

SITE PLAN
(Scale - 1:400)

PLOT	Name	Nos Of Trees	
		Reptd	Prop
PLOT	Tree	23	36

Vehicle Type	No.	Reptd		Prop	
		Area	No.	Area	No.
Equivalent Car Space	-	-	120	1650.00	-
Total Car	120	-	120	1650.00	-
Visitor's Car Parking	2	-	5	68.75	-
Other Parking	-	-	-	1728.56	-
Total	-	-	125	1677.50	3457.30

Building Name	Type	SubUse	Area (Sq.mt)	Parking space reqd for every	Units		Car		Visitors Car	
					Prop.	Reptd./Unit	Prop.	Reptd./Unit	Prop.	Reptd./Unit
A (PROP)	Commercial	Retail Shop	>0	100	55.17	1.00	1	-	-	-
A (PROP)	Residential	Affordable Housing	>75	1	15.00	-	-	-	1.00	2
Total:							120	120		2

BASEMENT FLOOR PLAN
(SCALE 1:100)



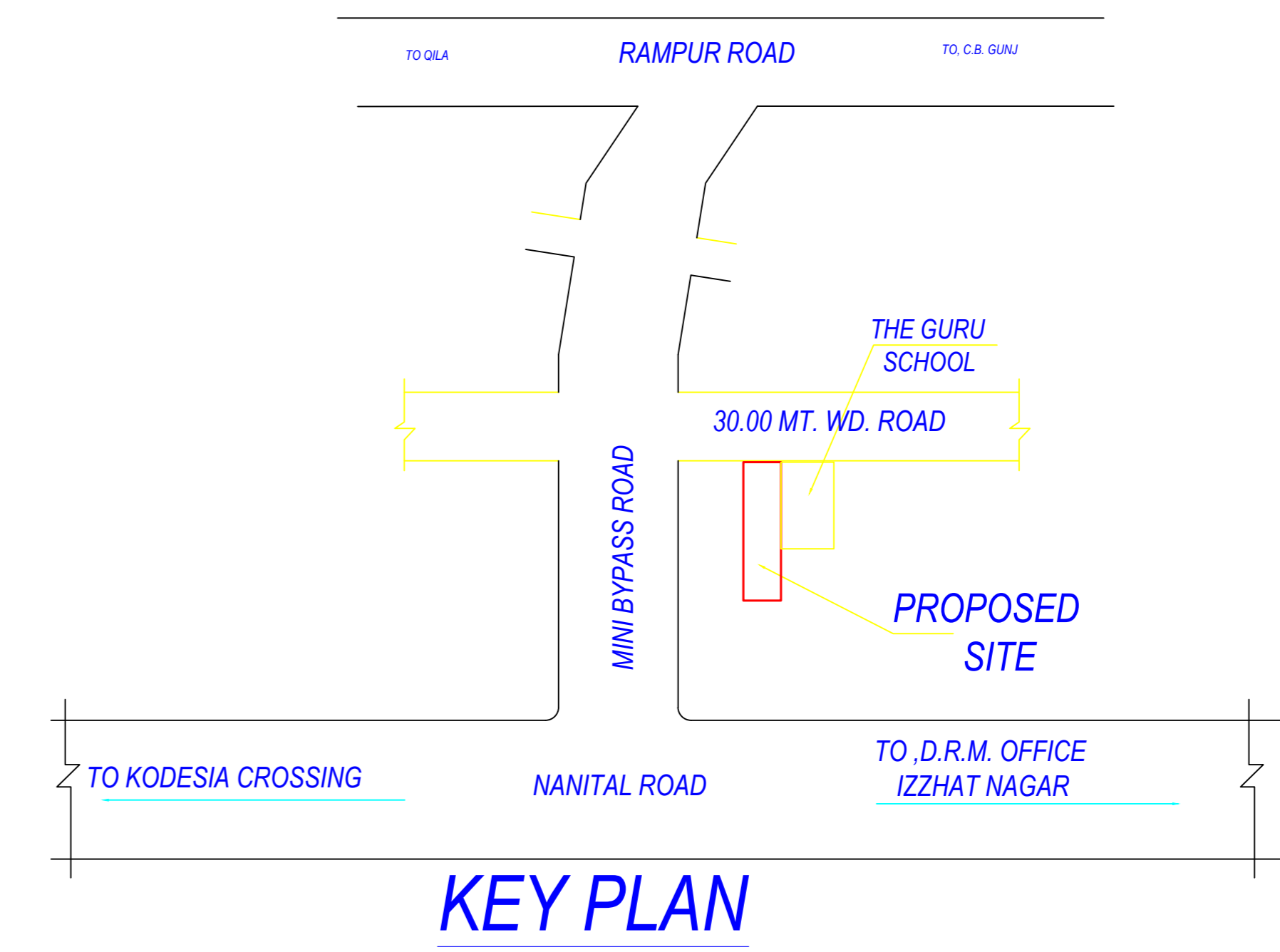
STILT FLOOR PLAN
(Proposed)
(SCALE 1:100)



Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Proposed Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)
Basement Floor	1843.60	0.00	1843.60	0.00
Stilt Floor	1896.87	55.17	1896.87	55.17
First Floor	1610.62	1474.59	1610.62	1474.59
Second Floor	1610.62	1474.59	1610.62	1474.59
Third Floor	1724.90	1477.49	1724.90	1477.49
Fourth Floor	1724.90	1477.49	1724.90	1477.49
Fifth Floor	1724.90	1477.49	1724.90	1477.49
Sixth Floor	1724.90	1477.49	1724.90	1477.49
Seventh Floor	1724.90	1477.49	1724.90	1477.49
Terrace Floor	91.39	0.00	91.39	0.00
Total:	15477.60	10391.80	15477.60	10391.80

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units	Deductions From Gross BUA/Area in Sq.mt.										Total FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No of Unit
								Murty	Lift	Lift Machine	Balcony	Ramp	Parking	Resi.	Commercial	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)			
A (PROP)	Residential	Affordable Housing		Highrise		119	1	118.30	15477.60	301.14	77.16	8.57	202.99	1149.45	308.58	3037.88	10336.63	55.17	10391.80	120
Grand Total:						119	1	118.30	15477.60	301.14	77.16	8.57	202.99	1149.45	308.58	3037.88	10336.63	55.17	10391.80	120

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units	Deductions (Area in Sq.mt.)										Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No of Unit
								Murty	Lift	Lift Machine	Balcony	Ramp	Parking	Resi.	Commercial	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)			
A (PROP)	Residential	Affordable Housing		Highrise		119	1	118.30	15477.60	301.14	77.16	8.57	202.99	1149.45	308.58	3037.88	10336.63	55.17	10391.80	120
Grand Total:						119	1	118.30	15477.60	301.14	77.16	8.57	202.99	1149.45	308.58	3037.88	10336.63	55.17	10391.80	120



KEY PLAN

AREA STATEMENT		VERSION NO : 1.0.88	
PROJECT DETAIL :		VERSION DATE: 10/05/2023	
Authority: Bareilly Development Authority	Pot Use: Residential		
Authority Class: Category C	Pot SubUse: Affordable Housing		
Authority/Grade: Development Authority (DA)	Development Plan: Master Plan		
Case Track: Regular	Land Use Zone: Residential Use Zone		
Project Type: Group Development	Land SubUse Zone: Residential Zone		
Nature of Development: NEW	Layout Type: NA		
Development Area: Underdeveloped Area			
SubDevelopment Area: NA			
Special Project: Affordable Housing under Policy 2021 (AHP 2021)			
Site Address: District Bareilly, Tehsil Bareilly, Village NA			
AREA DETAILS :		Sq.Mts.	
1. Area of Plot As per record	NA	4792.00	
As per site condition	NA	4792.56	
Area of Plot Considered	NA	4428.58	
2. Deduction for			
Topographic roads		360.97	
Road Widening Area		360.97	
Utility reservations		0.00	
Total - (2)		721.94	
3. Net Area of plot (1 - 2) AREA OF PLOT		4428.58	
Plot Area For Coverage		4428.58	
Plot Area For FAR		4428.58	
1. Perm. FAR Area (2.50)		11071.45	
Total Perm. FAR area (2.50)		11071.45	
6. Permissible Coverage area (50.00%)	Total Built up area permissible at:	2214.29	
Proposed Coverage Area (34.39%)		1522.97	
Total Prop. Coverage Area (34.39%)		1522.97	
Balance coverage area (15.61%)		691.32	
Proposed Area at:			
	Proposed Built up	Proposed F.S.I	Existing F.S.I
Basement Floor	1843.60	0.00	0.00
Stilt Floor	1896.87	0.00	55.17
First Floor	1610.62	0.00	1474.59
Second Floor	1610.62	0.00	1474.59
Third Floor	1724.90	0.00	1477.49
Fourth Floor	1724.90	0.00	1477.49
Fifth Floor	1724.90	0.00	1477.49
Sixth Floor	1724.90	0.00	1477.49
Seventh Floor	1724.90	0.00	1477.49
Terrace Floor	91.39	0.00	0.00
Total Area:	15477.60	0.00	10391.80
Total FAR Area:			10391.80
Accessory/Use Area Added in Built-up Area:			6.81
Total Built-up Area:			15484.42
Proposed F.S.I. consumed:			2.35
C. Tenement Statement			
4. Tenement Proposed At:			
All Floors	120.00		
5. Total Tenements (3 + 4)	120		
E. Parking Statement			
1. Parking Space Required as per Regulations:			1677.50
2. Proposed Parking Space:			4911.74

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	Orange
EXISTING (To be retained)	Light Green
EXISTING (To be demolished)	Light Yellow

Additional Permissible FAR		
Area covered under	Proposed Area	Total Proposed Area
FAR AREA		
Lift Lobby	10.00	
Lift Lobby	10.00	
Lift Lobby	10.00	
Lift Lobby	10.00	140.00
Lift Lobby	50.00	
Lift Lobby	50.00	
Non FAR AREA		
Fire Escape/Staircase/HEADROOM	12.40	
STAIRCASE/HEADROOM	17.61	
STAIRCASE/HEADROOM	17.49	
Lift Machine Room	4.29	
Lift	4.29	
Total	68.90	68.90

Additional Permissible FAR						
Permissible FAR	Proposed FAR	5% Additional FAR	Sum of Non FAR Area	Balance Non FAR Area	Sum of FAR Area	Balance FAR Area
11071.45	10391.80	523.57	68.90	454.67	160.00	344.67
						10391.80

Green and open space Area	
Name	Prop. Area
GREEN AREA-801.59 Sqmft.	801.59

OWNER'S NAME AND SIGNATURE
 NANDI BUILDTECH PVT.LTD DIRECTOR SHOBHIT AGARWAL, shobhitagarwal_30@cloud.com, 863036601

ARCHENG'S NAME AND SIGNATURE
 SUMIT AGARWAL CA/1999/24025



Building Plan Application Number
 BDA/BP/23-24/0094

Sanctioned On
 20 Oct 2023

Valid Till
 24 Oct 2028

Approved By
 Jogindra Singh (Vice Chairman)

Examined By
 Arvind Kumar Srivastava (Junior engineer)

ANIL KUMAR (Assistant Engineer)

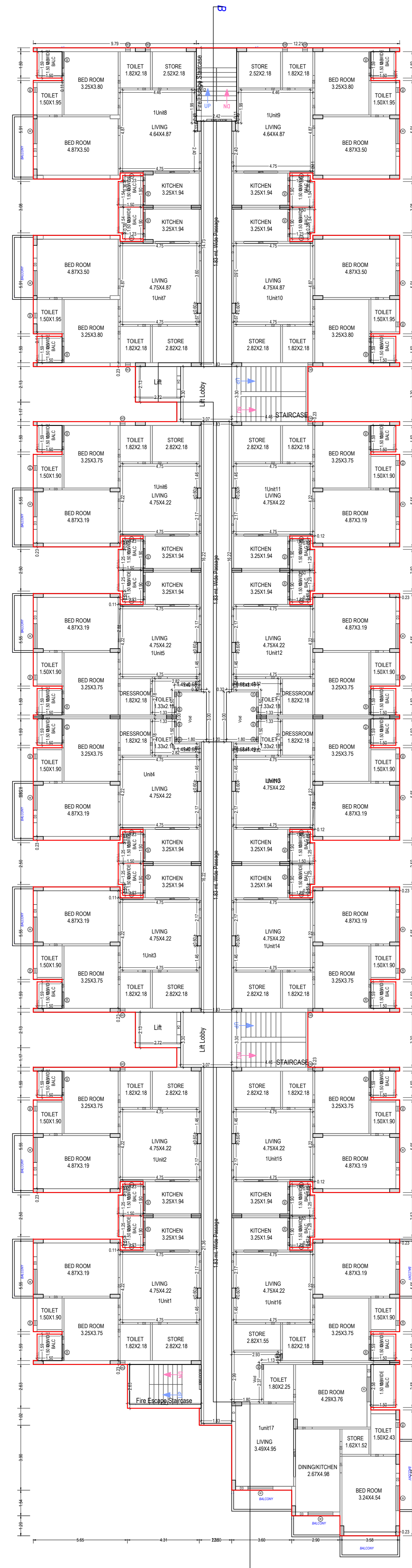
APN SINGH (Supintendent/Executive Engineer)

APN SINGH (Chief Town Planner)

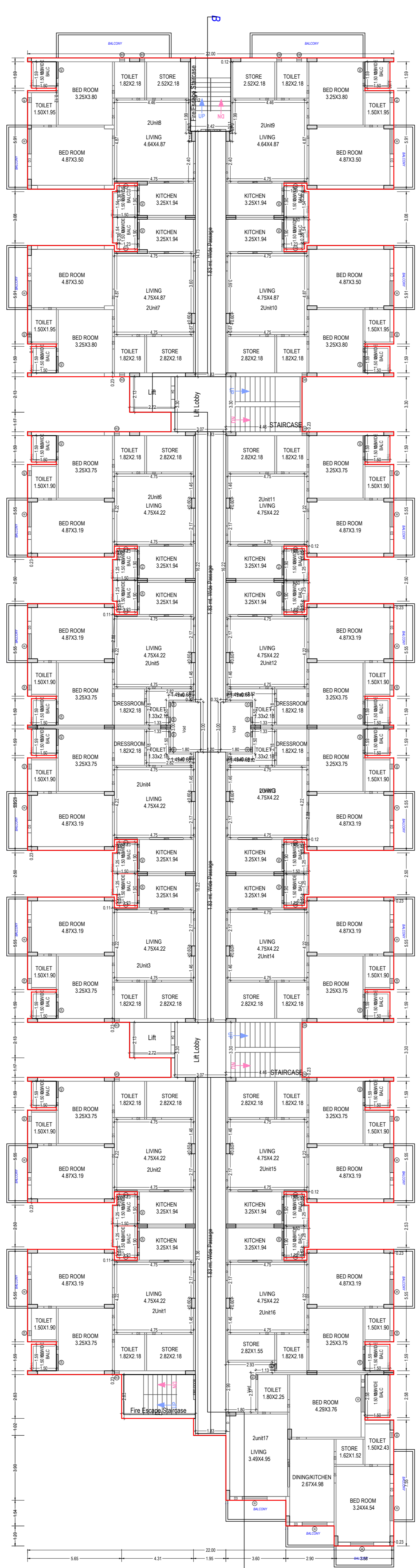
Yogendra Kumar (Secretary)
 Jogindra Singh (Vice Chairman)

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.
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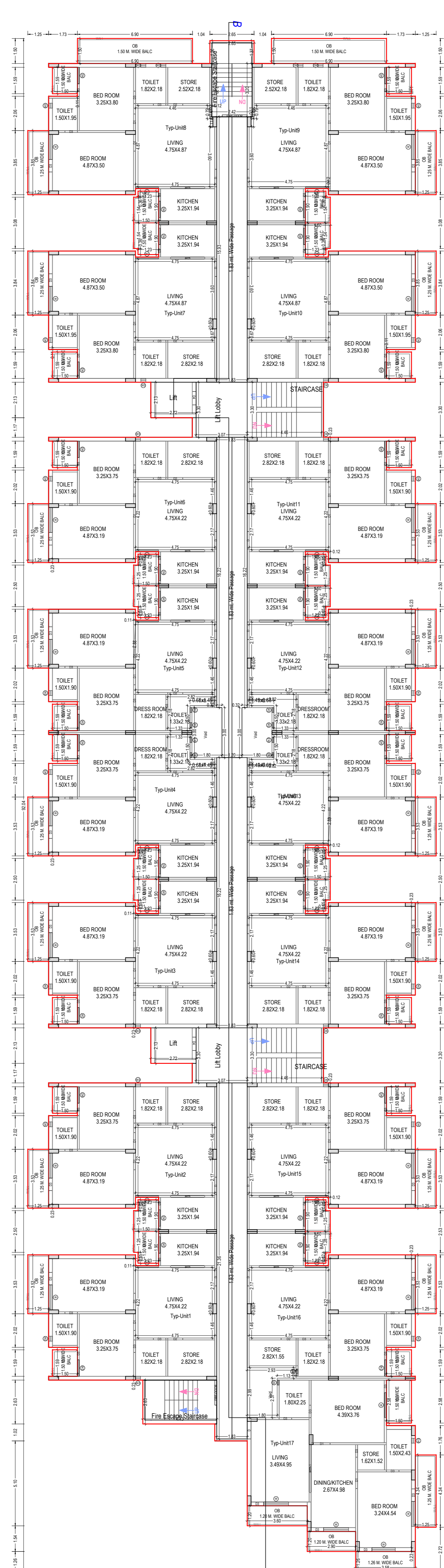
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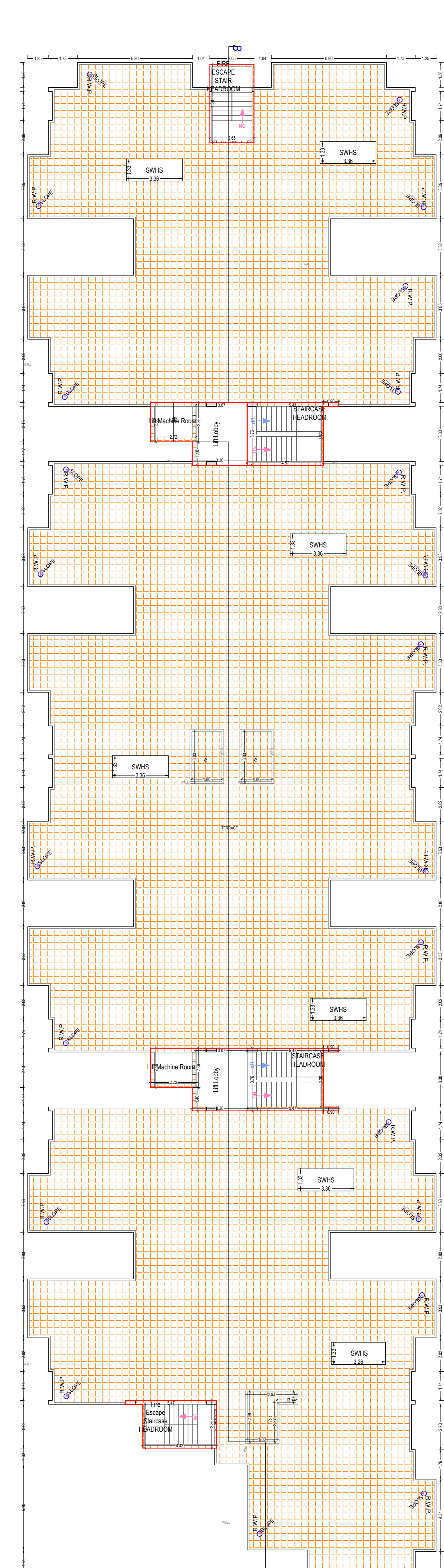
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TYPICAL - 3, 4, 5, 6, 7 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

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ARCHITECT'S NAME AND SIGNATURE
SUMIT AGARWAL
CA/1999/24025

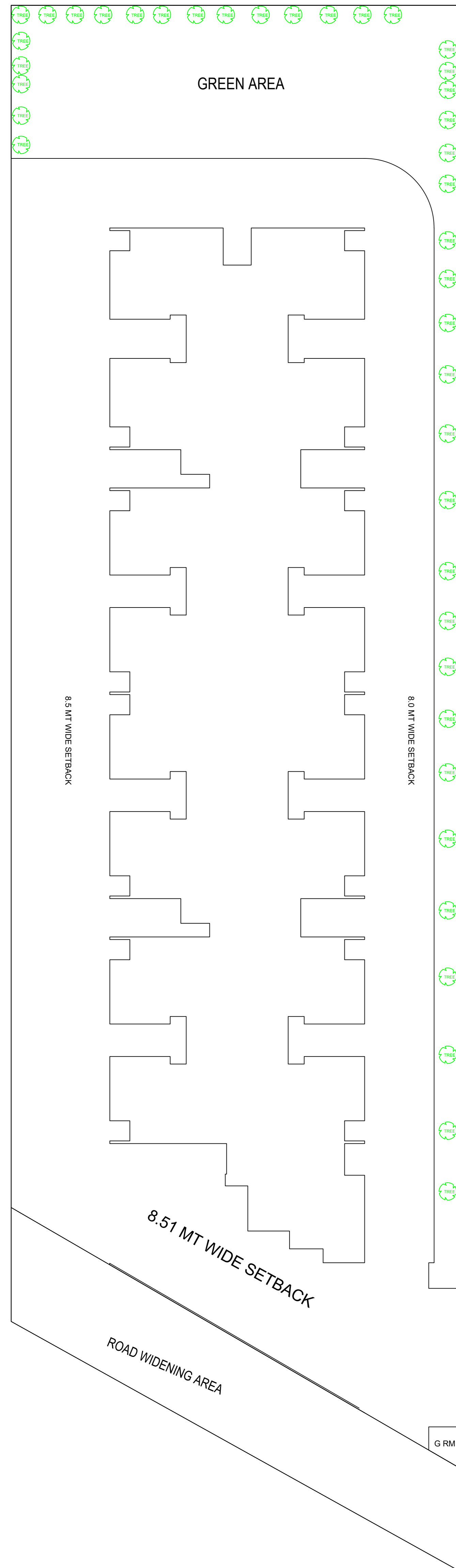


Building Plan Application Number
BDA/BP23-240094
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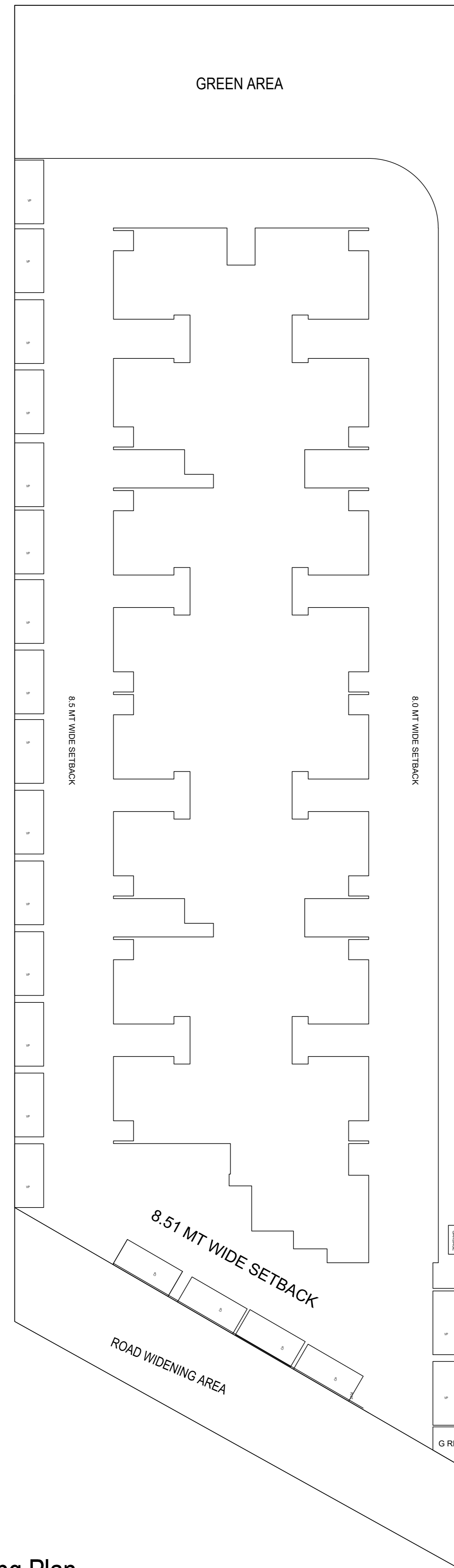
Approved By
Jogindra Singh (Vice Chairman)
Examined By
Arvind Kumar Srivastava (Junior engineer)
ANIL KUMAR (Assistant Engineer)
APN SINGH (Supritendant/Executive Engineer)
APN SINGH (Chief Town Planner)
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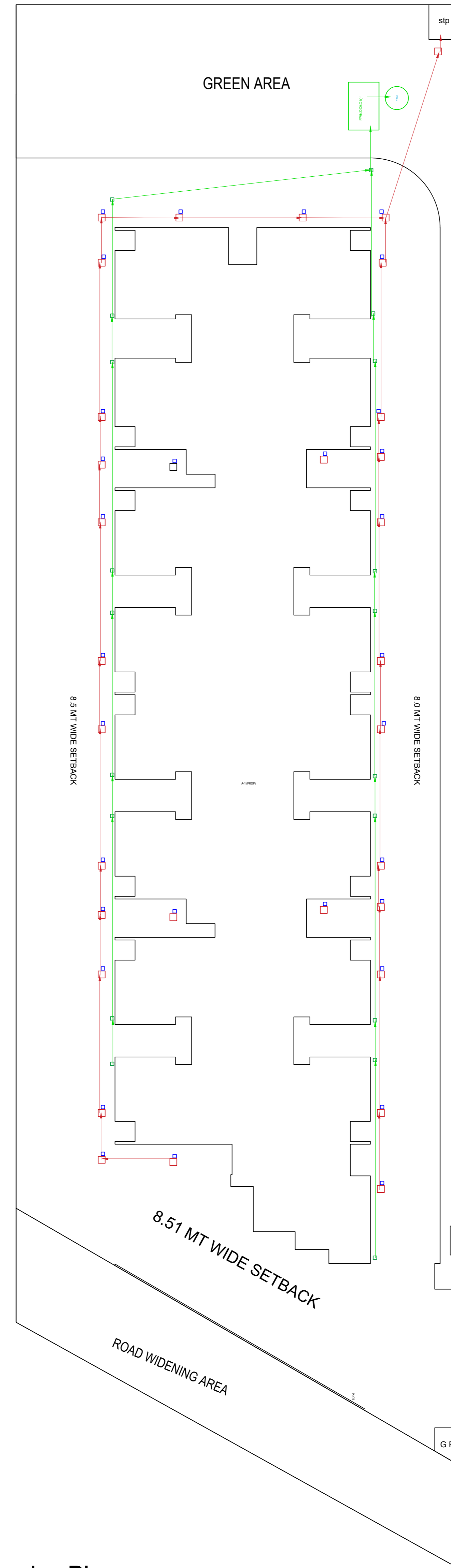
Total Plot Area :-	4428.58	Total FAR Area :-	10391.80
Total Coverage Area :-	1522.97	Total BUA Area :-	15484.42



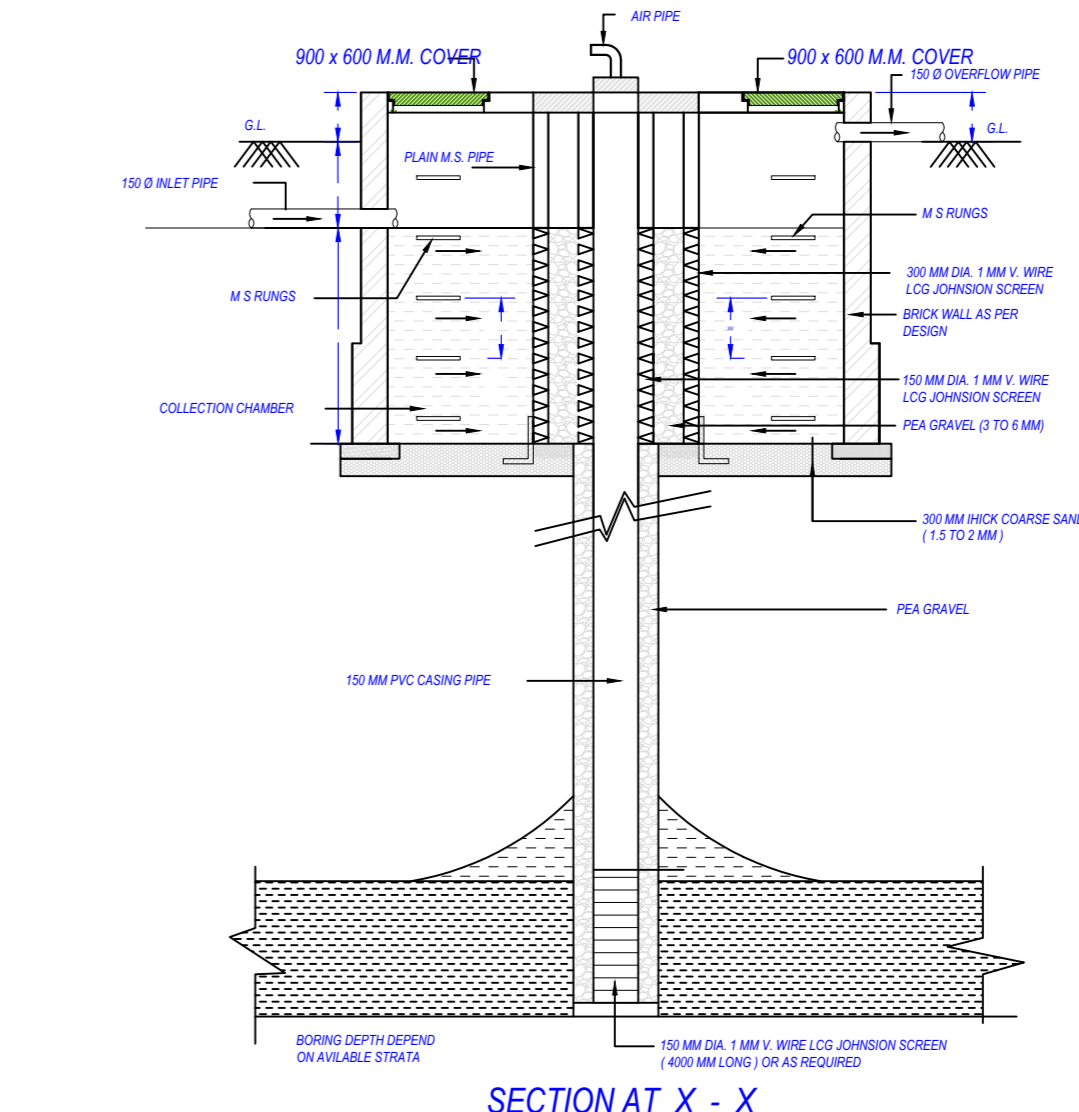
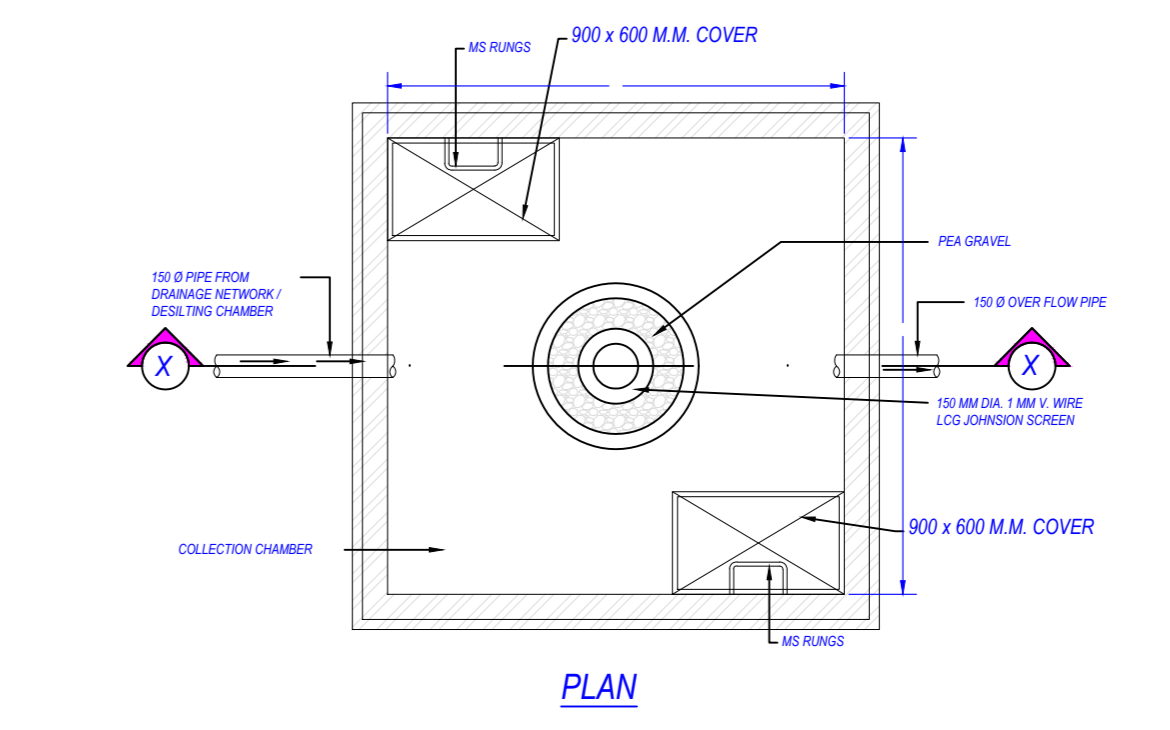
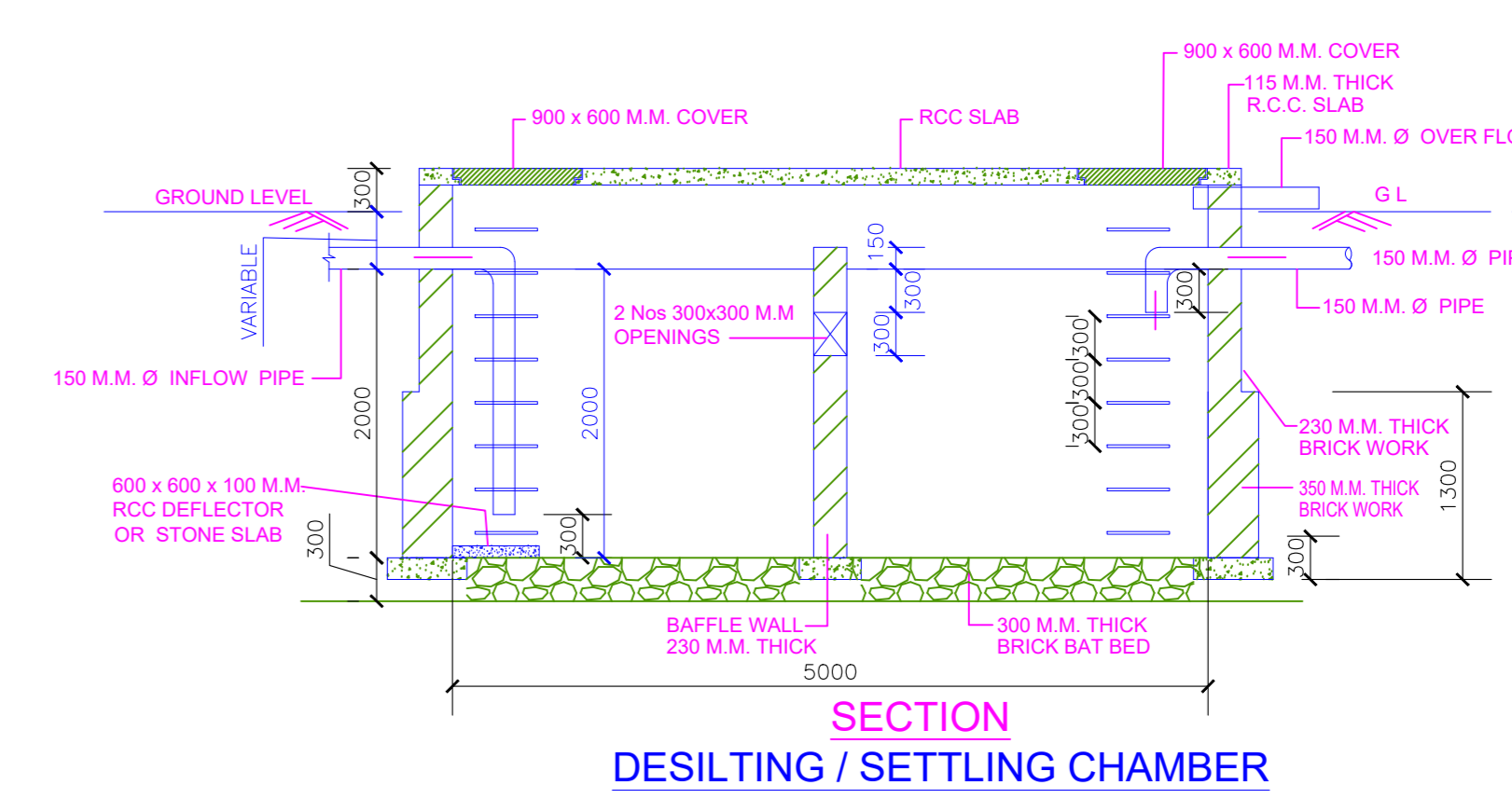
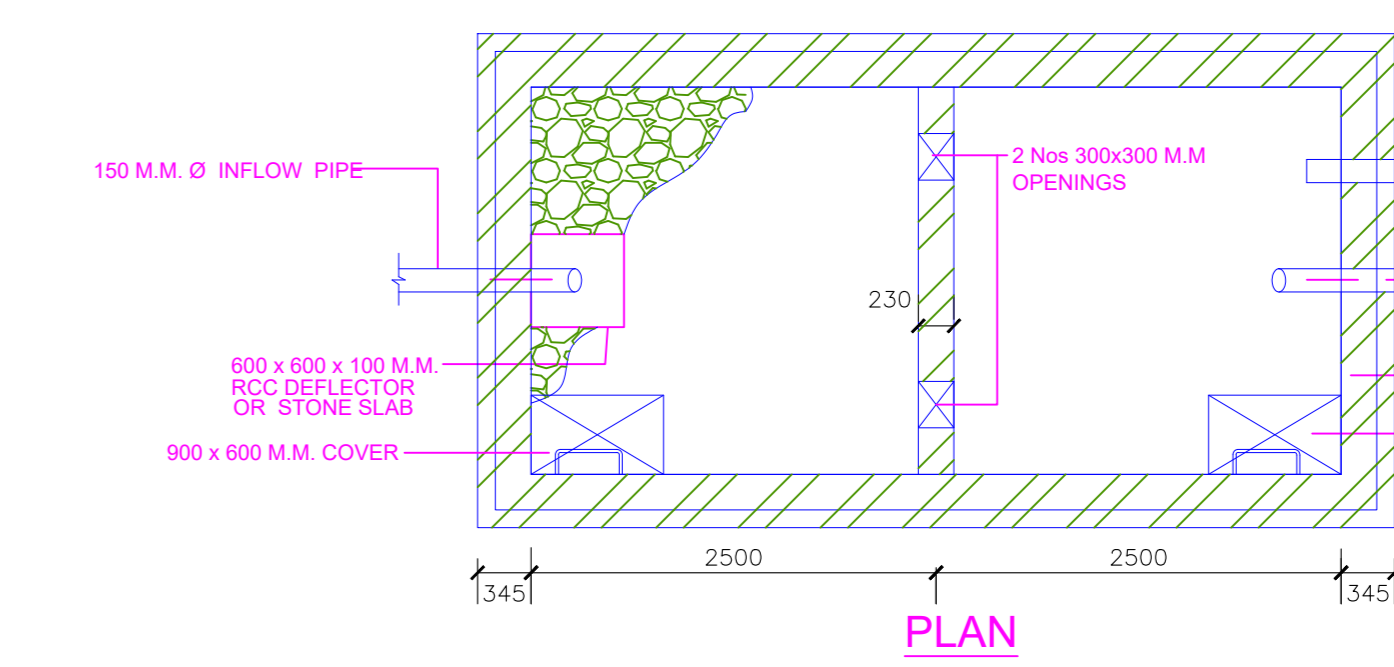
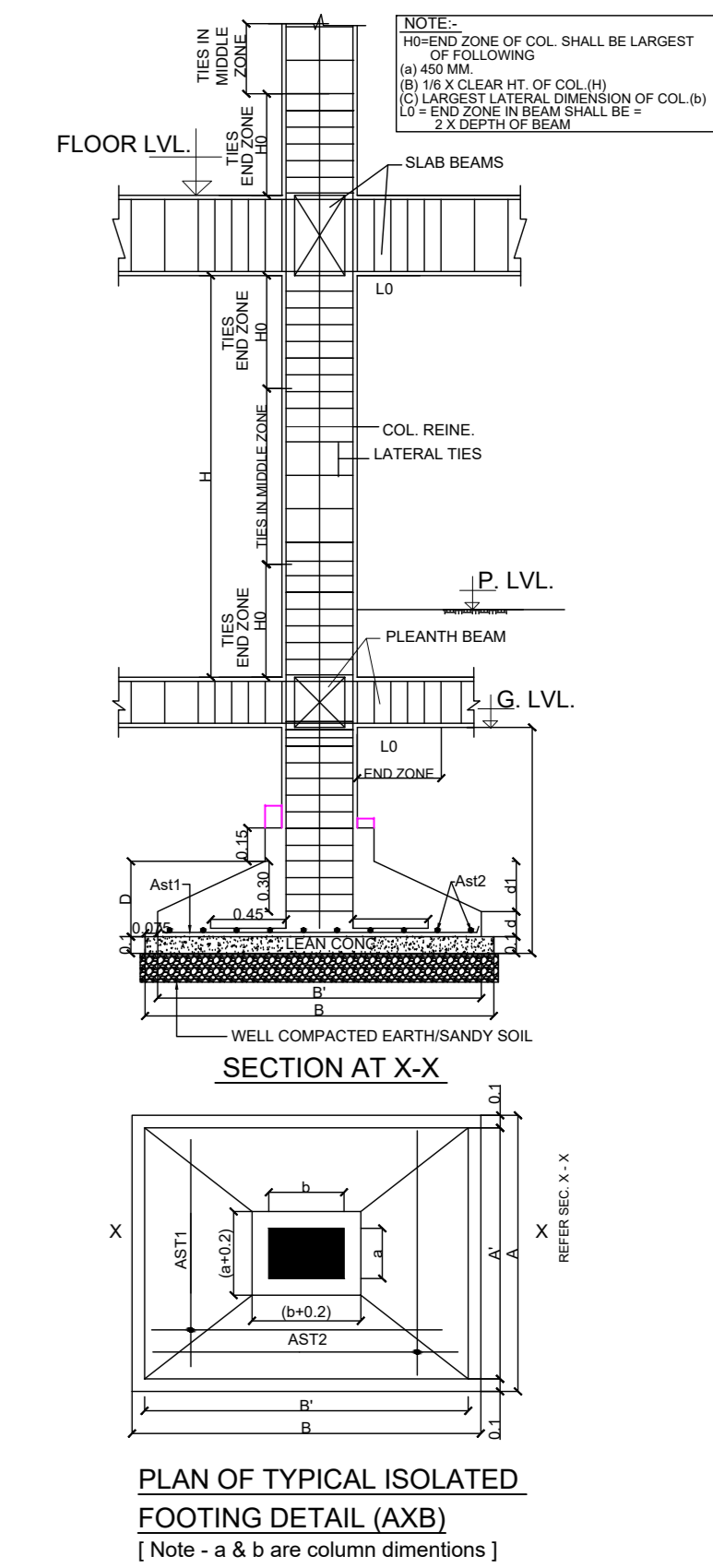
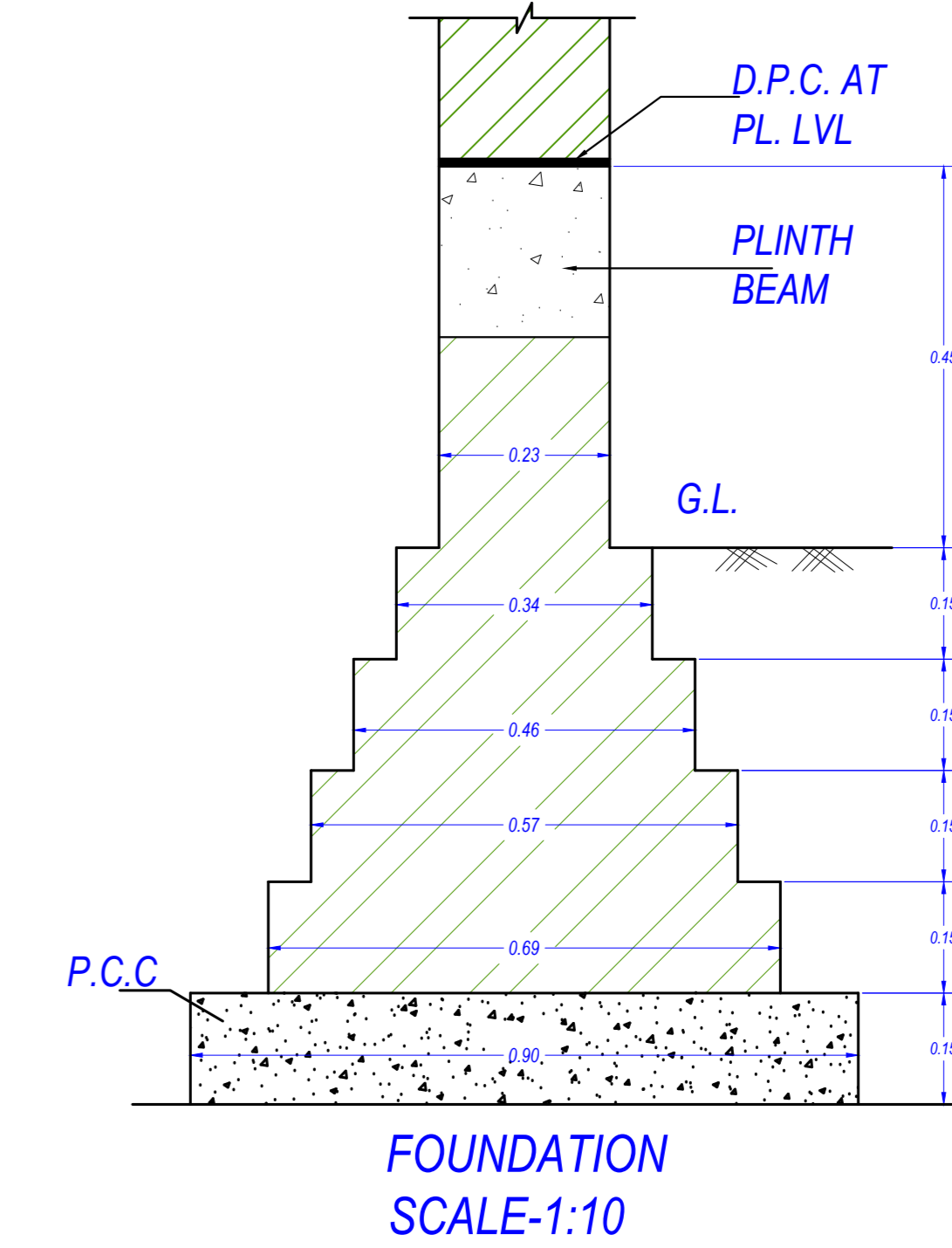
LandScape Plan



Parking Plan



Service Plan



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