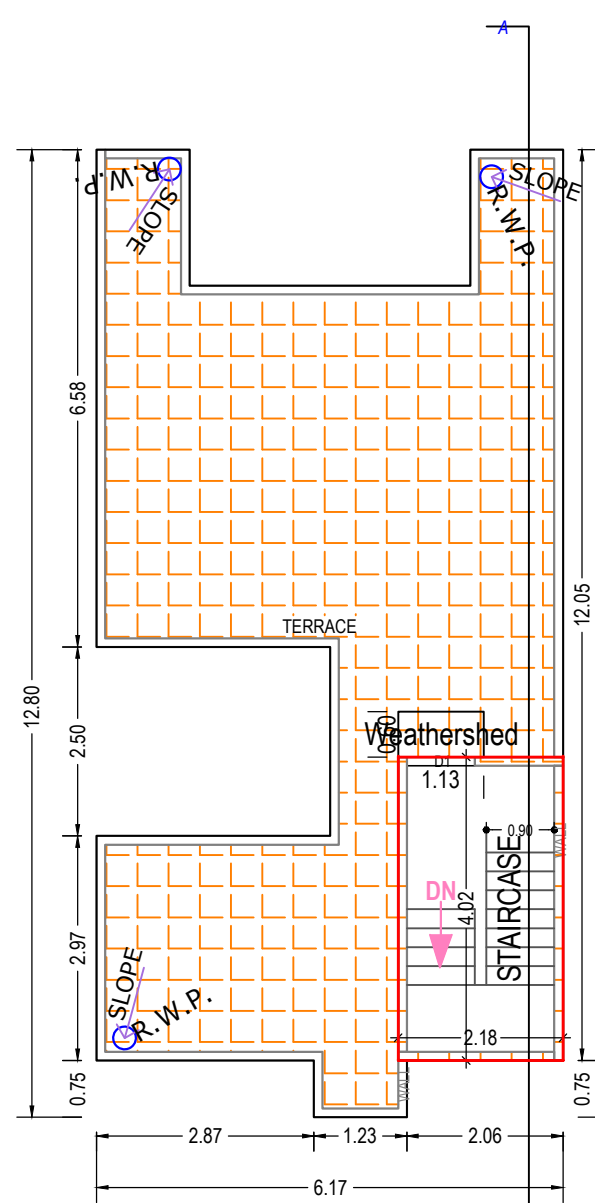
KEY PLAN



KEY PLAN



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



TERRACE FLOOR PLAN
(SCALE 1:100)

Building -PLOT (RJ)							
Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed Area (Sq.mt.)	FAR	No. of Unit
Ground Floor	67.66	7.72	59.94	0.00	59.94	59.94	01
Terrace Floor	8.75	0.00	8.75	8.75	0.00	0.00	00
Total:	76.41	7.72	68.69	8.75	59.94	59.94	01
Total Number of Same Buildings	1						
Total:	76.41	7.72	68.69	8.75	59.94	59.94	01

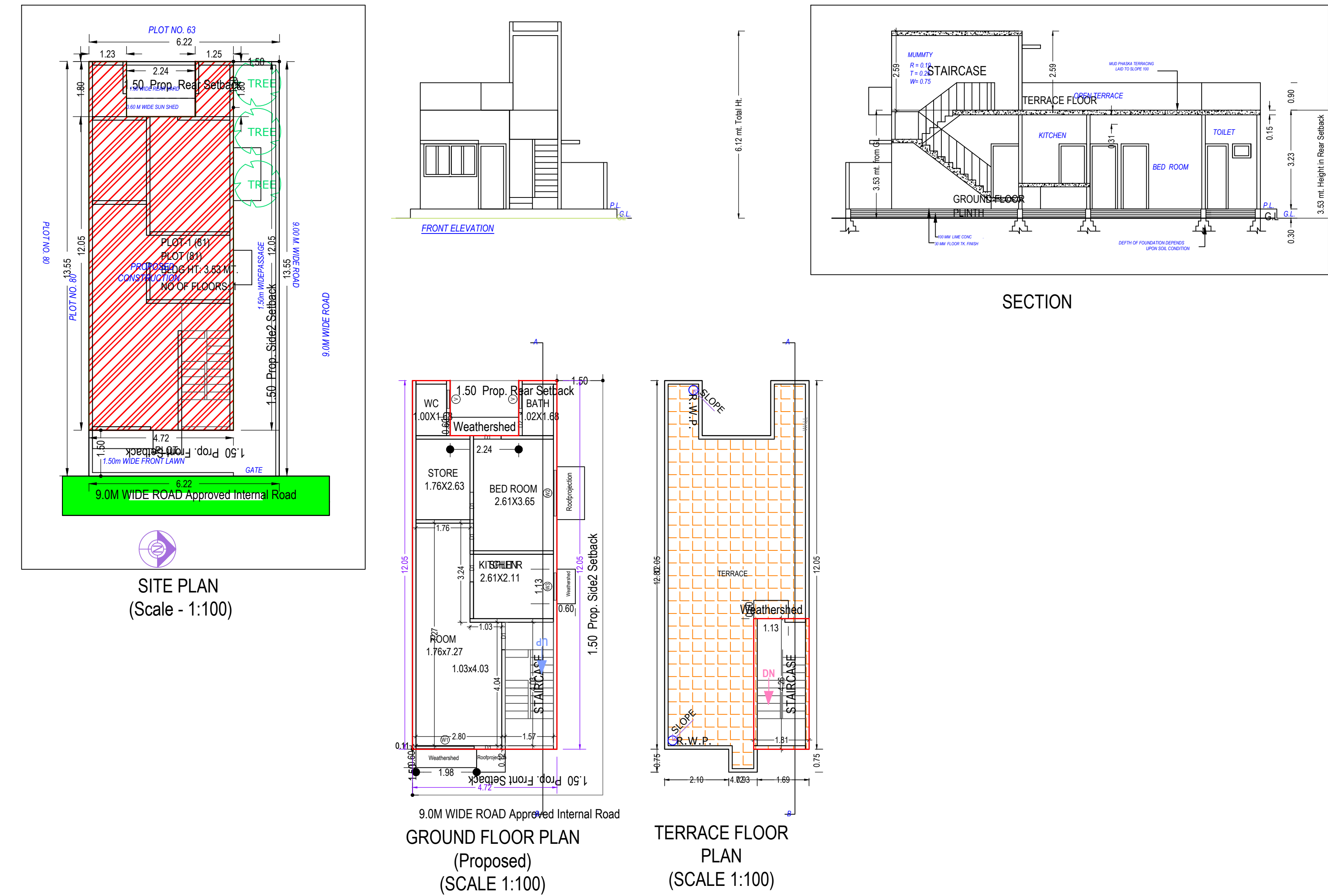
SCHEDULE OF DOOR:			
BUILDING NAME	NAME	LENGTH	HEIGHT
PLOT (RJ)	D3	0.75	2.10
PLOT (RJ)	D2	0.85	2.10
PLOT (RJ)	D1	0.90	2.10
PLOT (RJ)	D1	0.96	2.10
PLOT (RJ)	D	1.00	2.10

SCHEDULE OF WINDOW/VENTILATION:			
BUILDING NAME	NAME	LENGTH	HEIGHT
PLOT (RJ)	V	0.60	1.00
PLOT (RJ)	V3	0.80	1.60
PLOT (RJ)	W2	0.90	1.60
PLOT (RJ)	W1	1.06	1.60

Staircase Checks (Table 8a-1)					
Floor Name	StairCase Name	Fight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR	STAIRCASE	0.90	0.250	0.190	1.00
TERRACE FLOOR	STAIRCASE	0.90	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: -	83.60	Total FAR Area: -	59.94
Total Coverage Area: -	59.94	Total BUA Area: -	68.69



	File No	ADA/SP/22/31094	Sheet	1 / 1
	Submission Date	2022-11-20	Scale	1:100
A.	AREA STATEMENT		VERSION NO. : 1.0/82 VERSION DATE: 12/10/2022	
	PROJECT DETAIL:			
	Authority: Agra Development Authority	Plot User: Residential		
	Authority Class: Category B	Plot Sub Use: Row House		
	Authority Grade: Development Authority (DA)	Development Plan: Naarayan Avenue		
	Consent Type: Regular	Land Use Zone: Residential Use Zone		
	Project Type: Building Permission	Land Sub Use Zone: Residential Zone		
	Nature of Development: NEW	Layout Type: NA		
	Development Area: Developed Area			
	Sub Development Area: Metro City Area			
	Special Project: NA			
	Site Address:			
	District: Agra, Tehsil: Agra, Village: Pathauli			
	AREA DETAILS		Sq.Mts	
	Area of Plot As per record			
	Document Area		84.23	
	As per site condition		84.23	
	Area of Plot Considered		84.23	
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		84.23	
	Plot Area For Coverage		84.23	
	Plot Area For FAR		84.23	
	Perm. FAR Area (2.00)		168.46	
	Total Perm. FAR area (2.00)		168.46	
6.	Total Built up area permissible at:			
	Permissible Coverage area (75.00 %)		63.17	
	Proposed Coverage Area (62.73 %)		52.84	
	Total Prop. Coverage Area (62.73 %)		105.00	
	Balance coverage area (12.26 %)		12.26	
	Proposed Area at:			
	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
-	Ground Floor	52.84	0.00	52.84
-	Terrace Floor	7.70	0.00	7.70
-	Total Area	60.54	0.00	60.54
-	Total FAR Area:	52.84		
-	Total Built up Area:	60.54		
-	Proposed F.S.I. consumed:	0.63		
-	C. Tenement Statement			
-	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)	

FAR & Unit Details						
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
PLOT (B1)	1	60.54	7.70	52.84	52.84	01
Grand Total:	1	60.54	7.70	52.84	52.84	01

Parking Check (Table 7b)			
Vehicle Type	Reqd	Reduced Reqrd Parking (Incase of Plot having RWA Area surrendered FOC)	Area
No.			
Total			0.00

Tree Details (Table 3h)			
Plot	Name	Nos. Of Trees	
		Reqd	Prop
PLOT	Tree	1	3

Required Parking (Table 7a)									
Building Name	Type	Sub Use	Area (Sq.mt.)	Parking space reqd for every	Units	Car	Reqd./Unit	Prop.	
PLOT (B1)	Residential	Row House	0 - 101	1	84.23	-	-	-	-
Total:	-	-	-	-	-	0	0	0	0

Buildingwise Floor FAR Details					
Floor Name	Building Name		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	52.84	52.84	52.84	52.84	
Terrace Floor	7.70	0.00	7.70	0.00	
Total:	60.54	52.84	60.54	52.84	

OWNER'S NAME AND SIGNATURE
R.J. INFRA HOMES PVT LTD BY DIRECTOR: MUKESH KUMAR AGRAWAL.SARASWAT.ARCH@GMAIL.COM.9412723394

ARCHENG'S NAME AND SIGNATURE
shivam agarwal

CA/2020/119080
Shivam Agarwal
Date: 27 Dec 2022
Chartered Engineer
Registration No. 119080

Agra Development Authority



Building Plan Application Number
ADA/BP/22-23/1094

Sanctioned On
12 Dec 2022

Valid Till
27 Dec 2027

Approved By
Prabhat Kumar (Executive Engineer/ Town Planner)

Examined By
Desh Raj Singh (JE)

Satish Chand Rajput (Assistant Engineer)

Prabhat Kumar (Executive Engineer/ Town Planner)

Building - PLOT (B1)					
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed Area (Sq.mt.)	FAR Res.	No. of Unit
Ground Floor	52.84	0.00	52.84	52.84	01
Terrace Floor	7.70	7.70	0.00	0.00	00
Total	60.54	7.70	52.84	52.84	01
Total Number of Same Buildings:	1				
Total	60.54	7.70	52.84	52.84	01

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (B1)	V	0.60	1.00	02
PLOT (B1)	W3	0.90	1.60	01
PLOT (B1)	W2	1.50	1.60	01
PLOT (B1)	W1	1.90	1.60	01

Staircase Checks (Table 8a-1)				
Floor Name	Stair Case Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR	STAIRCASE	0.75	0.250	0.179
TERRACE FLOOR	STAIRCASE	0.75	0.250	0.000

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (B1)	D2	0.75	2.10	02
PLOT (B1)	D1	0.90	2.10	06

Total Plot Area: - 84.23

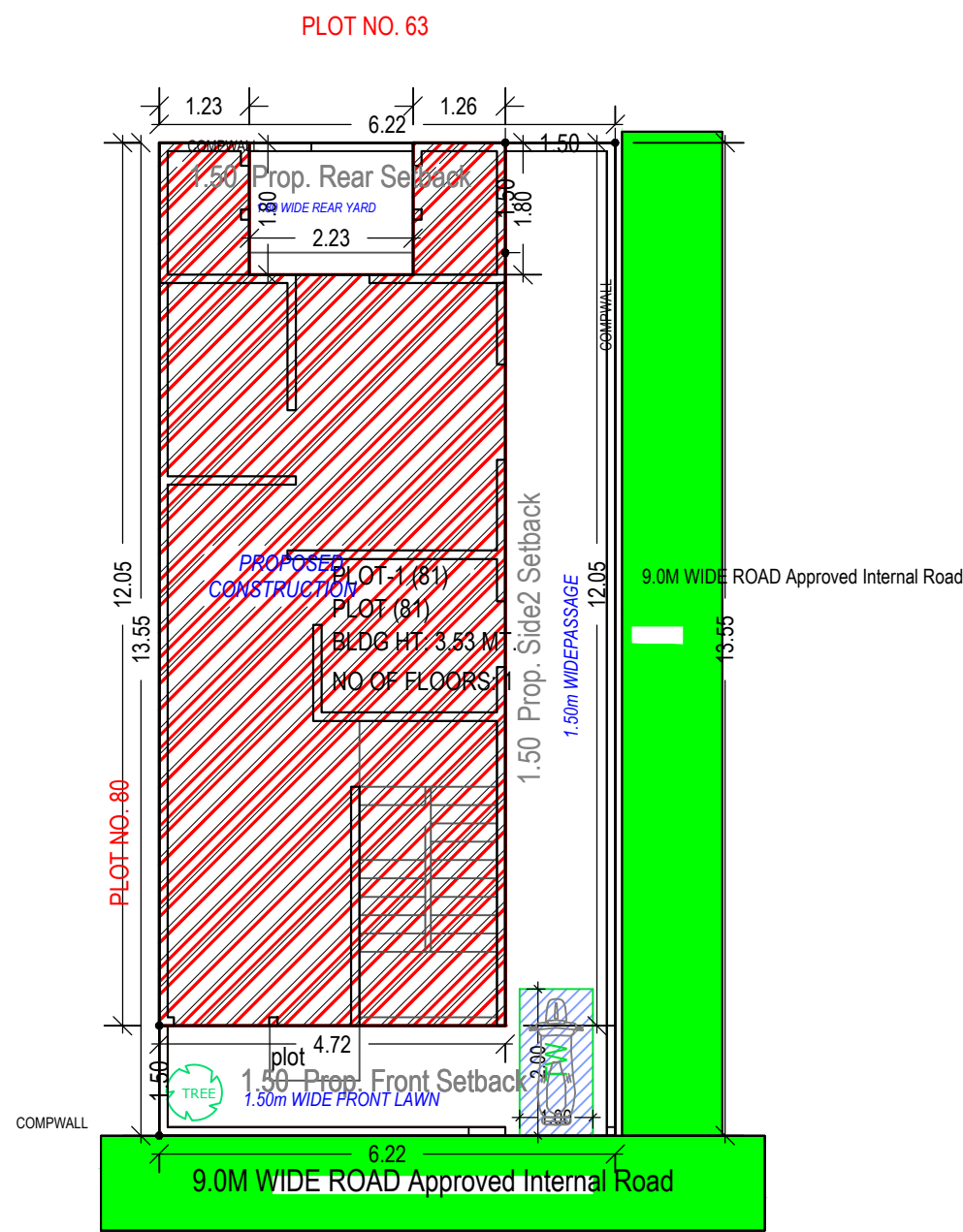
Total FAR Area: - 52.84

Total Coverage Area: - 52.84

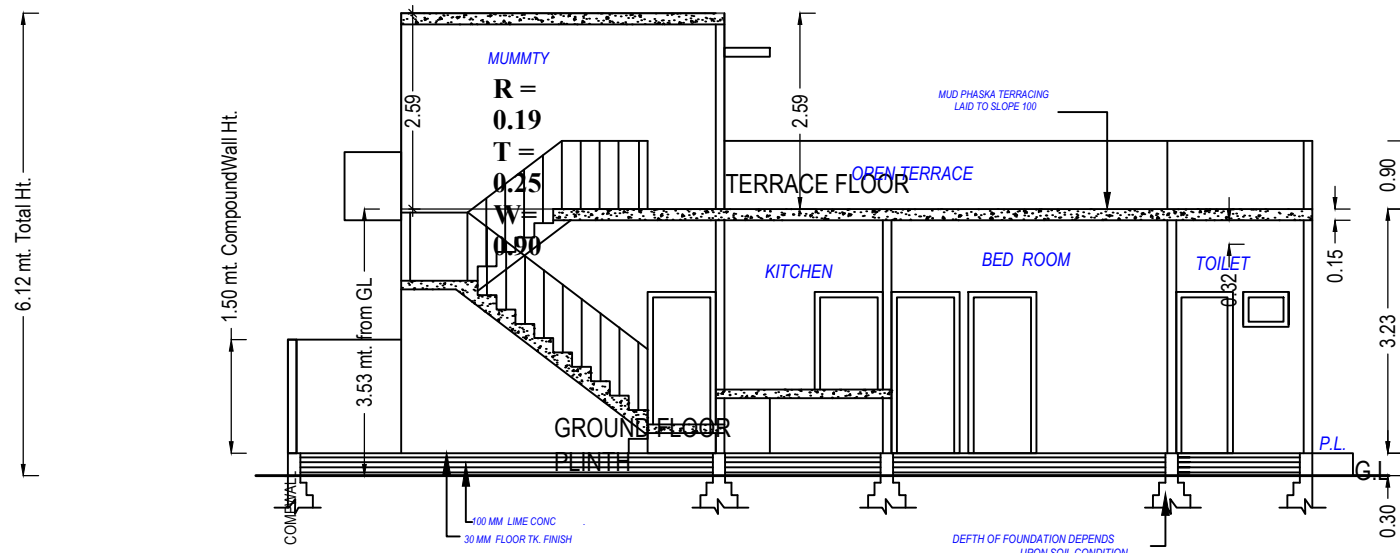
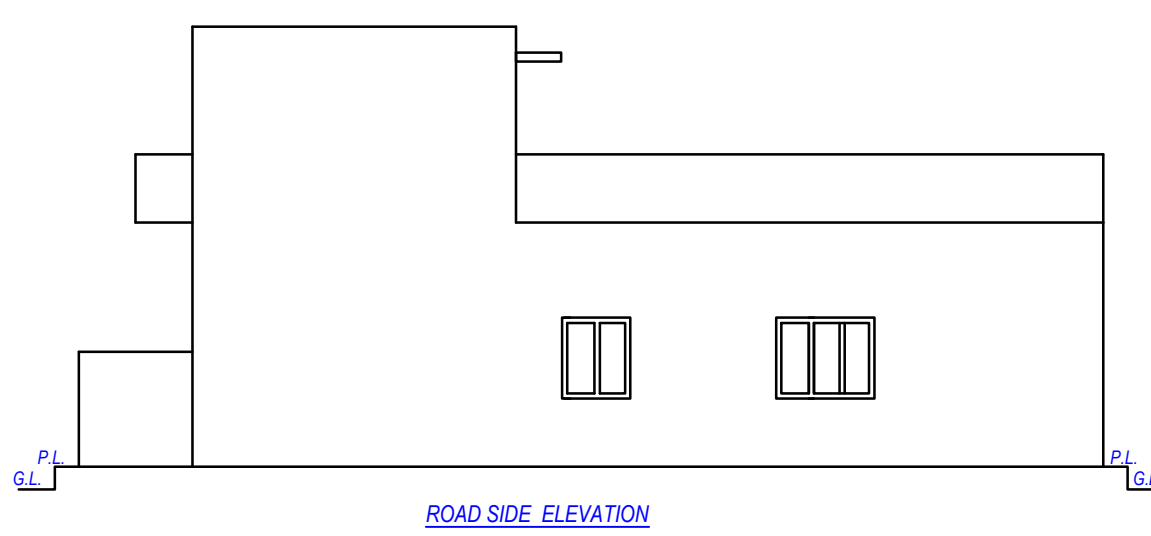
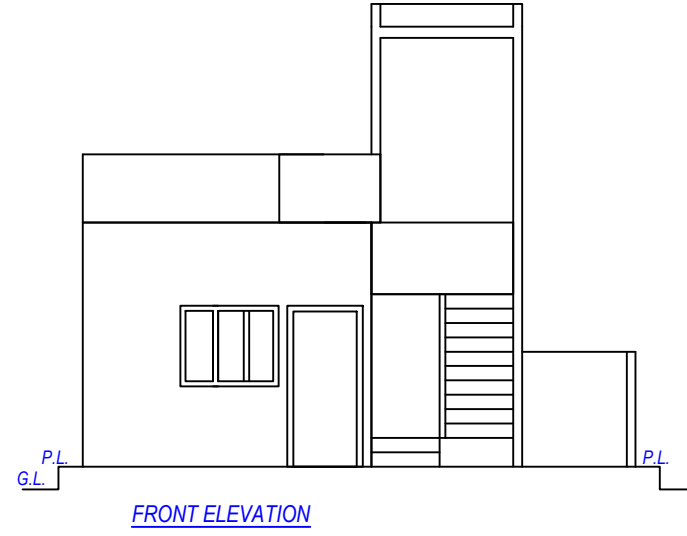
Total BUA Area: - 60.54

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

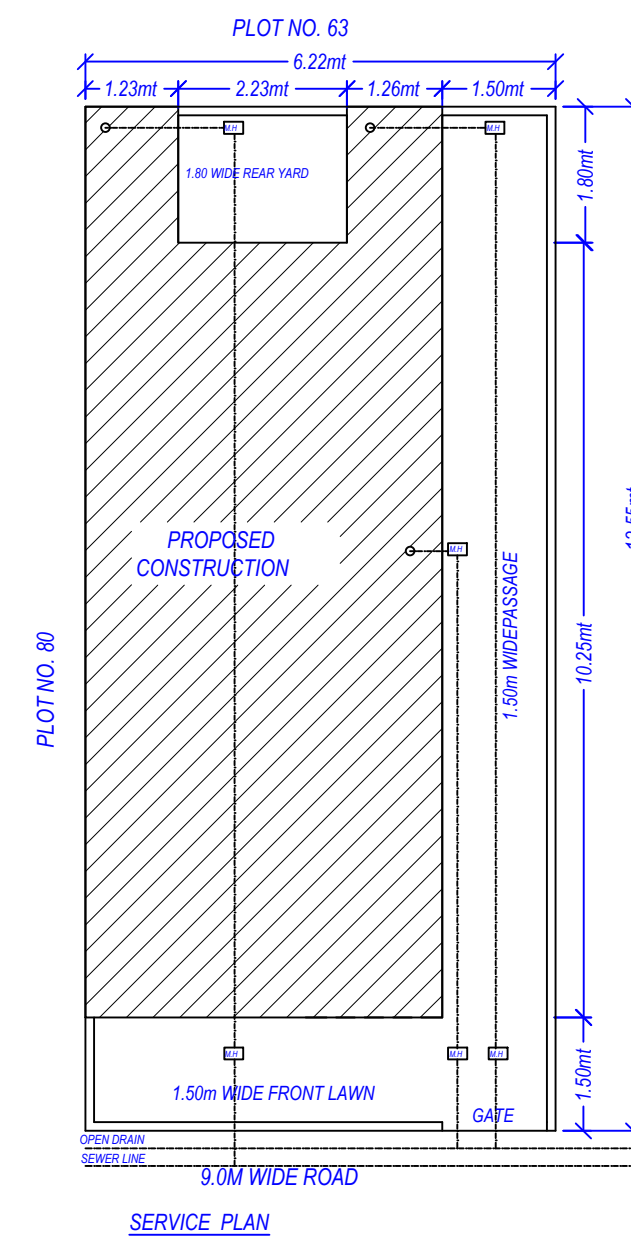
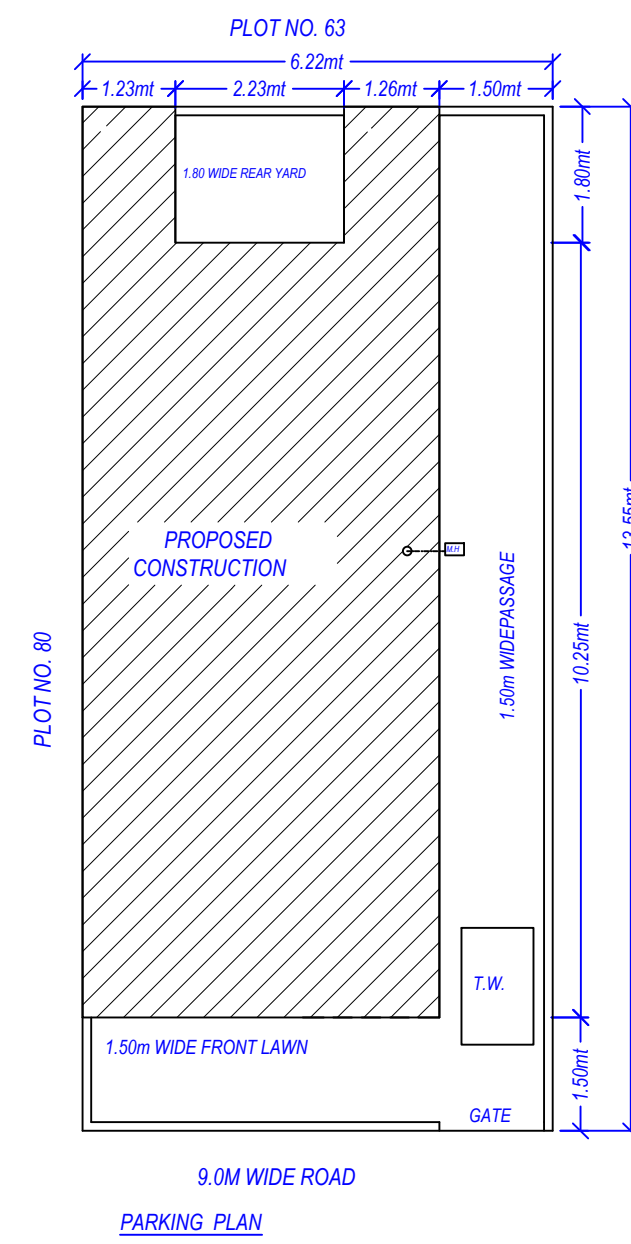
ISO_A0 (841.00_x_1189.00_MM)



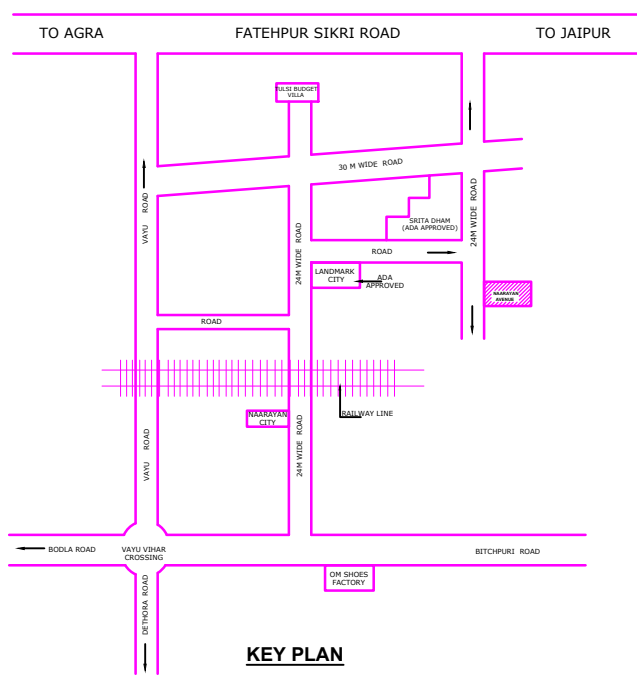
SITE PLAN
(Scale - 1:100)



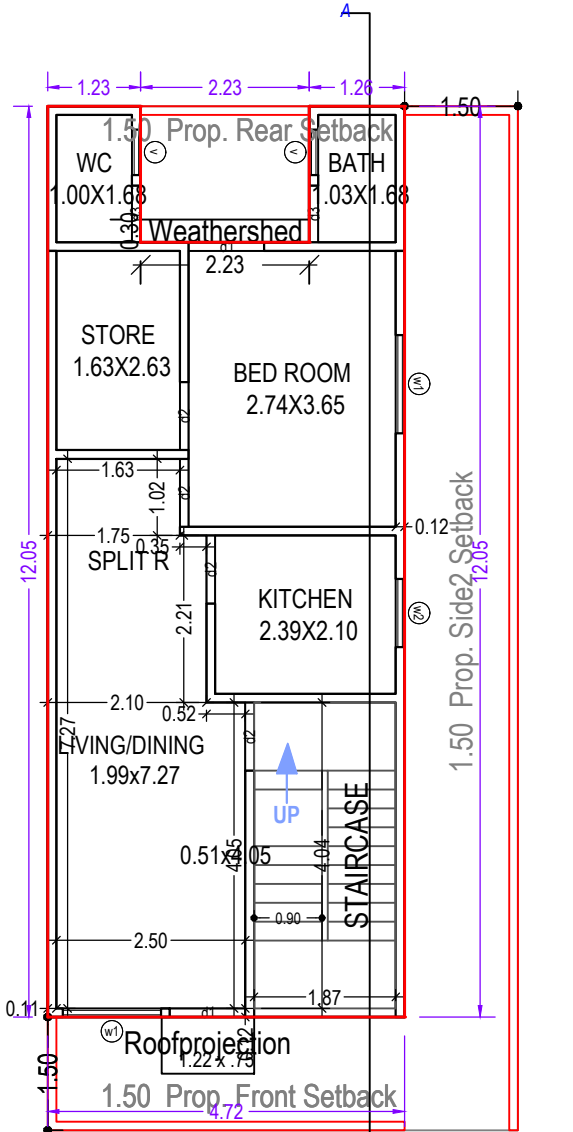
SECTION



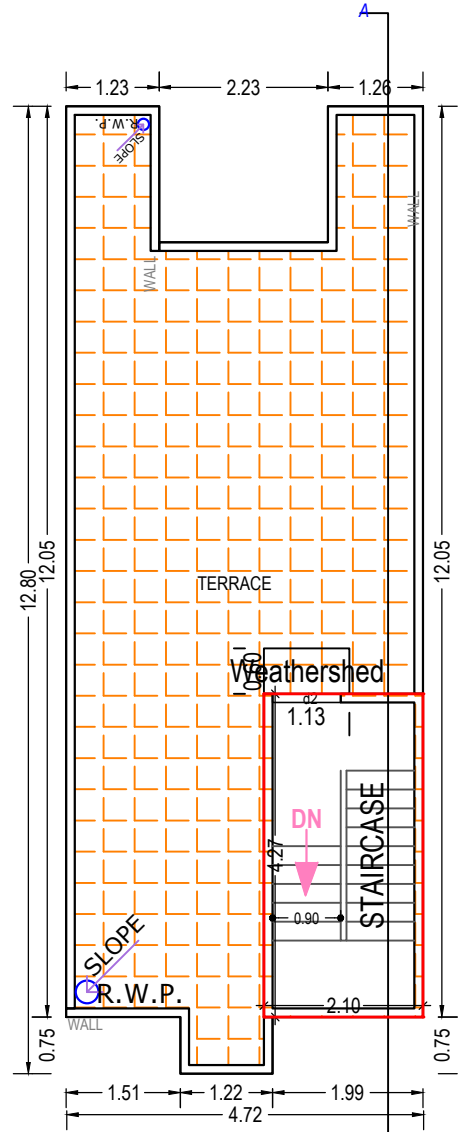
AREA STATEMENT		VERSION NO.: 1.0.90
PROJECT DETAIL :		VERSION DATE: 23/11/2023
Authority: Agra Development Authority	Plot Use: Residential	
Authority Class: Category B	Plot SubUse: Row House	
Authority Grade: Development Authority (DA)	Development Plan: Naarayan Avenue	
Case Track: Regular	Land Use Zone: 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:Pathauli		
AREA DETAILS :	Sq.Mts.	
1. Area of Plot As per record	-	
Document Area	84.28	
As per site condition	84.28	
Area of Plot Considered	84.28	
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	84.28	
Plot Area For Coverage	84.28	
Plot Area For FAR	84.28	
Perm. FAR Area (2.00)	168.56	
Total Perm. FAR area (2.00)	168.56	
6. Total Built up area permissible at:		
Permissible Coverage area (75.00 %)	63.21	
Proposed Coverage Area (62.72 %)	52.86	
Total Prop. Coverage Area (62.72 %)	52.86	
Balance coverage area (12.28 %)	10.35	
Proposed Area at:		
	Proposed Built up	Existing Built up
Ground Floor	52.86	0.00
Terrace Floor	9.00	0.00
Total Area:	61.86	0.00
Total FAR Area:		52.86
Total BuiltUp Area:		61.86
Proposed F.S.I. consumed:		0.63
C. Tenement Statement		
4. Tenement Proposed At:		
G.F.		1.00
5. Total Tenements (3 + 4)		1
E. Parking Statement		
2. Proposed Parking Space:		2.00



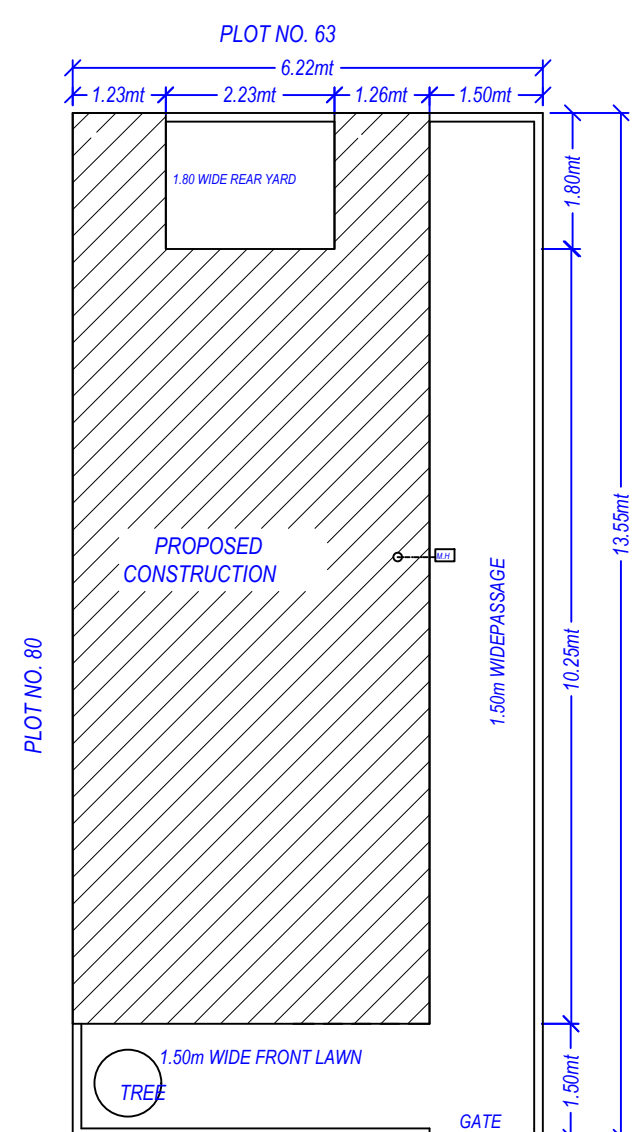
KEY PLAN



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



TERRACE FLOOR PLAN
(SCALE 1:100)



LANDSCAPE 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)	

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
PLOT (81)	1	61.86	9.00	52.86	52.86	01
Grand Total:	1	61.86	9.00	52.86	52.86	01

Parking Check (Table 7b)

Vehicle Type	Regd.			Prop.		
	No.	Reduced Req'd Parking (Incase of RWA area surrendered FOC)	Area	No.	Area	
TwoWheeler	-	-	-	1		2.00
Total			0.00			2.00

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Req'd	Prop
plot	Tree	1	1

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler	
				Prop.	Req'd./Unit	Req'd.	Prop.	Req'd./Unit	Req'd.
PLOT (81)	Residential	Row House	0 - 101	1	84.28	-	-	0.00	-
Total:			-	-	-	-	0	0	0

Buildingwise Floor FAR Details

Floor Name	Building Name		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	52.86	52.86	52.86	52.86
Terrace Floor	9.00	0.00	9.00	0.00
Total:	61.86	52.86	61.86	52.86

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
Ground Floor	52.86	0.00	52.86	52.86	01
Terrace Floor	9.00	0.00	0.00	0.00	00
Total:	61.86	9.00	52.86	52.86	01
Total Number of Same Buildings:	1				
Total:	61.86	9.00	52.86	52.86	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	0.90	0.250	0.179	1.00
TERRACE FLOOR PLAN	STAIRCASE	0.90	0.250	0.000	1.00

SCHEDULE OF DOOR:

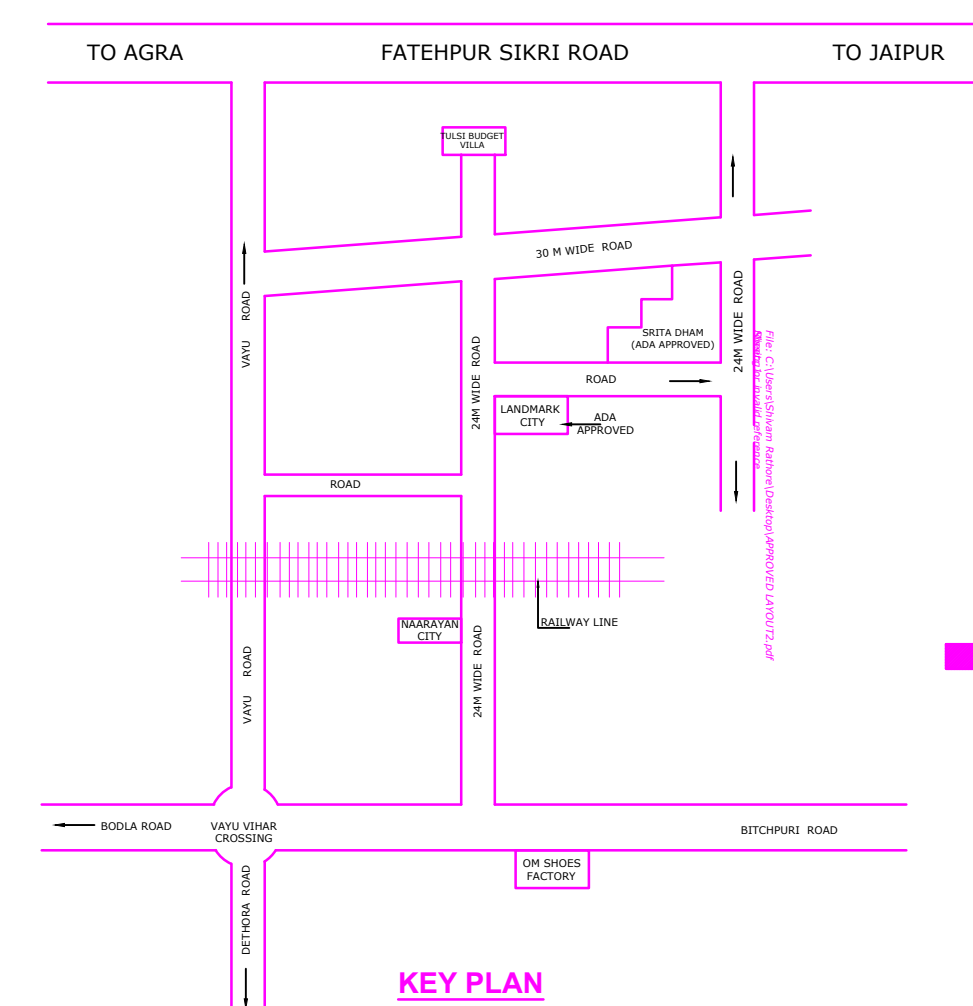
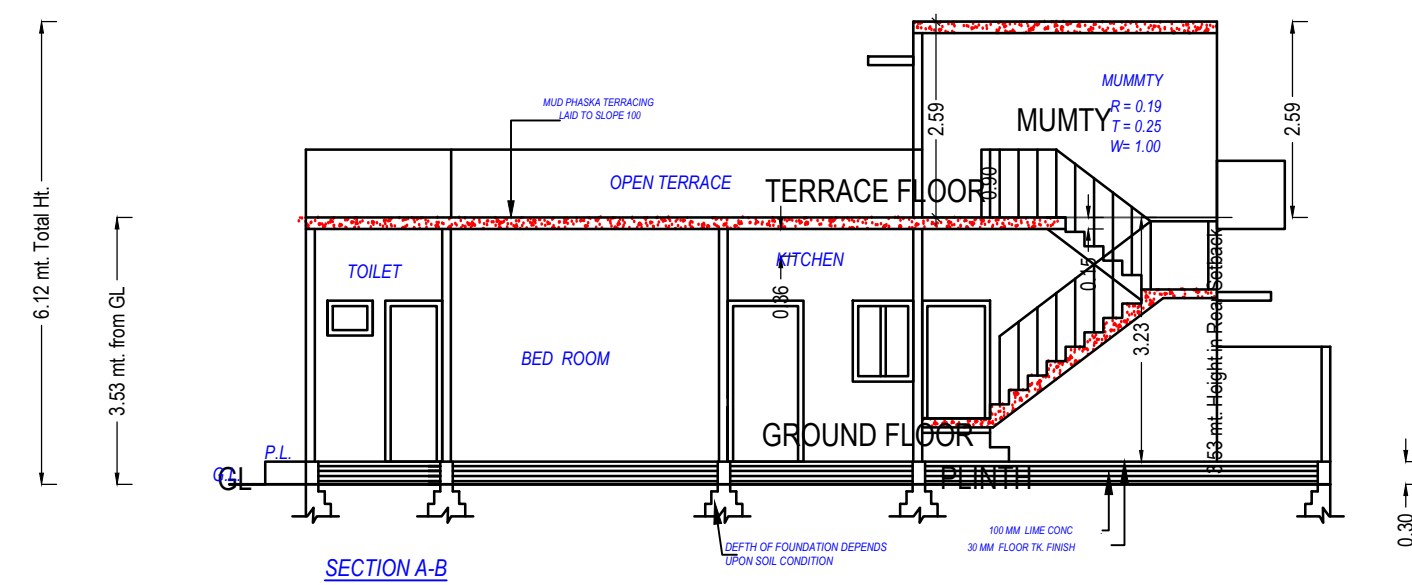
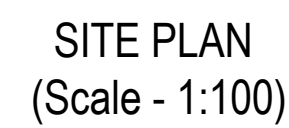
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (81)	d3	0.75	2.10	02
PLOT (81)	d2	0.90	2.10	04
PLOT (81)	d1	1.00	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

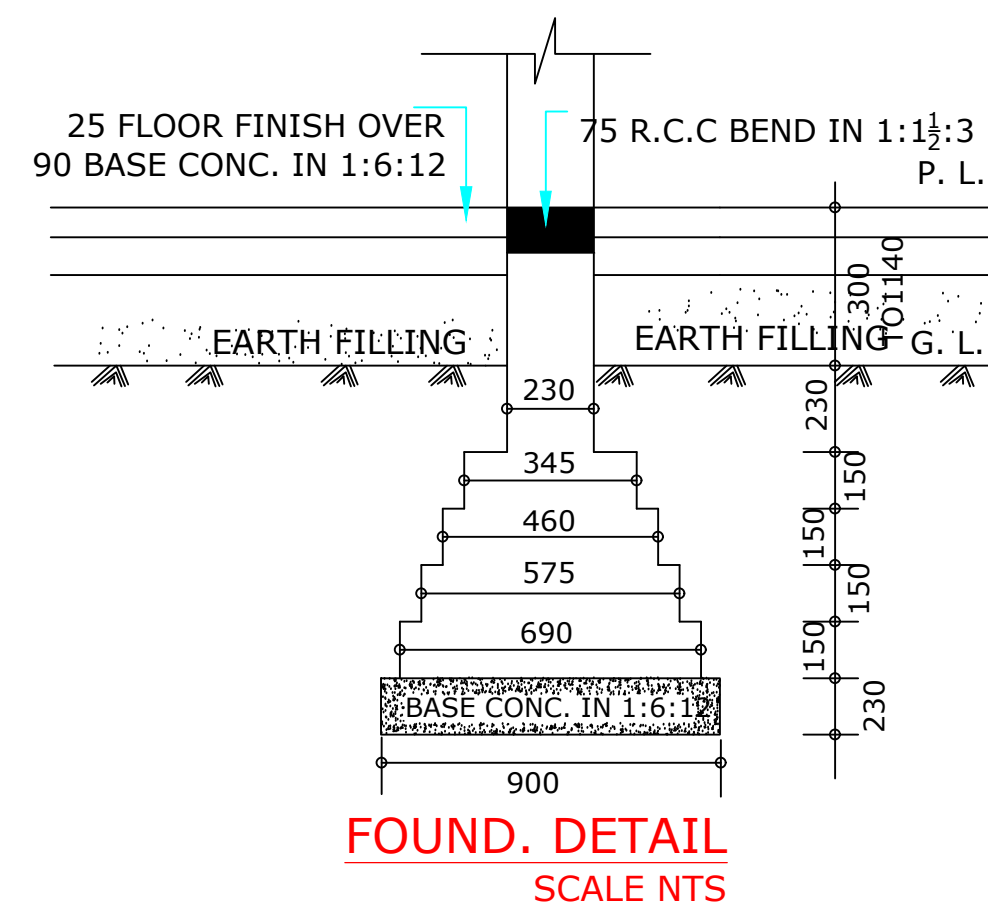
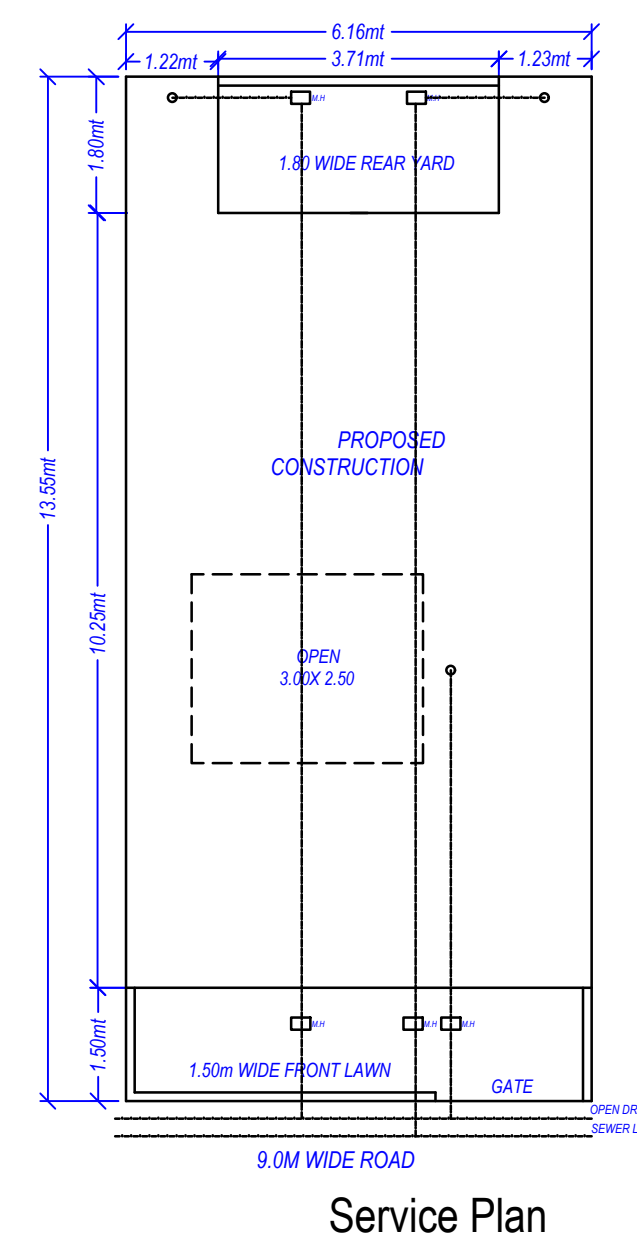
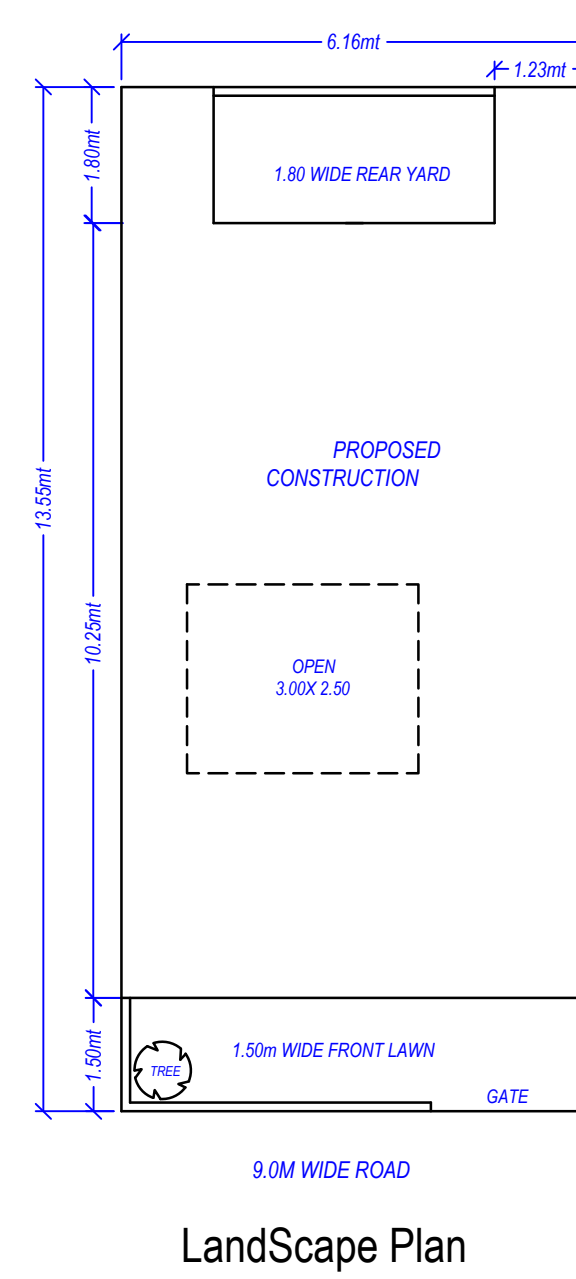
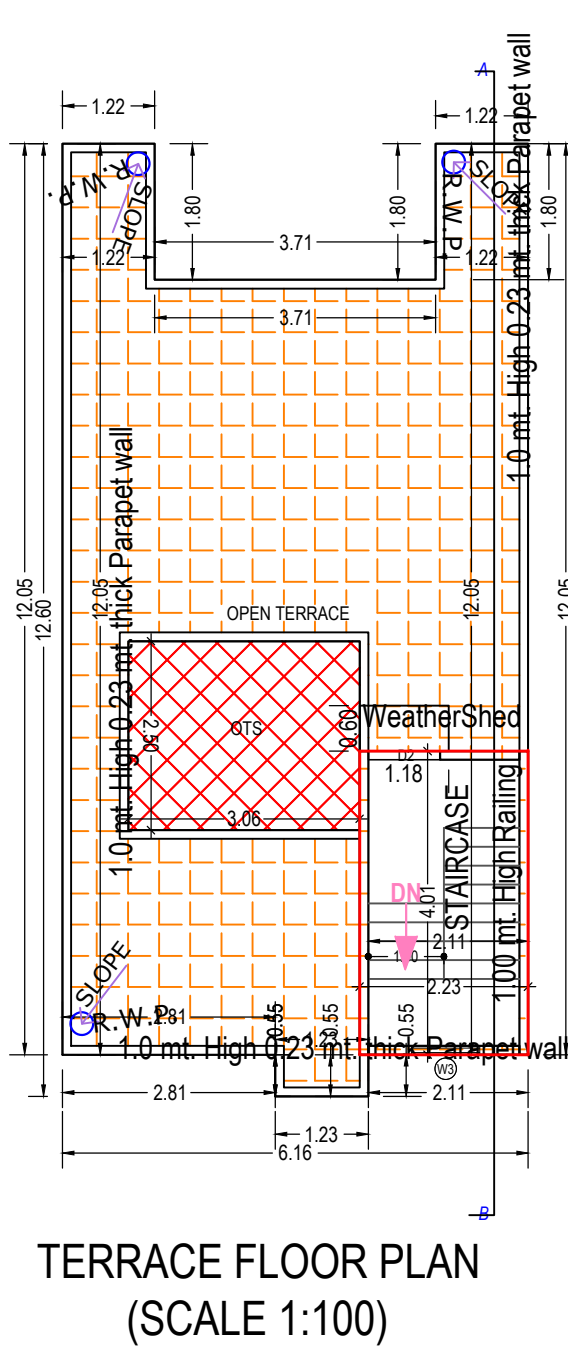
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (81)	w	0.60	1.00	02
PLOT (81)	w2	0.90	1.60	01
PLOT (81)	w1	1.30	1.60	02

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: -	84.28	Total FAR Area: -	52.86
Total Coverage Area: -	52.86	Total BUA Area: -	61.86



PROJECT DETAILS		VERSION NO: 1.0.78 VERSION DATE: 09/06/2022	
Authority: Agr. Development Authority		Plot Use: Residential	
Authority/Class: Category B		Plot SubUse: Row House	
Authority/Zone: Development Authority (DA)		Development Plan: NA	
Case track: Regular		Land Use Zone: Residential core 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: Agri, Tehsil: Agri, Village/Patthali			
AREA DETAILS		Sq. Mts.	
Area of Plot as per record			
Document Area		83.55	
As per site condition		83.47	
Area of Plot Considered		83.47	
Deduction for:			
(a)Proposed roads		0.00	
(b)Dry reservations		0.00	
Total (a + b)		0.00	
Net Area of plot (1 - 2) AREA OF PLOT		83.47	
(i) % of Green and open space (Road)		0.00	
(ii) % of Green and open space (Prop)		0.00	
Balance area of Plot (1 - 3)		83.47	
Plot Area For Coverage		83.47	
Plot Area For FAR		83.47	
Farm. Farm. FAR area (2.00)		166.94	
Plot Area Farm. FAR area (2.00)		166.94	
Total built up area permissible at:			
Permissible Coverage area (77.58 %)		62.60	
Proposed Coverage area (71.78 %)		59.91	
Total Prop. Coverage Area (71.78 %)		59.91	
Balance coverage area (3.2 %)		2.69	
Proposed Area at:			
Proposed Built up		Proposed F.S.I	Existing F.S.I
Ground Floor	59.91	0.00	59.91
Termin Floor	6.95	0.00	0.00
Total Area	66.86	0.00	59.91
Total FAR Area			59.91
Total BuiltUp Area			66.86
Proposed F.S.I consumed:		0.78	
Consumption Statement:			
Consumption Proposed At:		1.00	
Total Tenements (3 + 4)			



OWNER'S NAME AND SIGNATURE
R.J. INFRA HOMES PVT. LTD. BY DIRECTOR MUKESH KUMAR AGARWAL,saraswat.arch@gmail.com,9412723384

ARCH/ENG'S NAME AND SIGNATURE Engr. J. C. [Signature] INEER

shivam agarwal

CA/2020/119080

Digitaly signed by Shivam
Agarwal
Date: 23 Jul 2022 14:58:11
Organisation: Agni
Development Authority
Occupation: Architect



Building Plan Application Number
ADA/BP/22-23/0501

Sanctioned On
10 Jul 2022

Valid Till	20 Jul 2027
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Approved By
Prabhat Kumar (Executive Engineer/ Town Planner)

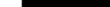
Examined By
Phool Badan Yadav (JE)

Satish Chand Rajput (Assistant Engineer)

Prabhat Kumar (Executive Engineer/ Town Planner)

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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)	

Building PLOT (B2)								
Flr Name	Gross Bultup Area	Deductions From Gross BUA/Area in Sq.m (Duct, Duct, Chook)	Total Bultup Area (Sq.m)	Deductions Area (Sq.m)	Proposed Area (Sq.m)	FAR	Total FAR Area (Sq.m)	Use of Unit
				Murthy	Resi.			
Ground Floor	67.56	7.65	59.91	0.00	59.91	59.91	01	
Terrace Floor	16.60	7.65	8.95	8.95	0.00	0.00	01	
Total	84.16	15.30	68.86	8.95	59.91	59.91	01	
Total Number of Same Buildings	1							
Total	84.16	15.30	68.86	8.95	59.91	59.91	01	

FAR & Unit Details								
Building	No. of Same Bldg	Gross Built Area (Sq.ft)	Deductions From Gross Built Area (Sq.ft) (Over/Under Dock)	Total Built Up Area (Sq.ft)	Deductions Area (Sq.ft)	Proposed FAR Area (Sq.ft)	Total FAR Area (Sq.ft)	No. of Unit
					Mummy	Resi.		
PLOT (82)	1	84.16	15.30	68.86	8.95	59.91	59.91	01
Grand Total	1	84.16	15.30	68.86	8.95	59.91	59.91	01

SCHEDULE OF DOOR:					SCHEDULE OF	
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS		BUILDING NAME
PLOT (82)	D1	0.75	2.10	02		PLOT (82)
PLOT (82)	D2	0.85	2.10	02		PLOT (82)
PLOT (82)	D1	0.85	2.10	01		PLOT (82)
PLOT (82)	D2	0.90	2.10	01		PLOT (82)
PLOT (82)	D1	0.95	2.10	01		PLOT (82)
PLOT (82)	D1	1.00	2.10	02		PLOT (82)

Parking Check (Table 7b)			
Vehicle Type	Reqd.		
	No.	Reduced Req'd Parking (Incase of Plot having RWArea surrendered FCC)	Area
Total			0.00

WINDOW/VENTILATION:				
NAME	LENGTH	HEIGHT	NOS	
V	0.60	1.00	02	
W3	0.89	1.20	01	
W3	0.90	1.20	03	
W2	1.06	1.20	01	
W1	1.06	1.20	01	

Staircase Checks (Table 8a-1)				
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	0.90	0.250	0.190
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000

Required Parking (Table 7a)								
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.
PLOT (B2)	Residential	Row House	0 - 101	1	83.47	-	-	-
	Total :		-	-	-	-	0	0

Tree Details (Table 3h)			
Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1

Floor Name	Building Name		Total	
	PLOT (82)		Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		
Ground Floor	59.91	59.91	59.91	59.91
Terrace Floor	8.95	0.00	8.95	0.00
Total	68.86	59.91	68.86	59.91

Total Plot Area: - 83.47	Total FAR Area: - 59.91
Total Coverage Area: - 59.91	Total BUA Area: - 68.86

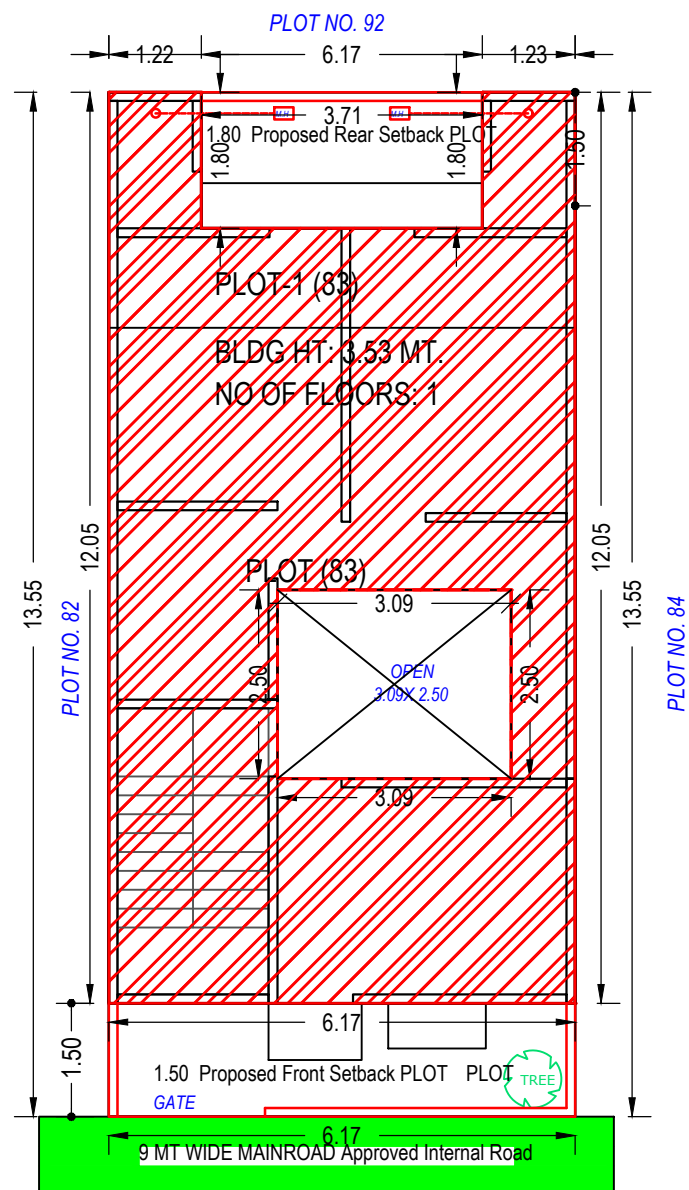
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

SO A0 (841.00 x 1189.00 MM)

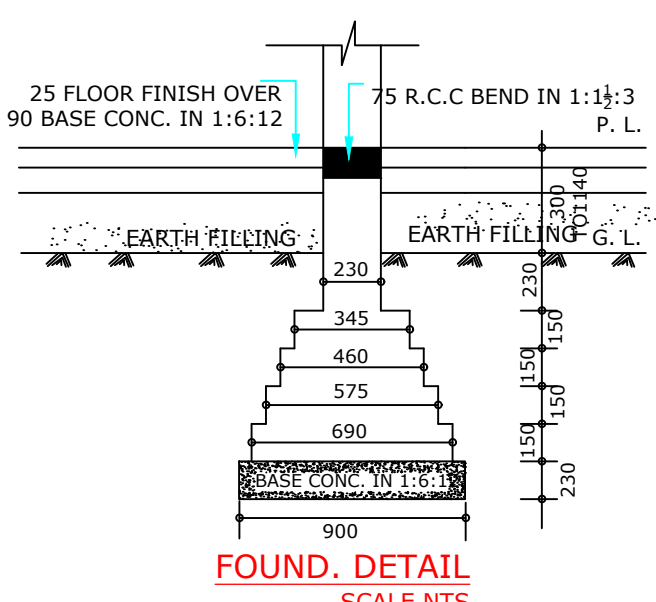
The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. Soft'ech Engineers Ltd. is not liable for any damages which may arise from use, or 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.



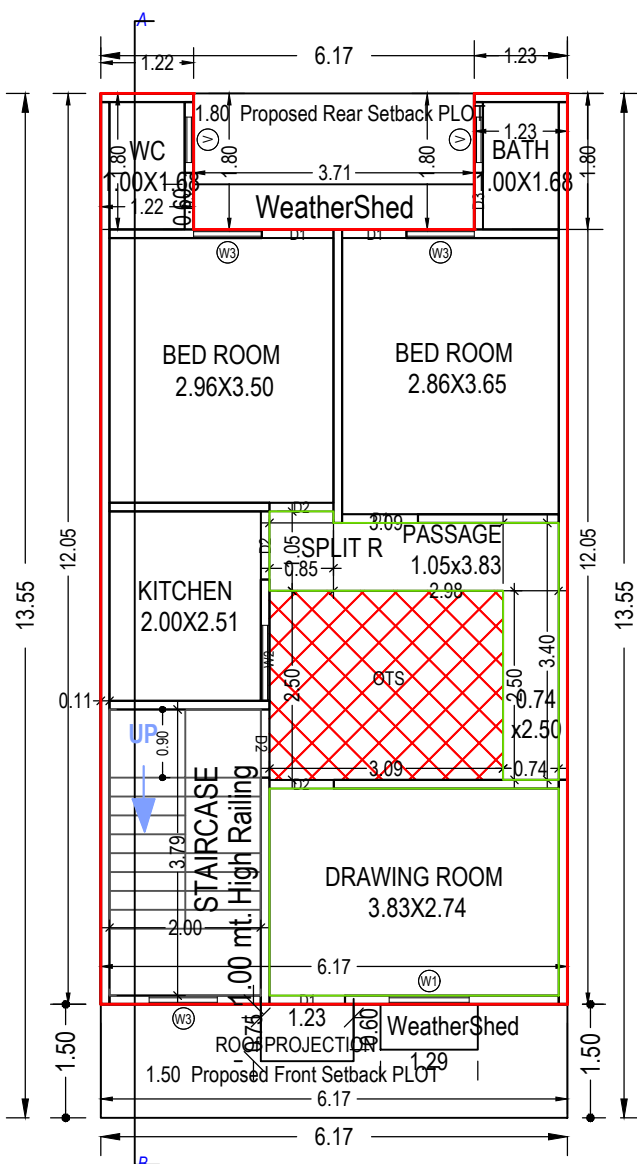
AREA STATEMENT			VERSION NO.: 1.0.78	
			VERSION DATE: 09/06/2022	
PROJECT DETAIL :				
Authority: Agra Development Authority			Plot Use: Residential	
AuthorityClass: Category B			Plot SubUse: Row House	
AuthorityGrade: Development Authority (DA)			Development Plan: NA	
CaseTrack: Regular			Land Use 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:Pathauli				
AREA DETAILS :			Sq.Mts.	
1.	Area of Plot As per record		-	
	Document Area			83.60
	As per site condition			83.60
	Area of Plot Considered			83.60
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			83.60
4.	% of Green and open space (Reqd.)			0.00
	% of Green and open space (Prop)			0.00
	Balance area of Plot(1 - 4)			83.60
	Plot Area For Coverage			83.60
	Plot Area For FAR			83.60
	Perm. FAR Area (2.00)			167.20
	Total Perm. FAR area (2.00)			167.20
6.	Total Built up area permissible at:			
	Permissible Coverage area (75.00 %)			62.70
	Proposed Coverage Area (71.70 %)			59.94
	Total Prop. Coverage Area (71.70 %)			59.94
	Balance coverage area (3.30 %)			2.76
Proposed Area at:				
-	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
	Ground Floor	59.94	0.00	59.94
	Terrace Floor	8.95	0.00	0.00
	Total Area:	68.89	0.00	59.94
	Total FAR Area:			59.94
	Total BuiltUp Area:			68.89
	Proposed F.S.I. consumed:			0.72
C.	Tenement Statement			
4.	Tenement Proposed At:			
	G.F.		1.00	
5.	Total Tenements (3 + 4)		1	



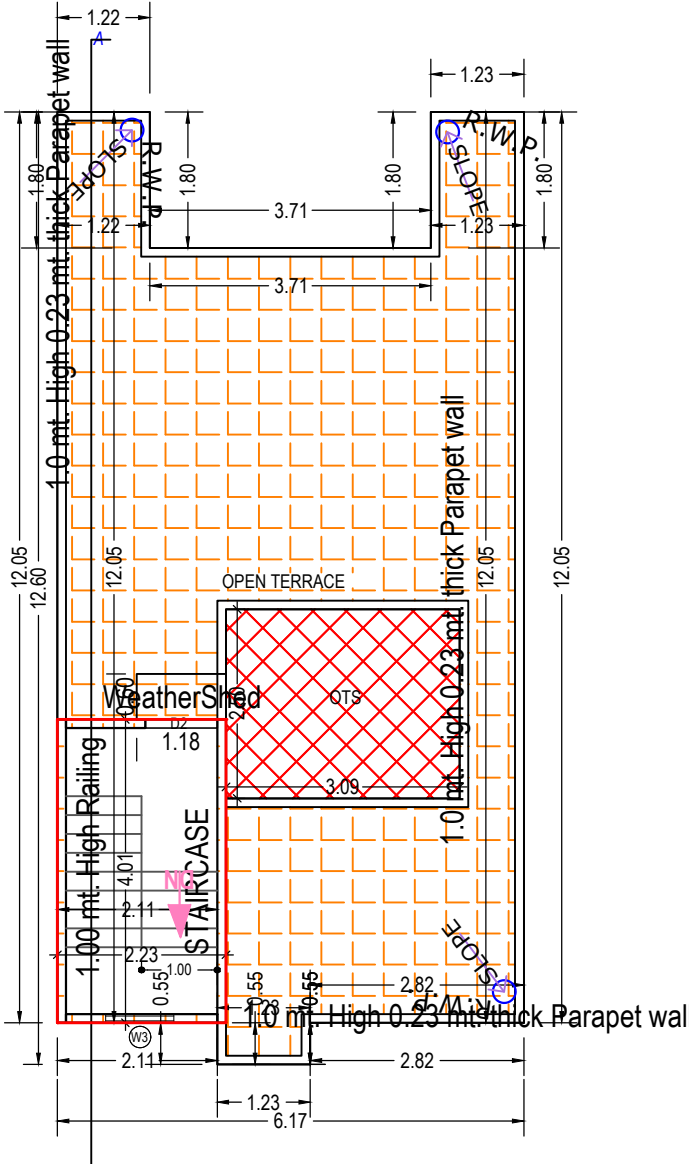
SITE PLAN
(Scale - 1:100)



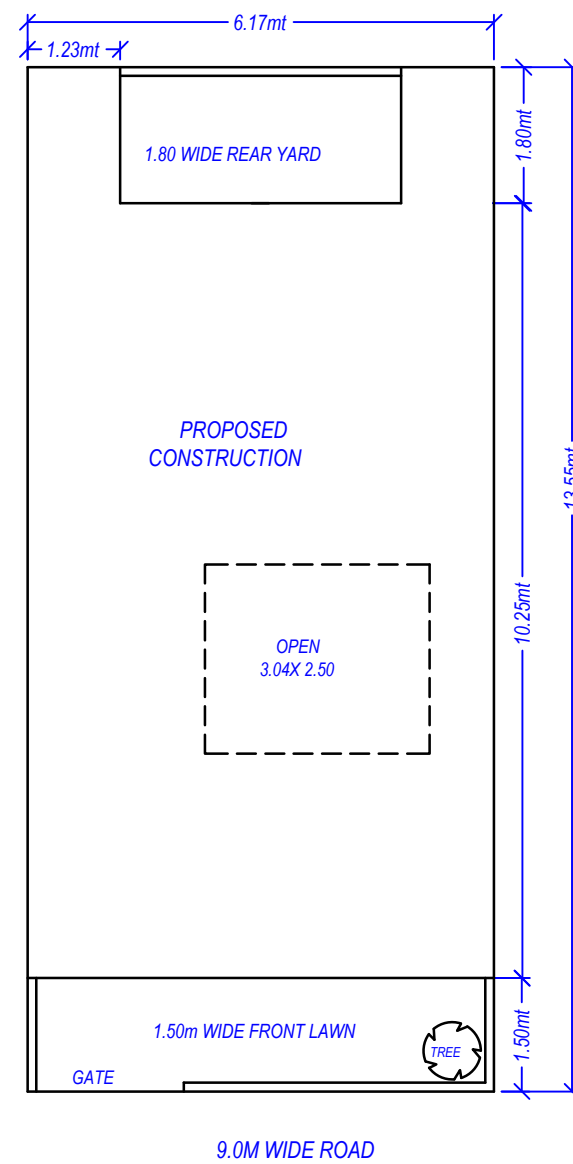
FOUND. DETAIL
SCALE NTS



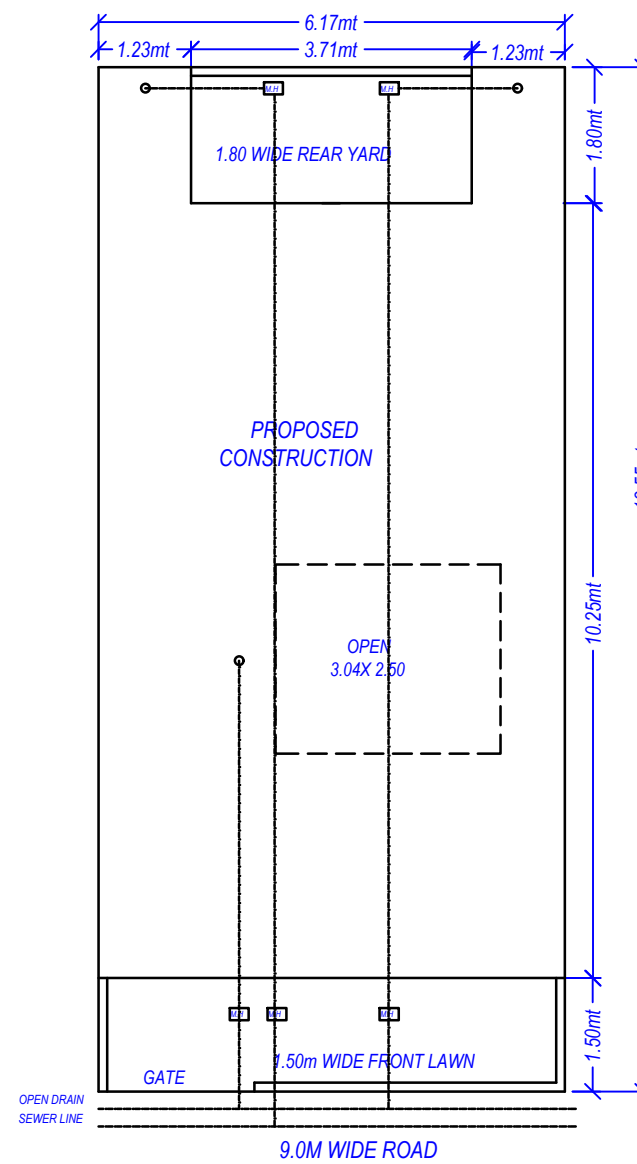
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



LandScape Plan



Service 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)	

Building :PLOT (83)							
Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed Area (Sq.mt.)	FAR	Total FAR Area (Sq.mt.)
Ground Floor	67.66	7.72	59.94	0.00	59.94	59.94	01
Terrace Floor	16.67	7.72	8.95	8.95	0.00	0.00	00
Total:	84.33	15.44	68.89	8.95	59.94	59.94	01
Total Number of Same Buildings:	1						
Total:	84.33	15.44	68.89	8.95	59.94	59.94	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (83)	D3	0.75	2.10	02
PLOT (83)	D2	0.85	2.10	02
PLOT (83)	D1	0.85	2.10	01
PLOT (83)	D2	0.90	2.10	01
PLOT (83)	D1	0.95	2.10	01
PLOT (83)	D1	1.00	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (83)	V	0.60	1.00	02
PLOT (83)	W3	0.90	1.20	04
PLOT (83)	W2	1.00	1.20	01
PLOT (83)	W1	1.06	1.20	01

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
PLOT (83)	1	84.33	15.44	68.89	8.95	59.94	59.94	01
Grand Total	1	84.33	15.44	68.89	8.95	59.94	59.94	01

Parking Check (Table 7b)

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

Tree Details (Table 3h)

Plot	Name	Nos Of Trees
PLOT	Tree	1

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	0.90	0.250	0.190
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Parking space reqrd for every	Units	Car
PLOT (83)	Residential	Row House	0 - 101	1	83.60	-
Total:			-	-	-	0

Buildingwise Floor FAR Details

Floor Name	Building Name	Total
	PLOT (83)	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)
Ground Floor	59.94	59.94
Terrace Floor	8.95	0.00
Total:	68.89	59.94

OWNER'S NAME AND SIGNATURE

R.J. INFRA HOMES PVT LTD BY DIRECTOR MUKESH KUMAR AGARWAL,saraswat.arch@gmail.com,9412723384

Mukesh Kumar

ARCH/ENG'S NAME AND SIGNATURE STRUCTURE ENGINEER

shivam agarwal

CA/22020119089 Shivam

Date: 22 Jul 2022 14:12:33

Organization: Agra

Designation: Architect

Agra Development Authority



Digitally signed by Shivam Agarwal, DN: cn=Shivam Agarwal, o=Shivam Agarwal, ou=Shivam Agarwal, email=shivam.agarwal@gmail.com, c=IN

Building Plan Application Number

ADA/BP/22-23/0500

Sanctioned On

10 Jul 2022

Valid Till

20 Jul 2027

Approved By

Prabhat Kumar (Executive Engineer/ Town Planner)

Examined By

Phool Badan Yadav (JE)

Satish Chand Rajput (Assistant Engineer)

Prabhat Kumar (Executive Engineer/ 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: -	83.60	Total FAR Area: -	59.94
Total Coverage Area: -	59.94	Total BUA Area: -	68.89