



AGRA DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 26 Dec 2024

FILE No. : ADA/LD/24-25/1013

Site Address : KHASARA NO – 06,07,08 SARDRI LAL WADHVA NAGAR NEW NAME DWARIKA VATIKA MAUZA CHAMROLI AGRA

PERMIT NO. : Plotted Resi development / Plotted Housing/06786/ADA/LD/24-25/1013/15112024

USE : Residential

SCHEME : NA

PROPERTY : Gata/ ARAZI No.: 06,07,08
LandMark: NEAR TAJ NAGRI PH -2
Revenue Village: Chamrauli
Tehsil: Agra
District: Agra

NAME : DWARIKA CONSTRUCTION
THROUGH PARTNER &
SIGNATORY MAHESH CHAND
AGARWAL

ADDRESS : 13 b Bank House Khandari Agra,AGRA,Uttar Pradesh,282001

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018/2023)

Date of Validity: **25 Dec 2029** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of

approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.
9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.
10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions

- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.
- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.

- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.
- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.
- 21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).
- 22) Green belt creation will also act as a mitigating factor.

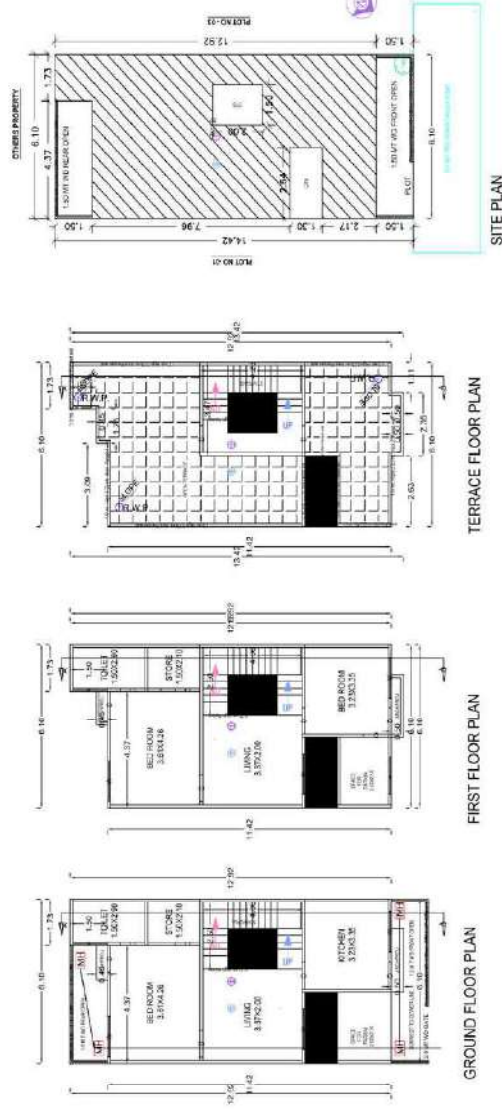
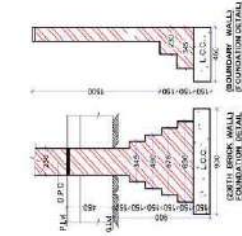
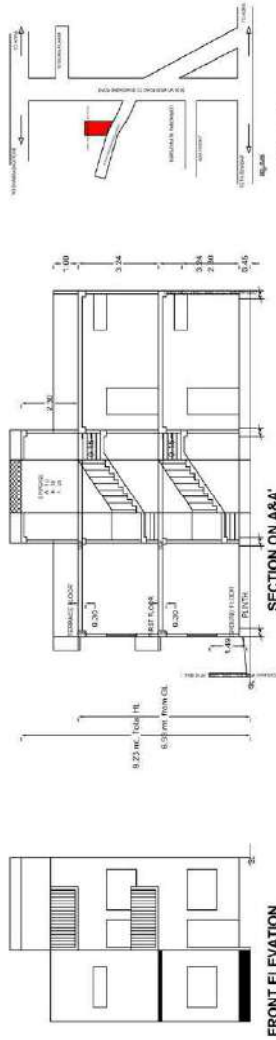
SPECIAL CONDITIONS :
NA

Signature Not Verified

Digitally signed by M Arunmozhi
Date: 26 Dec 2024 10:41:01
Designation : Vice Chairman



AGRA DEVELOPMENT AUTHORITY



Plot Name	Grass Building Area	Deciduous Forest Cover (sq. ft.)	Total Built Up Area (sq. ft.)	Sedimentation (cubic ft.)	Proposed (Area Sq. ft.)	Total (Area Sq. ft.)	Total (Area Sq. ft.)
Grass/Forest	12.25	0.00	6.43	0.00	0.00	6.43	6.43
Forest/Grass	12.25	0.00	6.43	0.00	0.00	6.43	6.43
Forest/Forest	12.25	0.00	6.43	0.00	0.00	6.43	6.43
Total	12.25	12.25	14.32	11.56	11.56	33.66	33.66
Total Amount of Forest (in Acres)	1	12.25	14.32	11.56	11.56	33.66	33.66
Total	12.25	12.25	14.32	11.56	11.56	33.66	33.66

SCHEDULE OF JOINERY:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (E)	D	100	2' 0"	15
Total	-	-	-	15

SCHEDULE OF JOINTS:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (S)	V	1.38	0.60	03
A (E)	W	1.50	1.20	05
TOTAL	-	-	-	08

Unit 1 Unit Up Area Table for Building A (B)									
Floor	Name	Unit Built Up Area Type	Net to BUA Area	Gross Unit Built Up Area	Decision From Gross Unit Built Up Area (Area in Sq. m.)	OTD	Unit Built Up Area	Decision From Unit Built Up Area (Area in Sq. m.)	Civil Area
GROUND FLOOR PLAN	SPAT 01	DWELLING UNIT	72.26	72.26	6.43	6.43	68.83	6.43	67.70
	Total per Floor	Total	72.26	72.26	6.43	6.43	68.83	6.43	67.70
		Typical Floor * 1							
FIRST FLOOR PLAN	SPAT 01	DWELLING UNIT	72.26	72.26	6.43	6.43	68.83	6.43	67.70
	Total per Floor	Total	72.26	72.26	6.43	6.43	68.83	6.43	67.70
		Typical Floor * 1							
	Total		144.52	144.52	12.86	12.86	137.66	12.86	135.40

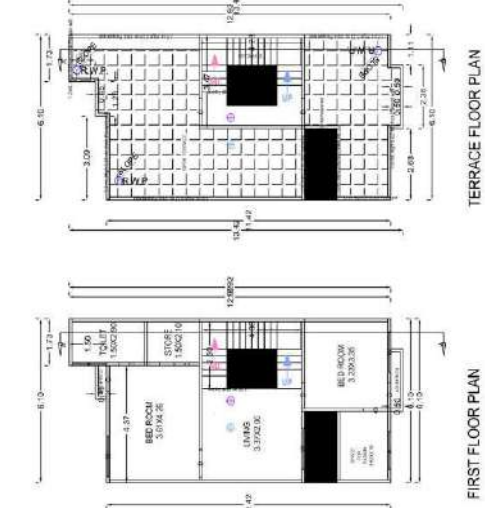
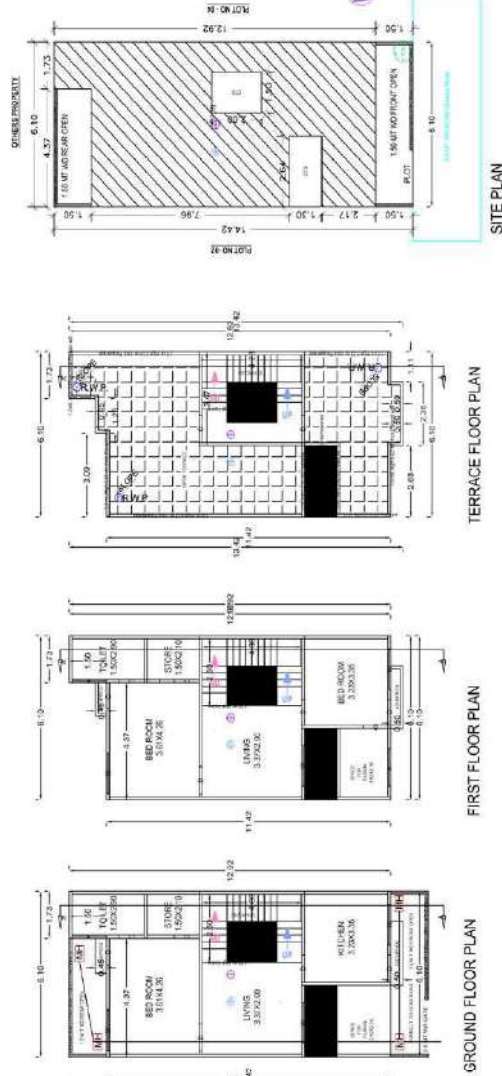
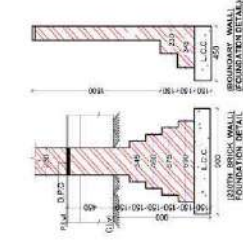
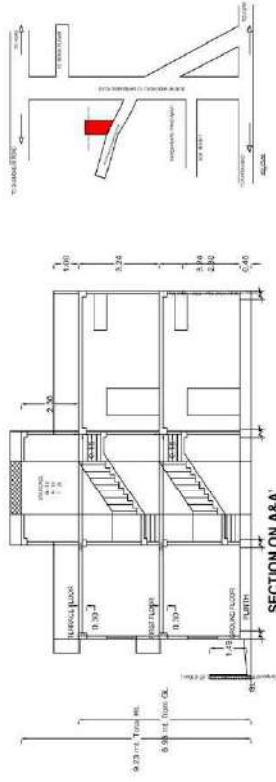
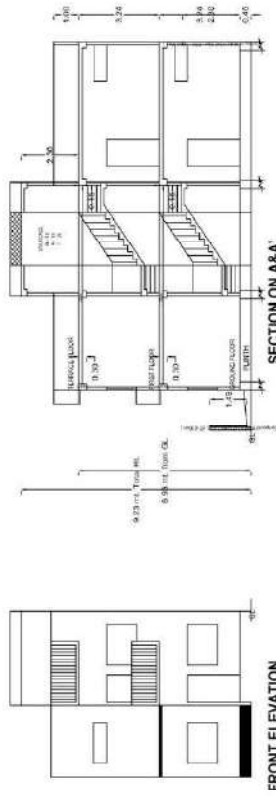
SPACE FOR ADA SEAL

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

MODERN HOUSE PLANNERS
OFF : 56 JAIPUR HOUSE MARKET AGRA
PH: 9837008804, OFF: 9760702742.

E.R. A.K. UPADHAYAY
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Structural & Architectural Consultant
Regd. A-549085-B
65, Jainpur House Market, Agra-10

Agri Development Authority
Self-appraisal on the responsibility of Architects
Rome House 05136-ADANA-10073-2408511



Floor Name	Building Name		Total	
	Proposed B.U. Area (Sq. m)	Proposed FSI Area (Sq. m)	Total Proposed B.U. Area (Sq. m)	Total FSI Area (Sq. m)
Ground Floor	66.33	50.50	66.33	66.33
First Floor	66.33	66.33	66.33	66.33
Termed Floor	11.05	0.00	11.05	0.00
Total	143.71	137.85	143.71	137.65

Building / Wing Name	RoadName	Front Margin	Rear Margin	Side1 Margin	Side2 Margin
A-1 (B)	S 0 MT WE ROAD Service Road	1.50	0.00	0.00	0.00

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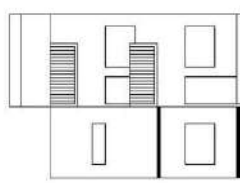
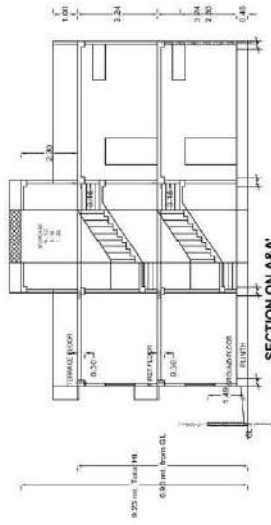
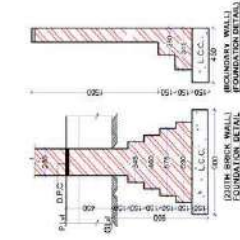
TOTAL PLOT AREA	=	87.96 SQ MT
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Floor Name	Gross Bldg. Area	Sub-area From Gross Bldg Area (sq. ft.)	Total Bldg. Use (Sq. ft.)	Deductions from Bldg. Use (sq. ft.)	Proposed PSJ Area (sq. ft.)	Total PSJ Area (sq. ft.)	Trail (ft.)
Ground Floor	72.26	0.75	68.63	0.00	68.63	68.63	61
First Floor	72.26	5.43	66.83	0.00	66.83	66.83	50
Second Floor	18.29	2.00	11.66	11.66	0.00	0.00	0
Total	162.81	12.18	143.32	11.66	133.65	133.66	111
Total Number of Same Bldg. sp.	1						0
Total	162.81	12.18	143.32	11.66	133.65	133.66	111

SCHEDULE OF JOINERY				
BUILDING NAME	NAME	LENGTH	HEIGHT	N.C.S
A-5	D	1.00	2.10	15
Total				15

BUILDING NAME	NAME	LENGTH	HEIGHT	NCS
A (B)	V	1.36	0.60	03
A (B)	W	1.50	1.20	06
Total				09

Unit Ball Up Area Table for Building A (B)											
Floor	Name	Unit Ball Up Area Type	Net Unit Ball Up Area	Circle Unit Ball Up Area	Deductions From Gross Unit Ball Up Area (Area in Sq. Ft.)	OTB	Unit Ball Up Area	Estimate Wall	Deductions (Area in Sq. Ft.)	Carpet Area	No. of Units
GROUND FLOOR PLAN	SPRIT 01	DWELLING UNIT	72.26	72.26			65.83	3.50	3.50	91.70	0
	Total per Floor:		Total:	72.26	72.26		65.83	3.50	3.50	91.70	0
	Total per Floor:		Total Floor = 1	72.26	72.26		65.83	3.50	3.50	91.70	0
FIRST FLOOR PLAN	SPRIT 01	DWELLING UNIT	72.26	72.26			65.83	4.21	4.21	91.59	0
	Total per Floor:		Total:	72.26	72.26		65.83	4.21	4.21	91.59	0
	Total per Floor:		Total Floor = 1	72.26	72.26		65.83	4.21	4.21	91.59	0
Total			44.52	44.52			131.66	8.11	8.11	123.09	0



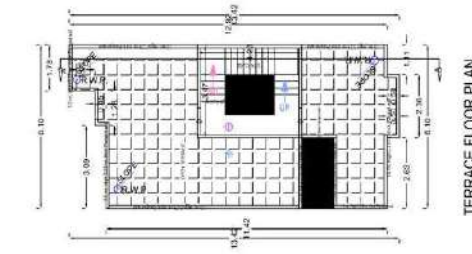
FRONT ELEVATION

SECTION ON A&A'

KEY PLAN



SITE PLAN



TERRACE EL CORRAL AN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Buildingwise Floor FSI Details

Phase Name	Build to House A/B	Total
Proposed Bldg. (Up to 25,000 sq. ft.)	Proposed FSI Area (Sqm.)	Total Proposed Bldg. Lr. Area (Sqm.)
Ground Floor	55.83	65.83
First Floor	55.83	65.83
Second Floor	55.83	65.83
Third Floor	55.83	65.83
Fourth Floor	11.25	11.95
	5.00	11.95
	143.31	143.31
SE TRADING DETAIL		
Building Wing Name	Read Name	Build Margin
SE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	SE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	0.00
SE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	SE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	0.00

Ranking	No. of Games Played	Games That an Opponent Won	Deflections (per 100 Shots) (from 100 Shots)	Total Shot (per 100 Shots)	Goalkeeping (per 100 Shots)	Deflections (per 100 Shots)	Goalkeeping (per 100 Shots)	Goalkeeping (per 100 Shots)
A (10)	1	152.37	1.68	143.30	11.56	11.56	11.56	11.56
B (10)	1	152.37	1.68	143.30	11.56	11.56	11.56	11.56

TOTAL PILOT AREA	=	87.96 SQ MT
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[illegible]

SCHEDULE OF JOINERY				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	D	1.00	2.10	15
Total	-	-	-	15

SCHEDULE OF JOINTS:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOIS
A (B)	V	1.38	0.60	0%
A (B)	V	1.50	1.20	0%
Total				0%

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

Room	Name	Unit Build Up Area Type	Net Internal Area	Grass Unit Build Up Area	Decks/Foot. Deck Build Up Area (Area in Sq. Ft.)	Unit Build Up Area	Exterior Wall	Decks/Foot. in Sq. Ft.	Capped Area	No. of Unit
GROUND FLOOR PLAN	SPLIT 01	EXWELLING UNIT	72.25	72.25	72.25	64.3	65.13	3.90	61.20	00
	Total per Floor	Total Floor = 1	72.25	72.25	72.25	64.3	65.13	3.90	61.20	00
FIRST FLOOR PLAN	SPLIT 01	EXWELLING UNIT	72.25	72.25	72.25	64.3	65.13	3.90	61.20	00
	Total per Floor	Total Floor = 1	72.25	72.25	72.25	64.3	65.13	3.90	61.20	00
			144.50	144.50	144.50	128.60	131.26	7.81	123.00	01

[Signature]

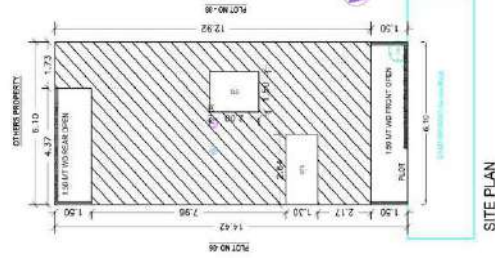
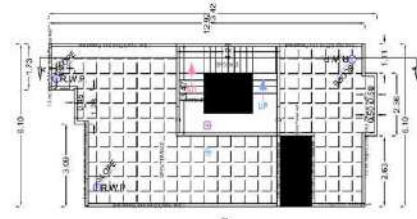
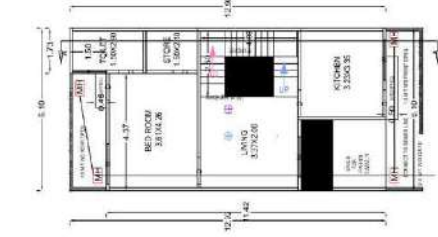
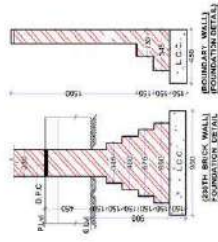
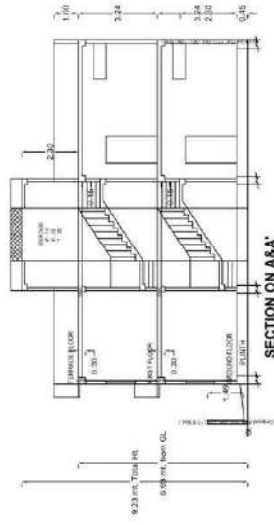
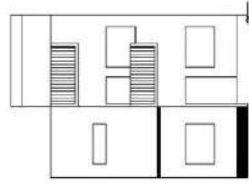

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56, Jainpur House Market, Agra-10

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

MODERN HOUSE PLANNERS
OFF : 56 JAIPUR HOUSE MARKET AGRA
PH: 9837008804, OFF: 9760702742.

SPACE FOR ADA SEAL



[illegible]

TOTAL PLOT AREA	=	87.96 SQ MT
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Flot Name	Gross Flotting Area	Debitons Per Gross BuA (Area in Sqm)
Ground Floor	72.26	8.43
First Floor	72.26	8.43
Terrace Floor	18.09	0.00
Total	162.61	12.86
Total Number of Screw Readings:	9	
Total	162.61	12.86

BUILDING NAME	NAME	LENGTH	HEIGHT	NO.S
A (3)	0	1.00	2.10	15
TOTAL				15

BUILDING NAME	NAME	LENGTH	HEIGHT	NCS
A (3)	V	1.36	0.80	03
A (3)	W	1.50	1.20	06
TOTAL				09

Phase	Material	Unit	Sub. Up Area Type	Net to Bldg. Area	Grass / Utility / Up Area	OTB	Sub. Up Area (sq m in Sq. Ft.)	Detectors from Zone	Sub. Up Area (sq m in Sq. Ft.)	Detectors (Area in Sq. Ft.)	Door	Crystal Area	No. of Unit
GROUND FLOOR PLAN	SPC 1/1	ENCLLNG JMT	Total:	72.26	72.26		6.43	66.83	3.80	9.23		84.70	100
		Total per Floor:	Type: Floor = 1	72.26	72.26		6.43	66.83	3.80	9.23		84.70	100
	SPC 1/1	ENCLLNG JMT	Total:	72.26	72.26		6.43	66.83	3.80	9.23		84.70	100
FIRST FLOOR PLAN	SPC 1/1	ENCLLNG JMT	Total:	72.26	72.26		6.43	66.83	4.21	9.32		81.82	100
		Total per Floor:	Type: Floor = 1	72.26	72.26		6.43	66.83	4.21	9.32		81.82	100
	SPC 1/1	ENCLLNG JMT	Total:	72.26	72.26		6.43	66.83	4.21	9.32		81.82	100
Total				144.52	144.52		12.85	133.66	11	18.45		173.02	200

MODERN HOUSE PLANNERS
OFF : 56 JAIPUR HOUSE MARKET AGRA
PH: 9837008804, OFF: 9760702742.

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

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SPACE FOR ADA SEAL



Agri Development Authority

Self-approval on the responsibility of Architect/Engineer and Owner, as per conditions indicated in self-approval letter Permit Number

Rose House/05146, ADA/NADP72/MH566/511978 Dated: 15 Nov. 2013 Self approval till 15 Nov. 2018



Building / Wing Name	Road Name	Front Margin	Rear Margin	Side1 Margin	Side2 Margin
A-1 (B)	9.0 MT WD ROAD Service Road	1.50	0.00	0.00	0.00

Building	No. of stories high	Costs (bill. \$)	Deviation from mean (bill. \$)	Final bid (bill. \$)	Contract (bill. \$)	Proposed (bill. \$)	Final (bill. \$)	Final (bill. \$)	Final (bill. \$)
5-8	1	102.24	6.66	102.24	102.24	102.24	102.24	102.24	102.24
Over 10	1	102.24	6.66	102.24	102.24	102.24	102.24	102.24	102.24

TOTAL PLOT AREA = 87.96 SQ MT

ABSENCE OF EFFECTS

SCHEDULE OF JOINERY:

Unit Built Up Area Table for Building A (B)

SPACE FOR ADA SEAL

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

MODERN HOUSE PLANNERS
OFF : 56 JAIPUR HOUSE MARKET AGRA
PH: 9837008804, OFF: 9760702742.

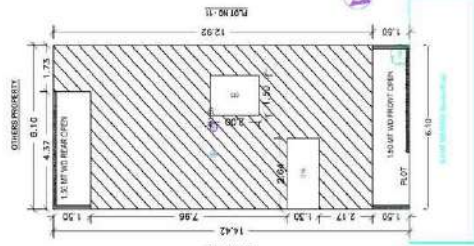
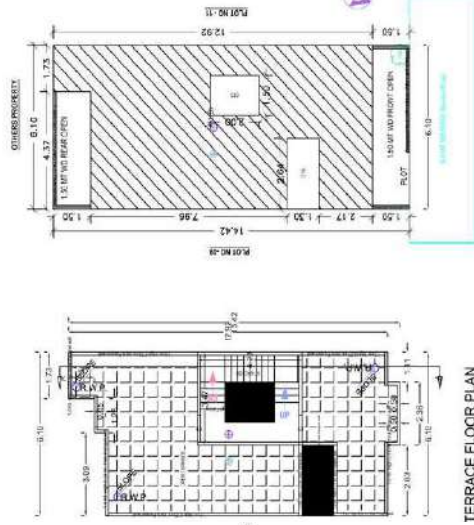
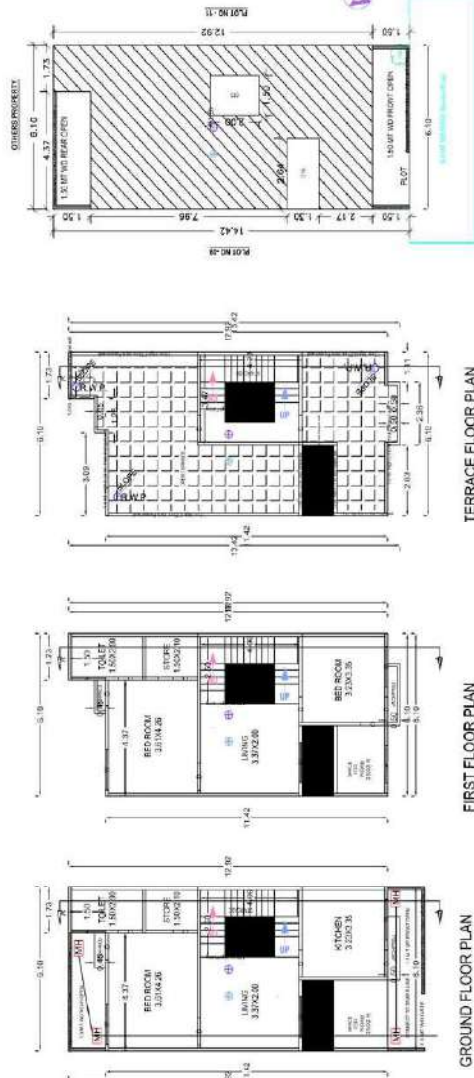
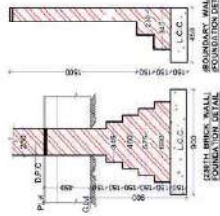
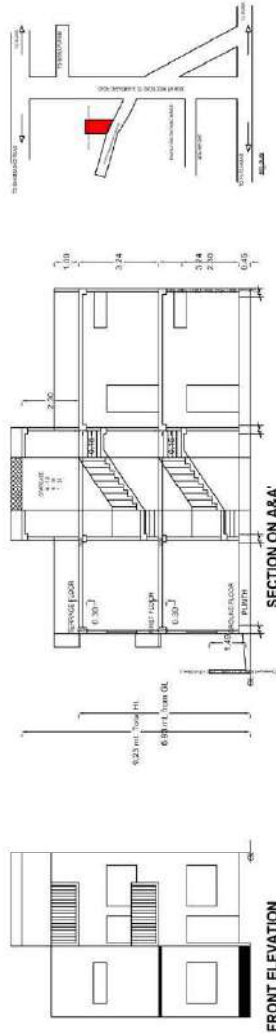
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[Signature]

Asia Development Authority

Self-approval or the responsibility of Architect, licensed Engineer and Owner, as per conditions indicated in self-approval letter Permit Number ADA-SA-0P2-24-00541511/2024 Date: 11 Nov 2024. Self approved till 15 Nov 2024.

Rev. House#147



Baldwinville Floor FSI Details			
Floor Name	Building Name		Total
	A-08		
	Proposed Bal. 15 Area (Sq.m)	Proposed FSI/Area (Sq.m)	Total Proposed Bal. 15 Area (Sq.m)
Ground Floor	65.80	65.83	65.83
First Floor	65.81	65.83	65.83
Terrace Floor	11.55	0.00	11.55
Total	143.11	131.66	143.21

Building / Wing Name	Road Name	Front Margin	Back Margin	Side1 Margin	Side2 Margin
A-1 (E)	8.6 MT W/D ROAD Service Road	1.50	0.00	0.00	0.00

FSL & Tenement Details (Table 4c-1)[illegible]TOTAL PLOT AREA = 87.96 SQ MT

Floor Name	Grid Bldg Area	Contributions From Grids (Bldg Area in Sq.ft.)	Total Bldg Area (Sq.ft.)	Subcontract Admin (Sq.ft.)	Proposed (2016) Area (Sq.ft.)	Time (hr.)
Ground Floor	72.26	0.43	69.83	0.00	69.83	01
First Floor	72.26	0.43	69.83	0.00	69.83	01
Second Floor	101.67	0.00	11.66	11.66	0.00	0.00
Total	322.41	12.86	343.32	11.66	131.66	01
Total Number of Same Buildings	1					
Total	322.41	12.86	343.32	11.66	131.66	01

SCHEDULE OF JOINERY				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (E)	D	1.00	2.10	15
Total				15

BUILDING NAME	NAME	LENGTH	HEIGHT	MOS
A (I)	V	1.38	9.60	03
A (II)	W	1.50	1.20	06
TOTI	-	-	-	09

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Floor	Notes	Unit Built to Area Type	No. of Areas	Gross Unit Built Up Area	Deductions From Gross Unit Built Up Area (sq. m.)	Unit Built Up Area		Deductions From Gross Unit Built Up Area (sq. m.)	Net Area	Carpet Area	No. of Units
						Internal Wall	Door				
GROUND FLOOR PLAN	SPILT OUT	CREWELLING UNIT	Total	72.26	6.03	66.63	3.59	1.23	61.70	0.00	00
	Total per Floor	Total		72.26	6.03	66.63	3.59	1.23	61.70	0.00	00
					72.26	6.03	66.63	3.59	1.23	61.70	0.00
FIRST FLOOR PLAN	SPILT OUT	CREWELLING UNIT	Total	72.26	6.03	66.63	4.21	1.23	61.70	0.00	00
	Total per Floor	Total		72.26	6.03	66.63	4.21	1.23	61.70	0.00	00
					72.26	6.03	66.63	4.21	1.23	61.70	0.00
	Total			144.52	12.06	133.67	7.80	2.46	123.40	0.00	00

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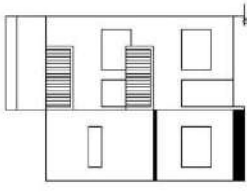
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MODERN HOUSE PLANNERS
OFF : 56 JAIPUR HOUSE MARKET AGRA
PH: 9837008804, OFF: 9760702742.

SPACE FOR ADA SEAL





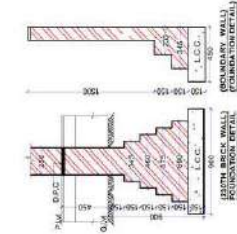
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SECTION ON ASA



KEY PLAN



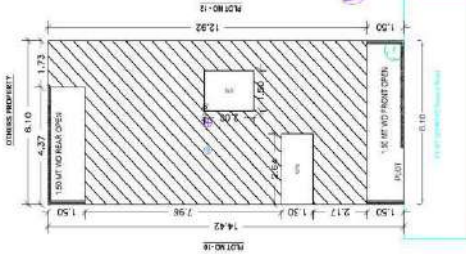
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



SITE PLAN

Bulldogging Floor FSI Details

Floor Name	Building Name	Total Proposed B.L. Up Area (Sq.mt)	Total FSI Area (Sq.mt)
Ground Floor	Proposed FSI Area (Sq.mt)	68.83	68.83
First Floor	Proposed FSI Area (Sq.mt)	68.83	68.83
Terrace Floor	Proposed FSI Area (Sq.mt)	11.65	11.65
Total	Proposed FSI Area (Sq.mt)	149.31	149.31

SETBACK DETAIL:

Building Name	Front Setback	Side Setback	Back Setback	Plot Margin	Plot Margin
A-110	5.00	5.00	5.00	5.00	5.00

FSI & Terment Details (Table 4a-1)

Building Name	Plot Area (Sq.mt)	Proposed FSI Area (Sq.mt)	Proposed FSI Area (Sq.mt)	Proposed FSI Area (Sq.mt)	Proposed FSI Area (Sq.mt)
A-110	149.31	149.31	149.31	149.31	149.31

TOTAL PLOT AREA = 87.96 SQ. MT

Floor Name	Ground Floor	First Floor	Terence Floor	Total
Area (Sq.mt)	68.83	68.83	11.65	149.31
Volume (Cu.mt)	68.83	68.83	11.65	149.31
Weight (Tons)	68.83	68.83	11.65	149.31

SCHEDULE OF JOCKERY

Building Name	Area (Sq.mt)	Volume (Cu.mt)	Weight (Tons)
A-110	149.31	149.31	149.31

Use Bul Up Area Table for Building A (B)

Floor	Name	Use Bul Up Area Type	Net Use Bul Up Area	Gross Use Bul Up Area	Deciduous Fruit Area (Sqm)	OTC	Unit Bul Up Area	Deciduous Fruit Area (Sqm)	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPILT 01	CRAWLING UNIT	72.26	72.26	9.42	9.42	68.83	3.50	65.33	65.33
		Typical Floor	72.26	72.26	9.42	9.42	68.83	3.50	65.33	65.33
	SPILT 01	Total	72.26	72.26	9.42	9.42	68.83	3.50	65.33	65.33
		Total per Floor	72.26	72.26	9.42	9.42	68.83	3.50	65.33	65.33
FIRST FLOOR PLAN	SPILT 01	CRAWLING UNIT	72.26	72.26	9.42	9.42	68.83	4.21	64.62	64.62
		Typical Floor + 1	72.26	72.26	9.42	9.42	68.83	4.21	64.62	64.62
Total	SPILT 01	Total	144.52	144.52	12.85	12.85	137.66	11	132.99	132.99
		Total per Floor	144.52	144.52	12.85	12.85	137.66	11	132.99	132.99

Signature of E.A.K. Upadhyay

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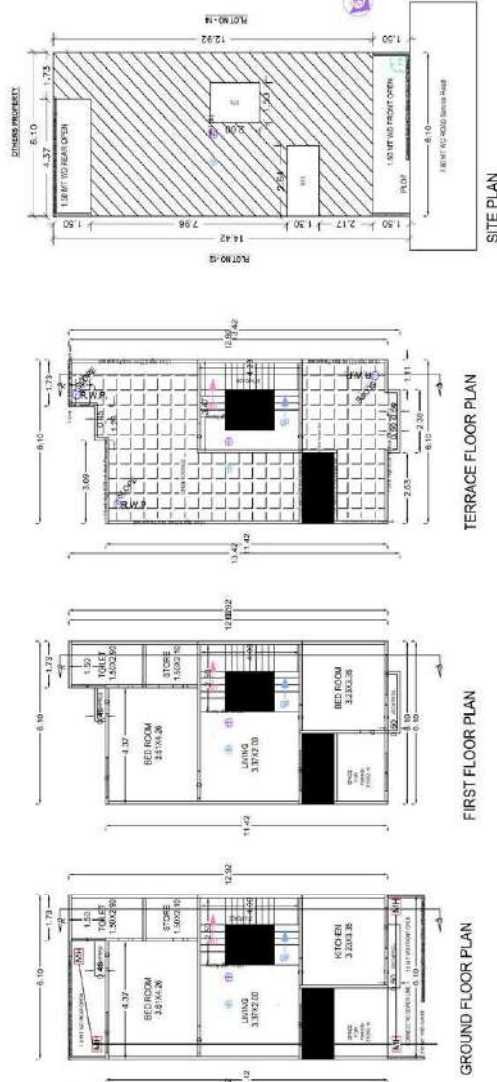
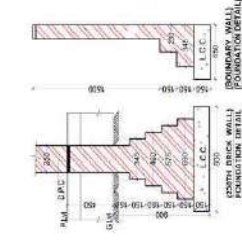
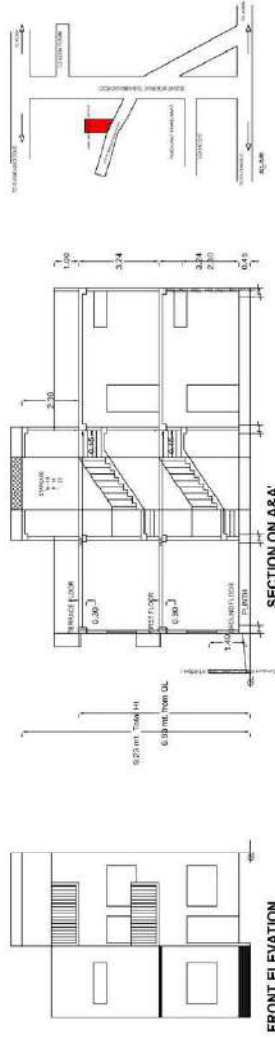
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B. Tech (Civil)

MODERN HOUSE PLANNERS
OFF : 56 JAIPUR HOUSE MARKET AGRA
PH: 9837008804, OFF: 9760702742.

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Ad Development Authority
Regd. No. A-549085-6
56, Jaipur House Market, Agra-10

Buildings Floor PSI Details

Floor Name	Building Name		Total
	A (ft)	Proposed P30 Area (sq. ft.)	
Ground Floor	65.83	Proposed Built Up Area (sq. ft.)	65.83
First Floor	65.83	65.83	65.83
Second Floor	65.83	65.83	65.83
Roof	11.65	0.00	0.00
Total	143.21	143.21	143.49

Bolting / Nailing Name	Road Name	Front Margin	Rear Margin	Side1 Margin	Side2 Margin
A-1 (B)	9.0 MT WD ROAD Service Road	1.50	0.00	0.00	0.00

FSI & Tenement Details (Table 4c-1)[illegible]

TOTAL PLOT AREA	=	87.96 SQ MT
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Plot Name	Gross Building Area	Declarations From Green Buildings - Sq. m.	Total Built Up Area (Sq. m.)	Declarations (Area - Sq. m.)	Proposed FO Area (Sq. m.)	Total FSI Area (Sq. m.)	Time (h)
Ground Floor	72.26	6.43	66.83	0.00	66.83	66.83	01
First Floor	72.26	6.43	66.83	0.00	66.83	66.83	01
Total Floor	144.52	12.86	131.66	0.00	131.66	131.66	02
Total	144.52	12.86	131.66	0.00	131.66	131.66	04

SCHEDULE OF JOINERY				
BUILDING NAME	NAME	LENGTH	HEIGHT	NO'S
A (B)	D	1.00	2.40	15
Total				15

BUILDING NAME	NAME	LENGTH	HEIGHT	MOS
A (B)	V	1.38	0.60	03
A (B)	W	1.50	1.20	06
Total	-	-	-	109

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

Zone	Name	Lot Area	Net Unimproved Area	Area (in sq ft) of Area	Deductions from Gross Lot Area (sq ft)	Area (in sq ft) of Area	Lot Area (in sq ft)	Deductions from Lot Area (in sq ft)	Net Area (in sq ft)	Carport Area	No. of Units
GROUND FLOOR PLAN	SPRINT	72.26	72.26	72.26	0.00	6.63	65.63	3.90	61.73	0.00	0.00
	ENTRANCE	72.26	72.26	72.26	0.00	6.63	65.63	3.90	61.73	0.00	0.00
	Total per Floor	72.26	72.26	72.26	0.00	6.63	65.63	3.90	61.73	0.00	0.00
	ENTRANCE	72.26	72.26	72.26	0.00	6.63	65.63	3.90	61.73	0.00	0.00
FIRST FLOOR PLAN	SPRINT	72.26	72.26	72.26	0.00	6.63	65.63	3.90	61.73	0.00	0.00
	ENTRANCE	72.26	72.26	72.26	0.00	6.63	65.63	3.90	61.73	0.00	0.00
	Total per Floor	72.26	72.26	72.26	0.00	6.63	65.63	3.90	61.73	0.00	0.00
	ENTRANCE	72.26	72.26	72.26	0.00	6.63	65.63	3.90	61.73	0.00	0.00

[Signature]

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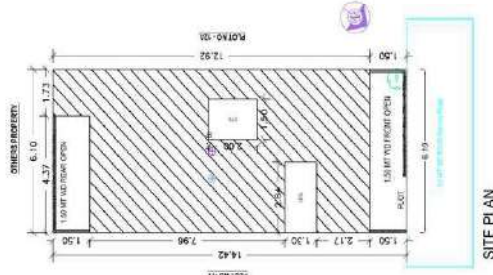
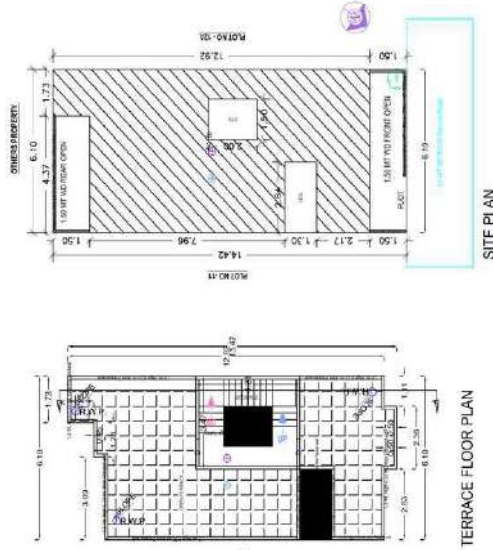
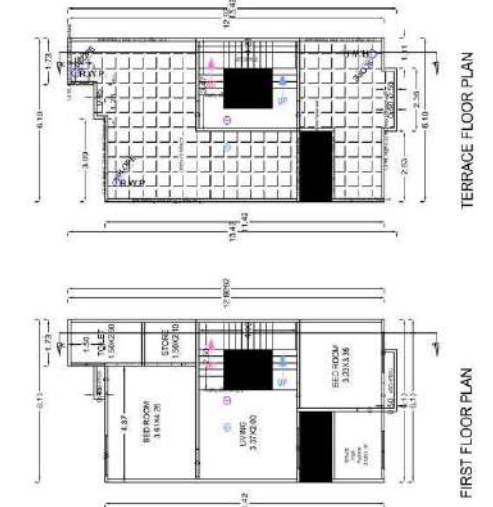
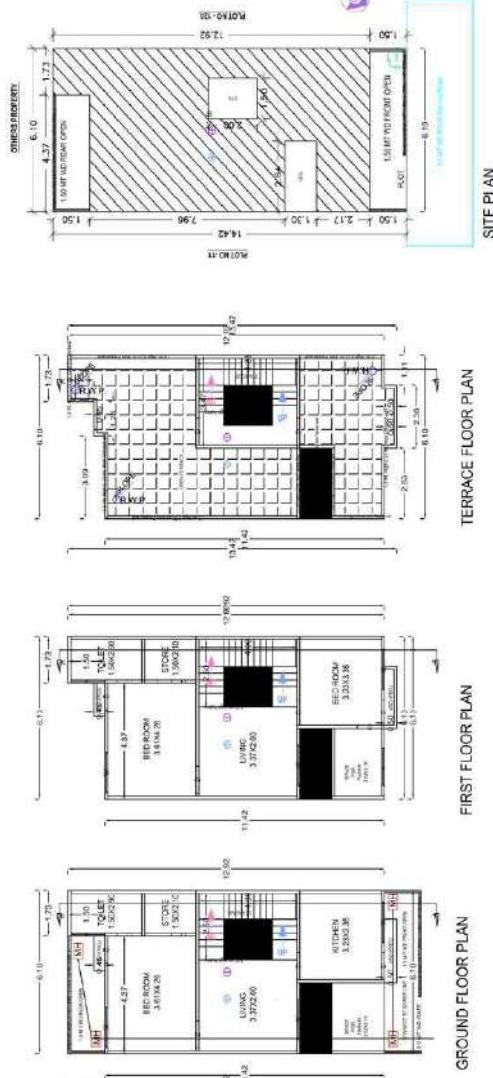
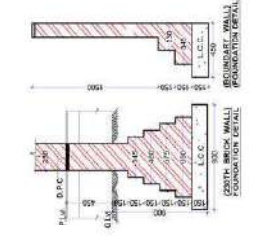
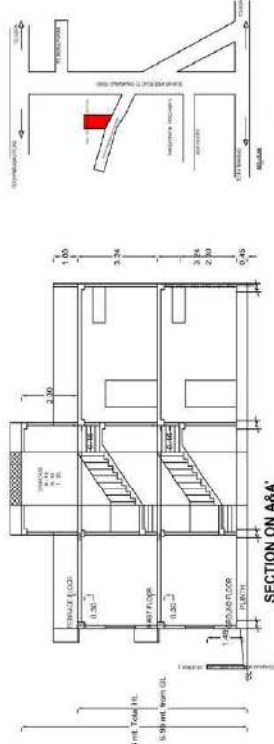
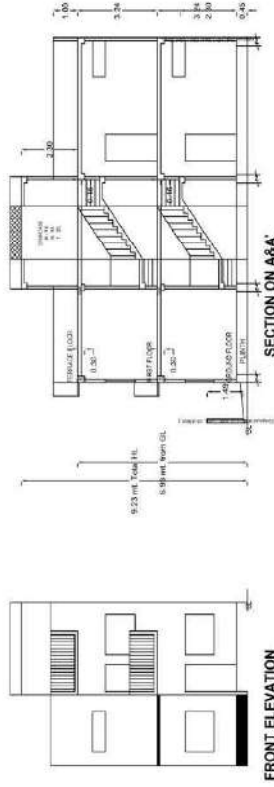
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MODERN HOUSE PLANNERS
OFF : 56 JAIPUR HOUSE MARKET AGRA
PH: 9837008804, OFF: 9760702742.

SPACE FOR ADA SEAL



 Agri Development Authority



Buildings Floor FSI Details

Floor Name	Building Name		Total	
	A (ft)	B (ft)		
Proposed Built-Up Area (sq. m.)	Proposed FSI Area (sq. m.)	Total Proposed Built-Up Area (sq. m.)	Total FSI Area (sq. m.)	
G-round Floor...	55.12	66.82	66.82	66.82
First Floor...	55.23	66.82	66.82	66.82
Terrace Floor...	11.66	0.00	11.66	0.00
Total	121.31	137.66	143.31	137.66

SETBACK DETAIL

Backs by W. Name	Road Name	Front Margin	Side Margin	Setback Margin
A (ft)	3.0 FT WD R.O.D. Service Road	1.50	0.00	0.00

FSI & Footprint Details (Table 4c-1)

Building	No. of Storey/Use	Ground Floor Area (sq. ft)	Setback (ft)	Setback Area (sq. ft)	Setback Area (sq. m.)	Setback FSI Area (sq. m.)
G-01	1	55.12	12.00	12.00	143.31	11.66
G-02	1	55.23	12.00	12.00	143.31	11.66
Total Total	2	110.35	24.00	24.00	286.62	23.32

TOTAL PLOT AREA	=	87.96 SQ MT
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Floor Name	Gross Building Area	Declarations From Gross Building Area (Sq. Ft.)	Total Sq. Ft. Area (Sq. Ft.)	Declarations From Sq. Ft. Area (Sq. Ft.)	Proportion of Sq. Ft. Area (Sq. Ft.)	Total (No.)
Ground Floor	72.26	OTD	8.43	66.83	0.00	66.83
First Floor	72.26		8.43	66.83	0.00	66.83
Second Floor	132.26		0.00	132.26	132.26	0.00
Total	276.78	12.86	943.32	11.66	111.66	331.66
Total Number of Same Buildings	1					01
Total	132.26	12.86	943.32	11.66	111.66	331.66

SCHEDULE OF JOINERY:				
BUILDING NAME	HAVE	LENGTH	HEIGHT	M2S
A(8)	3	1.00	2.10	15
Total	3	-	-	15

SCHEDULE OF JOINERY:				
BUILDING NAME	HAVE	LENGTH	HEIGHT	M2S
A(8)	V	1.38	0.60	03
A(8)	W	1.50	1.20	06
Total	-	-	-	09

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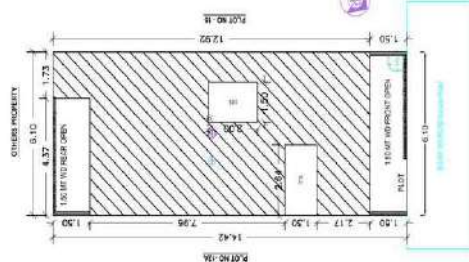
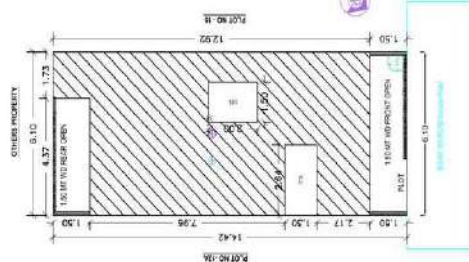
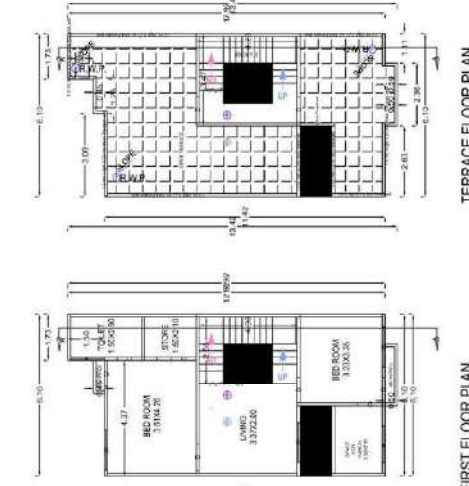
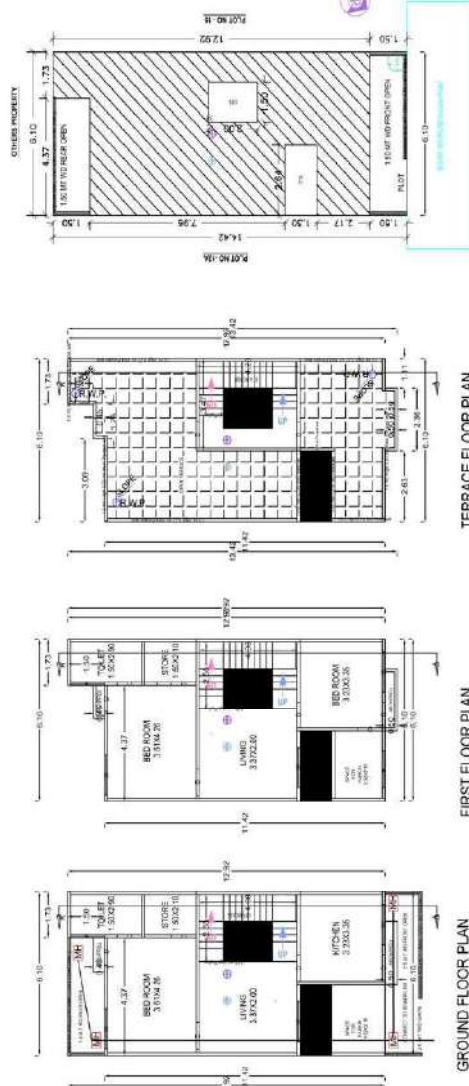
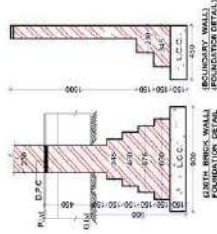
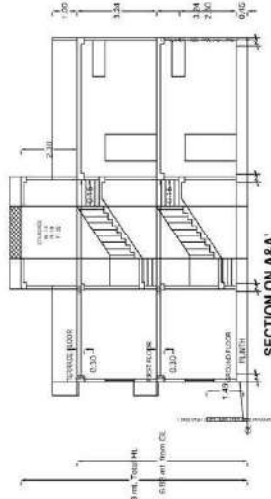
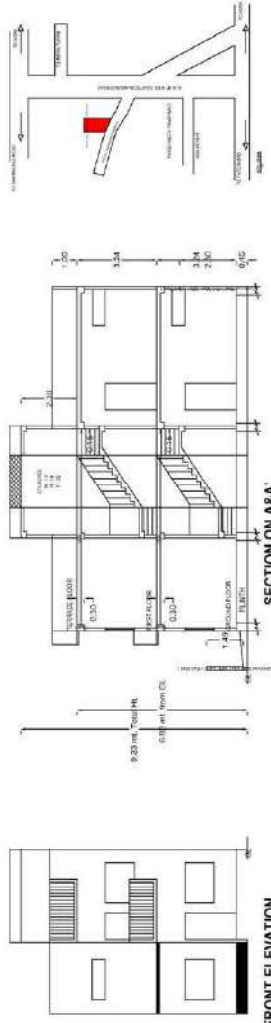
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MODERN HOUSE PLANNERS
OFF : 56 JAIPUR HOUSE MARKET AGRA
PH: 9837008804, OFF: 9760702742.

SPACE FOR ADA SEAL



Agri Development Authority



Floor Number	Building Name		Total	
	A	B	Total Provisions (Rs. in Crores)	Total (Rs. in Crores)
Ground Floor	85.83	0.00	85.83	85.83
First Floor	55.53	0.00	55.53	55.53
Tenure Floor	11.28	0.00	11.28	11.28
Total	148.33	0.00	148.33	151.66

Building / Wing Name	Road Name	Floor Margin	Road Margin	Side 1 Margin	Side 2 Margin
A-1 (B)	9.0 MT WAD ROADS SERVICE ROAD	1.50	0.00	0.00	0.00

FSL & Tenement Details (Table 4c-1)FSL & Tenement Details (Table 4c-1)FSL & Tenement Details (Table 4c-1)FSL & Tenement Details (Table 4c-1)FSL & Tenement Details (Table 4c-1)FSL & Tenement Details (Table 4c-1)FSL & Tenement Details (Table 4c-1)[illegible]

TOTAL PLOT AREA	=	87.96 SQ MT
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Floor Name	Good Bldg. Area	Deduction From Good Bldg. Area = Sum of CTE	Net Bldg Up Area (Sum)	Decks Area (Sum)	Proposed Bldg Area (Sum)	Total Floors (Sum)	Total Trls
Ground Floor	79.26	6.43	66.93	0.00	66.93	0.00	11
First Floor	22.26	8.43	65.13	6.00	65.43	0.00	00
Second Floor	18.26	0.00	11.66	11.66	0.00	0.00	00
Total	99.21	12.93	143.32	11.66	131.60	101.66	01
Total Number of Same Building	1						
100%	99.21	12.93	143.32	11.66	131.60	101.66	01

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	D	1 00	2 10	15
Travel				15

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (5)	V	1.38	0.60	03
A (6)	W	1.50	1.20	06
Total:				(09)

1998	
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1998 Budget Line Items Table for Budgets: 6, 20

Floor	Name	U/F Build-Up Area Type	Net U/F Build-Up Area	Open U/F Build-Up Area	OTIS	Declarations From Gross U/F Build-Up Area (Area in Sq.ft.)		Declarations (Area in Sq.ft.)		Carpet Area	No. of Unit
						Entrance Wall	Door	Entrance Wall	Door		
GROUND FLOOR PLAN	SPIT 121	CHILLER UNIT	72.26	72.26	6.43	66.83	3.65	63.18	67.53	00	
		Total	72.26	72.26	6.43	66.83	3.65	63.18	67.53	00	
	SPIT 121	Total of Floor	72.26	72.26	6.43	66.83	3.65	63.18	67.53	00	
		Total of Floor	72.26	72.26	6.43	66.83	3.65	63.18	67.53	00	
FIRST FLOOR PLAN	SPIT 121	CHILLER UNIT	72.26	72.26	6.43	66.83	4.21	62.62	63.39	00	
		Total of Floor	72.26	72.26	6.43	66.83	4.21	62.62	63.39	00	
-	Total	-	72.26	72.26	6.43	66.83	4.21	62.62	63.39	00	
			144.52	144.52	12.86	133.66	8.11	125.09	130.92	01	

[Signature]

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MODERN HOUSE PLANNERS

OFF : 56 JAIPUR HOUSE MARKET AGRA

PH: 9837008804, OFF: 9760702742.

SPACE FOR ANA SEAR



Buildingwise Floor FSI DetailsTOTAL PLOT AREA = 87.96 SQ MT

SCHEDULE OF JOINERY

Unit Built Up Area Table for Buildings A (80)

Floor	Name	Unit Built to Area Type	Net Building Area	Gross Unit Built to Area	Contributions From Gross Unit Built to Area (Gross in Sq. ft.)		Unit Built to Area		Contributions From Unit Built to Area (Unit in Sq. ft.)		Total
					OTB	OTD	External Wall	Door	External Wall	Door	
GROUND FLOOR PLAN	SPRIT-1	DWELLING UNIT	72.26	72.26	6.43	66.83	3.50	63.33	81.30	80	
	Total per Floor	Total	72.26	72.26	6.43	66.83	3.50	63.33	81.30	80	
		Total	72.26	72.26	6.43	66.83	3.50	63.33	81.30	80	
		Total	72.26	72.26	6.43	66.83	3.50	63.33	81.30	80	
FIRST FLOOR PLAN	SPRIT-1	DWELLING UNIT	72.26	72.26	6.43	66.83	4.21	62.63	81.59	80	
	Total per Floor	Total	72.26	72.26	6.43	66.83	4.21	62.63	81.59	80	
		Total	72.26	72.26	6.43	66.83	4.21	62.63	81.59	80	
		Total	72.26	72.26	6.43	66.83	4.21	62.63	81.59	80	
Total	-	-	144.52	144.52	12.85	133.66	7.71	126	162.89	160	

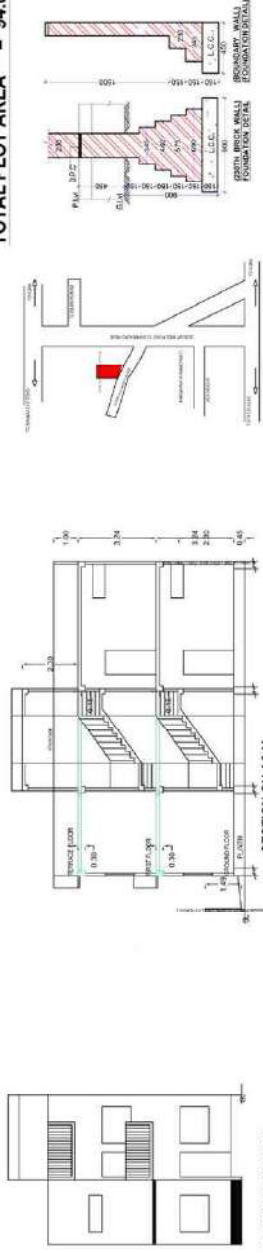
SPACE FOR ADA SEAL

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

MODERN HOUSE PLANNERS
OFF : 56 JAIPUR HOUSE MARKET AGRA
PH: 9837008804, OFF: 9760702742.



TOTAL PLOT AREA = 94.03 SQ MT



KEY PLAN



SITE PLAN



PARKING CALCULATION

Use Type	Total Parking Area
	sq. ft.

SETBACK DETAIL

Building / Wing Name	Food Name	Apert Margin	Rice Margin	Sole1 Margin	Sole2 Margin
PHOCCGEE1-1 (PHQ14)	3.0 MT WD BQ4D Service Road	1.50	0.60	0.00	0.00

Building	Age of Frame Study	Crack Study
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ABSTRACT OF THE PROCEEDINGS

BUILDING NAME	NAME	LENGTH	HEIGHT	SOON
PROPOSED WORK	D	1.00	2.10	16
Total				16

SCOTT & BOWEN

BUILDING NAME	NAME	LENGTH	WEIGHT	WCS
PROPOSED (NORM)	V	1.38	0.60	03
PROPOSED (NORM)	W	1.50	1.20	04
PROPOSED (NORM)	W	1.54	1.20	01
Total				08

Unit Built Up Area Table for Building PROPOSEN WORK

Flag	Name	Unit	Unit Area (sq. ft.)	Net Usable Area	Gravel (cu. ft.)	Displacement (cu. ft.)	Gravel (cu. ft.)	Unit (lb.)	Unit (lb.)	Displacement (lb.)	Target (lb.)	No. of Bt
GROUND LOGIC PLAN	SP-11 D1	ONKILLING UNIT	73.27	73.27	73.27	3.00	73.27	73.27	4.11	92.23	95.96	30
		Total		73.27	73.27	3.00	73.27	73.27	4.11	92.23	95.96	30
	Total per Floor		73.27	73.27	73.27	3.00	73.27	73.27	4.11	92.23	95.96	30
	SP-11 D1	ONKILLING UNIT	73.27	73.27	73.27	3.00	73.27	73.27	4.11	92.23	95.96	30
FLOOR LOGIC PLAN	SP-11 D1	ONKILLING UNIT	73.27	73.27	73.27	3.00	73.27	73.27	4.11	92.23	95.96	30
		Total		73.27	73.27	3.00	73.27	73.27	4.11	92.23	95.96	30
	Total per Floor		73.27	73.27	73.27	3.00	73.27	73.27	4.11	92.23	95.96	30
	Total		146.54	146.54	146.54	6.00	146.54	146.54	8.22	184.46	191.92	60

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MODERN HOUSE PLANNERS
OFF : 56 JAIPUR HOUSE MARKET AGRA
PH: 9837008804, OFF: 9760702742.

OWNERS SIGNATURE

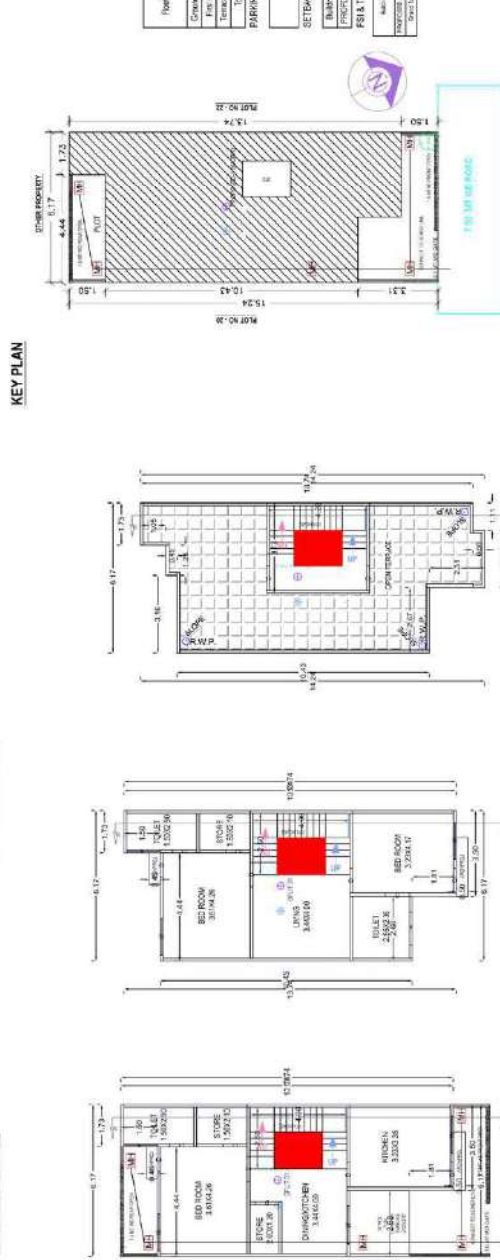
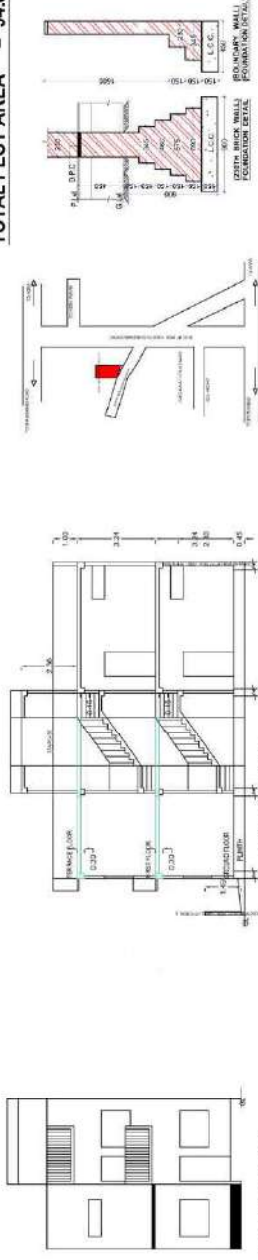
SPACE FOR ADA SEAL



Aqua Development Authority

Manuscript on the responsibility of Architects/Interior Designer and Owner, as per conditions indicated in self-assessment letter Period Number 1

TOTAL PLOT AREA = 94.03 SQ MT



Flow Name	Bolus Name	Total
	Prepared Bol. up Area (sq. in.)	Prepared PSI Area (sq. in.)
Ground Floor	74.63	63.34
First Floor	70.27	28.27
Second Floor	12.78	0.00
Total	157.68	91.61

Use Type	Total Parking Area
	Mo

Building Wing Name	Road Name	Front Margin	Road Margin	Side Margin	Sided Margin
PROPOSED 1 (AW160)	3.0 MT W/ ROAD SERVICE ROAD	1.50	0.00	0.00	0.00

[illegible][illegible]

BUILDING NAME	NAME	LENGTH	HEIGHT	WGS
PROPOSED WORK	D	1.00	2.10	16
Total				16

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED WORK	Y	1.30	0.60	03
PROPOSED WORK	W	1.50	1.20	04

Total	-	-	-	01
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Let's Build Up Area Table for Building PROPOSED (WORK)

[illegible]

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MODERN HOUSE PLANNERS
OFF : 56 JAIPUR HOUSE MARKET AGRA
PH: 9837008804, OFF: 9760702742.

OWNERS SIGNATURE

SPACE FOR ADA SEAL

TOTAL PLOT AREA = 94.03 SQ MT

[illegible]

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (MTRK)	D	1.60	2.10	12
Total	.	.	.	12

BUILDING NAME	NAME	LENGTH	HEIGHT	NO.5
BRIDGE	V	1.26	0.40	23
BRIDGE	W	1.50	1.30	04
BRIDGE	W	1.54	1.26	01
Total				30

[illegible]

OWNERS SIGNATURE

SPACE FOR ADA SEAL

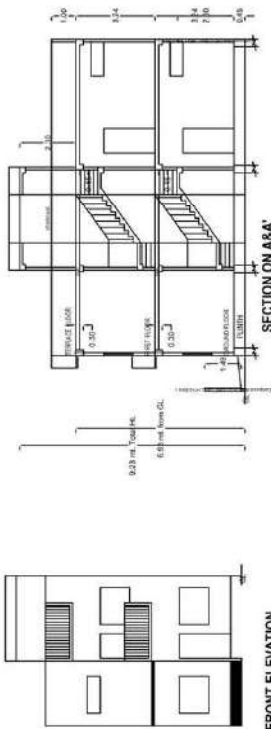
Er. A.K. Upadhyay
B.Tech(A-549085-6)

MODERN HOUSE PLANNERS
OFF : 56 JAIPUR HOUSE MARKET AGRA
PH: 9837008804, OFF: 9760702742.

Er. A.K. UPADHYAY
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Agua Development Authority
Self-appraisal on the responsibility of Architects

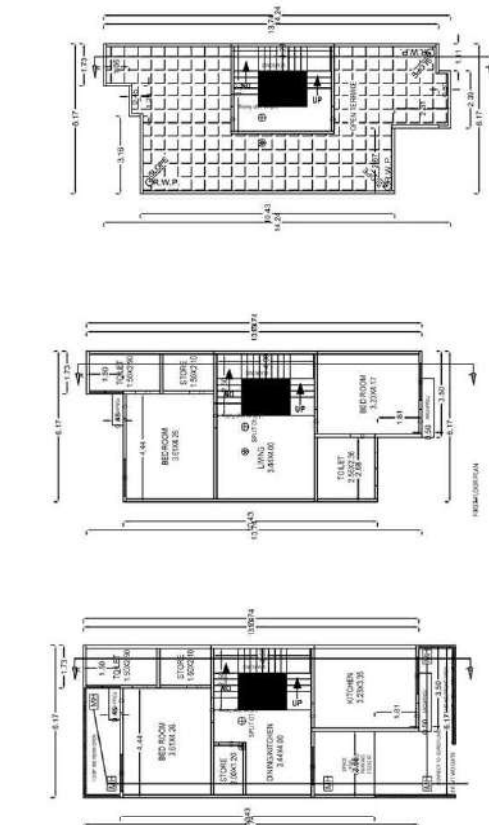
TOTAL PLOT AREA = 94.03 SQ MT



FRONT ELEVATION

SECTION ON A-A'

KEY PLAN



GROUND FLOOR PLAN

FIRST FLOOR PLAN

TERRACE PLAN

SITE PLAN

Floor Name		Building Name	Proposed Floor Area (Sq.mt)	Proposed Floor Area (Sq.mt)	Total Floor Area (Sq.mt)
Ground Floor	38.05	PROPOSED BUILDING	38.05	38.05	38.05
First Floor	38.05	PROPOSED BUILDING	38.05	38.05	38.05
Terrace Floor	12.75	PROPOSED BUILDING	12.75	12.75	12.75
Total	88.85	PROPOSED BUILDING	88.85	88.85	88.85

Floor Name		Building Name	Proposed Floor Area (Sq.mt)	Proposed Floor Area (Sq.mt)	Total Floor Area (Sq.mt)
Ground Floor	38.05	PROPOSED BUILDING	38.05	38.05	38.05
First Floor	38.05	PROPOSED BUILDING	38.05	38.05	38.05
Terrace Floor	12.75	PROPOSED BUILDING	12.75	12.75	12.75
Total	88.85	PROPOSED BUILDING	88.85	88.85	88.85

Floor Name		Building Name	Proposed Floor Area (Sq.mt)	Proposed Floor Area (Sq.mt)	Total Floor Area (Sq.mt)
Ground Floor	38.05	PROPOSED BUILDING	38.05	38.05	38.05
First Floor	38.05	PROPOSED BUILDING	38.05	38.05	38.05
Terrace Floor	12.75	PROPOSED BUILDING	12.75	12.75	12.75
Total	88.85	PROPOSED BUILDING	88.85	88.85	88.85

Floor Name		Building Name	Proposed Floor Area (Sq.mt)	Proposed Floor Area (Sq.mt)	Total Floor Area (Sq.mt)
Ground Floor	38.05	PROPOSED BUILDING	38.05	38.05	38.05
First Floor	38.05	PROPOSED BUILDING	38.05	38.05	38.05
Terrace Floor	12.75	PROPOSED BUILDING	12.75	12.75	12.75
Total	88.85	PROPOSED BUILDING	88.85	88.85	88.85

Floor Name		Building Name	Proposed Floor Area (Sq.mt)	Proposed Floor Area (Sq.mt)	Total Floor Area (Sq.mt)
Ground Floor	38.05	PROPOSED BUILDING	38.05	38.05	38.05
First Floor	38.05	PROPOSED BUILDING	38.05	38.05	38.05
Terrace Floor	12.75	PROPOSED BUILDING	12.75	12.75	12.75
Total	88.85	PROPOSED BUILDING	88.85	88.85	88.85

Floor Name		Building Name	Proposed Floor Area (Sq.mt)	Proposed Floor Area (Sq.mt)	Total Floor Area (Sq.mt)
Ground Floor	38.05	PROPOSED BUILDING	38.05	38.05	38.05
First Floor	38.05	PROPOSED BUILDING	38.05	38.05	38.05
Terrace Floor	12.75	PROPOSED BUILDING	12.75	12.75	12.75
Total	88.85	PROPOSED BUILDING	88.85	88.85	88.85

Floor Name		Building Name	Proposed Floor Area (Sq.mt)	Proposed Floor Area (Sq.mt)	Total Floor Area (Sq.mt)
Ground Floor	38.05	PROPOSED BUILDING	38.05	38.05	38.05
First Floor	38.05	PROPOSED BUILDING	38.05	38.05	38.05
Terrace Floor	12.75	PROPOSED BUILDING	12.75	12.75	12.75
Total	88.85	PROPOSED BUILDING	88.85	88.85	88.85

Floor Name		Building Name	Proposed Floor Area (Sq.mt)	Proposed Floor Area (Sq.mt)	Total Floor Area (Sq.mt)
Ground Floor	38.05	PROPOSED BUILDING	38.05	38.05	38.05
First Floor	38.05	PROPOSED BUILDING	38.05	38.05	38.05
Terrace Floor	12.75	PROPOSED BUILDING	12.75	12.75	12.75
Total	88.85	PROPOSED BUILDING	88.85	88.85	88.85

Handwritten signature or initials.

E. A. K. Upadhyay
B.Tech. Civil, AMIE, AIN
Structural Consultant
Regd. - AM - 138855
58, Jajpur House Market, Agra

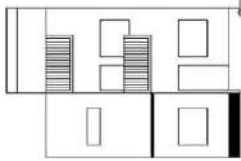
E. A. K. Upadhyay
B.Tech(A-549085-8)

MODERN HOUSE PLANNERS
OFF : 56 JAIPUR HOUSE MARKET AGRA
PH: 9837008804, OFF: 9760702742.

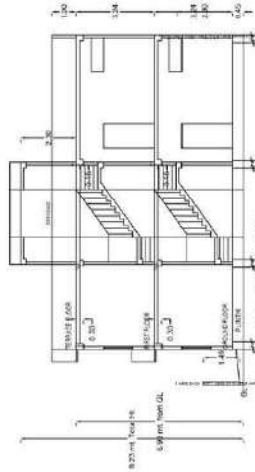
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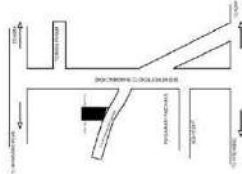
TOTAL PLOT AREA = 94.03 SQ MT



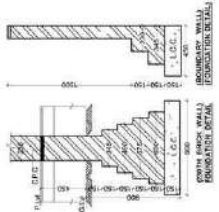
FRONT ELEVATION



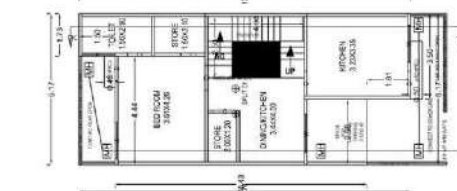
SECTION ON A-A'



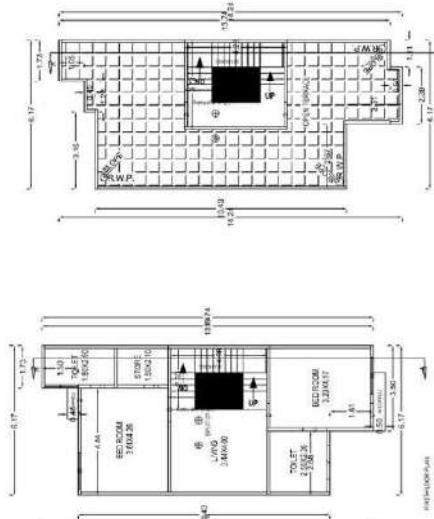
KEY PLAN



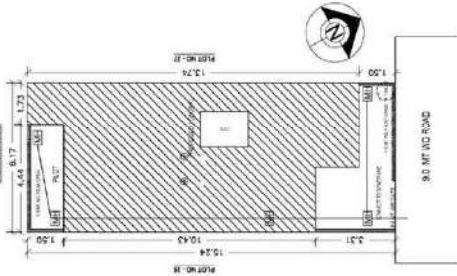
FOUNDATION SECTION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



SITE PLAN

Floor Name		Building Name	PROPOSED (WORK)		Total
Ground Floor		70.00	Proposed Built Up Area (Sq.mt.)	70.00	Total Proposed Built Up Area (Sq.mt.)
First Floor		70.00	Proposed Floor Area (Sq.mt.)	70.00	70.00
Terrace Floor		12.75	Proposed Floor Area (Sq.mt.)	12.75	70.00
Total		152.75	Proposed Floor Area (Sq.mt.)	152.75	152.75

Parking Calculation	
Area	152.75
Rate	0.05
Total	7.64

SETBACK DETAIL	
Setback	1.50
Front	1.50
Side	1.50
Back	1.50

SETBACK DETAIL	
Setback	1.50
Front	1.50
Side	1.50
Back	1.50

Floor Name		Ground Floor	First Floor	Terrace	Total
Ground Floor		70.00	70.00	12.75	152.75
First Floor		70.00	70.00	12.75	152.75
Terrace		12.75	12.75	12.75	38.25
Total		152.75	152.75	38.25	343.75

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED WORK	D	1.00	2.13	16
Total	-	-	-	16

SCHEDULE OF JOINERY

BUILDING NAME	NAME	LENGTH	BREADTH	NO.
PROPOSED WORK	V	1.38	0.51	03
PROPOSED WORK	W	1.50	1.20	04
PROPOSED WORK	W	1.54	1.29	01
Total		-	-	08

USE BUILT UP AREA Table for Building PROPOSED (WORK)

Floor		USE BUILT UP AREA Table for Building PROPOSED (WORK)	USE BUILT UP AREA Table for Building PROPOSED (WORK)	USE BUILT UP AREA Table for Building PROPOSED (WORK)	USE BUILT UP AREA Table for Building PROPOSED (WORK)
Ground Floor		70.00	70.00	12.75	152.75
First Floor		70.00	70.00	12.75	152.75
Terrace		12.75	12.75	12.75	38.25
Total		152.75	152.75	38.25	343.75

Signature of the Architect

Er. A.K. Upadhyay
B.Tech (Civil) & M.A. AIV
Structural Consultant
Rajgopal - AM - 138655
88, Jaipur House Market, Agra

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

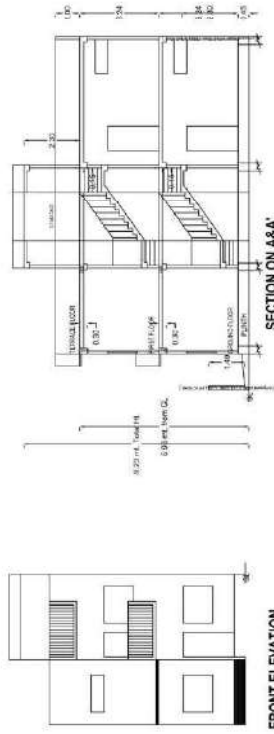
MODERN HOUSE PLANNERS
OFF : 56 JAIPUR HOUSE MARKET AGRA
PH: 9837008804, OFF: 9760702742.

SPACE FOR ADA SEAL

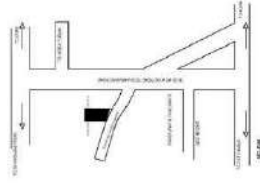


Architectural Association
100, Jaipur House Market, Agra
Ph: 9837008804, Off: 9760702742

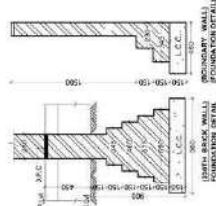
TOTAL PLOT AREA = 94.03 SQ MT



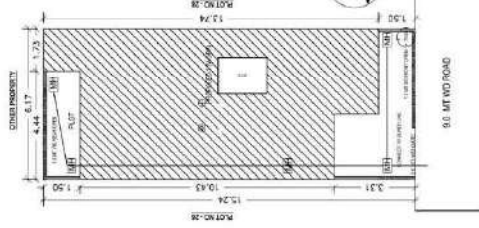
SECTION ON A&A*



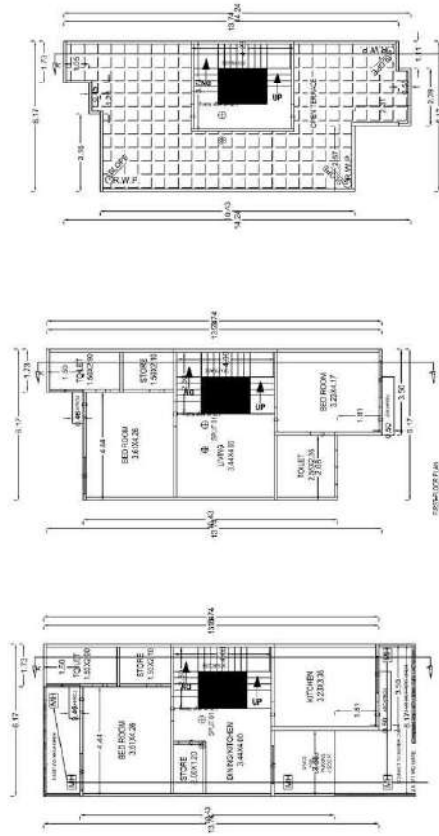
KEY PLAN



(SOUTH BRICK WALL)
FOUNDATION DETAIL



SITE PLAN



TERRACE PLAN

Plan Name	Subcity Name			Total
	PROPOSED (MCM)			
Grand Total	78.62	83.94	75.63	83.94
Peri Road	70.27	70.27	70.27	70.27
Termine Road	12.78	13.00	12.78	13.00
Total	100.00	100.00	100.00	100.00

PARKING CALCULATION:

Use Type	Total Parking Area
	No.

SETBACK DETAIL

Building / Wing Name	Road Name	Front Margin	Rear Margin	Side Margin	Street Margin
PROPOSED-1 (WINGS)	S.O.MT RD ROAD Service Road	1.50	0.00	0.00	0.00

SSA Treatment Details (Table 46-1)

FSI & Tenement Details (Table 40-1)

[illegible]

Flux Name	Orbiting Angle	Scattered Light Star Exclusion (km)	Total flux (mJy @ 20")	Relative Image Size	FWHM	FWHM	FWHM @ 20" (km)	Total flux
	0°	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Gliese 581c	12.87	3.0	20.27	0.03	0.33	0.33	6.584	20.27
Gliese 581d	3.20	3.0	20.27	0.03	0.33	0.33	20.27	20.27
Trappist-1b	15.68	0.0	12.78	0.05	0.55	0.55	3.00	12.78
Total	405.2	6.0	45.32	0.10	0.95	0.95	19.57	45.32
Total Number of Stars that type	1	0.0	45.32	0.10	0.95	0.95	19.57	45.32

SCHEDULE OF JOINERY

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED WORK	0	1.00	2.10	46
Total	-	-	-	46

SCHEDULE OF JOINERY

BUILDING NAME	NAME	LENGTH	HEIGHT	MOS
PROMISED WORK	V	1.38	0.59	03
PROMISED WORK	W	1.50	1.20	04
PROMISED WORK	W	1.54	1.22	01
Total				08

UNIT BUILT UP AREA TABLE BUILDING PROPOSED (W/WORK)

[illegible]

OWNERS SIGNATURE

SPACE FOR ADA SEAL

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

MODERN HOUSE PLANNERS
OFF : 56 JAIPUR HOUSE MARKET AGRA
PH: 9837008804, OFF: 9760702742.

Er. A.K. UPADHYAY
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Regd. - AM-1388555
c/o. Jainpur House Market, Agra

Agrus Development Authority

Self-approval on the responsibility of Architect/Licensed Engineer and Owner, as per conditions indicated in self-generated Interior Permit Number Row House/052119, ADA/NA/HP/2, 24-0990941/2028 Date: 28 Nov 2023. Self approved till 28 Nov 2028.

F51 & Tenement Details (Table 4c-f)

TOTAL PLOT AREA

SCHEDULE OF JOINERY:				
BUILDING NAME	NAME	LENGTH	HEIGHT	MOS
A (E)	V	1.35	0.90	01
A (E)	V	1.38	0.60	02
A (E)	W	1.44	1.20	01
A (E)	W	1.50	1.20	05
Total	"	"	"	09

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[illegible]

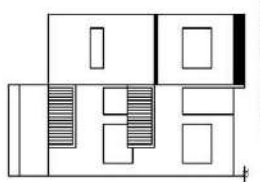
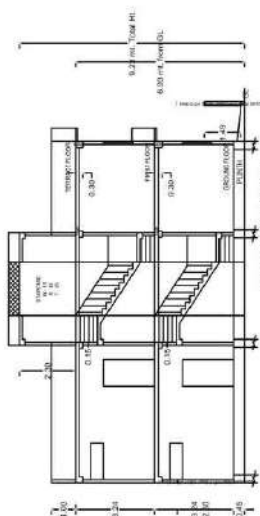
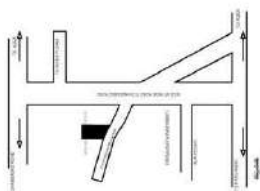
MODERN HOUSE PLANNERS
OFF : 56 JAIPUR HOUSE MARKET AGRA
PH: 9837008804, OFF: 9760702742.

SPACE FOR ADA SEAL

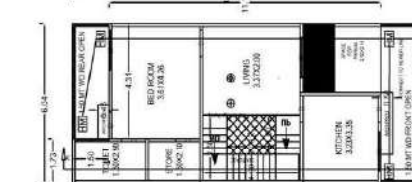
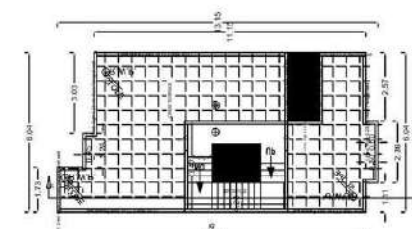
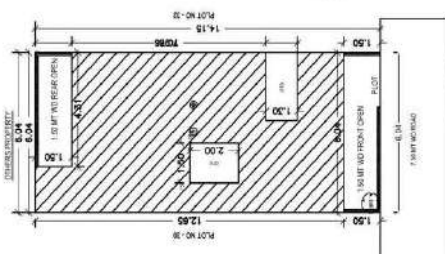
Robert


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





SECTION ON A&A'



TERRACE PLAN

LIBRARY OF THE UNIVERSITY OF TORONTO

GROUND FLOOR PLAN

Floor Name	Building Name A-10			Total
	Proposed Built-Up Area (Sq.ft.)	Proposed FSI Area (Sq.ft.)	Total Proposed Built-Up Area (Sq.ft.)	
Ground Floor	53.59	53.59	61.56	63.56
First Floor	63.59	63.59	61.56	65.56
Second Floor	11.56	0.00	11.56	0.00
Total:	128.73	127.18	138.63	127.18

Building / Wing Name A-10B	Road Name S.O.U. MID ROAD Service Road	Front Margin	Rear Margin	Side Margin	Spac Margin
		1.50	0.00	0.00	0.00
Building	Id. of Jawahar Road				
A-10B	Over Road by Area (Sq.ft.)	157.60	127.95	138.84	138.84
Ground Floor	Over Road by Area (Sq.ft.)	157.60	127.95	138.84	138.84
Total	1	157.60	127.95	138.84	138.84

Building / Wing Name	Road Name	Front Margin	Rear Margin	Side Margin	Side Margin
A-1 (B)	9.0 MT WD ROAD Service Road	1.50	0.00	0.00	0.00

Policy	No. of Cases Being Reviewed	Gross Daily Income (\$/yr net)	Deductions From Gross Income (\$/yr net)	Total Daily Income (\$/yr net)	Deductions From Income (\$/yr net)	Proposed Net Income (\$/yr net)	Total (\$/yr net) (col. 5) + (col. 7)	Rate	Total (\$/yr net) (col. 8) + (col. 9)
A-101	1	157.00	12.20	144.80	11.60	133.20	133.20	133.20	133.20
A-102	1	157.00	12.20	144.80	11.60	133.20	133.20	133.20	133.20

[illegible]

BUILDING NAME	NAME	LENGTH	HEIGHT	WCS
A (B)	D	1.00	2.10	15
Total	-	-	-	15

BUILDING NAME	NAME	LENGTH	WEIGHT	NOS
A (B)	V	1.35	0.50	01
A (B)	V	1.35	0.50	02
A (B)	W	1.44	1.20	01
A (B)	W	1.50	1.20	05
Total				09

Floor	Name	Unit Built Up Area Type	Net Usable Area	Gross Unit Built Up Area	Deduction From Gross Unit Built Up Area Due to Area Deducted	Unit Built Up Area	External Wall	Deduction Area as per Item	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPAT 01	DWELLING UNIT	68.94	81.94	0.00	6.00	6.00	0.00	59.93	00
		Total	68.94	81.94	0.00	6.00	6.00	0.00	59.93	00
		Total per Floor	68.94	81.94	0.00	6.00	6.00	0.00	59.93	00
		Total	68.94	81.94	0.00	6.00	6.00	0.00	59.93	00
FIRST FLOOR PLAN	SPAT 01	DWELLING UNIT	68.94	81.94	0.00	6.00	6.00	0.00	59.93	00
		Total	68.94	81.94	0.00	6.00	6.00	0.00	59.93	00
		Total per Floor	68.94	81.94	0.00	6.00	6.00	0.00	59.93	00
		Total	68.94	81.94	0.00	6.00	6.00	0.00	59.93	00
Total			137.88	163.88	0.00	12.00	12.00	0.00	119.86	01

TOTAL PLOT AREA	=	85.47 SQ MT
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Er. A.K. Upadhyay
B.Tech(A-549085-6)

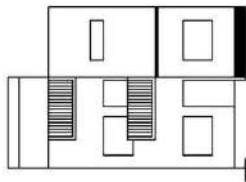
MODERN HOUSE PLANNERS

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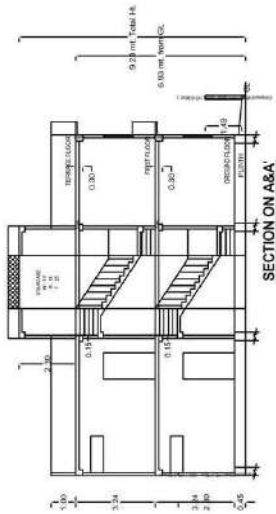
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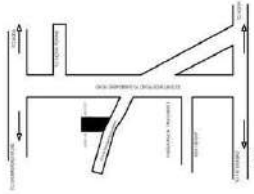
Agua Development Authority
Approval on the responsibility of Architect



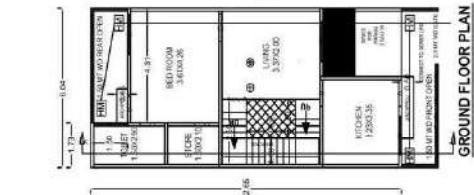
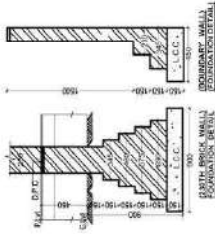
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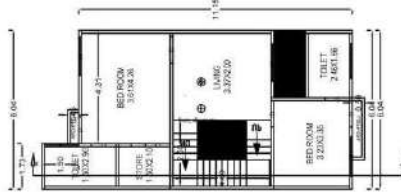
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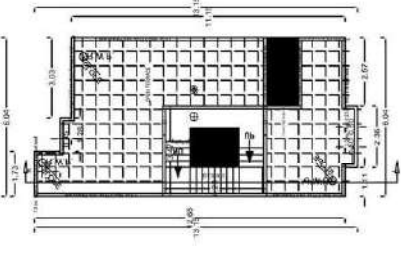
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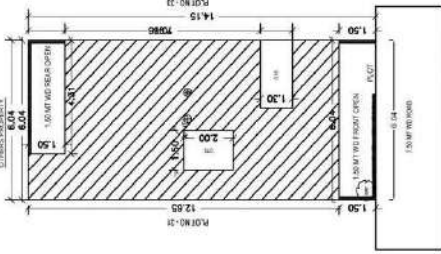
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



SITE PLAN

TOTAL PLOT AREA = 85.47 SQ MT

Floor Name	Gross Built Up Area	Exclusions from Gross Built Up Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions from Gross Built Up Area in Sq.mt.	Net Built Up Area	Use Built Up Area	Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	Time (Hrs)
Ground Floor	69.94	0.35	69.59	0.06	69.53	69.53	63.59	63.59	01
First Floor	69.94	0.35	69.59	0.06	69.53	69.53	63.59	63.59	00
Terrace Floor	16.01	0.00	16.01	11.66	4.35	11.66	0.00	0.00	00
Total	155.89	0.70	155.19	11.72	143.47	143.47	127.18	127.18	01
Use Built Up Area	155.89	0.70	155.19	11.72	143.47	143.47	127.18	127.18	01

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A.01	D	1.20	2.70	15
Total				15

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A.01	V	1.35	0.50	01
A.02	V	1.35	0.50	02
A.03	V	1.44	1.20	01
A.04	V	1.50	1.20	05
Total				09

Floor	Name	Use Built Up Area	Net Built Up Area	Exclusions from Gross Built Up Area in Sq.mt.	Use Built Up Area	Deductions from Gross Built Up Area in Sq.mt.	Net Built Up Area	Use Built Up Area	Exclusions from Gross Built Up Area in Sq.mt.	Net Built Up Area	Use Built Up Area	Exclusions from Gross Built Up Area in Sq.mt.	Net Built Up Area
GROUND FLOOR PLAN	SPILT 01	09.94	09.94	0.35	09.59	0.06	09.53	09.53	0.00	09.53	0.00	0.00	09.53
	Total per Floor	09.94	09.94	0.35	09.59	0.06	09.53	09.53	0.00	09.53	0.00	0.00	09.53
	Total	09.94	09.94	0.35	09.59	0.06	09.53	09.53	0.00	09.53	0.00	0.00	09.53
	Typical Floor = 1	09.94	09.94	0.35	09.59	0.06	09.53	09.53	0.00	09.53	0.00	0.00	09.53
FIRST FLOOR PLAN	SPILT 01	09.94	09.94	0.35	09.59	0.06	09.53	09.53	0.00	09.53	0.00	0.00	09.53
	Total per Floor	09.94	09.94	0.35	09.59	0.06	09.53	09.53	0.00	09.53	0.00	0.00	09.53
	Total	09.94	09.94	0.35	09.59	0.06	09.53	09.53	0.00	09.53	0.00	0.00	09.53
	Typical Floor = 1	09.94	09.94	0.35	09.59	0.06	09.53	09.53	0.00	09.53	0.00	0.00	09.53
Total													

Floor Name	Proposed Built Up Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
Ground Floor	63.59	63.59	63.59
First Floor	63.59	127.18	127.18
Terrace Floor	11.66	138.84	138.84
Total	138.84	269.27	269.27

Building Name	Plot Name	Plot Area (Sq.mt.)	Plot Length	Plot Width	Plot Depth	Plot Margin	Plot Margin	Plot Margin	Plot Margin
A-1 (0)	0.00 MT ROAD SARDARI ROAD	1.50	0.20	0.20	0.20	0.20	0.20	0.20	0.20

Building Name	Plot Name	Plot Area (Sq.mt.)	Plot Length	Plot Width	Plot Depth	Plot Margin	Plot Margin	Plot Margin	Plot Margin
A-1 (0)	0.00 MT ROAD SARDARI ROAD	1.50	0.20	0.20	0.20	0.20	0.20	0.20	0.20

Signature of Er. A.K. Upadhyay

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

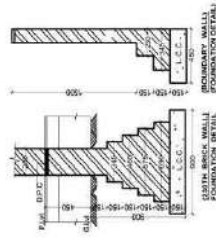
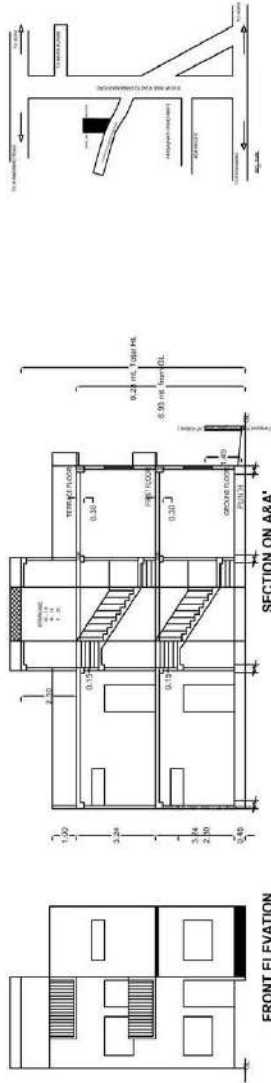
Er. A.K. Upadhyay
B. Tech (A-549085-6)

MODERN HOUSE PLANNERS
OFF : 56 JAIPUR HOUSE MARKET AGRA
PH: 9837008804, OFF: 9760702742.

SPACE FOR ADA SEAL

Andhra Pradesh Authority

Andhra Pradesh Authority



KEY PLAN

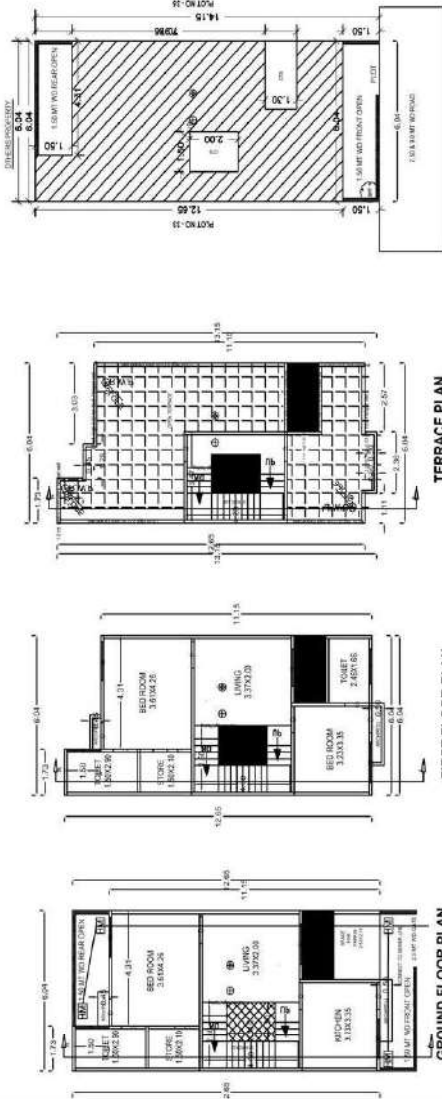
SECTION ON A&A*

Floor Name	Building Name	Total
A (ft)		
Proposed Built Up Area (Sq.ft)	Proposed RSI Area (Sq.ft)	Total Proposed Built Up Area (Sq.ft)
Ground Floor	63.59	63.59
First Floor	63.59	63.59
Terrace Floor	11.05	11.05
Total	138.23	138.23

Building / Wing Name	Road Name	Front Margin	Rear Margin	Side Margin	Side2 Margin
A-1 (B)	9.0 MT WAD ROAD Service Road	1.50	0.00	1.00	0.00

FSI & Tenement Details (Table 4c-1)

Building	No. of Green Roofs	Green Roof Area (sq. m.)	Calculations From Green Roof Area (in Sq. m.)	Total Built Up Area (sq. m.)	Decks Area (in Sq. m.)	Proposed SI Area (sq. m.)	Total SI Area (sq. m.)	From (No.)
A (B)	1	157.09	12.70	130.34	11.04	127.18	127.18	01
Grand Total	1	157.09	12.70	130.34	11.04	127.18	127.18	01



FIRST FLOOR PLAN

TERRACE PLAN

SITE PLAN

TOTAL PLOT AREA	=	85.47 SQ MT
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Floor Name	Group Building Area	Reductions From Gross Building Area to Sq. Ft.	Total Build-Up Area (Sq. Ft.)	Delocations (Area in Sq. Ft.)	Proposed of Area (Sq. Ft.)	Total FSI Area (Sq. Ft.)	Trk (No.)
Ground Floor	59,944	0.32	60,264	0.00	60,264	63,596	01
First Floor	59,944	0.32	60,264	0.00	60,264	63,596	01
Second Floor	59,944	0.32	60,264	0.00	60,264	63,596	01
Third Floor	1,071	0.00	1,066	11.66	1,077	6,500	01
Fourth Floor	132,858	12.79	138,644	11.66	127.18	427.18	01
Total (number of Storey Buildings)	1						
Total	182,441	13.39	188,844	11.66	127.18	237.18	01

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

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	V	1.35	0.60	01
A (B)	V	1.38	0.60	02
A (B)	W	1.40	1.20	01
A (B)	W	1.50	1.20	05
Total	-	-	-	09

Floor	Name	Unit Built Up Area Type	Net AREA (A) Area	Crms Unit Built Up Price	Occupations Per Floor Unit Built Up Area (Net Area) x DTR	Unit Built Up Area	Estimated Area (A) Door	Carpet Area	Net Area (A)	
GROUND FLOOR PLAN	SPLIT 01	DWELLING UNIT	89.94	85.94	6.35	63.59	3.83	59.39	80.22	
	Typical Floor Plan	UNIT	89.94	85.94	6.35	63.59	3.83	59.39	80.22	
		Typical Floor Plan	UNIT	89.94	85.94	6.35	63.59	3.83	59.39	80.22
		Typical Floor Plan	UNIT	89.94	85.94	6.35	63.59	3.83	59.39	80.22
FIRST FLOOR PLAN	SPLIT 01	DWELLING UNIT	89.94	85.94	6.35	63.59	4.13	59.39	80.22	
	Typical Floor Plan	UNIT	89.94	85.94	6.35	63.59	4.13	59.39	80.22	
TYPICAL	TYPICAL	TYPICAL	89.94	85.94	6.35	63.59	4.13	59.39	80.22	
			89.94	85.94	6.35	63.59	4.13	59.39	80.22	

MODERN HOUSE PLANNERS

OFF : 56 JAIPUR HOUSE MARKET AGRA
PH: 9837008804, OFF: 9760702742.

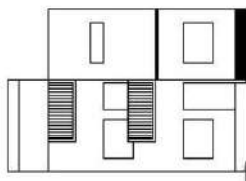
SPACE FOR ADA SEAL

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

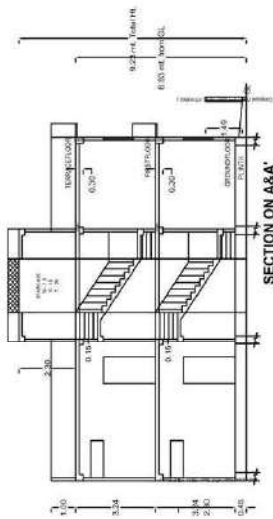
Er. A.K. Upadhyay
B. Tech(A-549085-5)

Agri Development Authority

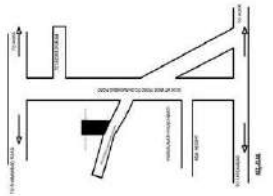
Self-appraisal on the responsibility of Architect as Licensed Engineer and Owner, as per conditions indicated in self-appraisal letter Permit Number



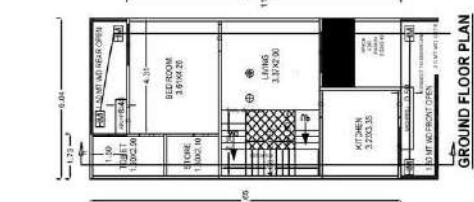
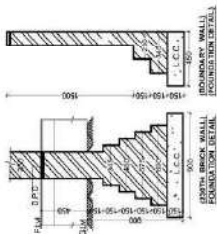
FRONT ELEVATION



SECTION ON A-A'



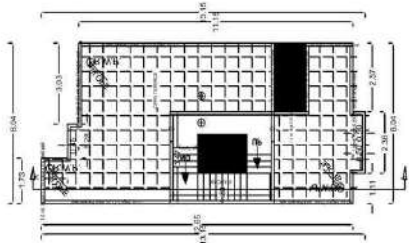
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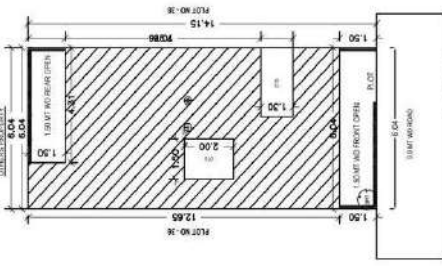
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



SITE PLAN

TOTAL PLOT AREA = 85.47 SQ. MT.

Floor Name	Gross Built Up Area	Deductions From Gross Built Up Area (Sq. mt.)	Total Built Up Area (Sq. mt.)	Deductions From Gross Built Up Area (Sq. mt.)	Proposed FSI Area (Sq. mt.)	Term (No.)
Ground Floor	63.94	0.00	63.94	0.00	63.94	01
First Floor	63.94	0.00	63.94	0.00	63.94	02
Terrace Floor	18.01	0.00	18.01	0.00	18.01	03
Total	145.89	0.00	145.89	0.00	145.89	04

Buildings Name	Value	Length	Height	MCS
A.1	1.00	1.00	1.00	15
Total	1.00	1.00	1.00	15

SCHEDULE OF JOINTS:

Buildings Name	Value	Length	Height	MCS
A.1	1.00	1.00	1.00	15
A.2	1.00	1.00	1.00	15
A.3	1.00	1.00	1.00	15
A.4	1.00	1.00	1.00	15
A.5	1.00	1.00	1.00	15
A.6	1.00	1.00	1.00	15
A.7	1.00	1.00	1.00	15
A.8	1.00	1.00	1.00	15
A.9	1.00	1.00	1.00	15
A.10	1.00	1.00	1.00	15
A.11	1.00	1.00	1.00	15
A.12	1.00	1.00	1.00	15
A.13	1.00	1.00	1.00	15
A.14	1.00	1.00	1.00	15
A.15	1.00	1.00	1.00	15
A.16	1.00	1.00	1.00	15
A.17	1.00	1.00	1.00	15
A.18	1.00	1.00	1.00	15
A.19	1.00	1.00	1.00	15
A.20	1.00	1.00	1.00	15
A.21	1.00	1.00	1.00	15
A.22	1.00	1.00	1.00	15
A.23	1.00	1.00	1.00	15
A.24	1.00	1.00	1.00	15
A.25	1.00	1.00	1.00	15
A.26	1.00	1.00	1.00	15
A.27	1.00	1.00	1.00	15
A.28	1.00	1.00	1.00	15
A.29	1.00	1.00	1.00	15
A.30	1.00	1.00	1.00	15
A.31	1.00	1.00	1.00	15
A.32	1.00	1.00	1.00	15
A.33	1.00	1.00	1.00	15
A.34	1.00	1.00	1.00	15
A.35	1.00	1.00	1.00	15
A.36	1.00	1.00	1.00	15
A.37	1.00	1.00	1.00	15
A.38	1.00	1.00	1.00	15
A.39	1.00	1.00	1.00	15
A.40	1.00	1.00	1.00	15
A.41	1.00	1.00	1.00	15
A.42	1.00	1.00	1.00	15
A.43	1.00	1.00	1.00	15
A.44	1.00	1.00	1.00	15
A.45	1.00	1.00	1.00	15
A.46	1.00	1.00	1.00	15
A.47	1.00	1.00	1.00	15
A.48	1.00	1.00	1.00	15
A.49	1.00	1.00	1.00	15
A.50	1.00	1.00	1.00	15
A.51	1.00	1.00	1.00	15
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A.57	1.00	1.00	1.00	15
A.58	1.00	1.00	1.00	15
A.59	1.00	1.00	1.00	15
A.60	1.00	1.00	1.00	15
A.61	1.00	1.00	1.00	15
A.62	1.00	1.00	1.00	15
A.63	1.00	1.00	1.00	15
A.64	1.00	1.00	1.00	15
A.65	1.00	1.00	1.00	15
A.66	1.00	1.00	1.00	15
A.67	1.00	1.00	1.00	15
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A.69	1.00	1.00	1.00	15
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A.71	1.00	1.00	1.00	15
A.72	1.00	1.00	1.00	15
A.73	1.00	1.00	1.00	15
A.74	1.00	1.00	1.00	15
A.75	1.00	1.00	1.00	15
A.76	1.00	1.00	1.00	15
A.77	1.00	1.00	1.00	15
A.78	1.00	1.00	1.00	15
A.79	1.00	1.00	1.00	15
A.80	1.00	1.00	1.00	15
A.81	1.00	1.00	1.00	15
A.82	1.00	1.00	1.00	15
A.83	1.00	1.00	1.00	15
A.84	1.00	1.00	1.00	15
A.85	1.00	1.00	1.00	15
A.86	1.00	1.00	1.00	15
A.87	1.00	1.00	1.00	15
A.88	1.00	1.00	1.00	15
A.89	1.00	1.00	1.00	15
A.90	1.00	1.00	1.00	15
A.91	1.00	1.00	1.00	15
A.92	1.00	1.00	1.00	15
A.93	1.00	1.00	1.00	15
A.94	1.00	1.00	1.00	15
A.95	1.00	1.00	1.00	15
A.96	1.00	1.00	1.00	15
A.97	1.00	1.00	1.00	15
A.98	1.00	1.00	1.00	15
A.99	1.00	1.00	1.00	15
A.100	1.00	1.00	1.00	15

Unit Built Up Area Table for Building A (B)

Floor	Name	Unit Built Up Area Type	Net Usable Area	Gross Built Up Area	Deductions From Gross Built Up Area (Sq. mt.)	Unit Built Up Area	Deductions From Gross Built Up Area (Sq. mt.)	Net Usable Area	Unit Built Up Area
GROUND FLOOR PLAN	SPILT 01	DWELLING UNIT	60.94	60.94	0.00	60.94	0.00	60.94	60.94
	Total per Floor		60.94	60.94	0.00	60.94	0.00	60.94	60.94
FIRST FLOOR PLAN	SPILT 01	DWELLING UNIT	60.94	60.94	0.00	60.94	0.00	60.94	60.94
	Total per Floor		60.94	60.94	0.00	60.94	0.00	60.94	60.94
	Total		121.88	121.88	0.00	121.88	0.00	121.88	121.88

SPACE FOR ADA SEAL

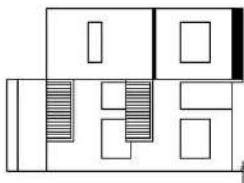
Er. A. K. Upadhyay
B. Tech-549085-6

MODERN HOUSE PLANNERS
OFF - 56 JAIPUR HOUSE MARKET AGRA
PH: 9837008904, OFF: 9760702742.

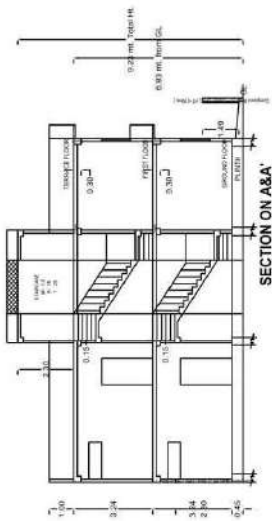
Signature

Er. A. K. Upadhyay
B. Tech-549085-6
Structural & Architectural Consultant
Regd. A-549085-6
56, Jaipur House Market, Agra-10

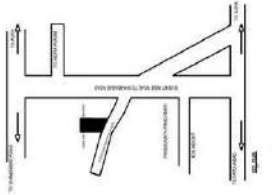




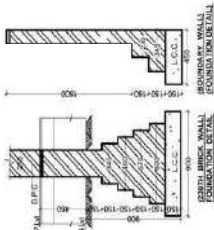
FRONT ELEVATION



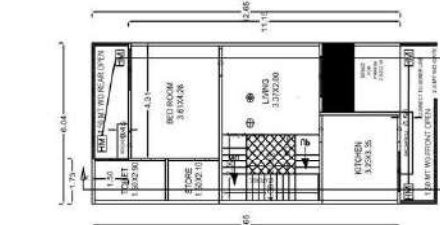
SECTION ON A-A'



KEY PLAN



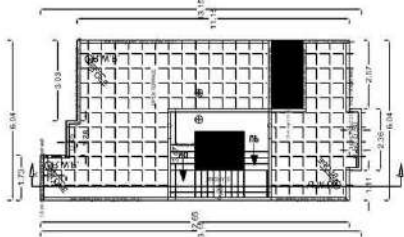
DETAILS OF WALLS, DOORS AND WINDOWS



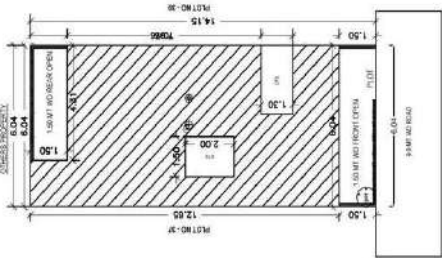
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



SITE PLAN

TOTAL PLOT AREA = 85.47 SQ. MT

Floor Name	Gross Built Up Area	Decidations From Gross Built Up Area in Sq. mt.	Proposed FSI Area (Sq. mt.)	Total FSI Area (Sq. mt.)	Total FSI Area (Sq. mt.)	Total FSI Area (Sq. mt.)
Ground Floor...	65.84	0.00	65.84	65.84	65.84	65.84
First Floor...	19.97	0.00	19.97	19.97	19.97	19.97
Total	85.81	0.00	85.81	85.81	85.81	85.81

BUILDING NAME	NAME	LENGTH	BREADTH	NO. OF
A (B)	D	1.30	2.10	15
Total				

SCHEDULE OF JOINTS:

BUILDING NAME	NAME	LENGTH	BREADTH	NO. OF
A (B)	V	1.30	8.50	01
A (B)	V	1.30	8.50	02
A (B)	W	1.44	1.25	01
A (B)	W	1.50	1.25	05
Total				

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

Floor	Name	Unit Built Up Area Type	Net (m ²) Area	Gross Unit Built Up Area	Deductions From Gross Unit Built Up Area in Sq. mt.	Unit Built Up Area	Effective Gross Area in Sq. mt.	Carpet Area	No. of Unit				
GROUND FLOOR PLAN	SPLIT 01	DWELLING UNIT	Total	65.84	65.84	65.84	65.84	59.53	01				
										Typical Floor = 1	3.83	0.23	0.23
FIRST FLOOR PLAN	SPLIT 01	DWELLING UNIT	Total	65.84	65.84	65.84	65.84	59.53	01				
										Typical Floor = 1	4.13	0.23	0.23
Total			131.68	131.68	131.68	131.68	119.06	02					

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MODERN HOUSE PLANNERS
OFF : 56 JAIPUR HOUSE MARKET AGRA
PH: 9837008804, OFF: 9760702742.

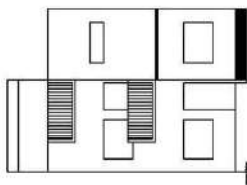
SPACE FOR ADA SEAL



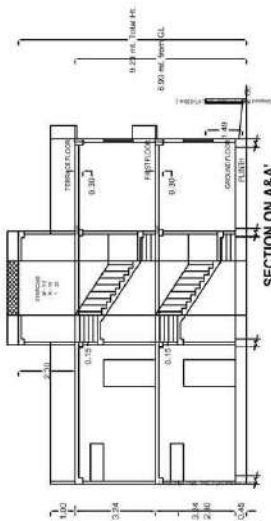
Architectural Authority

Architectural Authority of India, New Delhi, India. For more information, please visit the website: www.aiaa.org

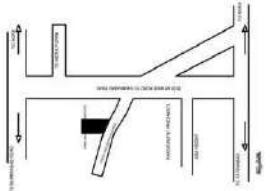
Er. A. K. Upadhyay
Structural & Architectural Consultant
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56, Jaipur House Market, Agra-10



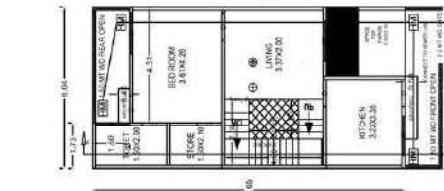
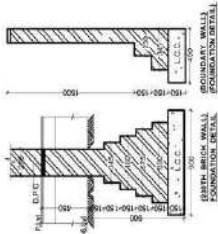
FRONT ELEVATION



SECTION ON A&A



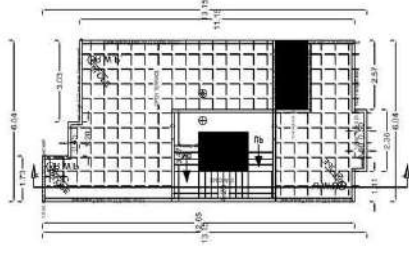
KEY PLAN



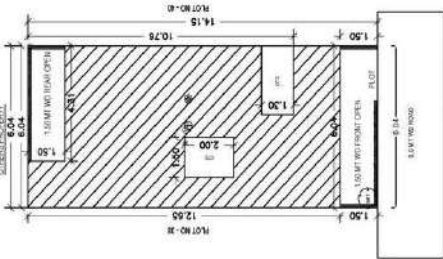
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



SITE PLAN

TOTAL PLOT AREA = 85.47 SQ.MT

Floor Name	Gross Built Up Area	Deductions From Gross Built Up Area (Sq.mt.)	Net Usable Area	Gross Built Up Area	Deductions From Gross Built Up Area (Sq.mt.)	Net Usable Area
Ground Floor	69.94	0.00	69.94	69.94	0.00	69.94
First Floor	69.94	0.00	69.94	69.94	0.00	69.94
Second Floor	18.01	0.00	18.01	18.01	0.00	18.01
Total	157.89	0.00	157.89	157.89	0.00	157.89

BUILDING NAME	NAME	LENGTH	HEIGHT	NO. OF FLOORS
A (B)	D	1.00	2.10	15
Total				15

SCHEDULE OF JOINTS

BUILDING NAME	NAME	LENGTH	HEIGHT	NO. OF FLOORS
A (B)	V	1.25	0.60	01
A (B)	V	1.25	0.60	02
A (B)	V	1.44	1.30	01
A (B)	V	1.50	1.30	05
Total				09

UNIT BUILT UP AREA Table for Building A (B)

Floor	Name	Unit Built Up Area Type	Net Usable Area		Gross Built Up Area	Deductions From Gross Built Up Area (sq.mt.)	Net Usable Area		Capex Area	No. of Unit
			DWELLING UNIT	Total			Door	External Wall		
GROUND FLOOR PLAN	SPLIT 01	DWELLING UNIT	59.94	59.94	59.94	0.00	59.94	59.94	59.94	00
		Total	59.94	59.94	59.94	0.00	59.94	59.94	00	
		Typical Floor + 1	59.94	59.94	59.94	0.00	59.94	59.94	00	
FIRST FLOOR PLAN	SPLIT 01	DWELLING UNIT	59.94	59.94	59.94	0.00	59.94	59.94	59.94	00
		Total	59.94	59.94	59.94	0.00	59.94	59.94	00	
		Typical Floor + 1	59.94	59.94	59.94	0.00	59.94	59.94	00	
Total			119.88	119.88	0.00	119.88	119.88	119.88	01	

Signature

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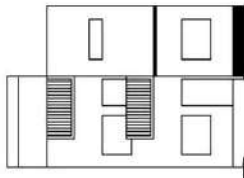
MODERN HOUSE PLANNERS
OFF : 56 JAIPUR HOUSE MARKET AGRA
PH: 9837008804, OFF: 9760702742.

SPACE FOR ADA SEAL

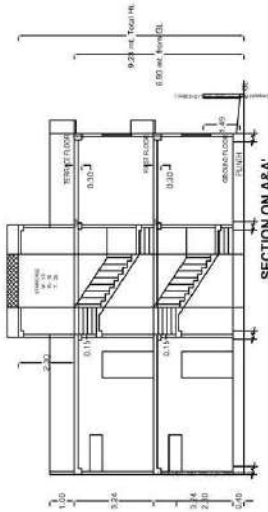
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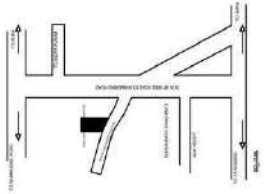
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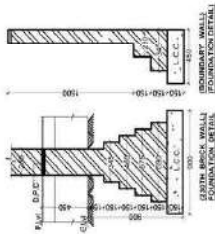
FRONT ELEVATION



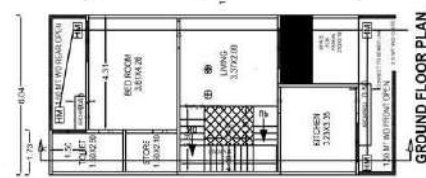
SECTION ON A-A'



KEY PLAN



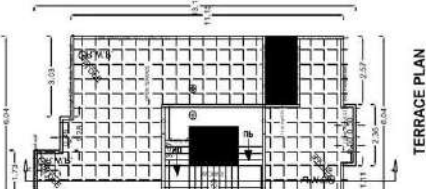
FOUNDATION DETAIL



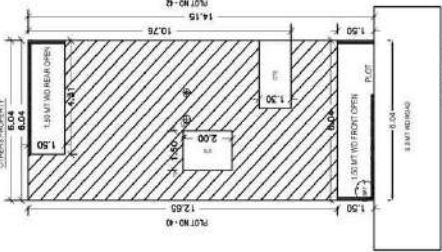
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



SITE PLAN

TOTAL PLOT AREA = 85.47 SQ MT.

Floor Name	Gravel Building Area	Deductions From Gravel Building Area	Total Built Up Area	Proposed FSI Area	Total FSI Area	Trim (No.)
Courtyard	63.94	0.00	63.94	63.94	63.94	01
First Floor	63.94	0.00	63.94	63.94	63.94	00
Terrace Floor	18.01	11.66	6.35	0.00	0.00	00
Total	145.89	11.66	134.23	127.18	127.18	01

BUILDING NAME	NAME	LENGTH	HEIGHT	NO. OF
A (B)	D	1.00	2.30	15
Total				15

SCHEDULE OF JOINTS:

BUILDING NAME	NAME	LENGTH	HEIGHT	NO. OF
A (B)	V	1.35	0.60	01
A (B)	V	1.35	0.60	02
A (B)	V	1.44	1.20	01
A (B)	V	1.50	1.20	05
Total				08

Floor	Name	Unit Built Up Area	Net (Net) Area	Deductions From Gross Unit Built Up Area (Net)	Unit Built Up Area	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPRIT 01	63.94	63.94	0.00	63.94	63.94	01
	Total	63.94	63.94	0.00	63.94	63.94	01
	SPRIT 01	63.94	63.94	0.00	63.94	63.94	01
	Total	63.94	63.94	0.00	63.94	63.94	01
FIRST FLOOR PLAN	SPRIT 01	63.94	63.94	0.00	63.94	63.94	01
	Total	63.94	63.94	0.00	63.94	63.94	01
	SPRIT 01	63.94	63.94	0.00	63.94	63.94	01
	Total	63.94	63.94	0.00	63.94	63.94	01
Total		127.18	127.18	0.00	127.18	127.18	01

Signature of Er. A.K. Upadhyay

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SPACE FOR ADA SEAL



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