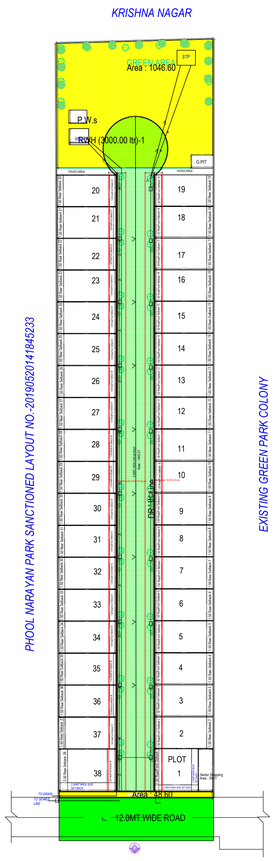
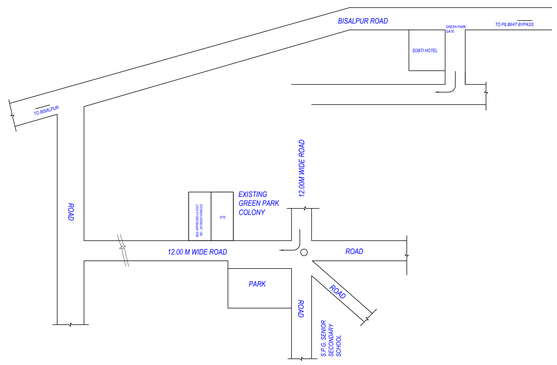
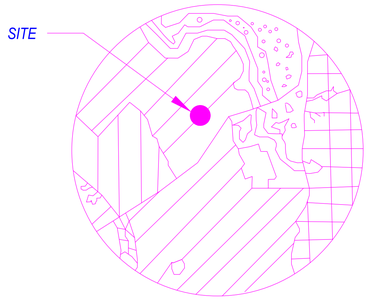
Project Title :PROP.RESIDENTIAL LAYOUT PLAN OF SHRI GANESH PARK FOR SHRI SHYAM BAHADUR SINGH S/O LATE SHRI NARAYAN DAS,R/O-143 HARUNAGLA,BISALPUR ROAD,BAREILLYPRESENT R/O-H/NO.-4PHOOL NARAYAN PARK,GOLDEN GREEN PARK ROADHARUNAGLA,BISALPUR ROAD BAREILLY,SITE AT-KHASRA NO.-39/1/1 (PART),VILLAGE-HARUNAGLA,TEH.DISTT.-BAREILLY



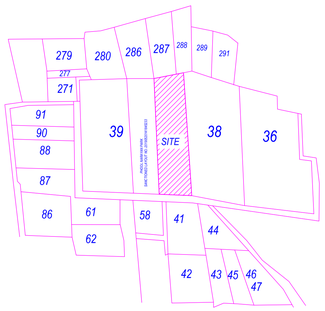
SITE PLAN
(Scale - 1:500)



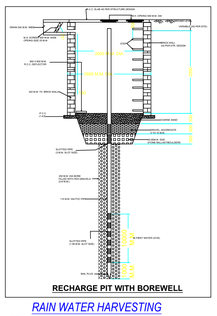
KEY PLAN
SCALE-N.T.S



MASTER PLAN
SCALE-N.T.S



SAZRA PLAN
SCALE-N.T.S



RECHARGE PIT WITH BOREWELL

RAIN WATER HARVESTING

RECHARGE STRUCTURE PROPOSED

RAIN WATER FROM THE ROOF WILL BE DRAIN THROUGH VERTICAL RAIN WATER PIPES AND DISCHARGE THROUGH EXTERNAL STORM WATER DRAIN TO THE PROPOSED RECHARGE PIT / HAMBER FOR RAIN WATER HARVESTING / RECHARGING. THE RE-CHARGE CHAMBER SHALL HAVE BORING OF 300 MM DIA. FILLED WITH GRAVELS AND A DEPTH UPTO 20 MM BELOW GROUND LEVEL. THE ABOVE BORING WILL HAVE HOUSING PIPE OF 100 MM DIA. WITH FILTER AT REGULAR INTERVAL TO RECHARGE THE RAIN WATER IN TO THE SUB SURFACE AQUIFERS. FILTER MEDIA AS / REQUIREMENTS IS PROVIDE TO ENABLE THE FILTERED WATER DISCHARGES INTO THE AQUIFERS. THE ABOVE RE - CHARGE CHAMBERS WILL HAVE A PRE - CAST REMOVABLE COVERS FOR MAINTENANCE PURPOSE. EXPECTED RAISE IN WATER LEVELS > 2.5 CM. EXPECTED LIFE OF THE ABOVE SCHEME > 20 YEARS

Individual Plot Setback

Plot No.	Pwork-Bldg	Abutting Road	Front		Side1		Side2		Rear		Coverage	FSI Area
			Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	Prop	Prop
1		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
1		ROAD WIDENING AREA	1.50	-	-	-	-	-	-	-	0.00	0.00
2		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
3		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
4		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
5		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
6		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
7		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
8		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
9		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
10		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
11		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
12		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
13		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
14		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
15		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
16		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
17		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
18		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
19		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
20		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
21		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
22		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
23		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
24		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
25		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
26		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
27		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
28		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
29		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
30		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
31		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
32		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
33		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
34		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
35		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
36		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
37		9.00MT.WIDE Internal Road	1.50	-	-	-	-	-	-	-	0.00	0.00
38		9.00MT.WIDE Internal Road	2.00	-	-	-	-	-	-	-	0.00	0.00
38		ROAD WIDENING AREA	2.00	-	-	-	-	-	-	-	0.00	0.00

A.	AREA STATEMENT	VERSION NO.: 1.0.56
		VERSION DATE: 22/01/2021
	PROJECT DETAIL :	
	Site Address: District:Bareilly,Tehsil:Bareilly,Village:NA	Plot Use: Residential
	Authority: Bareilly Development Authority	Plot SubUse: Plotted Resi development / Plotted Housing
	AuthorityClass: Category C	Development Plan: Master Plan
	AuthorityGrade: Development Authority (DA)	Land Use Zone: Residential use Zone
	CaseTrack: Regular	Land SubUse Zone: NA
	Project Type: Layout Development	Layout Type: NA
	Nature of Development: NEW	
	Development Area: Developed Area	
	SubDevelopment Area: City Area	
	Special Project: NA	
	Site Address: District:Bareilly,Tehsil:Bareilly,Village:NA	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	
	Document Area	6327.00
	As per site condition	6268.78
	Area of Plot Considered	6268.78
2.	Deduction for	
	(a)Proposed roads	48.60
	Road Widening Area	48.60
	(b)Any reservations	0.00
	Total(a + b)	48.60
3.	Net Area of plot (1 - 2) AREA OF PLOT	6220.18
4.	% of Green and open space (Reqd.)	622.02
	% of Green and open space (Prop)	0.00
	Balance area of Plot(1 - 4)	6220.18
	Plot Area For Coverage	6220.18
	Plot Area For FSI	6220.18
	Perm. FSI Area (0.00)	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	Existing F.S.I
Total Area:	0.00	0.00	0.00	0.00

Total FSI Area:	0.00
Accessory Use Area Added in BuiltUp Area:	44.60
Total BuiltUp Area:	44.60
Proposed F.S.I. consumed:	0.00
C. Tenement Statement	
A. 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)	

Proposed Population Calculation

Plot Name	Use	SubUse	Range	Nos.	Perm. Unit	Perm. Person	Total Person/Plot	Total
2	Residential	Row House	above 50-upto 150sq.mt.	38	2	10	10	380.00
1	Residential	Row House						
18	Residential	Row House						
19	Residential	Row House						
3	Residential	Row House						
4	Residential	Row House						
5	Residential	Row House						
6	Residential	Row House						
7	Residential	Row House						
8	Residential	Row House						
9	Residential	Row House						
10	Residential	Row House						
11	Residential	Row House						
12	Residential	Row House						
13	Residential	Row House						
14	Residential	Row House						
15	Residential	Row House						
16	Residential	Row House						
17	Residential	Row House						
38	Residential	Row House						
37	Residential	Row House						
36	Residential	Row House						
35	Residential	Row House						
34	Residential	Row House						
33	Residential	Row House						
32	Residential	Row House						
31	Residential	Row House						
30	Residential	Row House						
29	Residential	Row House						
28	Residential	Row House						
27	Residential	Row House						
26	Residential	Row House						
25	Residential	Row House						
24	Residential	Row House						
23	Residential	Row House						
22	Residential	Row House						
21	Residential	Row House						
20	Residential	Row House						
Grand Total:								380

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	-	50

Tenements Density Check

Net housing density	No Of Tenements			No Of Persons		
	Reqd	Perm	Prop	Reqd	Perm	Prop
-	-	0.00	76	-	467.00	380

Individual Plot Area

Plot No.	Abutting Road	Plot Area			Frontage		Coverage			FSI Area	
		Reqd	Perm	Prop	Reqd	Prop	Factor	Perm	Prop	Perm	Prop
1	9.00MT.WIDE Internal Road	40.00	-	97.82	3.50	9.83	0.00	0.00	0.00	-	0.00
2	9.00MT.WIDE Internal Road	40.00	-	99.21	3.50	7.38	0.00	0.00	0.00	-	0.00
3	9.00MT.WIDE Internal Road	40.00	-	99.21	3.50	7.38	0.00	0.00	0.00	-	0.00
4	9.00MT.WIDE Internal Road	40.00	-	99.21	3.50	7.38	0.00	0.00	0.00	-	0.00
5	9.00MT.WIDE Internal Road	40.00	-	99.21	3.50	7.38	0.00	0.00	0.00	-	0.00
6	9.00MT.WIDE Internal Road	40.00	-	99.21	3.50	7.38	0.00	0.00	0.00	-	0.00
7	9.00MT.WIDE Internal Road	40.00	-	99.21	3.50	7.38	0.00	0.00	0.00	-	0.00
8	9.00MT.WIDE Internal Road	40.00	-	99.21	3.50	7.38	0.00	0.00	0.00	-	0.00
9	9.00MT.WIDE Internal Road	40.00	-	99.21	3.50	7.38	0.00	0.00	0.00	-	0.00
10	9.00MT.WIDE Internal Road	40.00	-	99.21	3.50	7.38	0.00	0.00	0.00	-	0.00
11	9.00MT.WIDE Internal Road	40.00	-	99.21	3.50	7.38	0.00	0.00	0.00	-	0.00
12	9.00MT.WIDE Internal Road	40.00	-	99.21	3.50	7.38	0.00	0.00	0.00	-	0.00
13	9.00MT.WIDE Internal Road	40.00	-	99.21	3.50	7.38	0.00	0.00	0.00	-	0.00
14	9.00MT.WIDE Internal Road	40.00	-	99.21	3.50	7.38	0.00	0.00	0.00	-	0.00
15	9.00MT.WIDE Internal Road	40.00	-	99.21	3.50	7.38	0.00	0.00	0.00	-	0.00
16	9.00MT.WIDE Internal Road	40.00	-	98.20	3.50	7.30	0.00	0.00	0.00	-	0.00
17	9.00MT.WIDE Internal Road	40.00	-	98.20	3.50	7.30	0.00	0.00	0.00	-	0.00
18	9.00MT.WIDE Internal Road	40.00	-	98.25	3.50	7.30	0.00	0.00	0.00	-	0.00
19	9.00MT.WIDE Internal Road	40.00	-	98.25	3.50	7.30	0.00	0.00	0.00	-	0.00
20	9.00MT.WIDE Internal Road	40.00	-	99.86	3.50	7.31	0.00	0.00	0.00	-	0.00
21	9.00MT.WIDE Internal Road	40.00	-	99.66	3.50	7.30	0.00	0.00	0.00	-	0.00
22	9.00MT.WIDE Internal Road	40.00	-	99.41	3.50	7.30	0.00	0.00	0.00	-	0.00
23	9.00MT.WIDE Internal Road	40.00	-	99.75	3.50	7.34	0.00	0.00	0.00	-	0.00
24	9.00MT.WIDE Internal Road	40.00	-	99.49	3.50	7.34	0.00	0.00	0.00	-	0.00
25	9.00MT.WIDE Internal Road	40.00	-	99.83	3.50	7.38	0.00	0.00	0.00	-	0.00
26	9.00MT.WIDE Internal Road	40.00	-	99.62	3.50	7.38	0.00	0.00	0.00	-	0.00
27	9.00MT.WIDE Internal Road	40.00	-	99.42	3.50	7.38	0.00	0.00	0.00	-	0.00
28	9.00MT.WIDE Internal Road	40.00	-	99.22	3.50	7.38	0.00	0.00	0.00	-	0.00
29	9.00MT.WIDE Internal Road	40.00	-	99.02	3.50	7.38	0.00	0.00	0.00	-	0.00
30	9.00MT.WIDE Internal Road	40.00	-	98.82	3.50	7.38	0.00	0.00	0.00	-	0.00
31	9.00MT.WIDE Internal Road	40.00	-	98.61	3.50	7.38	0.00	0.00	0.00	-	0.00
32	9.00MT.WIDE Internal Road	40.00	-	98.41	3.50	7.38	0.00	0.00	0.00	-	0.00
33	9.00MT.WIDE Internal Road	40.00	-	98.21	3.50	7.38	0.00	0.00	0.00	-	0.00
34	9.00MT.WIDE Internal Road	40.00	-	98.01	3.50	7.38	0.00	0.00	0.00	-	0.00
35	9.00MT.WIDE Internal Road	40.00	-	97.81	3.50	7.38	0.00	0.00	0.00	-	0.00
36	9.00MT.WIDE Internal Road	40.00	-	97.60	3.50	7.38	0.00	0.00	0.00	-	0.00
37	9.00MT.WIDE Internal Road	40.00	-	97.40	3.50	7.38	0.00	0.00	0.00	-	0.00
38	9.00MT.WIDE Internal Road	40.00	-	129.51	3.50	9.83	0.00	0.00	0.00	-	0.00

Green and open space Area

Name	Prop. Area
GREEN AREA	1046.60

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	3789.28	60.92
Road Area	1448.37	23.28
Sector Shopping	34.41	0.55
Public Open Space	1046.60	16.83
Total net layout	6318.66	101.58

Individual Amenity Check b)

Name	Minimum Area	
	Reqd	Prop
Area for Sector Shopping	20.00	34.41

OWNER'S NAME AND SIGNATURE

Shyam Bahadur Singh,shyam010131@gmail.com,9760574241

ARCH/ENG'S NAME AND SIGNATURE: STRUCTURE ENGINEER

Mohit Singh

CA/2018/92713

Bareilly Development Authority

Name : JOGINDRA SINGH
Designation : Vice Chairman
Organization : BAREILLY DEVELOPMENT AUTHORITY BAREILLY
Date : 03-Mar-2021 13: 14:34

Building Plan Application Number

BDA/LD/20-21/0198

Sanctioned On

22 Feb 2021

Valid Till

02 Mar 2026

Approved By

Joginder Singh (Vice Chairman)

Examined By

Arvind Kumar Srivastava (Junior engineer)

Ramkumar Chaudhary (Assistant Engineer)

Rajiv Dixit (Suprintendant/Executive Engineer)

Asheesh Shivpuri (Chief Town Planner)

Ambarish Kumar Srivastava (Secretory)

Joginder Singh (Vice Chairman)

File No.	BDA/LD/20-21/0198	Sheet	1
Submission Date	2020-12-29	Scale	1:100

Total Plot Area: - 6220.18

Total Coverage Area: - 0.00

Total FAR 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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