

AREA STATEMENT		VERSION NO. 1.0.01
PROJECT DETAIL		VERSION DATE: 07/08/2023
Authority	Ayodhya-Faizabad Development Authority	Plot Use: Residential
Authority Class	Category D	Plot Sub Use: Plotted Res. development / Plotted Housing
Authority Grade	Development Authority (DA)	Development Plan: Master Plan
Case Type	Regular	Land Use Zone: Residential use Zone
Project Type	Layout Development	Land Sub Use Zone: Residential Zone
Name of Development	NEW	Layout Type: NA
Development Area	Undeveloped Area	
Sub-Development Area	Village Area	
Special Project	NA	
Site Address	District Ayodhya, Tehsil Sadar, Village NA	
AREA DETAILS		
1. Area of Plot As per record	-	63356.00
Document Area	-	58722.75
No. per site condition	-	58722.75
Area of Plot Considered	-	58722.75
2. Deduction for		
(a) Processed roads		0.00
(b) Any reservations		0.00
Total a + b		0.00
3. Net Area of plot (1 - 2) AREA OF PLOT		58722.75
Green and open space		8867.20
Plot Area For Coverage		58722.75
Plot Area For FSI		58722.75
Perm. FSI Area (1)		0.00
Total Perm. FSI area		0.00
5. 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
Total Area	0.00	0.00
Total FSI area	0.00	0.00
Total Built up Area	0.00	0.00
Proposed F.S.I. consumed		0.00
C. Tenement Statement		
1. Tenement Proposed At		

Color Notes

COLOR INDEX

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

Number of EWS/LIG unit required

Sl. No.	Plot Type	No. of Plot	No. of unit in one plot	Total Number of units	Proposed LIG/EWS Unit
1	Single Dwelling Unit	133	1	133	-
Total		133		133	
Number of EWS/LIG unit required (10% EWS)					14.00
Number of EWS/LIG unit required (10% LIG)					14.00
Total				133	14.00

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	27610.39	47.02
Provision For LIG EWS Area	1567.46	2.67
Road Area	16986.85	28.85
Garbage Collection Center	109.25	0.19
Garbage Collection Center	54.73	0.10
Garbage Collection Center	21.07	0.04
Garbage Collection Center	16.81	0.03
For informal Area	54.73	0.09
Kiosk/Booth/Platform	134.99	0.21
Sector Shopping	333.62	0.57
Convenient Shops	137.27	0.23
Club	2199.21	3.75
Public Open Space	8867.20	15.10
Other Area	769.88	1.31
Total net layout	58722.75	100.00

Individual Amenity Check b)

Name	Minimum Area	Prop	Minimum Count
Convenient Shops	60.00	137.27	1.00
Sector Shopping	275.00	458.62	2.00
For informal Area	37.50	54.73	1.00
Kiosk/Booth/Platform	60.00	109.25	4.00

Tenements Density Check

Net Housing Density	No. Of Tenements	No. Of Persons
Prop	881	4405
Per	468	2340

Green and open space Area

Name	Prop. Area
PARK & OPENSACE	8019.50
PARK & OPENSACE	2871.94
PARK & OPENSACE	740.23
PARK & OPENSACE	235.53

OWNER'S NAME AND SIGNATURE
 THE SARAYU, manish.chandra@hoabl.in, 809043377

ARCHITECT'S NAME AND SIGNATURE
 VIKRAM KUMAR JAISWAL
 AM158852/21082018



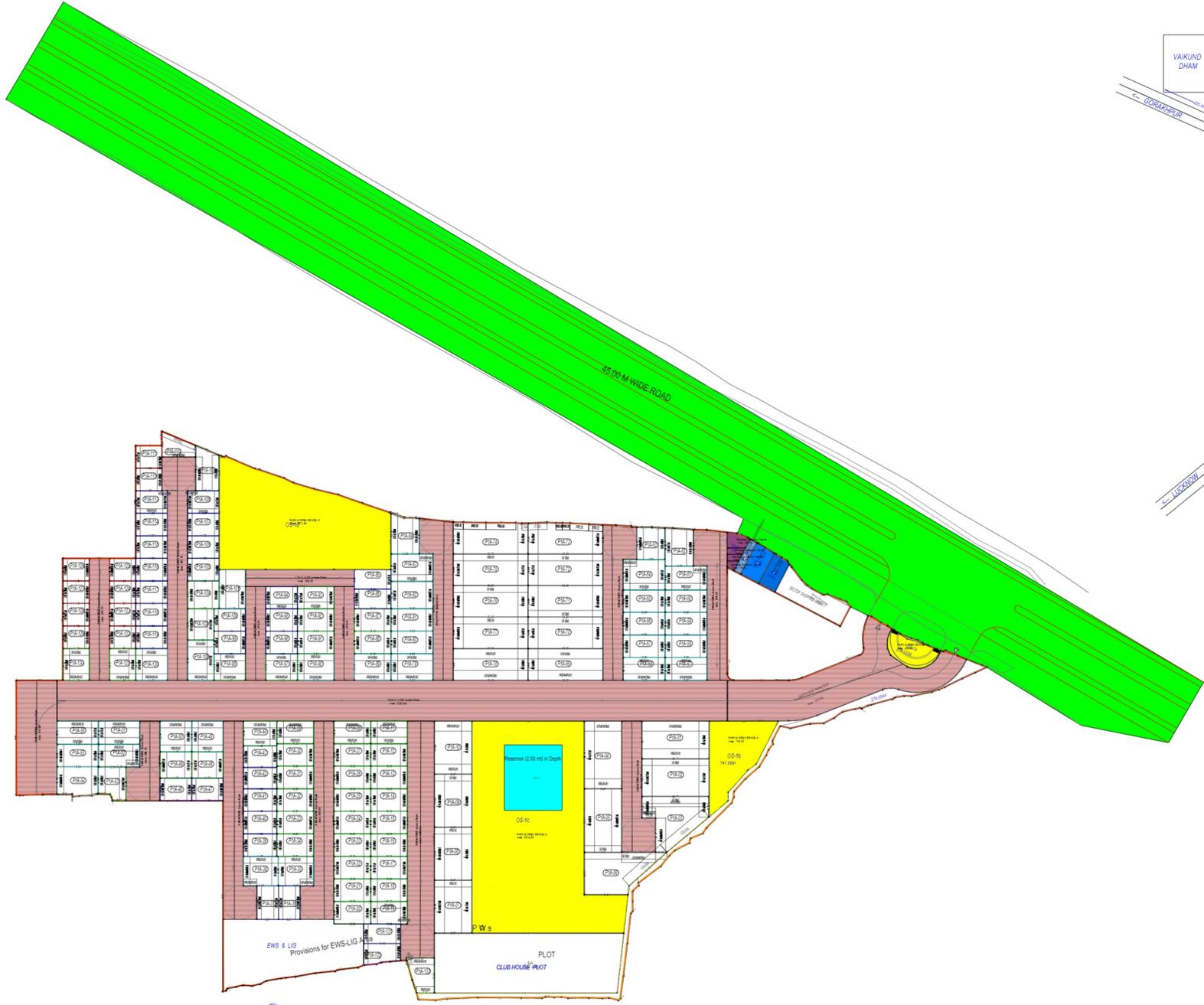
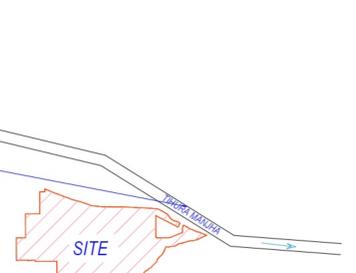
Building Plan Application Number
 AFDA/LD/23-24/0431

Sectioned On
 16 Nov 2023

Valid Till
 16 Nov 2028

Approved By
 Vishal Singh (Vice Chairman)

Examined By
 Jay Prakash Narain (Junior engineer)
 AJAY KUMAR RAI (Executive engineer)
 Jay Prakash Narain (Junior engineer)
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 Jay Prakash Narain (Junior engineer)
 AJAY KUMAR RAI (Executive engineer)



MASTER PLAN

TOTAL LAND AREA	58722.76	100.00 %
PLOTTED AREA	27610.39	47.02 %
AREA UNDER ROAD	16986.85	28.93 %
L.I.G. / E.W.S. AREA	1567.46	2.67 %
CLUB	2199.21	3.75 %
AREA UNDER GARBAGE	109.25	0.19 %
KIOSK/BOOTH/CHABUTRA	54.73	0.09 %
SECTOR SHOPPING AREA	458.61	0.78 %
CONVENIENT SHOP AREA	137.27	0.23 %
PARK & OPEN SPACE	8841.82	15.06 %
OTHER AREA	757.17	1.29 %

UNIT COUNT - (POPULATION DENSITY)

AREA (M ²)	UNIT COUNT	NO OF PLOT	PERSON	TOTAL UNIT
00 - 50	1 UNIT	80	5	00
51 - 150	2 UNIT	40	5	400
150 - 300	4 UNIT	33	5	1400
300 - 400	4 UNIT	4	5	80
300+	SEMI-INDUSTRIAL UNIT (2000 SQ. FT.)	16		400
TOTAL UNIT				2050

PLOT AREA CHART -

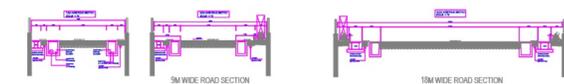
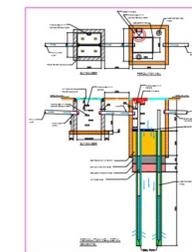
PLOT NO.	AREA
4A/4	44962.00
4E/5	3879.00
4KH/6	2530.00
4A/7	1606.00
4A/13	3364.00
4A/18	2885.00
TOTAL	58726.00

SITE PLAN
 (Scale - 1:1000)

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.



PERCOLATION WELL DETAIL



SECTION OF ROAD

LANDSCAPE PLAN



DIMENSION PLAN & AREA CHART

PLOT AREA CHART :-

PLOT NO	PLOT SIZE (METER)	AREA (Sq. M)
P1A-01 TO P1A-02	16.775 X 29.775	499.46
P1A-03	-	499.36
P1A-04	16.57 X 30.132	499.29
P1A-05	16.57 X 28.147	466.46
P1A-06	-	498.87
P1A-07 TO P1A-9	16.57 X 23.494	389.36
P1A-10	16.57 X 23.659	392.04
P1A-11	10.10X 16.30	164.63
P1A-12 TO P1A-19	10.00X 16.30	163.00
P1A-20	9.899X 16.30	162.99
P1A-21 TO P1A-27	10.00X 16.30	163.00
P1A-28	10.10X 16.30	164.63
P1A-29	10.10X 16.30	164.63
P1A-30 TO P1A-34	10.00X 16.30	163.00
P1A-35	13.00X 15.573	202.46
P1A-36 TO P1A-37	10.00X 9.574	143.55
P1A-38	13.00X 15.57	202.45
P1A-39 TO P1A-41	10.00X 14.85	148.50
P1A-42 TO P1A-43	9.30 X 14.850	141.06
P1A-44	11.00X 14.850	164.84
P1A-45	13.704X 14.00	191.88
P1A-46	11.65 X 14.00	163.10
P1A-47 TO P1A-48	10.00X 14.00	140.00
P1A-49	11.65X 14.00	163.10
P1A-50	13.704X 14.00	191.88
P1A-51	10.35X 18.357	190.00
P1A-52	10.00X 18.35	183.50
P1A-53	-	168.04
P1A-54	-	228.81
P1A-55	10.00X 18.35	183.50
P1A-56	10.35X 18.357	190.00

PLOT AREA CHART :-

PLOT NO	PLOT SIZE (METER)	AREA (Sq. M)
P1A-57	10.10X 18.60	188.00
P1A-58 TO P1A-60	10.00X 18.60	186.00
P1A-61	10.597X 18.60	197.11
P1A-62	-	209.47
P1A-63	-	180.58
P1A-64	13.46X 18.60	250.38
P1A-65 TO P1A-67	10.00X 18.60	186.00
P1A-68	10.10X 18.60	188.00
P1A-69	14.07X 33.20	467.12
P1A-70 TO P1A-72	14.00X 33.20	464.80
P1A-73	-	450.53
P1A-74	-	460.13
P1A-75 TO P1A-77	14.00X 33.20	464.80
P1A-78	14.07X 33.20	467.12
P1A-79	17.788X 18.60	219.25
P1A-80 TO P1A-81	10.00X 18.60	186.00
P1A-82 TO P1A-83	12.141X 18.60	225.89
P1A-84	-	208.25
P1A-85	0.657X 16.30	141.11
P1A-86	0.687X 16.30	141.60
P1A-87 TO P1A-88	10.00X 16.30	163.00
P1A-89	11.78X 16.30	192.17
P1A-90	11.78X 16.30	192.17
P1A-91 TO P1A-92	10.00X 16.30	163.00
P1A-93	9.831 X 16.30	160.26
P1A-94	9.832 X 14.00	137.62
P1A-95 TO P1A-96	10.00X 14.00	140.00
P1A-97 TO P1A-98	11.787X 14.00	165.03
P1A-99 TO P1A-100	10.00X 14.00	140.00
P1A-101	11.33X 11.70	202.78
P1A-102	11.696X 17.84	208.70

PLOT AREA CHART :-

PLOT NO	PLOT SIZE (METER)	AREA (Sq. M)
P1A-103	13.95X 11.70	163.22
P1A-104	12.337X 14.00	172.73
P1A-105 TO P1A-108	10.00X 14.00	140.00
P1A-109	-	188.71
P1A-110	-	123.66
P1A-111 TO P1A-112	10.00X 11.60	116.00
P1A-113 TO P1A-119	10.00X 14.00	140.00
P1A-120	14.125X 14.00	197.75
P1A-121	11.60X 14.125	163.89
P1A-122 TO P1A-125	10.00X 11.60	116.00
P1A-126 TO P1A-129	10.00X 11.72	117.21
P1A-130	11.72 X 14.13	165.56
P1A-131	8.56 X 16.40	140.39
P1A-132	-	140.37
P1A-133	-	160.55

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Total Coverage Area :-	0.00	Total BUA Area :-	0.00

OWNER'S NAME AND SIGNATURE
 THE SARAYU, mansh chandra@hoabl.in, 809043377

ARCHITECT'S NAME AND SIGNATURE
 VINRAM KUMAR JAISWAL
 AM158852031082018

AYODHYA FAIZABAD DEVELOPMENT AUTHORITY

Building Plan Application Number
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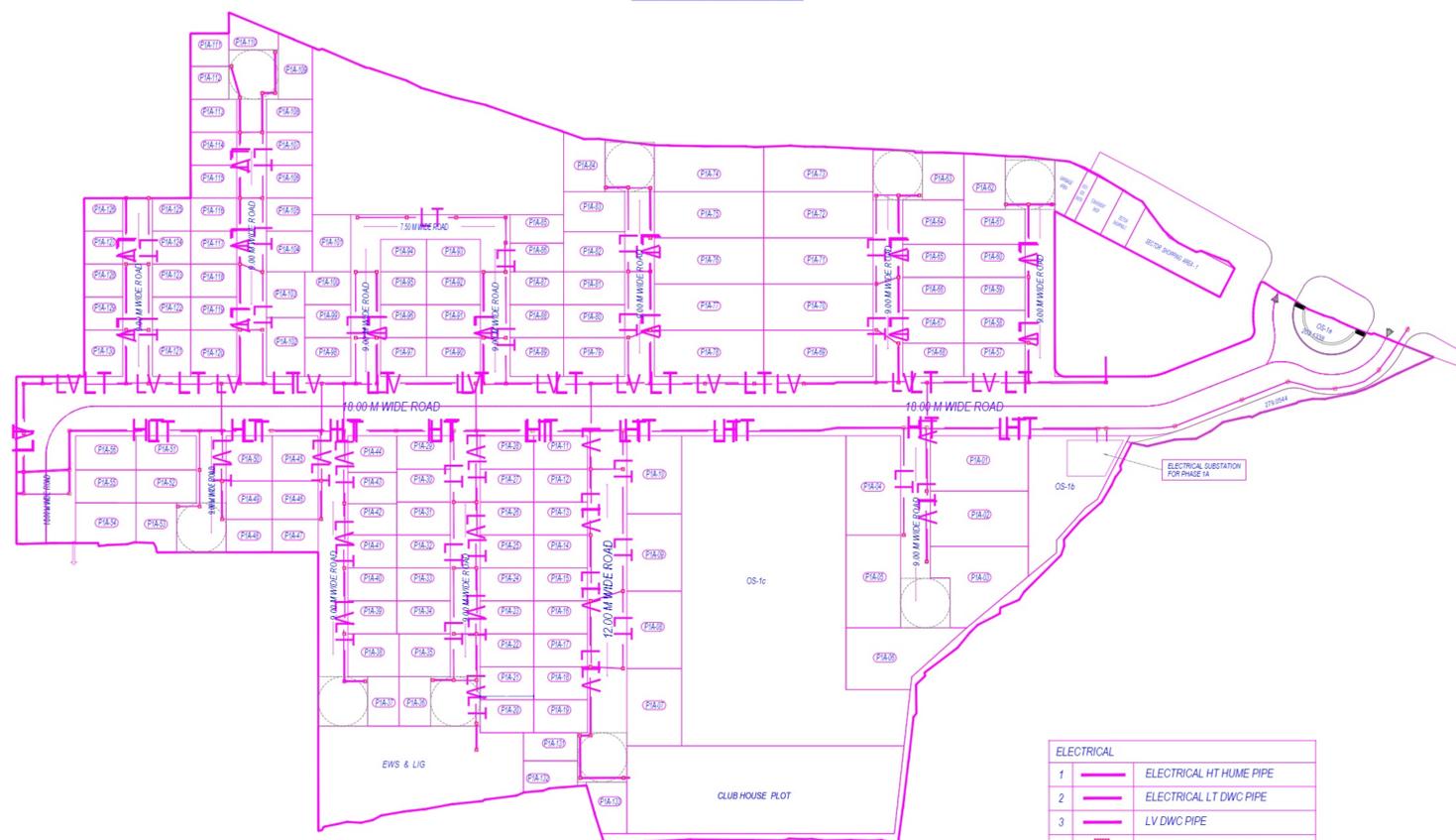
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 Vishal Singh (Vice Chairman)

Examined By
 Jay Prakash Naran (Junior engineer)
 AJAY KUMAR RAI (Executive engineer)
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SEWER LINE PLAN



ELECTRICITY PLAN

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 VIKRAM KUMAR JAISWAL
 AM158852031082018

Ayodhya-Faizabad Development Authority



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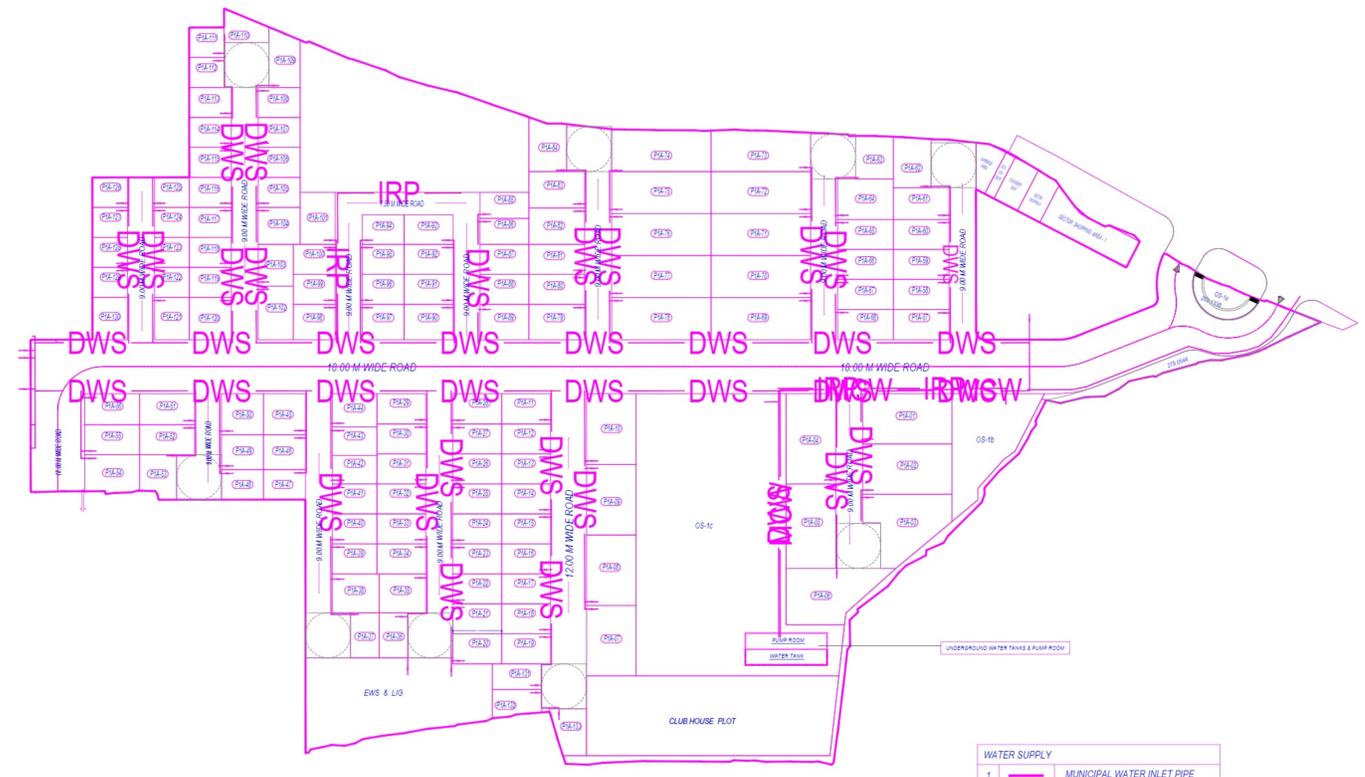
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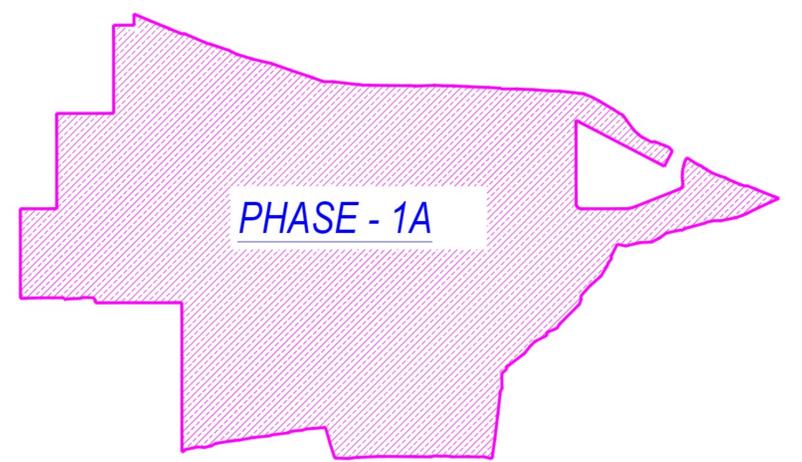
AJAY KUMAR RAI (Executive engineer)

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WATER SUPPLY	
1	MUNICIPAL WATER INLET PIPE
2	DOMESTIC WATER SUPPLY PIPE
3	IRRIGATION WATER SUPPLY PIPE
4	ISOLATION VALVE

WATER SUPPLY LINE



KEY PLAN FOR PHASING



STORM WATER DRAINAGE	
1	300mm WIDE DRAIN CHANNEL
2	600mm WIDE DRAIN CHANNEL

STORM WATER DRAIN

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OWNER'S NAME AND SIGNATURE THE SARAYU, manish.chandra@hoabl.in, 800904377	
ARCHITECT'S NAME AND SIGNATURE VIKRAM KUMAR JAISWAL AM158852031082018	REGISTERED ARCHITECT AYODHYA DEVELOPMENT AUTHORITY
 	
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