

TOTAL LAND AREA AS/ DOCUMENTS = 11740.00 SQMT  
 AREA UNDER FOR FUTURE EXPANSION = 1095.94 SQMT  
 ROAD WIDENING AREA = 39.63 SQMT  
 NET PLOT AREA AFTER ROAD/WIDENING GREEN AREA = 10604.43 SQMT  
 = 1590.93 SQMT (15.00%)  
 AREA UNDER COMMERCIAL = 495.99 SQMT (4.68%)  
 AREA UNDER PLOTTED DEVELOPMENT = 5536.42 SQMT  
 AREA UNDER PARKING FOR COMMERCIAL AREA UNDER ROAD = 43.01 SQMT  
 = 2938.08 SQMT

Plot No.	Plot Area	Front	Side1	Side2	Rear	Coverage	FSI
COM-2	12.00 MT. WD. ROAD	1.50				0.00	0.00
COM-1	12.00 MT. WD. ROAD	1.50				0.00	0.00
S9	12.00 MT. WD. ROAD	1.50				0.00	0.00
S8	12.00 MT. WD. ROAD	1.50				0.00	0.00
S7	12.00 MT. WD. ROAD	1.50				0.00	0.00
S6	12.00 MT. WD. ROAD	1.50				0.00	0.00
S5	12.00 MT. WD. ROAD	1.50				0.00	0.00
S4	12.00 MT. WD. ROAD	1.50				0.00	0.00
S3	12.00 MT. WD. ROAD	1.50				0.00	0.00
S2	12.00 MT. WD. ROAD	1.50				0.00	0.00
S1	12.00 MT. WD. ROAD	1.50				0.00	0.00
1	12.00 MT. WD. ROAD	1.50				0.00	0.00
2	12.00 MT. WD. ROAD	1.50				0.00	0.00
3	12.00 MT. WD. ROAD	1.50				0.00	0.00
4	12.00 MT. WD. ROAD	1.50				0.00	0.00
5	12.00 MT. WD. ROAD	1.50				0.00	0.00
6	12.00 MT. WD. ROAD	1.50				0.00	0.00
7	12.00 MT. WD. ROAD	1.50				0.00	0.00
8	12.00 MT. WD. ROAD	1.50				0.00	0.00
9	12.00 MT. WD. ROAD	1.50				0.00	0.00
10	12.00 MT. WD. ROAD	1.50				0.00	0.00
11	12.00 MT. WD. ROAD	1.50				0.00	0.00
12	12.00 MT. WD. ROAD	1.50				0.00	0.00
13	12.00 MT. WD. ROAD	1.50				0.00	0.00
14	12.00 MT. WD. ROAD	1.50				0.00	0.00
15	12.00 MT. WD. ROAD	1.50				0.00	0.00
16	12.00 MT. WD. ROAD	1.50				0.00	0.00
17	12.00 MT. WD. ROAD	1.50				0.00	0.00
18	12.00 MT. WD. ROAD	1.50				0.00	0.00
19	12.00 MT. WD. ROAD	1.50				0.00	0.00
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24	12.00 MT. WD. ROAD	1.50				0.00	0.00
25	12.00 MT. WD. ROAD	1.50				0.00	0.00
26	12.00 MT. WD. ROAD	1.50				0.00	0.00
27	12.00 MT. WD. ROAD	1.50				0.00	0.00
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32	12.00 MT. WD. ROAD	1.50				0.00	0.00
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34	12.00 MT. WD. ROAD	1.50				0.00	0.00
35	12.00 MT. WD. ROAD	1.50				0.00	0.00
36	12.00 MT. WD. ROAD	1.50				0.00	0.00
37	12.00 MT. WD. ROAD	1.50				0.00	0.00
38	12.00 MT. WD. ROAD	1.50				0.00	0.00
39	12.00 MT. WD. ROAD	1.50				0.00	0.00
40	12.00 MT. WD. ROAD	1.50				0.00	0.00
41	12.00 MT. WD. ROAD	1.50				0.00	0.00
42	12.00 MT. WD. ROAD	1.50				0.00	0.00
43	12.00 MT. WD. ROAD	1.50				0.00	0.00
44	12.00 MT. WD. ROAD	1.50				0.00	0.00
45	12.00 MT. WD. ROAD	1.50				0.00	0.00
46	12.00 MT. WD. ROAD	1.50				0.00	0.00
47	12.00 MT. WD. ROAD	1.50				0.00	0.00
48	12.00 MT. WD. ROAD	1.50				0.00	0.00
49	12.00 MT. WD. ROAD	1.50				0.00	0.00

Plot No.	Plot Area	Front	Side1	Side2	Rear	Coverage	FSI
COM-2	12.00 MT. WD. ROAD	1.50				0.00	0.00
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S9	12.00 MT. WD. ROAD	1.50				0.00	0.00
S8	12.00 MT. WD. ROAD	1.50				0.00	0.00
S7	12.00 MT. WD. ROAD	1.50				0.00	0.00
S6	12.00 MT. WD. ROAD	1.50				0.00	0.00
S5	12.00 MT. WD. ROAD	1.50				0.00	0.00
S4	12.00 MT. WD. ROAD	1.50				0.00	0.00
S3	12.00 MT. WD. ROAD	1.50				0.00	0.00
S2	12.00 MT. WD. ROAD	1.50				0.00	0.00
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23	12.00 MT. WD. ROAD	1.50				0.00	0.00
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**AREA STATEMENT**

**PROJECT DETAIL**

Authority: Bareilly Development Authority  
 Plot Use: Residential  
 Authority/Class: Category C  
 Plot Sub-Use: Plotted Res development / Plotted Housing  
 Authority/Grade: Development Authority (DA)  
 Development Plan: Master Plan  
 Case/Track: Regular  
 Land Use Zone: Residential Use Zone  
 Project Type: Layout Development  
 Land Sub-Use Zone: Residential Zone  
 Nature of Development: NEW  
 Development Area: New Area  
 Sub-Development Area: Village Area  
 Layout Type: NA  
 Site Address: District Bareilly, Tehsil Bareilly, Village NA  
 AREA DETAILS:  
 1. Area of Plot As per record  
 2. Deduction for  
 (a) Proposed roads  
 (b) Road Widening Area  
 (c) Any reservations  
 (d) Total (a + b + c)  
 3. Net Area of plot (1 - 2) AREA OF PLOT  
 4. % of Green and open space (Prop.)  
 5. % of Green and open space (Permitted)  
 Balance area of Plot (1 - 4)  
 Plot Area For Coverage  
 Plot Area For FSI  
 Total Perm. FSI Area  
 6. Total Built up area permissible at:  
 Permissible Coverage area ( % )  
 Proposed Coverage Area ( % )  
 Total Prop. Coverage Area ( % )  
 Balance coverage area ( % )

**Color Notes**

**FLYING BOUNDARY**

**ABUTTING ROAD**

**PROPOSED CONSTRUCTION COMMON LOT**

**ROAD ALIGNMENT (ROAD WIDENING AREA)**

**FUTURE T.P. SCHEME DEDUCTION AREA**

**EXISTING (To be retained)**

**EXISTING (To be demolished)**

**Tenements Density Check**

**Green and open space Area**

**Land use analysis/ Area distribution (Table 2c)**

**Individual Amenity Check (b)**

**OWNER'S NAME AND SIGNATURE**  
 JHM INFRA HOMES PVT. LTD. DIRECTOR MR. MANSOOR HASAN KHAN S/O MR. N.S.  
 KHAN,uditi.chaudhary500@gmail.com,9897073073

**ARCHITECT'S NAME AND SIGNATURE**  
 Pawan Bhatt  
 CA9925535

**Bareilly Development Authority**

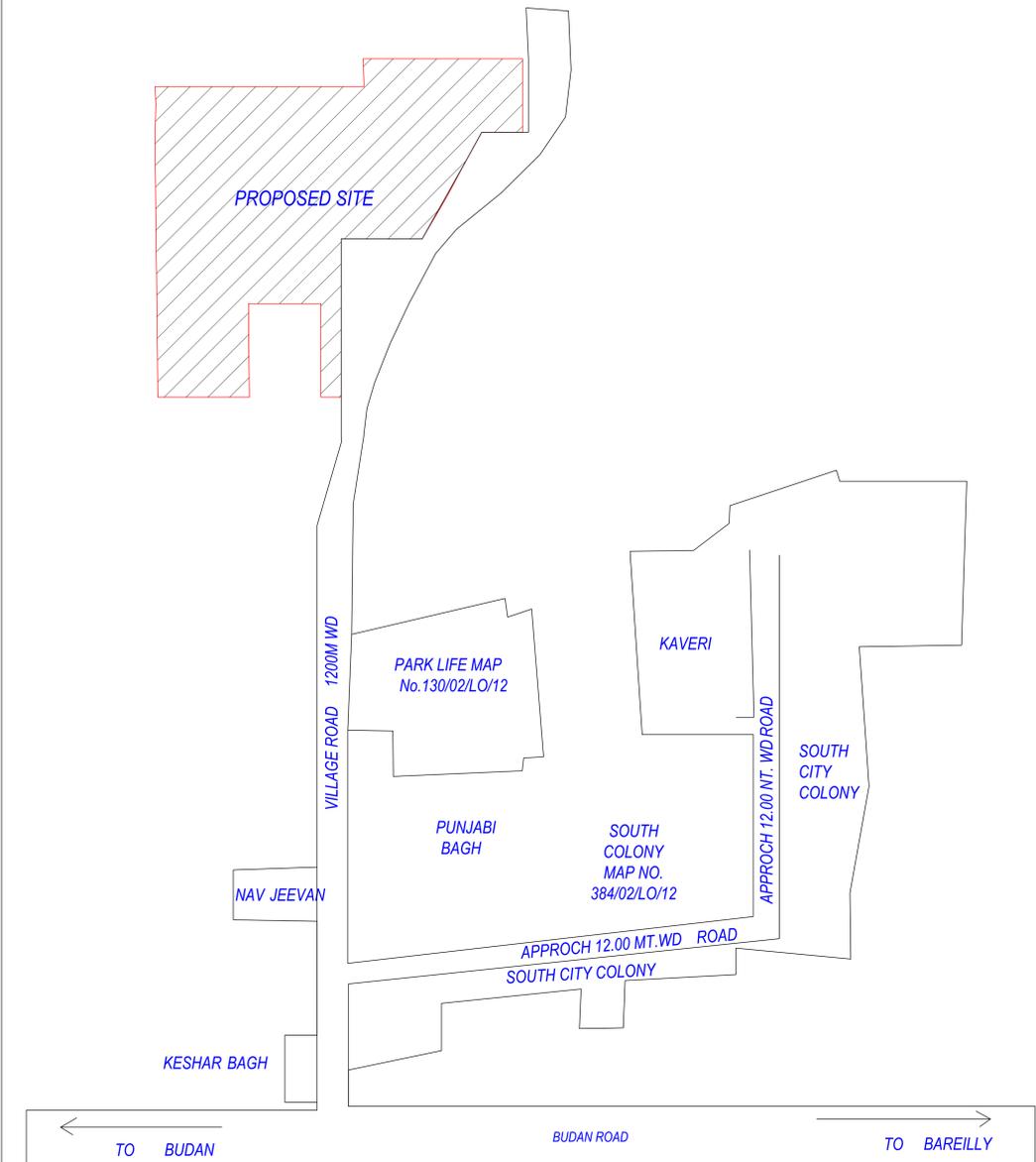
**Building Plan Application Number**  
 BDA/20-21/0245

**Sanctioned On**  
 01 Nov 2021

**Valid Till**  
 30 Nov 2026

**Approved By**  
 Joginder Singh (Vice Chairman)

**Examined By**  
 Ajay Kumar Garg (Junior engineer)  
 Ramkumar Chaudhary (Assistant Engineer)  
 Ajay Kumar Garg (Junior engineer)  
 Ramkumar Chaudhary (Assistant Engineer)  
 Rajiv Dixit (Supritendant/Executive Engineer)  
 Rajiv Dixit (Chief Town Planner)



**LEGEND**

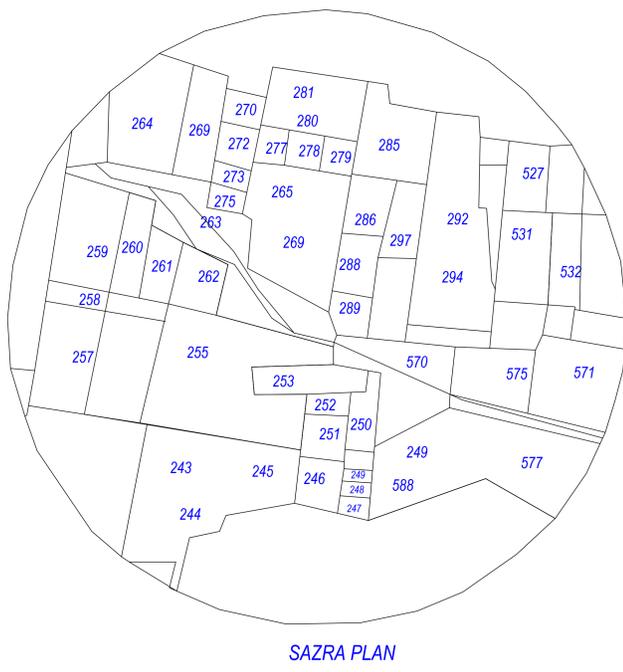
WATER LINE

SEWER LINE

DRAIN

ELECTRIC LINE

GATA NO.	AREA (SQMT)
255	6690
257P	1225
258P	185
260	1220
261	1210
262	1210
<b>TOTAL</b>	<b>11740</b>



**COMMERCIAL**

S1-S9	4.10X8.07	9	297.78
COM-1	15.05X6.60	1	99.33
COM-2	15.05X6.57	1	98.88
<b>TOTAL</b>		<b>11</b>	<b>495.99</b>

**PLOT AREA DETAILS**

PLOT NO.	SIZE	NO. OF PLOTS	AREA	TOTAL AREA
1	6.14X13.60	1	83.54	83.54
2-6	6.10X13.60	5	82.98	414.90
7	7.35X13.60	1	99.96	99.96
8	6.56X13.60	1	89.22	89.22
9	6.56X13.60	1	89.22	89.22
10	6.56X13.62	1	89.39	89.39
11	13.78X7.25	1	99.95	99.95
12-14	13.78X7.24	3	99.83	299.30
15	13.78X7.19	1	99.14	99.14
16	7.35X13.48	1	99.12	99.12
17	6.56X13.56	1	88.95	88.95
18	6.56X13.63	1	89.43	89.43
19	7.28X13.73	1	99.93	99.93
20-26	15.05X6.57	7	98.88	692.15
27	15.05X6.60	1	99.33	99.33
28-35	15.05X6.57	8	98.88	791.03
35A	18.00X-	1	73.22	73.22
35B-35C	18.00X4.10	2	73.87	147.74
36-48	18.00X7.86	13	141.48	1839.24
49	18.00X7.94	1	142.92	142.92
<b>TOTAL</b>		<b>52</b>		<b>5536.46</b>

**DESCRIPTION OF PLOTS UNDER COMMENT NO.-II ON PAGE NO.-3**

plot size	NOS.	%
UPTO 100 SQMT	38	73.08 %
MORE THAN 100 SQMT	14	26.92 %
<b>TOTAL</b>	<b>52</b>	<b>100 %</b>

**DENSITY & POPOULATION CALCULATION**

TOTAL NO. OF RESIDENTIAL PLOT=52 NO.  
 ALLOWABLE DENSITY & POPULATION =750 PERSON/ HECT.  
 ALLOWABLE POPULATION= 1.0604X750=795.30 PERSON  
 PROPOSED DENSITY & POPULATION  
 NO. OF PLOTS (50-150 )SQMT=52 Nos.  
 UNIT = 52X1 =52 Nos. UNIT  
 ACHIEVED POPULATION =52X5=260 PERSON  
 ACHIEVED DENSITY =245.19 PERSON/HECTARE

**Proposed Population Calculation**

Sl. No.	Use	Sub Use	Range	No.	Perm. Use	Perm. Person	Total Person
7	Residential	Plot Area development / Plotted Housing		2		10	10
8	Residential	Plot Area development / Plotted Housing		2		10	10
35	Residential	Plot Area development / Plotted Housing		2		10	10
34	Residential	Plot Area development / Plotted Housing		2		10	10
33	Residential	Plot Area development / Plotted Housing		2		10	10
32	Residential	Plot Area development / Plotted Housing		2		10	10
31	Residential	Plot Area development / Plotted Housing		2		10	10
30	Residential	Plot Area development / Plotted Housing		2		10	10
29	Residential	Plot Area development / Plotted Housing		2		10	10
28	Residential	Plot Area development / Plotted Housing		2		10	10
27	Residential	Plot Area development / Plotted Housing		2		10	10
18	Residential	Plot Area development / Plotted Housing		2		10	10
18	Residential	Plot Area development / Plotted Housing		2		10	10
47	Residential	Plot Area development / Plotted Housing		2		10	10
46	Residential	Plot Area development / Plotted Housing		2		10	10
45	Residential	Plot Area development / Plotted Housing		2		10	10
36	Residential	Plot Area development / Plotted Housing		2		10	10
37	Residential	Plot Area development / Plotted Housing		2		10	10
38	Residential	Plot Area development / Plotted Housing		2		10	10
39	Residential	Plot Area development / Plotted Housing		2		10	10
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42	Residential	Plot Area development / Plotted Housing		2		10	10
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25	Residential	Plot Area development / Plotted Housing		2		10	10
26	Residential	Plot Area development / Plotted Housing		2		10	10
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5	Residential	Plot Area development / Plotted Housing		2		10	10
4	Residential	Plot Area development / Plotted Housing		2		10	10
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12	Residential	Plot Area development / Plotted Housing		2		10	10
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14	Residential	Plot Area development / Plotted Housing		2		10	10
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16	Residential	Plot Area development / Plotted Housing		2		10	10
17	Residential	Plot Area development / Plotted Housing		2		10	10
18	Residential	Plot Area development / Plotted Housing		2		10	10
19	Residential	Plot Area development / Plotted Housing		2		10	10
1	Residential	Plot Area development / Plotted Housing		2		10	10
35C	Residential	Plot Area development / Plotted Housing		2		10	10
35B	Residential	Plot Area development / Plotted Housing		2		10	10
35A	Residential	Plot Area development / Plotted Housing		2		10	10
<b>Grand Total</b>							<b>520</b>

**OWNER'S NAME AND SIGNATURE**  
 JHM INFRA HOMES PVT. LTD. DIRECTOR MR. MANSOOR HASAN KHAN S/O MR. N.S. KHAN,uditi.chaudhary502@gmail.com,9897072073

**ARCHITECT'S NAME AND SIGNATURE**  
 Pawan bhatt CA9925535 ENGINEER

**Bareilly Development Authority**

**Building Plan Application Number**  
 BDA/LD/20-21/0245

**Sanctioned On**  
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**Approved By**  
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**Examined By**  
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 Ramkumar Chaudhary (Assistant Engineer)  
 Ajay Kumar Garg (Junior engineer)  
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 Rajiv Dixit (Supritendent/Executive Engineer)  
 Rajiv Dixit (Chief Town Planner)