Project Title :PROPOSED PLOTTED DEVELOPMENT " THE RESIDENCES " AT KHASRA NUMBER 161, 162, 163, 164, 168, 254&256, MUDIYA AHMAD NAGAR, BAREILLY OWNER NAME - AURIKA HOMES PRIVATE LIMITED

File No	BDA/LD/23-24/0385	Sheet	1 / 8
Submission Date	2023-09-30	Scale	1:100

LAYOUT PLAN
(Scale - 1:400)

NOTES:
PLOT NO 1 TO 5 & 100 TO 110
HAS BEEN MORTGAGED TO
BAREILLY DEVELOPMENT AUTHORITY
AGAINST INTERNAL DEVELOPMENT WORK.

SN	PLOT NO	AREA (SQ)
1	1	97.98
2	2	97.91
3	3	97.76
4	4	97.12
5	5	96.37
6	100	246.24
7	101	246.28
8	102	247.55
9	103	249.41
10	104	251.41
11	105	254.45
12	106	258.12
13	107	261.92
14	108	266.37
15	109	250.04
16	110	236.51

A.	AREA STATEMENT	VERSION NO.: 1.0.94
		VERSION DATE: 05/04/2024
	PROJECT DETAIL:	
	Authority: Bareilly Development Authority	Plot Use: Residential
	AuthorityClass: Category C	Plot SubUse: Plotted Resi development / Plotted Housing
	AuthorityGrade: Development Authority (DA)	Development Plan: Other
	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: New Area	
	SubDevelopment Area: NA	
	Special Project: NA	
	Site Address: District:Bareilly, Tehsil:Bareilly, Village:Mundia Ahmed Nagar	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Document Area	26700.00
	As per site condition	27479.79
	Area of Plot Considered	25820.31
2.	Deduction for	
	a)Proposed roads	1659.49
	Road Widening Area	877.85
	Existing Road Area	781.64
	b)Any reservations	0.00
	Total(a + b)	1659.49
3.	Net Area of plot (1 - 2) AREA OF PLOT	25820.31
	Road Widening Area	877.85
	Existing Road Area	781.64
	Green and open space	3944.62
	Plot Area For Coverage	25820.31
	Plot Area For FAR	25820.31
	Perm. FAR Area (1.25)	32275.38
	Total Perm. FAR area (1.25)	32275.38
6.	Total Built up area permissible at:	
	Permissible Coverage area (45.00 %)	11619.13
	Proposed Coverage Area (- %)	0.00
	Total Prop. Coverage Area (- %)	0.00
	Balance coverage area (45.00 %)	11619.13

Proposed Area at:				
-	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Total Area:	0.00	0.00	0.00	0.00

Total FAR Area:	0.00
Accessory/Use Area Added in BuiltUp Area:	0.00
Total BuiltUp Area:	0.00
Proposed FAR 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)

Number of EWS/LIG unit required

Sl. No.	Plot Type	Nos. of Plot	No. of unit in one plot	Total Number of units	Proposed LIG/EWS Unit
1.	Single Dwelling Unit	109	1	109	-
Total :		109		109	-
Number of EWS/LIG unit required (10% LIG)				11.00	0
Number of EWS/LIG unit required (10% EWS)				11.00	0
Total :		109		131	-

Tenements Density Check

Net housing density	No Of Tenements			No Of Persons		
	Reqd	Perm	Prop	Reqd	Perm	Prop
750/Hec.	-	388	242	-	1937	1210

Green and open space Area

Name	Prop. Area
GR-01	650.52
GR-03	737.00
GR-04	2121.53
GR-02	435.57

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	14829.15	57.43
Road Area	5176.35	20.05
Garbage Collection Center	36.29	0.14
Garbage Collection Center	42.69	0.17
For informal Area Kiosk/booth/Plateform	16.00	0.06
Sector Shopping	1243.46	4.82
Convinient Shops	30.00	0.12
Public Open Space	3944.62	15.28
Excess Paved Area	26.92	0.10
Other Area	474.83	1.84
Total net layout	25820.31	100.00

Individual Amenity Check b)

Name	Minimum Area		Minimum Count	
	Reqd	Prop	Reqd	Prop
Convinient Shops	30.00	30.00	-	1.00
Sector Shopping	150.00	1243.46	-	1.00
For informal Area Kiosk/booth/Plateform	15.00	16.00	-	1.00
Garbage Collection Center	30.00	78.98	2.00	2.00

OWNER'S NAME AND SIGNATURE

AURIKA HOMES PRIVATE LIMITED,
sandeep.singh@aurikahomes.com, 9810721821

ARCHENG'S NAME AND SIGNATURE | STRUCTURE ENGINEER

Sachin Sagar
CA/2018/96769

Signature valid
Digitally signed by SACHIN SAGAR
Date: 20 Apr 2024 15:41:22 IST
Designation : CA

Bareilly Development Authority

Signature valid
Digitally signed by APN SINGH
Date: 20 Apr 2024 15:41:22 IST
Designation : Executive Engineer-Bareilly Development Authority

Building Plan Application Number
BDA/LD/23-24/0385

Sanctioned On
20 Apr 2024

Valid Till
24 Apr 2029

Approved By
Manikandan A (Vice Chairman)

Examined By
Arvind Kumar Srivastava (Junior engineer)
ANIL KUMAR (Assistant Engineer)
APN SINGH (Supritendant/Executive Engineer)
APN SINGH (Chief Town Planner)
APN SINGH (Supritendant/Executive Engineer)
APN SINGH (Chief Town Planner)

Architects :

METAPHOR CREATORS
A-97, SECTOR-69
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METAPHOR CREATORS

Total Plot Area: -	25820.31	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

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.

ISO_A0_(841.00_x_1189.00_MM)

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