



SITE PLAN

LAYOUT PLAN
(Scale - 1:400)

AREA STATEMENT		VERSION NO. 1.00	VERSION DATE: 30/01/2024
PROJECT DETAIL:			
Authority: Mathura Vindwan Development Authority	Plot Use: Residential		
Authority Class: Category C	Plot SubUse: Plotted Rese Development / Plotted Housing		
Authority Grade: Development Authority (DA)	Development Plan: Master Plan		
CaseTrack: Regular	Land Use Zone: Residential Use Zone		
Project Type: Layout Development	Land SubUse Zone: Residential Zone		
Nature of Development: NEW	Layout Type: NA		
Development Area: Developed Area			
SubDevelopment Area: City Area			
Special Project: NA			
Site Address: District Mathura, Tehsil Mathura Sector Village Jaasinghpura Bangar			
AREA DETAILS:		Sq.Mts.	
1. Area of Plot As per record			
Document Area		1307.82	
As per site condition		1296.18	
Area of Plot Considered		1296.18	
2. Deduction for			
(a) Proposed roads		0.00	
(b) Other reservations		0.00	
Total (+ve)		0.00	
3. Net Area of plot (1 - 2) AREA OF PLOT			
Plot Area For Coverage		1296.18	
Plot Area For FAR		1296.18	
Perm. FAR Area (1.25)		1620.23	
Total Perm. FAR Area (1.25)		1620.23	
4. Tenement Proposed At:			
Proposed Area at:			
Permissible Coverage area (45.00 %)		583.28	
Proposed Coverage Area (%)		0.00	
Total Prop. Coverage Area (%)		0.00	
Balance coverage area (45.00 %)		583.28	
Proposed Area at:			
Total Area	Proposed Built up	Existing Built up	Proposed FAR
	0.00	0.00	0.00
Total FAR Area			0.00
Accessory Use Area Added in Built-up Area			0.00
Total Built-up Area			0.00

Color Notes

COLOR INDEX	
Plot Boundary	Green
Abutting Road	Red
Proposed Construction	Blue
Common Plot	Yellow
Road Alignment (Road Widening Area)	Orange
Future Tr. Scheme Deduction Area	Purple
Existing (To be retained)	Light Blue
Existing (To be demolished)	Dark Blue

Proposed Population Calculation

Plot Name	Use	SubUse	Range	No.	Perm. Unit/Plot	Perm. Person/Unit	Total Person/Plot	Total
4A	Residential	Row House	above 150 upto 200sq.mt	2	4	5	20	40
3A	Residential	Row House	above 150 upto 200sq.mt	2	4	5	20	40
2A	Residential	Row House	above 150 upto 200sq.mt	2	4	5	20	40
1A	Residential	Row House	above 150 upto 200sq.mt	2	4	5	20	40
Grand Total:							80	

Number of EWS/LIG unit required

Sr. No.	Plot Type	No. of Plot	No. of unit in one plot	Total Number of unit	Proposed LIG/ EWS
1.	Single Dwelling Unit	4	1	4	-
Total		4	4	4	-
Number of EWS/LIG unit required (10% LIG)					
				1.00	0
Number of EWS/LIG unit required (10% EWS)					
				1.00	0
Total		4		6	-

Tenements Density Check

No. of housing density	No. Of Tenements		No. Of Persons	
	Reqd	Prop	Reqd	Prop
750/Hec.	-	20	16	98

Land use analysis/Area distribution (Table 2c)

Area covered under:	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	1063.76	82.07
Road Area	232.40	17.93
Total net layout	1296.18	100.00

Individual Plot Area

Plot No.	Abutting Road	Plot Area		Frontage		Coverage		FAR Area	
		Reqd	Prop	Reqd	Prop	Factor	Perm	Prop	Perm
4A	9.30 MT WD Internal Road	40.00	-	227.90	3.50	11.51	0.00	0.00	-
3A	9.30 MT WD Internal Road	40.00	-	227.90	3.50	11.51	0.00	0.00	-
2A	9.30 MT WD Internal Road	40.00	-	303.99	3.50	11.70	0.00	0.00	-
1A	9.30 MT WD Internal Road	40.00	-	304.00	3.50	13.29	0.00	0.00	-

- EACH PROPOSED HOUSE HAVING INDIVIDUALS SEPTIC TANK .
- WATER SUPPLY PROPOSED IN EACH HOUSE BY SUBMERSIBLE.

POPULATION CALCULATION

NUMBER OF PROPOSED PLOTS
 TOTAL NUMBER OF PROPOSED POPULATION
 4X5 PERSONS PER PLOT =20

AREA STATEMENT	IN SQM	%
1. TOTAL LAND AREA	1307.82	
2. TOTAL LAND AS PER SITE	1297.73	100.00
3. TOTAL PLOT AREA	1064.62	
4. TOTAL ROAD AREA	233.11	

ELECTRICAL INDEX

ELECTRICAL POLE SHOWN THUS

ELECTRICAL LINE SHOWN THUS

TRANCE FARMER SHOWN THUS

PLOT NO.	NO. OF	PLOT SIZE	AREA(SQ. M.)	TOTAL AREA (SQ. M.)
1A	1	13.29X22.87	304.00	
2A	1	(11.70+22.87)X(14.89+23.09)	304.00	
3 TO 4	2	11.53X19.82	228.27	

NOTE: TOTAL AREA OF PLOTS

Individual Plot Setback

Plot No.	Pack-Bldg	Abutting Road	Front		Side1		Side2		Rear		Coverage	FAR Area
			Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop		
4A		9.30 MT WD Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
3A		9.30 MT WD Internal Road	3.00	-	-	-	-	-	3.00	-	0.00	0.00
2A		9.30 MT WD Internal Road	4.50	-	3.00	-	-	-	4.50	-	0.00	0.00
1A		9.30 MT WD Internal Road	4.50	-	-	-	-	-	4.50	-	0.00	0.00
1A		9.30 MT WD ROAD	4.50	-	-	-	-	-	-	-	0.00	0.00

OWNER'S NAME AND SIGNATURE
 AARAT MITTAL STUDIO SWASTIKARCHITECTS@GMAIL.COM.
 7017662834

ARCHENG'S NAME AND SIGNATURE
 UCTURE ENGINEER
 Abhishek Bansal
 ca2018193929

Mathura Vindwan Development Authority

Building Plan Application Number
 MVDALD/23-24/1217
 Sanctioned On
 13 Apr 2024
 Valid Till
 18 Apr 2029

Approved By
 Shyam Bahadur Singh (Vice Chairman)

Examined By
 Anil Kumar Singhal (Junior engineer)

Richa Kaushik (Town Planner/Executive Engineer)

Prasann Dwivedi (Chief Engineer/OSD)

Arvind Kumar Dwivedi (Secretary)

Shyam Bahadur Singh (Vice Chairman)

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.