

AREA STATEMENT		VERSION NO.: 1.037		
PROJECT DETAIL		VERSION DATE: 27/02/2025		
Authority: Bareilly Development Authority	Plot Use: Residential			
Authority Class: Category C	Plot Sub Use: Row House			
Authority Grade: Development Authority (DA)	Development Plan: Master Plan			
Case Type: Regular	Land Use Zone: Residential Use Zone			
Project Type: Building Permission	Land Sub Use Zone: Residential Zone			
Nature of Development: NEW	Layout Type: NA			
Development Area: Developed Area				
Sub Development Area: NA				
Special Project: NA				
Site Address: District Bareilly, Tehsil Bareilly, Village Chandpur Bichpuri				
AREA DETAILS		Sq.Mts.		
1. Area of Plot As per record	-	98.60		
Document Area	-	98.60		
As per site condition	-	98.60		
Area of Plot Considered	-	98.60		
2. Deduction for		0.00		
(a) Proposed roads		0.00		
(b) Any reservations		0.00		
(Total a + b)		0.00		
3. Net Area of plot (1 - 2) AREA OF PLOT		98.60		
Plot Area For Coverage		98.60		
Plot Area For FAR		98.60		
Perm. FAR Area (2.00)		197.20		
Total Perm. FAR area (2.00)		197.20		
Total Built up area permissible at				
Permissible Coverage area (75.50 %)		74.35		
Proposed Coverage Area (70.52 %)		69.04		
Total Prop. Coverage Area (70.52 %)		69.04		
Balance coverage area (4.58 %)		4.91		
Proposed Area at:				
	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Ground Floor	81.90	0.00	69.04	0.00
First Floor	80.52	0.00	67.67	0.00
Terrace Floor	9.36	0.00	9.36	0.00
Total Area:	171.78	0.00	136.71	0.00
Total FAR Area:			136.71	0.00
Total Built up Area:			171.78	0.00
Proposed FAR consumed: 1.38				
4. Tenement Proposed At:				
G.F.			1.00	
F			1	
Total Tenements (3 + 4) 1				
E. Parking Statement				
F. Proposed Parking Space: 4.00				

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)	

Buildingwise Floor FSI Details					
Floor Name	Building Name	Total Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	ROYAL (RESIDENCY)	81.90	69.04	81.90	69.04
First Floor	ROYAL (RESIDENCY)	80.52	67.67	80.52	67.67
Terrace Floor	ROYAL (RESIDENCY)	9.36	9.36	9.36	9.36
Total:		171.78	136.71	171.78	136.71

FAR & Unit Details							
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
ROYAL (RESIDENCY)	1	173.16	1.38	171.78	9.36	25.72	136.71
Grand Total:	1	173.16	1.38	171.78	9.36	25.72	136.71

Type Design Information		Plot No.
1		PLOT NO. 10
2		PLOT NO. 12
3		PLOT NO. 14
4		NA

Parking Check (Table 7d)			
Vehicle Type	Reqd	Prop.	
No.	Area	No.	Area
Two/Wheeler	-	2	4.00
Total	-	0.00	4.00

Type Design Details					
Total No. of Plots	Plot Area	Total FAR Area	FAR Area	BUA Area	Coverage Area
0	98.60	0.00	136.71	0.00	69.04

Tree Details (Table 3h)			
Plot	Name	Reqd	Prop.
PLOT	Tree	1	1

**OWNER'S NAME AND SIGNATURE**  
 M/S AKASH BUILDTECH PVT. LTD. THROUGH DIRECTOR MR. SHYAM SINGH RATHORE S/O MR. SATYA DEV RATHORE, SATYAPAL416@GMAIL.COM: 978548272

**ARCHITECT'S NAME AND SIGNATURE**  
 Udit Chaudhary  
 CA2016/79004

Signature Not Verified  
 Bareilly Development Authority



Building Application Number  
**BDA/BP/24-25/028**

Sanctioned On  
**23 Apr 2025**

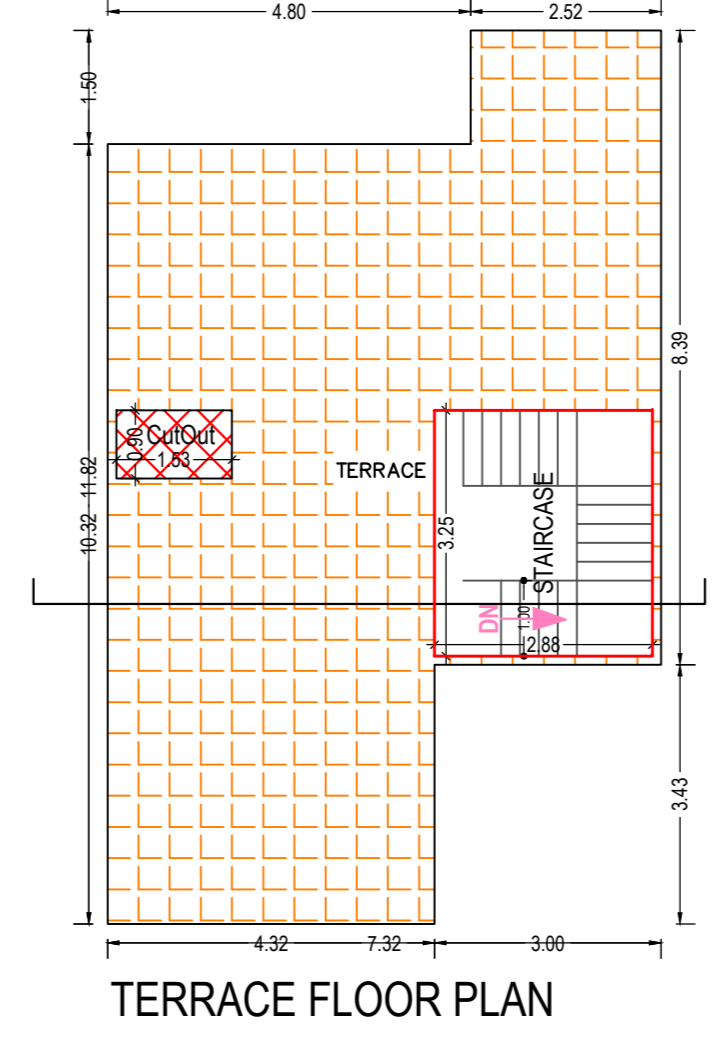
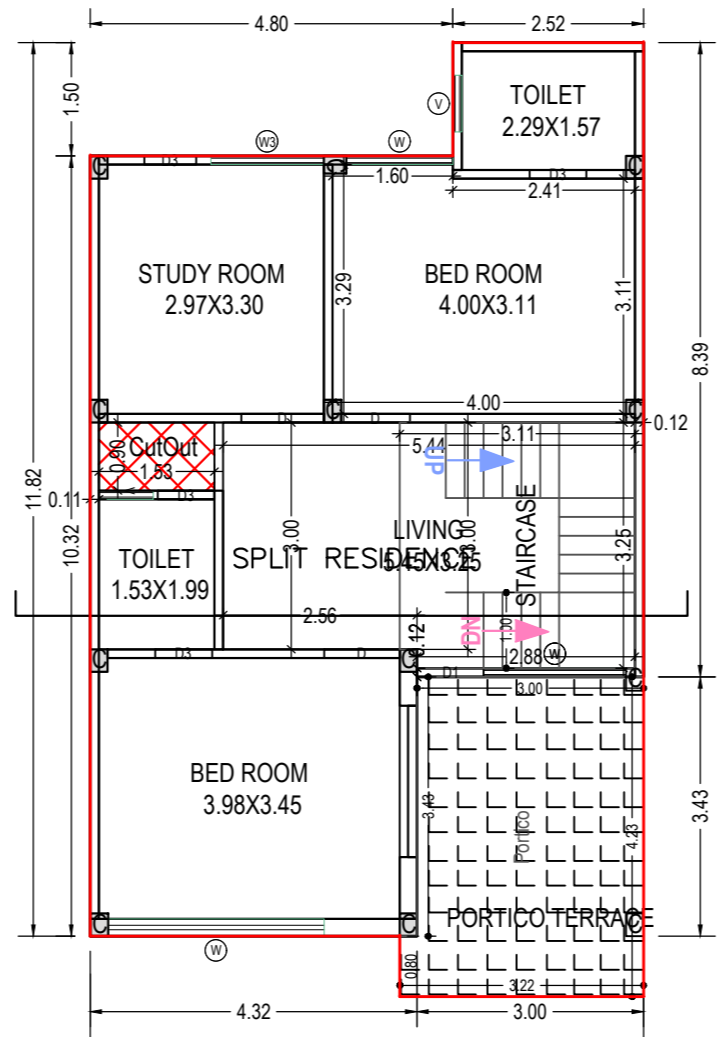
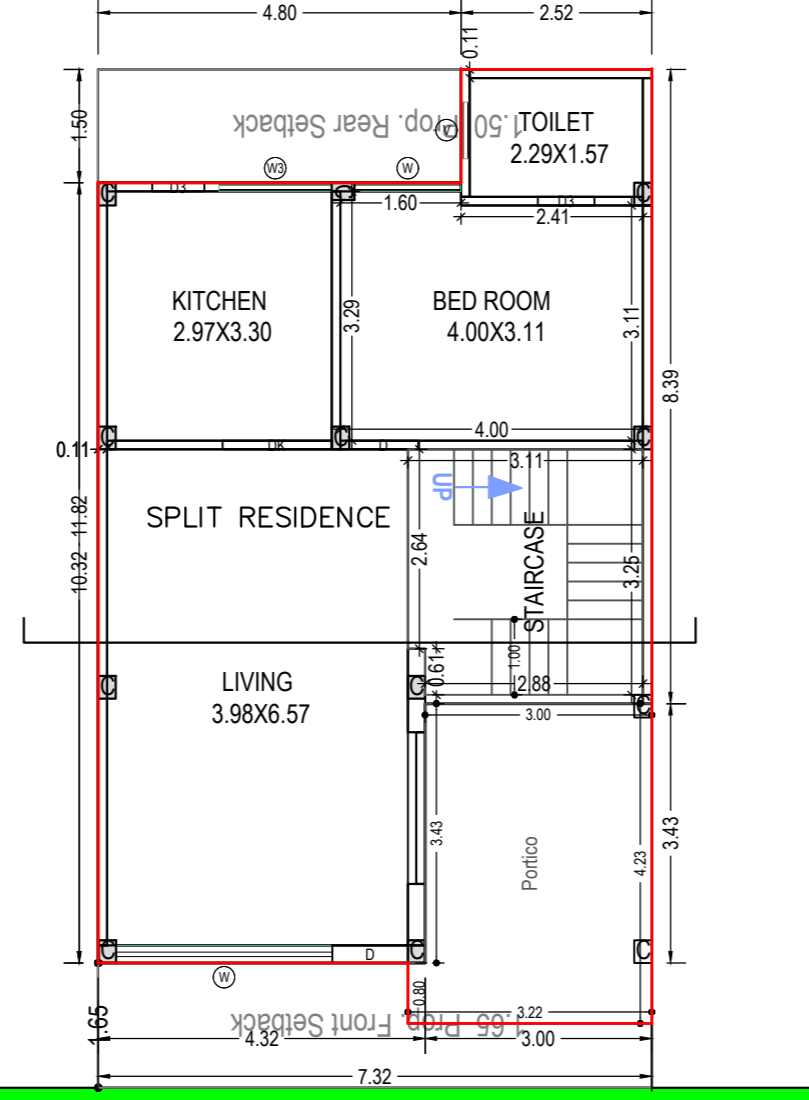
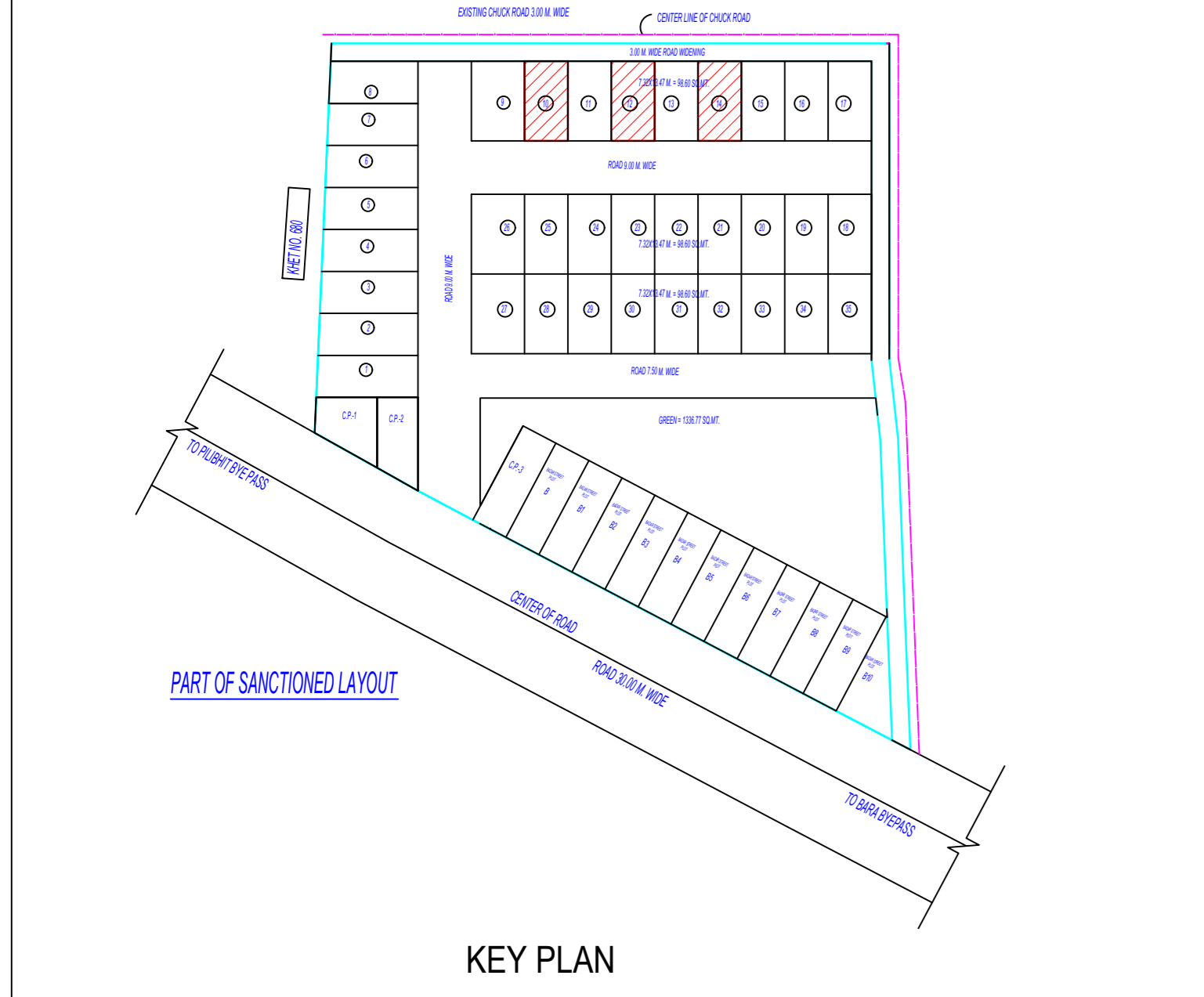
Valid Till  
**23 Apr 2030**

Approved By  
**Ajay Kumar Singh (Town Planner)**

Examined By  
**Rajesh Kumar Sharma (Junior engineer)**

**Sandeep Kumar (Assistant Engineer)**

**Ajay Kumar Singh (Town Planner)**



Building :ROYAL (RESIDENCY)						
Floor Name	Gross Built up Area	Deductions From Gross BUA Area in Sq.mt.	Total Built up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	81.90	0.00	81.90	12.86	69.04	69.04
First Floor	81.90	1.38	80.52	0.00	67.67	67.67
Terrace Floor	9.36	0.00	9.36	0.00	9.36	9.36
Total	173.16	1.38	171.78	9.36	25.72	136.71

Staircase Checks (Table 6a-1)					
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.182	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.182	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.182	1.00

UnitBUA Table for Building :ROYAL (RESIDENCY)							
Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA Area in Sq.mt.	UnitBUA Area	No. of Unit
GROUND FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	Total	69.04	69.04	0.00	69.04
			Typical	69.04	69.04	0.00	69.04
			Typical Floor = 1	69.04	69.04	0.00	69.04
FIRST FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	Total	69.04	69.04	1.38	67.66
			Typical	69.04	69.04	1.38	67.66
			Typical Floor = 1	69.04	69.04	1.38	67.66
Total	-	-	138.08	138.08	1.38	136.70	

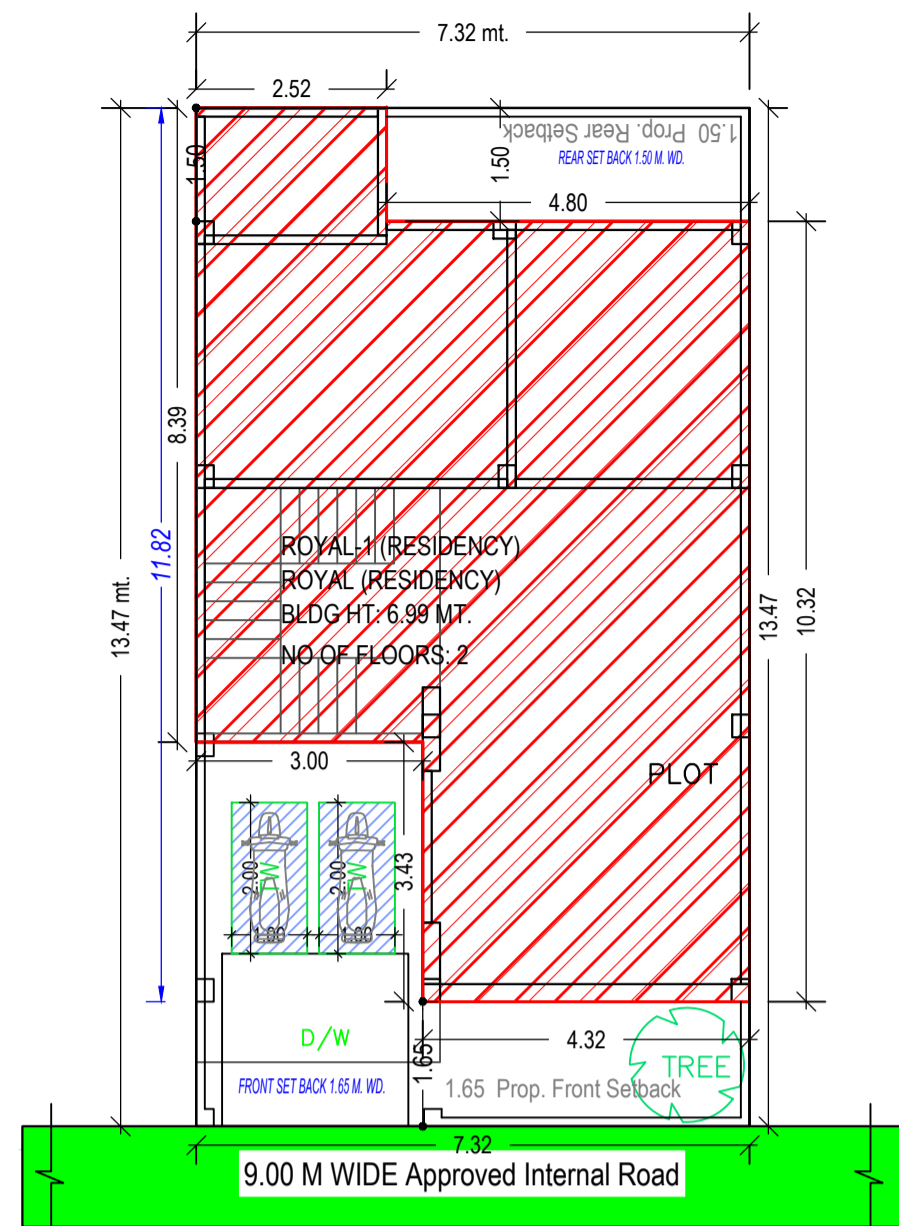
SCHEDULE OF DOOR:			
BUILDING NAME	NAME	LENGTH	HEIGHT
ROYAL (RESIDENCY)	D3	0.69	2.10
	D3	0.75	2.10
	D1	0.88	2.10
	D	0.91	2.10
ROYAL (RESIDENCY)	D	1.00	2.10
	D	1.09	2.10
	DK	1.45	2.10

SCHEDULE OF WINDOW/VENTILATION:			
BUILDING NAME	NAME	LENGTH	HEIGHT
ROYAL (RESIDENCY)	V	0.72	1.00
	V	0.75	1.00
	W	1.41	1.20
	W3	1.49	1.20
ROYAL (RESIDENCY)	W	1.89	1.20
	W	2.86	1.20

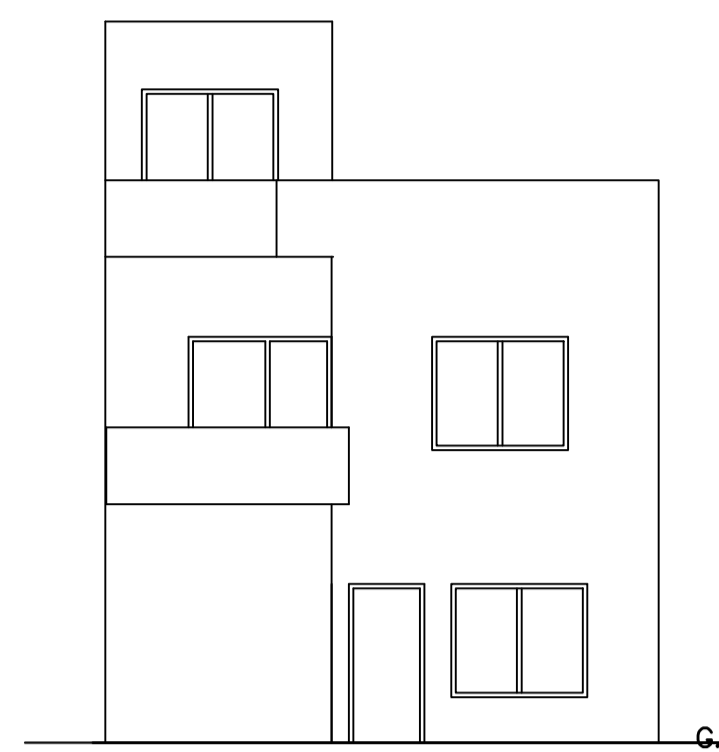
Building USE/SUBUSE Details										
Building Name	Building Use	Building Subuse	Building Use Group	Building Type	Building Structure	No. Of Residential Units	Floor Name	Floor Use	Floor Subuse	FAR Name
ROYAL (RESIDENCY)	Residential	Row House	-	-	-	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR
							TERRACE FLOOR PLAN	Residential	Row House	Residential FAR

Required Parking (Table 7a)									
Building Name	Type	Subuse	Area (Sq.mt.)	Parking space reqd for every	Car	Two/Wheeler			
					Reqd	Prop.			
ROYAL (RESIDENCY)	Residential	Row House	0 - 100	1	0.00	0.00			
					0	0			

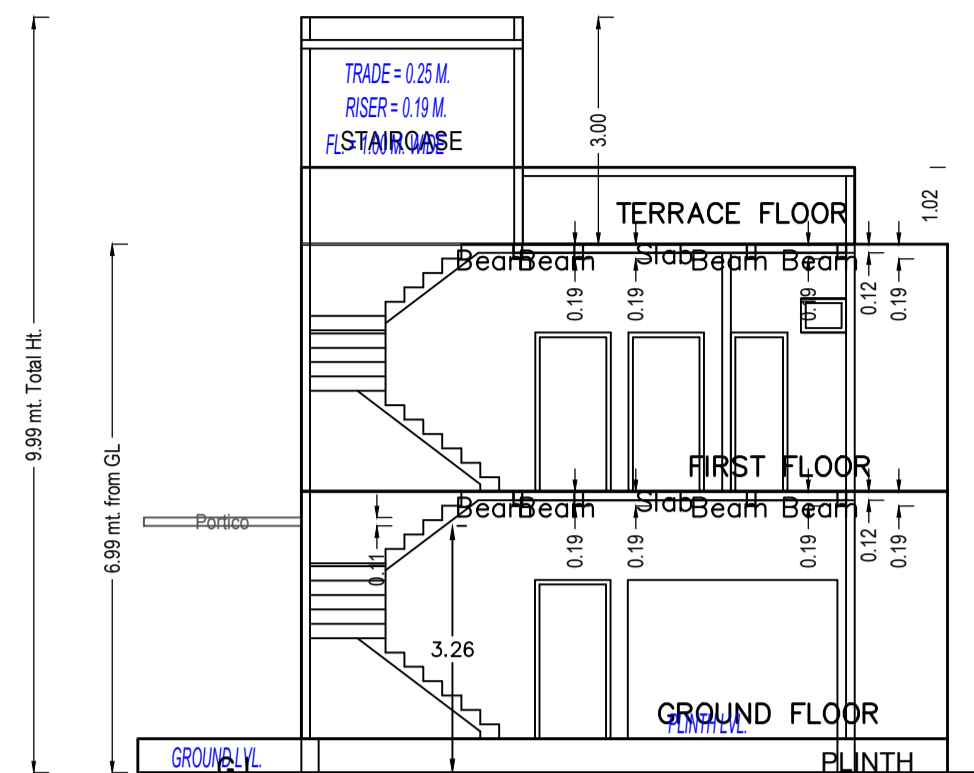
Total Plot Area: -	98.60	Total FAR Area: -	136.71
Total Coverage Area: -	69.04	Total BUA Area: -	171.78



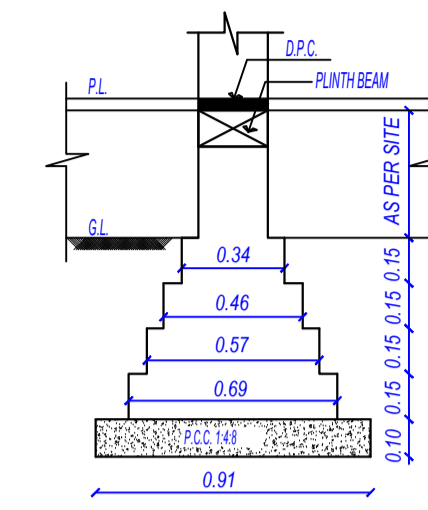
SITE PLAN (Scale - 1:100)



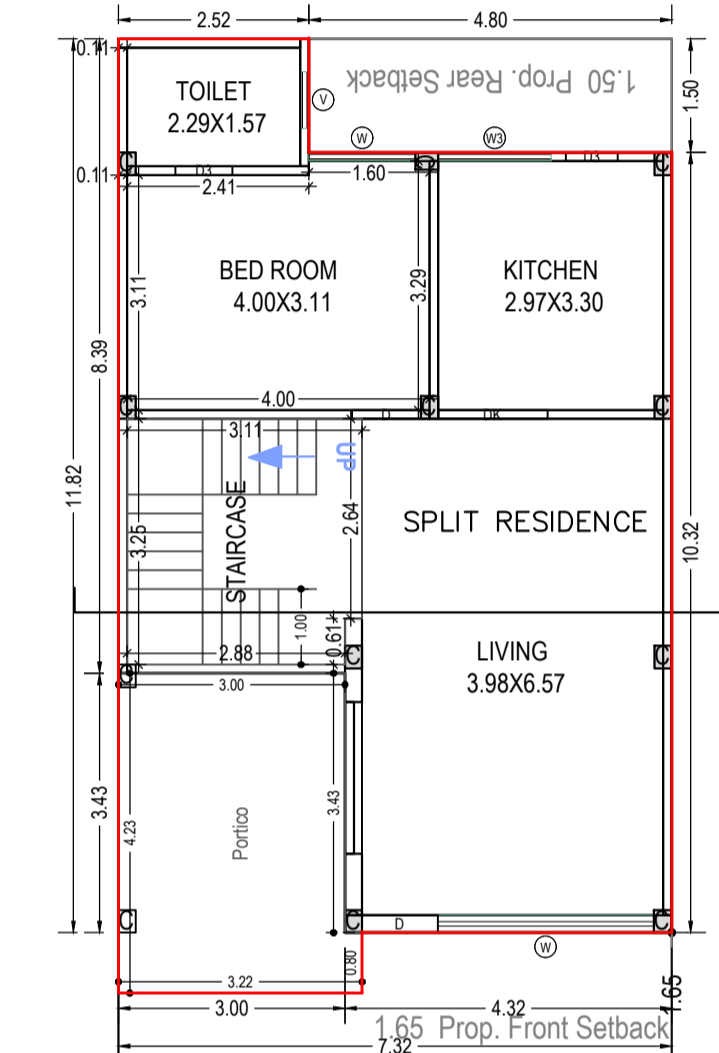
FRONT ELEVATION (1:100)



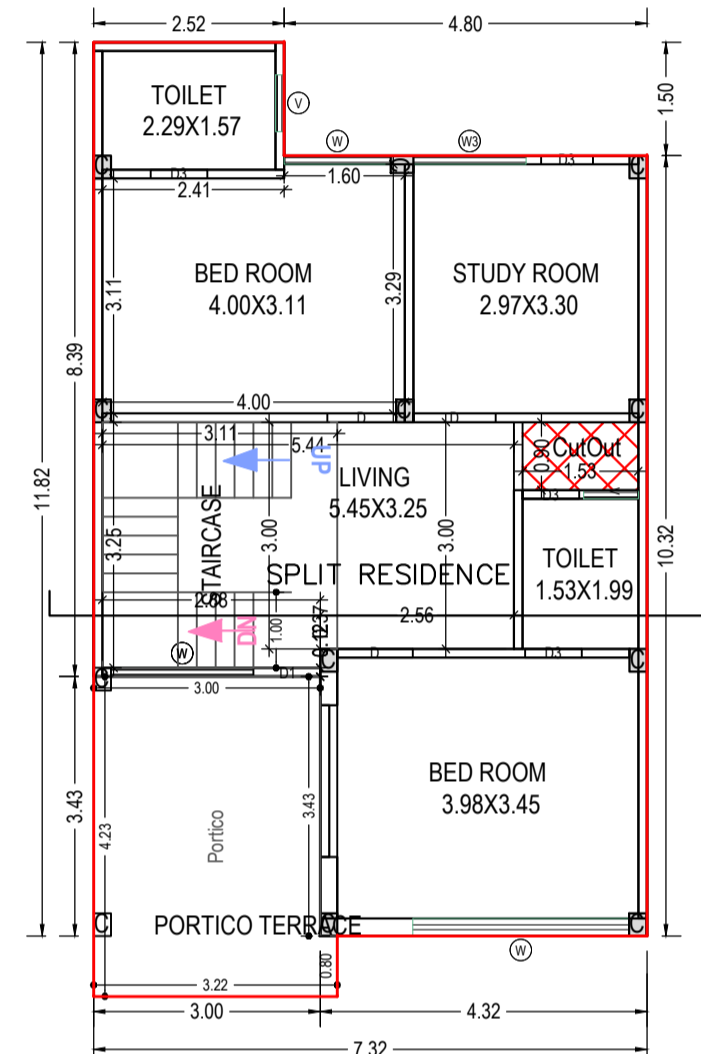
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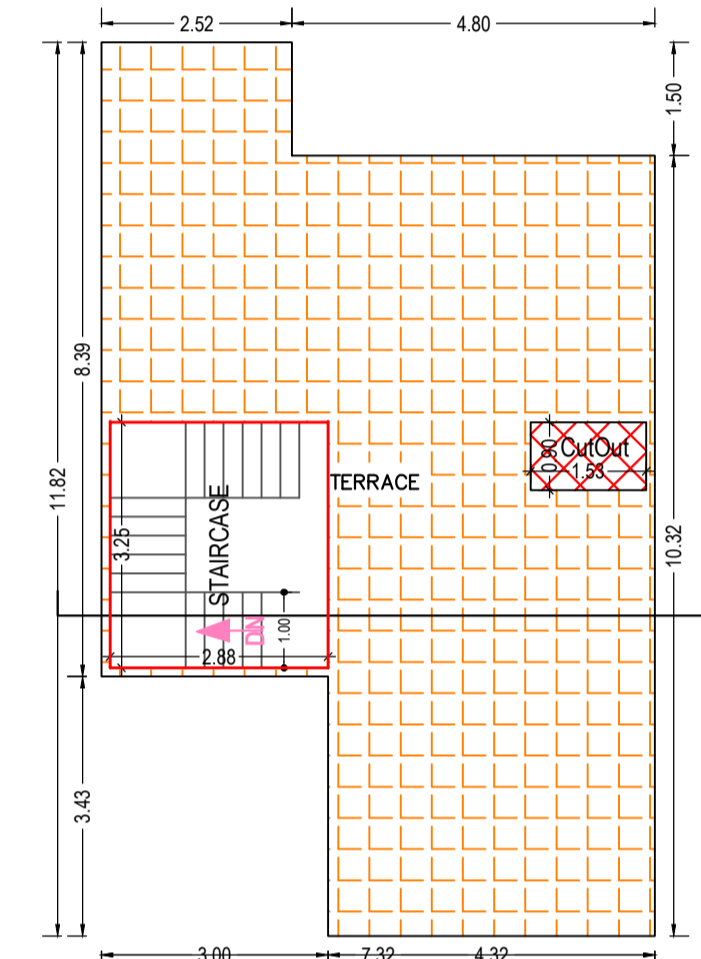
Foundation Details



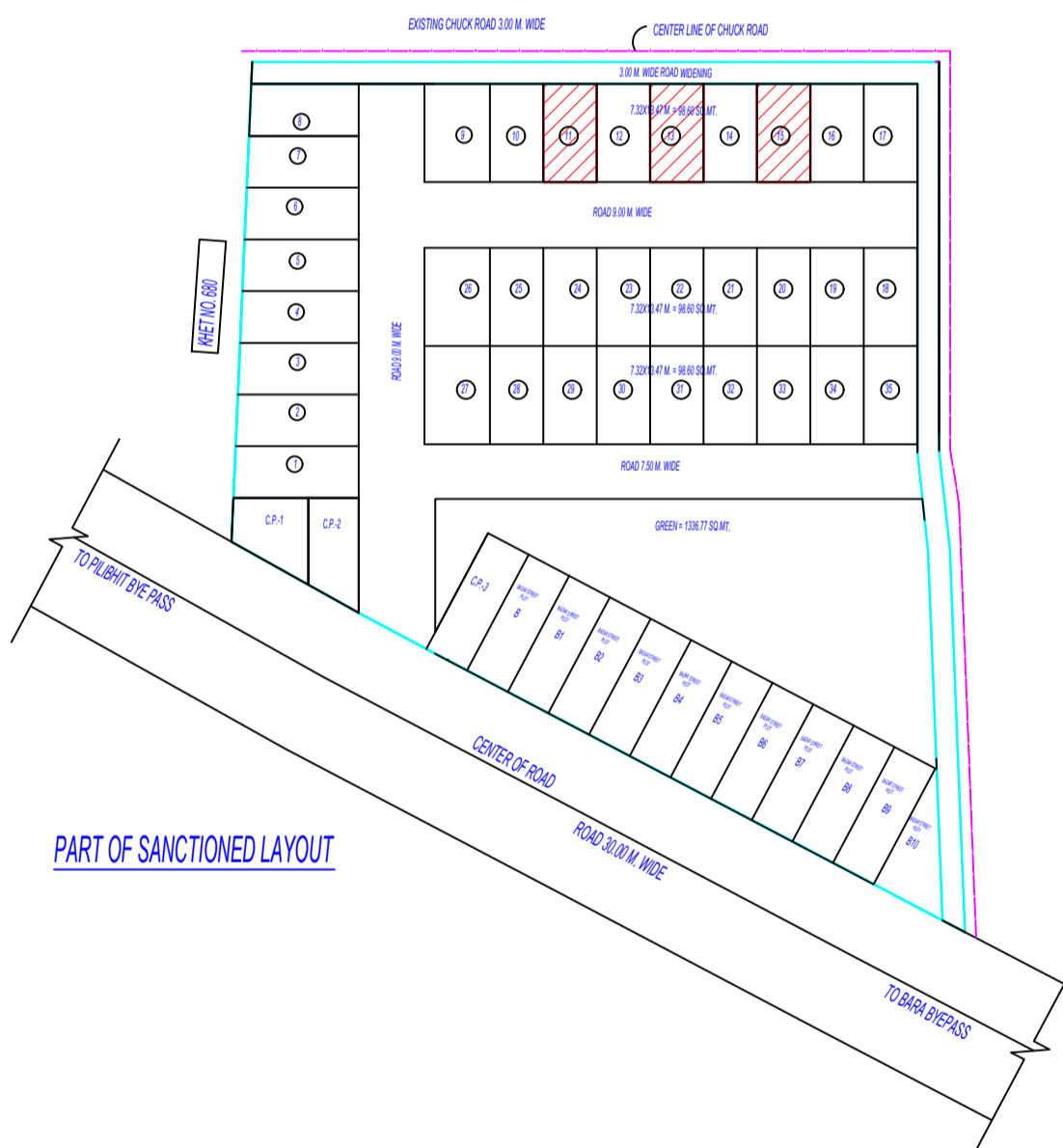
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)



KEY PLAN

UnitBUA Table for Building :ROYAL (RESIDENCY)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA (Area in Sq.mt.)	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit	
GROUND FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	69.04	69.04	0.00	69.04	4.75	64.29	01	
			Total per Floor:	69.04	69.04	0.00	69.04	4.75	64.29	01
			Typical Floor = 1	69.04	69.04	0.00	69.04	4.75	64.29	01
FIRST FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	69.04	69.04	1.38	67.66	5.10	62.56	00	
			Total per Floor:	69.04	69.04	1.38	67.66	5.10	62.56	00
			Typical Floor = 1	69.04	69.04	1.38	67.66	5.10	62.56	00
Total:			138.08	138.08	1.38	136.70	9.84	126.85	01	

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler		
				Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
ROYAL (RESIDENCY)	Residential	Row House	0 - 100	1	98.60	-	-	0.00	-	-
Total:	-	-	-	-	-	0	0	-	0	2

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	V	0.72	1.00	01
ROYAL (RESIDENCY)	V	0.75	1.00	02
ROYAL (RESIDENCY)	W	1.41	1.20	02
ROYAL (RESIDENCY)	W3	1.49	1.20	02
ROYAL (RESIDENCY)	W	1.89	1.20	01
ROYAL (RESIDENCY)	W	2.86	1.20	02

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
ROYAL (RESIDENCY)	Residential	Row House	-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House	
ROYAL (RESIDENCY)	Residential	Row House	-	Lowrise Building	1	FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House	
ROYAL (RESIDENCY)	Residential	Row House	-	Lowrise Building	1	TERRACE FLOOR PLAN	Residential	Row House	-	-	-	-

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
					Mumty	Archi.Proj.(Canopy)			
ROYAL (RESIDENCY)	1	173.16	1.38	171.78	9.36	25.72	136.71	136.71	01
Grand Total:	1	173.16	1.38	171.78	9.36	25.72	136.71	136.71	01

Building :ROYAL (RESIDENCY)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
				Mumty	Archi.Proj.(Canopy)			
Ground Floor	81.90	0.00	81.90	0.00	12.86	69.04	69.04	01
First Floor	81.90	1.38	80.52	0.00	12.86	67.67	67.67	00
Terrace Floor	9.36	0.00	9.36	9.36	0.00	0.00	0.00	00
Total:	173.16	1.38	171.78	9.36	25.72	136.71	136.71	01
Total Number of Same Buildings:	1							
Total:	173.16	1.38	171.78	9.36	25.72	136.71	136.71	01

Color Notes

COLOR INDEX	
<span style="display:inline-block; width:10px; height:10px; background-color:black;"></span>	PLOT BOUNDARY
<span style="display:inline-block; width:10px; height:10px; background-color:red;"></span>	ABUTTING ROAD
<span style="display:inline-block; width:10px; height:10px; background-color:green;"></span>	PROPOSED CONSTRUCTION
<span style="display:inline-block; width:10px; height:10px; background-color:yellow;"></span>	COMMON PLOT
<span style="display:inline-block; width:10px; height:10px; background-color:blue;"></span>	ROAD ALIGNMENT (ROAD WIDENING AREA)
<span style="display:inline-block; width:10px; height:10px; background-color:purple;"></span>	FUTURE T.P.SCHEME DEDUCTION AREA
<span style="display:inline-block; width:10px; height:10px; background-color:orange;"></span>	EXISTING (To be retained)
<span style="display:inline-block; width:10px; height:10px; background-color:lightblue;"></span>	EXISTING (To be demolished)

Buildingwise Floor FSI Details

Floor Name	Building Name	Total			
		Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	ROYAL (RESIDENCY)	81.90	69.04	81.90	69.04
First Floor	ROYAL (RESIDENCY)	80.52	67.67	80.52	67.67
Terrace Floor	ROYAL (RESIDENCY)	9.36	0.00	9.36	0.00
Total:	ROYAL (RESIDENCY)	171.78	136.71	171.78	136.71

Type Design Information

Sr. No	Plot No
1	PLOT NO. 11
2	PLOT NO. 13
3	PLOT NO. 15
4	N/A

Parking Check (Table 7b)

Vehicle Type	No.	Reqd.		Prop.	
		Reduced Req'd Parking (Incase of Plot having RWArea surrendered FOC)	Area	No.	Area
TwoWheeler	-	-	-	2	4.00
Total			0.00		4.00

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	D3	0.69	2.10	02
ROYAL (RESIDENCY)	D3	0.75	2.10	04
ROYAL (RESIDENCY)	D1	0.88	2.10	01
ROYAL (RESIDENCY)	D	0.91	2.10	02
ROYAL (RESIDENCY)	D	1.00	2.10	02
ROYAL (RESIDENCY)	D	1.09	2.10	01
ROYAL (RESIDENCY)	DK	1.45	2.10	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.182	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.182	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

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.

Total Plot Area: -	98.60	Total FAR Area: -	136.71
Total Coverage Area: -	69.04	Total BUA Area: -	171.78

AREA STATEMENT		VERSION NO.: 1.0/97		
PROJECT DETAIL:		VERSION DATE: 27/02/2025		
Authority:	Bareilly Development Authority	Plot Use: Residential		
AuthorityClass:	Category C	Plot SubUse: Row House		
AuthorityGrade:	Development Authority (DA)	Development Plan: Master Plan		
CaseTrack:	Regular	Land Use Zone: Residential use Zone		
Project Type:	Building Permission	Land SubUse Zone: Residential Zone		
Nature of Development:	NEW	Layout Type: NA		
Development Area:	Developed Area			
SubDevelopment Area:	NA			
Special Project:	NA			
Site Address:	District: Bareilly, Tehsil: Bareilly, Village: Chandpur Bichpuri			
AREA DETAILS:		Sq.Mts.		
1. Area of Plot As per record				
Document Area		98.60		
As per site condition		98.60		
Area of Plot Considered		98.60		
2. Deduction for				
(a) Proposed roads		0.00		
(b) Any reservations		0.00		
Total(a + b)		0.00		
3. Net Area of plot (1 - 2) AREA OF PLOT		98.60		
Plot Area For Coverage		98.60		
Plot Area For FAR		98.60		
Perm. FAR area (2.00)		197.20		
Total Perm. FAR area (2.00)		197.20		
6. Total Built up area permissible at:				
Permissible Coverage area (75.00 %)		73.95		
Proposed Coverage Area (70.02 %)		69.04		
Total Prop. Coverage Area (70.02 %)		69.04		
Balance coverage area (4.98 %)		4.91		
Proposed Area at:				
	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Ground Floor	81.90	0.00	69.04	0.00
First Floor	80.52	0.00	67.67	0.00
Terrace Floor	9.36	0.00	0.00	0.00
Total Area:	171.78	0.00	136.71	0.00
Total FAR Area:				136.71
Total BuiltUp Area:				171.78
Proposed FAR consumed:				1.39
C. Tenement Statement				
4. Tenement Proposed At:				
G.F.				1.00
5. Total Tenements (3 + 4)				1
E. Parking Statement				
2. Proposed Parking Space:				4.00

Type Design Details

Total No. of Plots	Plot Area		FAR Area		BUA Area		Coverage Area	
	Plot Area	Total Plot Area	FAR Area	Total FAR Area	BUA Area	Total BUA Area	Coverage Area	Total Coverage Area
0	98.60	0.00	136.71	0.00	171.78	0.00	69.04	0.00

OWNER'S NAME AND SIGNATURE

M/S AKASH BUILDTECH PVT. LTD. THROUGH DIRECTOR MR. SHYAM SINGH RATHORE S/O MR. SATYA DEV RATHORE, SATYAPAL.416@GMAIL.COM, 9758548272

ARCHENG'S NAME AND SIGNATURE

Udit Chaudhary  
 CA/2016/79004

Signature Not Verified

Digitally signed by Udit Chaudhary  
 Date: 24 Apr 2025 12:36  
 Designation: Arch



Bareilly Development Authority

Building Plan Application Number

BDA/BP/24-25/0529

Sanctioned On

23 Apr 2025

Valid Till

23 Apr 2030

Approved By

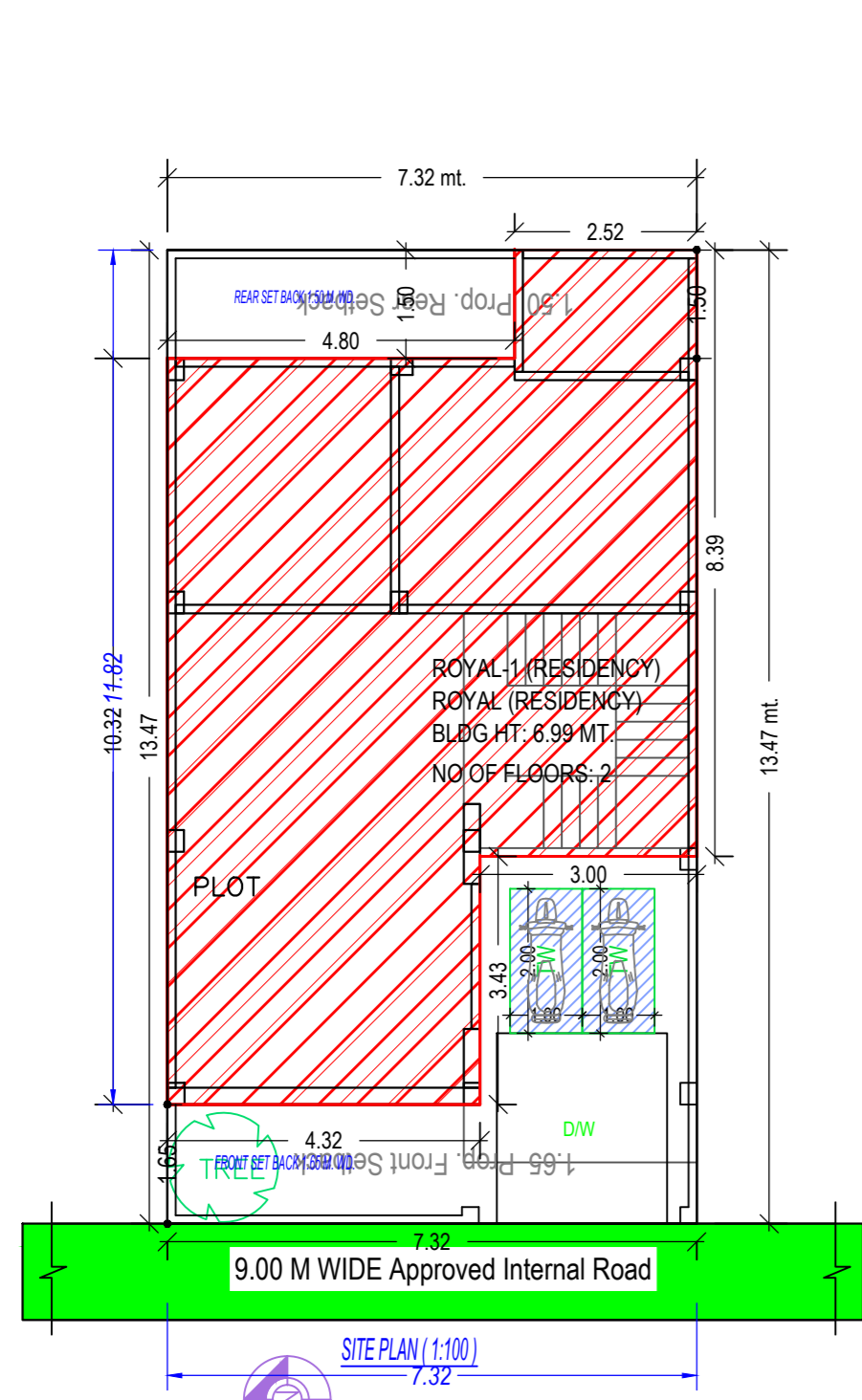
Ajay Kumar Singh (Town Planner)

Examined By

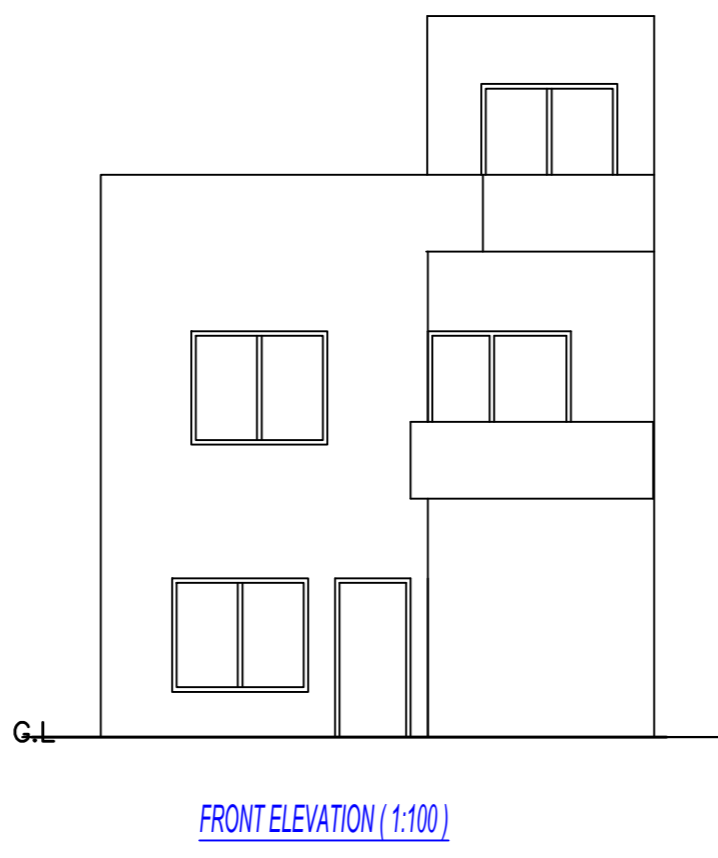
Arvind Kumar Srivastava AE (Junior engineer)

ANIL KUMAR (Assistant Engineer)

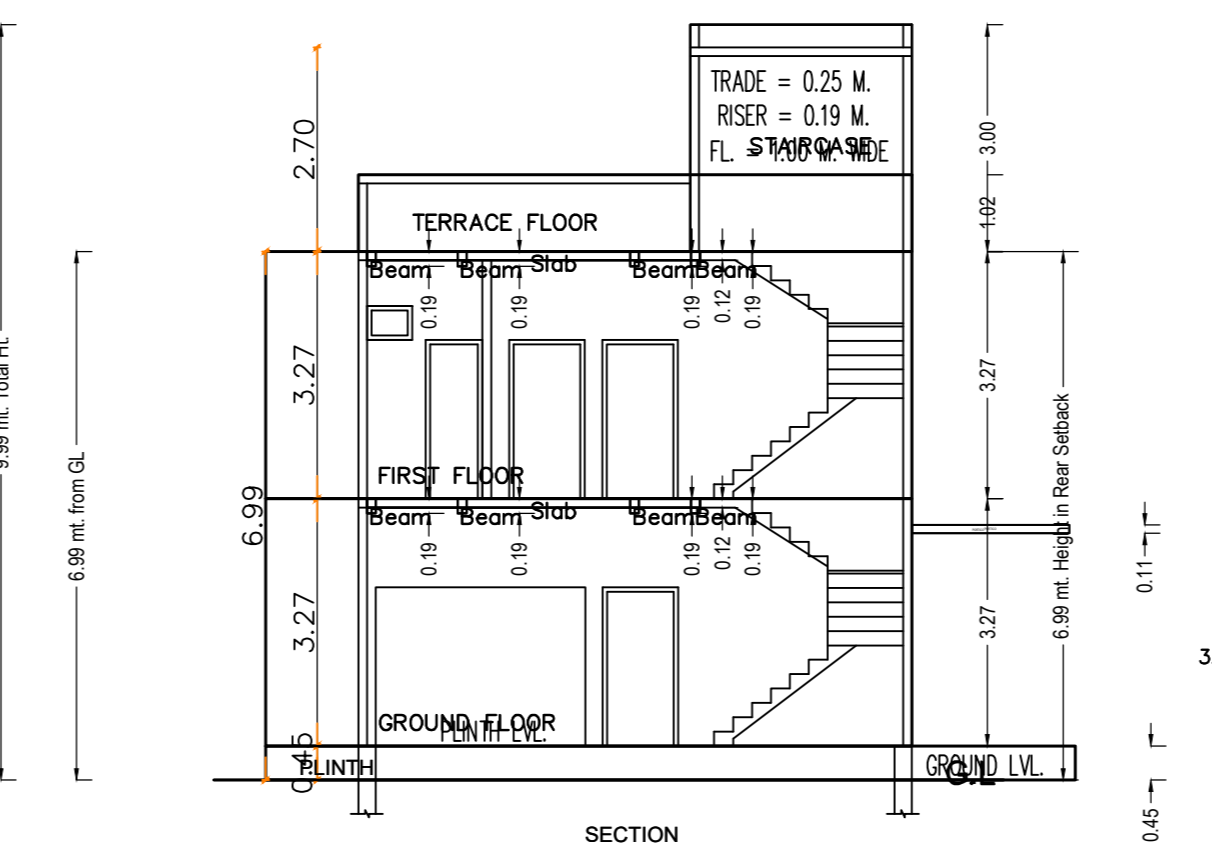
Ajay Kumar Singh (Town Planner)



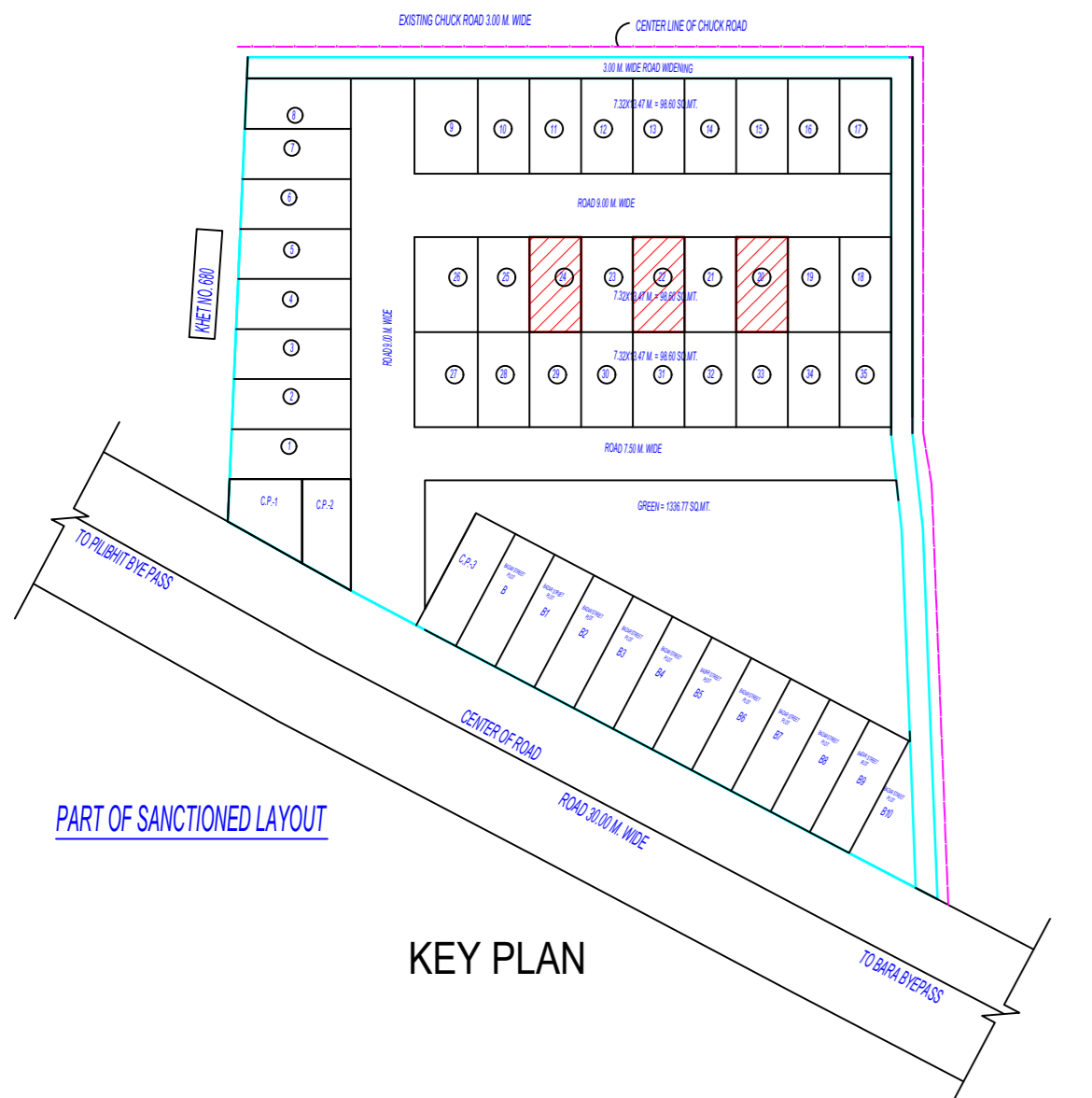
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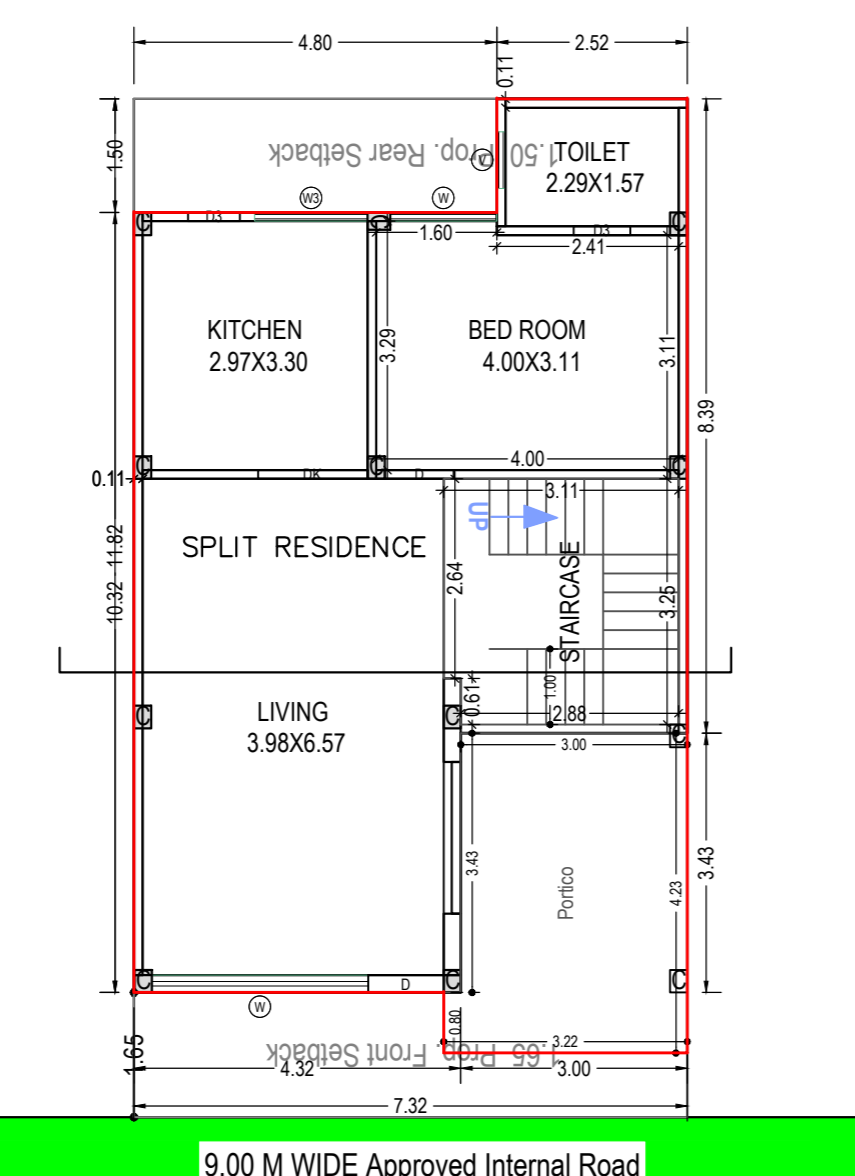
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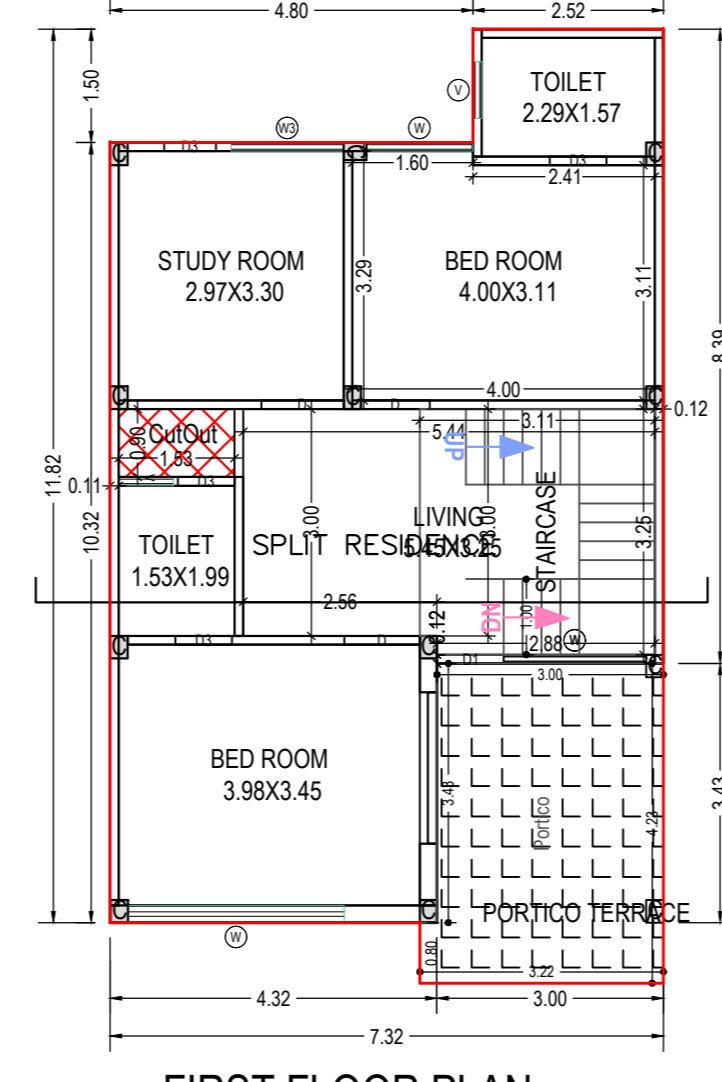
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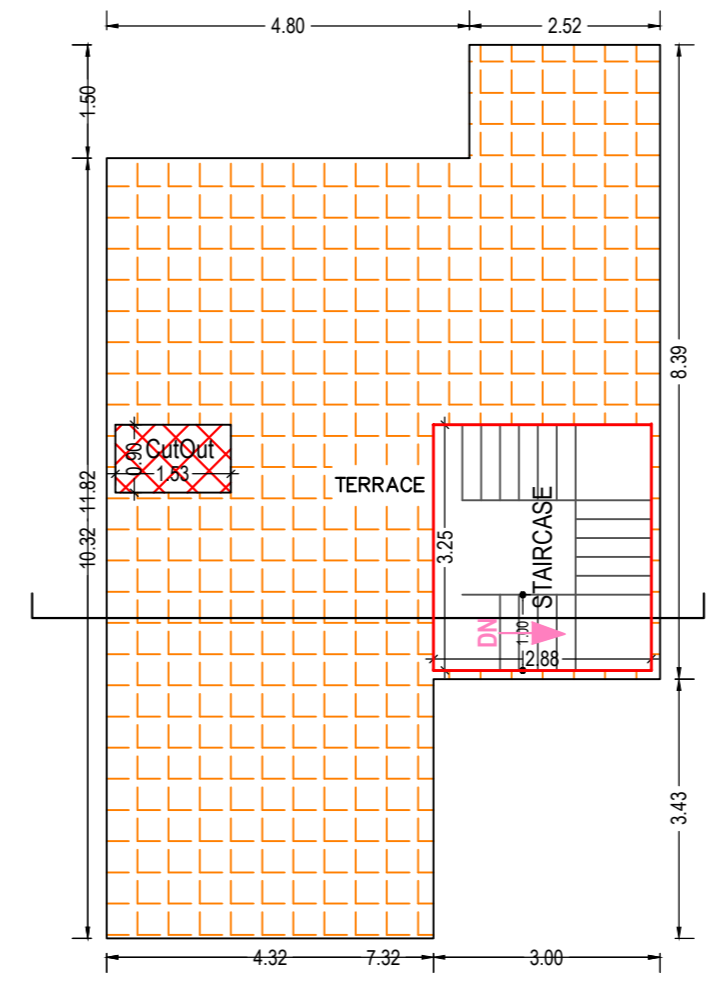
KEY PLAN



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



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



TERRACE FLOOR PLAN (SCALE 1:100)

Floor Name	Gross Builtup Area	Deductions From Gross BUA (Area in Sq.mt)	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	No. of Unit
Ground Floor	81.90	0.00	81.90	0.00	12.86	69.04	01
First Floor	81.90	1.38	80.52	0.00	12.86	67.67	00
Terrace Floor	9.36	0.00	9.36	0.00	0.00	0.00	00
Total	173.16	1.38	171.78	0.00	25.72	136.71	01

Staircase Checks (Table 6a-1)

Floor Name	Staircase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.182	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.182	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA (Area in Sq.mt)	UnitBUA Area	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT RESIDENCE UNIT	DWELLING	69.04	69.04	0.00	69.04	4.75	01
FIRST FLOOR PLAN	SPLIT RESIDENCE UNIT	DWELLING	69.04	69.04	0.00	69.04	4.75	01
TERRACE FLOOR PLAN	SPLIT RESIDENCE UNIT	DWELLING	69.04	69.04	0.00	69.04	4.75	01
Total	-	-	138.08	138.08	0.00	138.08	9.84	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	D3	0.69	2.10	02
ROYAL (RESIDENCY)	D3	0.75	2.10	04
ROYAL (RESIDENCY)	D1	0.88	2.10	01
ROYAL (RESIDENCY)	D	0.91	2.10	02
ROYAL (RESIDENCY)	D	1.00	2.10	02
ROYAL (RESIDENCY)	D	1.09	2.10	01
ROYAL (RESIDENCY)	DK	1.45	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	V	0.72	1.00	01
ROYAL (RESIDENCY)	V	0.75	1.00	02
ROYAL (RESIDENCY)	W	1.41	1.20	02
ROYAL (RESIDENCY)	W3	1.49	1.20	02
ROYAL (RESIDENCY)	W	1.89	1.20	01
ROYAL (RESIDENCY)	W	2.86	1.20	02

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No. Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
ROYAL (RESIDENCY)	Residential	Row House	-	Lowrise Building	-	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt)	Parking spaces reqd for every	Units	Car	TwoWheeler
ROYAL (RESIDENCY)	Residential	Row House	0.100	1	88.60	-	-
Total	-	-	-	-	-	0	0

OWNER'S NAME AND SIGNATURE  
 MS AKASH BUILDTECH PVT. LTD. THROUGH DIRECTOR MR. SHYAM SINGH RATHORE S/O MR. SATYA DEV RATHORE. SATYAPAL416@GMAIL.COM: 9786548272

ARCHENG'S NAME AND SIGNATURE  
 Udit Chaudhary  
 CA201679004

Signature Not Verified  
 Bareilly Development Authority

Signature Not Verified  
 Bareilly Development Authority

Building Application Number  
 BDA/BP/24-25/0530

Sanctioned On  
 23 Apr 2025

Valid Till  
 23 Apr 2030

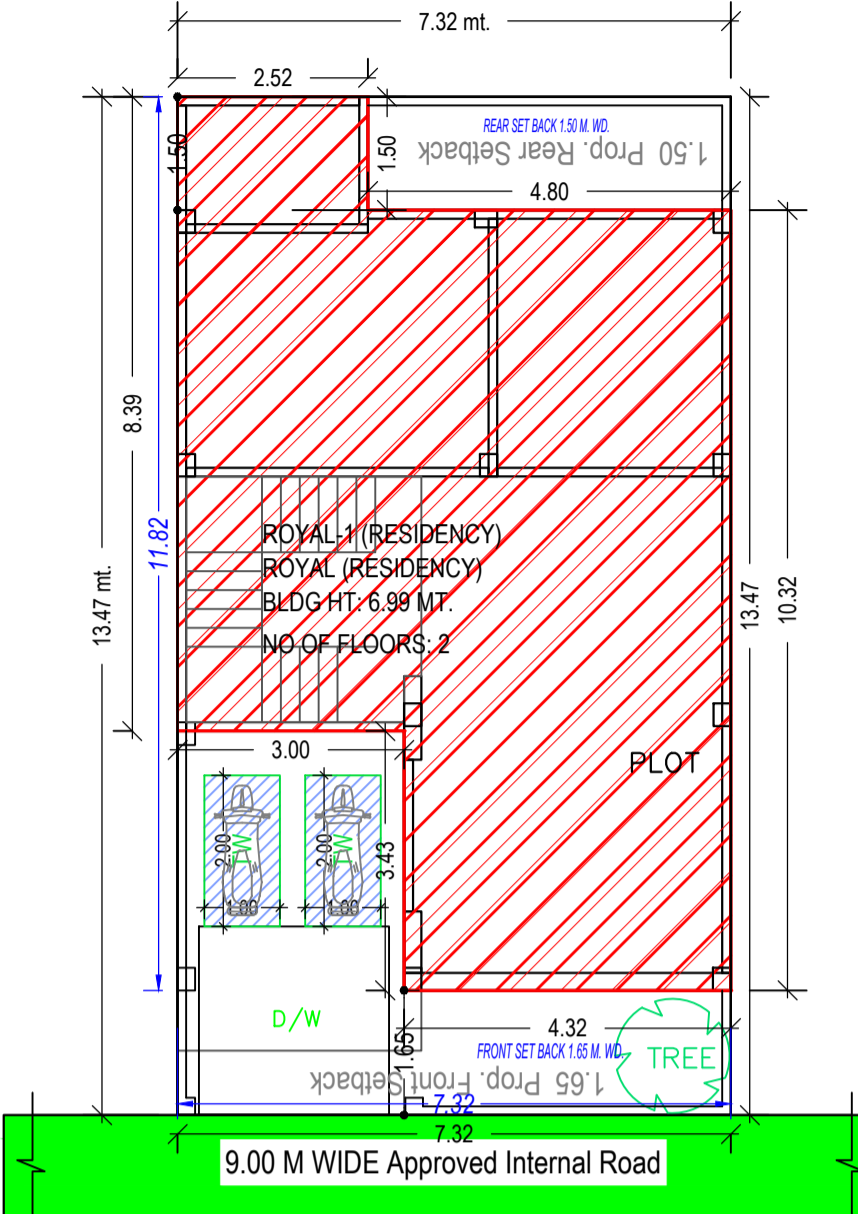
Approved By  
 Ajay Kumar Singh (Town Planner)

Examined By  
 Rajesh Kumar Sharma (Junior engineer)

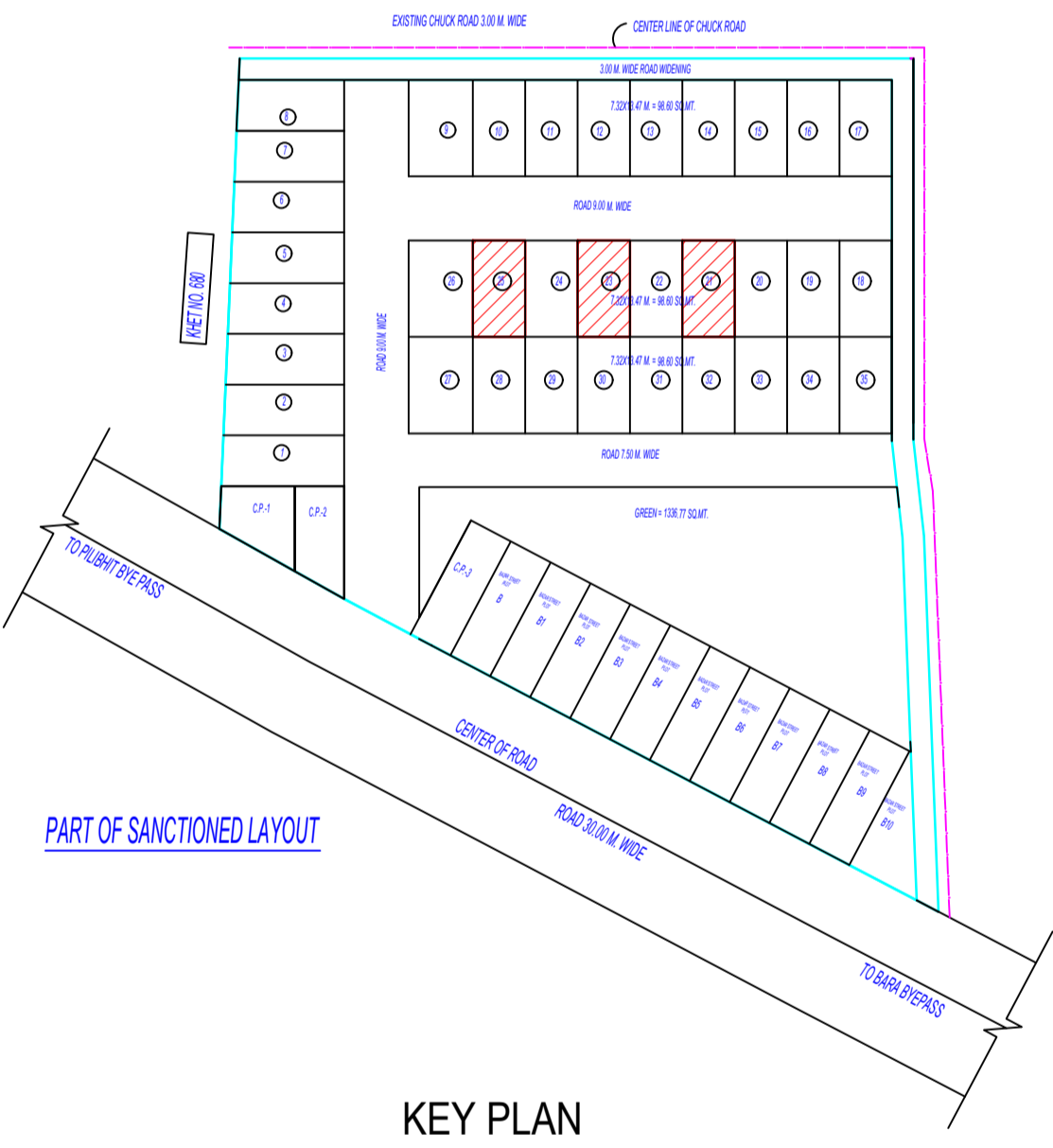
ANIL KUMAR (Assistant Engineer)

Ajay Kumar Singh (Town Planner)

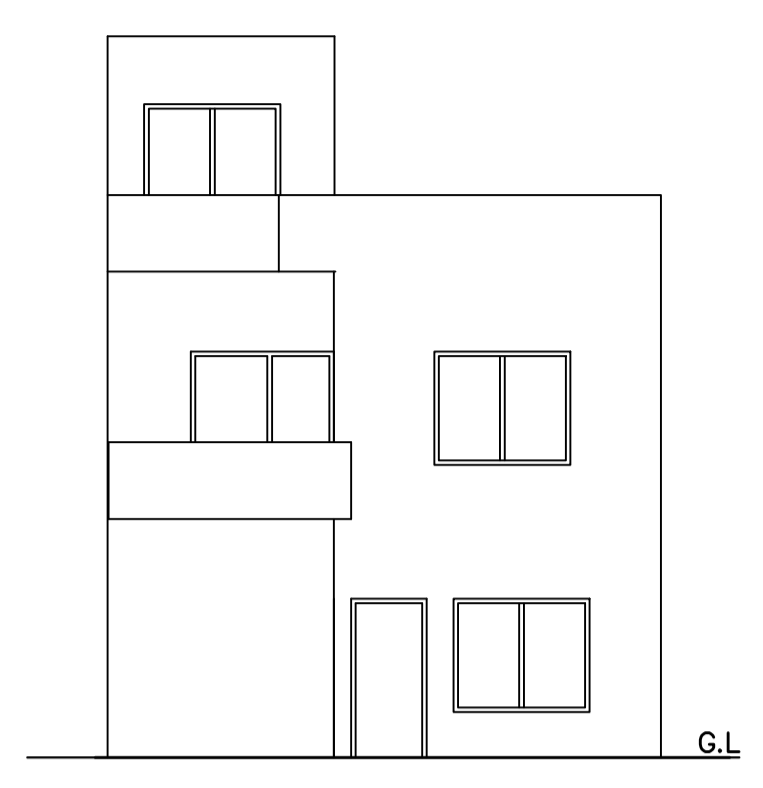
Total Plot Area :-	98.60	Total FAR Area :-	136.71
Total Coverage Area :-	69.04	Total BUA Area :-	171.78



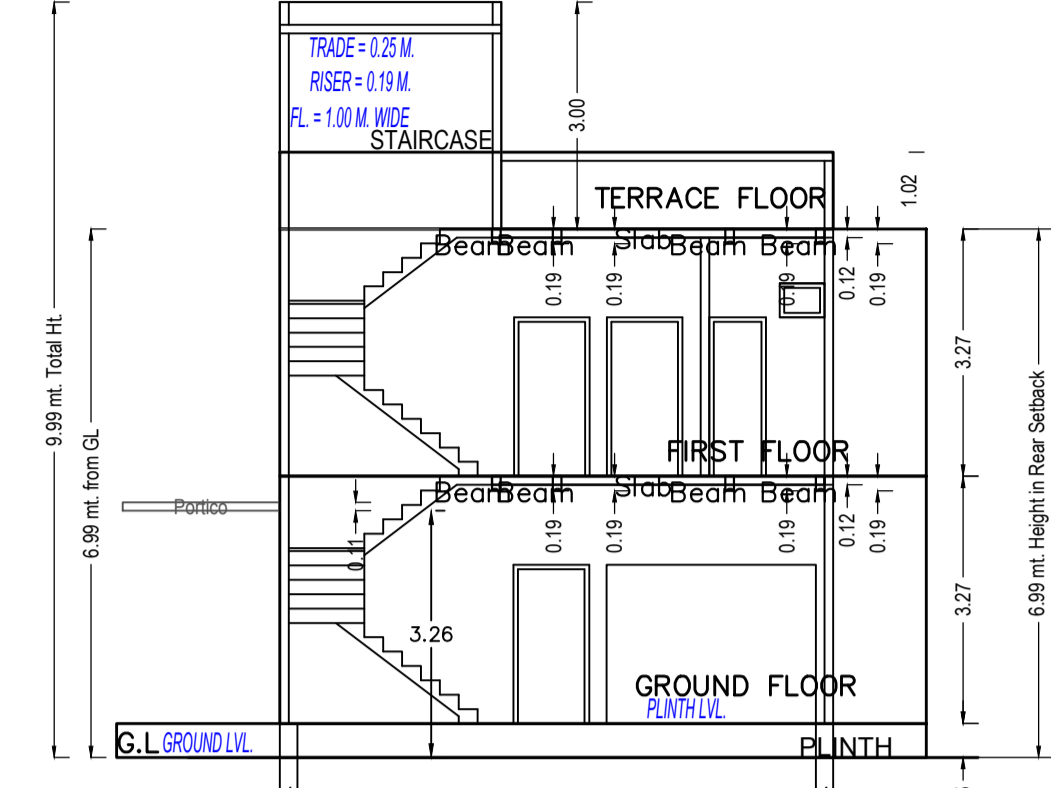
SITE PLAN (Scale - 1:100)



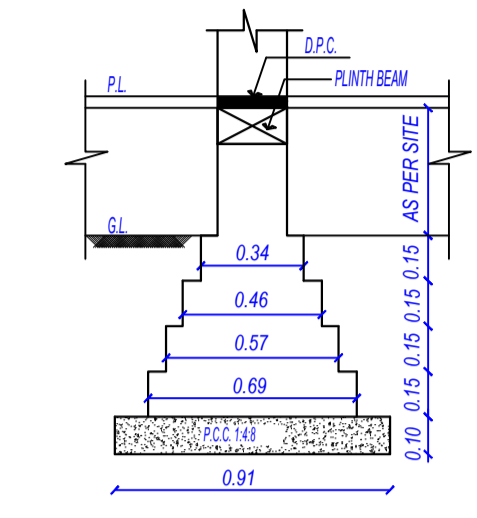
KEY PLAN



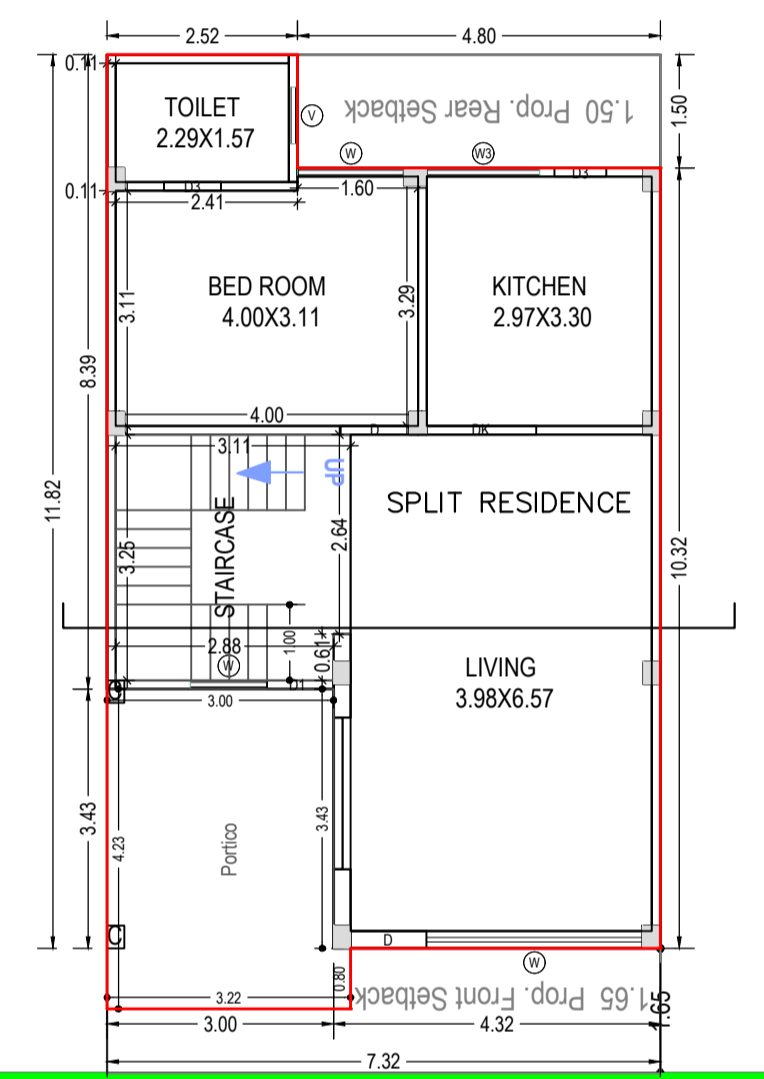
FRONT ELEVATION (1:100)



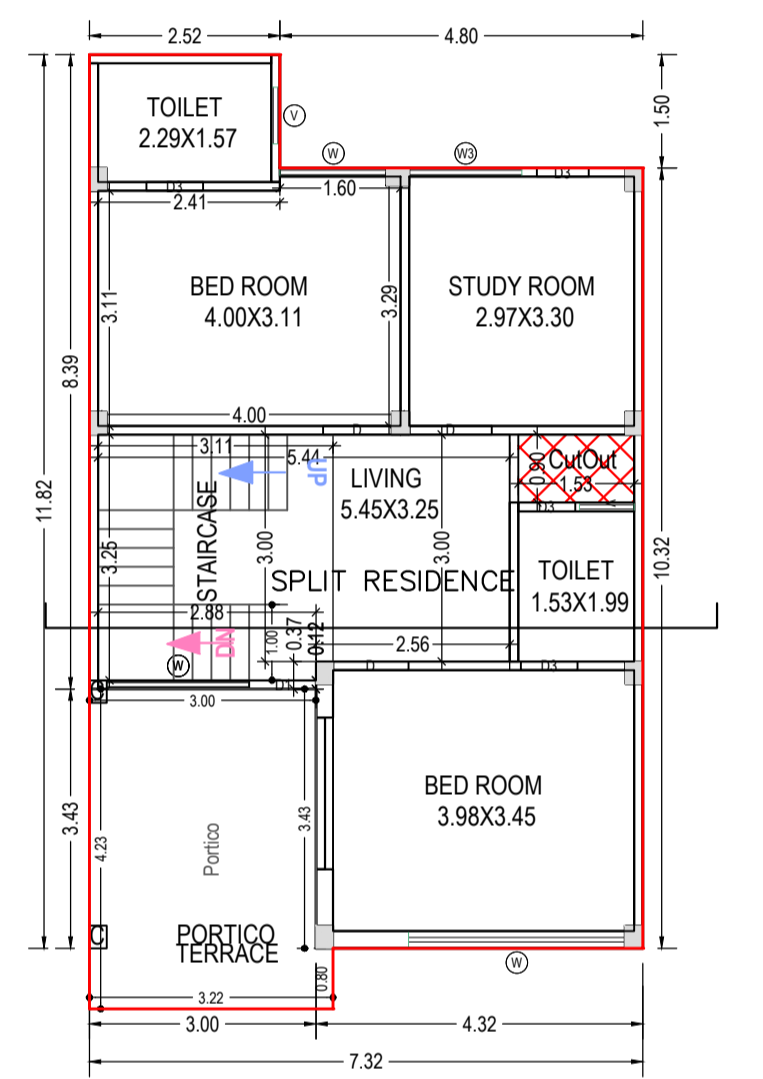
CROSS SECTION ON A-A (1:100)



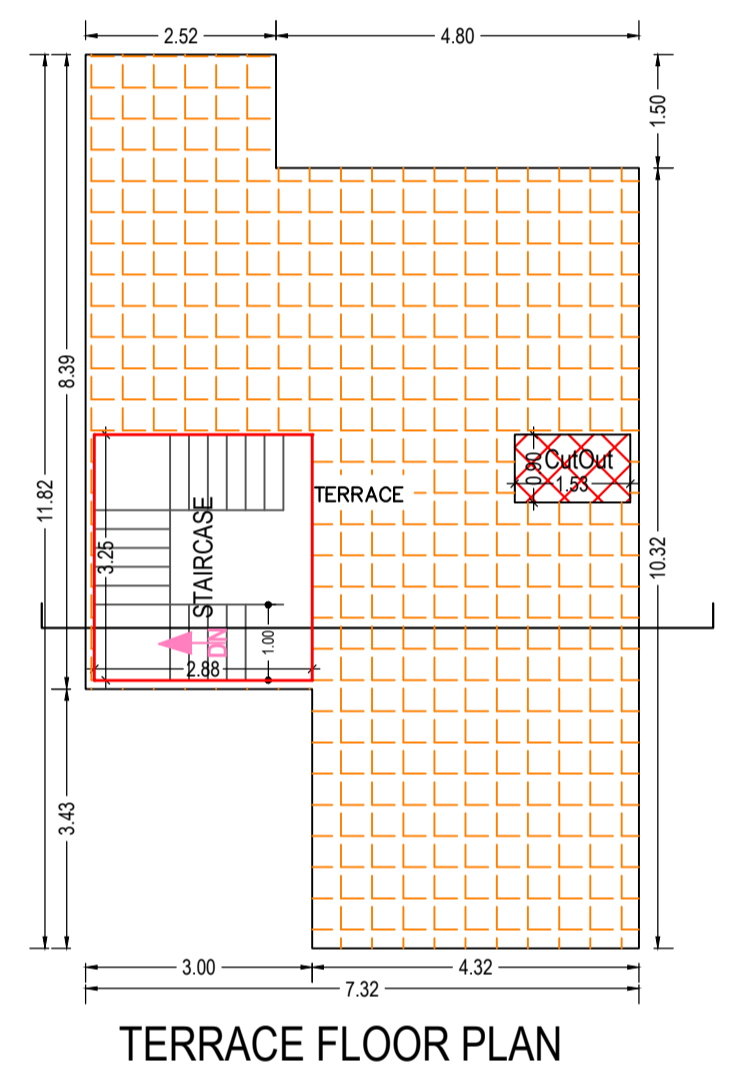
Foundation Details



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



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



TERRACE FLOOR PLAN (SCALE 1:100)

**Color Index**

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

**Buildingwise Floor FSI Details**

Floor Name	Building Name		Total	
	ROYAL (RESIDENCY)		ROYAL (RESIDENCY)	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	81.90	69.04	81.90	69.04
First Floor	80.52	67.67	80.52	67.67
Terrace Floor	9.36	0.00	9.36	0.00
Total:	171.78	136.71	171.78	136.71

**FAR & Unit Details**

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt. Void	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
					Mumty	Archi.Proj.(Canopy)			
ROYAL (RESIDENCY)	1	173.16	1.38	171.78	9.36	25.72	136.71	136.71	01
Grand Total :	1	173.16	1.38	171.78	9.36	25.72	136.71	136.71	01

**Required Parking (Table 7a)**

Building Name	Type	SubUse	Area (Sq.mt.)	Units	Car		TwoWheeler	
					Reqd./Unit	Prop.	Reqd./Unit	Prop.
ROYAL (RESIDENCY)	Residential	Row House	0-100	1	98.60	-	0.00	-
Total :	-	-	-	-	0	0	0	2

**Type Design Details**

Total No. of Plots	Plot Area	Total Plot Area	FAR Area	Total FAR Area	BUA Area	Total BUA Area	Coverage Area	Total Coverage Area
0	98.60	0.00	136.71	0.00	171.78	0.00	69.04	0.00

**Tree Details (Table 3h)**

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1

**Building USE/SUBUSE Details**

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
ROYAL (RESIDENCY)	Residential	Row House	-	Lowrise Building	-	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

**Staircase Checks (Table 8a-1)**

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing HL
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.182	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.182	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

**Parking Check (Table 7b)**

Vehicle Type	No.	Reduced Regd Parking (Incase of Plot having RW/Area surrendered FOC)	Area	Prop.	
				No.	Area
TwoWheeler	-	-	-	2	4.00
Total	-	-	0.00	-	4.00

**UnitBUA Table for Building :ROYAL (RESIDENCY)**

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt. Void	UnitBUA Area	Deductions (Area in Sq.mt.) External Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	69.04	69.04	0.00	69.04	5.08	63.96	01
			Total per Floor:	69.04	69.04	0.00	69.04	5.08	63.96
FIRST FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	69.04	69.04	1.38	67.66	5.10	62.56	00
			Total per Floor:	69.04	69.04	1.38	67.66	5.10	62.56
Total	-	-	138.08	138.08	1.38	136.70	10.18	126.52	01

**Building :ROYAL (RESIDENCY)**

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt. Void	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
				Mumty	Archi.Proj.(Canopy)			
Ground Floor	81.90	0.00	81.90	0.00	12.86	69.04	69.04	01
First Floor	81.90	1.38	80.52	0.00	12.86	67.67	67.67	00
Terrace Floor	9.36	0.00	9.36	9.36	0.00	0.00	0.00	00
Total:	173.16	1.38	171.78	9.36	25.72	136.71	136.71	01

**SCHEDULE OF WINDOW/VENTILATION:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	V	0.72	1.00	01
ROYAL (RESIDENCY)	V	0.75	1.00	02
ROYAL (RESIDENCY)	W	1.02	1.20	01
ROYAL (RESIDENCY)	W	1.41	1.20	02
ROYAL (RESIDENCY)	W3	1.49	1.20	02
ROYAL (RESIDENCY)	W	1.89	1.20	01
ROYAL (RESIDENCY)	W	2.86	1.20	02

**SCHEDULE OF DOOR:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	D3	0.69	2.10	02
ROYAL (RESIDENCY)	D3	0.75	2.10	04
ROYAL (RESIDENCY)	D1	0.88	2.10	01
ROYAL (RESIDENCY)	D	0.91	2.10	02
ROYAL (RESIDENCY)	D	1.00	2.10	02
ROYAL (RESIDENCY)	D	1.09	2.10	01
ROYAL (RESIDENCY)	DK	1.45	2.10	01

Total Plot Area: -	98.60	Total FAR Area: -	136.71
Total Coverage Area: -	69.04	Total BUA Area: -	171.78

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.

**AREA STATEMENT**

PROJECT DETAIL :				
Authority: Bareilly Development Authority	Plot Use: Residential			
Authority Class: Category C	Plot SubUse: Row House			
Authority Grade: Development Authority (DA)	Development Plan: Master Plan			
Case Track: Regular	Land Use Zone: Residential use Zone			
Project Type: Building Permission	Land SubUse Zone: Residential Zone			
Nature of Development: NEW	Layout Type: NA			
Development Area: Developed Area				
SubDevelopment Area: NA				
Special Project: NA				
Site Address: District:Bareilly, Tehsil:Bareilly, Village:Chandpur Bichpuri				
AREA DETAILS :	Sq.Mts.			
1. Area of Plot As per record	-			
Document Area	98.60			
As per site condition	98.60			
Area of Plot Considered	98.60			
2. Deduction for				
(a) Proposed roads	0.00			
(b) Any reservations	0.00			
Total (a + b)	0.00			
3. Net Area of plot (1 - 2) AREA OF PLOT	98.60			
Plot Area For Coverage	98.60			
Plot Area For FAR	98.60			
Perm. FAR Area (2.00)	197.20			
Total Perm. FAR area (2.00)	197.20			
6. Total Built up area permissible at:				
Permissible Coverage area (75.00 %)	73.95			
Proposed Coverage Area (70.02 %)	69.04			
Total Prop. Coverage Area (70.02 %)	69.04			
Balance coverage area (4.98 %)	4.91			
Proposed Area at:				
	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Ground Floor	81.90	0.00	69.04	0.00
First Floor	80.52	0.00	67.67	0.00
Terrace Floor	9.36	0.00	0.00	0.00
Total Area:	171.78	0.00	136.71	0.00
Total FAR Area:				136.71
Total BuiltUp Area:				171.78
Proposed FAR consumed:				1.39
C. Tenement Statement				
4. Tenement Proposed At:				
G.F.	1.00			
5. Total Tenements (3 + 4)	1			
E. Parking Statement				
2. Proposed Parking Space:	4.00			

**OWNER'S NAME AND SIGNATURE**  
M/S AKASH BUILDTECH PVT. LTD. THROUGH DIRECTOR MR. SHYAM SINGH RATHORE S/O MR. SATYA DEV RATHORE, SATYAPAL416@GMAIL.COM, 9758548272

**ARCHITECT'S NAME AND SIGNATURE** STRUCTURE ENGINEER  
Udit Choudhary Not Verified  
CA/2016/1004 Not Verified by Udit Choudhary  
Date: 2025-02-20 10:23:02  
Designation: Architect

Bareilly Development Authority

**Signature Not Verified**  
Date: 2025-02-20 10:23:02  
Organization: Structure Engineer  
Designation: Architect

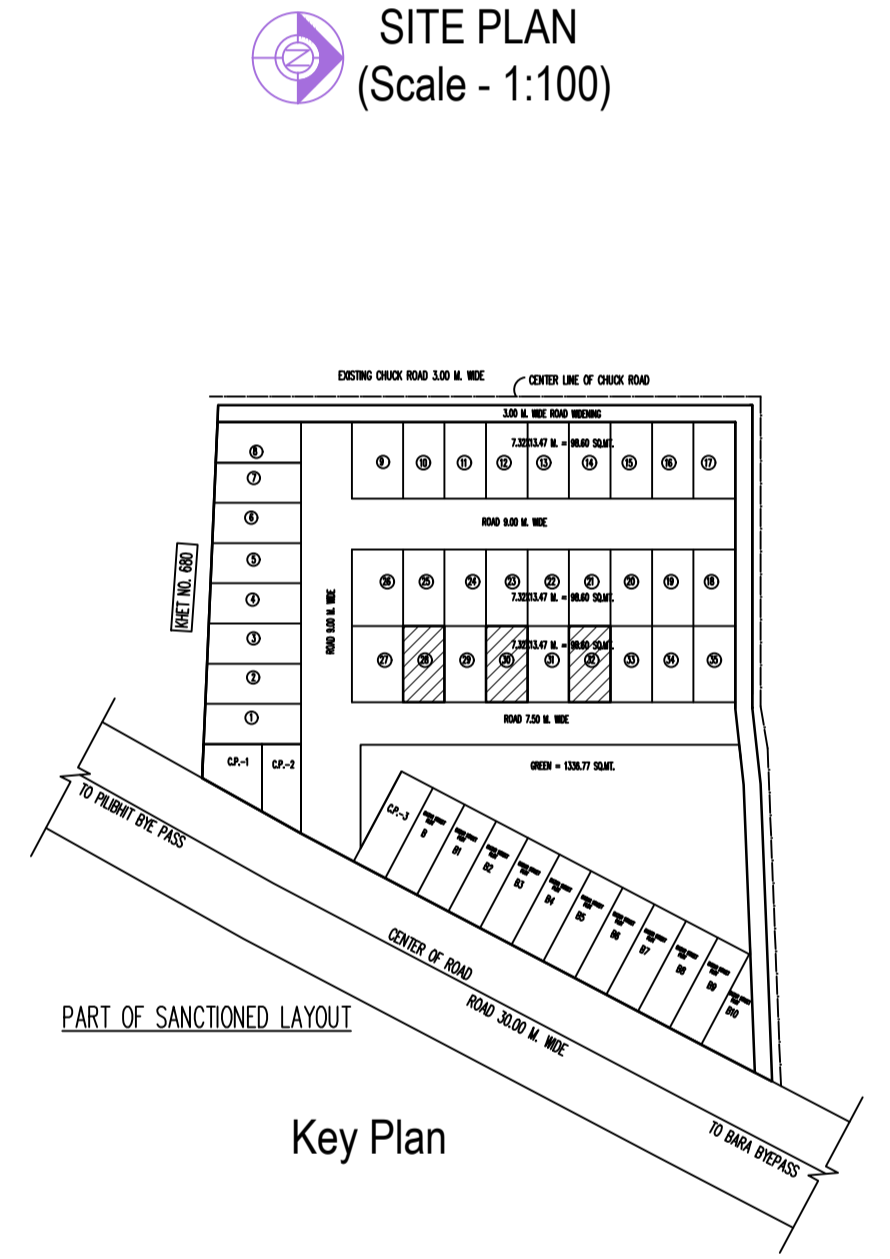
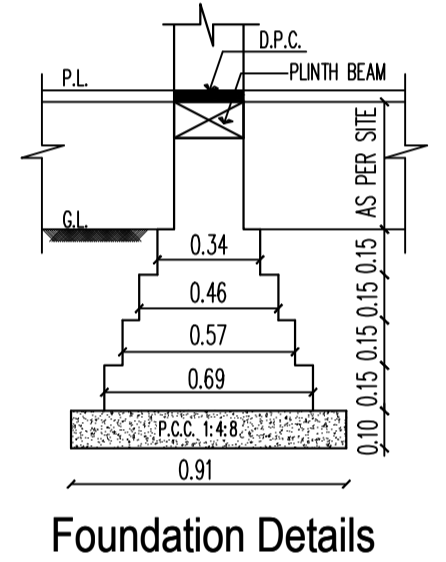
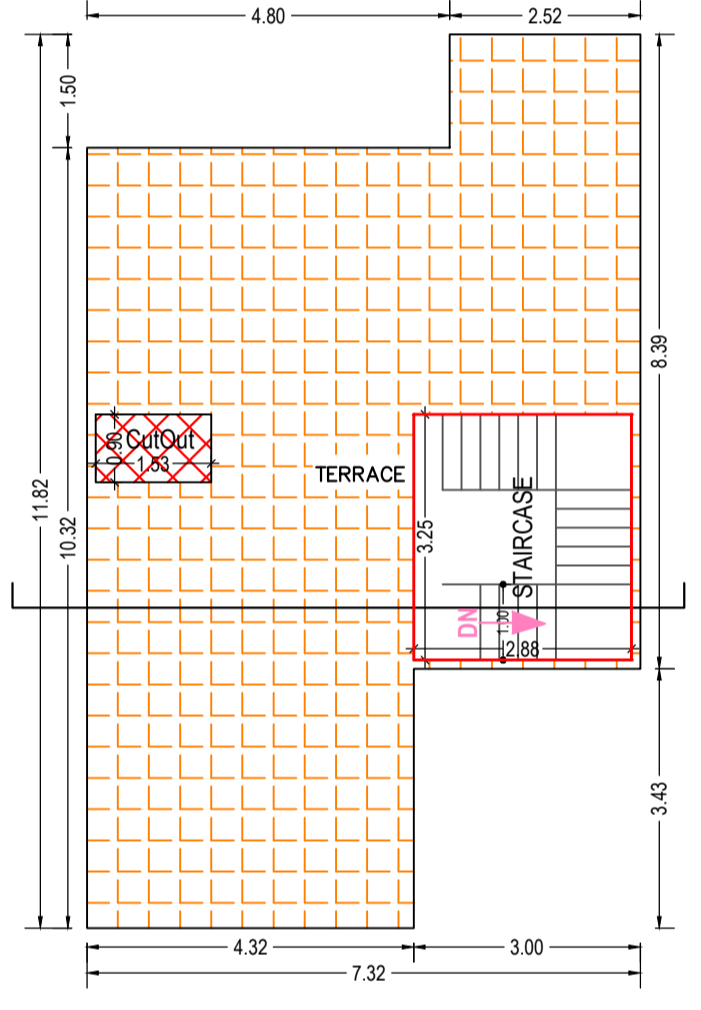
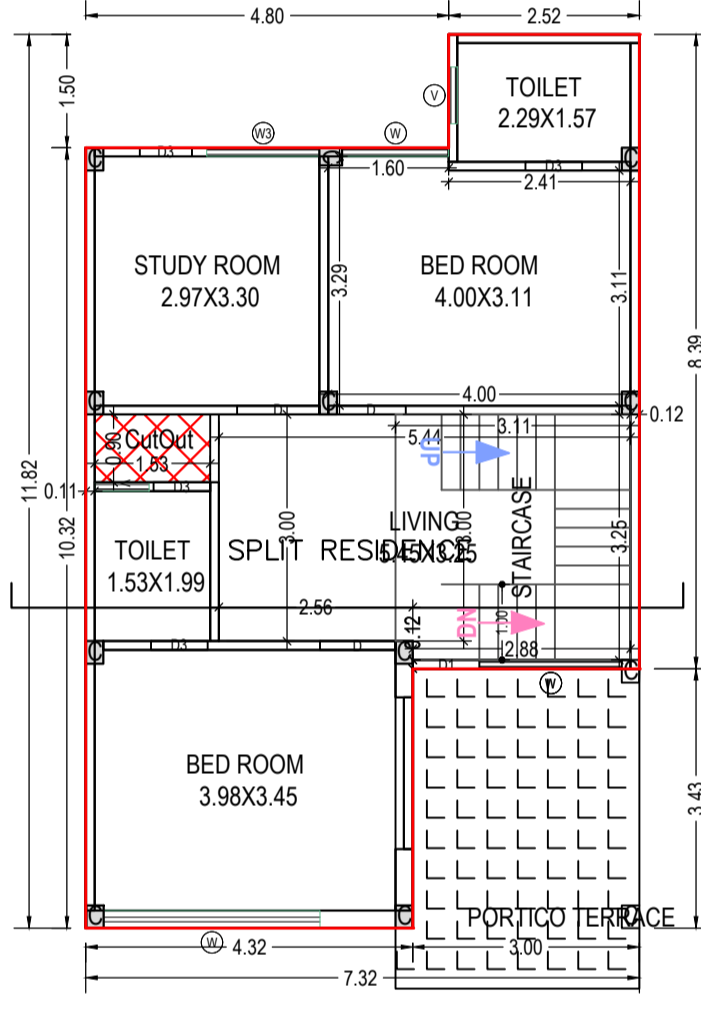
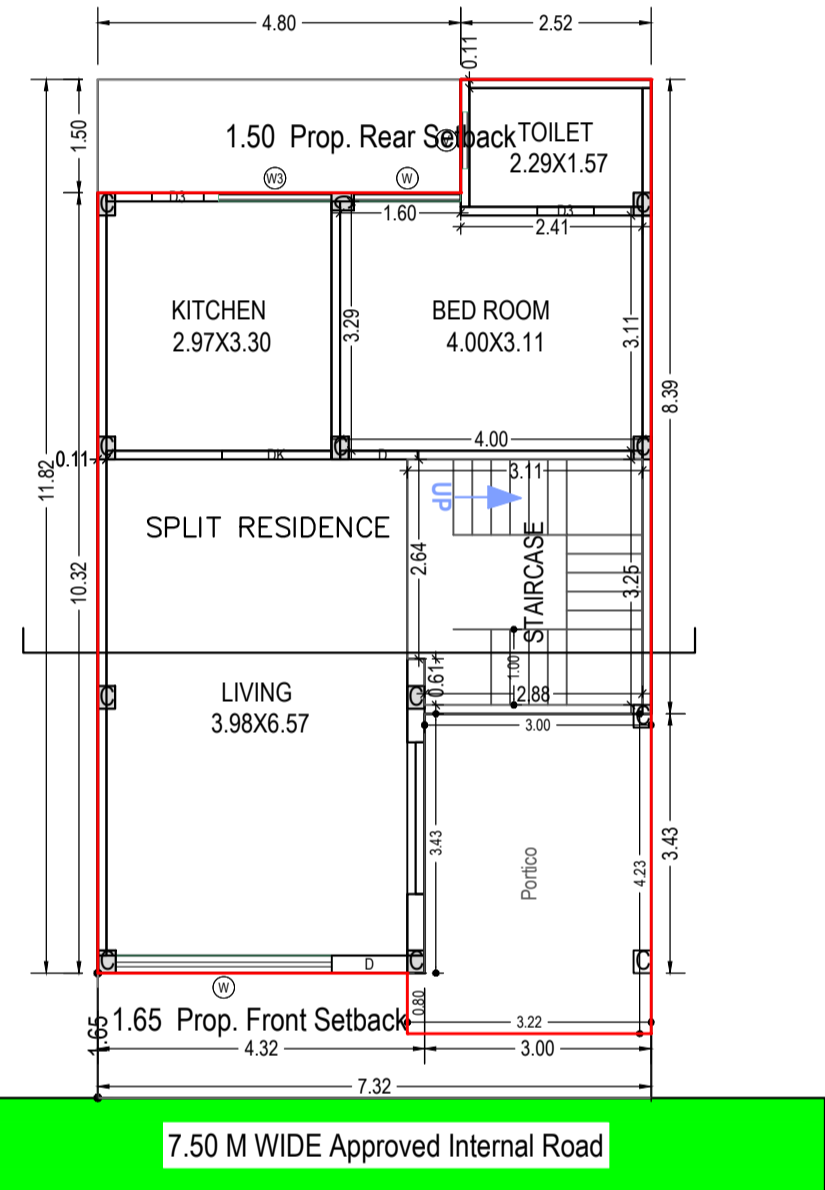
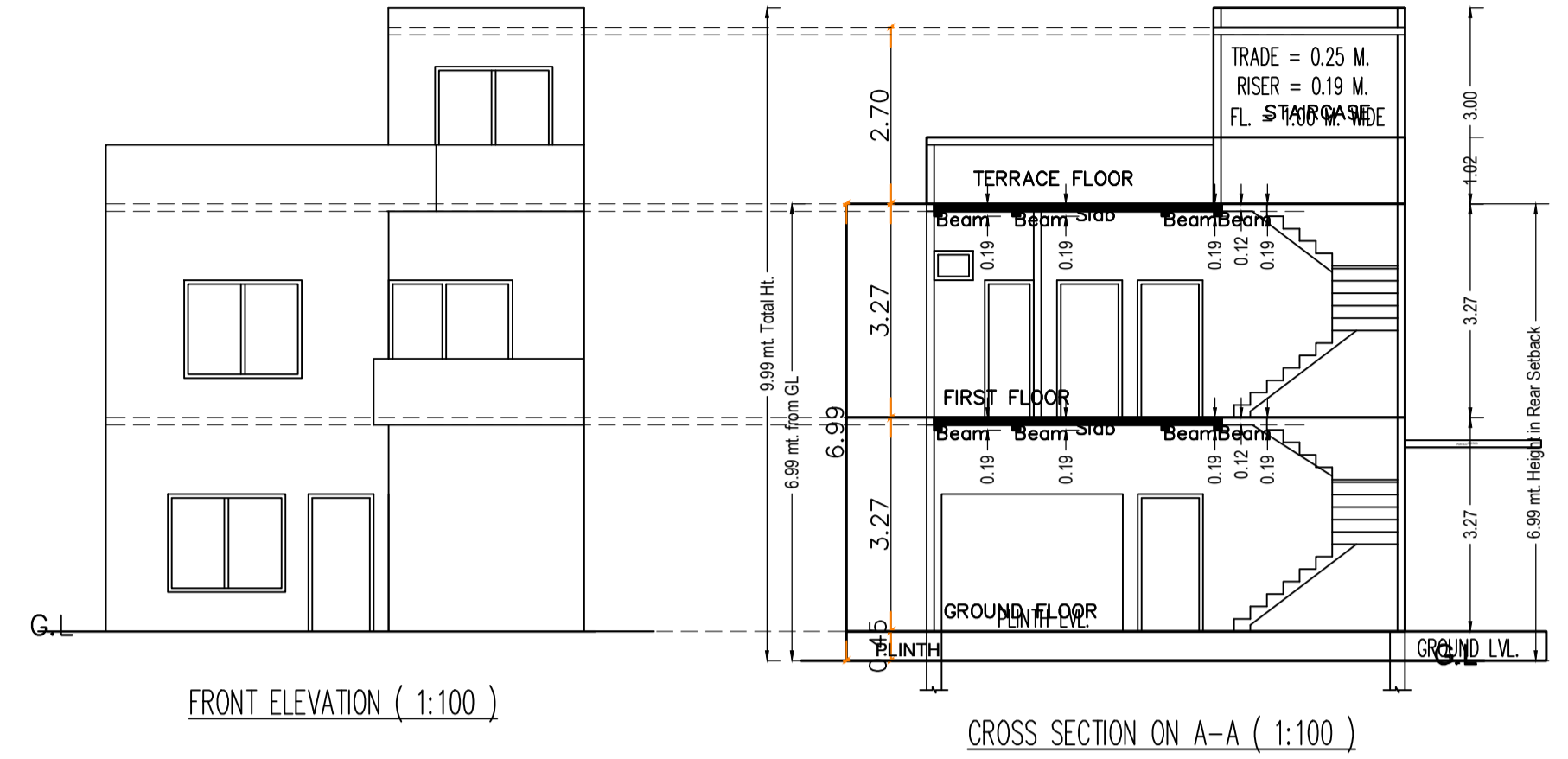
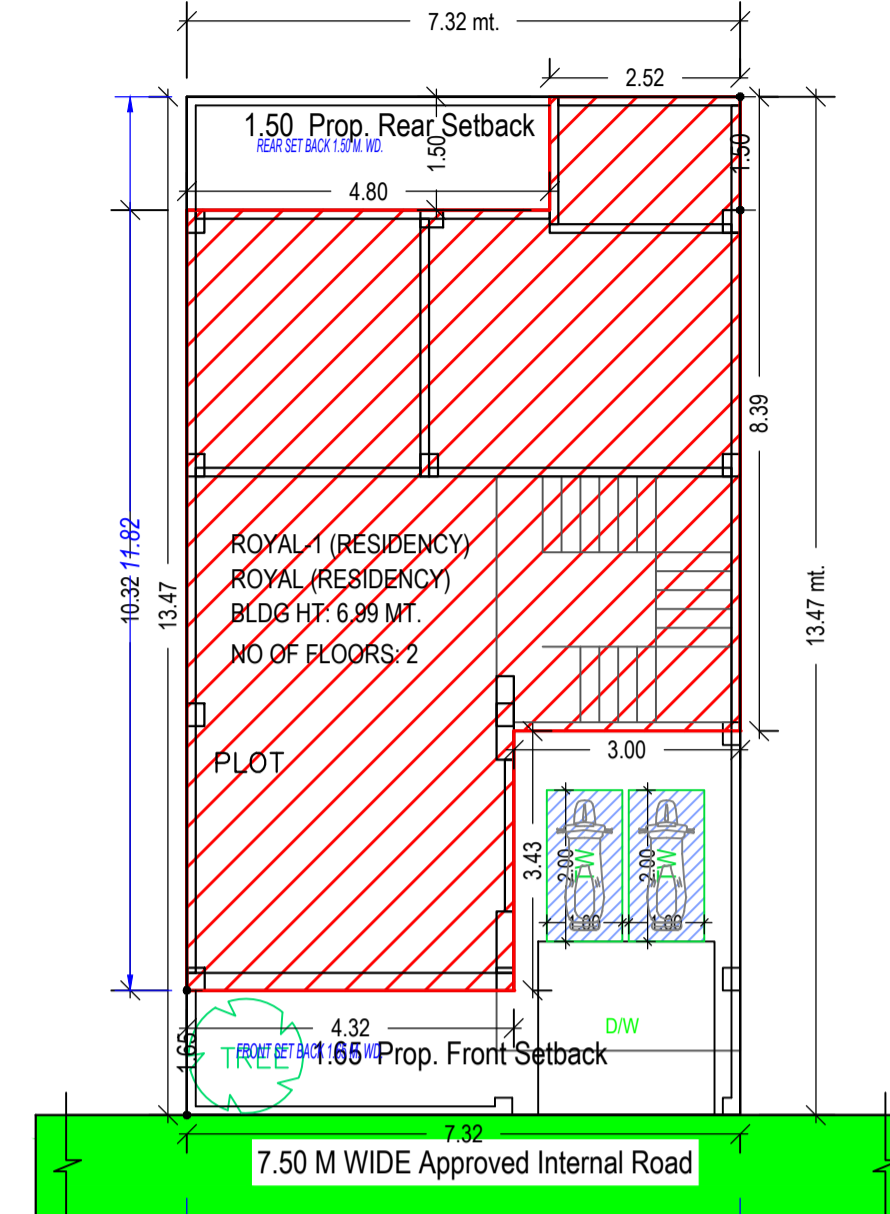
Building Plan Application Number  
**BDA/BP/24-25/0531**

Sanctioned On  
**23 Apr 2025**

Valid Till  
**23 Apr 2030**

Approved By  
**Ajay Kumar Singh (Town Planner)**

Examined By  
**Arvind Kumar Srivastava AE (Junior engineer)**  
**Sandeep Kumar (Assistant Engineer)**  
**Ajay Kumar Singh (Town Planner)**



COLOR INDEX	
PLOT BOUNDARY	[Red Line]
ABUTTING ROAD	[Green Line]
PROPOSED CONSTRUCTION	[Yellow Line]
COMMON PLOT	[Blue Line]
ROAD ALIGNMENT (ROAD WIDENING AREA)	[Orange Line]
FUTURE T.P.S. SCHEME DEDUCTION AREA	[Purple Line]
EXISTING (To be retained)	[Grey Line]
EXISTING (To be demolished)	[White Line]

Buildingwise Floor FSI Details			
Floor Name	Building Name		Total
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	
Ground Floor	81.90	69.04	81.90
First Floor	67.67	67.67	67.67
Terrace Floor	9.36	0.00	9.36
Total:	158.93	136.71	158.93

FAR & Unit Details							
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Total FAR Area (Sq.mt.)
					Mumty	Archi.Proj.(Canopy)	
ROYAL (RESIDENCY)	1	160.31	1.38	158.93	9.36	12.86	136.71
Grand Total:	1	160.31	1.38	158.93	9.36	12.86	136.71

Type Design Information			
Sr. No	Plot No	Row	House
1	PLOT NO. 28		
2	PLOT NO. 30		
3	PLOT NO. 32		
4	N/A		

Parking Check (Table 7b)				
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Two/Wheeler	-	-	2	4.00
Total	-	-	2	4.00

Type Design Details						
Total No. of Plots	Plot Area	Total Plot Area	FAR Area	Total FAR Area	BUA Area	Total Coverage Area
0	98.60	0.00	136.71	0.00	158.93	69.04

Tree Details (Table 3h)				
Plot	Name	Nos Of Trees		
Plot	Tree	Reqd	Prop	
PLOT	Tree	1	1	

Required Parking (Table 7a)									
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler	
				Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.
ROYAL (RESIDENCY)	Residential	Row House	0 - 100	1	98.60	-	-	0.00	-
Total:				-	-	-	0	0	0

UnitBUA Table for Building :ROYAL (RESIDENCY)									
Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in (Sq.mt.)	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	69.04	69.04	0.00	69.04	4.75	64.29	01
		Total	69.04	69.04	0.00	69.04	4.75	64.29	01
		Typical Floor = 1	69.04	69.04	0.00	69.04	4.75	64.29	01
FIRST FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	69.04	69.04	1.38	67.66	5.10	62.56	00
		Total	69.04	69.04	1.38	67.66	5.10	62.56	00
		Typical Floor = 1	69.04	69.04	1.38	67.66	5.10	62.56	00
Total:	-	-	138.08	138.08	1.38	136.70	9.84	126.85	01

Staircase Checks (Table 6a-1)					
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.182	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.182	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

Building USE/SUBUSE Details							
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name
ROYAL (RESIDENCY)	Residential	Row House	-	Lowrise Building	-	1	GROUND FLOOR PLAN
							FIRST FLOOR PLAN
							TERRACE FLOOR PLAN

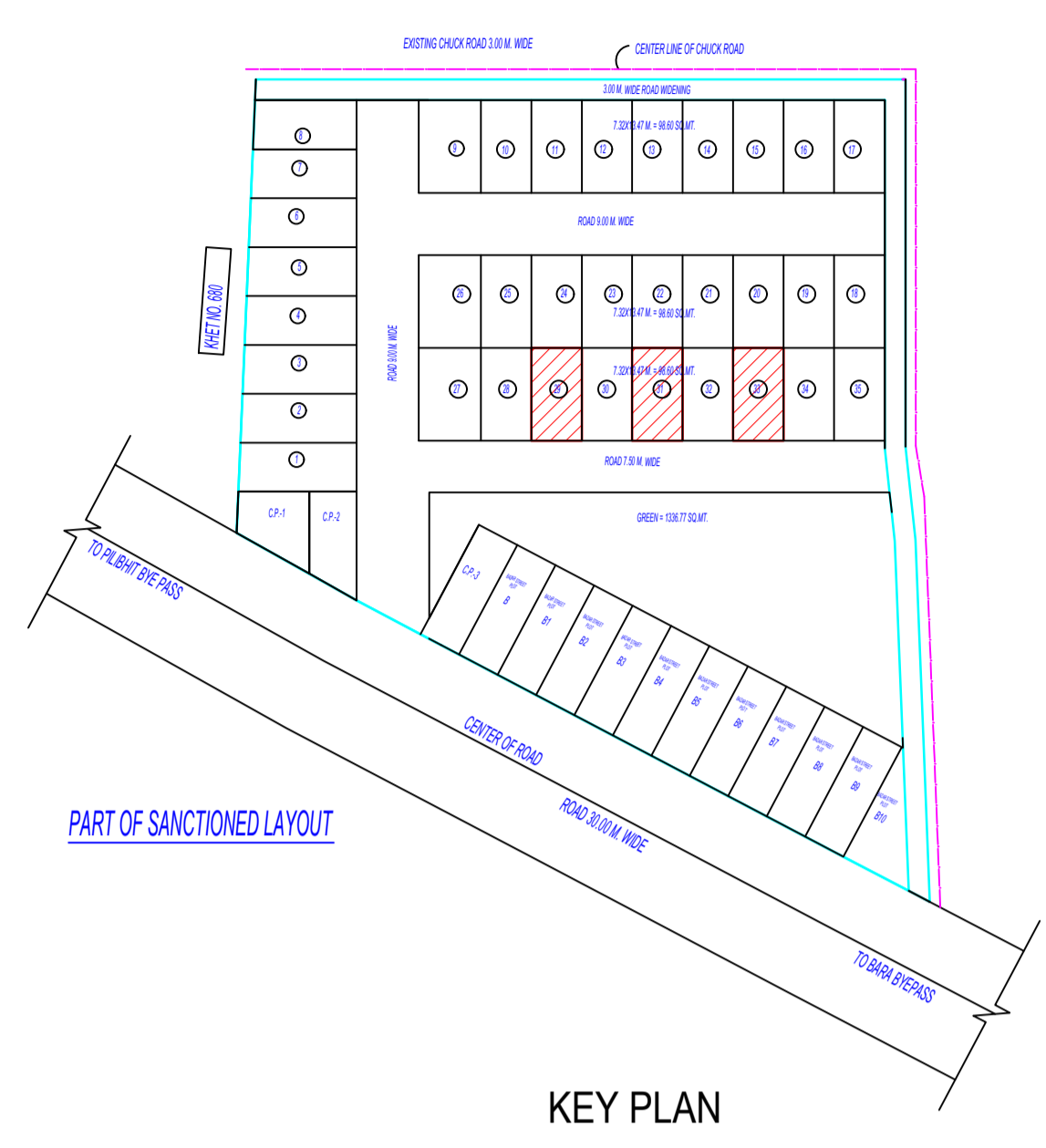
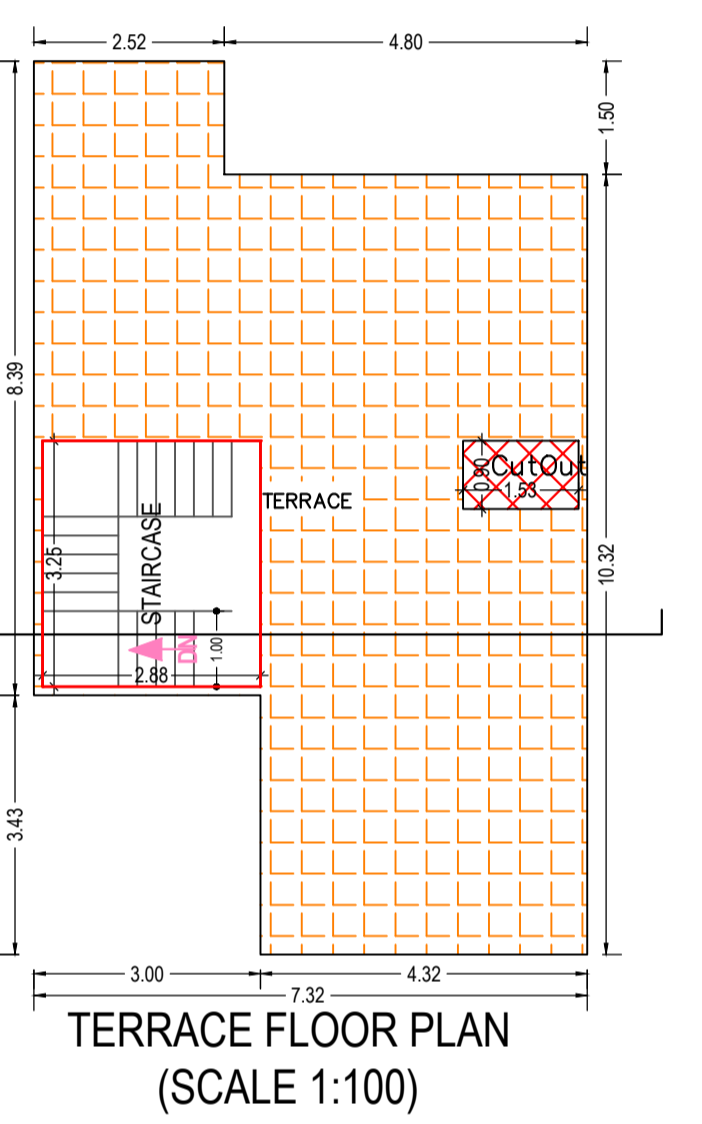
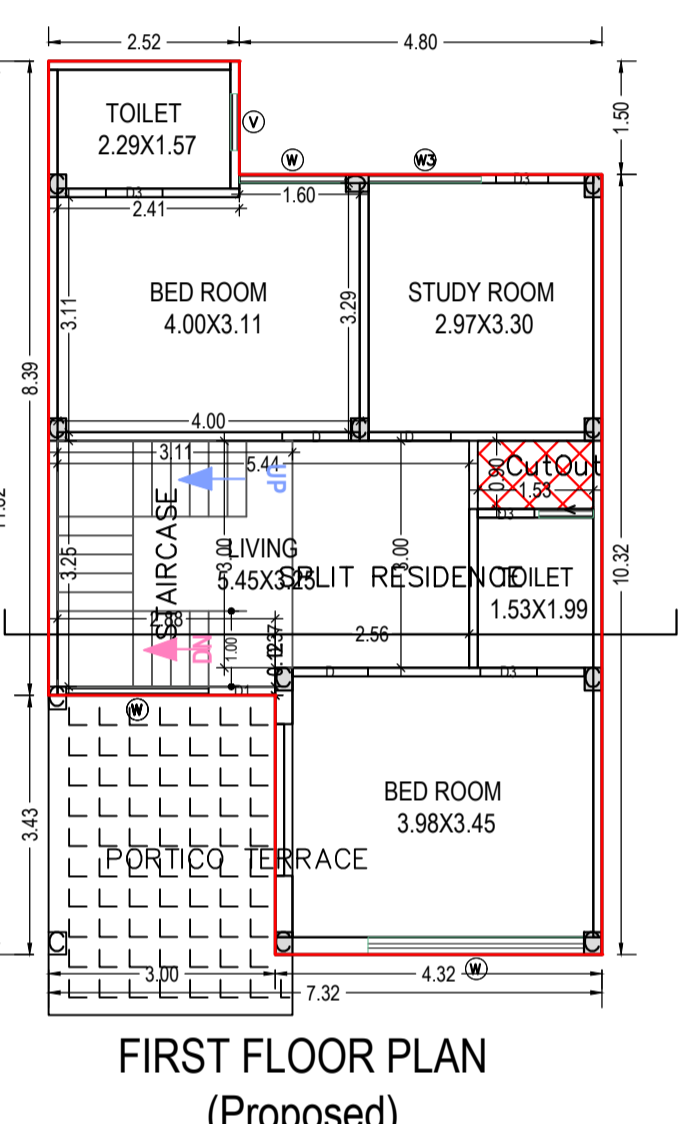
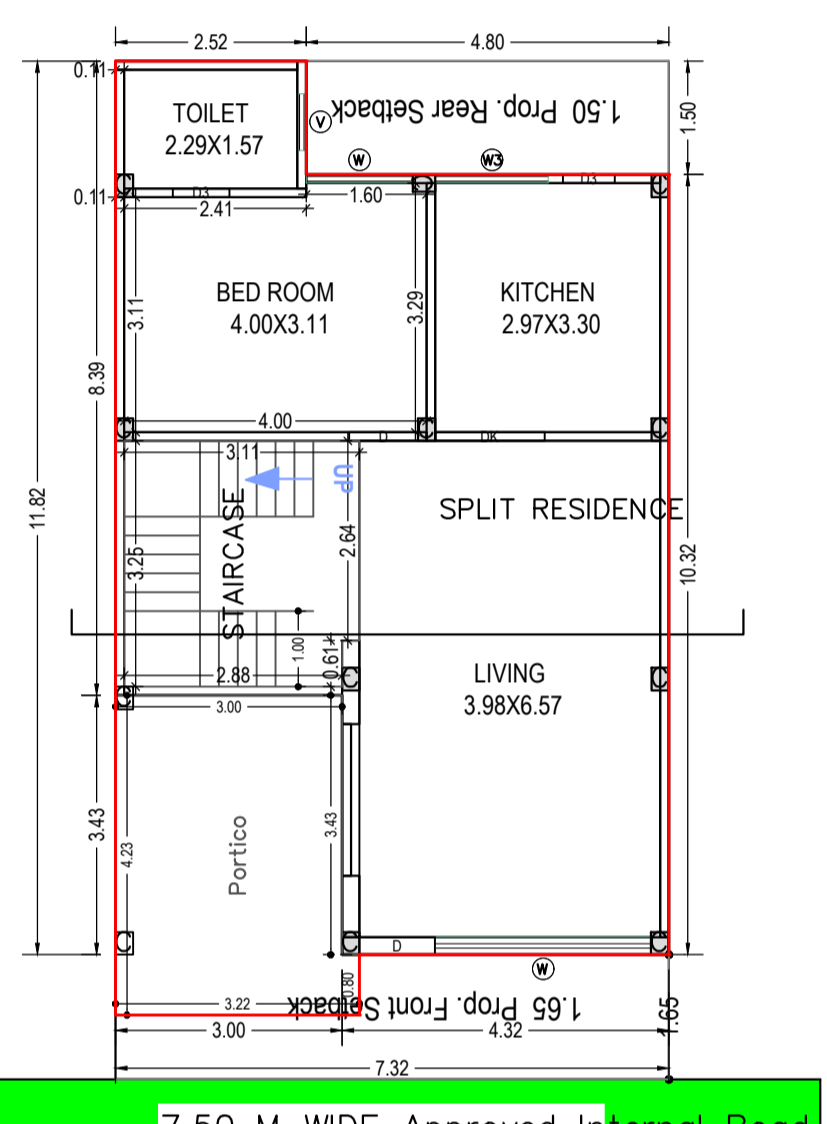
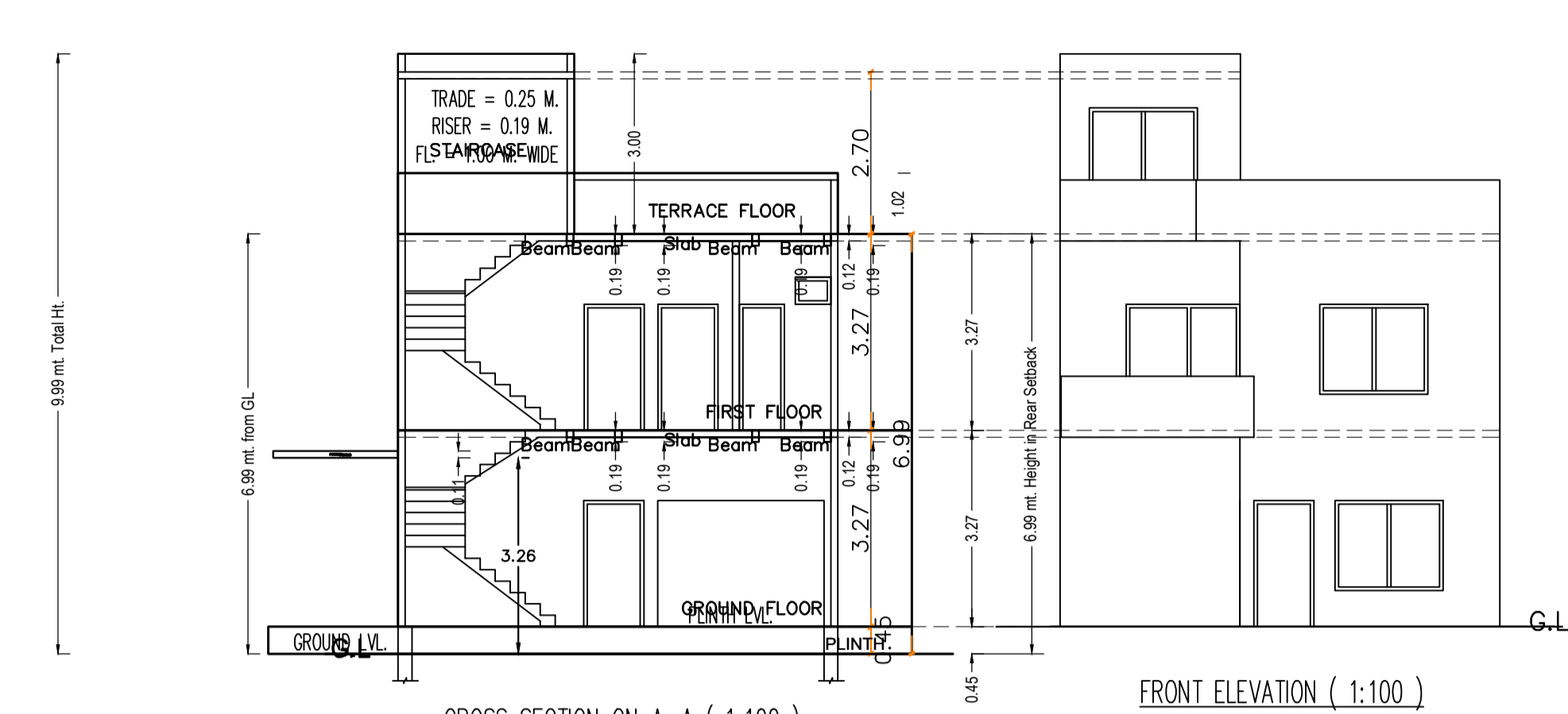
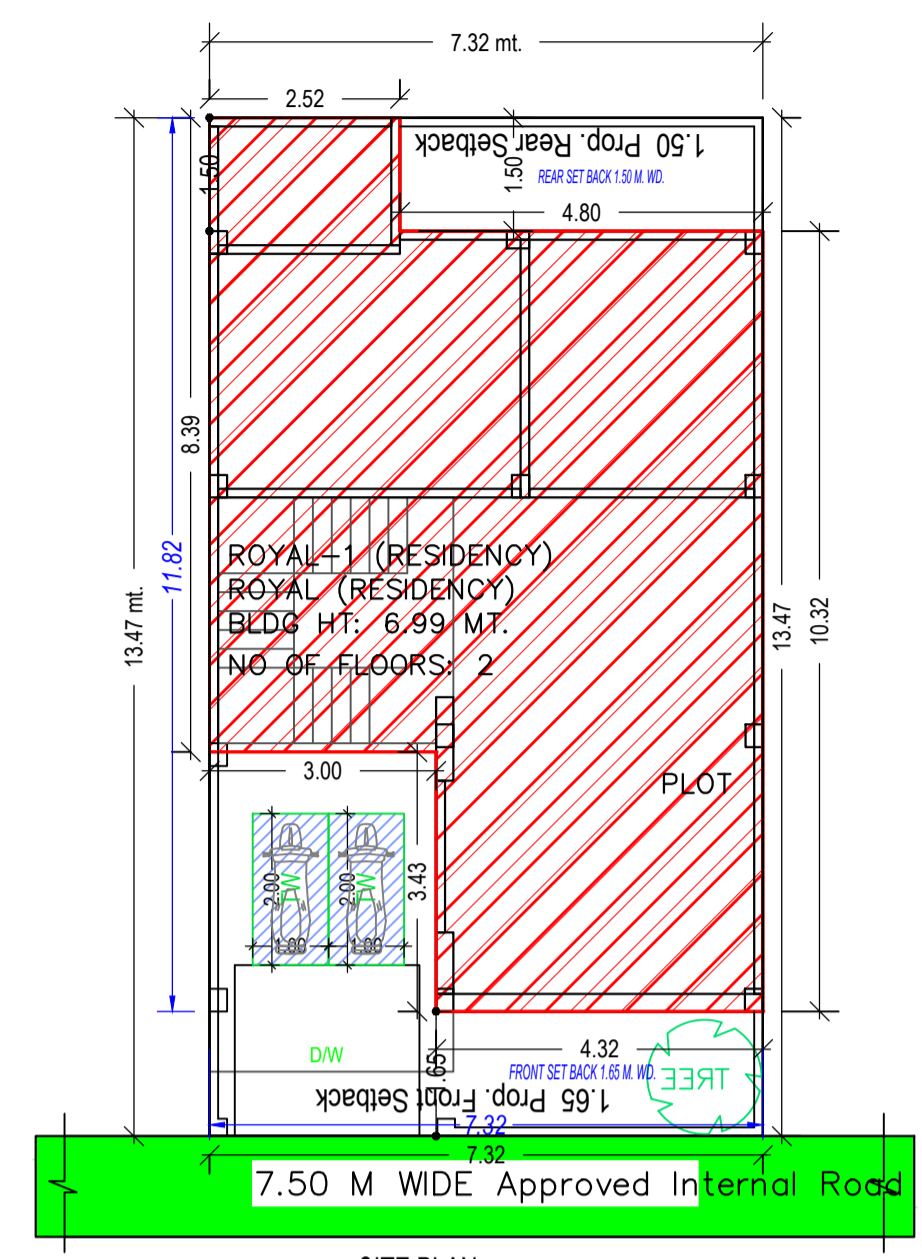
SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	D3	0.69	2.10	02
ROYAL (RESIDENCY)	D3	0.75	2.10	04
ROYAL (RESIDENCY)	D1	0.88	2.10	01
ROYAL (RESIDENCY)	D	0.91	2.10	02
ROYAL (RESIDENCY)	D	1.00	2.10	02
ROYAL (RESIDENCY)	D	1.09	2.10	01
ROYAL (RESIDENCY)	DK	1.45	2.10	01

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	V	0.72	1.00	01
ROYAL (RESIDENCY)	V	0.75	1.00	02
ROYAL (RESIDENCY)	W	1.41	1.20	02
ROYAL (RESIDENCY)	W3	1.49	1.20	02
ROYAL (RESIDENCY)	W	1.89	1.20	01
ROYAL (RESIDENCY)	W	2.86	1.20	02

Total Plot Area :-	98.60	Total FAR Area :-	136.71
Total Coverage Area :-	69.04	Total BUA Area :-	158.93

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.

AREA STATEMENT		VERSION NO.: 1.0.97
PROJECT DETAIL :		VERSION DATE: 27/02/2025
Authority: Bareilly Development Authority	Plot Use: Residential	
Authority Class: Category C	Plot SubUse: Row House	
Authority Grade: Development Authority (DA)	Development Plan: Master Plan	
CaseTrack: Regular	Land Use Zone: Residential use Zone	
Project Type: Building Permission	Land SubUse Zone: Residential Zone	
Nature of Development: NEW	Layout Type: NA	
Development Area: Developed Area		
SubDevelopment Area: NA		
Special Project: NA		
Site Address: District:Bareilly, Tehsil:Bareilly, Village:Chandpur Bichpuri		
AREA DETAILS :	Sq.Mts.	
1. Area of Plot As per record	-	
Document Area	98.60	
As per site condition	98.60	
Area of Plot Considered	98.60	
2. Deduction for		
(a) Proposed roads	0.00	
(b) Any reservations	0.00	
Total (a + b)	0.00	
3. Net Area of Plot (1 - 2) AREA OF PLOT	98.60	
Plot Area For Coverage	98.60	
Plot Area For FAR	98.60	
Perm. FAR Area (2.00)	197.20	
Total Perm. FAR area (2.00)	197.20	
6. Total Built up area permissible at:		
Permissible Coverage area (75.00 %)	73.95	
Proposed Coverage area (70.02 %)	69.04	
Total Prop. Coverage Area (70.02 %)	69.04	
Balance coverage area (4.98 %)	4.91	
	Proposed Area at:	
	Proposed Built up	Existing Built up
Ground Floor	81.90	0.00
First Floor	67.67	0.00
Terrace Floor	9.36	0.00
Total Area:	158.93	0.00
Total FAR Area:		136.71
Total BuiltUp Area:		158.93
Proposed FAR consumed:		1.39
C. Tenement Statement		
4. Tenement Proposed At:		
G.F.		1.00
5. Total Tenements (3 + 4)		1
E. Parking Statement		
2. Proposed Parking Space:		4.00



**Color Notes**

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

**Buildingwise Floor FSI Details**

Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	81.90	69.04	81.90	69.04
First Floor	67.67	67.67	67.67	67.67
Terrace Floor	9.36	0.00	9.36	0.00
<b>Total:</b>	<b>158.93</b>	<b>136.71</b>	<b>158.93</b>	<b>136.71</b>

**FAR & Unit Details**

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			Void		Mumty	Archi.Proj.(Canopy)	Resi.	
ROYAL (RESIDENCY)	1	160.31	1.38	158.93	9.36	12.86	136.71	01
<b>Grand Total:</b>	<b>1</b>	<b>160.31</b>	<b>1.38</b>	<b>158.93</b>	<b>9.36</b>	<b>12.86</b>	<b>136.71</b>	<b>01</b>

**Staircase Checks (Table 8a-1)**

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.182	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.182	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

**SCHEDULE OF DOOR:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	D3	0.69	2.10	02
ROYAL (RESIDENCY)	D3	0.75	2.10	04
ROYAL (RESIDENCY)	D1	0.88	2.10	01
ROYAL (RESIDENCY)	D	0.91	2.10	02
ROYAL (RESIDENCY)	D	1.00	2.10	02
ROYAL (RESIDENCY)	D	1.09	2.10	01
ROYAL (RESIDENCY)	DK	1.45	2.10	01

**Required Parking (Table 7a)**

Building Name	Type	SubUse	Area (Sq.mt.)	Units	Car	TwoWheeler
					Reqd./Unit	Reqd./Unit
ROYAL (RESIDENCY)	Residential	Row House	0 - 100	1	98.60	0.00
<b>Total:</b>	-	-	-	-	0	0

**SCHEDULE OF WINDOW/VENTILATION:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	V	0.72	1.00	01
ROYAL (RESIDENCY)	V	0.75	1.00	02
ROYAL (RESIDENCY)	W	1.41	1.20	02
ROYAL (RESIDENCY)	W3	1.49	1.20	02
ROYAL (RESIDENCY)	W	1.89	1.20	01
ROYAL (RESIDENCY)	W	2.86	1.20	02

**UnitBUA Table for Building :ROYAL (RESIDENCY)**

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in (Sq.mt.)	UnitBUA Area	Carpet Area	No. of Unit
					Void			
GROUND FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	69.04	69.04	0.00	69.04	4.75	01
<b>Total per Floor:</b>	<b>Typical Floor = 1</b>	<b>Total:</b>	<b>69.04</b>	<b>69.04</b>	<b>0.00</b>	<b>69.04</b>	<b>4.75</b>	<b>01</b>
FIRST FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	69.04	69.04	1.38	67.66	5.10	00
<b>Total per Floor:</b>	<b>Typical Floor = 1</b>	<b>Total:</b>	<b>69.04</b>	<b>69.04</b>	<b>1.38</b>	<b>67.66</b>	<b>5.10</b>	<b>00</b>
<b>Total:</b>	-	-	<b>138.08</b>	<b>138.08</b>	<b>1.38</b>	<b>136.70</b>	<b>9.84</b>	<b>01</b>

**Building :ROYAL (RESIDENCY)**

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		Void		Mumty	Archi.Proj.(Canopy)	Resi.	
Ground Floor	81.90	0.00	81.90	0.00	12.86	69.04	01
First Floor	69.05	1.38	67.67	0.00	67.67	67.67	00
Terrace Floor	9.36	0.00	9.36	9.36	0.00	0.00	00
<b>Total:</b>	<b>160.31</b>	<b>1.38</b>	<b>158.93</b>	<b>9.36</b>	<b>12.86</b>	<b>136.71</b>	<b>01</b>
<b>Total Number of Same Buildings:</b>	<b>1</b>						
<b>Total:</b>	<b>160.31</b>	<b>1.38</b>	<b>158.93</b>	<b>9.36</b>	<b>12.86</b>	<b>136.71</b>	<b>01</b>

**OWNER'S NAME AND SIGNATURE**  
 M/S AKASH BUILTECH PVT. LTD. THROUGH DIRECTOR MR. SHYAM SINGH RATHORE S/O MR. SATYA DEV RATHORE, SATYAPAL416@GMAIL.COM, 9758548272

**ARCHITECT'S NAME AND SIGNATURE** / **STRUCTURE ENGINEER**

Udit Chakraborty  
 CA 216160  
 Designation: Architect

Bareilly Development Authority

Signature Not Verified

Building Plan Application Number: **BDA/BP/24-25/0533**

Sanctioned On: **23 Apr 2025**

Valid Till: **23 Apr 2030**

Approved By: **Ajay Kumar Singh (Town Planner)**

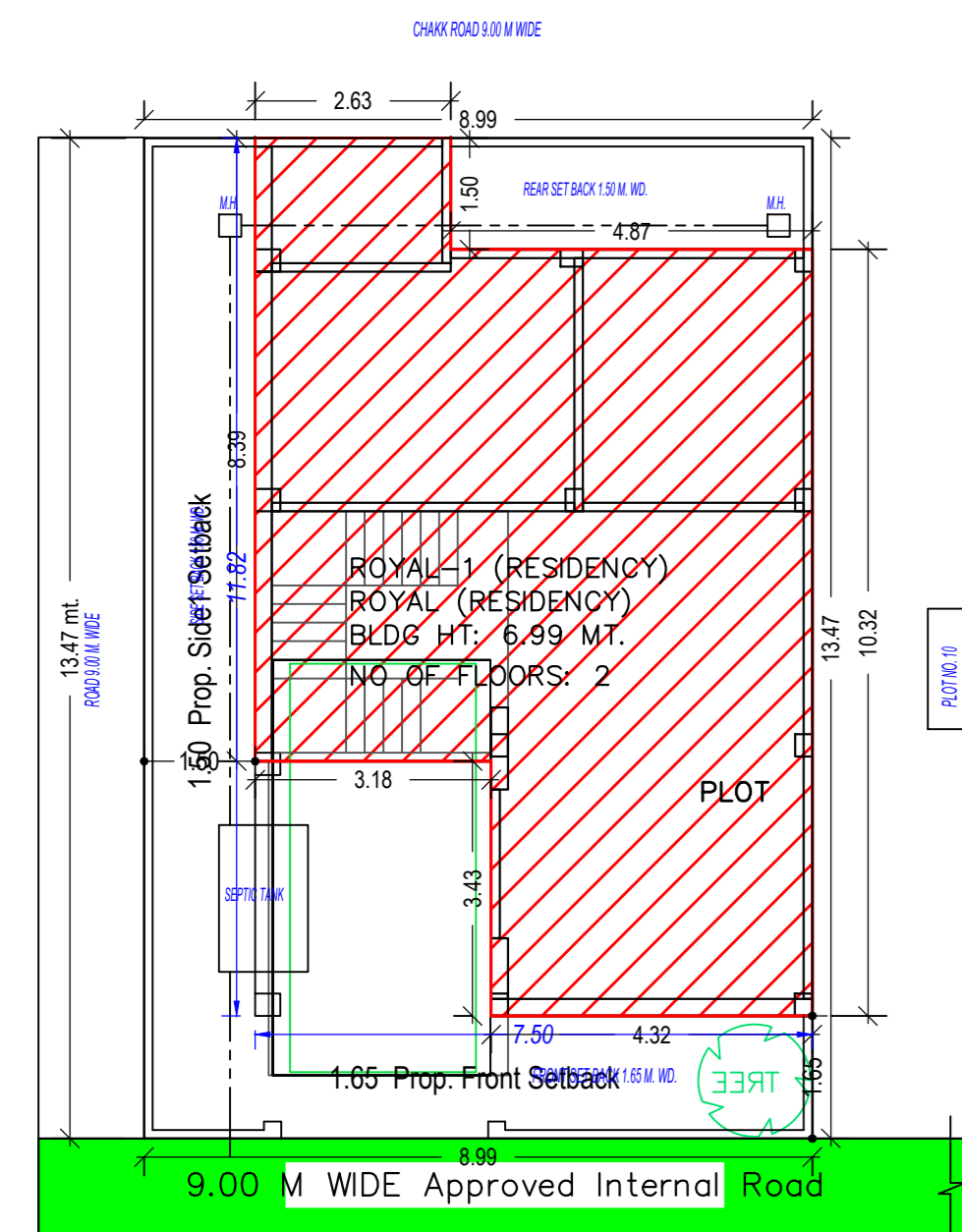
Examined By: **Baiddha Mani Gautam (Junior engineer)**  
**Sandeep Kumar (Assistant Engineer)**  
**Ajay Kumar Singh (Town Planner)**

**Total Plot Area: - 98.60**

**Total Coverage Area: - 69.04**

**Total FAR Area: - 136.71**

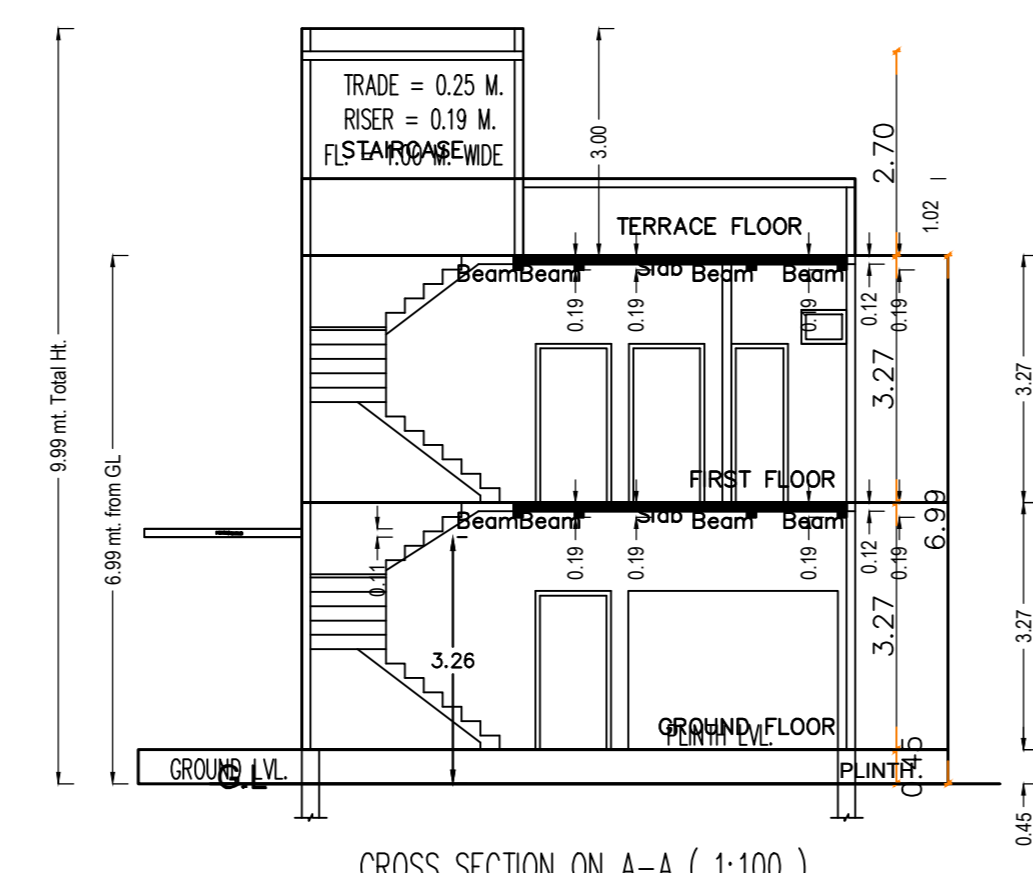
**Total BUA Area: - 158.93**



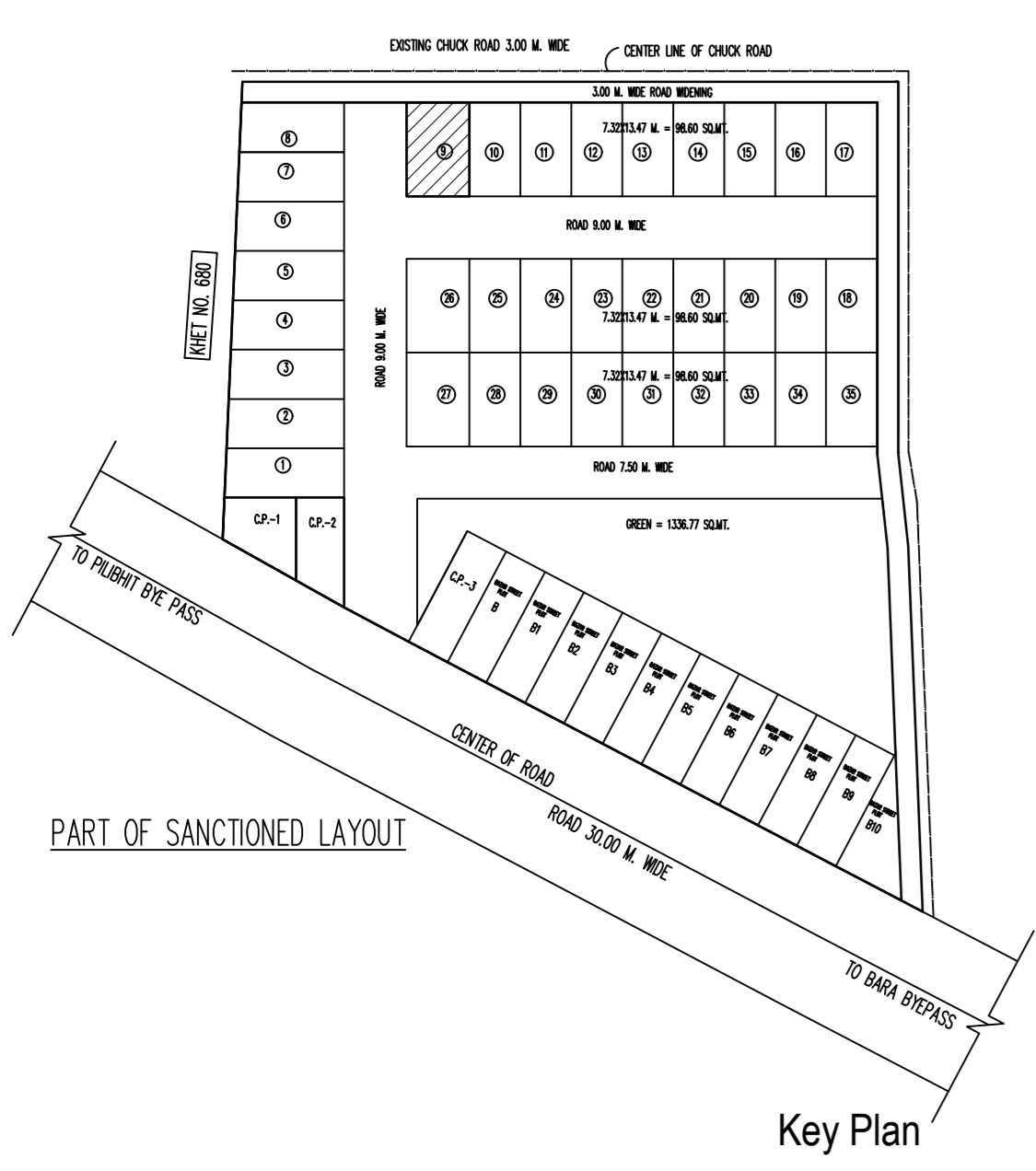
SITE PLAN (Scale - 1:100)



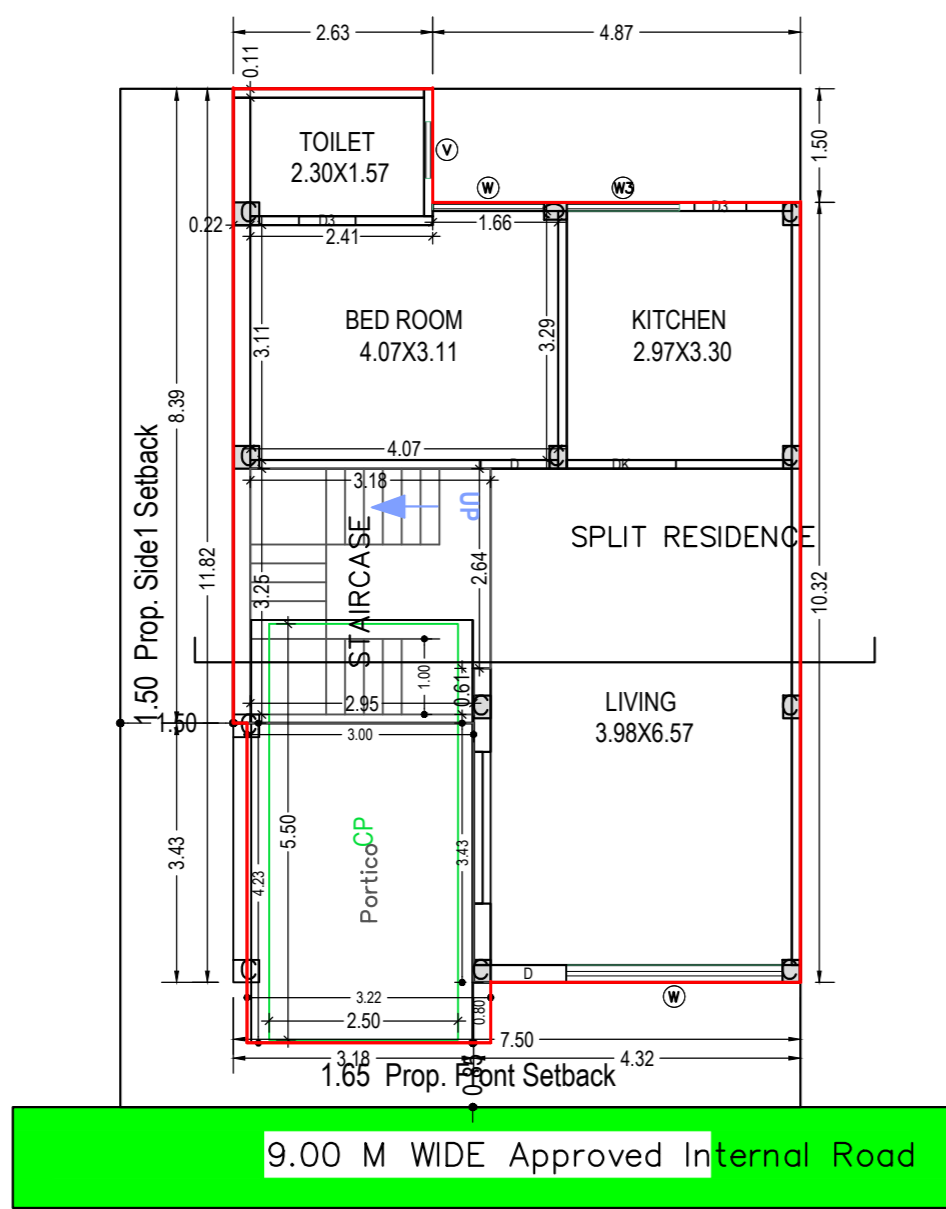
FRONT ELEVATION ( 1:100 )



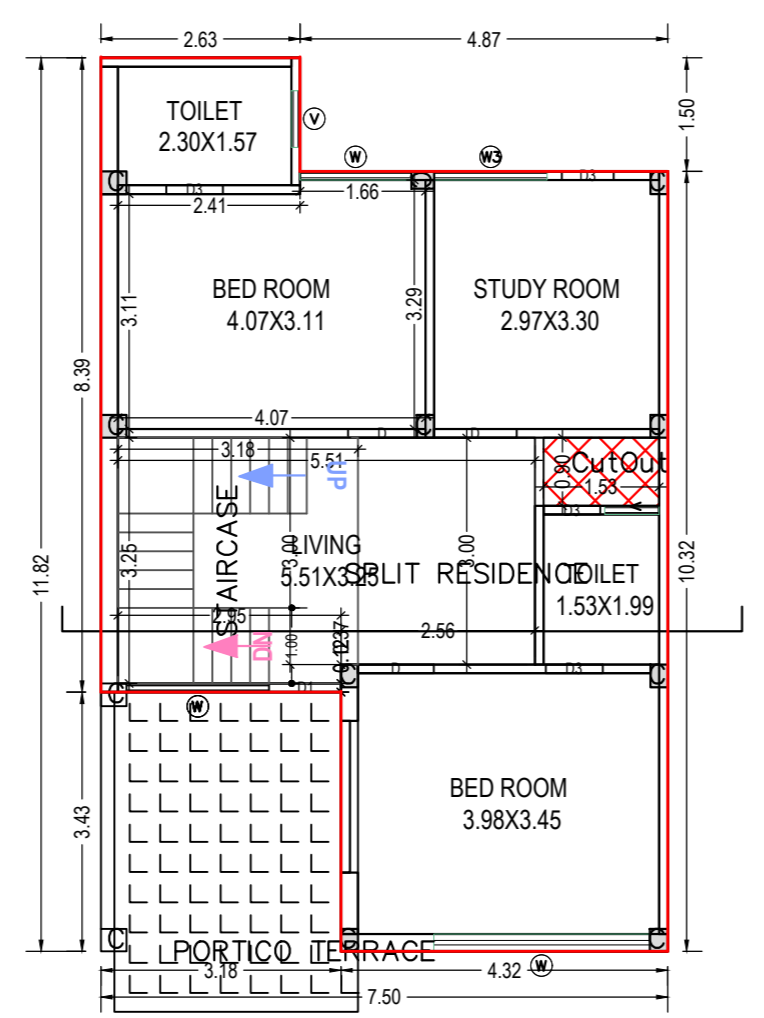
CROSS SECTION ON A-A ( 1:100 )



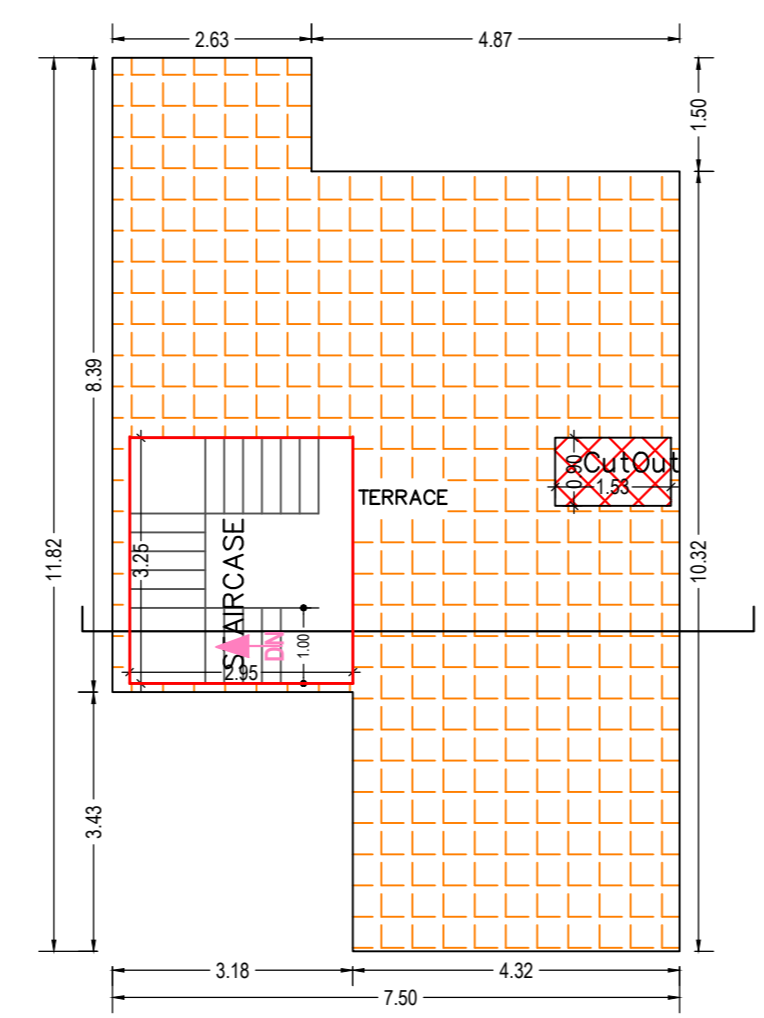
Key Plan



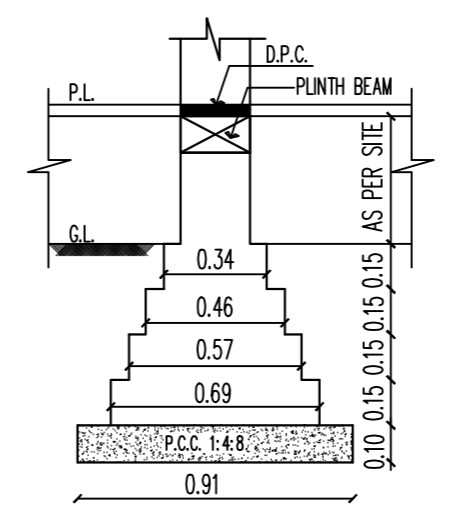
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)



Foundation Details

AREA STATEMENT		VERSION NO. : 1.00
PROJECT DETAIL		VERSION DATE: 27/02/2025
Authority: Bareilly Development Authority	Plot Use: Residential	
Authority Class: Category C	Plot SubUse: Row House	
Authority Grade: Development Authority (DA)	Development Plan: Master Plan	
Case Type: Regular	Land Use Zone: Residential Use Zone	
Project Type: Building Permission	Land SubUse Zone: Residential Zone	
Nature of Development: NEW	Layout Type: NA	
Development Area: Developed Area		
SubDevelopment Area: NA		
Special Project: NA		
Site Address: District Bareilly, Tehsil Bareilly, Village Chandpur Bichpuri		

AREA DETAILS		Sq.Mts.
1. Area of Plot As per record		121.20
Document Area		121.16
Area of Plot Considered		121.16
2. Deduction for (a) Proposed roads		0.00
(b) Any reservations		0.00
Total = (a)		0.00
3. Net Area of plot (1 - 2) AREA OF PLOT		121.16
Plot Area For Coverage		121.16
Plot Area For FAR		121.16
Perm. FAR Area (1.96)		237.03
Previous Perm. FAR Area (2.00)		200.00
Current Perm. FAR Area (1.75)		37.03
Total Perm. FAR area (1.96)		237.03

Permissible Coverage area (73.25 %)		
Permissible Coverage area (73.25 %)		88.75
Previous Coverage area (75.00 %)		75.00
Current Coverage area (65.00 %)		13.75
Proposed Coverage Area (58.15 %)		70.46
Total Prop. Coverage Area (58.15 %)		70.46
Balance coverage area (15.10 %)		18.29

Proposed Area at:		Existing FAR	
Proposed Built up	Proposed FAR	Existing Built up	Existing FAR
Ground Floor	87.31	74.46	0.00
First Floor	69.08	0.00	0.00
Terrace Floor	9.59	0.00	0.00
Total Area	165.98	143.54	0.00
Total FAR Area			143.54
Total Built up Area:			165.98
Proposed FAR consumed			1.18

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
ROYAL (RESIDENCY)	1	167.36	167.36	1.38	165.98	143.54	01
<b>Grand Total:</b>	<b>1</b>	<b>167.36</b>	<b>167.36</b>	<b>1.38</b>	<b>165.98</b>	<b>143.54</b>	<b>01</b>

Parking Check (Table 7b)		Regt.	Prop.
Vehicle Type	No.	Area	Area
Equivalent Car Space	-	-	1
Total Car	1	13.75	1
Other Parking	-	-	2.85
<b>Total</b>	-	-	<b>13.75</b>

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	No. Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
ROYAL (RESIDENCY)	Residential	Row House	-	Lowrise Building	1	GROUND FLOOR PLAN	Residential + Parking	Row House	Residential FAR	Residential	Row House
						FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
						TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Tree Details (Table 3h)		Name	No. Of Trees
Plot	Tree	Regt.	Prop.
ROYAL (RESIDENCY)	Tree	1	1

Required Parking (Table 7a)		Type	SubUse	Area (Sq.mt.)	Units	Car
Building Name	Area (Sq.mt.)	Prop.	Regt. Unit	Regt. Prop.		
ROYAL (RESIDENCY)	100 - 200	-	1	1.00	1	-
<b>Total</b>	-	-	-	-	-	-

OWNER'S NAME AND SIGNATURE  
 MS AKASH BUILDTECH PVT. LTD. THROUGH DIRECTOR MR. SHYAM SINGH RATHORE S/O MR. SATYA DEV RATHORE. SATYAPAL416@GMAIL.COM: 9786548272

ARCHENG'S NAME AND SIGNATURE  
 Udit Chaudhary  
 CA2016/79004

Signature Not Verified  
 Bareilly Development Authority



Signature Not Verified  
 Bareilly Development Authority

Building Plan Application Number  
 BDA/BP/24-25/0536

Sanctioned On  
 23 Apr 2025

Valid Till  
 23 Apr 2030

Approved By  
 Ajay Kumar Singh (Town Planner)

Examined By  
 Boudha Mani Gautam (Junior engineer)

ANIL KUMAR (Assistant Engineer)  
 Ajay Kumar Singh (Town Planner)

Floor	Name	Unit/BUA Type	Net Unit/BUA Area	Gross Unit/BUA Area	Deductions From Gross Unit/BUA Area (in Sq.mt.)	Unit/BUA Area (Area in Sq.mt.)	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT RESIDENCE UNIT	DWELLING UNIT	70.46	70.46	0.00	70.46	5.65	64.81	01
		Total	70.46	70.46	0.00	70.46	5.65	64.81	01
		Typical Floor = 1	70.46	70.46	0.00	70.46	5.65	64.81	01
FIRST FLOOR PLAN	SPLIT RESIDENCE UNIT	DWELLING UNIT	70.46	70.46	1.38	69.08	6.01	63.07	00
		Total	70.46	70.46	1.38	69.08	6.01	63.07	00
		Typical Floor = 1	70.46	70.46	1.38	69.08	6.01	63.07	00
Total	-	-	140.92	140.92	1.38	139.54	11.66	127.88	01

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	D3	0.69	2.10	02
ROYAL (RESIDENCY)	D3	0.75	2.10	04
ROYAL (RESIDENCY)	D	0.91	2.10	02
ROYAL (RESIDENCY)	D	0.95	2.10	01
ROYAL (RESIDENCY)	D	1.00	2.10	02
ROYAL (RESIDENCY)	D	1.09	2.10	01
ROYAL (RESIDENCY)	DK	1.45	2.10	01

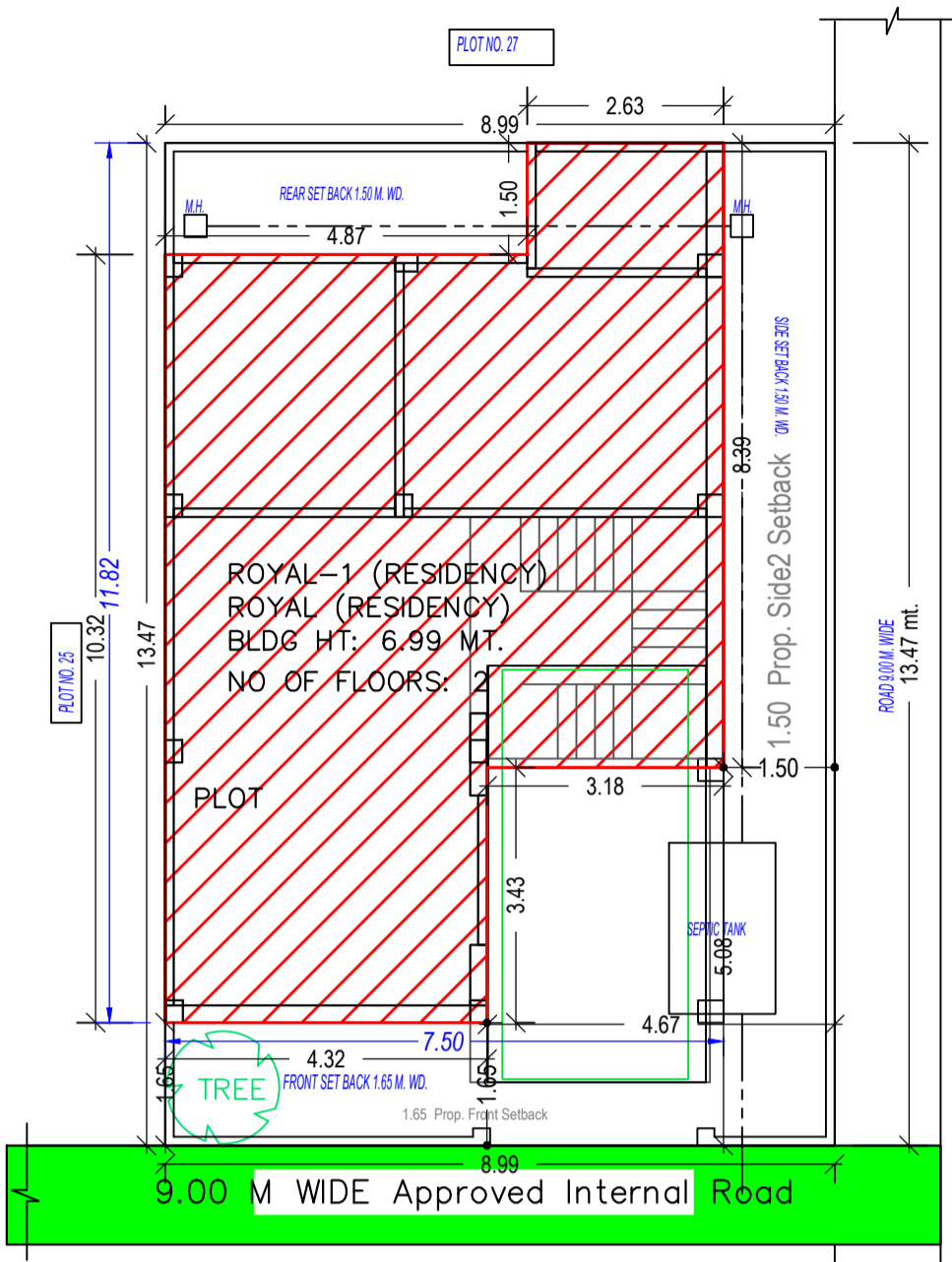
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STARCASE	1.00	0.250	0.182	1.00
FIRST FLOOR PLAN	STARCASE	1.00	0.250	0.182	1.00
TERRACE FLOOR PLAN	STARCASE	1.00	0.250	0.000	1.00

Floor Name	Gross Builtup Area	Deductions From Gross BUA (Area in Sq.mt.)	Total Built up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Added Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	87.31	0.00	87.31	0.00	12.86	74.46	4.00	74.46
First Floor	70.46	1.38	69.08	0.00	69.08	0.00	69.08	00
Terrace Floor	9.59	0.00	9.59	0.00	9.59	0.00	9.59	00
Total	167.36	1.38	165.98	9.59	12.86	139.54	4.00	143.54

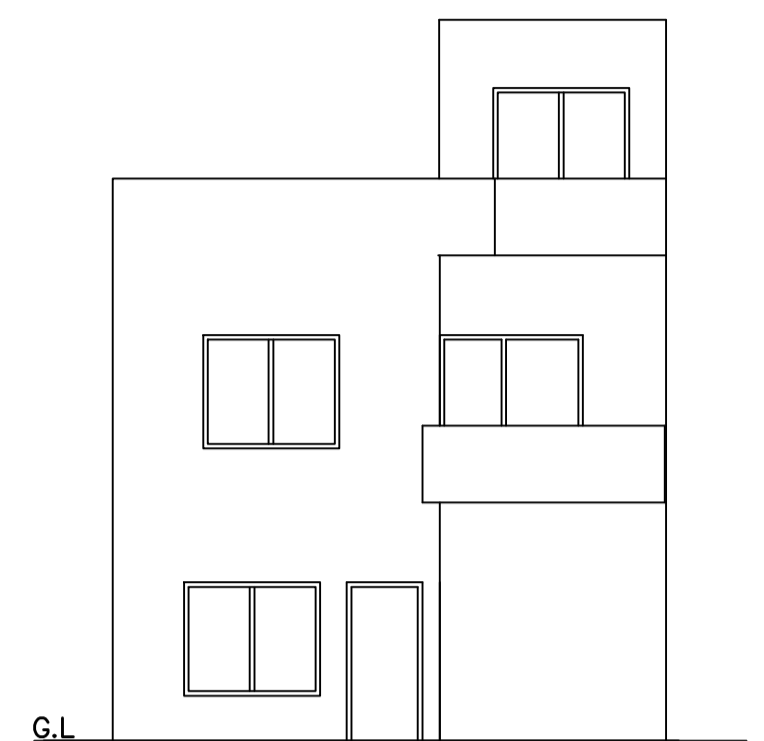
SCHEDULE OF WINDOW/VENTILATION:		BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	V	0.72	1.00	1.00	01	
ROYAL (RESIDENCY)	V	0.75	1.00	1.00	02	
ROYAL (RESIDENCY)	W	1.48	1.20	1.20	02	
ROYAL (RESIDENCY)	W3	1.49	1.20	1.20	02	
ROYAL (RESIDENCY)	W	1.89	1.20	1.20	01	
ROYAL (RESIDENCY)	W	2.86	1.20	1.20	02	

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.

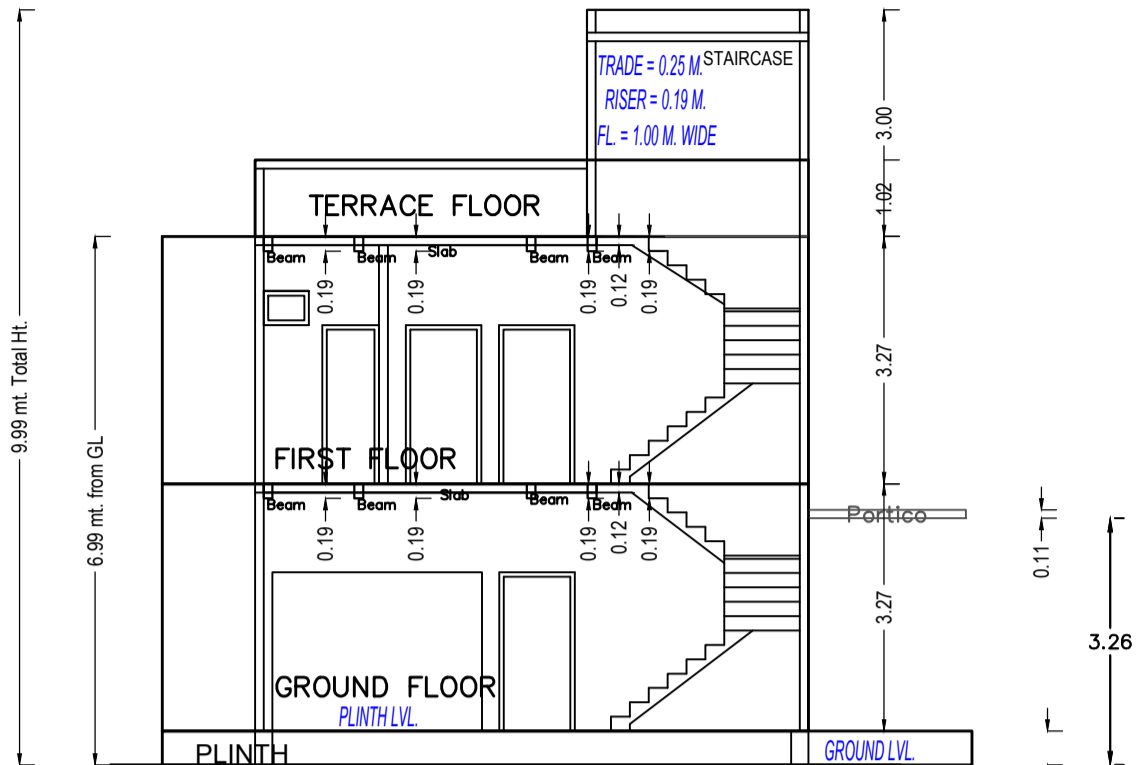
Total Plot Area: -	121.16	Total FAR Area: -	143.54
Total Coverage Area: -	70.46	Total BUA Area: -	165.98



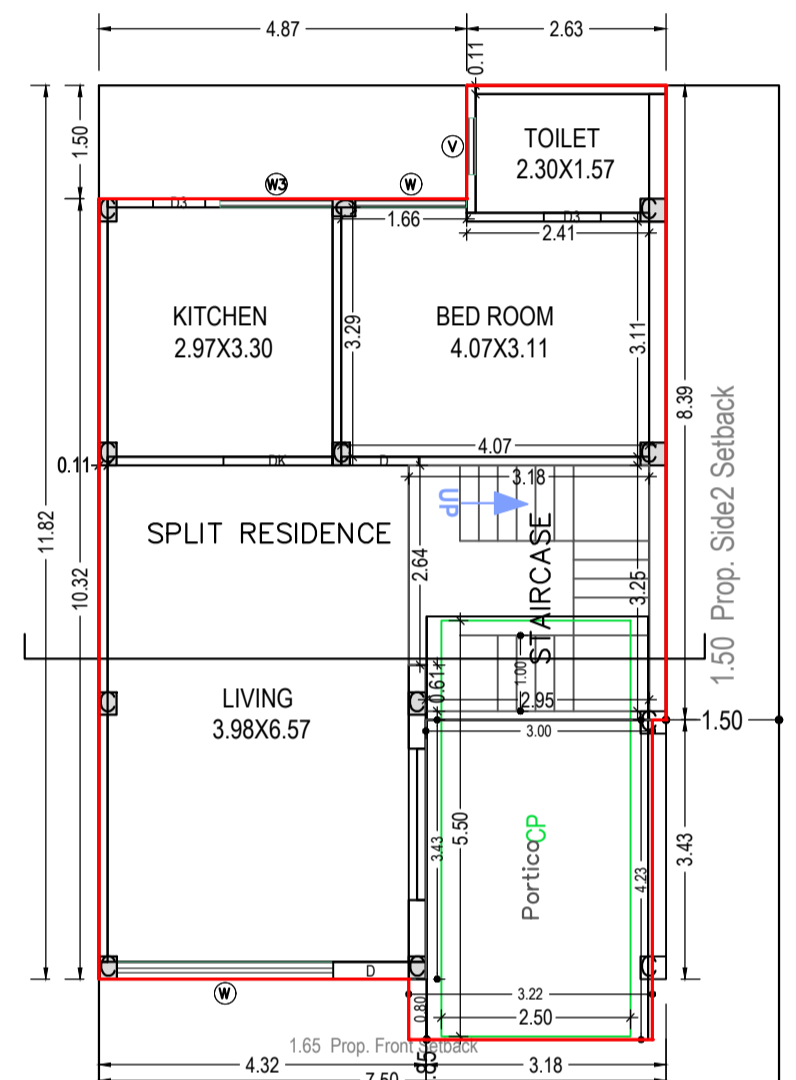
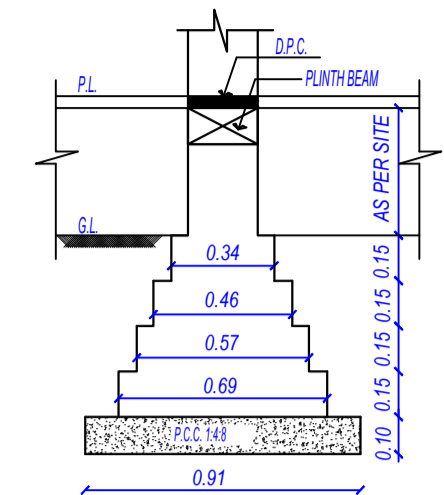
SITE PLAN (Scale - 1:100)



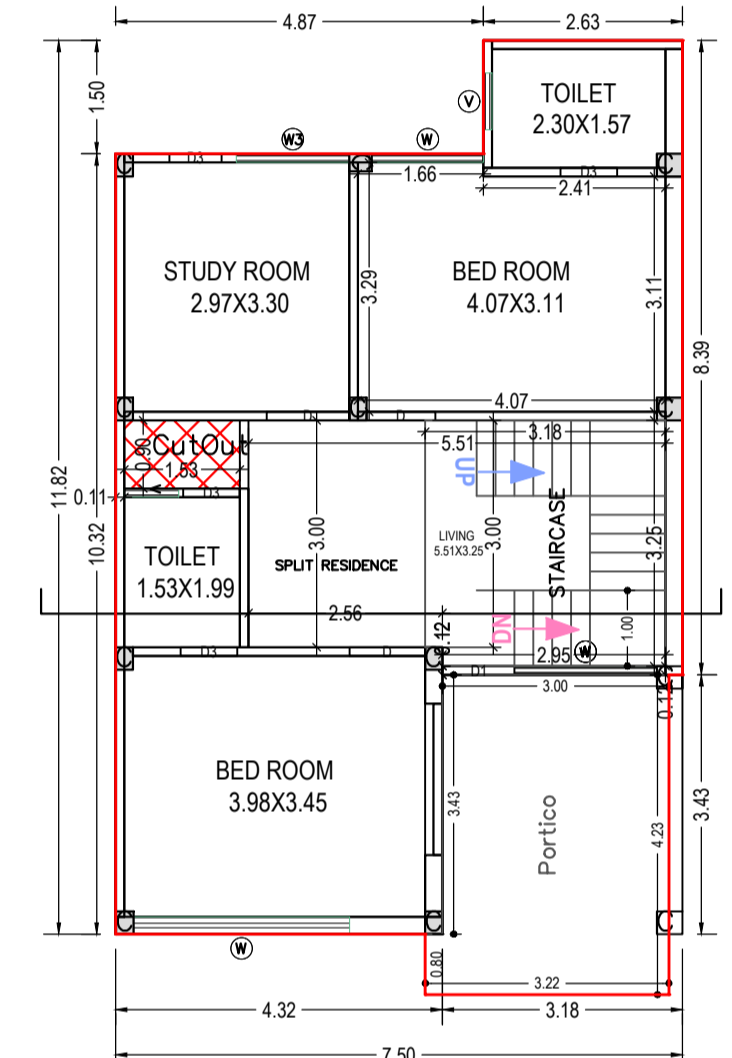
FRONT ELEVATION (1:100)



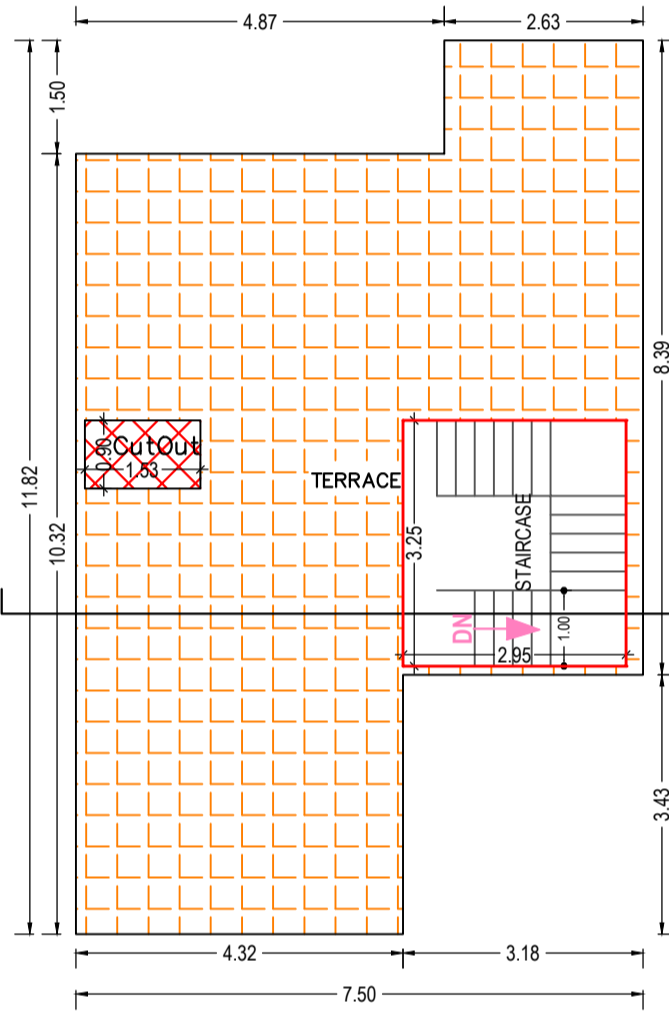
CROSS SECTION ON A-A (1:100)



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



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



TERRACE FLOOR PLAN (SCALE 1:100)

**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)

**FAR & Unit Details**

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA (Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Added Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			Void	Other		Mumty	Archi.Proj.(Canopy)				
ROYAL (RESIDENCY)	1	180.22	1.38		178.84	9.59	25.72	139.54	4.00	143.54	01
Grand Total:	1	180.22	1.38		178.84	9.59	25.72	139.54	4.00	143.54	01

**Buildingwise Floor FSI Details**

Floor Name	ROYAL (RESIDENCY)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	87.31	74.46	87.31	74.46
First Floor	81.94	69.08	81.94	69.08
Terrace Floor	9.59	0.00	9.59	0.00
Total:	178.84	143.54	178.84	143.54

**Required Parking (Table 7a)**

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.
ROYAL (RESIDENCY)	Residential	Row House	100 - 200	1	121.16	1.00	1
Total:	-	-	-	-	-	-	1

**Parking Check (Table 7b)**

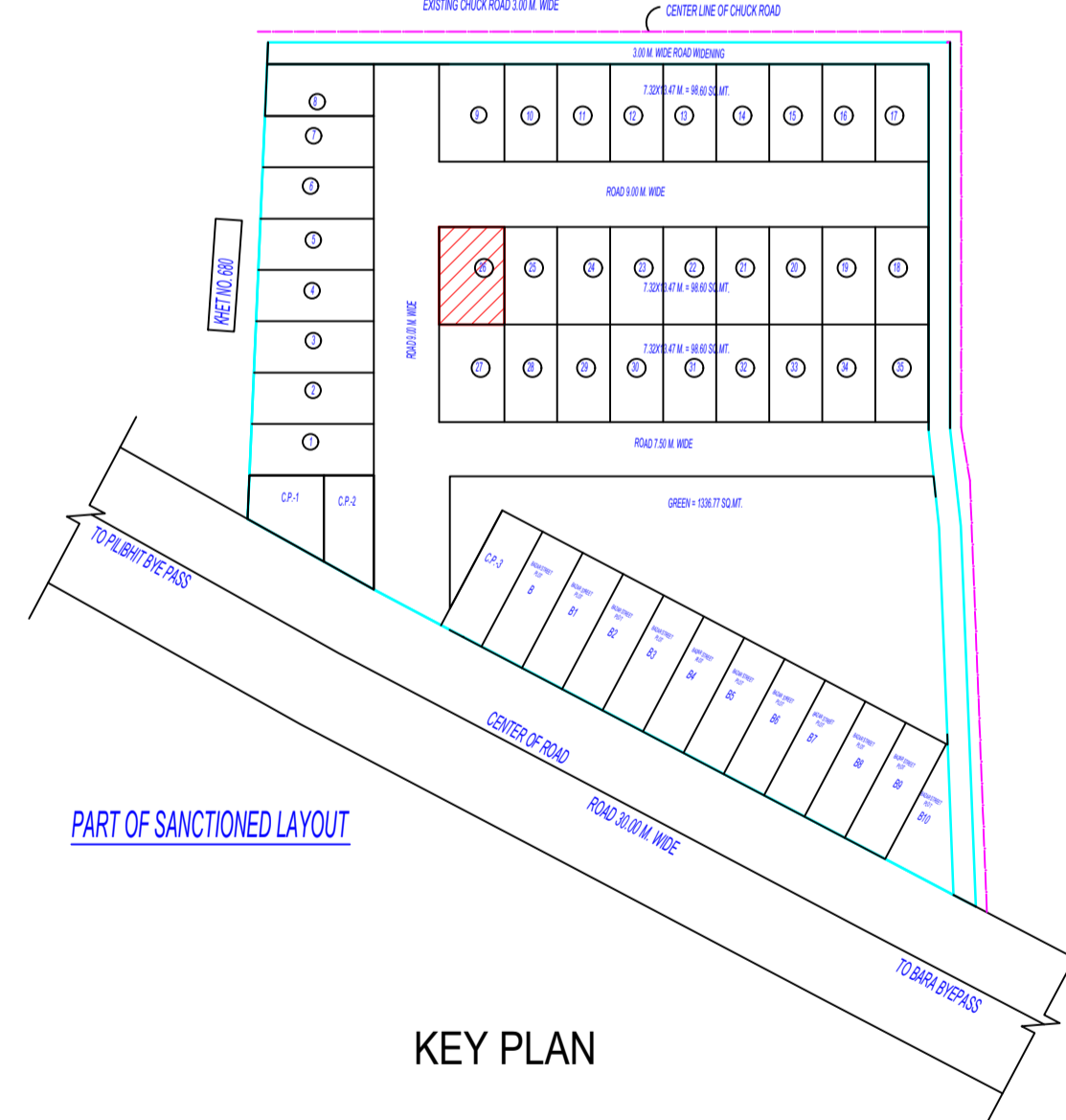
Vehicle Type	No.	Reqd. Reduced Reqrd Parking (Increase of Plot having RWArea surrendered FOC)	Prop.	
			Area	No.
Equivalent Car Space	-	-	1	13.75
Total Car	1	-	1	13.75
Other Parking	-	-	-	2.65
Total	-	-	1	16.40

**Building USE/SUBUSE Details**

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
ROYAL (RESIDENCY)	Residential	Row House	-	Lowrise Building	-	1	GROUND FLOOR PLAN	Residential + Parking	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

**Tree Details (Table 3h)**

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1



KEY PLAN

**SCHEDULE OF WINDOW/VENTILATION:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	V	0.72	1.00	01
ROYAL (RESIDENCY)	V	0.75	1.00	02
ROYAL (RESIDENCY)	W	1.48	1.20	02
ROYAL (RESIDENCY)	W3	1.49	1.20	02
ROYAL (RESIDENCY)	W	1.89	1.20	01
ROYAL (RESIDENCY)	W	2.86	1.20	02

**Staircase Checks (Table 8a-1)**

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing HL
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.182	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.182	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

**SCHEDULE OF DOOR:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	D3	0.69	2.10	02
ROYAL (RESIDENCY)	D3	0.75	2.10	04
ROYAL (RESIDENCY)	D	0.91	2.10	02
ROYAL (RESIDENCY)	D1	0.95	2.10	01
ROYAL (RESIDENCY)	D	1.00	2.10	02
ROYAL (RESIDENCY)	D	1.09	2.10	01
ROYAL (RESIDENCY)	DK	1.45	2.10	01

**Building : ROYAL (RESIDENCY)**

Floor Name	Gross Builtup Area	Deductions From Gross BUA (Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Added Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
				Mumty	Archi.Proj.(Canopy)				
Ground Floor	87.31	0.00	87.31	0.00	12.86	70.46	4.00	74.46	01
First Floor	83.32	1.38	81.94	0.00	12.86	69.08	0.00	69.08	00
Terrace Floor	9.59	0.00	9.59	9.59	0.00	0.00	0.00	0.00	00
Total:	180.22	1.38	178.84	9.59	25.72	139.54	4.00	143.54	01

**UnitBUA Table for Building : ROYAL (RESIDENCY)**

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA (Area in Sq.mt.)		UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
					Void	External Wall				
GROUND FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	70.46	70.46	0.00	70.46	5.65	64.81	01	
			Total per Floor:	70.46	70.46	0.00	70.46	5.65	64.81	01
FIRST FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	70.46	70.46	1.38	69.08	6.01	63.07	00	
			Total per Floor:	70.46	70.46	1.38	69.08	6.01	63.07	00
Total:	-	-	140.92	140.92	1.38	139.54	11.66	127.88	01	

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: -	121.16	Total FAR Area: -	143.54
Total Coverage Area: -	70.46	Total BUA Area: -	178.84

**OWNER'S NAME AND SIGNATURE**  
 M/S AKASH BUILDTECH PVT. LTD. THROUGH DIRECTOR MR. SHYAM SINGH RATHORE S/O MR. SATYA DEV RATHORE, SATYAPAL416@GMAIL.COM. 9758548272

**ARCHITECT'S NAME AND SIGNATURE**  
 Udit Chaturvedi  
 Signature Not Verified  
 CA/2916 (U) issued by UOI Chandigarh Date: 24/02/2025 19:07:25 Designation: ARCHITECT

**Bareilly Development Authority**

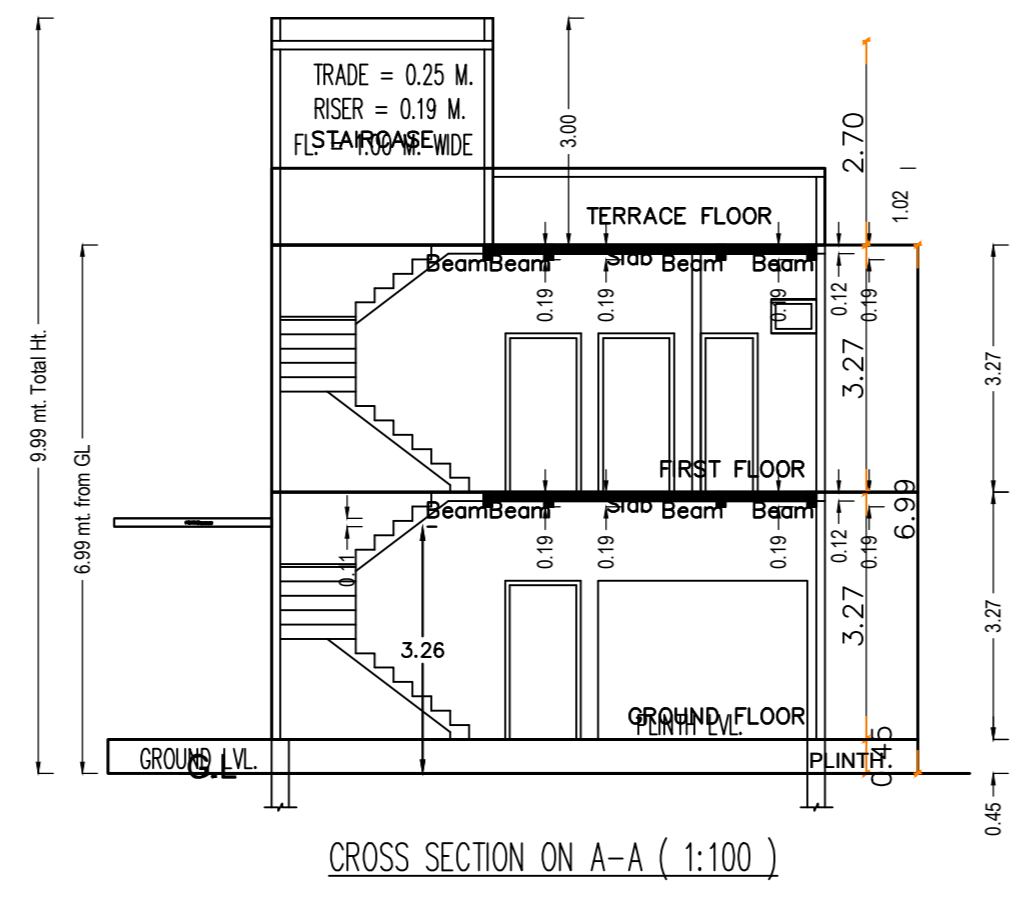
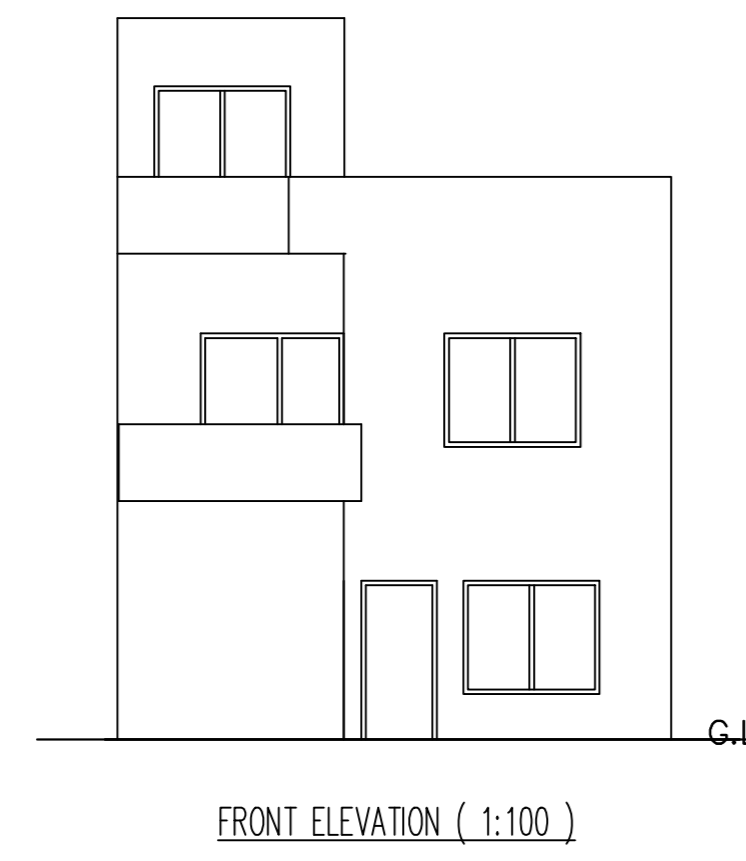
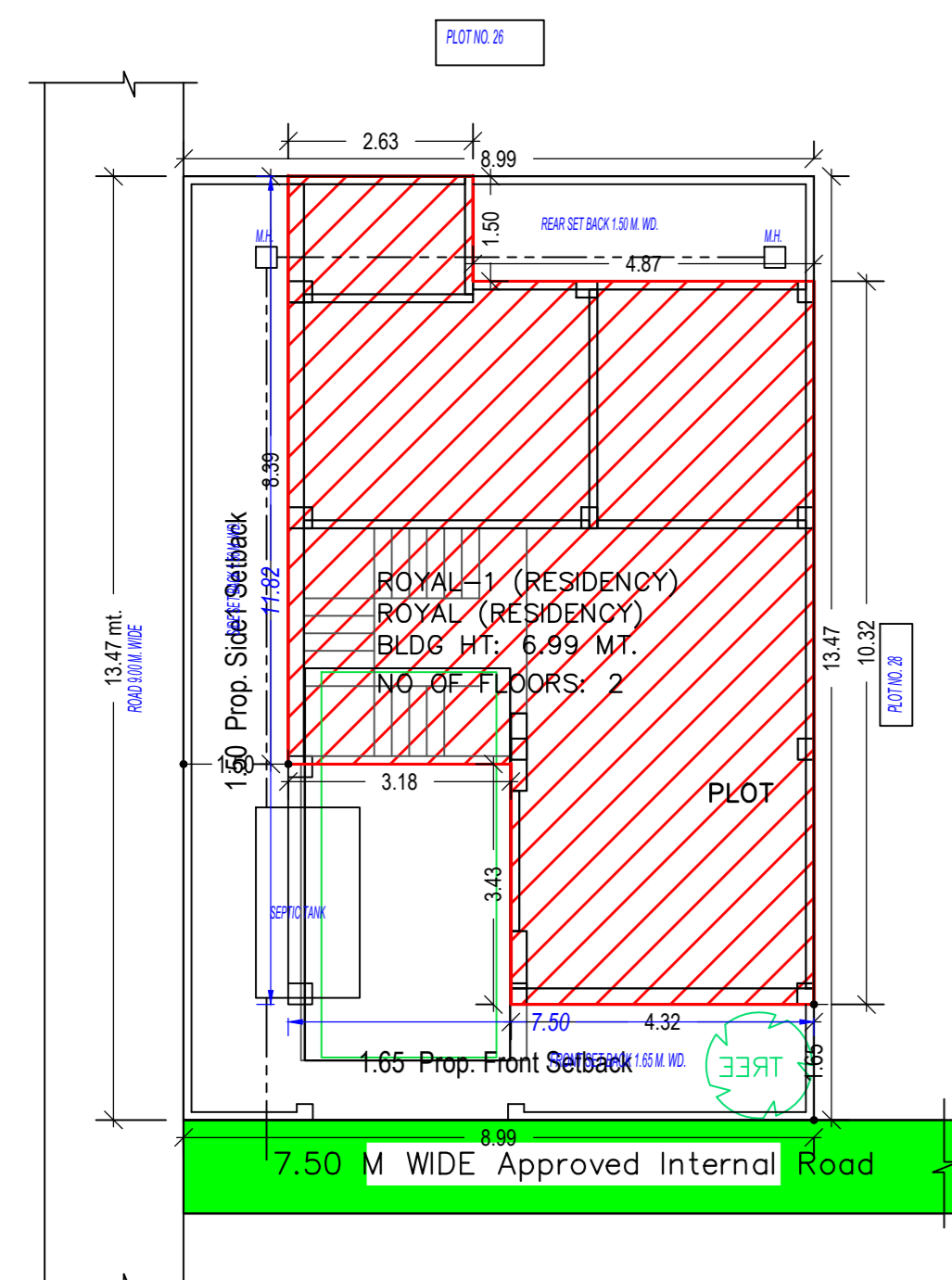
**Building Plan Application Number**  
 BDA/BP/24-25/0537

Sanctioned On  
 15 Apr 2025

Valid Till  
 23 Apr 2030

Approved By  
 Ajay Kumar Singh (Town Planner)

Examined By  
 Arvind Kumar Srivastava AE (Junior engineer)  
 ANIL KUMAR (Assistant Engineer)  
 Ajay Kumar Singh (Town Planner)



AREA STATEMENT table with columns: AREA STATEMENT, PROJECT DETAIL, AREA DETAILS, and FLOOR WISE FAR DETAILS.

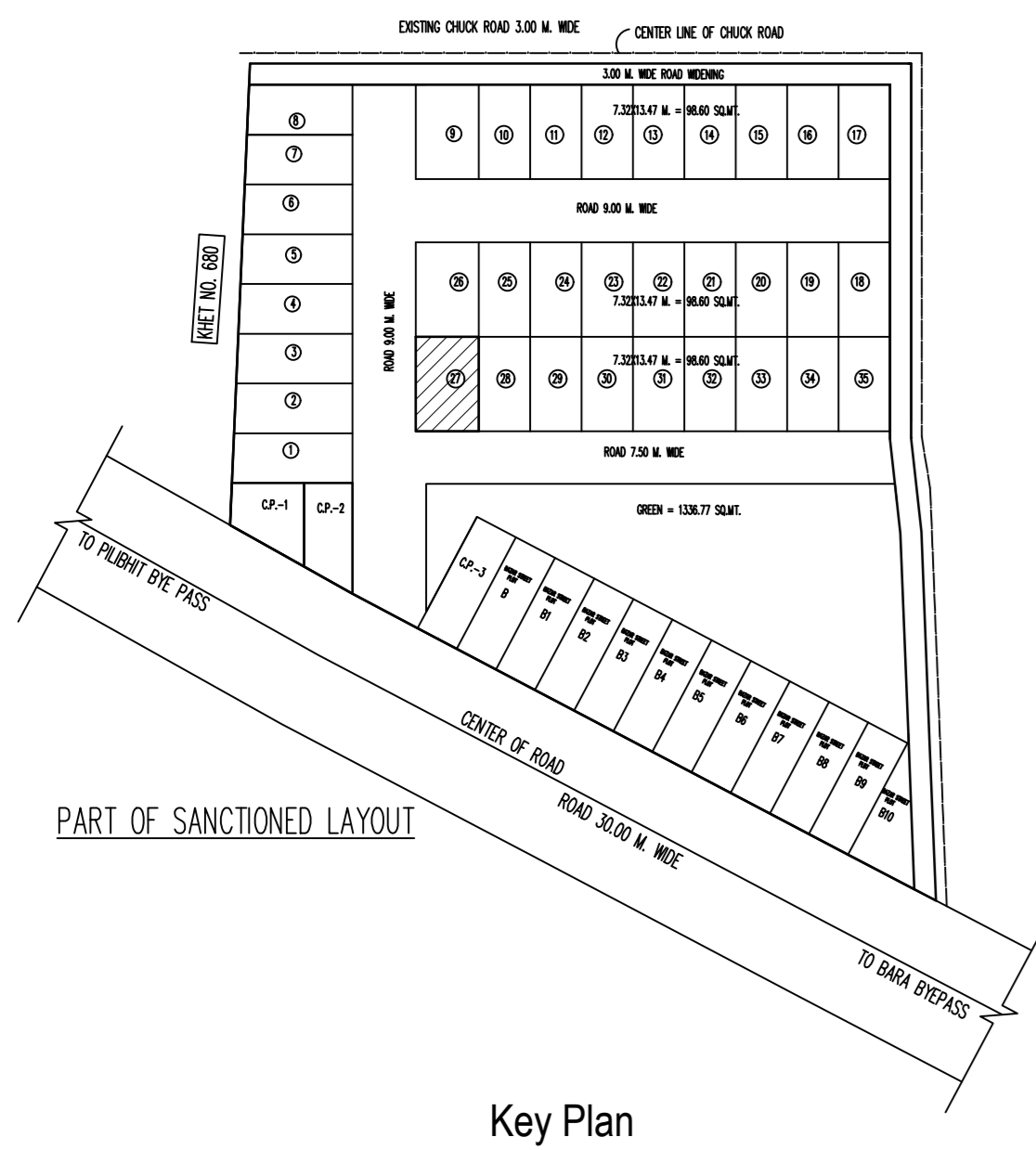
SITE PLAN (1:100) (Scale - 1:100)

COLOR INDEX table mapping colors to Plot Boundary, Abutting Road, Proposed Construction, Common Plot, Road Alignment, Future T.P. Scheme Deduction Area, Existing, and Existing to be demolished.

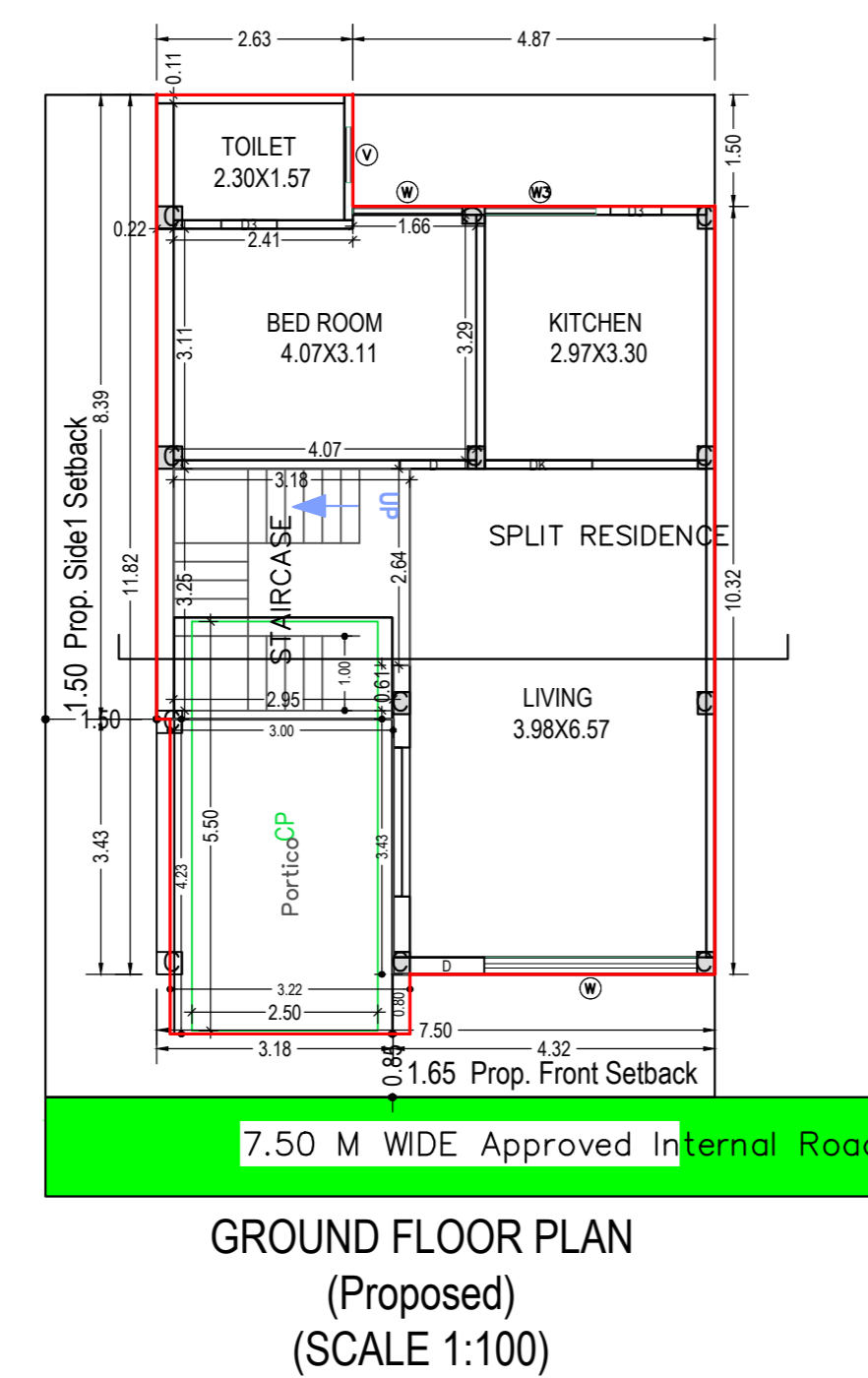
Buildingwise Floor FSI Details table with columns: Floor Name, Building Name, Proposed Built up Area, Proposed FAR Area, Total Proposed Built up Area, Total FAR Area.

FARs Unit Details table with columns: Building, No. of Same Bldg, Gross Built Up Area, DEDUCTIONS (Void, Munity, Archt.Prog./Canopy, Res., Parking), Added Area, Total FAR Area, No. of Unit.

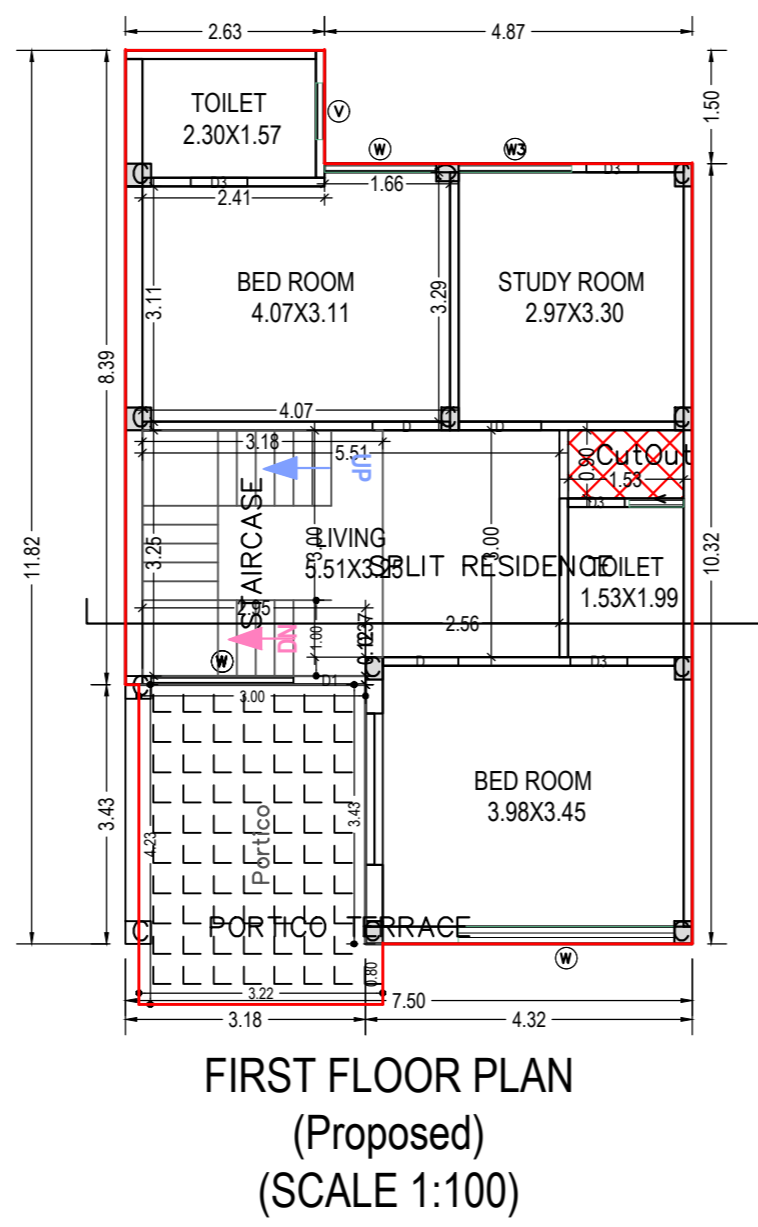
Parking Check (Table 7b) table with columns: Vehicle Type, No., Regd. Area, Prop. Area.



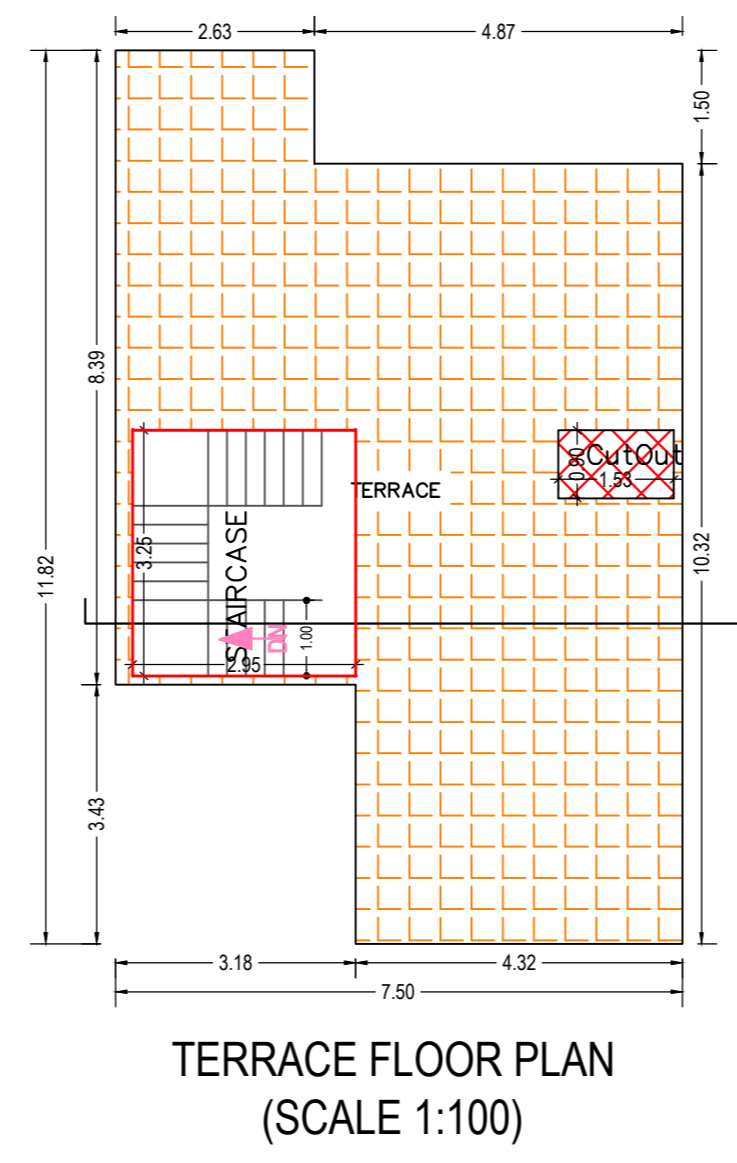
Key Plan



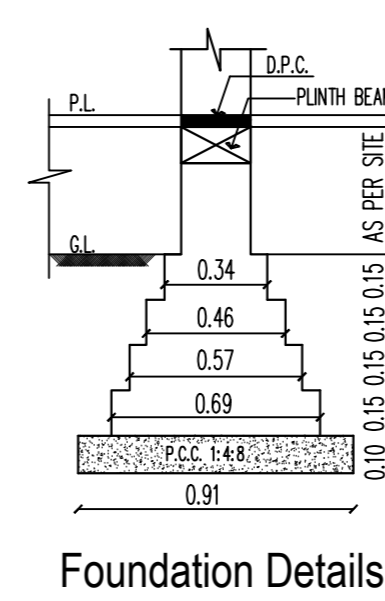
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)



Foundation Details

Building USE/SUBUSE Details table with columns: Building Name, Building Use, Building SubUse, Building Use Group, Building Structure, No. of Residential Units, Floor Name, Floor Use, Floor SubUse, FAR Name, FAR Use, FAR SubUse.

Tree Details (Table 3h) table with columns: Name, No. of Trees, Regd. Area, Prop. Area.

Required Parking (Table 7a) table with columns: Building Name, Type, SubUse, Area, Units, Car, Prop., Regd., Area.

OWNER'S NAME AND SIGNATURE: M/S AKASH BUILDTech PVT. LTD. THROUGH DIRECTOR MR. SHYAM SINGH RATHORE S/O MR. SATYA DEV RATHORE.

ARCHENG'S NAME AND SIGNATURE: Signature Not Verified, Bareilly Development Authority.

UnitBUA Table for Building \_ROYAL (RESIDENCY) table with columns: Floor, Name, UnitBUA Type, Net UnitBUA Area, Gross UnitBUA Area, DEDUCTIONS (Void, External Wall, Carpet Area), No. of Unit.

SCHEDULE OF WINDOW/VENTILATION table with columns: BUILDING NAME, NAME, LENGTH, HEIGHT, NOS.

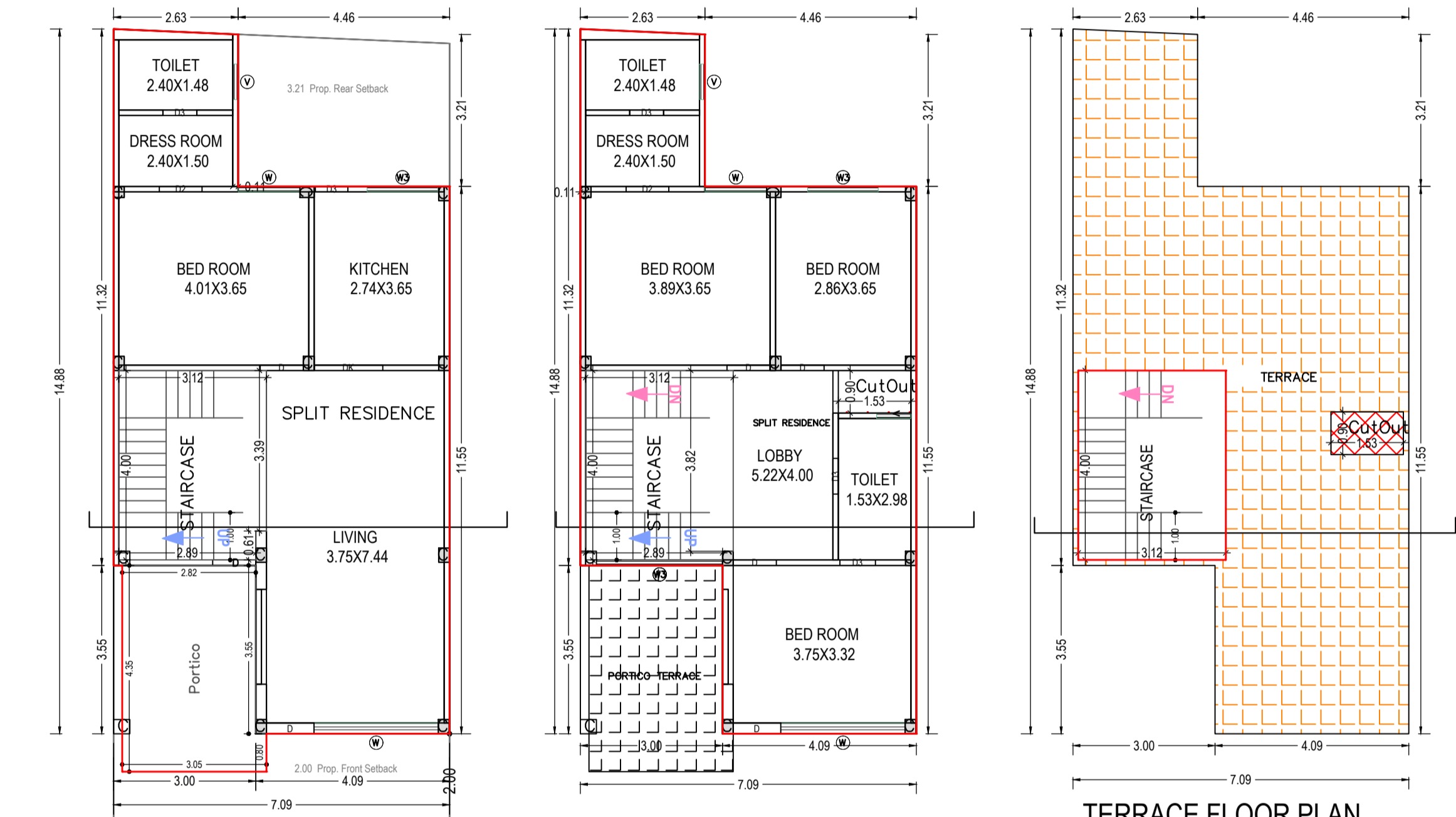
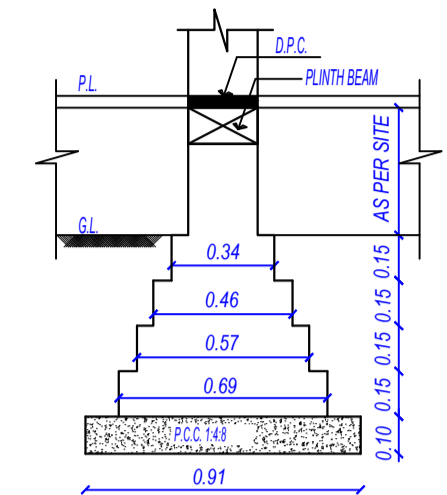
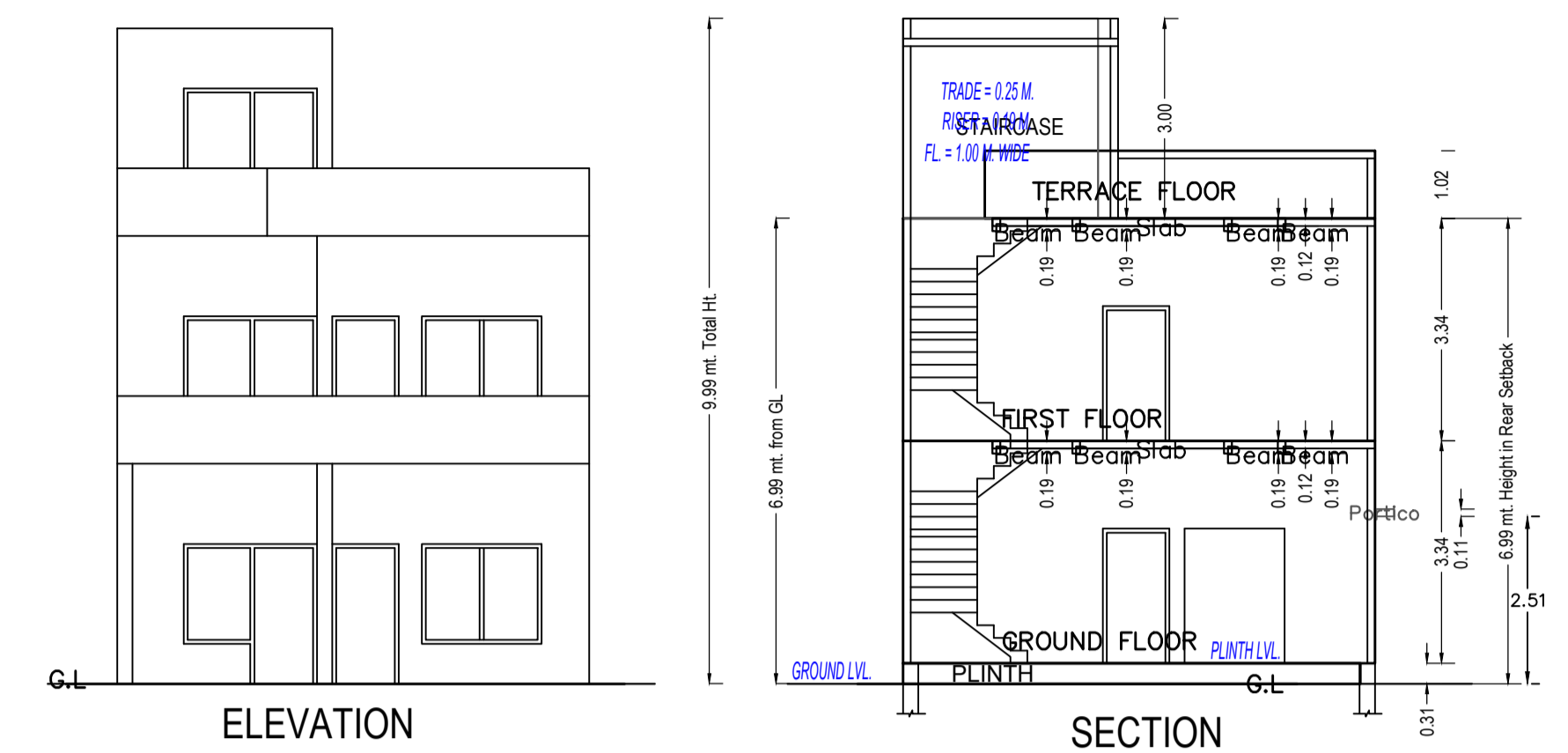
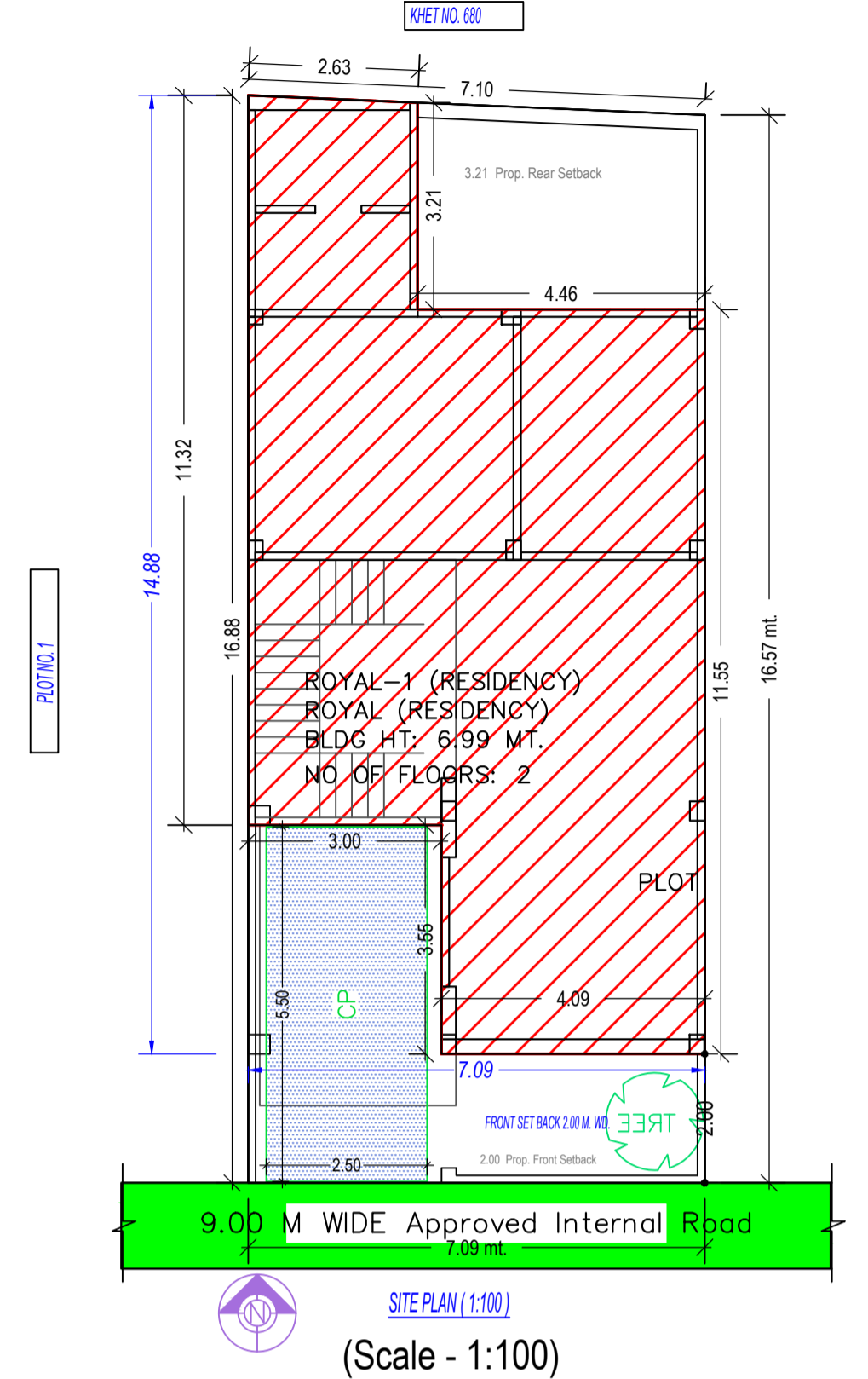
SCHEDULE OF DOOR table with columns: BUILDING NAME, NAME, LENGTH, HEIGHT, NOS.

Staircase Checks (Table 8a-1) table with columns: Floor Name, Staircase Name, Flight Width, Tread Width, Riser Height, Railing Ht.

Building ROYAL (RESIDENCY) table with columns: Floor Name, Gross Builtup Area, DEDUCTIONS (Void, Munity, Archt.Prog./Canopy, Res., Parking), Added Area, Total FAR Area, No. of Unit.

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.

**Project Title :** PROP. RESIDENTIAL BUILDING PLAN FOR AAKASH BUILDTECH PVT. LTD. AKASH PURAM BAREILLY THROUGH ITS DIRECTOR SHRI SHYAM SINGH RATHORE S/O SHRI SATYA DEV RATHORE, OFFICE - 5, AKASH TOWER, PILIBHIT BYE PASS, BAREILLY. SITE AT PLOT NO. 2 ( ROYAL RESIDENCY COLONY ) KHET NO. 679, VILLAGE CHANDPUR BICHPURI, PARGANA, TEHSIL AND DISTT. BAREILLY.



**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)

**Buildingwise Floor FSI Details**

Floor Name	Building Name	ROYAL (RESIDENCY)		Total	
		Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor		92.29	79.84	92.29	79.84
First Floor		78.46	78.46	78.46	78.46
Terrace Floor		12.47	0.00	12.47	0.00
<b>Total:</b>		<b>183.22</b>	<b>158.30</b>	<b>183.22</b>	<b>158.30</b>

**FAR & Unit Details**

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			Void		Mumty	Archi.Proj.(Canopy)	Resi.	
ROYAL (RESIDENCY)	1	184.60	1.38	183.22	12.47	12.46	158.30	01
<b>Grand Total:</b>	<b>1</b>	<b>184.60</b>	<b>1.38</b>	<b>183.22</b>	<b>12.47</b>	<b>12.46</b>	<b>158.30</b>	<b>01</b>

**Parking Check (Table 7b)**

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Equivalent Car Space	-	-	1	13.75
Total Car	1	13.75	1	13.75

**Required Parking (Table 7a)**

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.
ROYAL (RESIDENCY)	Residential	Row House	100 - 200	1	118.57	1.00	1
<b>Total:</b>				-	-	-	1

**Building USE/SUBUSE Details**

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
ROYAL (RESIDENCY)	Residential	Row House	-	Lowrise Building	-	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

**Tree Details (Table 3h)**

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1

**Staircase Checks (Table 8a-1)**

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.176	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.176	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

**SCHEDULE OF DOOR:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	D3	0.69	2.10	01
ROYAL (RESIDENCY)	D3	0.72	2.10	02
ROYAL (RESIDENCY)	D3	0.75	2.10	02
ROYAL (RESIDENCY)	D2	0.90	2.10	02
ROYAL (RESIDENCY)	D	0.91	2.10	04
ROYAL (RESIDENCY)	D	1.00	2.10	02
ROYAL (RESIDENCY)	DK	1.45	2.10	01

**SCHEDULE OF WINDOW/VENTILATION:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	V	0.72	1.00	01
ROYAL (RESIDENCY)	V	0.75	1.00	02
ROYAL (RESIDENCY)	W	1.30	1.20	02
ROYAL (RESIDENCY)	W3	1.49	1.20	02
ROYAL (RESIDENCY)	W3	2.66	1.20	01

**UnitBUA Table for Building :ROYAL (RESIDENCY)**

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.			UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
					Door	Window	External Wall				
GROUND FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	79.84	79.84	0.00	0.00	5.47	74.27	5.47	74.27	01
		Total:	79.84	79.84	0.00	0.00	5.47	74.27	5.47	74.27	01
		Typical Floor = 1	79.84	79.84	0.00	0.00	5.47	74.27	5.47	74.27	01
FIRST FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	79.84	79.84	1.38	78.46	0.00	0.31	5.36	72.79	00
		Total:	79.84	79.84	1.38	78.46	0.00	0.31	5.36	72.79	00
		Typical Floor = 1	79.84	79.84	1.38	78.46	0.00	0.31	5.36	72.79	00
<b>Total:</b>			<b>159.68</b>	<b>159.68</b>	<b>1.38</b>	<b>158.30</b>	<b>0.10</b>	<b>10.84</b>	<b>147.06</b>	<b>01</b>	

**Building :ROYAL (RESIDENCY)**

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		Void		Mumty	Archi.Proj.(Canopy)	Resi.	
Ground Floor	92.29	0.00	92.29	0.00	12.46	79.84	01
First Floor	79.84	1.38	78.46	0.00	0.00	78.46	00
Terrace Floor	12.47	0.00	12.47	12.47	0.00	0.00	00
<b>Total:</b>	<b>184.60</b>	<b>1.38</b>	<b>183.22</b>	<b>12.47</b>	<b>12.46</b>	<b>158.30</b>	<b>01</b>

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: -	118.57	Total FAR Area: -	158.30
Total Coverage Area: -	79.84	Total BUA Area: -	183.22

**AREA STATEMENT**

Version No.:	1.0.97			
Version Date:	27/02/2025			
PROJECT DETAIL:				
Authority: Bareilly Development Authority	Plot Use: Residential			
AuthorityClass: Category C	Plot SubUse: Row House			
AuthorityGrade: Development Authority (DA)	Development Plan: Master Plan			
CaseTrack: Regular	Land Use Zone: Residential use Zone			
Project Type: Building Permission	Land SubUse Zone: Residential Zone			
Nature of Development: NEW	Layout Type: NA			
Development Area: Developed Area				
SubDevelopment Area: NA				
Special Project: NA				
Site Address: District:Bareilly, Tehsil:Bareilly, Village:Chandpur Bichpuri				
AREA DETAILS:	Sq.Mts.			
1. Area of Plot As per record	118.58			
Document Area	118.57			
As per site condition	118.57			
Area of Plot Considered	118.57			
2. Deduction for:				
(a) Proposed roads	0.00			
(b) Any reservations	0.00			
Total(a + b)	0.00			
3. Net Area of plot (1 - 2) AREA OF PLOT	118.57			
Plot Area For Coverage	118.57			
Perm. FAR Area (1.96)	232.49			
Previous Perm. FAR Area (2.00)	200.00			
Current Perm. FAR Area (1.75)	32.49			
Total Perm. FAR area (1.96)	232.49			
6. Total Built up area permissible at:				
Permissible Coverage area (70.00 %)	83.00			
Proposed Coverage Area (67.34 %)	79.84			
Total Prop. Coverage Area (67.34 %)	79.84			
Balance coverage area (2.67 %)	3.16			
Proposed Area at:				
Ground Floor	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
	92.29	0.00	79.84	0.00
First Floor	78.46	0.00	78.46	0.00
Terrace Floor	12.47	0.00	0.00	0.00
<b>Total Area:</b>	<b>183.22</b>	<b>0.00</b>	<b>158.30</b>	<b>0.00</b>
Total FAR Area:	158.30			
Total Built Up Area:	183.22			
Proposed FAR consumed:	1.34			
C. Tenement Statement				
4. Tenement Proposed At:				
G.F.	1.00			
5. Total Tenements (3 + 4)	1			
E. Parking Statement				
1. Parking Space Required as per Regulations:	13.75			
2. Proposed Parking Space:	13.75			

**OWNER'S NAME AND SIGNATURE**

M/S AAKASH BUILDTECH PVT. LTD. THROUGH DIRECTOR MR. SHYAM SINGH RATHORE S/O MR. SATYA DEV RATHORE, SATYAPAL416@GMAIL.COM, 9758548272

**ARCHITECT'S NAME AND SIGNATURE** | STRUCTURE ENGINEER

Udit Singh (Signature Not Verified)  
CA/2016/160/Arch by Udit Singh  
Date: 05/05/2025  
Designation: Architect

Bareilly Development Authority

QR Code

Signature Not Verified

Building Plan Application Number: BDA/BP/25-26/0060

Sanctioned On: 09 May 2025

Valid Till: 14 May 2030

Approved By: **Ajay Kumar Singh (Town Planner)**

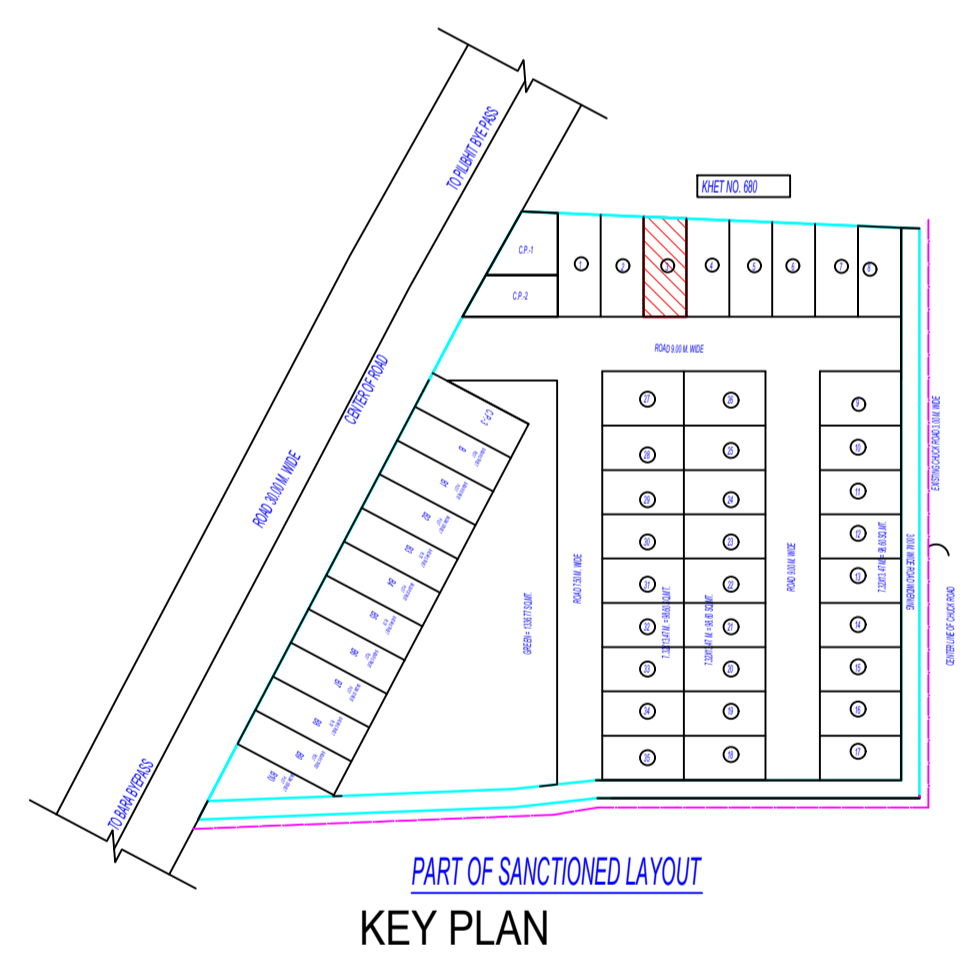
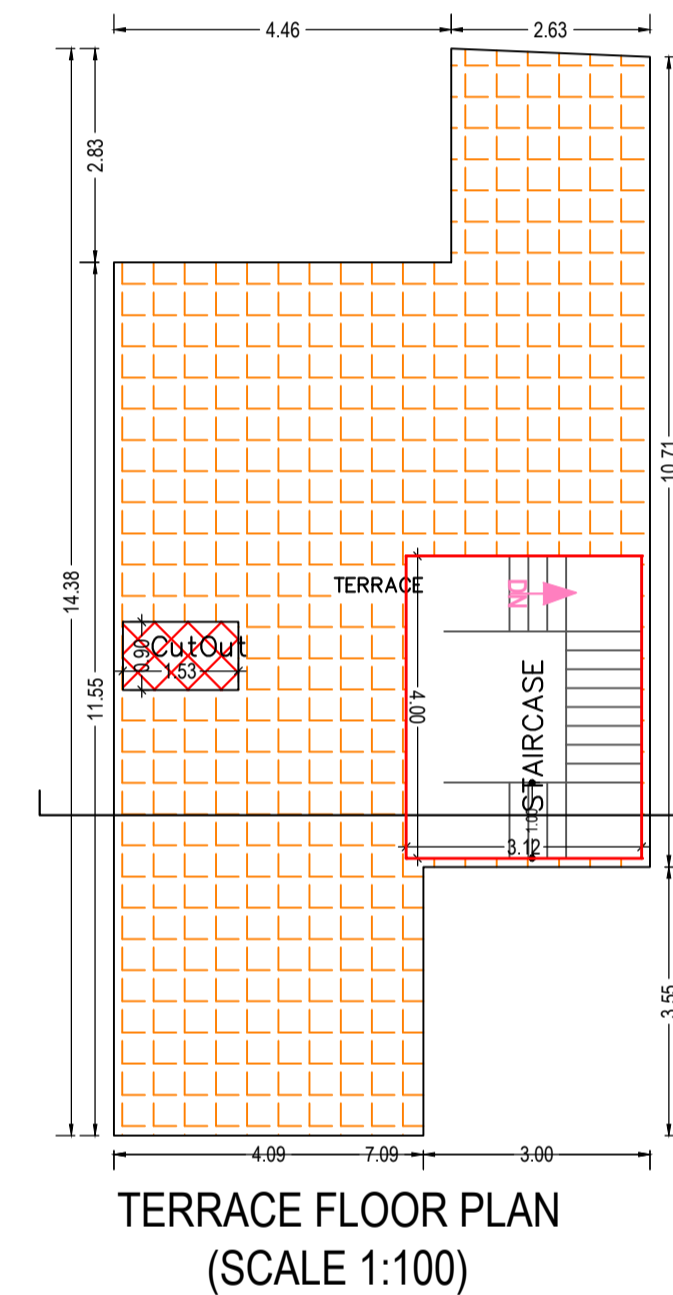
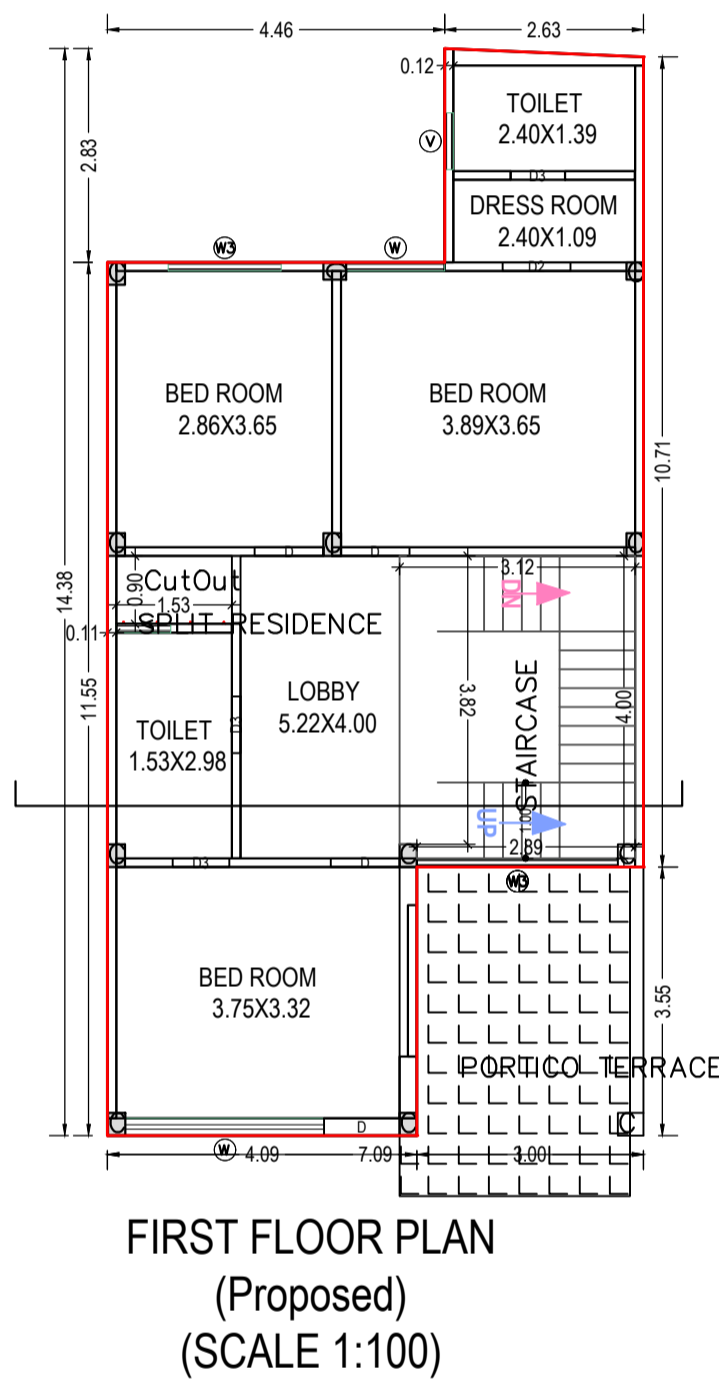
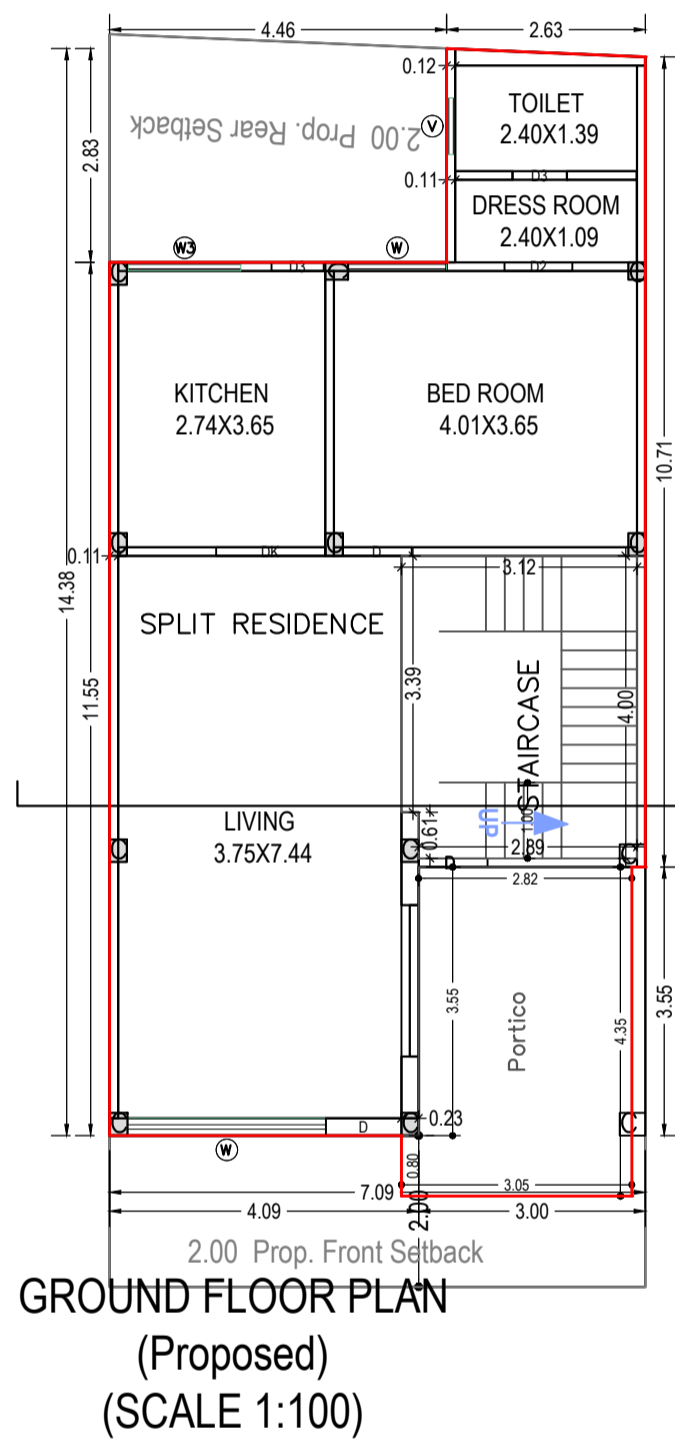
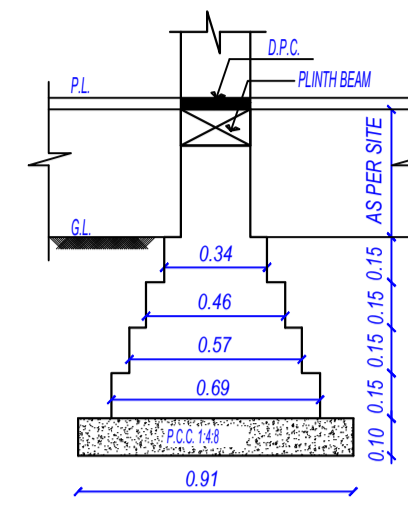
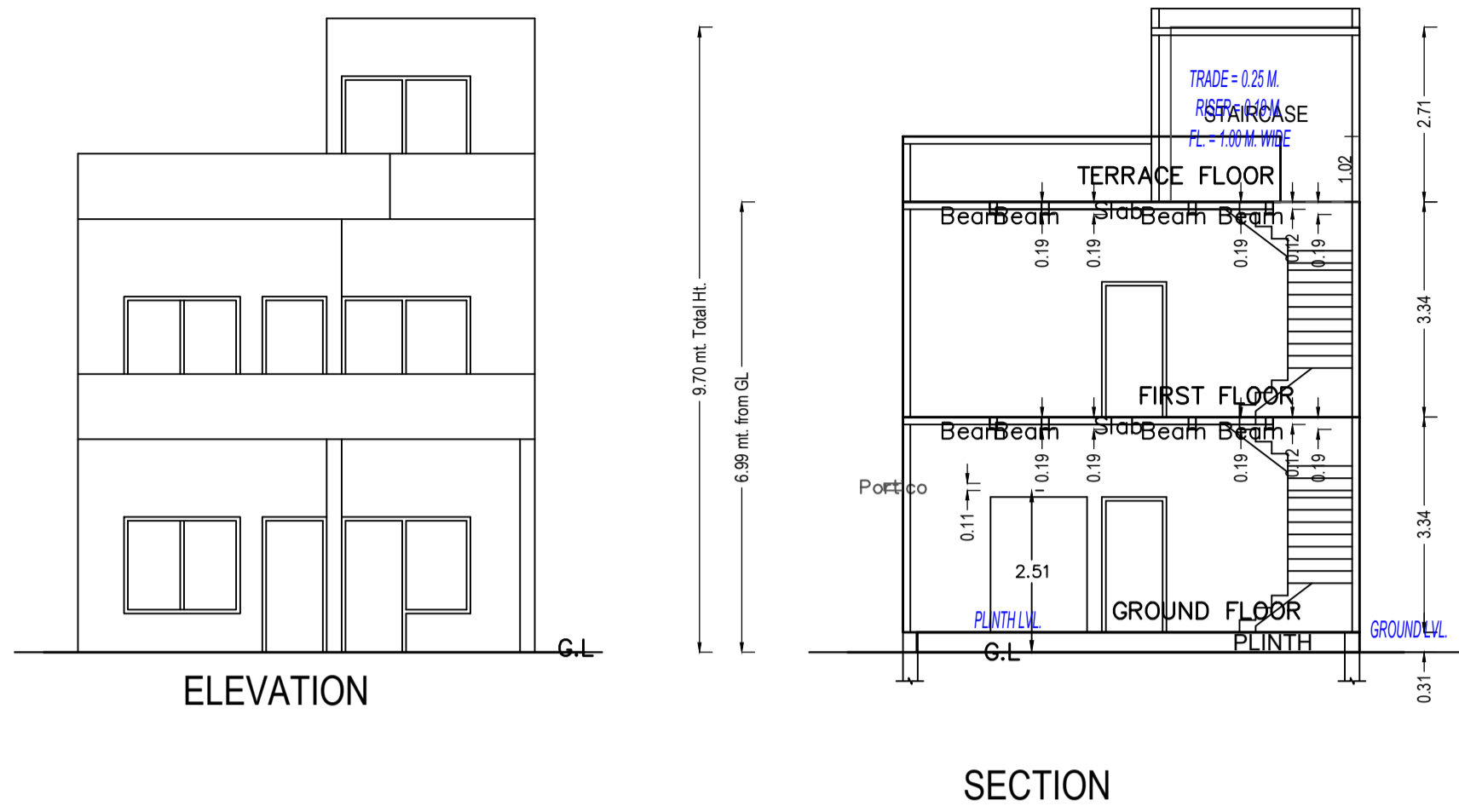
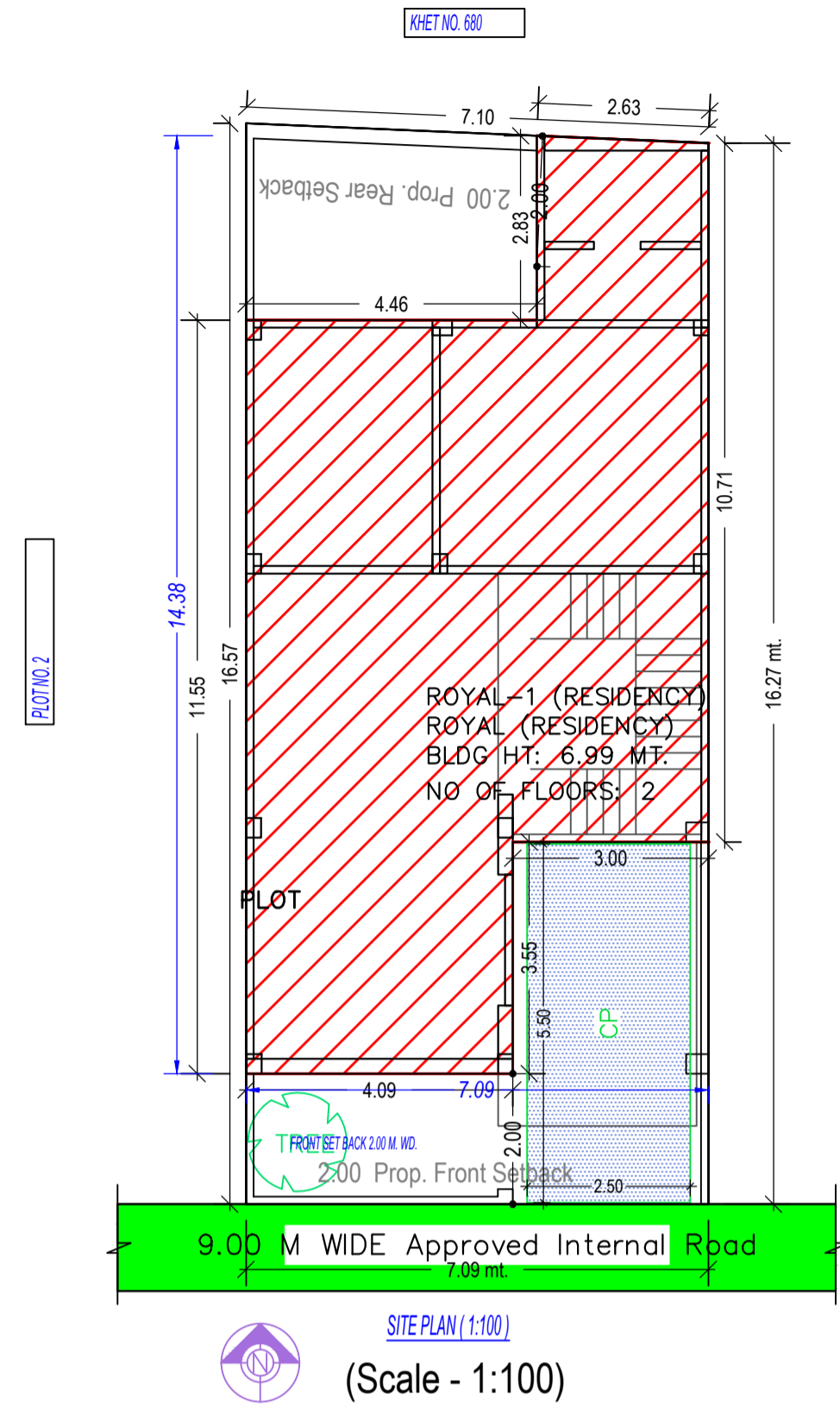
Examined By: **Baudha Mani Gautam (Junior engineer)**

**Sandeep Kumar (Assistant Engineer)**

**Ajay Kumar Singh (Town Planner)**

Project Title : PROP. RESIDENTIAL BUILDING PLAN FOR AAKASH BUILDTECH PVT. LTD. AKASH PURAM BAREILLY THROUGH ITS DIRECTOR SHRI SHYAM SINGH RATHORE S/O SHRI SATYA DEV RATHORE, OFFICE - 5, AKASH TOWER, PILIBHIT BYE PASS, BAREILLY. SITE AT PLOT NO. 3 ( ROYAL RESIDENCY COLONY ) KHET NO. 679, VILLAGE CHANDPUR BICHPURI, PARGANA, TEHSIL AND DISTT. BAREILLY.

File No	BDA/BP/25-26/0061	Sheet	1 / 1
Submission Date	2025-05-05	Scale	1:100



**SCHEDULE OF DOOR:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	D3	0.69	2.10	01
ROYAL (RESIDENCY)	D3	0.72	2.10	02
ROYAL (RESIDENCY)	D3	0.75	2.10	02
ROYAL (RESIDENCY)	D2	0.90	2.10	02
ROYAL (RESIDENCY)	D	0.91	2.10	04
ROYAL (RESIDENCY)	D	1.00	2.10	02
ROYAL (RESIDENCY)	DK	1.45	2.10	01

**SCHEDULE OF WINDOW/VENTILATION:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	V	0.72	1.00	01
ROYAL (RESIDENCY)	V	0.75	1.00	02
ROYAL (RESIDENCY)	W	1.30	1.20	02
ROYAL (RESIDENCY)	W3	1.49	1.20	02
ROYAL (RESIDENCY)	W	2.63	1.20	02
ROYAL (RESIDENCY)	W3	2.66	1.20	01

**UnitBUA Table for Building :ROYAL (RESIDENCY)**

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.)	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	78.53	78.53	0.00	78.53	0.10 0.00 5.36	73.07	01
		Total	78.53	78.53	0.00	78.53	0.10 0.00 5.36	73.07	01
		Typical Floor = 1	78.53	78.53	0.00	78.53	0.10 0.00 5.36	73.07	01
FIRST FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	78.53	78.53	1.38	77.15	0.00 0.31 5.25	71.59	00
		Total	78.53	78.53	1.38	77.15	0.00 0.31 5.25	71.59	00
		Typical Floor = 1	78.53	78.53	1.38	77.15	0.00 0.31 5.25	71.59	00
Total	-	-	157.06	157.06	1.38	155.68	0.10 0.31 10.61	144.66	01

**Building :ROYAL (RESIDENCY)**

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit	
Ground Floor	90.99	0.00	90.99	0.00	12.46	78.53	78.53	01
First Floor	78.53	1.38	77.15	0.00	77.15	77.15	00	
Terrace Floor	12.47	0.00	12.47	12.47	0.00	0.00	00	
Total	181.99	1.38	180.61	12.47	12.46	155.68	155.68	01

**Staircase Checks (Table 8a-1)**

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.176	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.176	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

**FAR & Unit Details**

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit	
ROYAL (RESIDENCY)	1	181.99	1.38	180.61	12.47	12.46	155.68	155.68	01
Total	1	181.99	1.38	180.61	12.47	12.46	155.68	155.68	01

**Parking Check (Table 7b)**

Vehicle Type	No.	Reqd. Reduced Reqrd Parking (Incase of Plot having RWA area surrendered FOC)	Area	Prop.	Area
Equivalent Car Space	-	-	-	1	13.75
Total Car	1	-	-	1	13.75
Total	-	-	-	1	13.75

**Required Parking (Table 7a)**

Building Name	Type	SubUse	Area (Sq.mt.)	Parking space reqd for every	Units	Car
ROYAL (RESIDENCY)	Residential	Row House	100 - 200	1	116.41	1.00
Total	-	-	-	-	-	1

**Building USE/SUBUSE Details**

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
ROYAL (RESIDENCY)	Residential	Row House	-	Lowrise Building	-	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

**Tree Details (Table 3h)**

Plot	Name	Reqd	Prop
PLOT	Tree	1	1

Total Plot Area :-	116.41	Total FAR Area :-	155.68
Total Coverage Area :-	78.53	Total BUA Area :-	180.61

AREA STATEMENT	VERSION NO: 1.0.97		
PROJECT DETAIL:	VERSION DATE: 27/02/2025		
Authority: Bareilly Development Authority	Plot Use: Residential		
Authority Class: Category C	Plot SubUse: Row House		
Authority Grade: Development Authority (DA)	Development Plan: Master Plan		
Case Track: Regular	Land Use Zone: Residential Use Zone		
Project Type: Building Permission	Land SubUse Zone: Residential Zone		
Nature of Development: NEW	Layout Type: NA		
Development Area: Developed Area			
SubDevelopment Area: NA			
Special Project: NA			
Site Address: District Bareilly, Tehsil Bareilly, Village Chandpur Bichpuri			
AREA DETAILS:	Sq.Mts.		
1. Area of Plot As per record	-		
Document Area	116.41		
As per site condition	116.41		
Area of Plot Considered	116.41		
2. Deduction for:			
(a) Proposed roads	0.00		
(b) Any reservations	0.00		
Totals = (a) + (b)	0.00		
3. Net Area of plot (1-2) AREA OF PLOT	116.41		
Plot Area For Coverage	116.41		
Plot Area For FAR	116.41		
Perm. FAR Area (1.96)	228.71		
Previous Perm. FAR Area (2.00)	200.00		
Current Perm. FAR Area (1.75)	28.71		
Total Perm. FAR area (1.96)	228.71		
6. Total Built up area permissible at:			
Permissible Coverage area (70.00 %)	81.49		
Proposed Coverage Area (67.46 %)	78.53		
Total Prop. Coverage Area (67.46 %)	78.53		
Balance coverage area (2.54 %)	2.96		
Proposed Area at:			
	Proposed Built up	Proposed FAR	Existing FAR
Ground Floor	90.99	0.00	78.53
First Floor	77.15	0.00	77.15
Terrace Floor	12.47	0.00	0.00
Total Area:	180.61	0.00	155.68
Total FAR Area:			155.68
Total Built Up Area:			180.61
Proposed FAR consumed:			1.34
4. Tenement Statement			
4. Tenement Proposed At:			
G.F.		1.00	
5. Total Tenements (3 + 4)		1	
E. Parking Statement			
1. Parking Space Required as per Regulations:			13.75
2. Proposed Parking Space:			13.75

**OWNER'S NAME AND SIGNATURE**

M/S AAKASH BUILDTECH PVT. LTD. THROUGH DIRECTOR MR. SHYAM SINGH RATHORE S/O MR. SATYA DEV RATHORE, satyapa416@gmail.com, 9758548272

**ARCHITECT'S NAME AND SIGNATURE** STRUCTURE ENGINEER

Udit Chandra Not Verified

CA/2016... Not Verified

Bareilly Development Authority



Signature Not Verified

Building Plan Application Number

BDA/BP/25-26/0061

Sanctioned On  
09 May 2025

Valid Till  
14 May 2030

Approved By  
Ajay Kumar Singh (Town Planner)

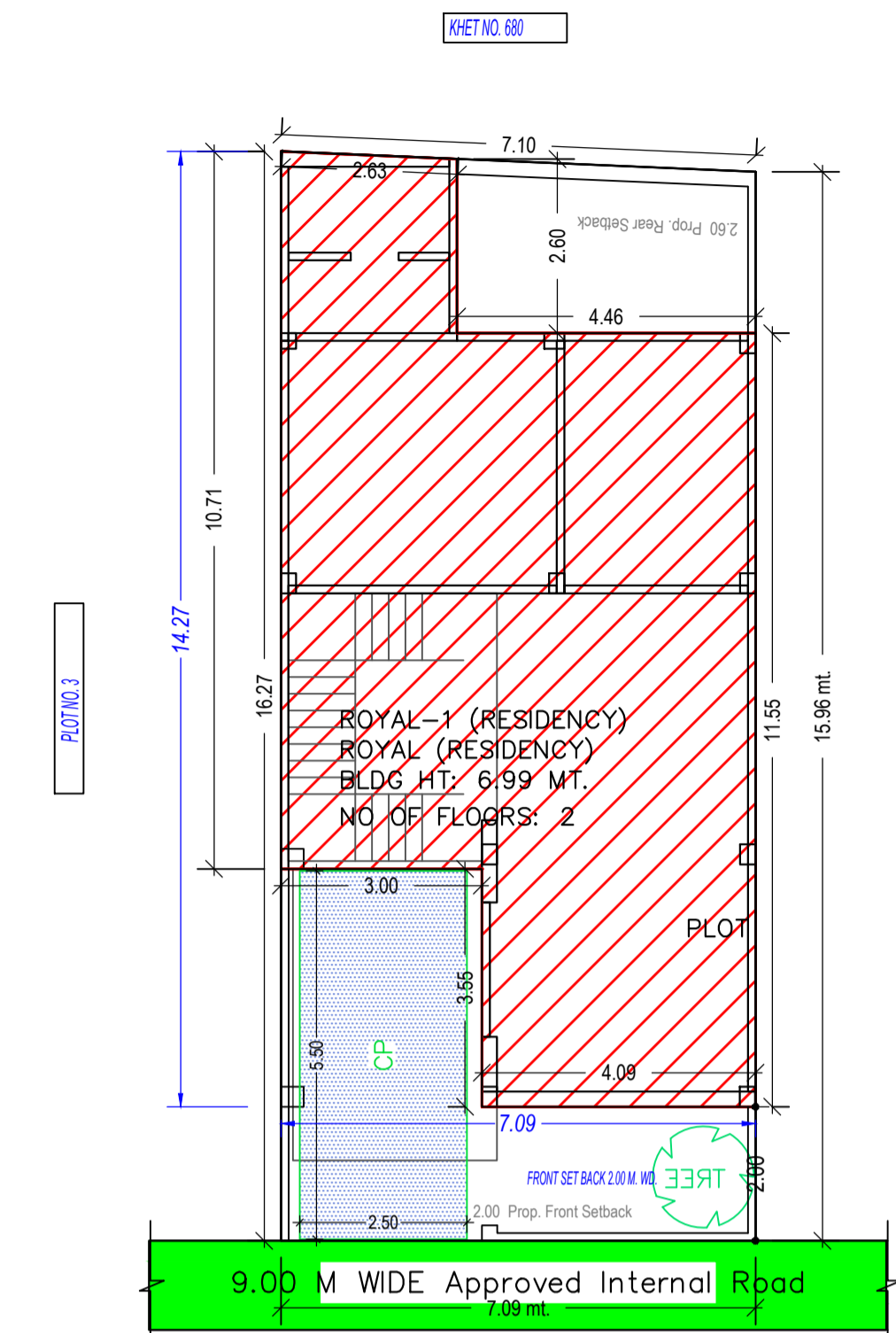
Examined By  
Ajay Kumar Singh (Town Planner)

Rajesh Kumar Sharma (Junior engineer)

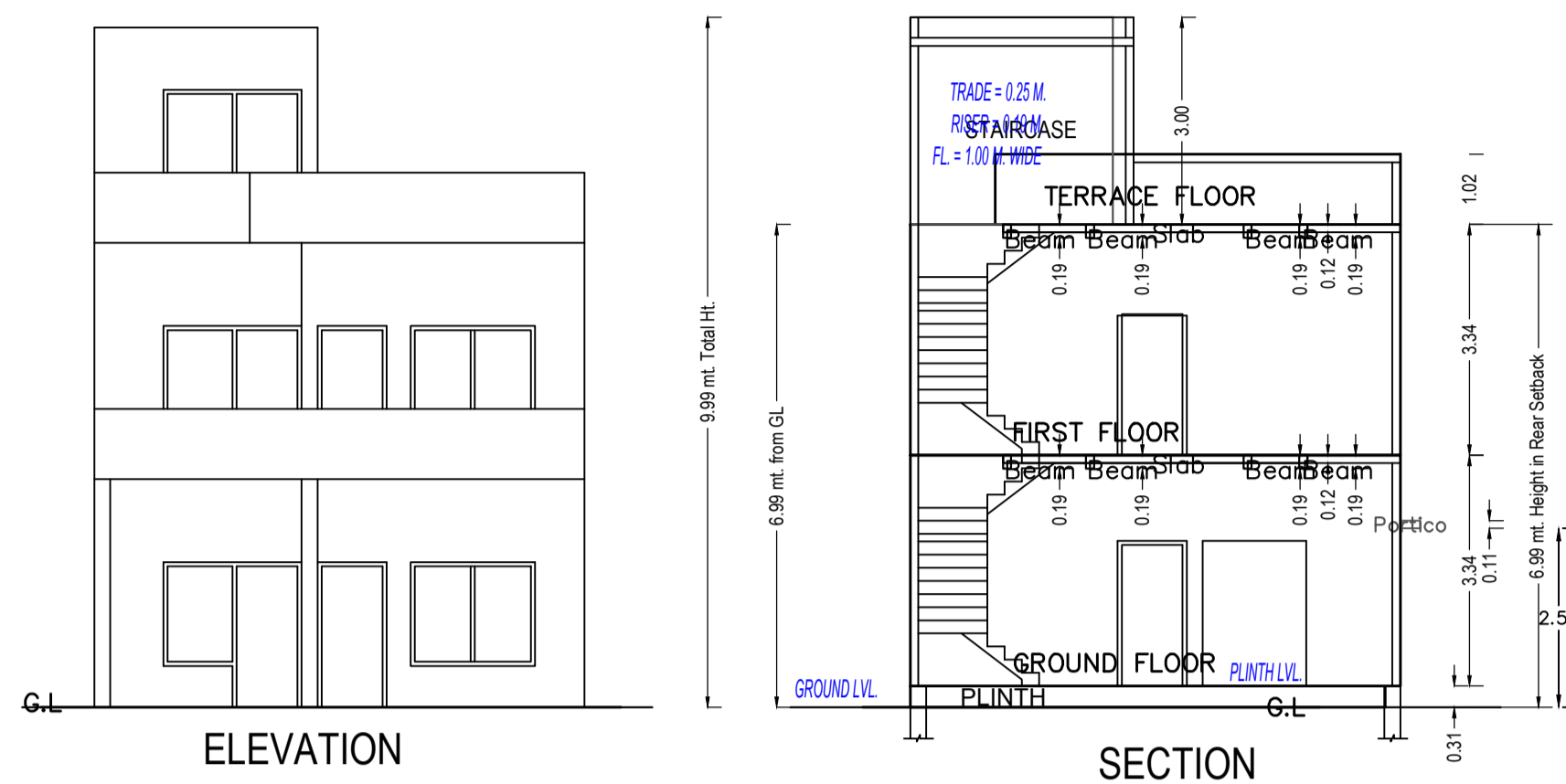
Sandeep Kumar (Assistant Engineer)

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.

**Project Title : PROP. RESIDENTIAL BUILDING PLAN FOR AAKASH BUILDTECH PVT. LTD. AKASH PURAM BAREILLY THROUGH ITS DIRECTOR SHRI SHYAM SINGH RATHORE S/O SHRI SATYA DEV RATHORE, OFFICE - 5, AKASH TOWER, PILIBHIT BYE PASS, BAREILLY. SITE AT PLOT NO. 4 ( ROYAL RESIDENCY COLONY ) KHET NO. 679, VILLAGE CHANDPUR BICHPURI, PARGANA, TEHSIL AND DISTT. BAREILLY.**

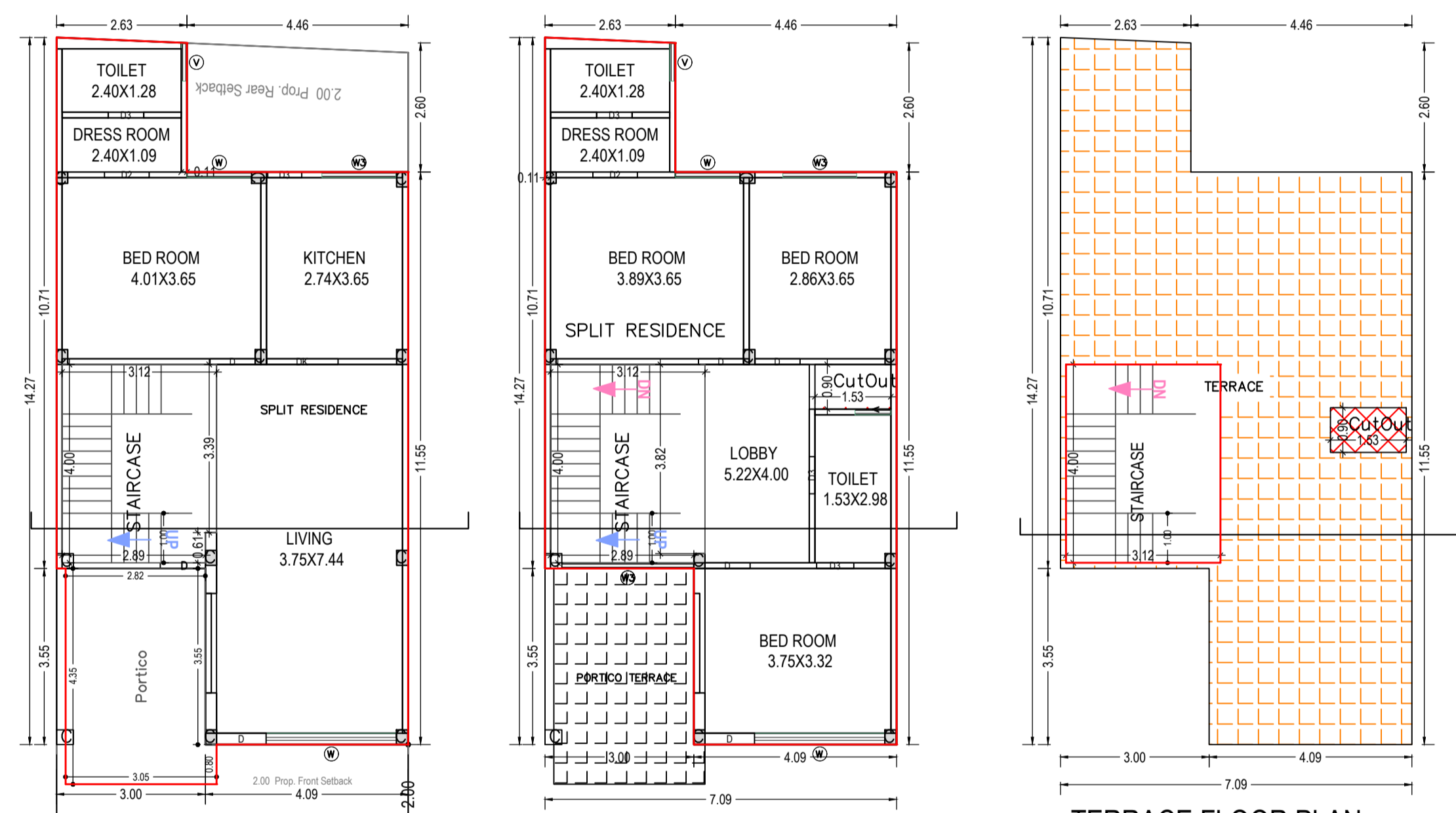


SITE PLAN (1:100) (Scale - 1:100)



ELEVATION

SECTION



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

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

TERRACE FLOOR PLAN (SCALE 1:100)

PART OF SANCTIONED LAYOUT KEY PLAN

**SCHEDULE OF WINDOW/VENTILATION:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	V	0.72	1.00	01
ROYAL (RESIDENCY)	V	0.75	1.00	02
ROYAL (RESIDENCY)	W	1.30	1.20	02
ROYAL (RESIDENCY)	W3	1.49	1.20	02
ROYAL (RESIDENCY)	W	2.63	1.20	02
ROYAL (RESIDENCY)	W3	2.66	1.20	01

**Tree Details (Table 3h)**

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1

**Staircase Checks (Table 8a-1)**

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.176	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.176	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

**SCHEDULE OF DOOR:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	D3	0.69	2.10	01
ROYAL (RESIDENCY)	D3	0.72	2.10	02
ROYAL (RESIDENCY)	D3	0.75	2.10	02
ROYAL (RESIDENCY)	D2	0.90	2.10	02
ROYAL (RESIDENCY)	D	0.91	2.10	04
ROYAL (RESIDENCY)	D	1.00	2.10	02
ROYAL (RESIDENCY)	DK	1.45	2.10	01

**UnitBUA Table for Building :ROYAL (RESIDENCY)**

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.				Carpet Area	No. of Unit	
				Void		Door	Window	External Wall			
GROUND FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	78.23	78.23	0.00	78.23	0.10	0.00	5.34	72.79	01
		Total	78.23	78.23	0.00	78.23	0.10	0.00	5.34	72.79	01
FIRST FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	78.23	78.23	1.38	76.85	0.00	0.31	5.22	71.32	00
		Total per Floor	78.23	78.23	1.38	76.85	0.00	0.31	5.22	71.32	00
-	-	-	78.23	78.23	1.38	76.85	0.00	0.31	5.22	71.32	00
			Total	156.46	156.46	1.38	155.08	0.10	0.31	10.56	144.11

**Building :ROYAL (RESIDENCY)**

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
				Mumty	Archi.Proj.(Canopy)	Resi.			
Ground Floor	90.69	0.00	90.69	0.00	12.46	78.23	78.23	01	
First Floor	78.23	1.38	76.85	0.00	0.00	76.85	76.85	00	
Terrace Floor	12.47	0.00	12.47	12.47	0.00	0.00	0.00	00	
Total	181.39	1.38	180.01	12.47	12.46	155.08	155.08	01	
Total Number of Same Buildings:	1								
Total:	181.39	1.38	180.01	12.47	12.46	155.08	155.08	01	

**Color Notes**

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

**Buildingwise Floor FSI Details**

Floor Name	ROYAL (RESIDENCY)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	90.69	78.23	90.69	78.23
First Floor	76.85	76.85	76.85	76.85
Terrace Floor	12.47	0.00	12.47	0.00
Total:	180.01	155.08	180.01	155.08

**FAR & Unit Details**

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
					Mumty	Archi.Proj.(Canopy)			
					Resi.				
ROYAL (RESIDENCY)	1	181.39	1.38	180.01	12.47	12.46	155.08	155.08	01
Grand Total:	1	181.39	1.38	180.01	12.47	12.46	155.08	155.08	01

**Required Parking (Table 7a)**

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Prop.
ROYAL (RESIDENCY)	Residential	Row House	100 - 200	1	114.24	1.00	1
Total :			-	-	-	-	1

**Parking Check (Table 7b)**

Vehicle Type	No.	Reduced Req'd Parking (Incase of Plot having RW/Area surrendered FOC)	Reqd.		Prop.		
			Area	No.	Area	No.	
Equivalent Car Space	-	-	-	1	13.75	-	-
Total Car	1	-	13.75	1	13.75	-	-
Total			13.75		13.75		

**Building USE/SUBUSE Details**

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
ROYAL (RESIDENCY)	Residential	Row House		Lowrise Building	-	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Total Plot Area : - 114.24 Total FAR Area : - 155.08

Total Coverage Area : - 78.23 Total BUA Area : - 180.01

AREA STATEMENT	VERSION NO.: 1.0.97			
PROJECT DETAIL :	VERSION DATE: 27/02/2025			
Authority: Bareilly Development Authority	Plot Use: Residential			
Authority Class: Category C	Plot SubUse: Row House			
Authority Grade: Development Authority (DA)	Development Plan: Master Plan			
Case Track: Regular	Land Use Zone: Residential use Zone			
Project Type: Building Permission	Land SubUse Zone: Residential Zone			
Nature of Development: NEW	Layout Type: NA			
Development Area: Developed Area				
SubDevelopment Area: NA				
Special Project: NA				
Site Address: District Bareilly, Tehsil Bareilly, Village Chandpur Bichpur				
AREA DETAILS: Sq.Mts.				
1. Area of Plot As per record	114.29			
Document Area	114.24			
As per site condition	114.24			
Area of Plot Considered	114.24			
2. Deduction for				
(a) Proposed roads	0.00			
(b) Any reservations	0.00			
Total (a + b)	0.00			
3. Net Area of plot (1 - 2) AREA OF PLOT	114.24			
Plot Area For Coverage	114.24			
Plot Area For FAR	114.24			
Perm. FAR Area (1.97)	224.93			
Previous Perm. FAR Area (2.00)	200.00			
Current Perm. FAR Area (1.75)	24.93			
Total Perm. FAR area (1.97)	224.93			
Total Built up area permissible at:				
Permissible Coverage area (70.00 %)	79.97			
Proposed Coverage Area (68.48 %)	78.23			
Total Prop. Coverage Area (68.48 %)	78.23			
Balance coverage area (1.52 %)	1.74			
Proposed Area at:				
	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Ground Floor	90.69	0.00	78.23	0.00
First Floor	76.85	0.00	76.85	0.00
Terrace Floor	12.47	0.00	0.00	0.00
Total Area:	180.01	0.00	155.08	0.00
Total FAR Area:		155.08		
Total Built Up Area:		180.01		
Proposed FAR consumed:		1.36		
C. Tenement Statement				
4. Tenement Proposed At:	G.F.	1.00		
5. Total Tenements (3 + 4)	1			
E. Parking Statement				
1. Parking Space Required as per Regulations:	13.75			
2. Proposed Parking Space:	13.75			

**OWNER'S NAME AND SIGNATURE**  
M/S AAKASH BUILDTECH PVT. LTD. THROUGH DIRECTOR MR. SHYAM SINGH RATHORE S/O MR. SATYA DEV RATHORE, SATYAPAL416@GMAIL.COM, 9758548272

**ARCHIENG'S NAME AND SIGNATURE** STRUCTURE ENGINEER  
Udit Singh, Signature Not Verified, CA/2016, Designation: Architect

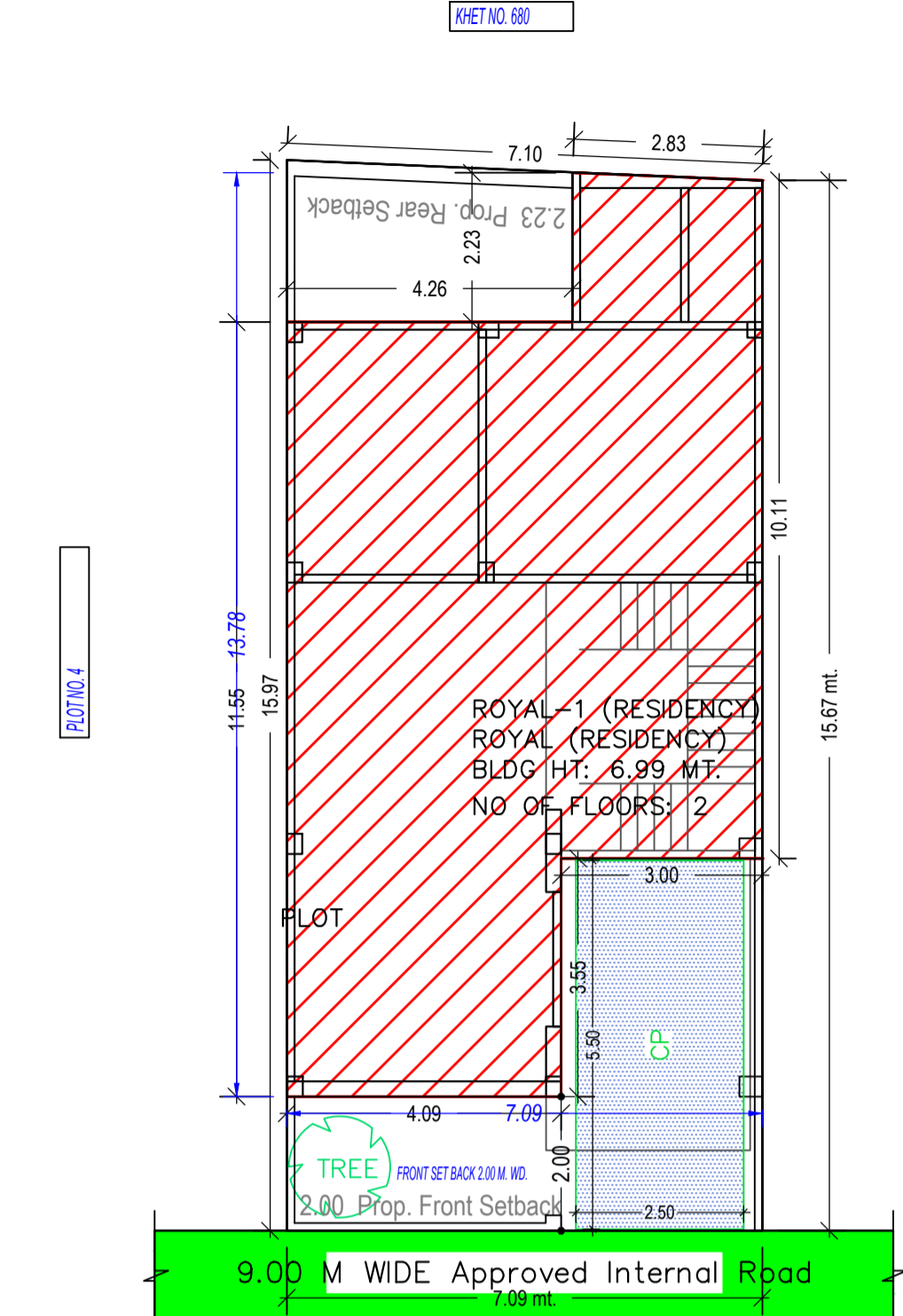
**Bareilly Development Authority** (BDA logo and QR code)

**Signature Not Verified**  
Ajay Kumar Singh (Town Planner)

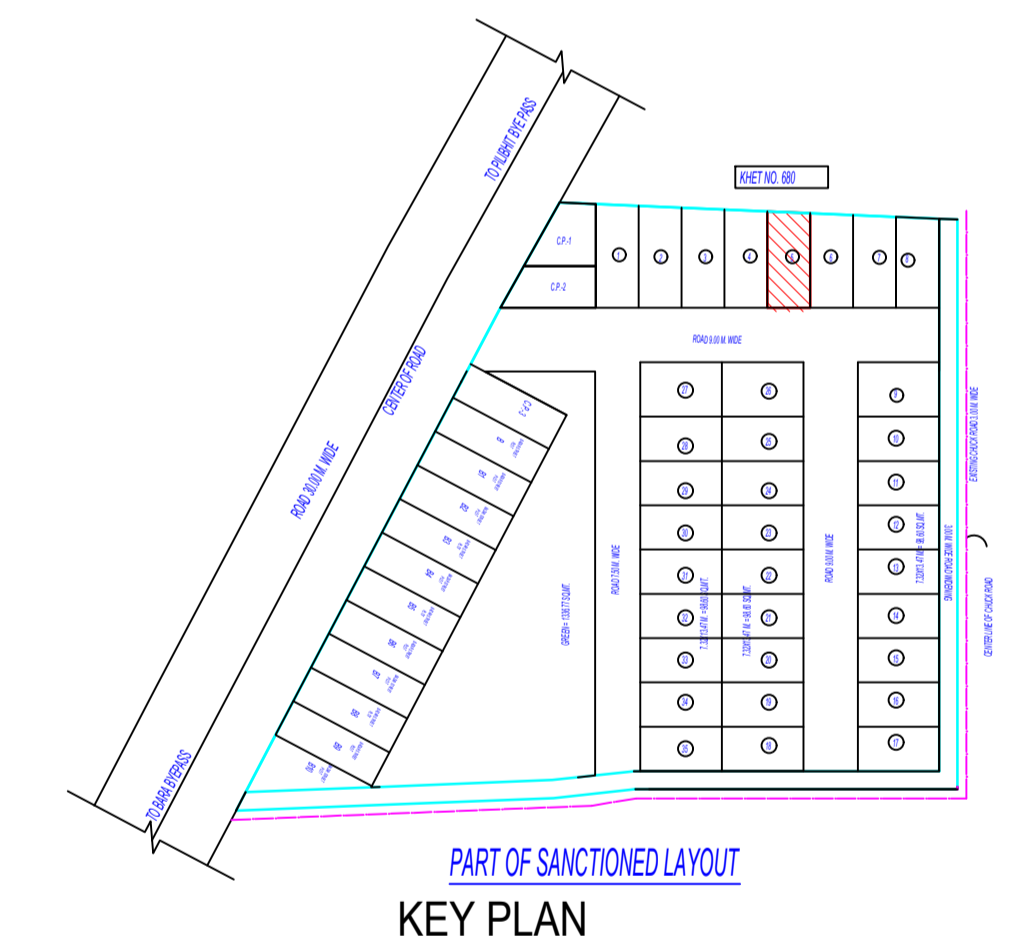
Building Plan Application Number: BDA/BP/25-26/0062  
Sanctioned On: 09 May 2025  
Valid Till: 14 May 2030

Approved By: Ajay Kumar Singh (Town Planner)  
Examined By: Arvind Kumar Srivastava AE (Junior engineer)  
Sandeep Kumar (Assistant Engineer)  
Ajay Kumar Singh (Town Planner)

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.



**SITE PLAN**  
(Scale - 1:100)



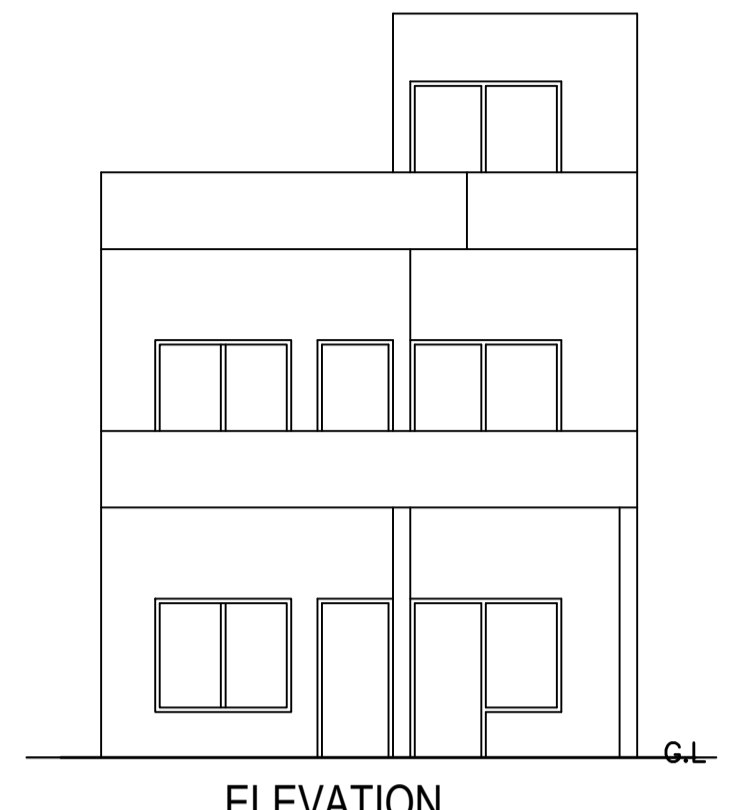
**KEY PLAN**

**Required Parking (Table 7a)**

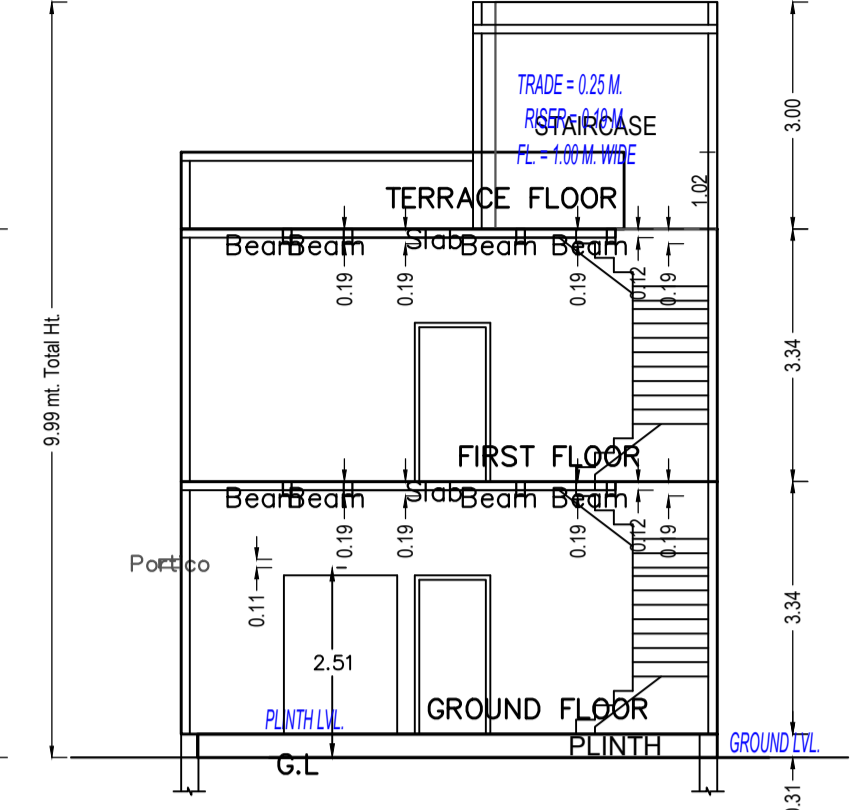
Building Name	Type	SubUse	Area (Sq.mt.)	Units	Car
				Prop.	Reqd./Unit
ROYAL (RESIDENCY)	Residential	Row House	100-200	1	112.13
<b>Total:</b>					<b>1</b>

**UnitBUA Table for Building: ROYAL (RESIDENCY)**

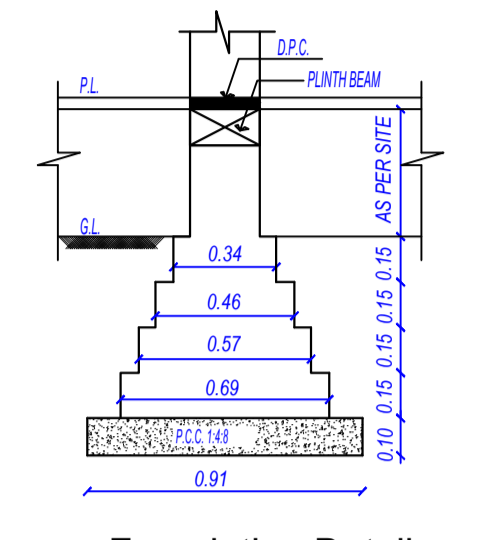
Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.			No. of Unit				
					Door	Window	External Wall					
GROUND FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	77.39	77.39	0.00	77.39	0.10	0.00	5.22	72.07	01	
			<b>Total:</b>	77.39	77.39	0.00	77.39	0.10	0.00	5.22	72.07	01
			Typical Floor = 1	77.39	77.39	0.00	77.39	0.10	0.00	5.22	72.07	01
FIRST FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	77.39	77.39	1.38	76.01	0.00	0.31	5.11	70.59	00	
			<b>Total:</b>	77.39	77.39	1.38	76.01	0.00	0.31	5.11	70.59	00
			Typical Floor = 1	77.39	77.39	1.38	76.01	0.00	0.31	5.11	70.59	00
<b>Total:</b>			154.78	154.78	1.38	153.40	0.10	0.31	10.33	142.66	01	



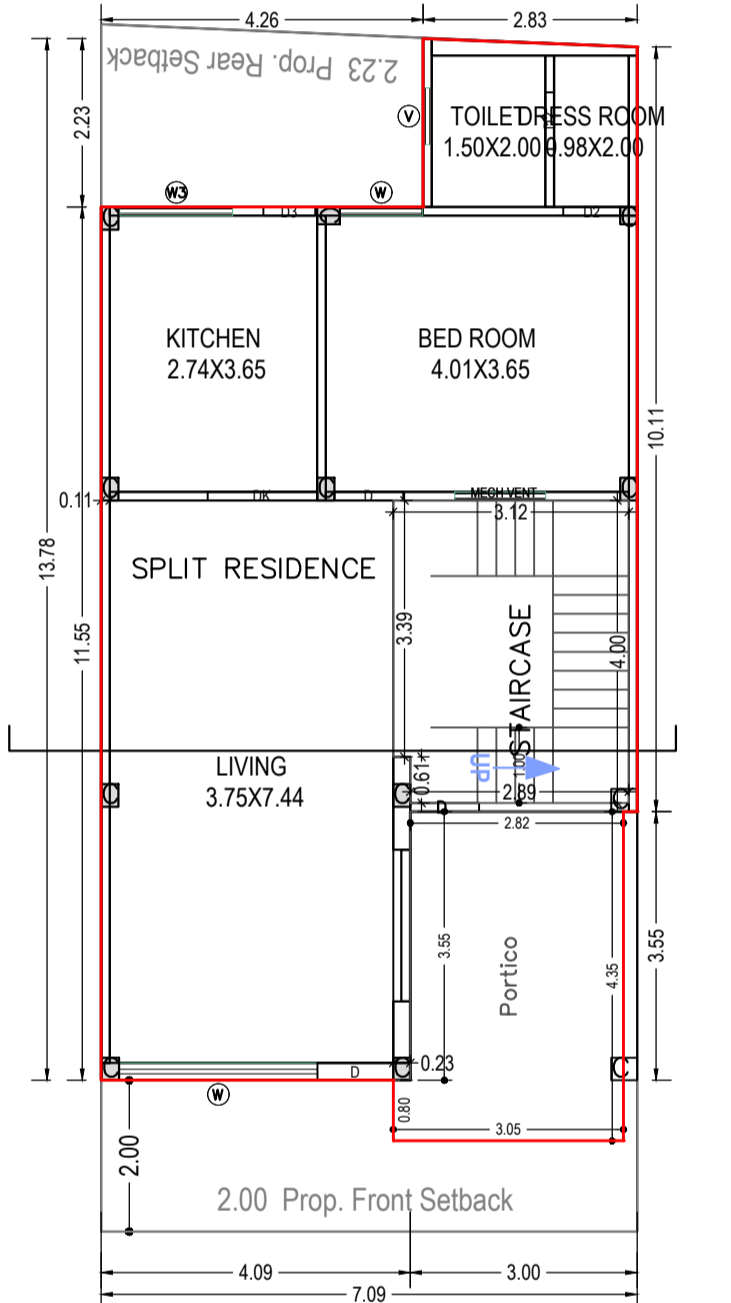
**ELEVATION**



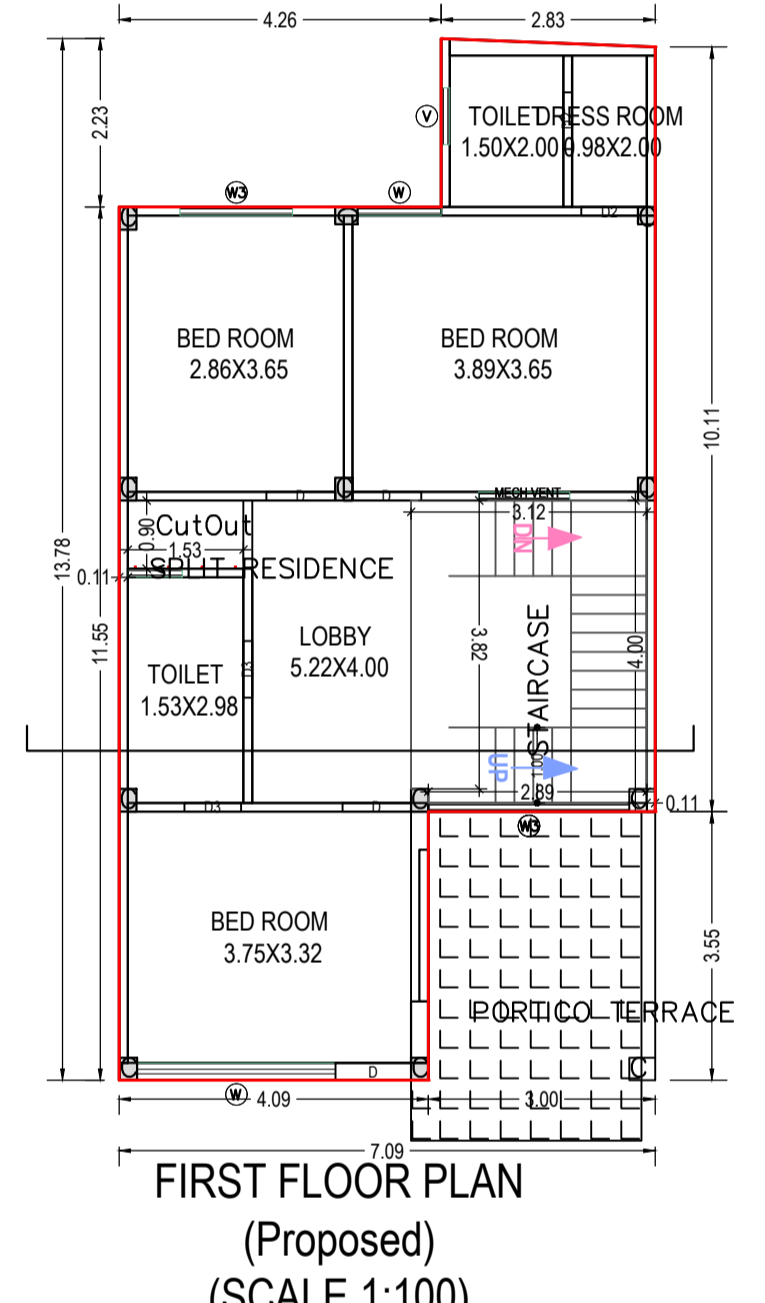
**SECTION**



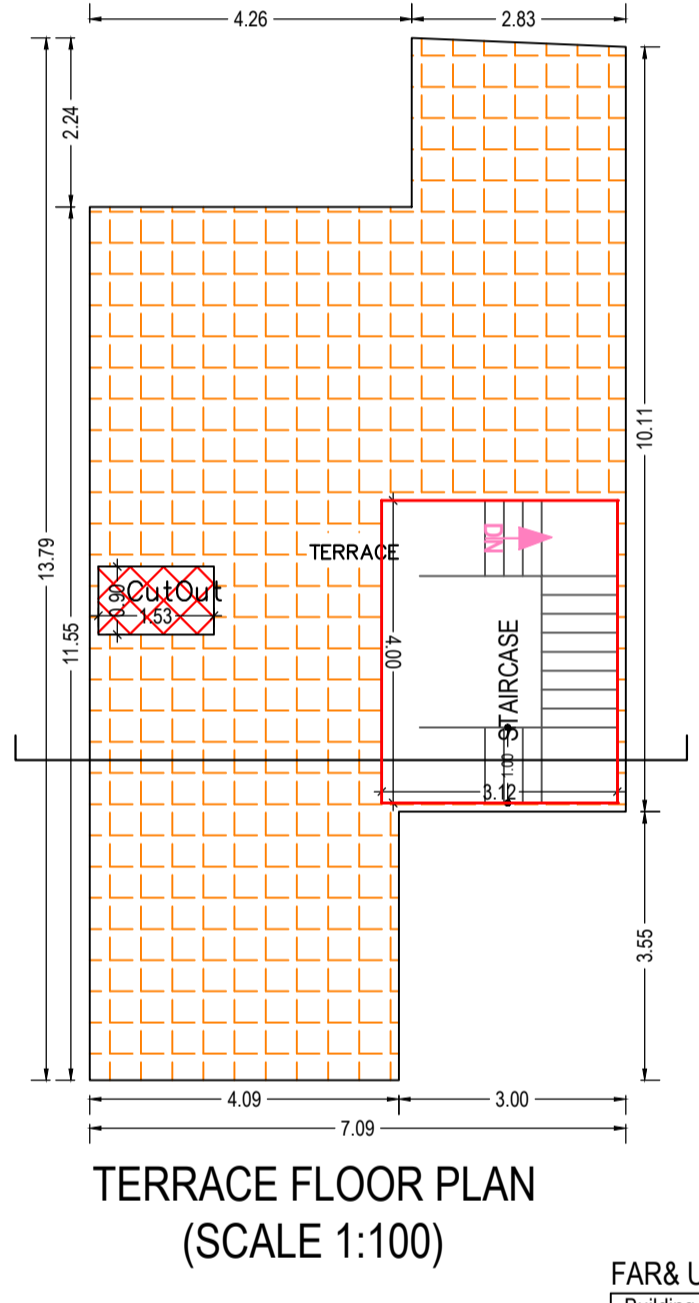
**Foundation Details**



**GROUND FLOOR PLAN**  
(Proposed)  
(SCALE 1:100)



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



**TERRACE FLOOR PLAN**  
(SCALE 1:100)

**SCHEDULE OF WINDOW/VENTILATION:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	V	0.72	1.00	01
ROYAL (RESIDENCY)	V	0.75	1.00	02
ROYAL (RESIDENCY)	W	1.10	1.20	02
ROYAL (RESIDENCY)	MECH VENT	1.20	1.00	02
ROYAL (RESIDENCY)	W3	1.49	1.20	02
ROYAL (RESIDENCY)	W	2.63	1.20	02
ROYAL (RESIDENCY)	W3	2.66	1.20	01

**SCHEDULE OF DOOR:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	D3	0.69	2.10	01
ROYAL (RESIDENCY)	D3	0.75	2.10	02
ROYAL (RESIDENCY)	D2	0.75	2.10	04
ROYAL (RESIDENCY)	D	0.91	2.10	04
ROYAL (RESIDENCY)	D	1.00	2.10	02
ROYAL (RESIDENCY)	DK	1.45	2.10	01

**Building: ROYAL (RESIDENCY)**

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
				Murty	Archi.Proj.(Canopy)	Resi.			
Ground Floor	89.84	0.00	89.84	0.00	12.46	77.39	77.39	01	
First Floor	77.39	1.38	76.01	0.00	0.00	76.01	76.01	00	
Terrace Floor	12.47	0.00	12.47	0.00	0.00	0.00	0.00	00	
<b>Total:</b>	<b>179.70</b>	<b>1.38</b>	<b>178.32</b>	<b>12.47</b>	<b>12.46</b>	<b>153.40</b>	<b>153.40</b>	<b>01</b>	

**Staircase Checks (Table 8a-1)**

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.176	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.176	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

**Color Index**

- Plot Boundary: Black
- Abutting Road: Green
- Proposed Construction: Red
- Common Plot: Yellow
- Road Alignment (Road Widening Area): Blue
- Future T.P. Scheme Deduction Area: Orange
- Existing (To be retained): Blue
- Existing (To be demolished): Yellow

**Buildingwise Floor FSI Details**

Floor Name	ROYAL (RESIDENCY)		Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		
Ground Floor	89.84	77.39	89.84	77.39
First Floor	76.01	76.01	76.01	76.01
Terrace Floor	12.47	0.00	12.47	0.00
<b>Total:</b>	<b>178.32</b>	<b>153.40</b>	<b>178.32</b>	<b>153.40</b>

**FAR & Unit Details**

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
					Murty	Archi.Proj.(Canopy)	Resi.			
ROYAL (RESIDENCY)	1	179.70	1.38	178.32	12.47	12.46	153.40	153.40	01	
<b>Grand Total:</b>	<b>1</b>	<b>179.70</b>	<b>1.38</b>	<b>178.32</b>	<b>12.47</b>	<b>12.46</b>	<b>153.40</b>	<b>153.40</b>	<b>01</b>	

**Parking Check (Table 7b)**

Vehicle Type	No.	Reqd. Reduced Parking (Increase of Plot having RW Area surrendered FOC)	Prop.	
			Area	No.
Equivalent Car Space	-	-	-	1
Total Car	1	-	13.75	1
<b>Total</b>			13.75	13.75

**Building USE/SUBUSE Details**

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
ROYAL (RESIDENCY)	Residential	Row House		Lowrise Building	-	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

**Tree Details (Table 3h)**

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1

**AREA STATEMENT**

VERSION NO.: 1.0.97  
VERSION DATE: 27/02/2025

**PROJECT DETAIL:**  
 Authority: Bareilly Development Authority  
 Authority Class: Category C  
 Authority Grade: Development Authority (DA)  
 Case Track: Regular  
 Project Type: Building Permission  
 Nature of Development: NEW  
 Development Area: Developed Area  
 Sub-Development Area: NA  
 Special Project: NA  
 Site Address: District Bareilly, Tehsil Bareilly, Village Chandpur Bichpuri

**AREA DETAILS:**

Area of Plot As per record	Sq.Mts.
Document Area	112.13
As per site condition	112.15
Area of Plot Considered	112.13

**2. Deduction for:**

(a) Proposed roads	0.00
(b) Any reservations	0.00
<b>Total (a + b)</b>	<b>0.00</b>

**3. Net Area of plot (1 - 2) AREA OF PLOT:**

Plot Area For Coverage	112.13
Plot Area For FAR	112.13
Perm. FAR Area (1.97)	221.23
Previous Perm. FAR Area (2.00)	200.00
Current Perm. FAR Area (1.75)	21.23
<b>Total Perm. FAR area (1.97)</b>	<b>221.23</b>

**6. Permissible Coverage area (70.00 %):** 78.49  
**Proposed Coverage Area (69.02 %):** 77.39  
**Total Prop. Coverage Area (69.02 %):** 77.39  
**Balance coverage area (0.98 %):** 1.10

**Proposed Area at:**

	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Ground Floor	89.84	0.00	77.39	0.00
First Floor	76.01	0.00	76.01	0.00
Terrace Floor	12.47	0.00	0.00	0.00
<b>Total Area:</b>	<b>178.32</b>	<b>0.00</b>	<b>153.40</b>	<b>0.00</b>

**Total FAR Area:** 153.40  
**Total Built Up Area:** 178.32  
**Proposed FAR consumed:** 1.37

**C. Tenement Statement**

Tenement Proposed At:	G.F.
1. Total Tenements (3 + 4)	1

**E. Parking Statement**

Parking Space Required as per Regulations:	
1. Parking Space Required as per Regulations:	13.75
2. Proposed Parking Space:	13.75

**OWNER'S NAME AND SIGNATURE**

M/S AAKASH BUILDTECH PVT. LTD. THROUGH DIRECTOR MR. SHYAM SINGH RATHORE S/O MR. SATYA DEV RATHORE, SATYAPAL416@GMAIL.COM, 9758548272

**ARCHITECT'S NAME AND SIGNATURE** | STRUCTURE ENGINEER

Udit Chandra Singh (Signature Not Verified)  
Date: 2025-05-11 11:14  
CA/2016 (Registered by Udit Chandra Singh)  
Designation: Architect

Bareilly Development Authority

Signature Not Verified  
Date: 2025-05-11 11:14  
Organization: Bareilly Development Authority  
Designation: Architect

**Building Plan Application Number**  
BDA/BP/25-26/0064

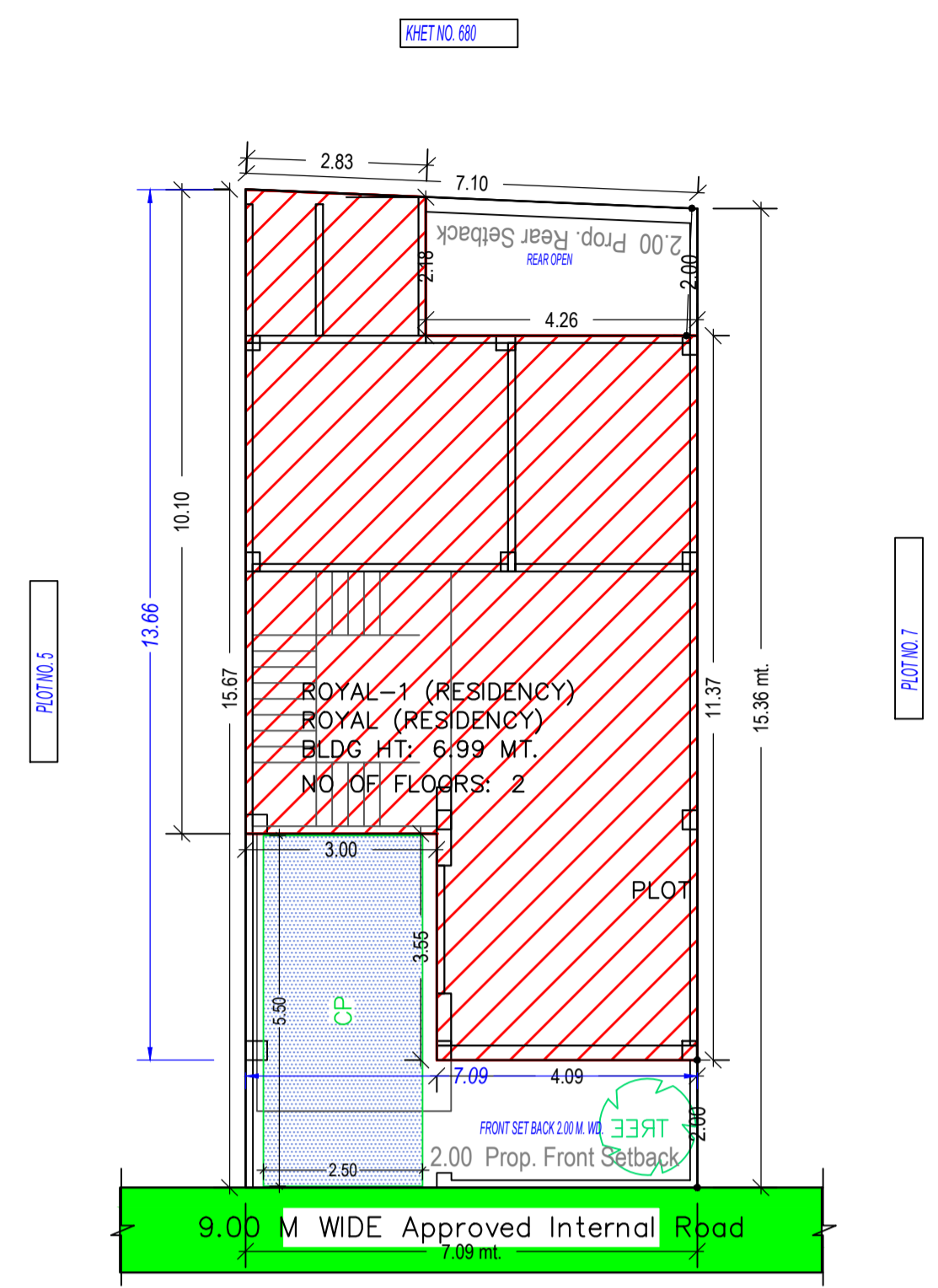
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09 May 2025

**Valid Till**  
14 May 2030

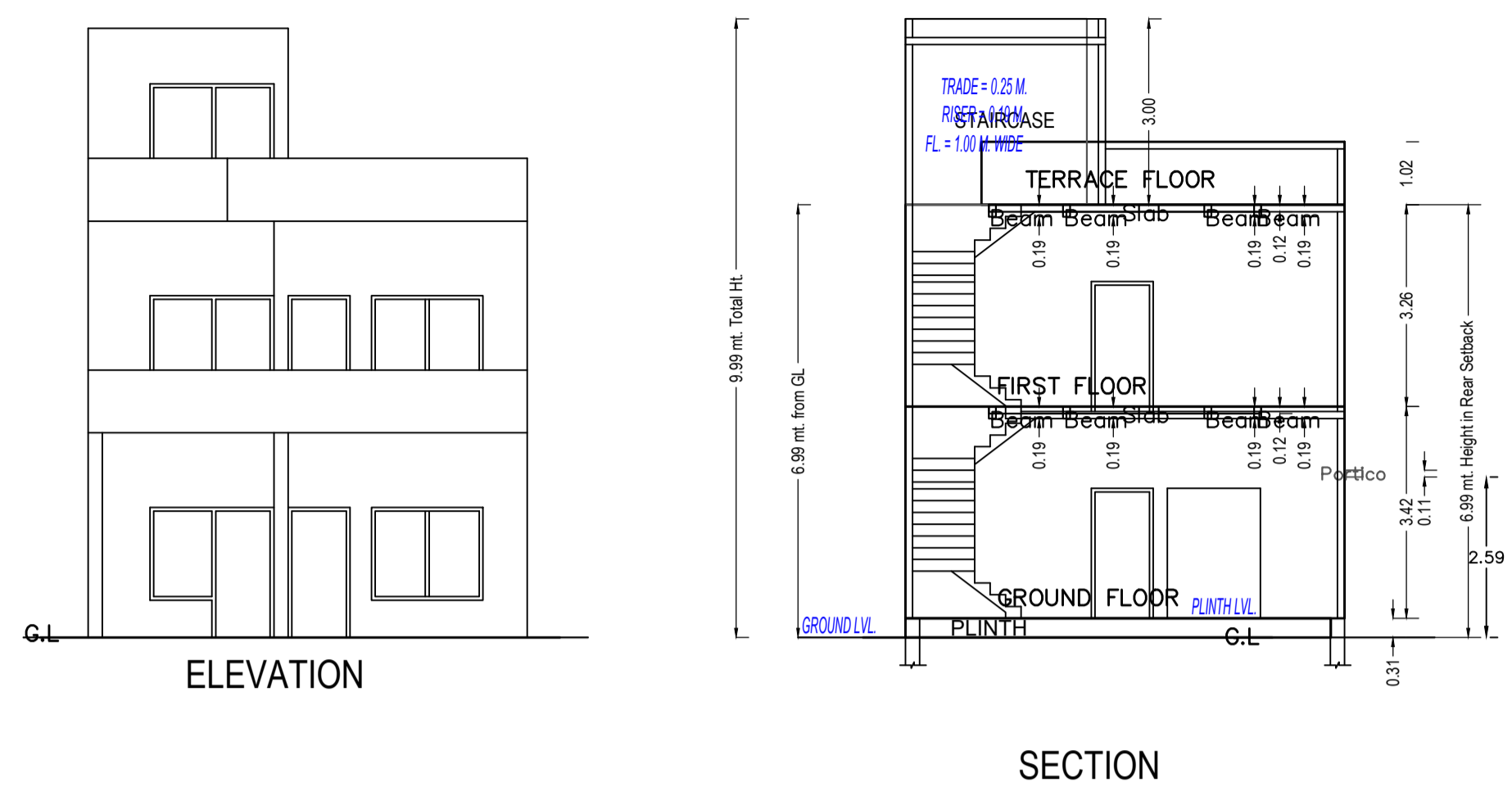
**Approved By**  
Ajay Kumar Singh (Town Planner)

**Examined By**  
Rajesh Kumar Sharma (Junior engineer)  
Sandeep Kumar (Assistant Engineer)

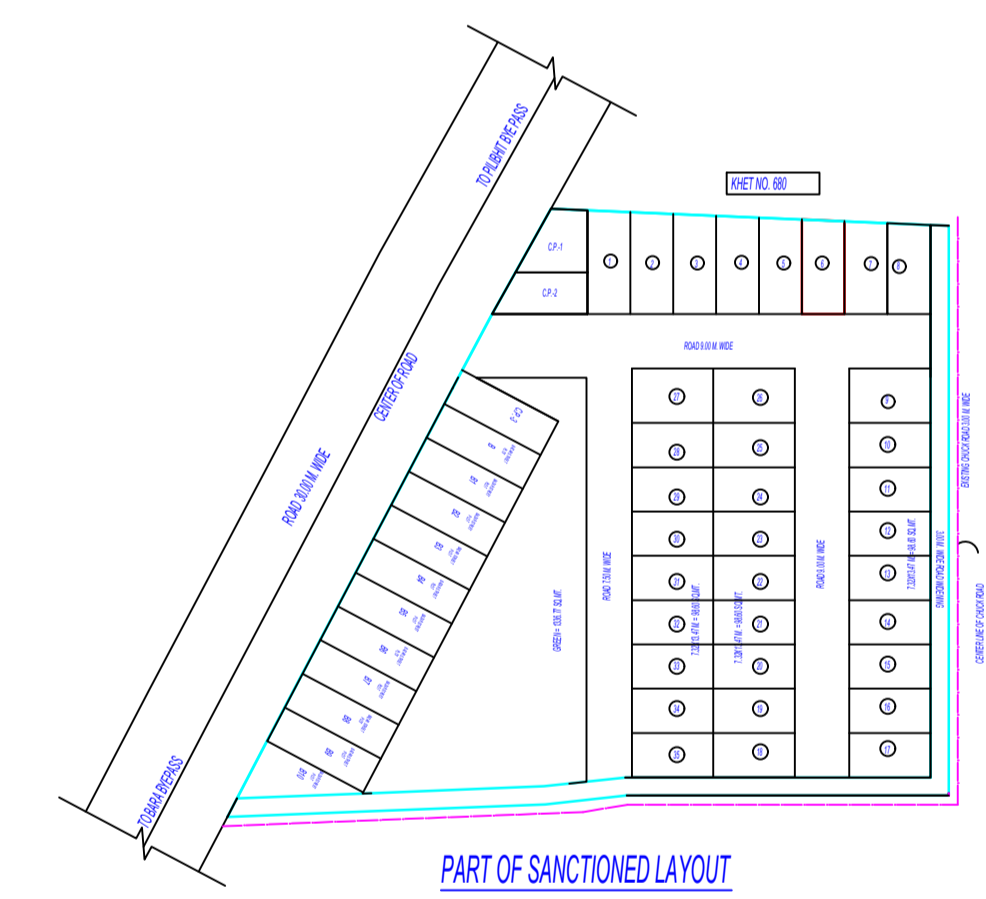
**Ajay Kumar Singh (Town Planner)**



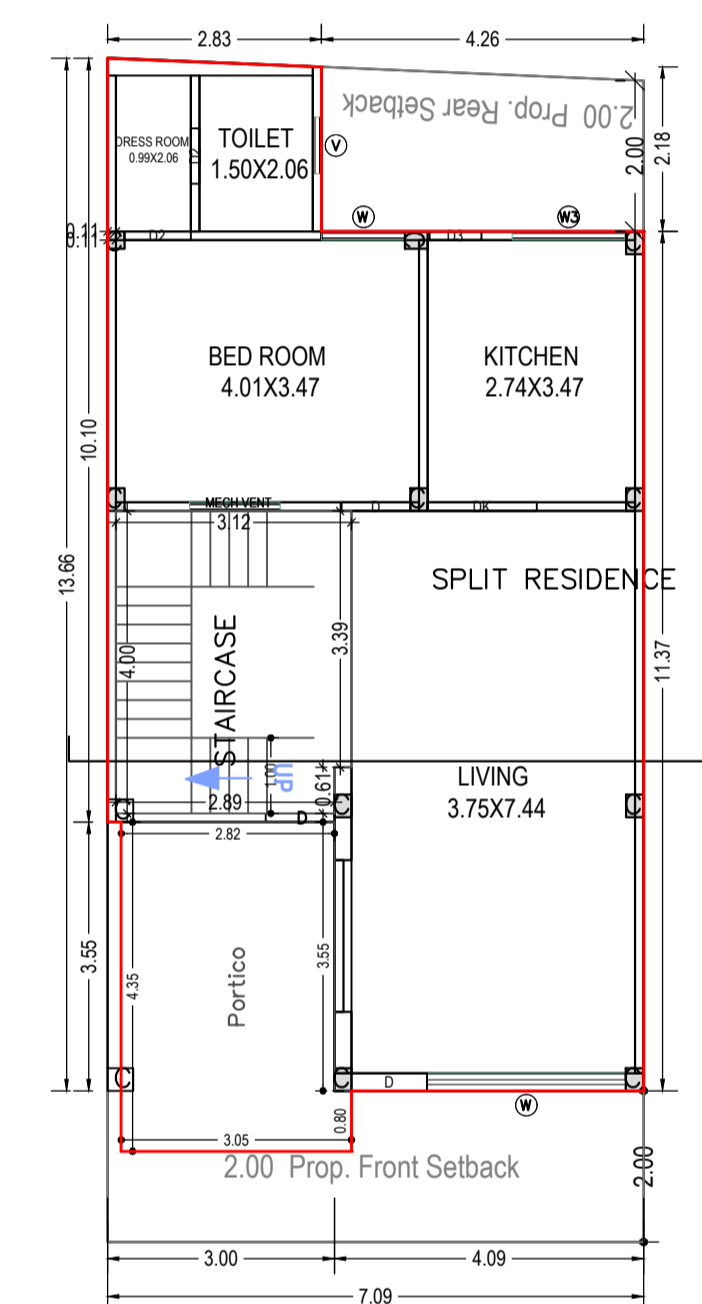
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(Scale - 1:100)



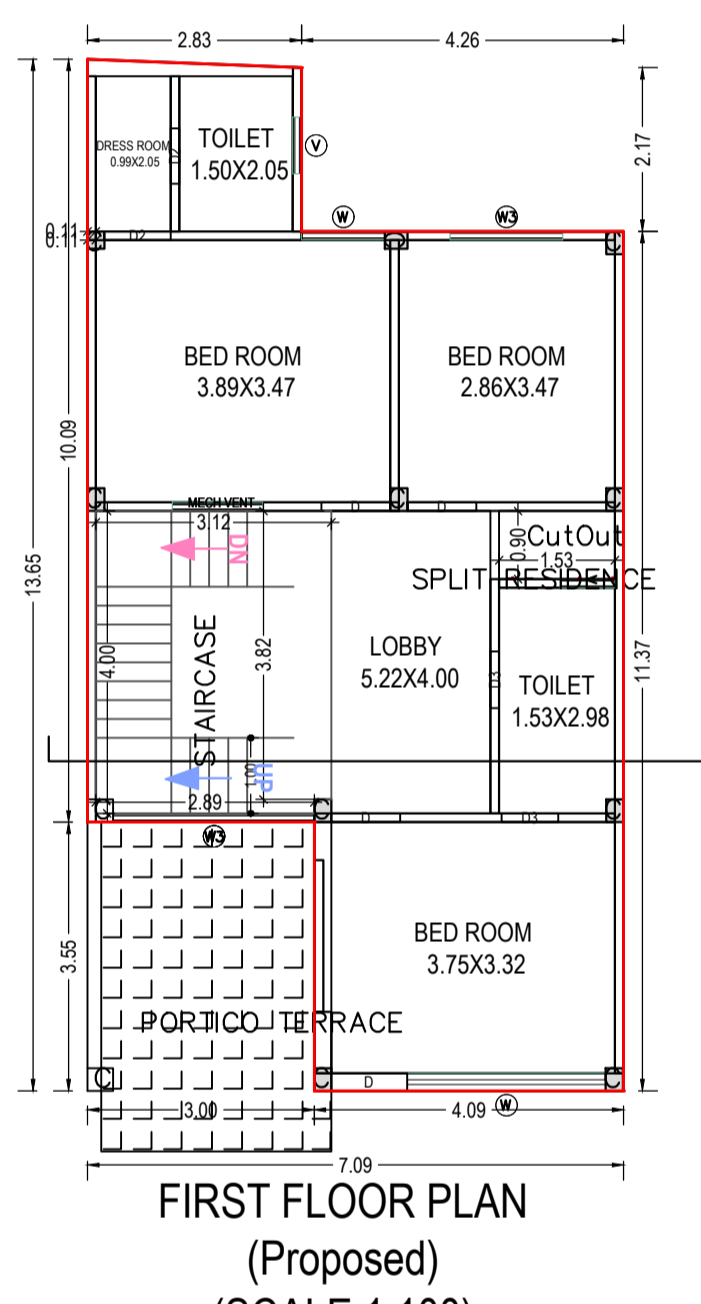
**ELEVATION**  
**SECTION**



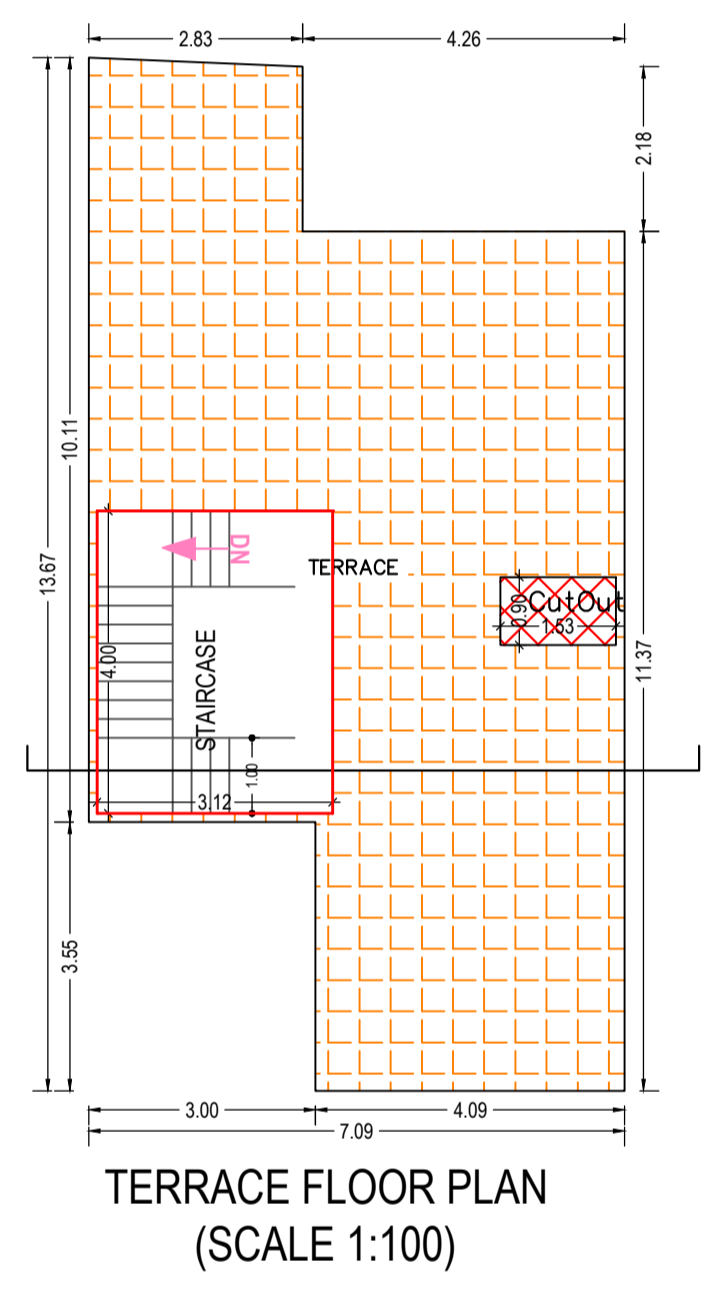
**KEY PLAN**



**GROUND FLOOR PLAN**  
(Proposed)  
(SCALE 1:100)



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



**TERRACE FLOOR PLAN**  
(SCALE 1:100)

**Required Parking (Table 7a)**

Building Name	Type	SubUse	Area (Sq.mt.)	Parking space reqd for every	Units	Reqd./Unit	Prop.	Car	Reqd.	Prop.
ROYAL (RESIDENCY)	Residential	Row House	100-200	1	109.96	1.00	-	-	-	-
<b>Total</b>									1	1

**UnitBUA Table for Building :ROYAL (RESIDENCY)**

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.				Net UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit				
					Door	Window	External Wall	Void								
GROUND FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	76.25	76.25	0.00	0.10	0.00	4.72	71.43	0.10	0.00	4.72	71.43	01		
			Total	76.25	76.25	0.00	0.10	0.00	4.72	71.43	0.10	0.00	4.72	71.43	01	
			Typical Floor = 1	76.25	76.25	0.00	0.10	0.00	4.72	71.43	0.10	0.00	4.72	71.43	01	
FIRST FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	76.22	76.22	1.38	0.31	4.60	69.93	0.00	1.38	74.84	0.31	4.60	69.93	00	
			Total	76.22	76.22	1.38	0.31	4.60	69.93	0.00	1.38	74.84	0.31	4.60	69.93	00
			Typical Floor = 1	76.22	76.22	1.38	0.31	4.60	69.93	0.00	1.38	74.84	0.31	4.60	69.93	00
<b>Total</b>			152.47	152.47	1.38	0.10	0.31	9.32	141.36	0.10	0.31	9.32	141.36	01		

**SCHEDULE OF WINDOW/VENTILATION:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	V	0.72	1.00	01
ROYAL (RESIDENCY)	V	0.75	1.00	02
ROYAL (RESIDENCY)	W	1.10	1.20	02
ROYAL (RESIDENCY)	MECH VENT	1.20	1.00	02
ROYAL (RESIDENCY)	W3	1.49	1.20	02
ROYAL (RESIDENCY)	W	2.63	1.20	02
ROYAL (RESIDENCY)	W3	2.66	1.20	01

**Building :ROYAL (RESIDENCY)**

Floor Name	Gross Built up Area	Deductions From Gross BUA/Area in Sq.mt.	Total Built up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
				Mumty	Archi.Proj.(Canopy)	Resi.			
Ground Floor	88.71	0.00	88.71	0.00	0.00	12.46	76.25	76.25	01
First Floor	76.22	1.38	74.84	0.00	0.00	12.46	74.84	74.84	00
Terrace Floor	12.47	0.00	12.47	12.47	0.00	0.00	0.00	0.00	00
<b>Total</b>	<b>177.40</b>	<b>1.38</b>	<b>176.02</b>	<b>12.47</b>	<b>12.46</b>	<b>151.09</b>	<b>151.09</b>	<b>151.09</b>	<b>01</b>

**SCHEDULE OF DOOR:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	D3	0.69	2.10	01
ROYAL (RESIDENCY)	D2	0.73	2.10	02
ROYAL (RESIDENCY)	D3	0.75	2.10	02
ROYAL (RESIDENCY)	D2	0.88	2.10	02
ROYAL (RESIDENCY)	D	0.91	2.10	04
ROYAL (RESIDENCY)	D	1.00	2.10	02
ROYAL (RESIDENCY)	DK	1.45	2.10	01

**Parking Check (Table 7b)**

Vehicle Type	No.	Reqd.		Prop.	
		Reduced Req'd	Area	No.	Area
Equivalent Car Space	-	-	-	1	13.75
Total Car	1	-	-	1	13.75
<b>Total</b>			13.75		13.75

**Staircase Checks (Table 8a-1)**

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.180	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.172	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

**Building USE/SUBUSE Details**

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	No. Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
ROYAL (RESIDENCY)	Residential	Row House	-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
						FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
						TERRACE FLOOR PLAN	Residential	Row House	-	-	-

**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)

**Buildingwise Floor FSI Details**

Floor Name	Building Name		Total	
	Proposed Built up Area (Sq.mt.)	Existing Built up Area (Sq.mt.)	Total Proposed Built up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	88.71	0.00	88.71	76.25
First Floor	74.84	0.00	74.84	74.84
Terrace Floor	12.47	0.00	12.47	0.00
<b>Total</b>	<b>176.02</b>	<b>0.00</b>	<b>176.02</b>	<b>151.09</b>

**FAR & Unit Details**

Building	No. of Same Bldg	Gross Built up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.	Total Built up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
				Mumty Archi.Proj.(Canopy)				
ROYAL (RESIDENCY)	1	177.40	1.38	176.02	12.47	151.09	151.09	01
<b>Grand Total:</b>	<b>1</b>	<b>177.40</b>	<b>1.38</b>	<b>176.02</b>	<b>12.47</b>	<b>151.09</b>	<b>151.09</b>	<b>01</b>

**OWNER'S NAME AND SIGNATURE**  
M/S AAKASH BUILDTECH PVT. LTD. THROUGH DIRECTOR MR. SHYAM SINGH RATHORE S/O MR. SATYA DEV RATHORE, SATYAPAL416@GMAIL.COM, 9758548272

**ARCHITECT'S NAME AND SIGNATURE**  
Structure Engineer  
Udit Chandra Singh  
Signature Not Verified  
CA/2016 Regd. by Uttar Pradesh State Council of Architects  
Date: 05/05/2025  
Designation: Architect

Barcode and QR code for document verification.

**Bareilly Development Authority**

Signature Not Verified  
Date: 05/05/2025  
Designation: Architect

**Building Plan Application Number**  
BDA/BP/25-26/0065

**Sanctioned On**  
09 May 2025

**Valid Till**  
19 May 2030

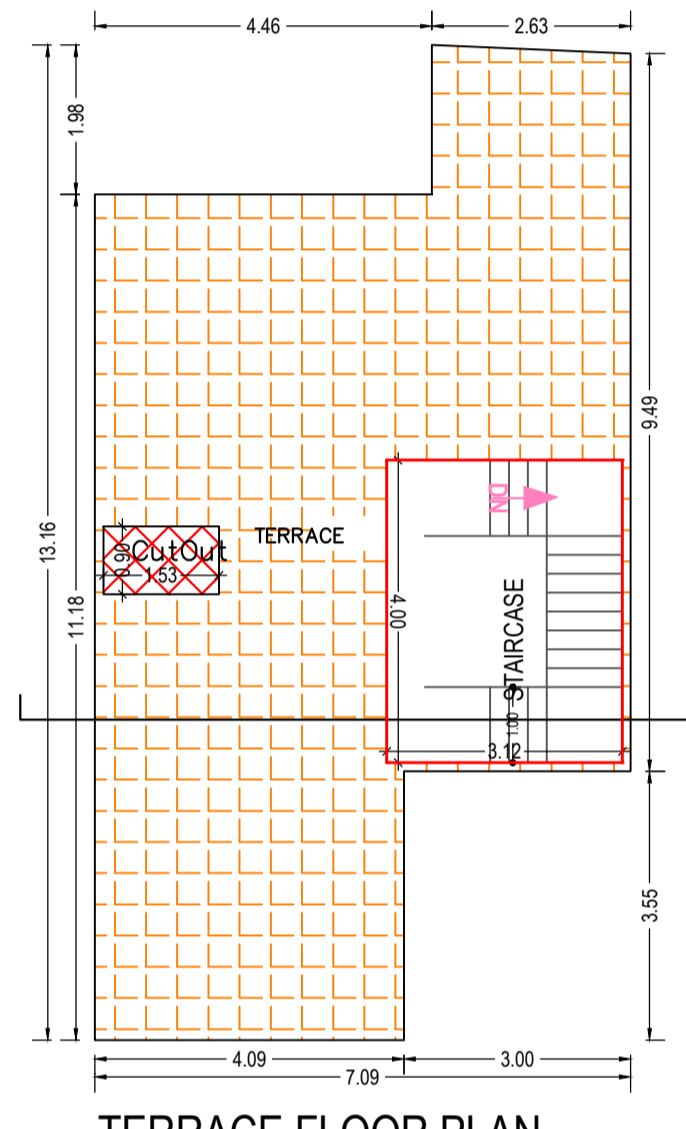
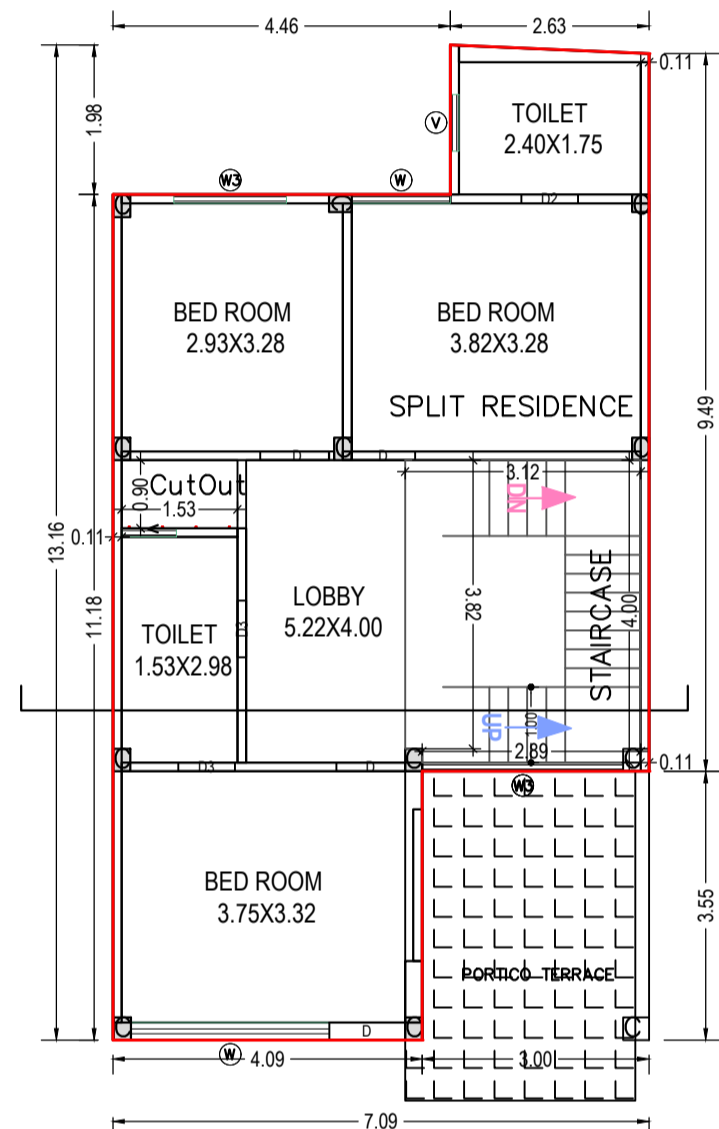
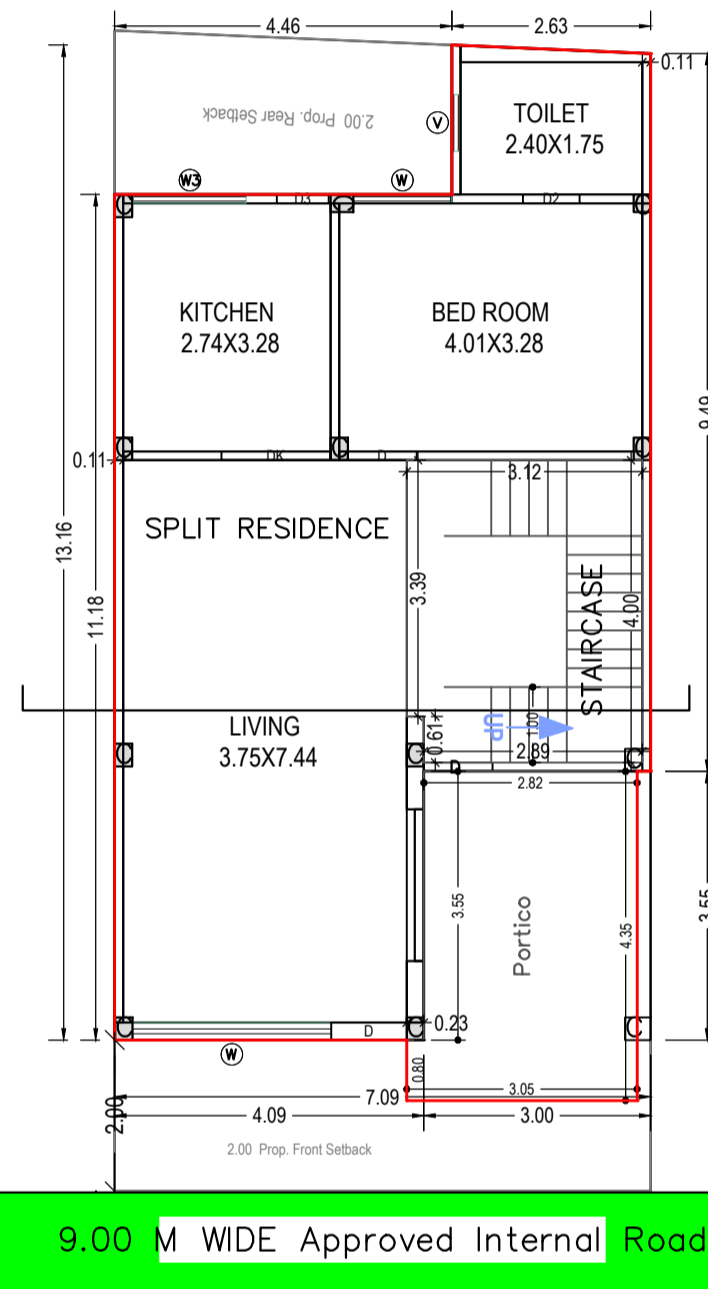
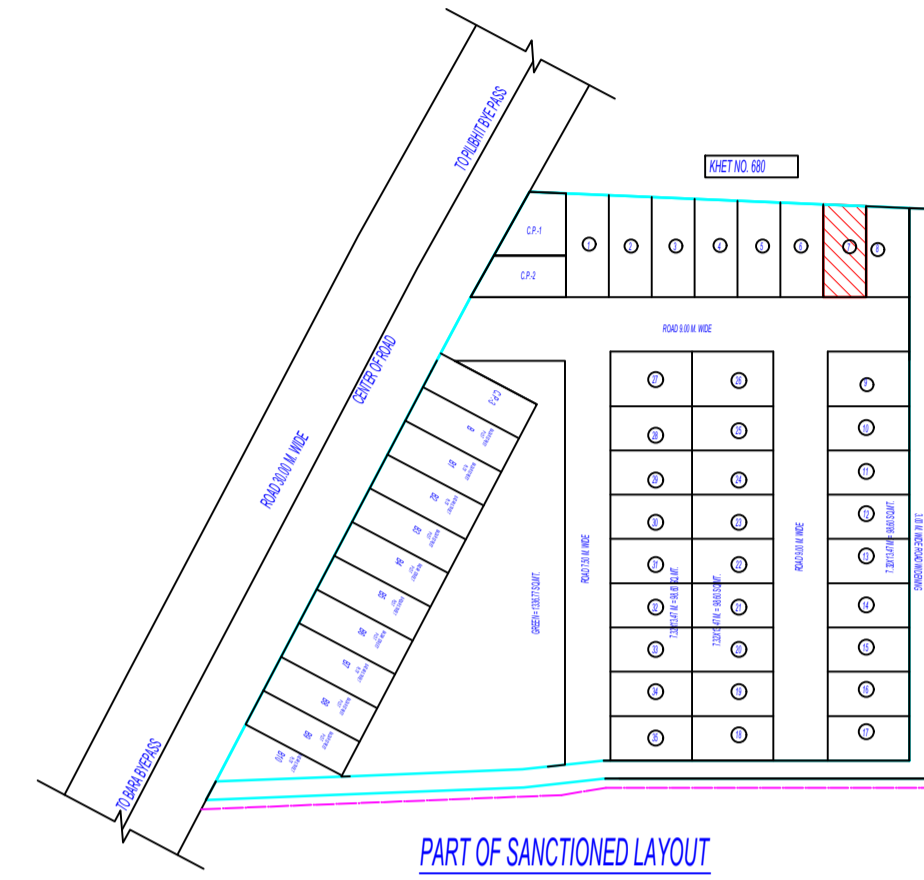
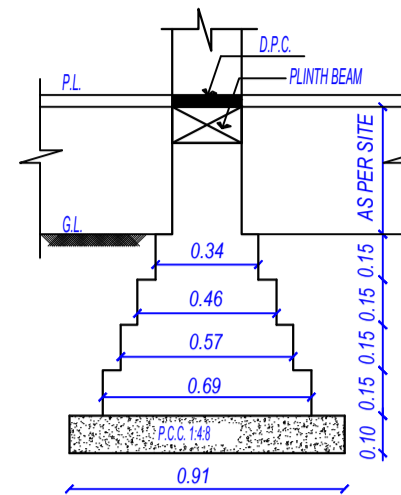
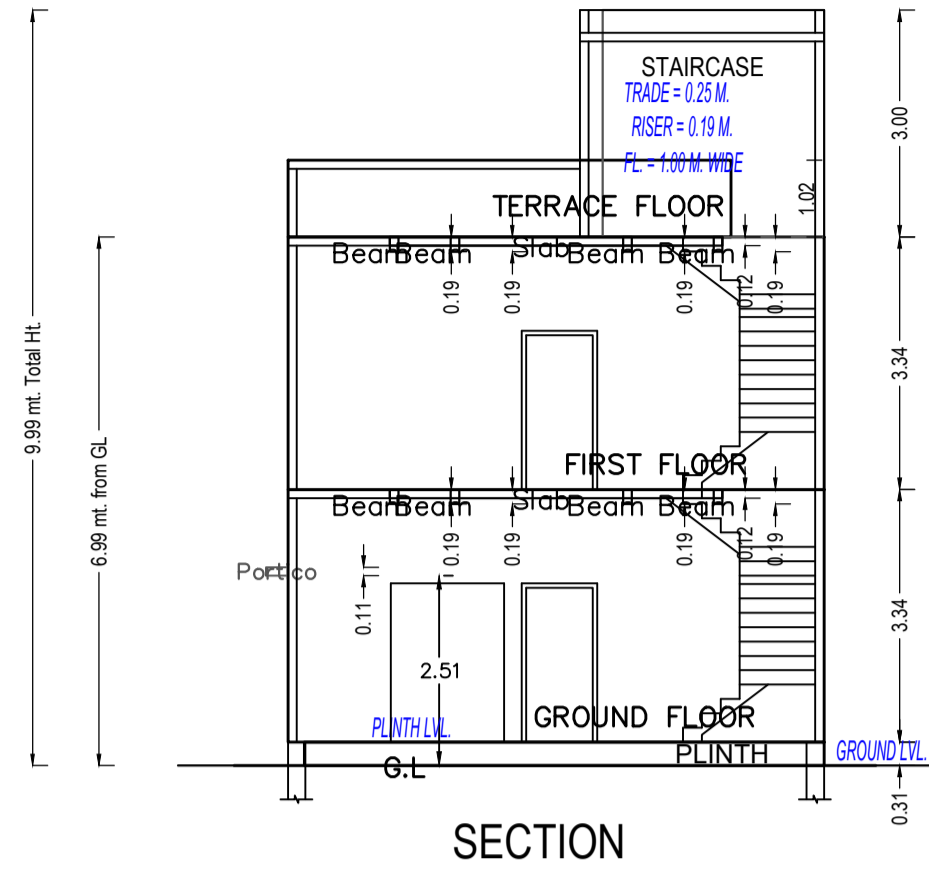
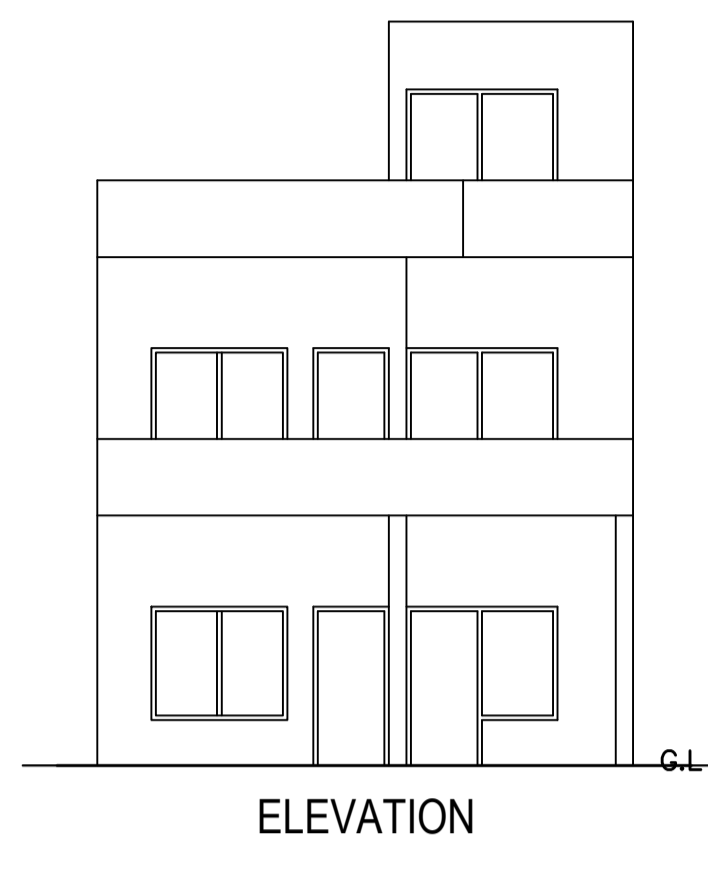
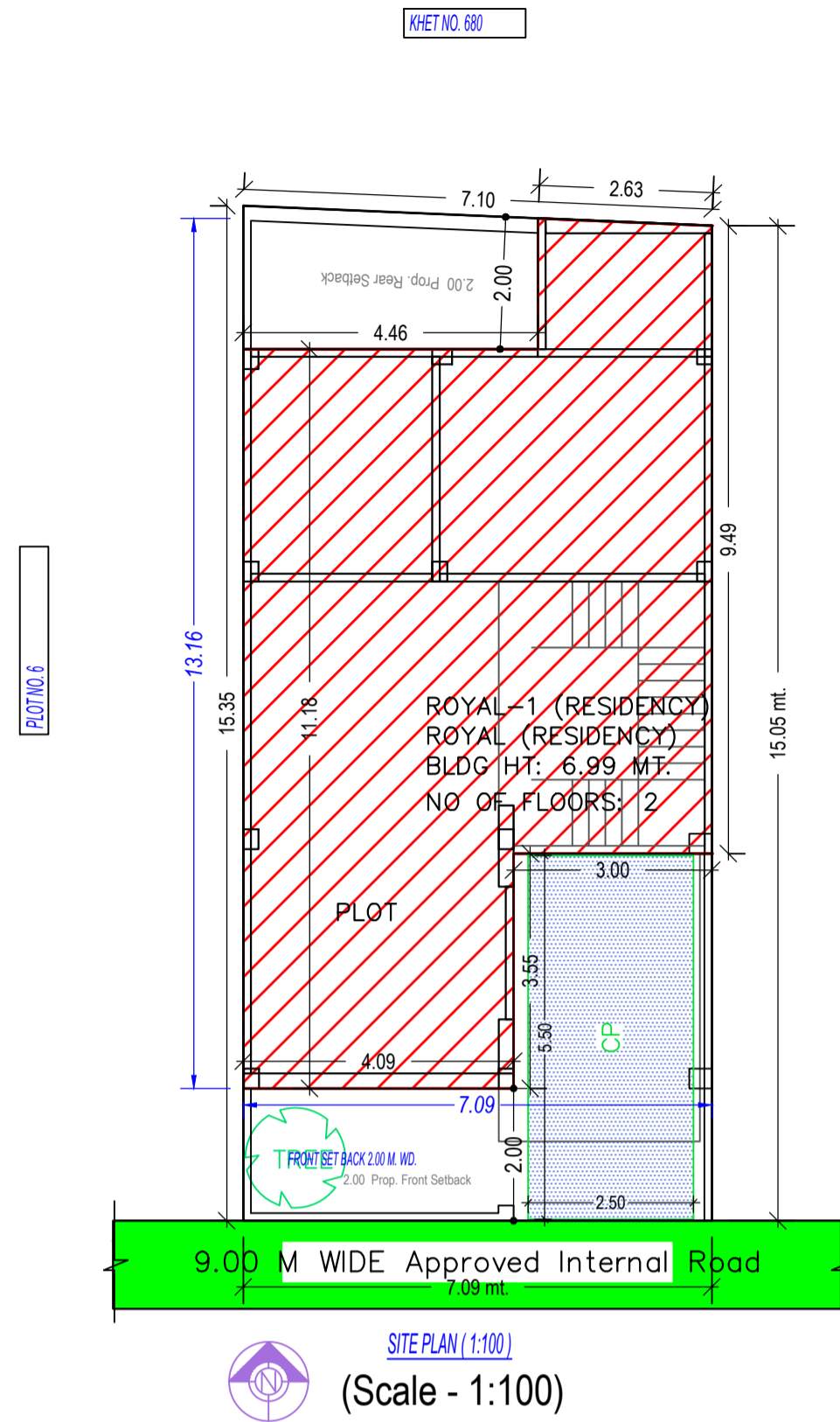
**Approved By**  
Ajay Kumar Singh (Town Planner)

**Examined By**  
Buddha Mani Gautam (Junior engineer)  
ANIL KUMAR (Assistant Engineer)  
Ajay Kumar Singh (Town Planner)

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.

Project Title :PROP. RESIDENTIAL BUILDING PLAN FOR AAKASH BUILDTECH PVT. LTD. AKASH PURAM BAREILLY THROUGH ITS DIRECTOR SHRI SHYAM SINGH RATHORE S/O SHRI SATYA DEV RATHORE, OFFICE - 5, AKASH TOWER, PILIBHIT BYE PASS, BAREILLY. SITE AT PLOT NO. 7 ( ROYAL RESIDENCY COLONY ) KHET NO. 679, VILLAGE CHANDPUR BICHPURI, PARGANA, TEHSIL AND DISTT. BAREILLY.

File No	BDA/BP/25-26/0066	Sheet	1 / 1
Submission Date	2025-05-05	Scale	1:100



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

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

TERRACE FLOOR PLAN (SCALE 1:100)

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	D3	0.69	2.10	01
ROYAL (RESIDENCY)	D3	0.75	2.10	02
ROYAL (RESIDENCY)	D2	0.75	2.10	02
ROYAL (RESIDENCY)	D	0.84	2.10	01
ROYAL (RESIDENCY)	D	0.91	2.10	02
ROYAL (RESIDENCY)	D	0.98	2.10	01
ROYAL (RESIDENCY)	D	1.00	2.10	02
ROYAL (RESIDENCY)	DK	1.45	2.10	01

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.176	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.176	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	V	0.72	1.00	01
ROYAL (RESIDENCY)	V	0.75	1.00	02
ROYAL (RESIDENCY)	W	1.30	1.20	02
ROYAL (RESIDENCY)	W3	1.49	1.20	02
ROYAL (RESIDENCY)	W	2.63	1.20	02
ROYAL (RESIDENCY)	W3	2.66	1.20	01

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
ROYAL (RESIDENCY)	1	172.27	1.38	170.89	12.47	145.96	145.96	01
Grand Total :	1	172.27	1.38	170.89	12.47	145.96	145.96	01

Color	Notes
Black	Plot Boundary
Red	Abutting Road
Green	Proposed Construction
Blue	Common Plot
Yellow	Road Alignment (Road Widening Area)
Purple	Future T.P. Scheme Deduction Area
Orange	Existing (To be retained)
Light Blue	Existing (To be demolished)

Floor Name	Building Name	Total	
	ROYAL (RESIDENCY)	Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor		86.13	73.67
First Floor		72.29	72.29
Terrace Floor		12.47	0.00
Total:		170.89	145.96

Building Name	Type	SubUse	Area (Sq.mt.)	Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.
ROYAL (RESIDENCY)	Residential	Row House	100 - 200	1	107.76	1.00	1	-
Total :							1	1

Vehicle Type	Reqd		Prop.	
	No.	Area	No.	Area
Equivalent Car Space	-	-	1	13.75
Total Car	1	-	1	13.75
Total				13.75

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in (Sq.mt.)	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit			
GROUND FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	73.67	73.67	0.00	73.67	0.10	5.06	68.51	01		
			Total :	73.67	73.67	0.00	73.67	0.10	5.06	68.51	01	
			Typical Floor = 1	73.67	73.67	0.00	73.67	0.10	5.06	68.51	01	
FIRST FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	73.67	73.67	1.38	72.29	0.00	0.31	4.95	67.03	00	
			Total :	73.67	73.67	1.38	72.29	0.00	0.31	4.95	67.03	00
			Typical Floor = 1	73.67	73.67	1.38	72.29	0.00	0.31	4.95	67.03	00
Total :	-	-	147.34	147.34	1.38	145.96	0.10	10.01	135.54	01		

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	86.13	0.00	86.13	0.00	73.67	73.67	01
First Floor	73.67	1.38	72.29	0.00	72.29	72.29	00
Terrace Floor	12.47	0.00	12.47	12.47	0.00	0.00	00
Total:	172.27	1.38	170.89	12.47	145.96	145.96	01

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
ROYAL (RESIDENCY)	Residential	Row House		Lowrise Building		1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House			

Total Plot Area : -	107.76	Total FAR Area : -	145.96
Total Coverage Area : -	73.67	Total BUA Area : -	170.89

AREA STATEMENT		VERSION NO. : 1.0.97
PROJECT DETAIL :		VERSION DATE: 27/02/2025
Authority: Bareilly Development Authority	Plot Use: Residential	
AuthorityClass: Category C	Plot SubUse: Row House	
AuthorityGrade: Development Authority (DA)	Development Plan: Master Plan	
CaseTrack: Regular	Land Use Zone: Residential use Zone	
Project Type: Building Permission	Land SubUse Zone: Residential Zone	
Nature of Development: NEW	Layout Type: NA	
Development Area: Developed Area		
SubDevelopment Area: NA		
Special Project: NA		
Site Address: District Bareilly, Tehsil Bareilly, Village Chandpur Bichpuri		
AREA DETAILS:	Sq.Mts.	
1. Area of Plot As per record		
Document Area	107.80	
As per site condition	107.76	
Area of Plot Considered	107.76	
2. Deduction for		
(a) Proposed roads	0.00	
(b) Any reservations	0.00	
Total(a + b)	0.00	
3. Net Area of plot (1 - 2) AREA OF PLOT	107.76	
Plot Area For Coverage	107.76	
Plot Area For FAR	107.76	
Perm. FAR Area (1.98)	213.57	
Previous Perm. FAR Area (2.00)	200.00	
Current Perm. FAR Area (1.75)	13.57	
Total Perm. FAR area (1.98)	213.57	
6. Total Built up area permissible at:		
Permissible Coverage area (70.00 %)	75.43	
Proposed Coverage Area (68.37 %)	73.67	
Total Prop. Coverage Area (68.37 %)	73.67	
Balance coverage area (1.63 %)	1.76	
Proposed Area at:		
Total FAR Area:	145.96	
Total BuiltUp Area:	170.89	
Proposed FAR consumed:	1.35	
C. Tenement Statement		
4. Tenement Proposed At:		
G.F.	1.00	
5. Total Tenements (3 + 4)	1	
E. Parking Statement		
1. Parking Space Required as per Regulations:	13.75	
2. Proposed Parking Space:	13.75	

OWNER'S NAME AND SIGNATURE  
M/S AAKASH BUILDTECH PVT. LTD. THROUGH DIRECTOR MR. SHYAM SINGH RATHORE S/O MR. SATYA DEV RATHORE, SATYAPAL416@GMAIL.COM, 9758548272

ARCHENG'S NAME AND SIGNATURE | STRUCTURE ENGINEER  
Udit Choudhary Not Verified  
CA/2016/100/16 by Udit Choudhary  
Date: 2025/05/05  
Designation: Architect

Bareilly Development Authority  
Signature Not Verified  
Date: 2025/05/05  
Designation: Architect

Building Plan Application Number  
BDA/BP/25-26/0066

Sanctioned On  
09 May 2025

Valid Till  
14 May 2030

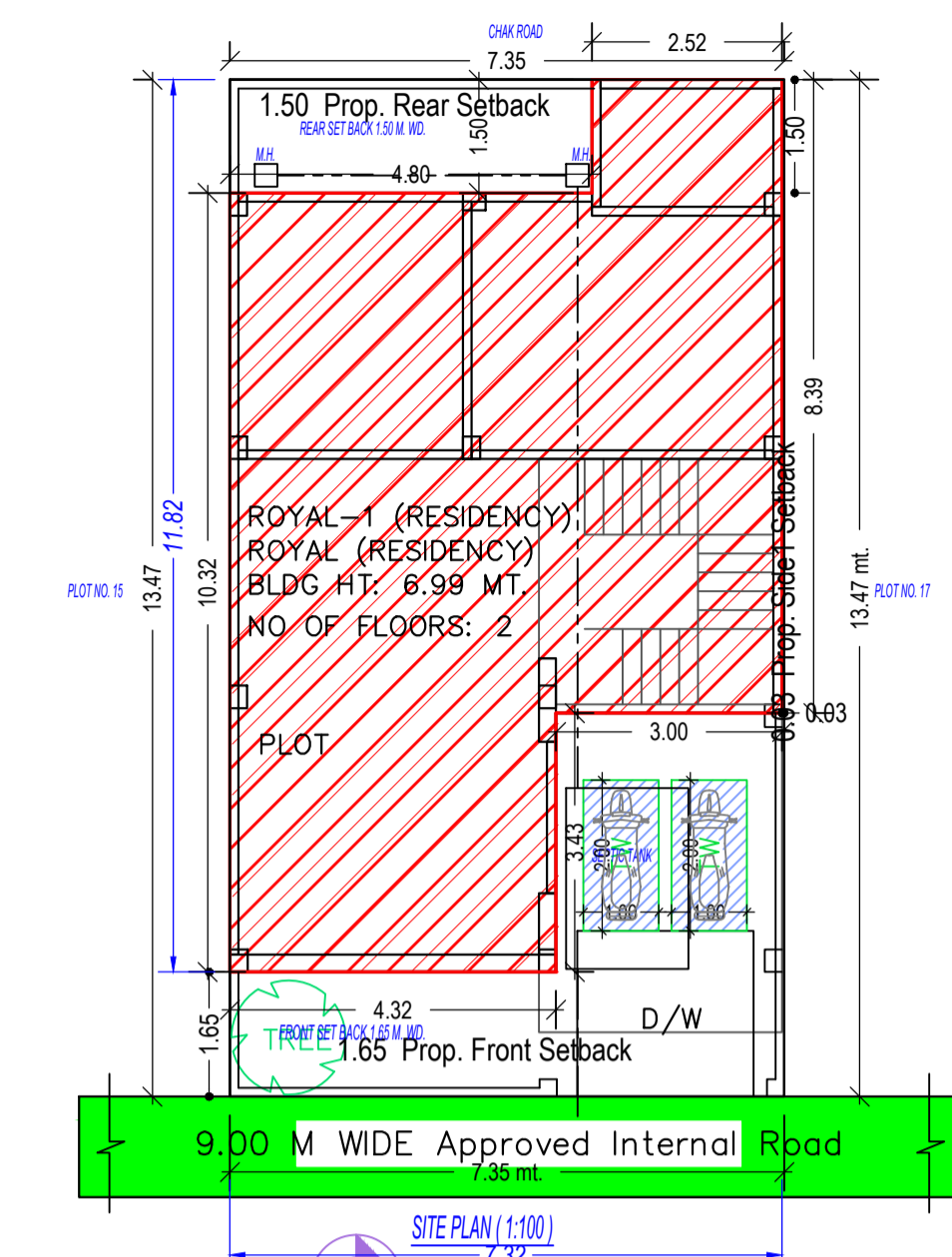
Approved By  
Ajay Kumar Singh (Town Planner)

Examined By  
Arvind Kumar Srivastava AE (Junior engineer)

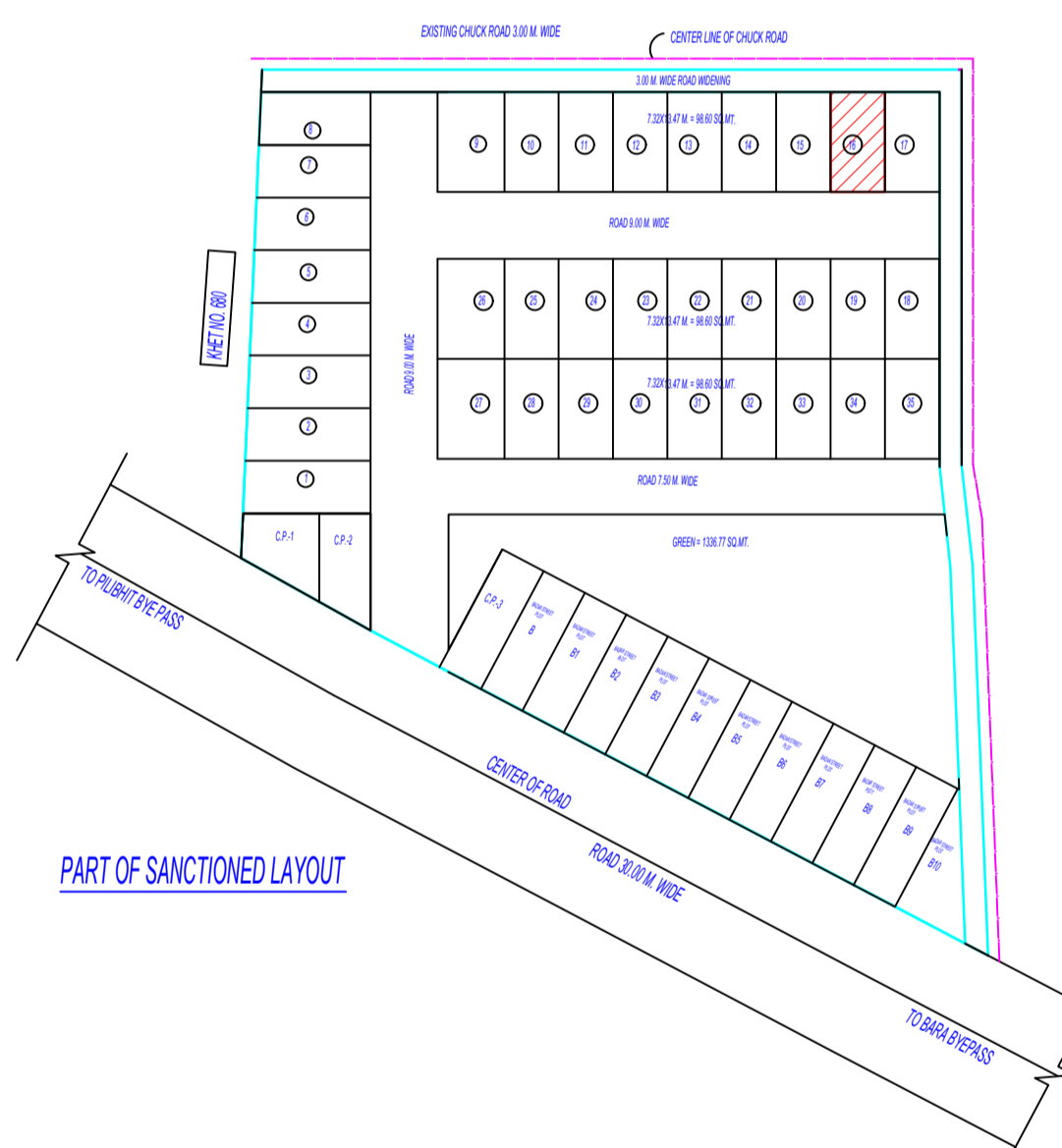
ANIL KUMAR (Assistant Engineer)

Ajay Kumar Singh (Town Planner)

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.



SITE PLAN (Scale - 1:100)



KEY PLAN

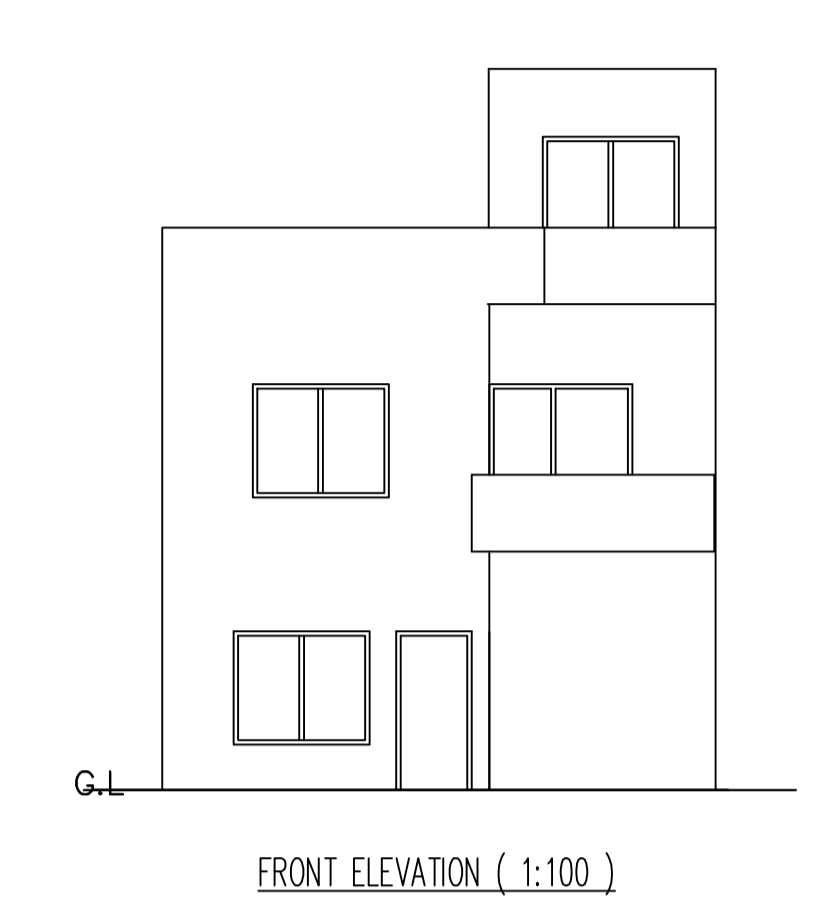
Staircase Checks (Table 6a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.182	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.182	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

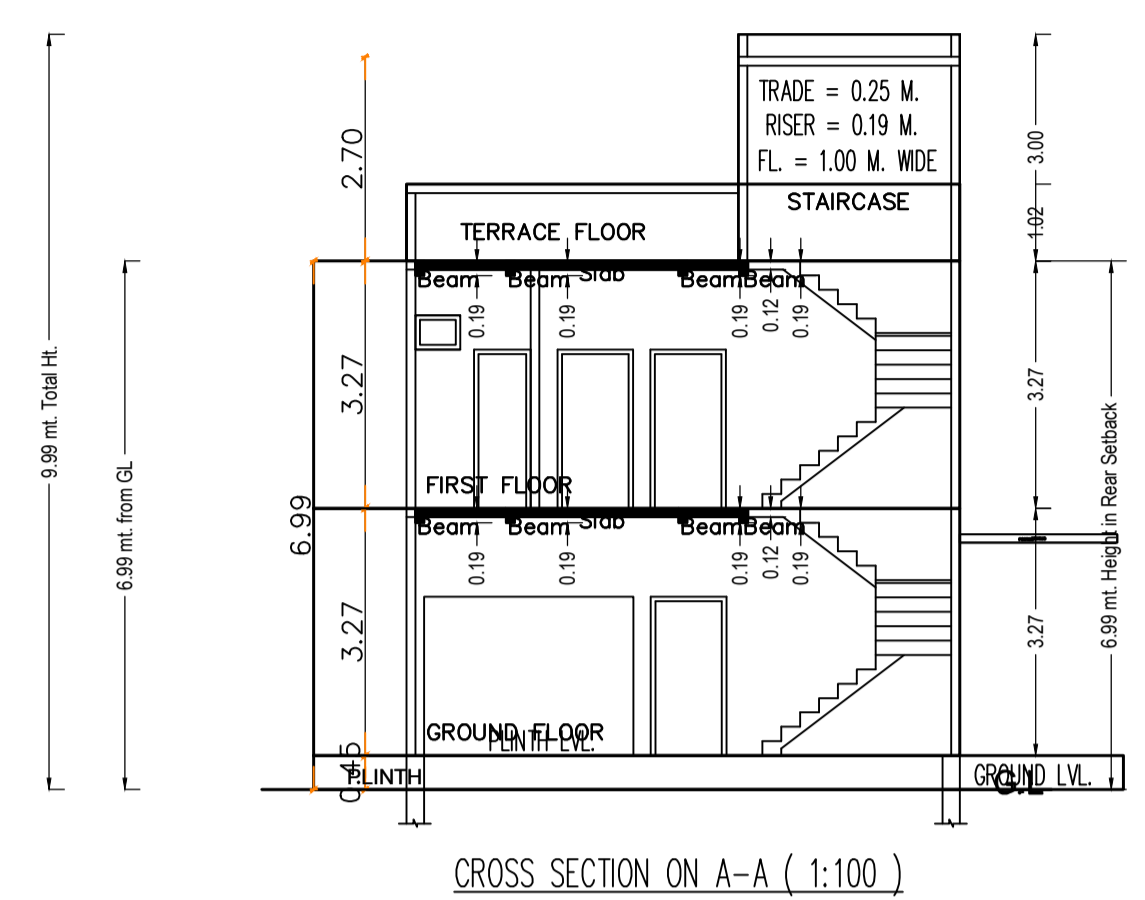
UnitBUA Table for Building :ROYAL (RESIDENCY)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA Area (in Sq.mt.)	Carpet Area	No. of Unit		
GROUND FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	69.04	69.04	0.00	69.04	01		
			Total	69.04	69.04	0.00	69.04	01	
			Typical Floor = 1	69.04	69.04	0.00	69.04	01	
FIRST FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	69.04	69.04	1.38	67.66	00		
			Total	69.04	69.04	1.38	67.66	00	
			Typical Floor = 1	69.04	69.04	1.38	67.66	00	
Total	-	-	138.08	138.08	1.38	136.70	9.84	126.85	01

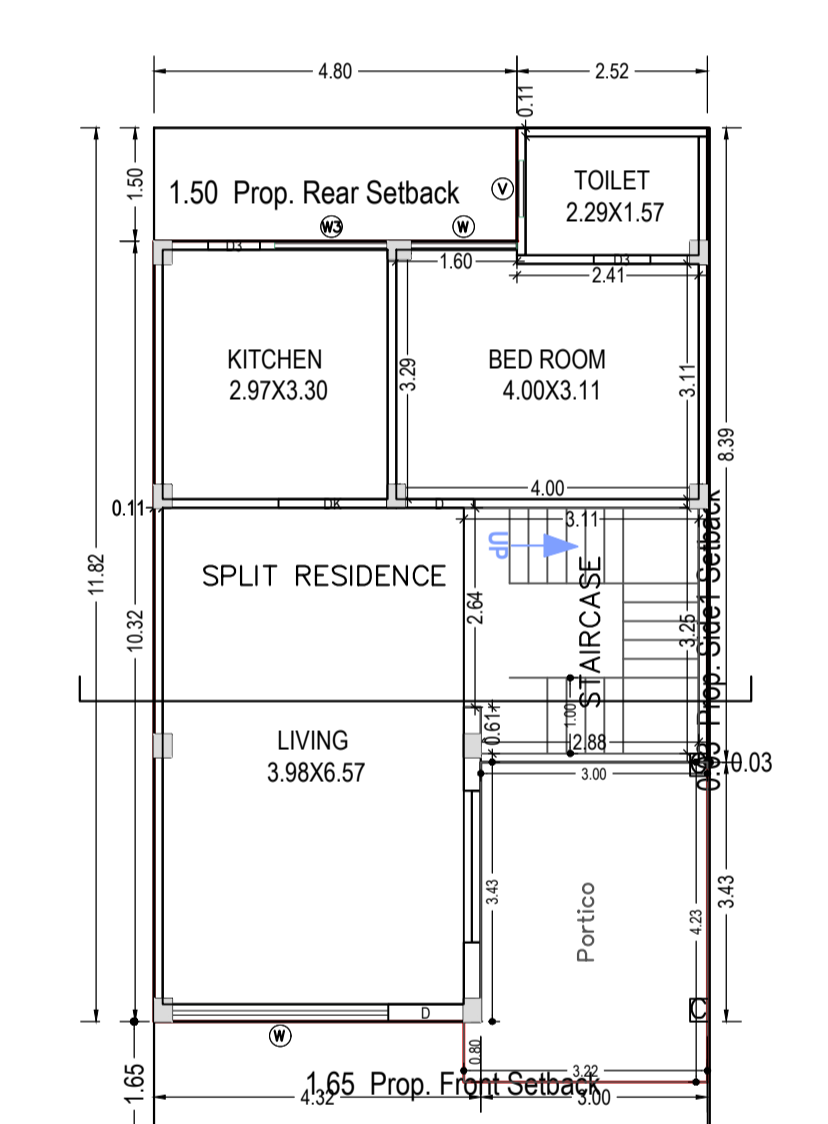
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.  
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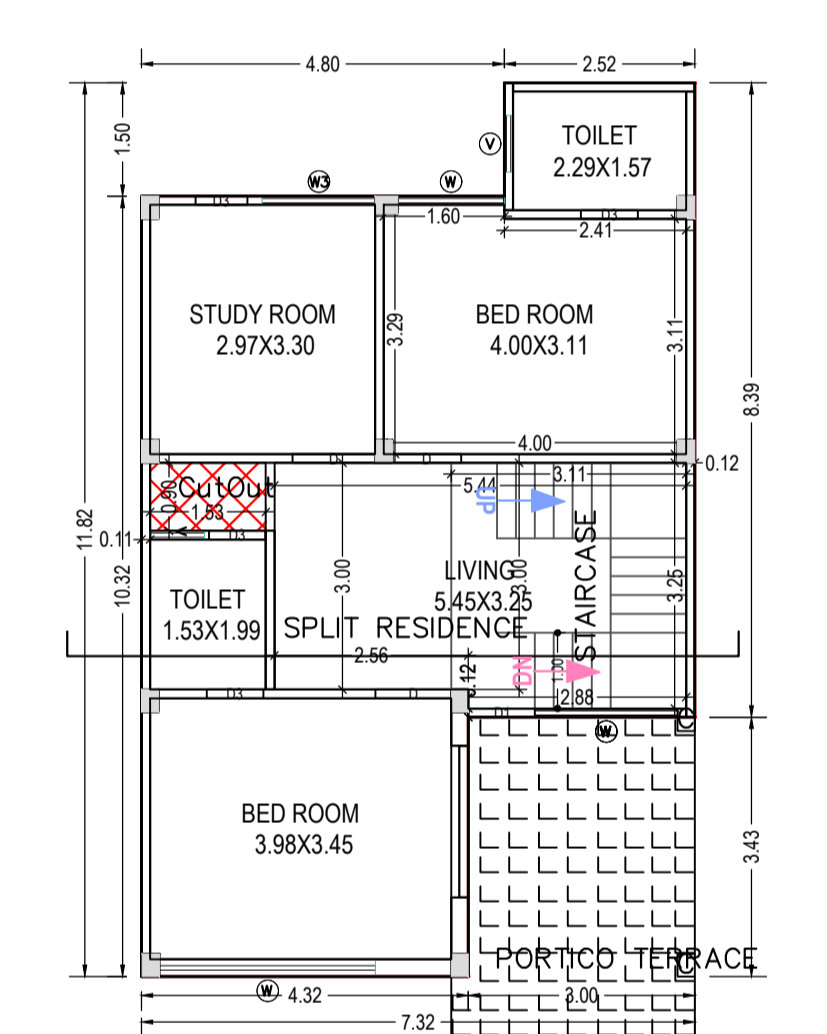
FRONT ELEVATION ( 1:100 )



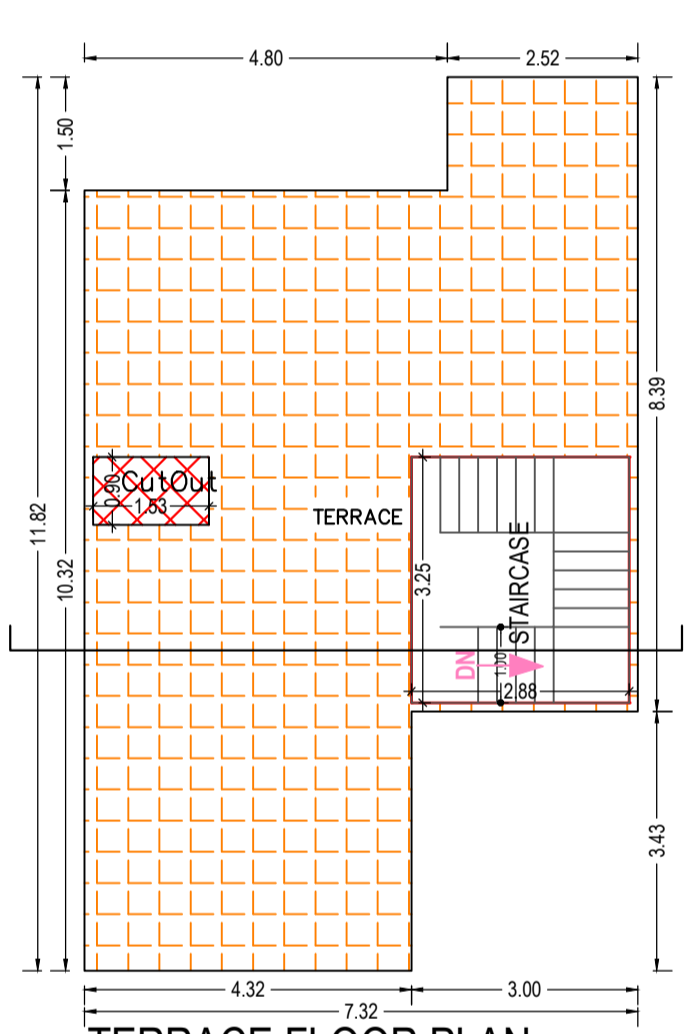
CROSS SECTION ON A-A ( 1:100 )



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



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



TERRACE FLOOR PLAN (SCALE 1:100)

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler		
				Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
ROYAL (RESIDENCY)	Residential	Row House	0 - 100	1	99.00	-	-	-	0.00	-
Total:	-	-	-	-	-	0	0	-	0	2

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	D3	0.69	2.10	02
ROYAL (RESIDENCY)	D3	0.75	2.10	04
ROYAL (RESIDENCY)	D1	0.88	2.10	01
ROYAL (RESIDENCY)	D	0.91	2.10	02
ROYAL (RESIDENCY)	D	1.00	2.10	02
ROYAL (RESIDENCY)	D	1.09	2.10	01
ROYAL (RESIDENCY)	DK	1.45	2.10	01

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Group	Building Type	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
ROYAL (RESIDENCY)	Residential	Row House	-	Lowrise Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
						FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
						TERRACE FLOOR PLAN	Residential	Row House	-	-	-

Parking Check (Table 7b)

Vehicle Type	No.	Reduced Reqrd Parking (Incase of Plot having RWArea surrendered FOC)	Prop.	
			No.	Area
TwoWheeler	-	-	2	4.00
Total	-	-	2	4.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	V	0.72	1.00	01
ROYAL (RESIDENCY)	V	0.75	1.00	02
ROYAL (RESIDENCY)	W	1.41	1.20	02
ROYAL (RESIDENCY)	W3	1.49	1.20	02
ROYAL (RESIDENCY)	W	1.89	1.20	01
ROYAL (RESIDENCY)	W	2.86	1.20	02

Color Index

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

Buildingwise Floor FSI Details

Floor Name	ROYAL (RESIDENCY)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	81.90	69.04	81.90	69.04
First Floor	67.67	67.67	67.67	67.67
Terrace Floor	9.36	0.00	9.36	0.00
Total:	158.93	136.71	158.93	136.71

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
					Mumty	Archi.Proj.(Canopy)			
ROYAL (RESIDENCY)	1	160.31	1.38	158.93	9.36	12.86	136.71	136.71	01
Grand Total:	1	160.31	1.38	158.93	9.36	12.86	136.71	136.71	01

OWNER'S NAME AND SIGNATURE  
M/S AAKASH BUILDTECH PVT. LTD. THROUGH DIRECTOR MR. SHYAM SINGH RATHORE S/O MR. SATYA DEV RATHORE, SATYAPAL416@GMAIL.COM, 9758548272

ARCHITECT'S NAME AND SIGNATURE: STRUCTURE ENGINEER  
Signature Not Verified

Barcode and QR code for document verification.

Signature Not Verified

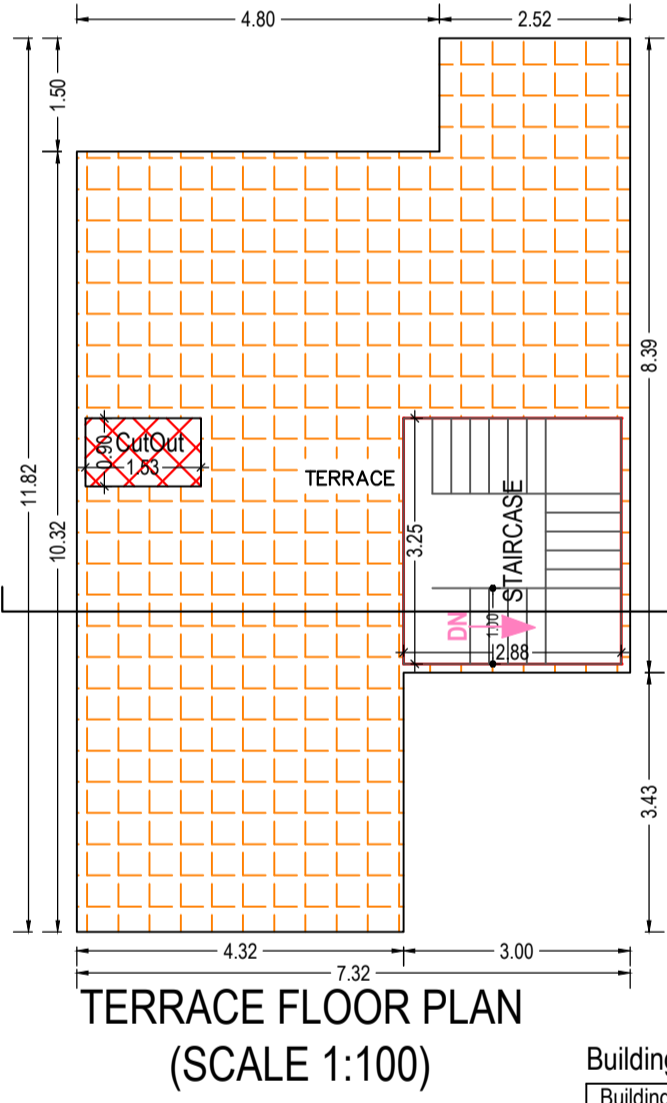
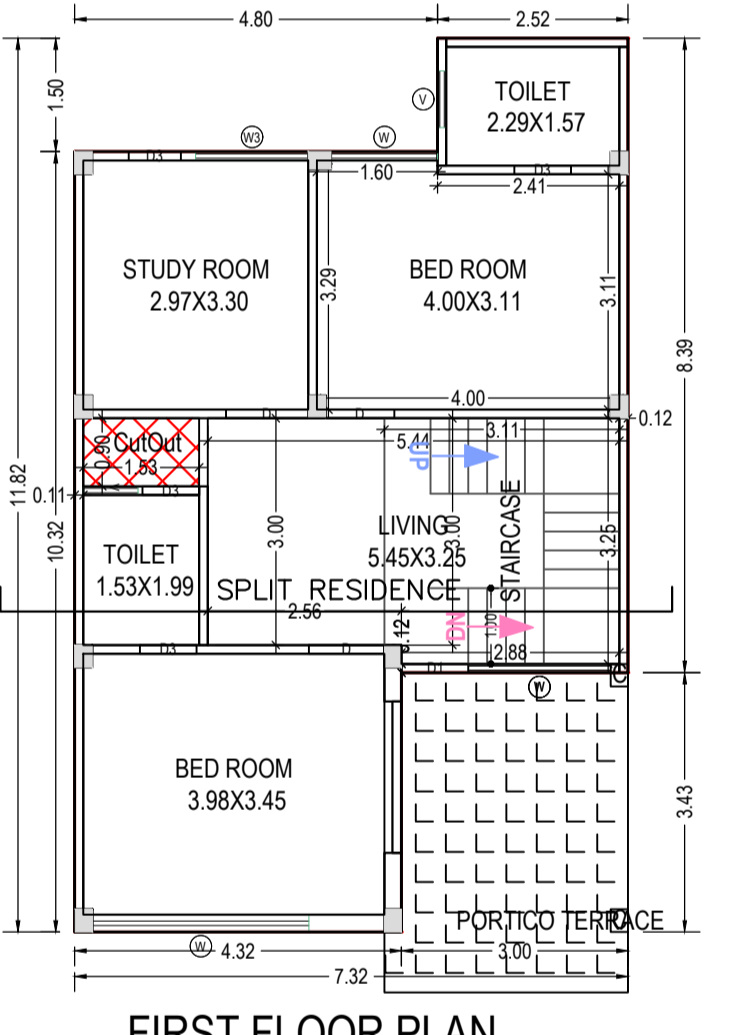
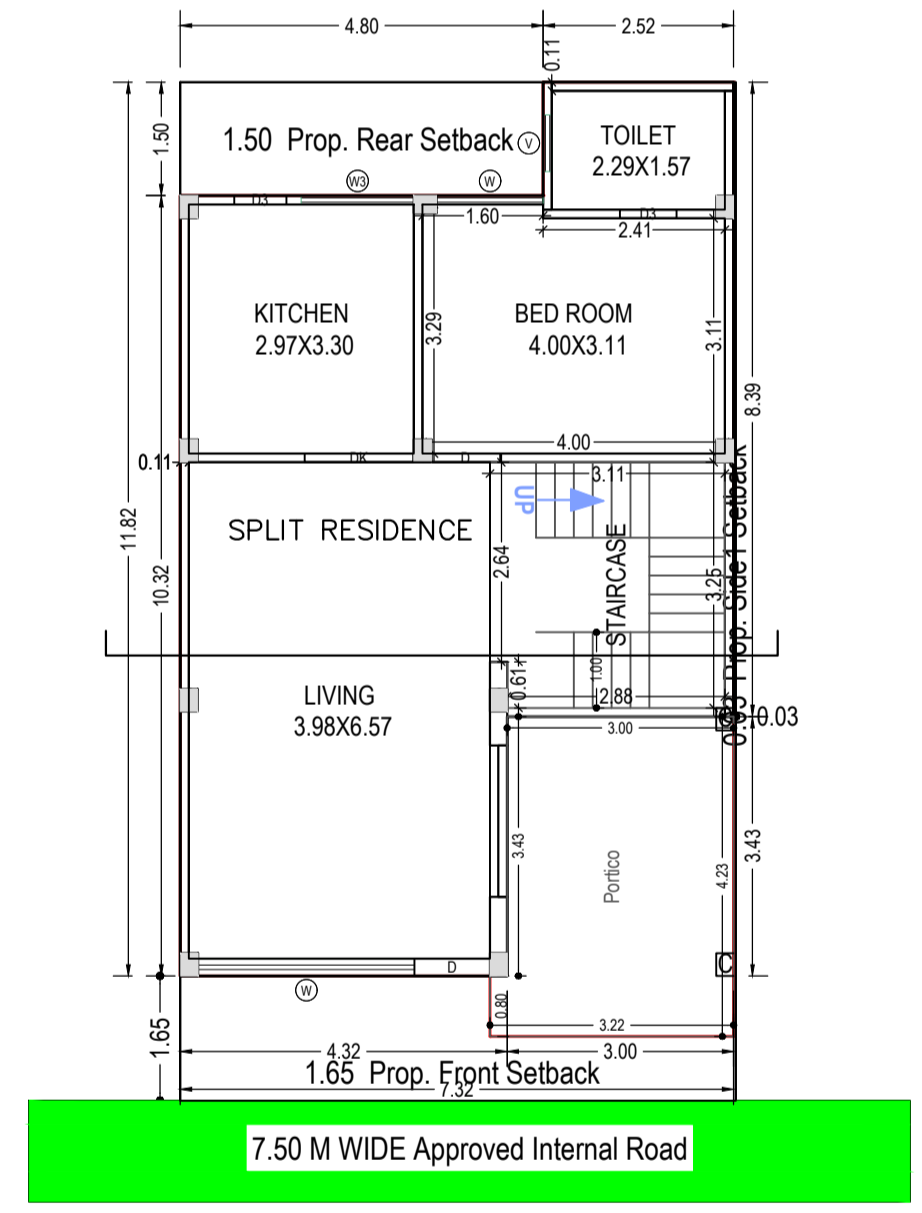
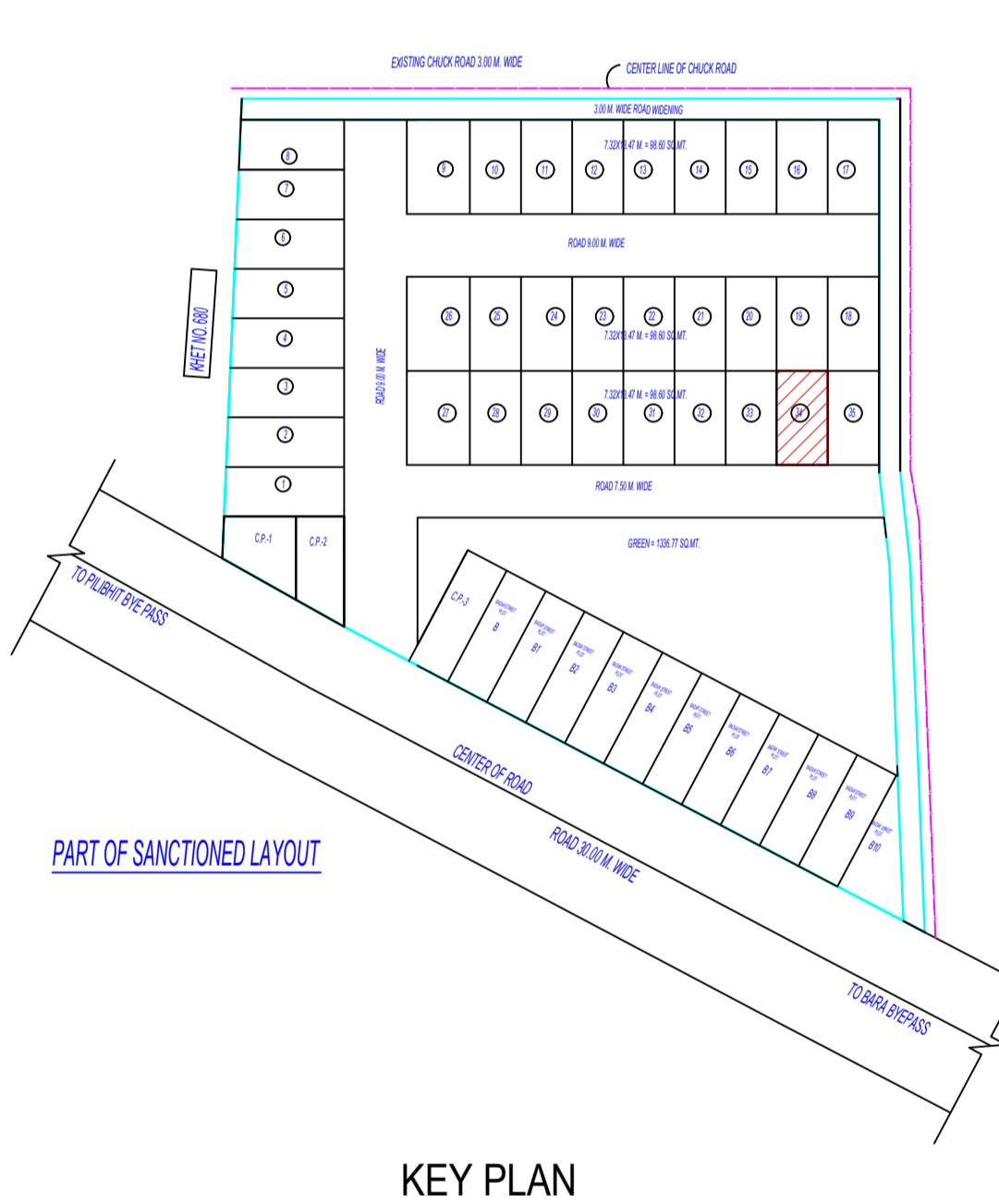
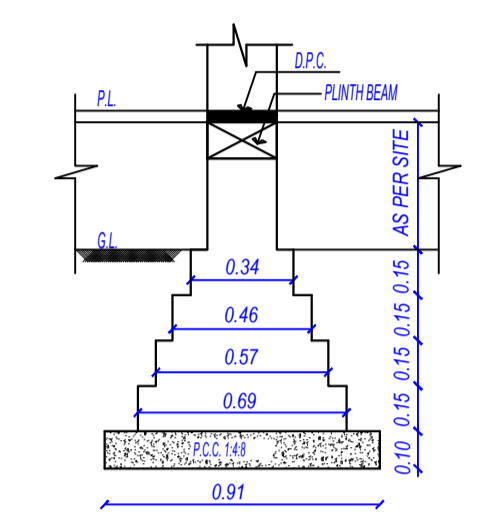
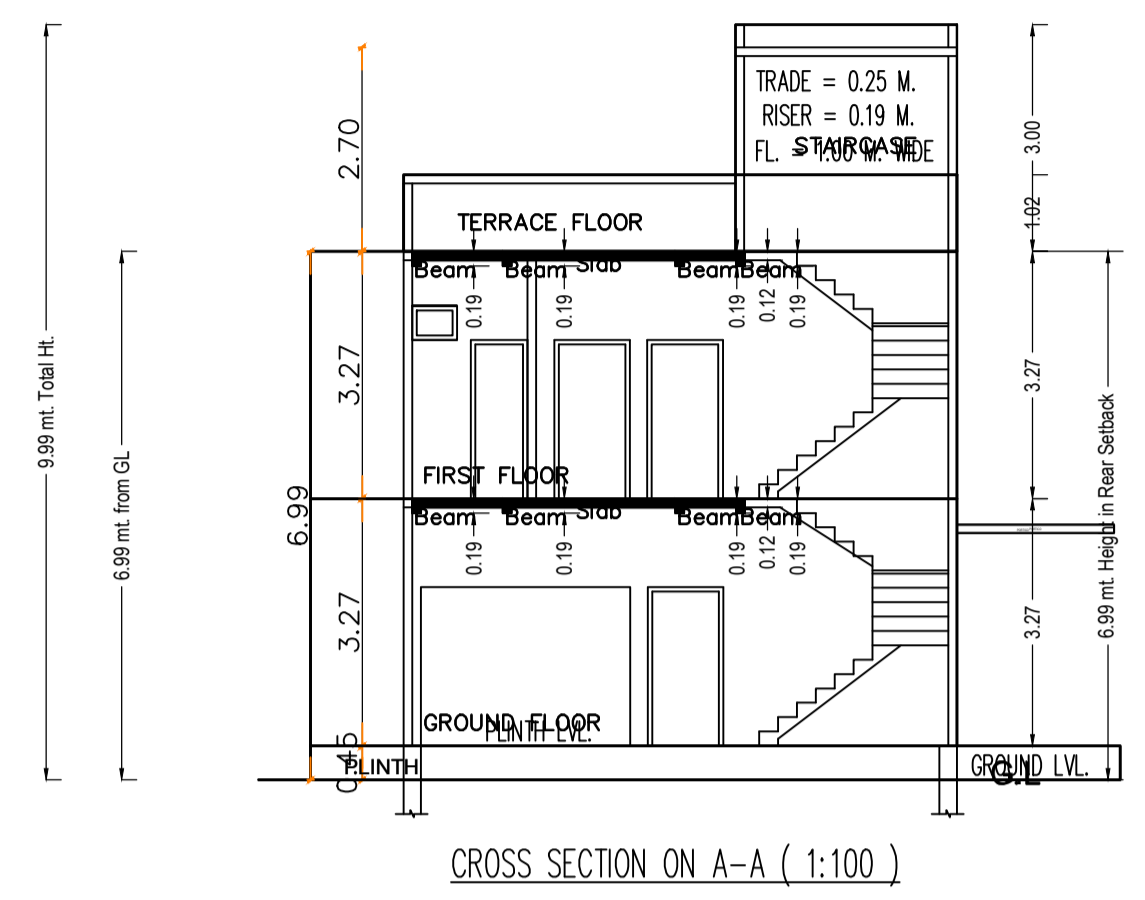
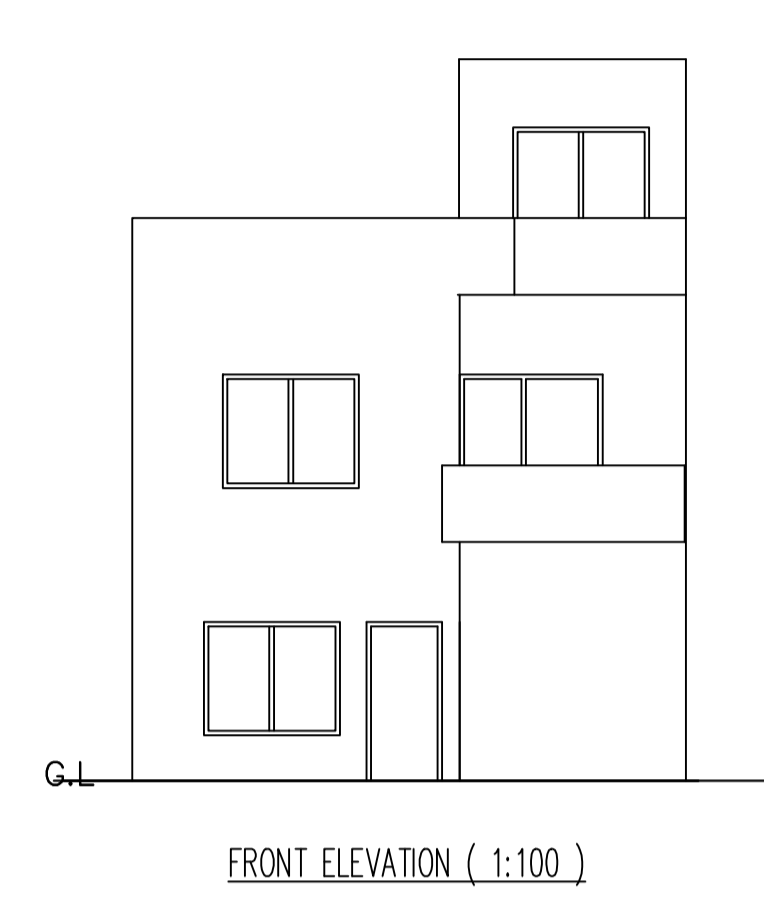
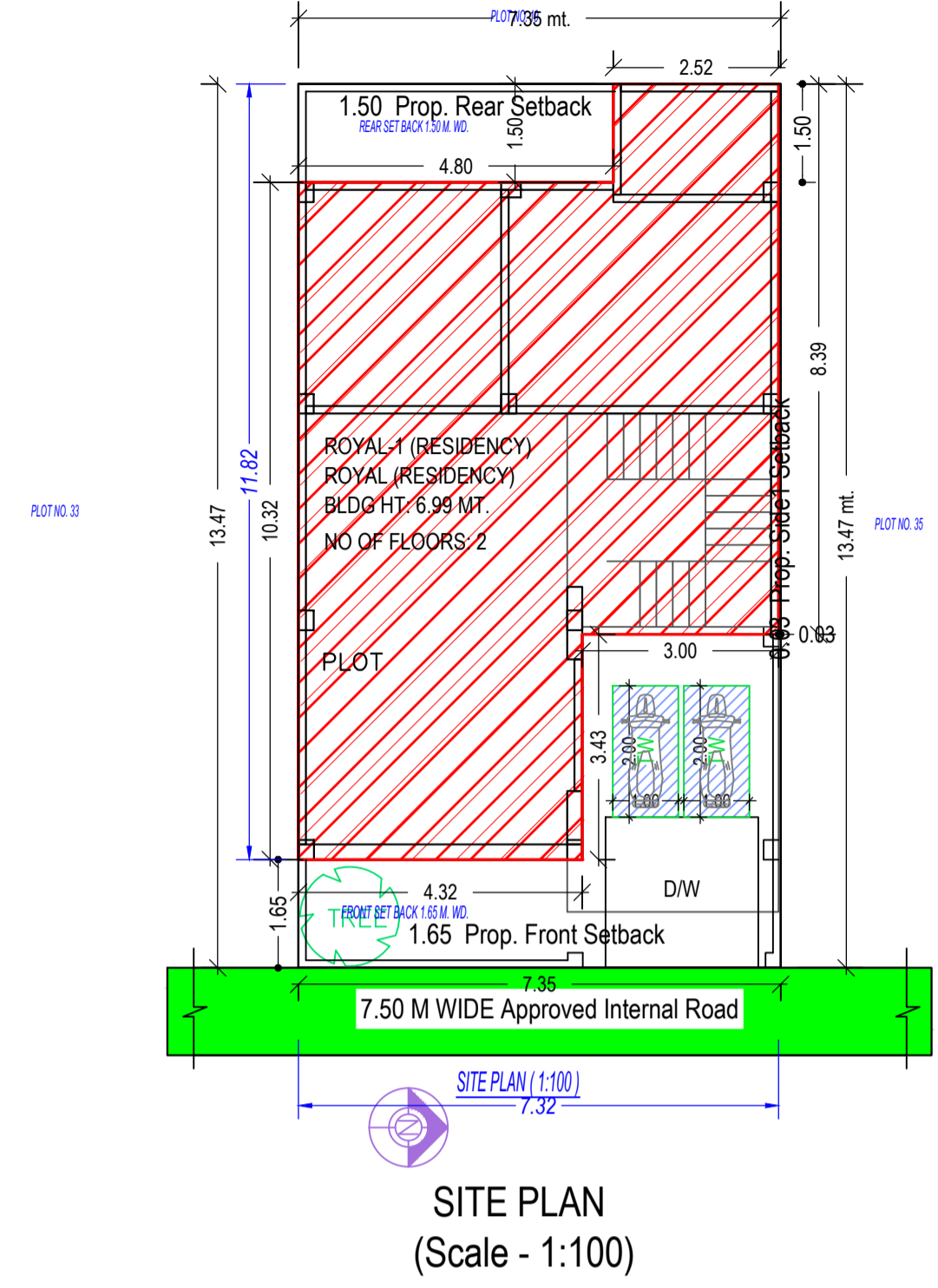
Building Plan Application Number: BDA/BP/25-26/0067  
Sanctioned On: 09 May 2025

Valid Till: 14 May 2030  
Approved By: Ajay Kumar Singh (Town Planner)

Examined By: Baudha Mani Gautam (Junior engineer), Sandeep Kumar (Assistant Engineer), Ajay Kumar Singh (Town Planner)

Total Plot Area: -	99.00	Total FAR Area: -	136.71
Total Coverage Area: -	69.04	Total BUA Area: -	158.93





**Color Notes**

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

**OWNER'S NAME AND SIGNATURE**  
 M/S AAKASH BUILDTech PVT. LTD. THROUGH DIRECTOR MR. SHYAM SINGH RATHORE S/O MR. SATYA DEV RATHORE, SATYAPAL416@GMAIL.COM, 9758548272

**Buildingwise Floor FSI Details**

Floor Name	Building Name	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	ROYAL (RESIDENCY)	81.90	69.04	81.90	69.04
	ROYAL (RESIDENCY)	67.67	0.00	67.67	0.00
First Floor	ROYAL (RESIDENCY)	9.36	0.00	9.36	0.00
Terrace Floor	ROYAL (RESIDENCY)	158.93	0.00	158.93	0.00
<b>Total:</b>					

**ARCHITECT'S NAME AND SIGNATURE**  
 Structure Engineer

**FAR & Unit Details**

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
ROYAL (RESIDENCY)	1	160.31	1.38	158.93	Mumty	9.36	136.71	01
					Archi.Proj.(Canopy)	12.86	136.71	01
<b>Grand Total:</b>	<b>1</b>	<b>160.31</b>	<b>1.38</b>	<b>158.93</b>		<b>136.71</b>	<b>136.71</b>	<b>01</b>



**Building USE/SUBUSE Details**

Building Name	Building Use	Building SubUse	Building Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
ROYAL (RESIDENCY)	Residential	Row House		Lowrise Building		1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLAN	Residential	Row House	-	-	-

**Signature Not Verified**

Building Plan Application Number: BDA/BP/25-26/0069

Sanctioned On: 09 May 2025

Valid Till: 14 May 2030

Approved By: Ajay Kumar Singh (Town Planner)

Examined By: Arvind Kumar Srivastava AE (Junior engineer), Sandeep Kumar (Assistant Engineer), Ajay Kumar Singh (Town Planner)

**Staircase Checks (Table 8a-1)**

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.182	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.182	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.250	0.000	1.00

**Required Parking (Table 7a)**

Building Name	Type	SubUse	Area (Sq.mt.)	Parking space reqd for every	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Reqd.	Prop.
ROYAL (RESIDENCY)	Residential	Row House	0 - 100	1	99.00	-	-	-	0.00	-
<b>Total:</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>

**Tree Details (Table 3h)**

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	1	1

**UnitBUA Table for Building :ROYAL (RESIDENCY)**

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in (Sq.mt.)	UnitBUA Area	Deductions External Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	69.04	69.04	0.00	69.04	4.75	64.29	01
FIRST FLOOR PLAN	SPLIT RESIDENCE	DWELLING UNIT	69.04	69.04	1.38	67.66	5.10	62.56	00
<b>Total:</b>			<b>138.08</b>	<b>138.08</b>	<b>1.38</b>	<b>136.70</b>	<b>9.84</b>	<b>126.85</b>	<b>01</b>

**Building :ROYAL (RESIDENCY)**

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	81.90	0.00	81.90	0.00	69.04	69.04	01
First Floor	69.05	1.38	67.67	0.00	67.67	67.67	00
Terrace Floor	9.36	0.00	9.36	9.36	0.00	0.00	00
<b>Total:</b>	<b>160.31</b>	<b>1.38</b>	<b>158.93</b>	<b>9.36</b>	<b>126.86</b>	<b>136.71</b>	<b>01</b>

**SCHEDULE OF DOOR:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	D3	0.69	2.10	02
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ROYAL (RESIDENCY)	D	0.91	2.10	02
ROYAL (RESIDENCY)	D	1.00	2.10	02
ROYAL (RESIDENCY)	D	1.09	2.10	01
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**SCHEDULE OF WINDOW/VENTILATION:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ROYAL (RESIDENCY)	V	0.72	1.00	01
ROYAL (RESIDENCY)	V	0.75	1.00	02
ROYAL (RESIDENCY)	W	1.41	1.20	02
ROYAL (RESIDENCY)	W3	1.49	1.20	02
ROYAL (RESIDENCY)	W	1.89	1.20	01
ROYAL (RESIDENCY)	W	2.86	1.20	02

Total Plot Area: -	99.00	Total FAR Area: -	136.71
Total Coverage Area: -	69.04	Total BUA Area: -	158.93

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.