

Respected Sir/s

It is to inform that the completion certificate against the permit No.

ADA/LD/20-21/1127 for project/s located on KH. NO-148, 152/1, 152/2, 171,

MAUZA MOHAMMAD PUR, AGRA, given by Agra Development Authority

on 13-08-2024 is applicable for both the RERA registered project

1. Bhawna City – UPRERAPRJ135729
2. BHAWNA CITY PHASE 2 – UPRERAPRJ780042

The completion certificate and the combined map is attached

APPLICATION FOR COMPLETION CERTIFICATE OF LAYOUT PLAN

PART (A)

1. (A) Name of Applicant
SHRI GIRIRAJ SHAHKARI AWAS SAMITI LTD THROUGH
DIRECTOR-V.K.JINDAL,SHRI TIRTH SHAHKARI AWAS SAMITI LTD
THROUGH DIRECTOR-NIRANJAN PALIWAL,M/S SHRI NIKETAN
DEVELOPERS THROUGH DIRECTOR-YUGAL KISHORE AGRAWAL
- (B) Present Address
KH. NO-148, 152/1, 152/2, 171, MAUZA MOHAMMAD PUR,
AGRA,AGRA,Uttar Pradesh
- (C) Site Address
KH. NO-148, 152/1, 152/2, 171, MAUZA MOHAMMAD PUR,
AGRA
2. Plot no. & Name of Scheme
148, 152/1, 152/2, 171
3. Area of Plot (in sqmt.)
36534.78
4. Permissible land use
Residential
- (i) Date of approval of layout Plan
27 Mar 2021
- (ii) Permit No.
ADA/LD/20-21/1127
- (iii) If unauthorized construction was compounded then copy of compounded plan be enclosed
-
Attached copy of Compounding fee

5. Details of Land-use:-

Sl. No.	Type of Land Use	As per Approved Map		Developed		Deviation	
		Area (in Sqmt.)	%	Area (in Sqmt.)	%	Area (in Sqmt.)	%
1	2	3	4	5	6	7	8
i	Residential	18040.75	49.38%	18040.75	49.38%	-	-
ii	Commercial	874.22	2.39%	874.22	2.39%	-	-
iii	Others	575.00	1.57%	539.62	1.47	-- 35.38	0.0968
iv	Park & Open Spaces	5669.31	15.52%	5704.69	15.62%	+35.38	0.0968
v	Roads & Drainage	11375.48	31.14%	11375.48	31.14%	-	-

6. Amenities Positions: -

Sl. No.	Amenities	According to Approved Map		Provided as per Completion Map			
		No.	Area (in Sqmt.)	Completed		Not Completed	
				No.	Area (in Sqmt.)	No.	Area (in Sqmt.)
1	2	3	4	5	6	7	8
i	Primary School	-	-	-	-	-	-
ii	Higher Secondary School	-	-	-	-	-	-
iii	Degree College	-	-	-	-	-	-
iv	Dispensary	-	-	-	-	-	-
v	Hospital	-	-	-	-	-	-
vi	Post Office	-	-	-	-	-	-

vii	Community Center	-	-	-	-	-	-
viii	Police Station	-	-	-	-	-	-
ix	Fire Station	-	-	-	-	-	-
x	Telephone Exchange	-	-	-	-	-	-
xi	Bus Station	-	-	-	-	-	-
xii	Taxi Stand	-	-	-	-	-	-
xiii	Public Amenities						
xiv	Other Facilities	-	-	-	-	-	-

7. Enclosure Records:-

8. Arrangement/position of connections with City facilities system

- | | |
|--|-----|
| (i) Roads | Yes |
| (ii) Drainage (arrangement of connection with Trunk Drain) | |
| (iii) Arrangement of Portable water (Arrangement of connection with Jal Sansthan/Development Authority/ Local Body/others) | Yes |
| (iv) Electric Arrangement of connection with 33KVA/11KVA/ Transformer provided | Yes |
| (v) Sewer / Trunk connection provided | Yes |

9. Internal changes in layout plan

- | | |
|-----------------------------------|----|
| (i) Done as per Building bye-laws | No |
| (ii) Compounding done | No |

10. Information about standard & Specification of Development works Is there any deviation from the Standard & Specification of sanctioned development works? No

There are deviations from standard & specification of Development Works which have been taken approval from the concerned Department. (Attach approval) No

Now there is no deviation which is approved by the competent Authority.

Certificate of Applicant

This is certified that the above information are true as per my knowledge. The land use distribution is as per approved map of Authority. All amenities and Development works are as per Agreement. Hence Completion Certificate of the above described layout plan be released.

Dated : 13 Aug 2024

Signature of Authorized Applicant


सचिव
 श्री गिरिराज सहकारी आवास समिति लि
 आगरा



Agra Development Authority

Uttar Pradesh

PART - D

Remarks of Development Authority and Completion Certificate

Certification regarding the developed layout plan on Plot no./Khasra no. **148, 152/1, 152/2, 171** submitted by **SHRI GIRIRAJ SHAHKARI AWAS SAMITI LTD THROUGH DIRECTOR-V.K.JINDAL,SHRI TIRTH SHAHKARI AWAS SAMITI LTD THROUGH DIRECTOR-NIRANJAN PALIWAL,M/S SHRI NIKETAN DEVELOPERS THROUGH DIRECTOR-YUGAL KISHORE AGRAWAL,KH.NO-148, 152/1, 152/2, 171, MAUZA MOHAMMAD PUR, AGRA,AGRA,Uttar Pradesh** has been examined by **Krishan Pal Singh(JE)** on dated **13 Aug 2024** of Development Authority and it is found that map is according to the approved layout plan. Hence, Completion Certificate is being issued under section 15 KA (2) of Uttar Pradesh Urban Planning and Development Act, 1973.

Additional remark :

N/A

Dated : 13 Aug 2024

Signature Not Verified

Digitally signed by M Arunmozhi
Date: 07 Sep 2024 12:34:43
Designation :Vice Chairman

Signature :

Designation : Vice Chairman

Date : Aug 2024

File No	ADALD/20-21/1127	Sheet	1
Submission Date	2021-03-25	Scale	1:100
A			
AREA STATEMENT		VERSION NO: 1.0.00	
PROJECT DETAIL		VERSION DATE: 20-07-2021	
Authority: Agra Development Authority		Plot Use: Residential	
Authority/Class: Category B		Plot Sub-Use: Plotted Residential	
Authority/Order: Development Authority (DA)		Development Plan: Master Plan	
Case/Track: Regular		Land Use Zone: Residential	
Project Type: Layout Development		Land Sub-Use Zone: Residential	
Nature of Development: ADDITION OR EXTENSION		Layout Type: NA	
Development Area: Developed Area		Layout Type: NA	
Sub-Development Area: Metro City Area			
Special Project: NA			
Site Address:			
District: Agra, Tehsil: Agra, Village: Mohamadpur		Sq.Mts	
AREA DETAILS			
1. Area of Plot As per records			
Document Area		36534.00	
As per site condition		36534.78	
2. Area of Plot Considered			
3. 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		36534.78	
4. Net Green and open space (Prop)		36534.78	
Balance area of Plot (1 - 4)		36534.78	
Plot Area For FSI		36534.78	
Permitted FSI Area (i)		0.00	
5. Total Permitted FSI area		0.00	
6. Total Built up area permissible (a)		0.00	
Permissible Coverage Area (i - %)		0.00	
Proposed Coverage Area (i - %)		0.00	
Total Proposed Coverage Area (i - %)		0.00	
Balance coverage area (i - %)		0.00	
Proposed Area at			
7. Total Area		0.00	
Total FSI Area		0.00	
Accession/Use Area Added in Builtup Area		111.58	
Total Builtup Area		111.58	
Proposed FSI (consumed)		0.00	
C. Tenement Statement			
4. Tenement Proposed At			

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

Tenements Density Check	
Net housing density	No. Of Tenements
	Prop
	2141
	2150

Green and open space Area	
Name	Prop. Area
PARK - 4 x 547.71	547.71
PARK - 3 x 514.86	514.86
PARK - 1 x 1255.21	1255.21
PARK - 5	868.89
PARK - 2	2483.81
AREA	

Land use analysis/Area distribution (Table 2c)		
Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	10440.75	49.38
Road Area	11374.45	31.14
Garbage Collection Center	334.26	0.91
Garbage Collection Center	37.80	0.10
For informal Area	94.71	0.26
Public Open Space	131.04	0.36
CONVENIENT SHOPS	99.62	0.27
CONVENIENT SHOPS	104.74	0.29
CONVENIENT SHOPS	115.11	0.30
CONVENIENT SHOPS	115.53	0.32
CONVENIENT SHOPS	120.95	0.33
CONVENIENT SHOPS	97.52	0.27
Public Open Space	868.89	15.52
Other area	107.81	0.29
Total net layout	36534.78	100.00

Individual Amenity Check b)		
Name	Minimum Area	Shop
Area for Convenient Shops	60.00	642.49
Area for Sector Shopping	120.00	131.04
Area for Informal Area	37.50	94.71
Area for Garbage Collection Center	75.00	469.82

OWNER'S NAME AND SIGNATURE
SHRI GIRRAJ SHAHKARI AWAS SAMITI LTD THROUGH
DIRECTOR V.K. JINDAL, andud.uptay@agda.com, 9857690908
SHRI TIRTH SHAHKARI AWAS SAMITI LTD THROUGH
DIRECTOR NIRANJAN PALIWAL, andud.uptay@agda.com, 9857690908
PALIWAL, andud.uptay@agda.com, 9857690908
M/S SHRI NEKETAN DEVELOPERS THROUGH DIRECTOR YUGAL KISHORE AGARWAL, andud.uptay@agda.com, 9857690908

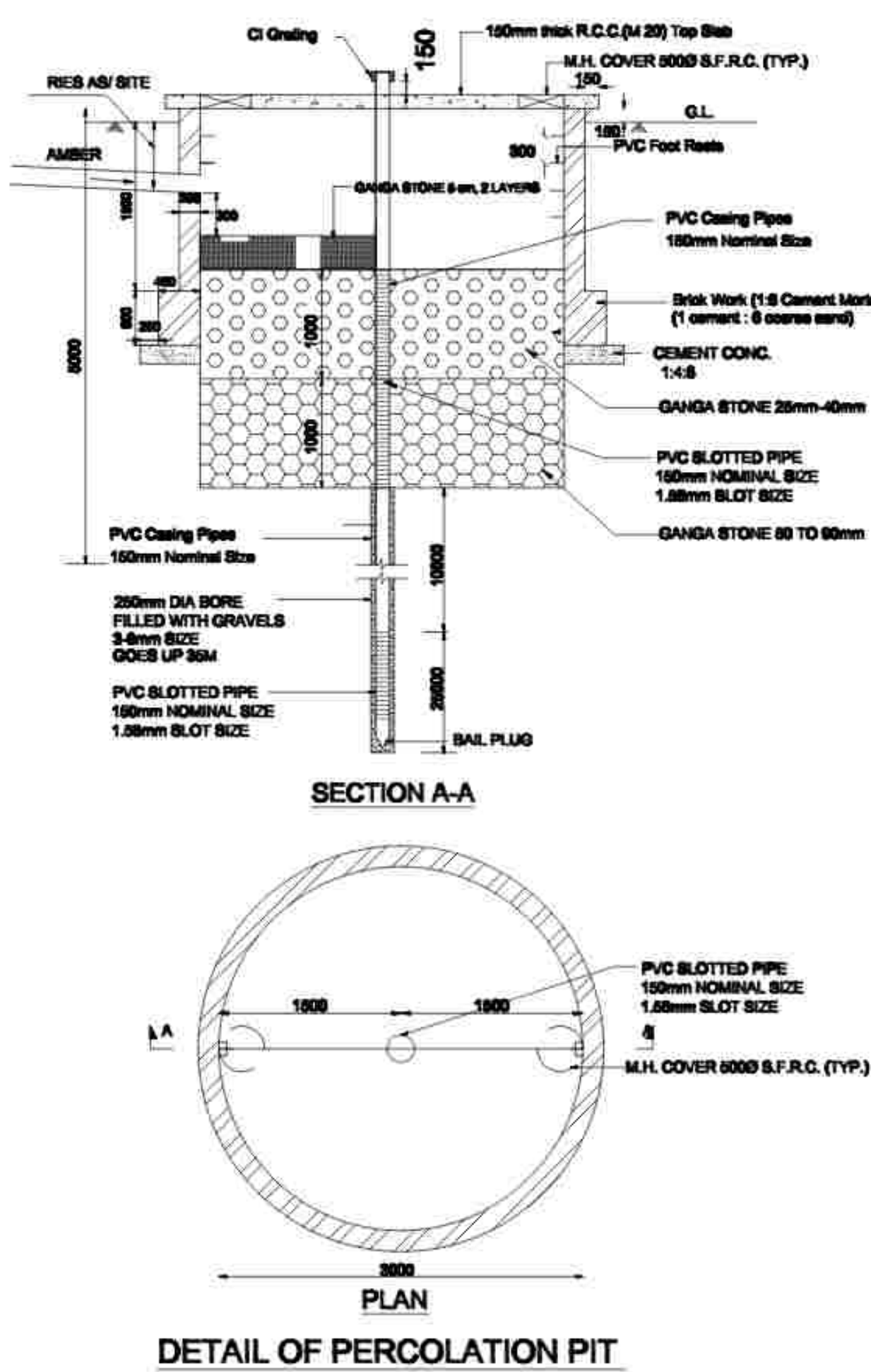
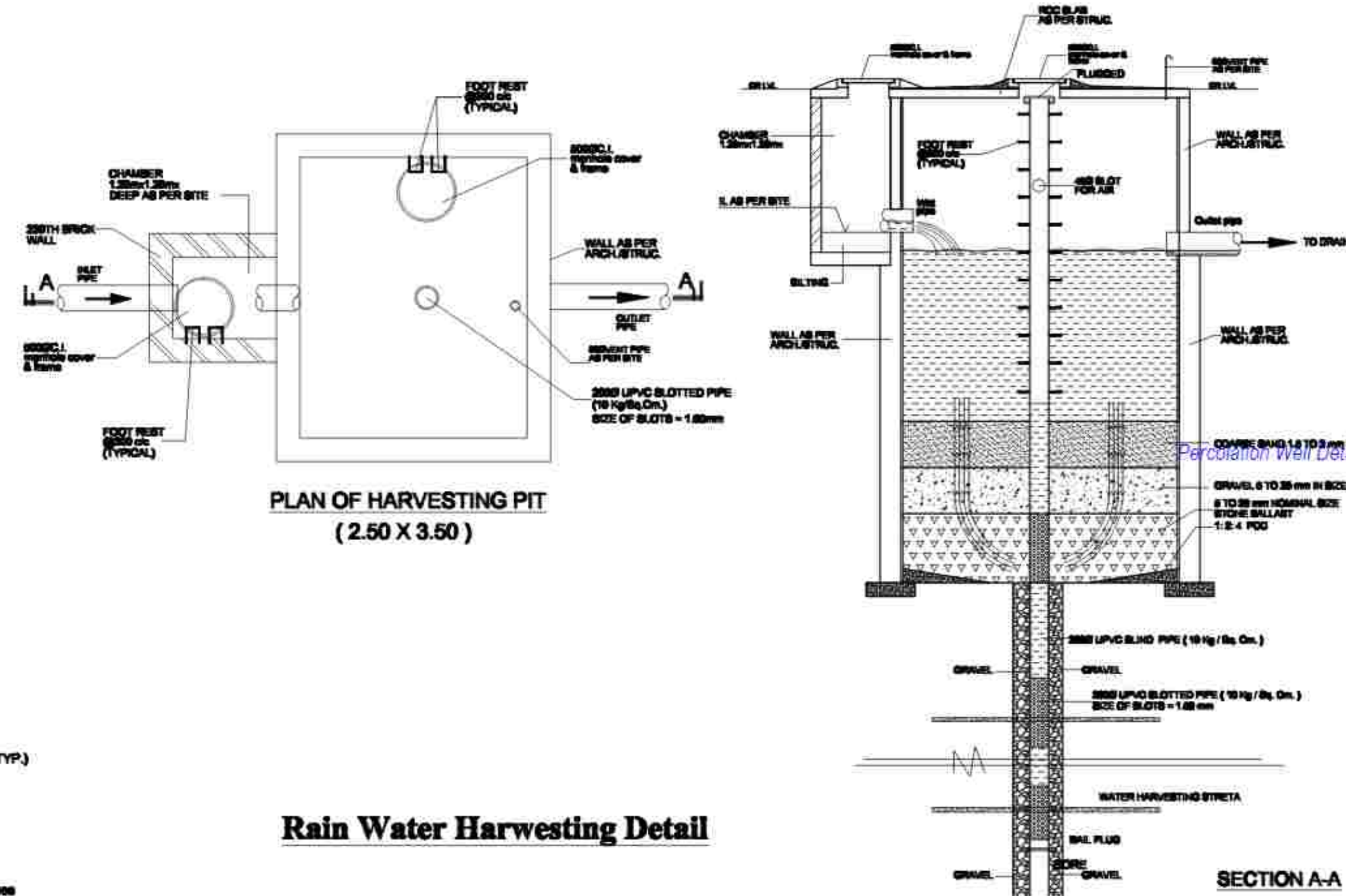
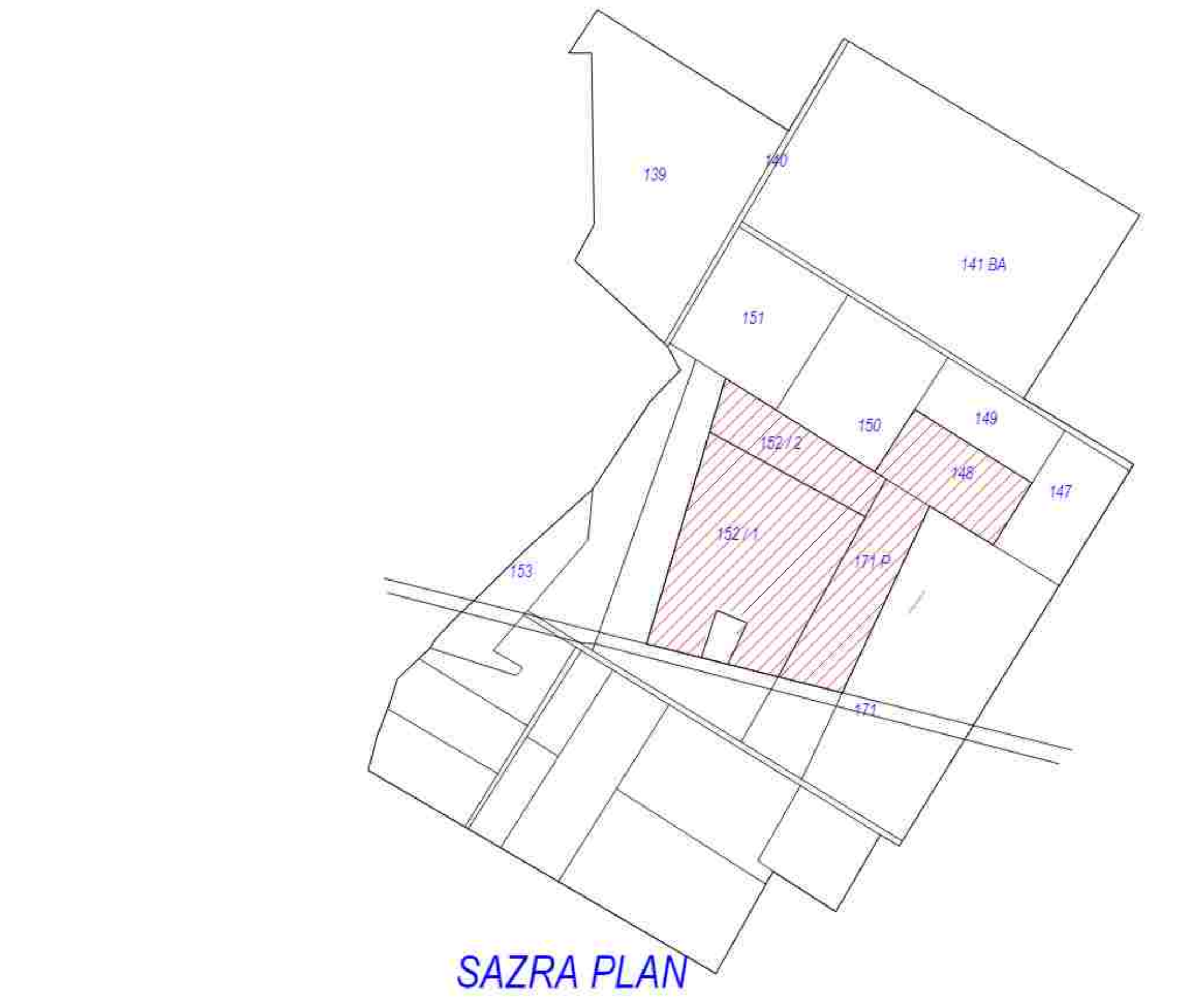
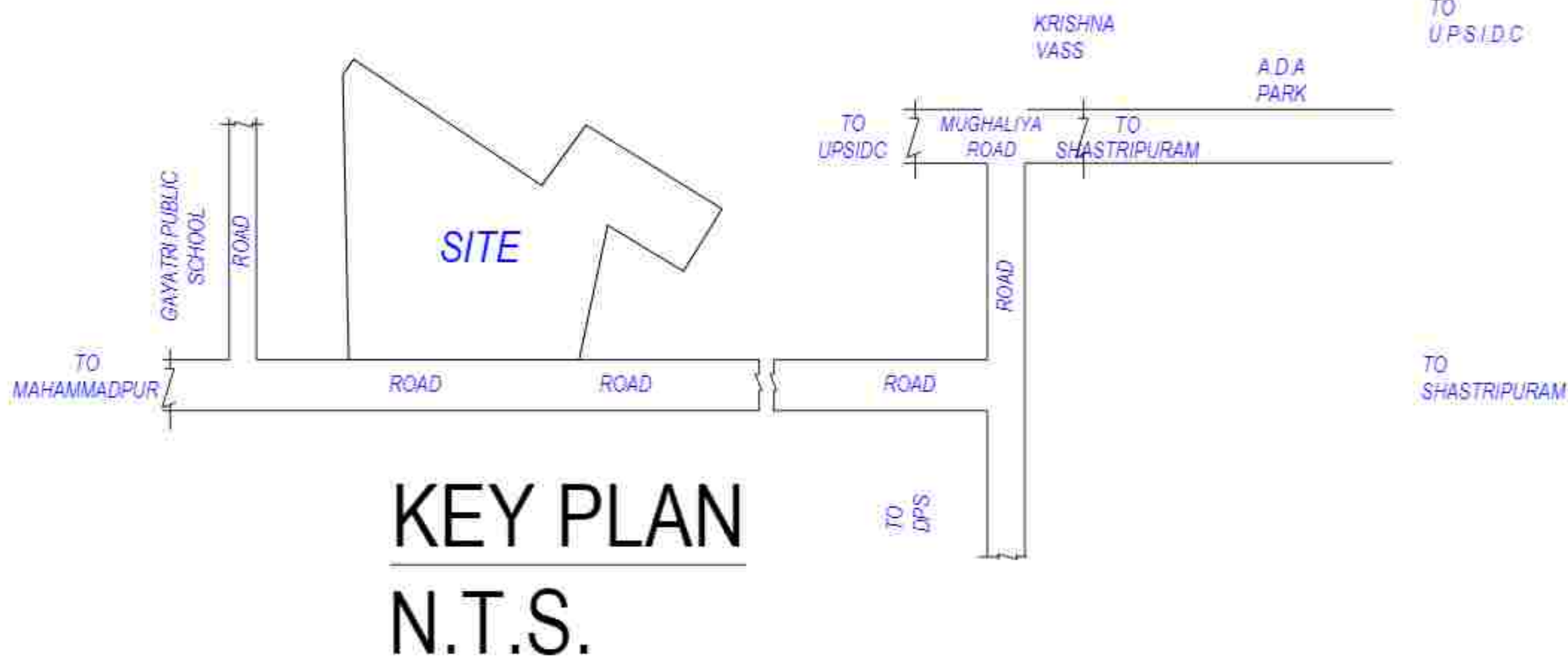
ARCHITECT'S NAME AND SIGNATURE
Anand Kumar Upadhyay
AMT138855/04042019



Building Plan Application Number
ADALD/20-21/1127
Sanctioned On
19 Aug 2021
Valid Till
17 Dec 2026
Approved By
Rajender Pemiya (Vice Chairman)
Examined By
Phool Badan Yadav (Junior engineer)
Satish Chand Rajput (Assistant Engineer)
Prabhat Kumar (Executive Engineer - Town Planner)
Satish Chand Rajput (Assistant Engineer)
Phool Badan Yadav (Junior engineer)
Satish Chand Rajput (Assistant Engineer)



LAYOUT PLAN
(Scale - 1:500)





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.

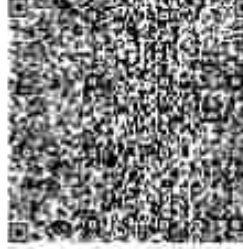
MORTGAGE PLOT SCHEDULE
FOR I.D.C. (ALREADY
APPROVED)

SERIAL.	PLOT NO.	AREA OF PLOT
		SOMIT
01	01	90.00
02	02	90.00
03	03	90.00
04	04	90.00
05	05	90.00
06	06	90.00
07	07	90.00
08	08	90.00
09	09	175.22
10	10	80.00
11	11	80.00
12	12	80.00
13	13	80.00
14	14	80.00
15	15	80.00
16	16	80.00
17	17	80.00
18	18	80.00
19	19	80.00
20	20	80.00
21	21	80.00
22	22	80.00
23	23	80.00
	TOTAL AREA	1676.22

MORTGAGE PLOT SCHEDULE
FOR I.D.C. (PROPOSED AREA
20% OF PLOTS AREA)

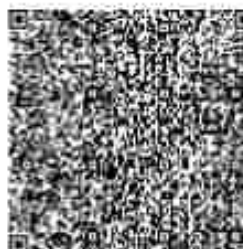
SERIAL.	PLOT NO.	AREA OF PLOT
01	180	161.11
02	181	97.91
03	182	85.33
04	183	82.75
05	184	63.17
06	185	61.59
07	186	82.01
08	187	72.43
09	208	84.09
10	209	81.98
11	210	81.98
12	211	83.05
13	212	82.29
14	213	81.98
15	214	81.98
16	215	84.09
17	216	82.87
18	217	81.43
19	218	80.38
20	219	59.34
21	220	58.30
22	221	86.27
23	222	117.58
24	223	62.48
25	224	62.42
26	225	62.32
27	226	62.22
28	227	62.13
29	228	82.03
TOTAL AREA		2124.29

TOTAL MORTGAGE AREA OF PLOT = 3800.50 SQMT

OWNER'S NAME AND SIGNATURE	
SHRI GIRIRAJ SHAHKARI AWAS SAMITI LTD THROUGH DIRECTOR-V K JINDAL_send usyashya@G@gmail.com, 9897969908 SHRI TRITH SHAHKARI AWAS SAMITI LTD THROUGH DIRECTOR-NIPANJAN PALLWAL_send usyashya@G@gmail.com, 9897969908 M/S SHRI NIKETAN DEVELOPERS THROUGH DIRECTOR-YUSAL KISHORE AGRAWAL_send ush... 7966 २०१६	
ARCHITECT'S NAME AND SIGNATURE निदेशक अथवा अभियंता के (NEER) साक्षर Anand Kumar Upadhyay AM1386855/04/2019	
	Agre Development Authority
	
Building Plan Application Number ADA/LD-20-21/1127	
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Examined By Phool Badan Yadav (Junior engineer)	
Satish Chand Rajput (Assistant Engineer)	
Prabhat Kumar (Executive Engineer Town Planner)	
Satish Chand Rajput (Assistant Engineer)	
Phool Badan Yadav (Junior engineer)	
Satish Chand Rajput (Assistant Engineer)	

Individual Plot Setback

[illegible][illegible][illegible]

OWNER'S NAME AND SIGNATURE	
SHRI GIRIRAJ SHANKARI AWAS SAMITI LTD THROUGH DIRECTOR-V K JINDAL, anand upadhyay05@gmail.com 9897690908 SHRI TRITH SHANKARI AWAS SAMITI LTD THROUGH DIRECTOR-NIRAJAN PALIWAL, anand upadhyay05@gmail.com 9897690908 M/S SHRI NIKETAN DEVELOPERS THROUGH DIRECTOR-YUGAL KISHORE AGRAWAL, anand upadhyay05@gmail.com 9897690908	
APPROVED NAME AND SIGNATURE	other 2900
Anand Kumar Upadhyay AM1368655/0402019	INEER
Agree Development Authority	
 	
Building Plan Application Number ADA/LD 20-21/1127 Sanctioned On 19 Aug 2021 Valid Till 17 Dec 2026 Approved By Rajender Pensiya (Vice Chairman) Examined By Phool Badan Yadav (Junior engineer) Satish Chand Rajput (Assistant Engineer) Prabhat Kumar (Executive Engineer Town Planner) Satish Chand Rajput (Assistant Engineer) Phool Badan Yadav (Junior engineer)	