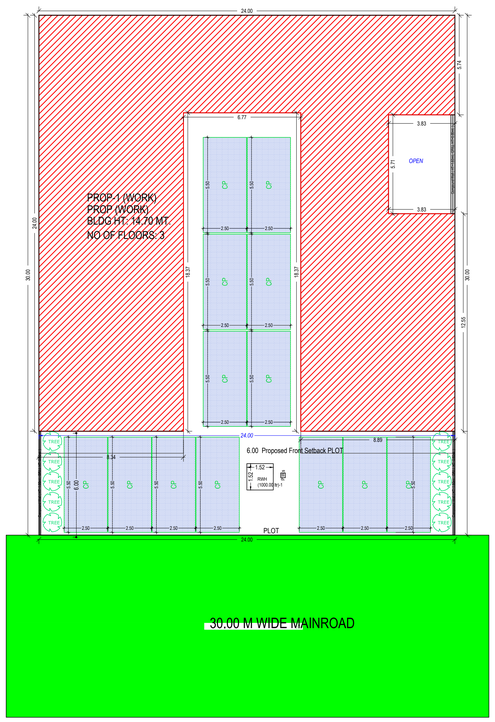
Project Title :PROPOSED COMMERCIAL (BAZAR STREET) /RESIDENTIAL BUILDING PLAN OF PLOT SITUATED ATKHASRA NO. 542/2 (P), 550/1 (P) & 555 (P) MAUZA RAJPUR AGRA.OWNER : D R INFRA THROUGH PARTNER: PANKAJ BANSAL

File No	ADA/BP/21-22/0664	Sheet	1
Submission Date	2021-12-13	Scale	1:100



SITE PLAN
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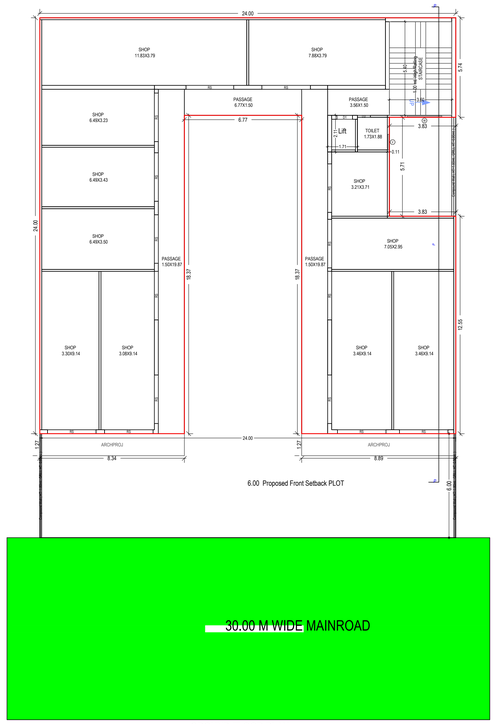
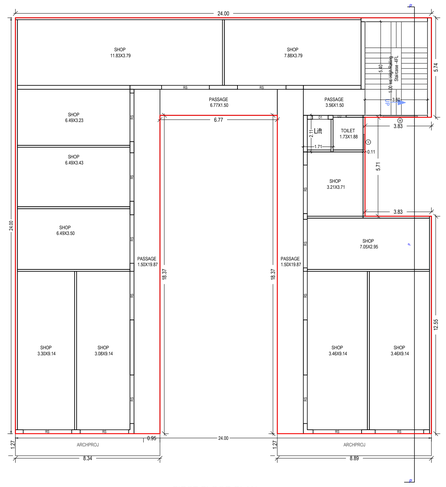


GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
(Proposed)
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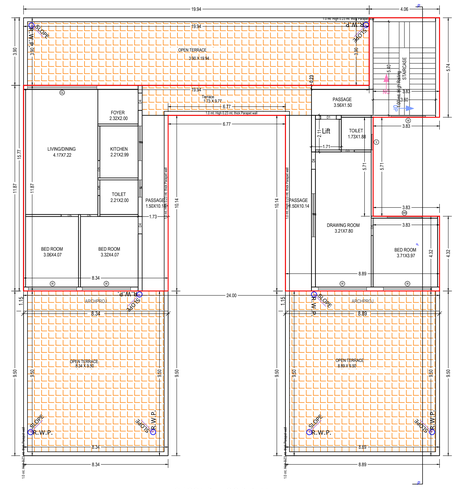


SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)

A.	AREA STATEMENT	VERSION NO.: 1.0.73 / VERSION DATE: 29/10/2021	
	PROJECT DETAIL		
	Authority: Agra Development Authority	Plot Use: Commercial	
	AuthorityClass: Category B	Plot SubUse: ResiComm Building	
	AuthorityGrade: Development Authority (DA)	Development Plan: Master Plan	
	CaseTrack: Regular	Land Use Zone: Commercial use Zone	
	Project Type: Building Permission	Land SubUse Zone: Other Commercial	
	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:Rajpur		
	AREA DETAILS :	Sq.Mts.	
1.	Area of Plot As per record	-	
	Document Area		720.00
	As per site condition		720.00
	Area of Plot Considered		720.00
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		720.00
4.	% of Green and open space (Regd.)		0.00
	% of Green and open space (Prop)		0.00
	Balance area of Plot(1 - 4)		720.00
	Plot Area For Coverage		720.00
	Plot Area For FAR		720.00
	Perm. FAR Area (1.50)		1080.00
	Total Perm. FAR area (1.50)		1080.00
6.	Total Built up area permissible at:		
	Permissible Coverage area (60.00 %)		432.00
	Proposed Coverage Area (59.69 %)		429.78
	Total Prop. Coverage Area (59.69 %)		429.78
	Balance coverage area (0.31 %)		2.22

Proposed Area at:

	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Ground Floor	429.78	0.00	429.78	0.00
First Floor	429.78	0.00	427.36	0.00
Second Floor	193.28	0.00	190.86	0.00
Terrace Floor	25.59	0.00	0.00	0.00
Total Area:	1078.43	0.00	1048.00	0.00

Total FAR Area:		1048.01
Total BuiltUp Area:		1078.44
Proposed F.S.I. consumed:		1.46
C. Tenement Statement		
4. Tenement Proposed At:		
G.F.	1.00	
All Floors	2.00	
5. Total Tenements (3 + 4)	3	
E. Parking Statement		
1. Parking Space Required as per Regulations:		178.75
2. Proposed Parking Space:		178.75

Buildingwise Floor FAR Details

Floor Name	Building Name: PROP (WORK)		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	429.78	429.78	429.78	429.78
First Floor	429.78	427.36	429.78	427.36
Second Floor	193.28	190.86	193.28	190.86
Terrace Floor	25.59	0.00	25.59	0.00
Total:	1078.43	1048.00	1078.43	1048.00

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)	

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units
PROP (WORK)	Commercial	ResiComm Building		-	Lowrise Building	1	2

Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
GROUND FLOOR PLAN	Commercial	ResiComm Building	Commercial FAR	Commercial	ResiComm Building
FIRST FLOOR PLAN	Commercial	ResiComm Building	Commercial FAR	Commercial	ResiComm Building
SECOND FLOOR PLAN	Residential	Servants Quarter	Residential FAR	Residential	Servants Quarter
TERRACE FLOOR PLAN	Commercial	ResiComm Building	-	-	-

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd Parking (Incase of Plot having RW/Area surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	13	178.75
Total Car	13	-	178.75	13	178.75
Total			178.75		178.75

FAR & Tenement 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	Lift	Lift Machine	Resi.	Commercial		
PROP (WORK)	1	1078.43	23.32	4.84	2.26	190.86	857.14	1048.00	03
Grand Total :	1	1078.43	23.32	4.84	2.26	190.86	857.14	1048.00	03

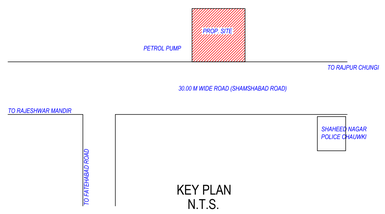
Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	8	10

Required Parking(Table 7a)

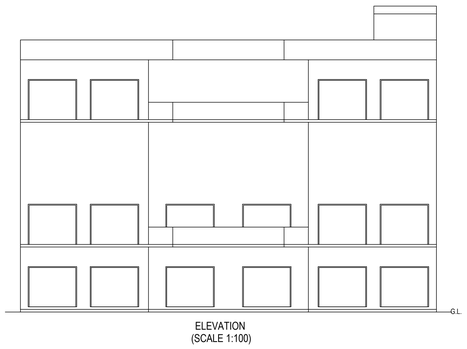
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Parking spaces reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.
PROP (WORK)	Commercial	ResiComm Building	> 0	100	857.14	1.25	11	-
	Residential	Servants Quarter	> 0	1	1.00	1.00	2	-
	Total :		-	-	-	-	13	13

OWNER'S NAME AND SIGNATURE	
D R INFRA,drinfra2021@gmail.com,7055529955	
ARCH/ENG'S NAME AND SIGNATURE	ENGINEER
MUKUL SHARMA	
M-1702712	
Agra Development Authority	
Building Plan Application Number	ADA/BP/21-22/0664
Sanctioned On	17 Dec 2021
Valid Till	26 Dec 2026
Approved By	Rajender Pensiya (Vice Chairman)
Examined By	Desh Raj Singh (Junior engineer) Satish Chand Rajput (Assistant Engineer) Prabhat Kumar (Executive Engineer/ Town Planner) Rana Pratap Singh (Suprintendent Engineer) Rajendra Prasad Tripathi (Secretory) Rajender Pensiya (Vice Chairman)



KEY PLAN
N.T.S.

SAZARA PLAN
N.T.S.



ELEVATION
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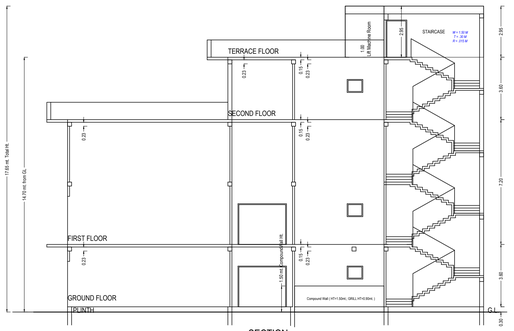

SECTION
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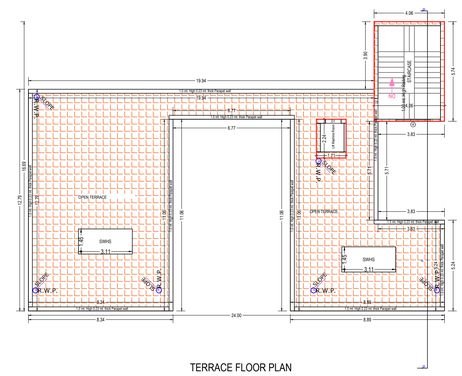
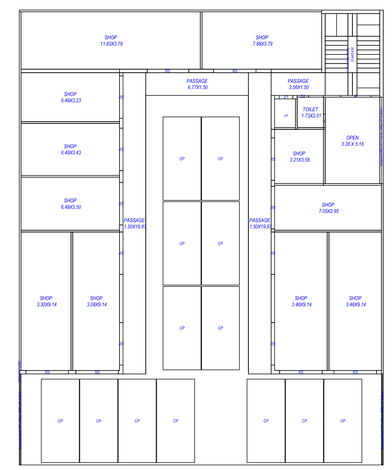


TERRACE FLOOR PLAN
(SCALE 1:100)



PARKING PLAN
N.T.S.

UnitBUA Table for Building :PROP (WORK)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA(Area in Sq.mt.)	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
				Lift		Wall	Stair Case		
GROUND FLOOR PLAN	GROUND FLOOR	SHOP	429.78	2.42	427.36	14.77	19.44	393.15	01
	Total per Floor:	Total :	429.78	2.42	427.36	14.77	19.44	393.15	01
		Typical Floor = 1							
		Total :	429.78	2.42	427.36	14.77	19.44	393.15	01
FIRST FLOOR PLAN	OFFICE	SHOP	429.78	2.42	427.36	14.77	19.44	393.15	01
	Total per Floor:	Total :	429.78	2.42	427.36	14.77	19.44	393.15	01
		Typical Floor = 1							
		Total :	429.78	2.42	427.36	14.77	19.44	393.15	01
SECOND FLOOR PLAN	SPLIT RESI	FLAT	210.18	2.42	207.76	16.23	19.44	172.09	01
	Total per Floor:	Total :	210.18	2.42	207.76	16.23	19.44	172.09	01
		Typical Floor = 1							
		Total :	210.18	2.42	207.76	16.23	19.44	172.09	01
-									
Total:	-	-	1069.74	7.26	1062.48	45.77	58.32	958.39	03

Building :PROP (WORK)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed (Sq.mt.)	FAR Area	Total FAR Area (Sq.mt.)	No. of Unit
		Mumty	Lift	Lift Machine	Resi.	Commercial		
Ground Floor	429.78	0.00	0.00	0.00	0.00	429.78	429.78	01
First Floor	429.78	0.00	2.42	0.00	0.00	427.36	427.36	01
Second Floor	193.28	0.00	2.42	0.00	190.86	0.00	190.86	01
Terrace Floor	25.59	23.32	0.00	2.26	0.00	0.00	0.00	00
Total:	1078.44	23.32	4.84	2.26	190.86	857.14	1048.01	03
Total Number of Same Buildings:	1							
Total:	1078.44	23.32	4.84	2.26	190.86	857.14	1048.01	03

SCHEDULE OF DOOR:

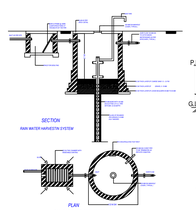
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	
PROP (WORK)	D2	0.75	2.15	02	
PROP (WORK)	D3	0.75	2.15	01	
PROP (WORK)	D1	0.90	2.15	03	
PROP (WORK)	D6	0.90	2.30	01	
PROP (WORK)	D5	1.00	2.30	04	
PROP (WORK)	D4	1.00	2.30	03	
PROP (WORK)	RS	2.75	2.32	02	
PROP (WORK)	RS	2.80	2.32	28	

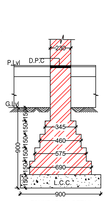
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROP (WORK)	V	0.90	1.00	03
PROP (WORK)	V6	1.00	1.00	01
PROP (WORK)	W0	2.00	1.00	01
PROP (WORK)	W9	2.00	1.20	01
PROP (WORK)	W	2.00	1.80	04
PROP (WORK)	W8	2.50	1.80	01
PROP (WORK)	W	2.80	1.00	04
PROP (WORK)	GL	4.00	1.80	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.50	0.300	0.150
FIRST FLOOR PLAN	Staircase -4FL	1.50	0.300	0.150
SECOND FLOOR PLAN	STAIRCASE	1.50	0.300	0.150
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.300	0.000





FOUNDATION DETAIL

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: - 720.00	Total FAR Area: - 1048.01
Total Coverage Area: - 429.78	Total BUA Area: - 1078.44

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