

	File No	PDALD/24-25/1129	Sheet	1 / 3	
	Submission Date	2025-02-20	Scale	1:100	
A	VERSION NO. : 1.0/96		VERSION DATE: 28/10/2024		
AREA STATEMENT					
PROJECT DETAIL :					
Authority: Prayagraj Development Authority	Plot Use: Residential				
AuthorityClass: Category B	Plot SubUse: Plotted Rise development / Plotted Housing				
AuthorityGrade: Development Authority (DA)	Development Plan: Master Plan				
CaseTrack: Regular	Land Use Zone: Residential Use Zone				
Project Type: Layout Development	Land SubUse Zone: Residential Zone				
Nature of Development: NEW	Layout Type: NA				
Development Area: Developed Area					
SubDevelopment Area: Metro City Area					
Special Project: Affordable Housing under Policy 2021 (2017-2021)					
Site Address: District-Prayagraj, Tehsil-Phulpur, Village-N/A					
AREA DETAILS :		Sq.Mts.			
1. Area of Plot As per record					
Document Area		8550.00			
As per site condition		8123.02			
Area of Plot Considered		8123.02			
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		8123.02			
		Proposed Area at:			
		Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
		Total Area	0.00	0.00	0.00
		Total FAR Area	0.00		
		Accessory/Use Area Added in BuiltUp Area	0.00		
		Total BuiltUp Area	0.00		
		Proposed FAR consumed:	0.00		
C	Tenement Statement				
4. Tenement Proposed At:					

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)	

Number of EWS/LIG unit required					
Sl. No.	Plot Type	Nos. of Plot	No. of unit in one plot	Total Number of units	Proposed LIG/ EWS Unit
Total :	0	0	0	0.00	0
Number of EWS/LIG unit required (10% LIG)				0.00	0
Number of EWS/LIG unit required (10% EWS)				0.00	0
Total :	0		0	-	-

Green and open space Area		
Name	Prop. Area	
GREEN AREA	1219.43	

Land use analysis/Area distribution (Table 2c)		
Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	4344.68	53.48
Road Area	2410.70	29.68
Garbage Collection Center	15.75	0.19
For informal Area	7.80	0.09
Kioskbooth/Platform		
Sector Shopping	25.20	0.31
Sector Shopping	25.03	0.31
Convenient Shops	10.07	0.12
Public Open Space	1219.43	15.01
Other Area	85.17	0.80
Total net layout	8123.02	100.00

Individual Amenity Check b)				
Name	Minimum Area	Minimum Count		
	Reqd	Prop	Reqd	Prop
Convenient Shops	10.00	10.07	-	1.00
Sector Shopping	50.00	50.22	-	1.00
For informal Area	7.50	7.80	-	1.00
Kioskbooth/Platform				
Garbage Collection Center	15.00	15.75	1.00	1.00

Tree Details (Table 3h)			
Plot	Name	Nos. Of Trees	
	Tree	Reqd	Prop
PLOT		41	46

Minimum Proposed Units			
Plot Name	Total number of Proposed Plots	Plots having area less than 100 Sqmt.	
		Reqd	Prop
	53	27	53

OWNER'S NAME AND SIGNATURE	
ABHIYAN BUILDCON PVT. LTD. THROUGH DIRECTOR ANUBHAV VERMA, averma.citizen@gmail.com, 9307502104	

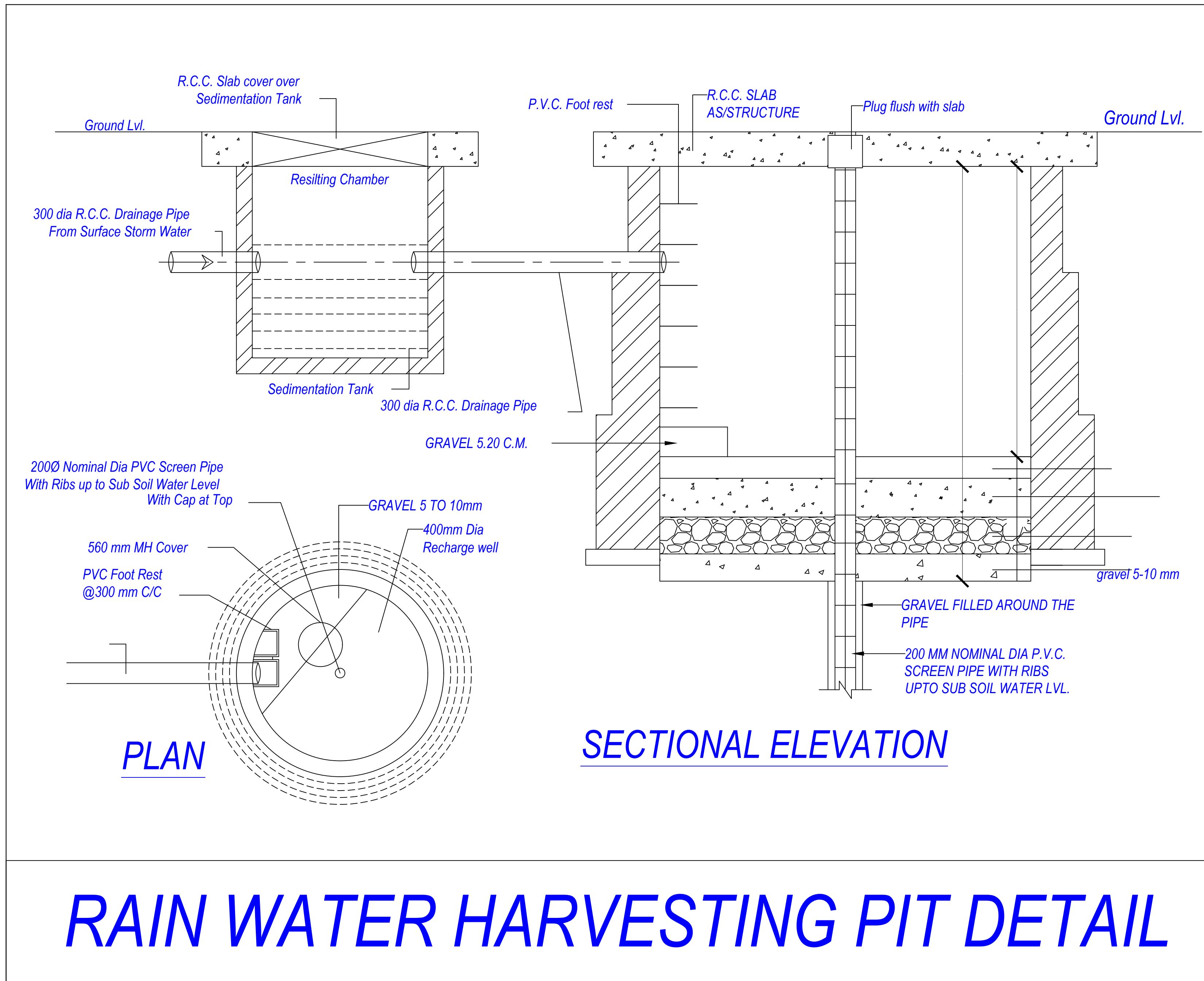
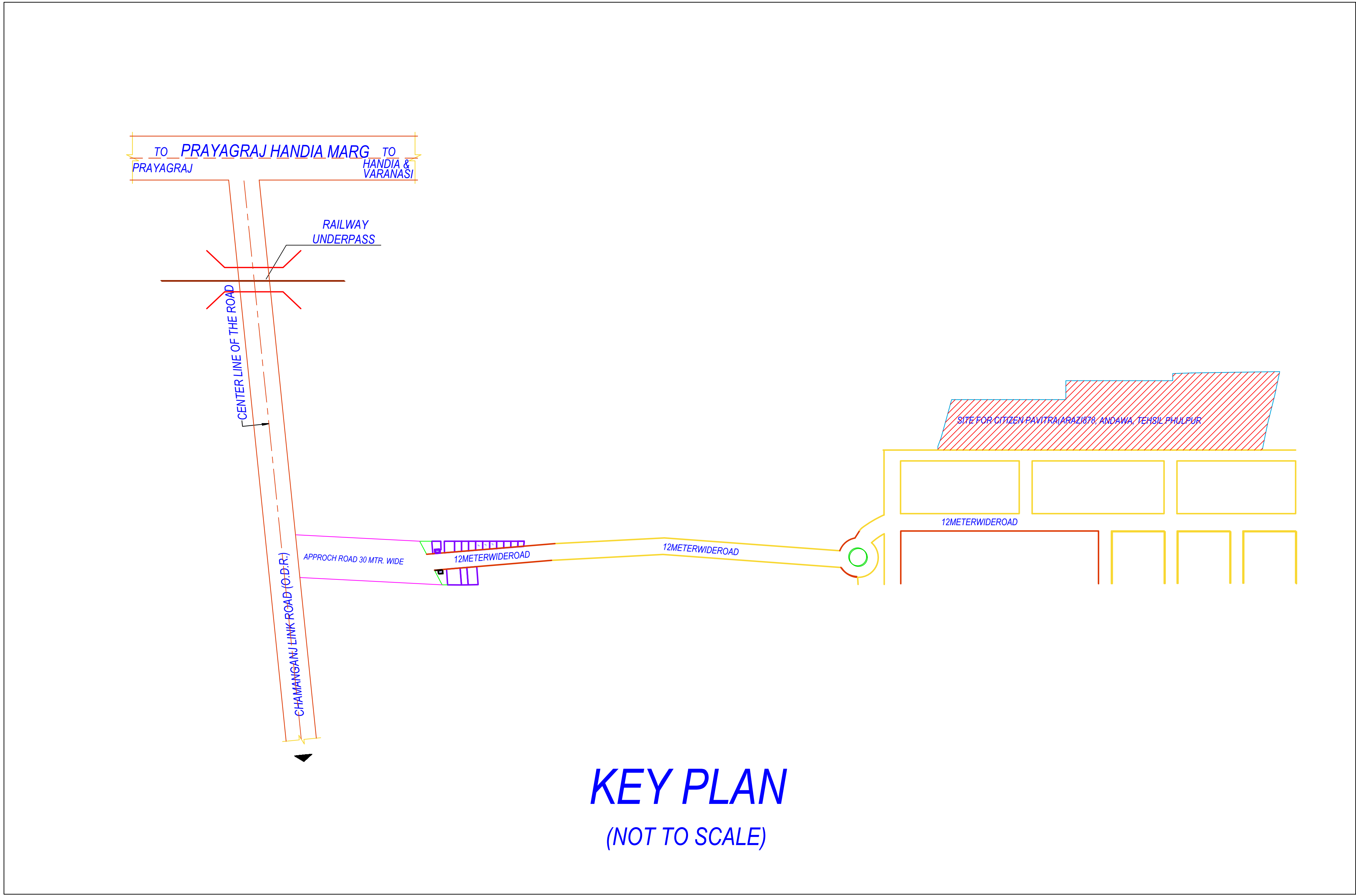
ARCHITECT'S NAME AND SIGNATURE	
Vatika Singh CA/2011/51859	

Prayagraj Development Authority	

Building Plan Application Number	
PDALD/24-25/1129	
Sanctioned On	
16 Apr 2025	
Valid Till	
20 Apr 2030	
Approved By	
Amit Pal (Vice Chairman)	
Examined By	
T P Singh (Chief Town Planner)	
Ajeet Kumar Singh (Secretary)	
Amit Pal (Vice Chairman)	

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area: -	8123.02	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00



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.

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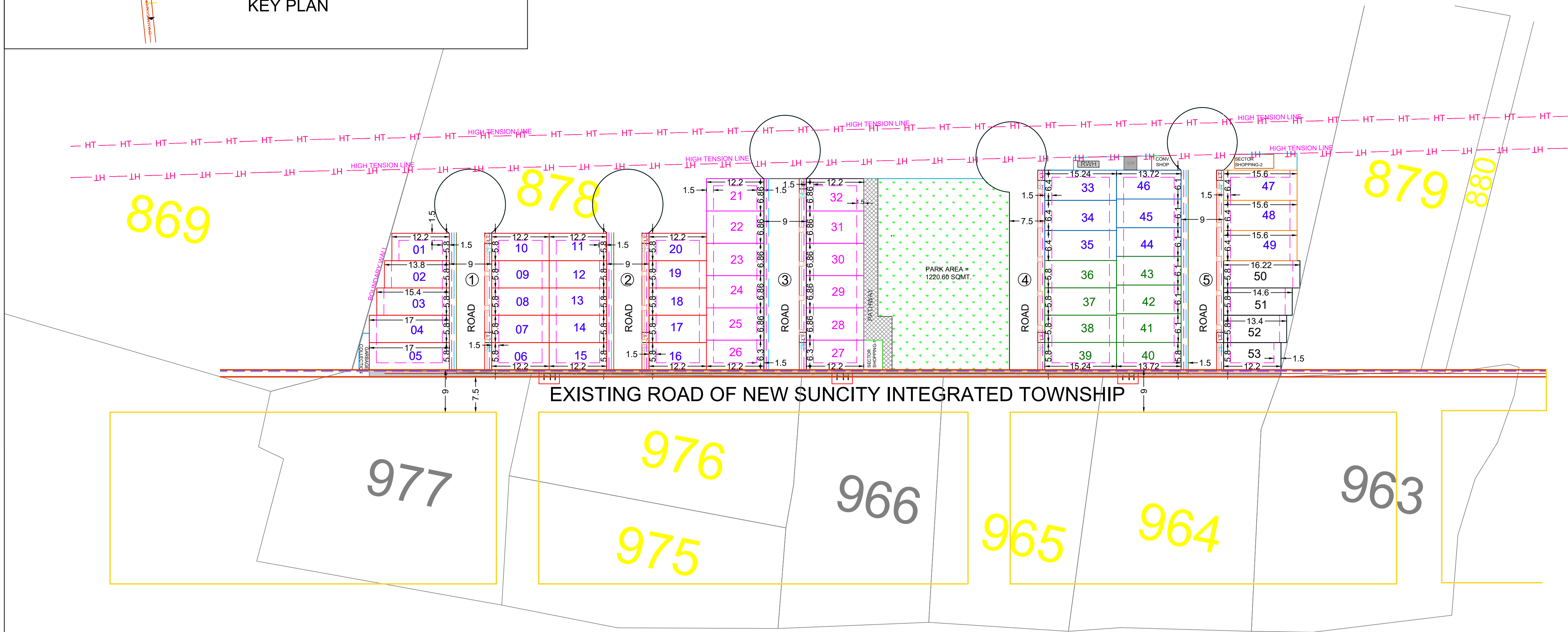
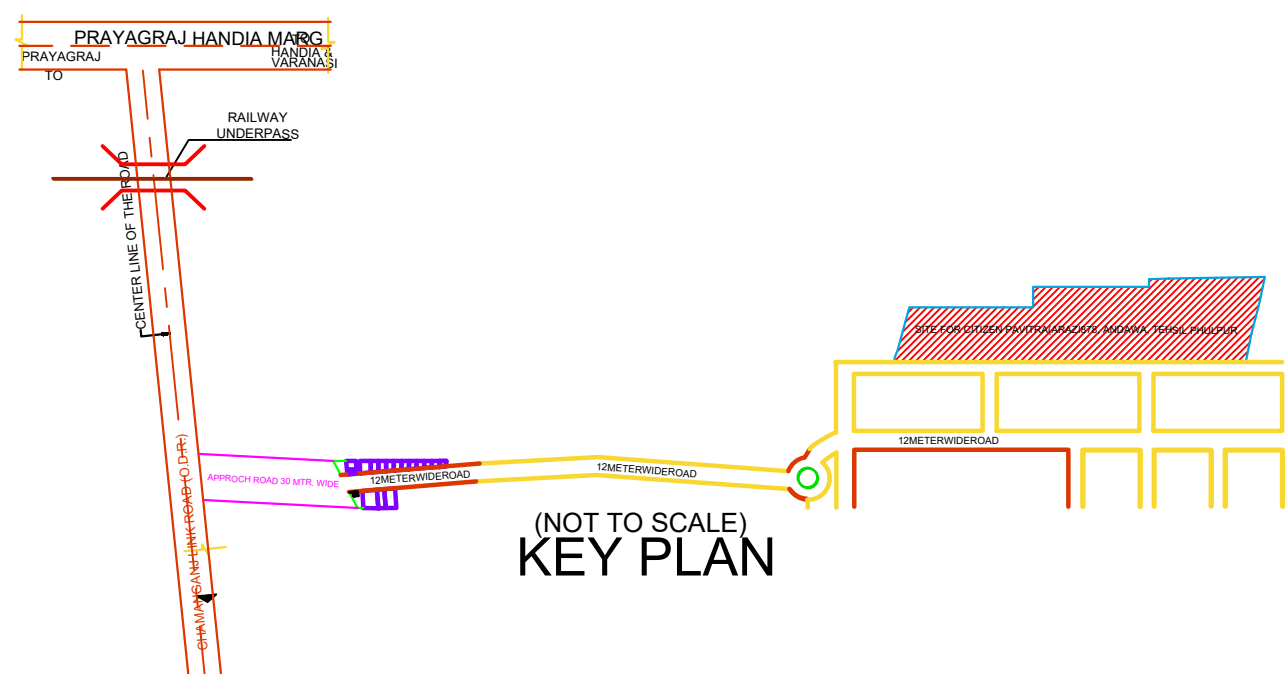
Individual Plot Area											
Plot No.	Abutting Road	Plot Area		Frontage		Coverage		FAR Area		Prop.	FAR Area
		Reqd	Prop	Reqd	Prop	Factor	Perm	Prop	Perm		
01	9M Wide Internal Road	50.00	150.00	70.76	-	5.80	0.00	0.00	0.00	-	0.00
02	9M Wide Internal Road	50.00	150.00	80.04	-	5.80	0.00	0.00	0.00	-	0.00
03	9M Wide Internal Road	50.00	150.00	89.32	-	5.80	0.00	0.00	0.00	-	0.00
04	9M Wide Internal Road	50.00	150.00	98.60	-	5.80	0.00	0.00	0.00	-	0.00
05	9M Wide Internal Road	50.00	150.00	98.63	-	5.80	0.00	0.00	0.00	-	0.00
06	9M Wide Internal Road	50.00	150.00	70.76	-	5.80	0.00	0.00	0.00	-	0.00
07	9M Wide Internal Road	50.00	150.00	70.76	-	5.80	0.00	0.00	0.00	-	0.00
08	9M Wide Internal Road	50.00	150.00	70.76	-	5.80	0.00	0.00	0.00	-	0.00
09	9M Wide Internal Road	50.00	150.00	70.76	-	5.80	0.00	0.00	0.00	-	0.00
10	9M Wide Internal Road	50.00	150.00	70.76	-	5.80	0.00	0.00	0.00	-	0.00
11	9M Wide Internal Road	50.00	150.00	70.76	-	5.80	0.00	0.00	0.00	-	0.00
12	9M Wide Internal Road	50.00	150.00	70.76	-	5.80	0.00	0.00	0.00	-	0.00
13	9M Wide Internal Road	50.00	150.00	70.76	-	5.80	0.00	0.00	0.00	-	0.00
14	9M Wide Internal Road	50.00	150.00	70.76	-	5.80	0.00	0.00	0.00	-	0.00
15	9M Wide Internal Road	50.00	150.00	70.76	-	5.80	0.00	0.00	0.00	-	0.00
16	9M Wide Internal Road	50.00	150.00	70.76	-	5.80	0.00	0.00	0.00	-	0.00
17	9M Wide Internal Road	50.00	150.00	70.76	-	5.80	0.00	0.00	0.00	-	0.00
18	9M Wide Internal Road	50.00	150.00	70.76	-	5.80	0.00	0.00	0.00	-	0.00
19	9M Wide Internal Road	50.00	150.00	70.76	-	5.80	0.00	0.00	0.00	-	0.00
20	9M Wide Internal Road	50.00	150.00	70.76	-	5.80	0.00	0.00	0.00	-	0.00
21	9M Wide Internal Road	50.00	150.00	83.69	-	6.86	0.00	0.00	0.00	-	0.00
22	9M Wide Internal Road	50.00	150.00	83.69	-	6.86	0.00	0.00	0.00	-	0.00
23	9M Wide Internal Road	50.00	150.00	83.69	-	6.86	0.00	0.00	0.00	-	0.00
24	9M Wide Internal Road	50.00	150.00	83.69	-	6.86	0.00	0.00	0.00	-	0.00
25	9M Wide Internal Road	50.00	150.00	83.69	-	6.86	0.00	0.00	0.00	-	0.00
26	9M Wide Internal Road	50.00	150.00	76.87	-	6.30	0.00	0.00	0.00	-	0.00
27	9M Wide Internal Road	50.00	150.00	76.88	-	6.30	0.00	0.00	0.00	-	0.00
28	9M Wide Internal Road	50.00	150.00	83.70	-	6.86	0.00	0.00	0.00	-	0.00
29	9M Wide Internal Road	50.00	150.00	83.70	-	6.86	0.00	0.00	0.00	-	0.00
30	9M Wide Internal Road	50.00	150.00	83.69	-	6.86	0.00	0.00	0.00	-	0.00
31	9M Wide Internal Road	50.00	150.00	83.69	-	6.86	0.00	0.00	0.00	-	0.00
32	9M Wide Internal Road	50.00	150.00	83.69	-	6.86	0.00	0.00	0.00	-	0.00
33	9M Wide Internal Road	50.00	150.00	97.54	-	6.40	0.00	0.00	0.00	-	0.00
34	9M Wide Internal Road	50.00	150.00	97.54	-	6.40	0.00	0.00	0.00	-	0.00
35	9M Wide Internal Road	50.00	150.00	97.54	-	6.40	0.00	0.00	0.00	-	0.00
36	9M Wide Internal Road	50.00	150.00	88.39	-	5.80	0.00	0.00	0.00	-	0.00
37	9M Wide Internal Road	50.00	150.00	88.39	-	5.80	0.00	0.00	0.00	-	0.00
38	9M Wide Internal Road	50.00	150.00	88.39	-	5.80	0.00	0.00	0.00	-	0.00
39	9M Wide Internal Road	50.00	150.00	88.39	-	5.80	0.00	0.00	0.00	-	0.00
40	9M Wide Internal Road	50.00	150.00	79.61	-	5.80	0.00	0.00	0.00	-	0.00
41	9M Wide Internal Road	50.00	150.00	83.69	-	6.10	0.00	0.00	0.00	-	0.00
42	9M Wide Internal Road	50.00	150.00	83.69	-	6.10	0.00	0.00	0.00	-	0.00
43	9M Wide Internal Road	50.00	150.00	83.69	-	6.10	0.00	0.00	0.00	-	0.00
44	9M Wide Internal Road	50.00	150.00	83.69	-	6.10	0.00	0.00	0.00	-	0.00
45	9M Wide Internal Road	50.00	150.00	83.69	-	6.10	0.00	0.00	0.00	-	0.00
46	9M Wide Internal Road	50.00	150.00	83.69	-	6.10	0.00	0.00	0.00	-	0.00
47	9M Wide Internal Road	50.00	150.00	99.84	-	6.40	0.00	0.00	0.00	-	0.00
48	9M Wide Internal Road	50.00	150.00	99.84	-	6.40	0.00	0.00	0.00	-	0.00
49	9M Wide Internal Road	50.00	150.00	99.84	-	6.40	0.00	0.00	0.00	-	0.00
50	9M Wide Internal Road	50.00	150.00	94.05	-	5.80	0.00	0.00	0.00	-	0.00
51	9M Wide Internal Road	50.00	150.00	84.68	-	5.80	0.00	0.00	0.00	-	0.00
52	9M Wide Internal Road	50.00	150.00	77.72	-	5.80	0.00	0.00	0.00	-	0.00
53	9M Wide Internal Road	50.00	150.00	70.76	-	5.80	0.00	0.00	0.00	-	0.00
Grand Total:											

Individual Plot Setback												
Plot No.	Pwork-Bldg	Abutting Road	Front		Side1		Side2		Rear		Coverage	FAR Area Prop.
			Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop		
01		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
02		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
03		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
04		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
05		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
05		9 M WIDE PROPOSED ROAD	1.50	-	-	-	-	-	-	-	0.00	0.00
06		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
06		9 M WIDE PROPOSED ROAD	1.50	-	-	-	-	-	-	-	0.00	0.00
07		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
08		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
09		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
10		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
11		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
12		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
13		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
14		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
15		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
15		9 M WIDE PROPOSED ROAD	1.50	-	-	-	-	-	-	-	0.00	0.00
16		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
16		9 M WIDE PROPOSED ROAD	1.50	-	-	-	-	-	-	-	0.00	0.00
17		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
18		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
19		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
20		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
21		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
22		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
23		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
24		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
25		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
26		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
26		9 M WIDE PROPOSED ROAD	1.50	-	-	-	-	-	-	-	0.00	0.00
27		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
27		9 M WIDE PROPOSED ROAD	1.50	-	-	-	-	-	-	-	0.00	0.00
28		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
29		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
30		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
31		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
32		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
33		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
34		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
35		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
36		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
37		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
38		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
39		9 M WIDE PROPOSED ROAD	1.50	-	-	-	-	-	-	-	0.00	0.00
40		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
40		9 M WIDE PROPOSED ROAD	1.50	-	-	-	-	-	-	-	0.00	0.00
41		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
42		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
43		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
44		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
45		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
46		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
47		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
48		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
49		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
50		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
51		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
52		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
53		9M Wide Internal Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
53		9 M WIDE PROPOSED ROAD	1.50	-	-	-	-	-	-	-	0.00	0.00
Total Plot Area: -			8123.02			Total FAR Area: -			0.00			
Total Coverage												

AREA CHART

LAYOUT AREA = 8414.47 SQMT.
AREA FOR EXISTING ROAD EXTENSION = 290.72 SQMT.
NET AREA = 8123.75 SQMT.
PARK AREA = 1220.60 SQMT.=15.02%
ROAD AREA =2405.48 =29.61%
RESIDENTIAL PLOT AREA = 4344.14 SQMT.=53.47%
SECTOR SHOPPING -1 = 25 SQMT.
SECTOR SHOPPING -2 = 25 SQMT.
GARBAGE AREA = 15.74 SQMT.
CONV. SHOP AREA = 15 SQMT.

THIS MAP IS PREPARED AS PER MASTER PLAN 202AND BUILDING BYELAWS
2008, REVISED 2016



LAYOUT PLAN WITH SAJRA FOR PROJECT CITIZEN PAVITRA

ADJ.NEW SUNCITY INTEGRATED TOWNSHIP
PART OF ARAZI, 878, MAUJA ANDAWA
PARGANA JHUNSI TEHSIL PHULPUR
DIST. PRAYAGRAJ PIN - 211019

OWNER SIGNATURE

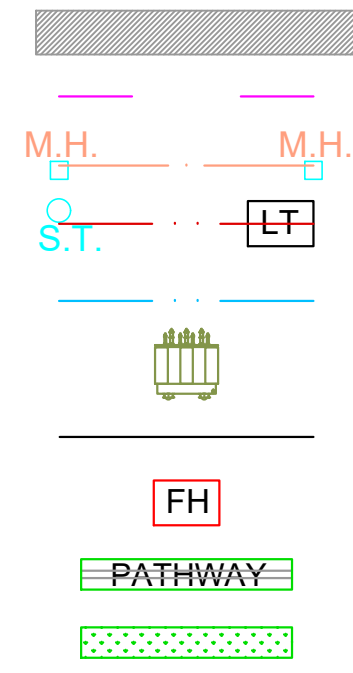
DEVELOPED BY ABHIYAAN BUILDCON PVT. LTD.
THROUGH DIRECTOR ANUBHAV VERMA

ARCHITECT SEAL & SIGNATURE

AR. VATRIKA SINGH (CA/2011/51859)
SINGH & ASSOCIATES
139A-ALLENGANJ, PRAYAGRAJ. Mob. 7021099604

LEGEND

ROAD EXTENSION
DRAIN
SEWER LINE
ELECTRIC LINE
WATER LINE
TRANSFORMER
EPABX & CCTV LINE
FIRE HYDRANT
PATHWAY
PARK & GREEN



DWG.No.

NSC/LAYOUT/CP/2025/01

DATE

FEB. 2025

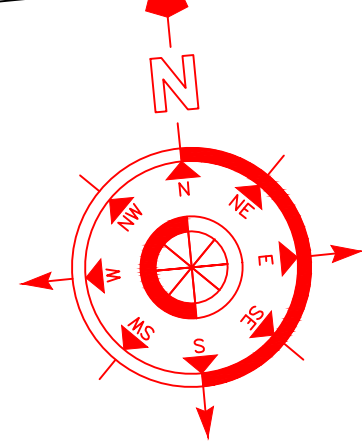
SIZE

A1

SCALE

1 : 100

NORTH



OWNER'S NAME AND SIGNATURE
ABHIYAAN BUILDCON PVT. LTD. THROUGH DIRECTOR ANUBHAV
VERMA, averma.citizen@gmail.com, 9307502104

ARCHITECT'S NAME AND SIGNATURE
Vatika Singh
CA/2011/51859



Building Plan Application Number
PDA/LD/24-25/1129

Sanctioned On
16 Apr 2025

Valid Till
20 Apr 2030

Approved By
Amit Pal (Vice Chairman)

Examined By
T P Singh (Chief Town Planner)

Ajeet Kumar Singh (Secretary)

Amit Pal (Vice Chairman)