



AREA STATEMENT	
1. Area of Plot As per record	640.02
2. Deduction for Proposed roads (As per site condition)	640.02
3. Net Area of plot (1 - 2) AREA OF PLOT	0.00
4. % of Green and open space (Regd.)	0.00
5. Balance area of Plot (-4)	0.00
6. Total Built up area permissible at	350.01
7. Proposed Coverage Area (3.78 %)	24.27
8. Total Prop. Coverage Area (3.78 %)	24.27
9. Balance coverage area (46.21 %)	295.74
Proposed Area at:	
Proposed Built up	Proposed F.S.I
Lower Ground Floor	24.27
Upper Ground Floor	24.27
First Floor	0.00
Terrace Floor	0.00
Total Area	48.54
Total FAR Area	686.47
Total Built up Area	719.33
Proposed F.S.I. consumed	1.07
C. Tenement Proposed At:	
IG.F	16.00
All Floors	6.00
Total Tenements (3 + 4)	22
E. Parking Statement	
Parking Space Required as per Regulations:	13.75
F. Proposed Parking Space:	
	110.00

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Yellow
ROAD ALIGNMENT (ROAD WIDENING AREA)	Blue
FUTURE T.P. SCHEME DEDUCTION AREA	Light Blue
EXISTING (To be retained)	Dark Blue
EXISTING (To be demolished)	Light Green

Building	No. of Store Bldg	Gross Built Up Area (Sq.mt)	Deductions From Gross BUA/Area in Sq.mt		Total Built Up Area (Sq.mt)	Existing FAR Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Deductions (Area in Sq.mt)	Existing Sanctioned FAR Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	No. of Unit
			Duct/Void, Duct, Chok	Other								
PLOT NO (LOCAL SHOPPING 04)	1	721.66	2.34	719.32	637.92	81.40	32.86	637.92	48.54	686.46	22	
Grand Total:	1	721.66	2.34	719.32	637.92	81.40	32.86	637.92	48.54	686.46	22	

PARKING CHECK (Table 7b)						
Vehicle Type	No.	Reduced Range Parking (In case of Plot having RW/Area surrendered FOC)	Regd.		Prop.	
			Area	No.	Area	No.
Equivalent Car Space	-	-	-	-	8	110.00
Total Car	1	-	13.75	8	110.00	110.00
Total	-	-	13.75	8	110.00	110.00

BUILDING USE/SUBUSE DETAILS												
Building Name	Building Use	Building Subuse	Building Line Group	Building Type	Building Structure	No. Of Non-Residential Units	Floor Name	Floor Use	Floor Subuse	FAR Name	FAR Use	FAR Subuse
PLOT NO (LOCAL SHOPPING 04)	Commercial	Commercial Building		Lowrise Building		22	LOWER GROUND FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building
							UPPER GROUND FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building
							FIRST FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building
							TERRACE FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building

TREE DETAILS (Table 3h)			
Plot	Name	Nos. Of Trees	
		Regd	Prop
PLOT	Tree	7	8

REQUIRED PARKING (Table 7a)							
Building Name	Type	Subuse	Area (Sq.mt)	Units	Car	Prop.	Regd. Unit
PLOT NO (LOCAL SHOPPING 04)	Commercial	Commercial Building	> 0	100	48.54	1.00	1
Total	-	-	-	-	-	-	1

OWNER'S NAME AND SIGNATURE  
 M/S ELDECO INFRABUILD LTD. sundeep.chawla@eldecoproperties.com, 9837394111

BUILDINGWISE FLOOR FAR DETAILS							
Floor Name	PLOT NO (LOCAL SHOPPING 04)				Total		
	Proposed Built Up Area (Sq.mt)	Existing Built up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Existing FAR Area (Sq.mt)	Total Proposed Built Up Area (Sq.mt)	Total Existing Built Up Area (Sq.mt)	Total FAR Area (Sq.mt)
Lower Ground Floor	24.27	212.38	24.27	212.38	24.27	212.38	24.27
Upper Ground Floor	24.27	213.16	24.27	213.16	24.27	213.16	24.27
First Floor	0.00	212.38	0.00	212.38	0.00	212.38	0.00
Terrace Floor	32.86	0.00	0.00	0.00	32.86	0.00	0.00
Total	81.40	637.92	48.54	637.92	81.40	637.92	48.54

ARCHITECT'S NAME AND SIGNATURE  
 SANJAY KUMAR GUPTA  
 CA/89/12382



Bareilly Development Authority  
 Building Plan Application Number  
 BDA/BP/21-22/0153  
 Sanctioned On  
 22 Oct 2021

Valid Till  
 21 Oct 2026

Approved By  
 Joginder Singh (Vice Chairman)

Examined By  
 Rajesh Kumar Sharma (Junior engineer)  
 Rankumar Chaudhary (Assistant Engineer)  
 Rajiv Dixit (Supritendant/Executive Engineer)  
 Rajiv Dixit (Chief Town Planner)  
 Rajiv Dixit (Secretary)

# SITE PLAN

SITE PLAN  
 (Scale - 1:100)

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.

Total Plot Area: -	640.02	Total FAR Area: -	686.47
Total Coverage Area: -	24.27	Total BUA Area: -	719.33