मथुरा वृन्दावन विकास प्राधिकरण, मथुरा

32, सिविल लाइन्स, मथुरा

उत्तर प्रदेश योजना और विकास अधिनियम की धारा 15 के अन्तर्गत स्वीकृति

फाइल संख्या...145/M/314........

मै० जी० के० बिल्डर्स एण्ड कान्ट्रेक्टर्स
श्री/श्रीमती/कुमारी .... पुत्र/पत्नी श्री भंवर सिंह यादव
द्वारा डायरेक्टर- बनी सिंह यादव
निवासी .... खसरा नं० 97/2, 97/3 एवं 100,
स्थल .... मौजा- कोयला अलीपुर मथुरा।

जिन्होंने प्रदेश नगर योजना और विकाश अधिनियम की धारा 15 के अन्तर्गत निर्माण कार्य करने के लिए प्रार्थना-पत्र दिनांक..13/06/13.....को दिया । को निर्माण कार्य करने की अनुज्ञा निम्नलिखित शर्तों के साथ आज दिनांक ..06-9-14... से ....05-9...... 20 19 को दी जाती है ।

(1) निर्माण कार्य स्वीकृत मानचित्र के अनुसार किया जायेगा ।

(2) निर्माणित कार्य का कोई भी भाग सरकार अथवा नगर पालिका की भूमि का अतिक्रमण नहीं करेगा और न वह उन पर प्रोजेक्ट करेगा ।

(3) निर्माण की अनुज्ञा प्राप्त करने के पश्चात कार्य की प्रगति के सम्बन्ध में अनुज्ञा प्राप्तकर्ता इस विकास प्राधिकरण को निर्माण की प्रगति के बारे में निम्नलिखित सूचना देगा --

(क) निर्माण प्रारम्भ करने की तिथि ....

(ख) नींव भरे जाने के पश्चात् तथा दीवार उठने से पूर्व ....

(ग) स्वीकृत के अनुसार निर्माण कार्य पूर्ण होने की तिथि, गृह प्रवेश के पूर्व ....

(4) दी गई अनुज्ञा केवल पाँच वर्ष के लिए मान्य होगी, जिसके भीतर इमारत्त पूर्ण रूप से बनाने क प्रमाण-पत्र देना अनिवार्य होगा और ऐसा न होने पर यदि अनुज्ञा प्राप्तकर्ता उचित समय के भीत प्रार्थना करें तो स्वीकृति एक वर्ष के लिए और बढ़ा दी जाएगी परन्तु वह बढ़ाव उक्त समय भीतर लिए लागू नियमों के अधीन होगा । स्वीकृति अवधि के पश्चात् किया गया निर्माण अवै समझा जाएगा ।

(5) कोई भी नई बनाई गई फिर से बनाई गई या रद्दो बदल की गई इमारत के पूर्ण भाग में उक्त सम तक रहने की आज्ञा नहीं होगी तब तक ऐसा करने के लिए नगर पालिका, मथुरा सर्टीफिकेट प्रस्तुत किया जाये जिसमें यह लिखा हो कि इमारत हर प्रकार के नियमों के अनुकूल है तथ उपबन्धों की पूर्ति करती है और रहने योग्य है ।

(6) उपर्युक्त निर्माण इण्डियन इलैक्ट्रिकसिटी रूल्स 1957 के नियमों 79 तथा 30 के अनुसार किय जायेगा और उस सम्बन्ध में पूरी जिम्मेदारी निर्माणकर्ता की होगी ।

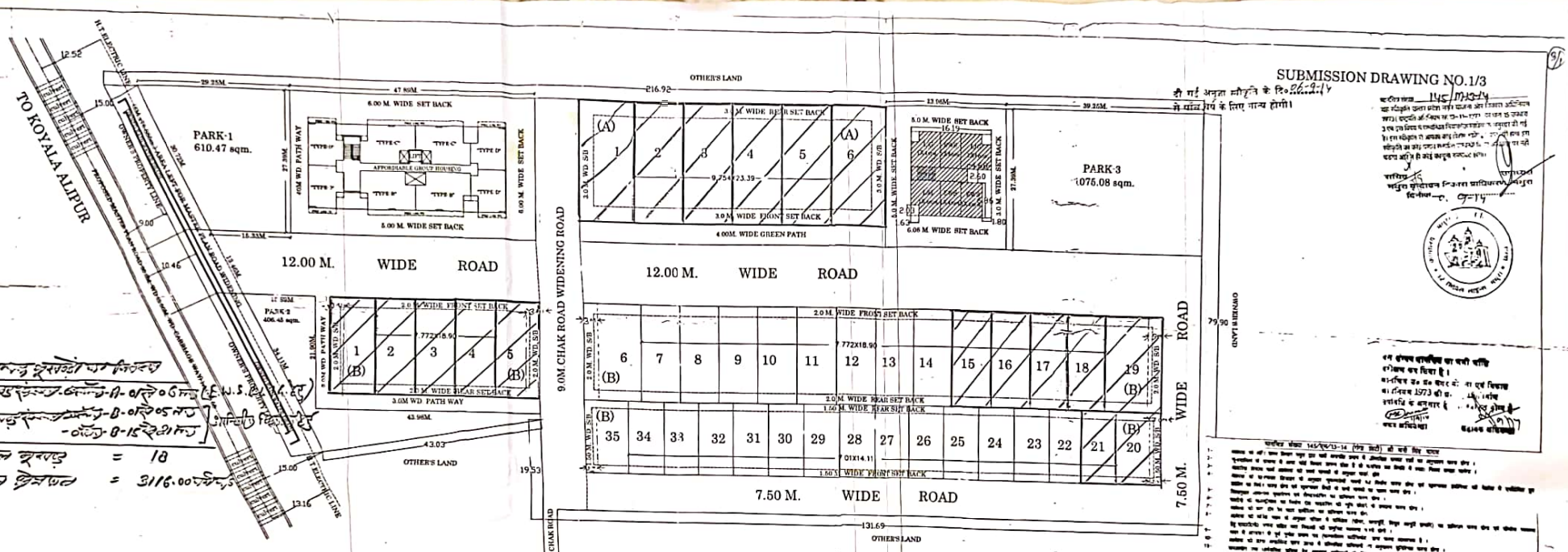
(7) रैन वाटर हार्वेस्टिंग का प्राविधान करना होगा ।

(8) स्थल पर मानक अनुसार वृक्ष, कदम्ब, अशोक आदि के लगाने होंगे

(9) मानचित्र पर अंकित सभी शर्तें मान्य होंगी।

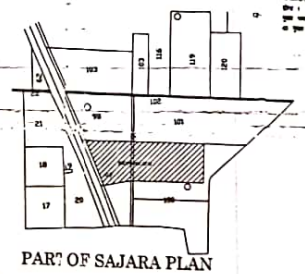
उपाध्यक्ष
मथुरा-वृन्दावन विकास प्राधिकर
मथुरा ।

SUBMISSION DRAWING NO.1/3



KEY PLAN

(NOT TO SCALE)



PART OF SAJARA PLAN

PROPOSED LAYOUT CUM AFFORDIABLE GROUP HOUSING PLAN OF RESIDENTIAL COLONY "GANGA CITY" SITUATED AT KHASARA NOS.97/2, 97/3 & 100 MAUZA-KOYALA ALIPUR BANGAR, TEH & DISTT.-MATHURA

PROMOTERS & DEVELOPER: -G.B.BUILDERS & CONTRACTORS

OWNER-G.B.BUILDERS & CONTRACTORS PVT. LTD. BY M.D. SHRI Bhanu SINGH YADAV S/O SHRI JHANVAR SINGH YADAV R/O-FD9 CHANDAVAN COLONY MATHURA

AREA STATEMENT	SQM	%
TOTAL LAND AREA	14880.00	
AREA LEFT FOR MASTER PLAN ROAD WIDENING	00473.31	
AREA LEFT FOR CHAK ROAD WIDENING	00489.23	
NET LAND AREA	13917.46	100.00
PARK AREA	2092.00	015.03
ROAD & PATH WAY AREA	3597.02	025.84
OPEN AREA FOR SERVICES	242.40	001.74
AFFORDIABLE GROUP HOUSING PLOT AREA	1311.70	009.42
EWS & LIG HOUSING	0656.26	004.71
PLOTTED AREA	6018.08	043.26

NORMAL SIZE RESIDENTIAL PLOTS MEASUREMENTS DETAILS

BLOCK NO.	PLOT NOS.	PLOT SIZE	PLOT AREA	TOTAL AREA
A	2 To 5-(4nos.)	9.754X23.39	228.15	0912.60
B	2,3,4,7 to 18-(15nos.)	7.772X18.90	146.89	2203.35
	21 to 34 - (14nos)	7.01X14.11	98.91	1384.74
			TOTAL	4500.69

VERIOUS SIZE RESIDENTIAL PLOTS MEASUREMENTS DETAILS

BLOCK NO.	PLOT NO.	W	L	AREA
A	1	10.80	23.39	252.61
	6	10.80	23.39	252.61
B	1	8.79	18.90	166.13
	5	8.79	18.90	166.13
	6	11.31	18.90	213.76
	19	11.31	18.90	213.76
	20	9.00	14.41	129.69
	35	(8.29+8.74)/2	14.41	122.70
			TOTAL	1517.39

AREA DETAILS OF AFFORDIABLE GROUP HOUSING — PARTICULARS	N SQM	%
TOTAL LAND AREA	311.70	100.00
GROUND FLOOR-STORE & STILT PARKING AREA	1627.86	048.02
GROUND FLOOR OPEN AREA	68.84	051.98
FIRST FLOOR COVD AREA	0572.51	043.65
SECOND FLOOR COVD AREA	0572.51	043.65
THIRD FLOOR COVD AREA	0572.51	043.65
FOURTH FLOOR COVD AREA	0572.51	043.65
FIFTH FLOOR-MUMTTYS & LIFT ROOMS	0024.05	001.83
TOTAL COVD AREA-FIRST FLOOR TO FOURTH FLOOR	2290.04	
ACHIVED F.A.R. = 2290.04/1311.70 = 1.746		
PERMESIBLE F.A.R. = 1.75		
REQUIRED CAR PARKING=32/2=16nos		
REQUIRED CAR PARKING AREA =16nosX32.00 = 512.00		
AVAIBLE CAR PARKING=32/2=16nos		
AVAIBLE CAR PARKING AREA =16nosX32.00 = 512.00		

AREA DETAILS OF EWS & LIG GROUP HOUSING		
TOTAL LAND AREA	656.26	100.00
GROUND FLOOR COVD AREA	230.55	35.13
GROUND FLOOR OPEN AREA	425.71	64.87
FIRST FLOOR COVD AREA	230.55	35.13
SECOND FLOOR COVD AREA	230.55	35.13
THIRD FLOOR COVD AREA	230.55	34.13
FIFTH FLOOR-MUMTTYS	013.90	02.13
TOTAL COVD AREA-GROUND FLOOR TO FOURTH FLOOR	922.20	
ACHIVED F.A.R. = 922.20/656.26 = 1.405		
PERMESIBLE F.A.R. = 2.00		
REQUIRED PARKING SPACE FOR EWS=12X2.0sqmtr.=24.0sqmtr.		
REQUIRED PARKING SPACE FOR LIG=(12/4)X13.75sqmtr.=41.25sqmtr.		
REQUIRED TOTAL PARKING SPACE =24.00+41.25=65.25sqmtr.		
AVAIABLE TOTAL PARKING SPACE = 50% OF OPEN AREA =425.71X0.5=212.85sqmtr.		

DETAILS OF DWELLING UNITS

BLOCK UP TO 100.00sq.mtr. Plotted Area = 16 x 1=16 Dwelling Units

BLOCK 100.00sq.mtr. to 200.0sq.mtr. Plotted Area = 19 x 2=38 Dwelling Units

BLOCK 200.00sq.mtr. to 300.0sq.mtr. Plotted Area = 6 x 3= 18 Dwelling Units

AFFORDIABLE GROUP HOUSING=32 Dwelling Units

TOTAL DWELLING UNITS = 16+38+18+32=104 Dwelling Units

REQUIRED EWS DWELLING UNITS = 104X10% = 10.4 say 11Units

REQUIRED LIG DWELLING UNITS = 104X10% = 10.4 say 11Units

NORTH

SUBMISSION DRAWING NO.1/3

SCALE- 1:300

SIGNATURE OF OWNER-

ENGINEER-

BUILDING INFORMATION SCHEDULE

1. Building Address — Plot No. Khasara no. 97/2, 97/3 & 100, Mauza Koyala Alipur; Scheme/Colony: Ganga City; Town: Mathura; District: Mathura
2. Building function & Locations
2.1 Use
2.2 Importance — Ordinary / Important / Hazardous — IS:1893
2.3 Seismic Zone (Design Intensity Used) — V (IX) IV(VIII) III(VII) II(VI) — IS:1893
3. Design EQ Factor — IS : 1893 2002 (revised)
4. Foundation
4.1 Soil type at site (Note 2) — Rock / Stiff Medium / Soft / Liquefiable / Expansive (B.C.)
4.2 Type of Foundation — Indiv Col. Footing / Raft / Bearing Piles / Friction Pile
5. Load Bearing Wall Buildings
5.1 Building Category — IS 4326
5.2 Bearing walls — Brick / Stone / Solid Block / Hollow Block / Adobe
5.3 Mortar (note 4) — Clay Mud
5.4 Floor — R.C. slab / Stone Slab on Joist / Prefab Flooring Elements
5.5 Roof structure — Flat Lie Beam/pitched / Trussed/Raftered / A Frame / Slopping / R.C. Slab
5.6 Roof covering — CGI Sheeting / AC Sheeting / Clay tiles/Slate / Wood shingle
5.7 Opening in walls — IS 4326, IS 13828
5.8 Bands Provided — Plinth and Lintel Band / Roof/Eave Band / Gable Band / Ridge Band
5.9 Vertical Bars — At corners of rooms / At jambs of openings
5.10 Stiffening of Prefab Floors/Roofs — R.C. screed & Band / Peripheral Band ang connectors / Diagonal planks and alround band — IS 4326

Annexure-8

6. Steel / R.C. Frame Buildings
6.1 Building Shape
6.3 Ductile Detailing of R.C. Frames
6.4 Ductile Detailing Steel Frames

Note:
1. Encircle the applicable Data point or insert information.

Signature of Owner with date / Name (Block)

Signature of the Structural Engineer who had Supervised the construction

Signature of the Architect who had Supervised the construction

CERTIFICATE — Annexure-9

(The certificate to be submitted with the application for building permission along with the building drawings and Building information Schedule)

1. Certified that the building plan submitted for approval also satisfy the safety requirements as stipulated in Indian Standard, Codes, guidelines and documents specified in the Annexure-I of the Building Bye-Laws regarding earthquake safety and the information given in the Building Information Schedule is factually correct to the best of my knowledge.
2. It is also certified that the structural design including safety from natural hazards including Earth Quake has been prepared by duly qualified graduate Civil Engineer along with Post Graduate Diploma or Degree in Structural Engineering from a recognized University.
3. Location / Address of Building — Plot No. Khasara no. 97/2, 97/3 & 100, Mauza-Koyala Alipur; Scheme/Colony: Ganga City; Town: Mathura; District: Mathura
4. Particulars of Building
1. Ground Coverage (sq mt) =629.86+231.36 = 860.41
2. Total covered area (sq mt) = 842.90
3. Maximum Number of Floors above ground = Stilt Parking + 4 =5nos

Signature of Owner with date / Signature of the Structural Engineer who had prepared the design with date

Signature of the Architect who had Prepared the design with date

COA Registration No.

Legible Seal (with address)

Annexure-10

(Certificate to be given in each building plan to be submitted for sanction)

It is hereby certified that the structural and foundation design of the building for which map and plans are submitted for approval satisfy the safety requirements as stipulated in the relevant India Standard Codes, National Building Code, guide lines and documents specified in Annexure-I Building Bye Laws.

Signature of Owner with date / Signature of The Structural Engineer who had prepared the design with date / Signature of the Architect who had Prepared the design with date

Name (Block) / COA Registration No. / Legible Seal (with address)

CROSS SECTION OF THROUGH MAIN ROAD

SCALE 1:100