

AREA STATEMENT		VERSION NO: 1.0.59	
PROJECT DETAIL:		VERSION DATE: 19/03/2021	
Site Address: District Agra, Tehsil Agra, Village NA		Plot User: Residential	
Authority: Agra Development Authority		Plot SubUse: Plotted Resi development / Plotted Housing	
Authority Class: Category B		Development Plan: Master Plan	
Authority Grade: Development Authority (DA)		Land Use Zone: Residential use Zone	
Case Track: Regular		Land SubUse Zone: Residential Zone	
Project Type: Layout Development		Layout Type: NA	
Nature of Development: NEW			
Development Area: Undeveloped Area			
SubDevelopment Area: Metro City Area			
Special Project: NA			
Site Address: District Agra, Tehsil Agra, Village NA			
AREA DETAILS:		Sq.Mts.	
1. Area of Plot As per record	-		
Document Area	3880.61		
As per site condition	3880.61		
Area of Plot Considered	3880.61		
2. Deduction for			
(a) Proposed roads	0.00		
(b) Any reservations	0.00		
Total (a + b)	0.00		
3. Net Area of plot (1 - 2) AREA OF PLOT	3880.61		
4. % of Green and open space (Reqd.)	582.09		
% of Green and open space (Prop)	582.89		
Balance area of Plot (1 - 4)	3880.61		
Plot Area For Coverage	3880.61		
Plot Area For FSI	3880.61		
Perm. FSI Area (-)	0.00		
5. Total Perm. FSI area	0.00		
6. Total Built up area permissible at:			
Permissible Coverage Area (- %)	0.00		
Proposed Coverage Area (- %)	0.00		
Total Prop. Coverage Area (- %)	0.00		
Balance coverage area (- %)	0.00		
Proposed Area at:			
	Proposed Built up	Existing Built up	Proposed F.S.I
Total Area:	0.00	0.00	0.00
Total FSI Area:			0.00
Accessory Use Area Added in Built Up Area:			28.29
Total Built Up Area:			28.29
Proposed F.S.I. consumed:			0.00
C. Tenement Statement			
4. Tenement Proposed At:			

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)

Plot Mortgage Schedule

PLOT NOS.	AREA
04	96.23 Sqmt.
05	79.16 Sqmt.
06	277.65 Sqmt.
<b>TOTAL</b>	<b>453.04 Sqmt.</b>

Tenements Density Check

Net housing density	No. Of Tenements			No. Of Persons		
	Reqd	Perm	Prop	Reqd	Perm	Prop
	0.00	36		292.00	150	

Tree Details (Table 3h)

Plot	Name	Nos. Of Trees	
		Reqd	Prop
PLOT	Tree		44

Proposed Population Calculation

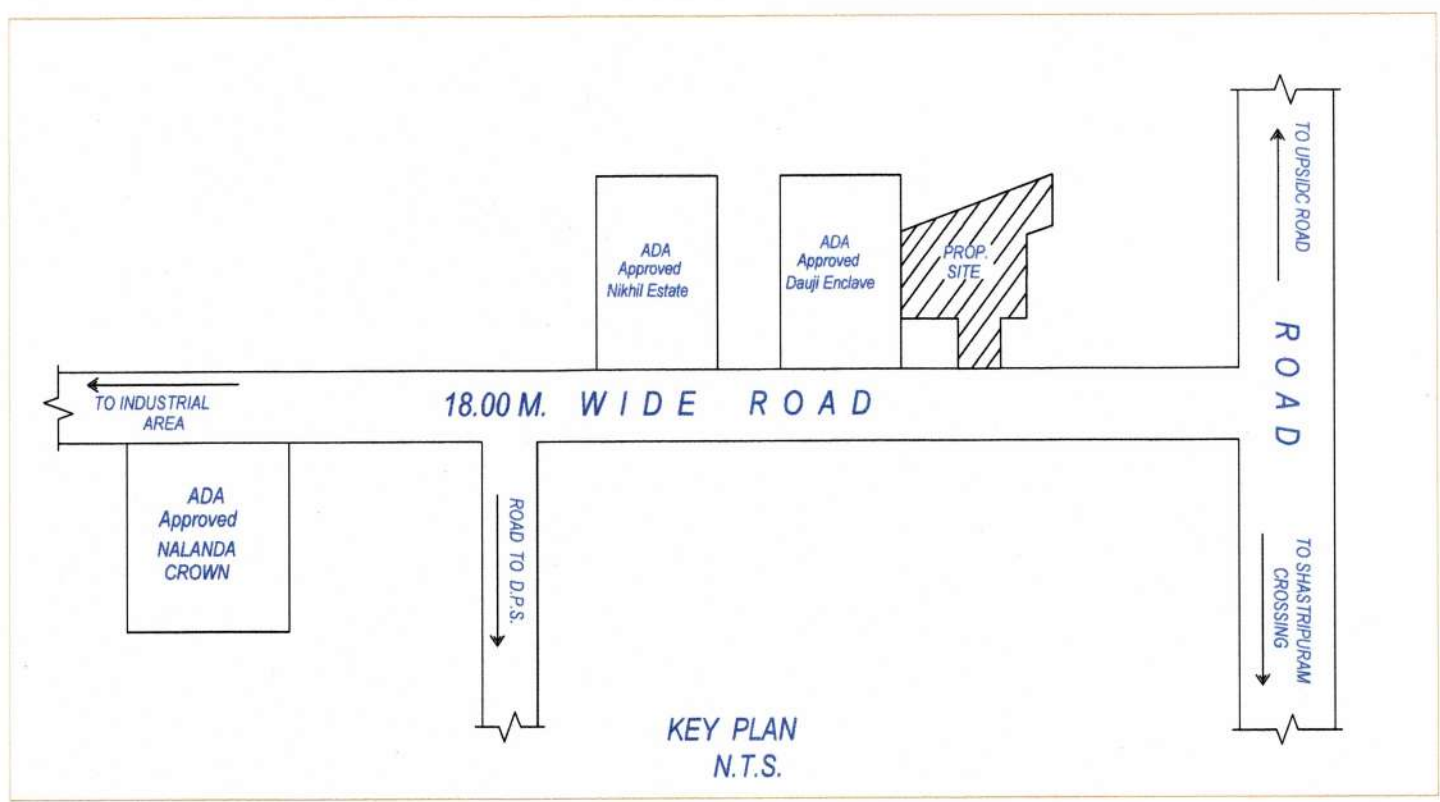
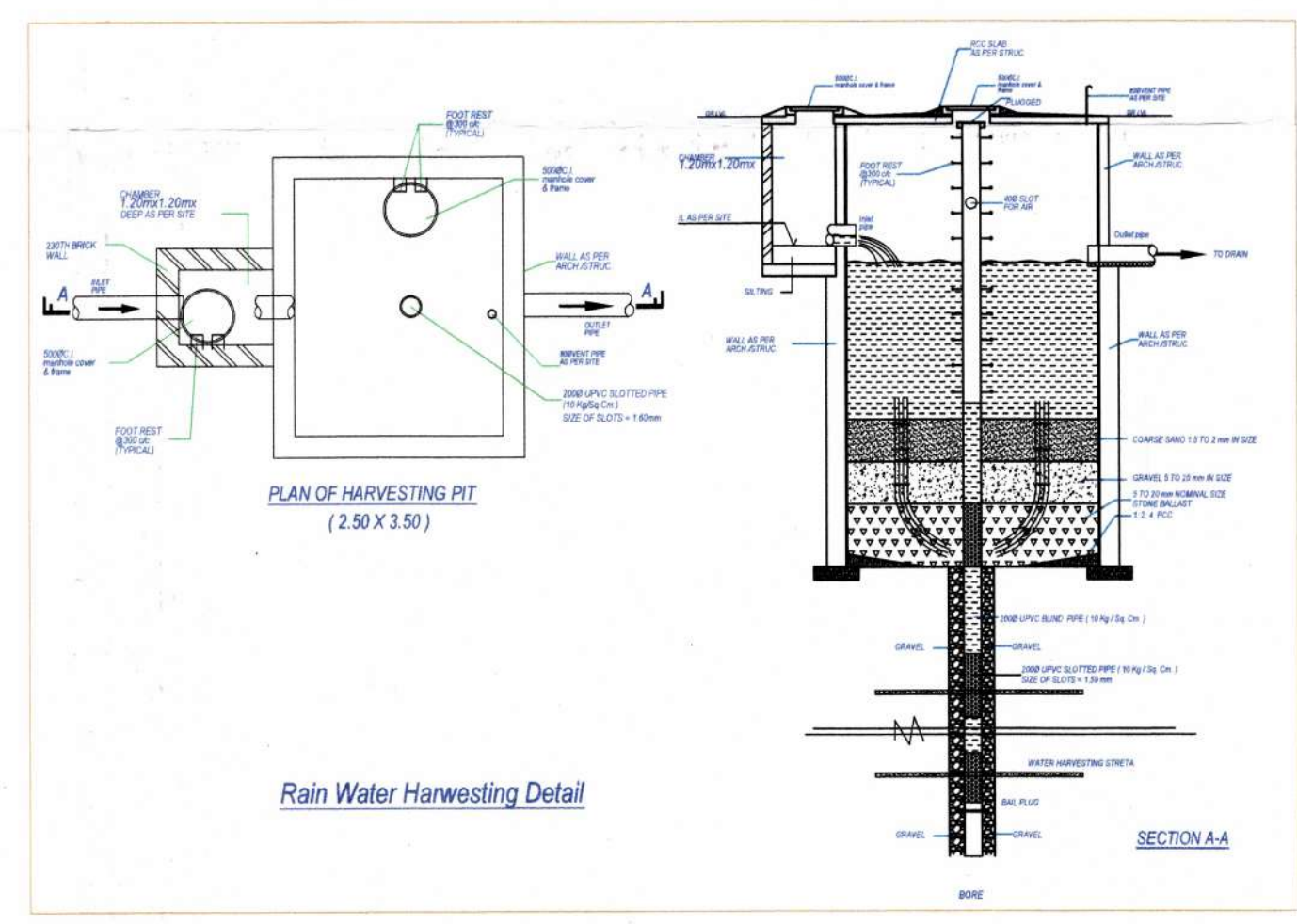
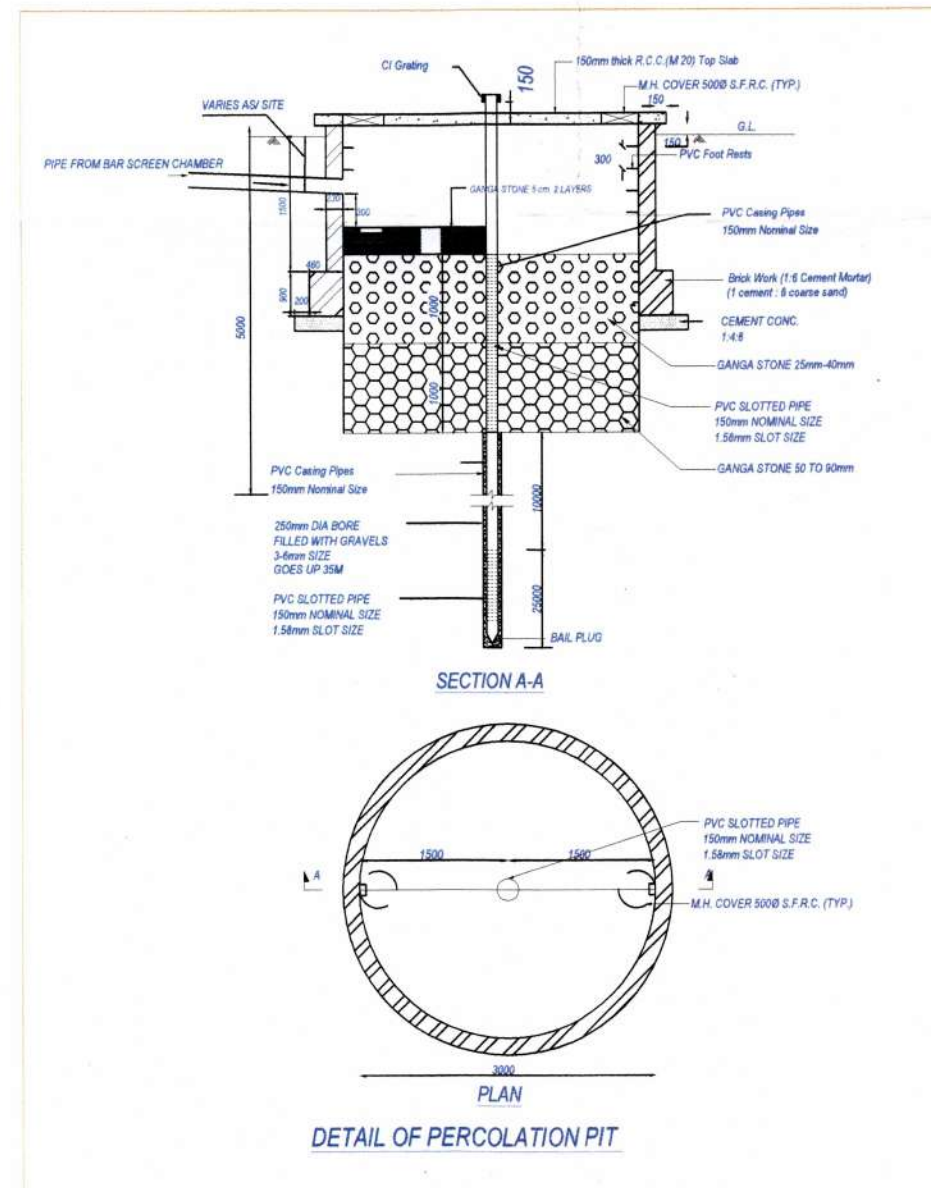
Plot No.	Use	Sub Use	Range	No.	Perm. Unit	Perm. Person	Total Person/Plot	Total
08	Residential	Row House						
09	Residential	Row House						
10	Residential	Row House						
12	Residential	Row House						
13	Residential	Row House						
14	Residential	Row House						
15	Residential	Row House	above 150sqm	15	2	10	10	150.00
16	Residential	Row House	30sqm					
04	Residential	Row House						
03	Residential	Row House						
02	Residential	Row House						
01	Residential	Row House						
11	Residential	Row House	above 150sqm	2	4	20	20	40.00
05	Residential	Row House	300sqm					
<b>Grand Total:</b>								<b>190</b>

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	1899.93	48.96
Road Area	1177.86	30.35
Garbage Collection Center	36.90	0.96
AMN-12	107.92	2.78
Public Open Space	582.89	15.02
Other unutilized Area	78.11	2.04
<b>Total net layout</b>	<b>3880.61</b>	<b>100.00</b>

Individual Plot Setback

Plot No.	Front	Rear	Side1	Side2	Coverage	FSI Area	
						Prop	Prop
01	2.00	-	-	-	2.00	-	0.00
02	2.00	-	-	-	2.00	-	0.00
03	2.00	-	-	-	2.00	-	0.00
04	2.00	-	-	-	2.00	-	0.00
05	2.00	-	-	-	2.00	-	0.00
06	10.50	-	-	-	3.00	-	0.00
07	1.50	-	-	-	1.50	-	0.00
07	1.50	-	-	-	1.50	-	0.00
08	1.50	-	-	-	1.50	-	0.00
09	1.50	-	-	-	1.50	-	0.00
10	1.50	-	-	-	1.50	-	0.00
11	3.00	-	-	-	3.00	-	0.00
12	1.50	-	-	-	1.50	-	0.00
13	1.50	-	-	-	1.50	-	0.00
14	1.50	-	-	-	1.50	-	0.00
15	1.50	-	-	-	1.50	-	0.00
16	1.50	-	-	-	1.50	-	0.00
17	1.50	-	-	-	1.50	-	0.00



Green and open space Area

Name	Prop. Area
PARK AREA	336.26
PARK	246.63

OWNER'S NAME AND SIGNATURE  
 ROHIT GARG, THE ARCHITECT DESIGNER @ YAHOO IN 837087761

ARCHITECT'S NAME AND SIGNATURE  
 DESHDEEPAK SINGH INEER  
 CA2015/70704

Agra Development Authority

Document certified by RAJENDER PENSIYA  
 Name: RAJENDER PENSIYA  
 Designation: Vice Chairman  
 Organization: AGRA DEVELOPMENT AUTHORITY AGRA  
 Date: 17-Jul-2021 14:10:56

Building Plan Application Number  
 ADALD/20-21/0417

Sanctioned On  
 31 Mar 2021

Valid Till  
 16 Jul 2026

Approved By  
 Rajender Pensiya (Vice Chairman)

Examined By  
 Phool Badan Yadav (Junior engineer)

Prabhat Kumar (Executive Engineer/ Town Planner)

RK Singh (Chief Town Planner)

Rajendra Prasad Tripathi (Secretary)

Rajender Pensiya (Vice Chairman)

Rajender Pensiya (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.