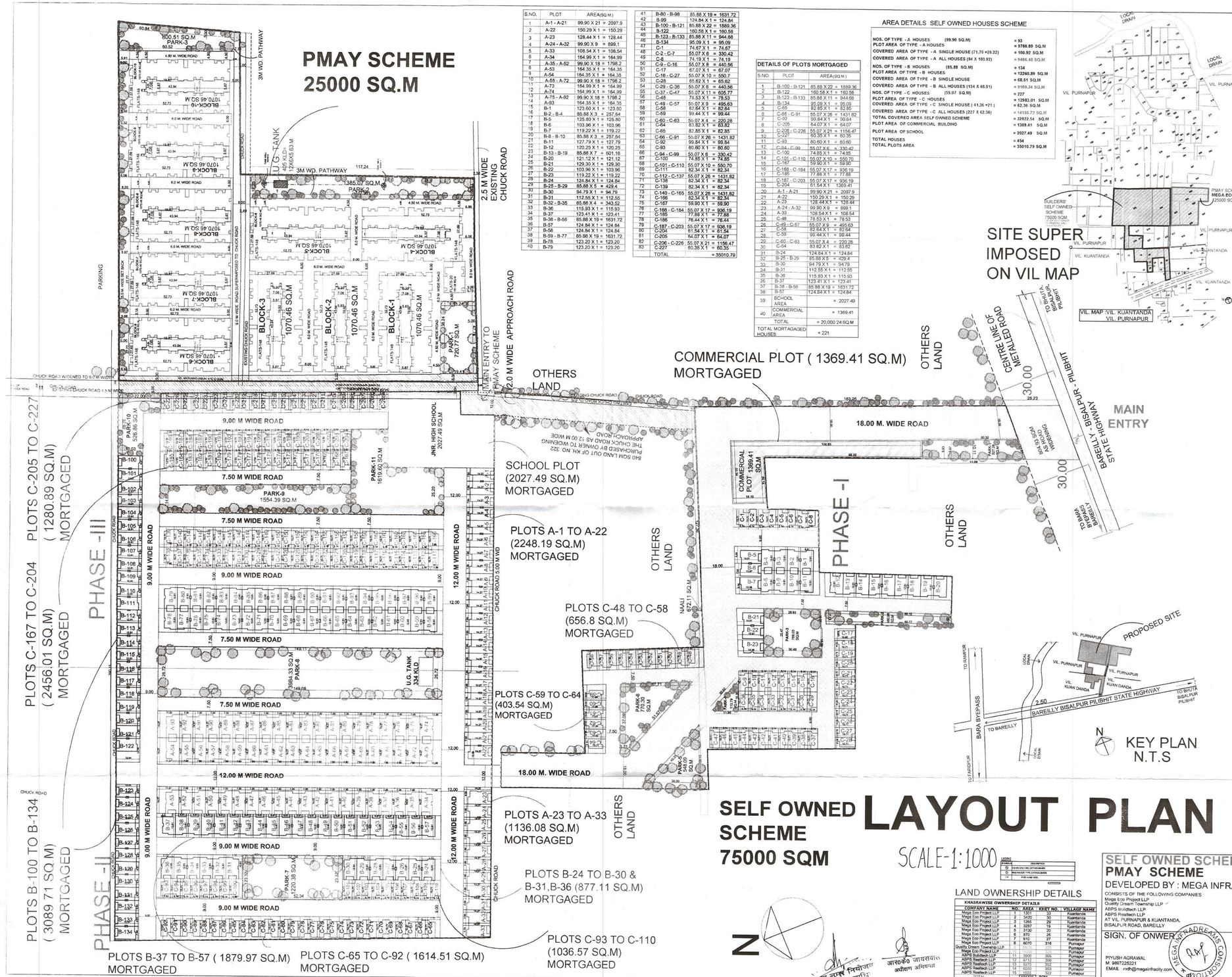

S.NO.	PLOT	AREA(SQ.M.)
1	A-1 - A-21	99.90 X 21 = 2097.9
2	A-22	150.29 X 1 = 150.29
3	A-23	128.44 X 1 = 128.44
4	A-24 - A-32	99.90 X 9 = 899.1
5	A-33	108.54 X 1 = 108.54
6	A-34	164.99 X 1 = 164.99
7	A-35 - A-52	99.90 X 18 = 1798.2
8	A-53	164.35 X 1 = 164.35
9	A-54	164.35 X 1 = 164.35
10	A-55 - A-72	99.90 X 18 = 1798.2
11	A-73	164.99 X 1 = 164.99
12	A-74	164.99 X 1 = 164.99
13	A-75 - A-92	99.90 X 18 = 1798.2
14	A-93	164.35 X 1 = 164.35
15	B-1	123.60 X 1 = 123.60
16	B-2 - B-4	85.88 X 3 = 257.64
17	B-5	125.85 X 1 = 125.85
18	B-6	103.96 X 1 = 103.96
19	B-7	119.22 X 1 = 119.22
20	B-8 - B-10	85.88 X 3 = 257.64
21	B-11	127.79 X 1 = 127.79
22	B-12	120.29 X 1 = 120.29
23	B-13 - B-19	85.88 X 7 = 601.16
24	B-20	121.12 X 1 = 121.12
25	B-21	129.30 X 1 = 129.30
26	B-22	103.96 X 1 = 103.96
27	B-23	119.22 X 1 = 119.22
28	B-24	124.84 X 1 = 124.84
29	B-25 - B-29	85.88 X 5 = 429.4
30	B-30	94.79 X 1 = 94.79
31	B-31	112.55 X 1 = 112.55
32	B-32 - B-35	85.88 X 4 = 343.52
33	B-36	115.93 X 1 = 115.93
34	B-37	123.41 X 1 = 123.41
35	B-38 - B-56	85.88 X 19 = 1631.72
36	B-57	124.84 X 1 = 124.84
37	B-58	124.84 X 1 = 124.84
38	B-59 - B-77	85.88 X 19 = 1631.72
39	B-78	123.20 X 1 = 123.20
40	B-79	123.20 X 1 = 123.20
41	B-80 - B-98	85.88 X 19 = 1631.72
42	B-99	124.84 X 1 = 124.84
43	B-100 - B-121	85.88 X 22 = 1889.36
44	B-122	160.58 X 1 = 160.58
45	B-123 - B-133	85.88 X 11 = 944.68
46	B-134	95.09 X 1 = 95.09
47	C-1	74.67 X 1 = 74.67
48	C-2 - C-7	55.07 X 6 = 330.42
49	C-8	74.19 X 1 = 74.19
50	C-9 - C-16	55.07 X 8 = 440.56
51	C-17	67.07 X 1 = 67.07
52	C-18 - C-27	55.07 X 10 = 550.7
53	C-28	65.62 X 1 = 65.62
54	C-29 - C-36	55.07 X 8 = 440.56
55	C-37 - C-47	55.07 X 11 = 605.77
56	C-48	75.53 X 1 = 75.53
57	C-49 - C-57	55.07 X 9 = 495.63
58	C-58	82.64 X 1 = 82.64
59	C-59	99.44 X 1 = 99.44
60	C-60 - C-63	55.07 X 4 = 220.28
61	C-64	83.82 X 1 = 83.82
62	C-65	82.85 X 1 = 82.85
63	C-66 - C-91	55.07 X 26 = 1431.82
64	C-92	99.84 X 1 = 99.84
65	C-93	80.60 X 1 = 80.60
66	C-94 - C-99	55.07 X 6 = 330.42
67	C-100	74.85 X 1 = 74.85
68	C-101 - C-110	55.07 X 10 = 550.70
69	C-111	82.34 X 1 = 82.34
70	C-112 - C-137	55.07 X 26 = 1431.82
71	C-138	82.34 X 1 = 82.34
72	C-139	82.34 X 1 = 82.34
73	C-140 - C-165	55.07 X 26 = 1431.82
74	C-166	82.34 X 1 = 82.34
75	C-167	59.90 X 1 = 59.90
76	C-168 - C-184	55.07 X 17 = 936.19
77	C-185	77.88 X 1 = 77.88
78	C-186	76.44 X 1 = 76.44
79	C-187 - C-203	55.07 X 17 = 936.19
80	C-204	61.54 X 1 = 61.54
81	C-205	64.07 X 1 = 64.07
82	C-206 - C-226	55.07 X 21 = 1156.47
83	C-227	60.35 X 1 = 60.35
	TOTAL	= 35010.79

DETAILS OF PLOTS MORTGAGED

S.NO.	PLOT	AREA(SQ.M.)
1	B-100 - B-121	85.88 X 22 = 1889.36
2	B-122	160.58 X 1 = 160.58
3	B-123 - B-133	85.88 X 11 = 944.68
4	B-134	95.09 X 1 = 95.09
5	C-65	82.85 X 1 = 82.85
6	C-66 - C-91	55.07 X 26 = 1431.82
7	C-92	99.84 X 1 = 99.84
8	C-205	64.07 X 1 = 64.07
9	C-206 - C-226	55.07 X 21 = 1156.47
10	C-227	60.35 X 1 = 60.35
11	C-93	80.60 X 1 = 80.60
12	C-94 - C-99	55.07 X 6 = 330.42
13	C-100	74.85 X 1 = 74.85
14	C-101 - C-110	55.07 X 10 = 550.70
15	C-167	59.90 X 1 = 59.90
16	C-168 - C-184	55.07 X 17 = 936.19
17	C-185	77.88 X 1 = 77.88
18	C-187 - C-203	55.07 X 17 = 936.19
19	C-204	61.54 X 1 = 1369.41
20	A-1 - A-21	99.90 X 21 = 2097.9
21	A-22	150.29 X 1 = 150.29
22	A-23	128.44 X 1 = 128.44
23	A-24 - A-32	99.90 X 9 = 899.1
24	A-33	108.54 X 1 = 108.54
25	C-48	78.53 X 1 = 78.53
26	C-49 - C-57	55.07 X 9 = 495.63
27	C-58	82.64 X 1 = 82.64
28	C-59	99.44 X 1 = 99.44
29	C-60 - C-63	55.07 X 4 = 220.28
30	C-64	83.82 X 1 = 83.82
31	B-24	124.84 X 1 = 124.84
32	B-25 - B-29	85.88 X 5 = 429.4
33	B-30	94.79 X 1 = 94.79
34	B-31	112.55 X 1 = 112.55
35	B-36	115.93 X 1 = 115.93
36	B-37	123.41 X 1 = 123.41
37	B-38 - B-56	85.88 X 19 = 1631.72
38	B-57	124.84 X 1 = 124.84
39	SCHOOL AREA	= 2027.49
40	COMMERCIAL AREA	= 1369.41
	TOTAL	= 20,000.24 SQ.M
	TOTAL MORTAGAGED HOUSES	= 221

AREA DETAILS SELF OWNED HOUSES SCHEME

NOS. OF TYPE - A HOUSES (99.90 SQ.M)	= 93
PLOT AREA OF TYPE - A HOUSES	= 9766.89 SQ.M
COVERED AREA OF TYPE - A SINGLE HOUSE (71.70 +23.22)	= 100.92 SQ.M
COVERED AREA OF TYPE - A ALL HOUSES (94 X 100.92)	= 9486.48 SQ.M
NOS. OF TYPE - B HOUSES (85.88 SQ.M)	= 134
PLOT AREA OF TYPE - B HOUSES	= 12260.89 SQ.M
COVERED AREA OF TYPE - B SINGLE HOUSE	= 68.51 SQ.M
COVERED AREA OF TYPE - B ALL HOUSES (134 X 68.51)	= 9189.34 SQ.M
NOS. OF TYPE - C HOUSES (55.07 SQ.M)	= 227
PLOT AREA OF TYPE - C HOUSES	= 12983.01 SQ.M
COVERED AREA OF TYPE - C SINGLE HOUSE (41.26 +21)	= 62.26 SQ.M
COVERED AREA OF TYPE - C ALL HOUSES (227 X 62.26)	= 14135.72 SQ.M
TOTAL COVERED AREA SELF OWNED SCHEME	= 32822.54 SQ.M
PLOT AREA OF COMMERCIAL BUILDING	= 1369.41 SQ.M
PLOT AREA OF SCHOOL	= 2027.49 SQ.M
TOTAL HOUSES	= 454
TOTAL PLOTS AREA	= 35010.79 SQ.M

AREA STAEMENT

TOTAL LAND AREA	= 101720.00 SQM
LAND AREA LEFT FOR RD. WIDENING, NALI, CHUCK ROAD	= 1720.00 SQM
NET LAND AREA	= 100000.00 SQM
LAND AREA FOR SELF OWNED SCHEME (MEGA GREEN CITY)	= 75000.00 SQM
LAND AREA FOR PMAY SCHEME (MEGA ECO PARK)	= 25000.00 SQM
GREENY REQUIRED IN TOTAL SCHEME @ 15%	= 15000.00 SQM
GREENRY PROVIDED IN SELF OWNED & PMAY SCHEME @ 15.00%	= 15001.36 SQM
COMMERCIAL PLOT AREA	= 1368.41 SQM
SCHOOL PLOT AREA	= 2027.49 SQM
TOTAL PLOTS AREA (TYPE-A,B,C)	= 35010.79 SQM
TOTAL BLOCKS AREA (IF GROUND FLOORS IN PMAY SCHEME	= 14073.36 SQM
ROAD AREA	= 31117.69 SQM

AREA DETAILS PMAY E,W,S FLATS SCHEME

TOTAL LAND AREA DEFINED FOR PMAY SCHEME	= 25000.00 SQ.M
TOTAL GROUND COVERAGE OF ALL BLOCKS PMAY	= 10685.65 SQ.M
% OF GROUND COVERAGE OF ALL BLOCKS PMAY	= 43.42 %
TOTAL PERMISSIBLE COVERED AREA AS PER F.A.R 1.75 =	= 43750.00 SQ.M
TOTAL COVERED AREA OF ALL BLOCKS PMAY	= 43422.60 SQ.M
TOTAL F.A.R ACHIEVED	= 1.737

AREA DETAILS PMAY E,W,S FLATS SCHEME

COVERED AREA OF EACH FLOOR BLOCK (37 FLATS) 37 FLATS X 16 = 1870.48 SQ.M X 15 = 10754.86 SQ.M	
COVERED AREA OF ALL FLOORS BLOCK (37 FLATS)	= 42418.4 SQ.M
COVERED AREA OF EACH FLOOR BLOCK (5 FLATS) 5 FLATS X 1 = 151.51 SQ.M X 1 = 151.55 SQ.M	
COVERED AREA OF ALL FLOORS BLOCK (5 FLATS)	= 604.20 SQ.M
TOTAL COVERED AREA OF ALL BLOCKS PMAY	= 43422.60 SQ.M
TOTAL NO. OF FLATS IN THE SCHEME	= 1590 FLATS

BLOCKWISE AREA STATEMENT

BLOCK NO	GR. FL SQM	IST FL SQM	IIND. FL SQM	3RD FL SQM	TOTAL SQM
1	1070.46	1070.45	1070.46	1070.46	4281.84
2	1070.46	1070.45	1070.46	1070.46	4281.84
3	1070.46	1070.46	1070.46	1070.46	4281.84
4	1070.46	1070.46	1070.46	1070.46	4281.84
	151.05	151.05	151.05	151.05	604.20
5	1070.46	1070.46	1070.46	1070.46	4281.84
6	1070.46	1070.46	1070.46	1070.46	4281.84
7	1070.46	1070.46	1070.46	1070.46	4281.84
8	1070.46	1070.46	1070.46	1070.46	4281.84
9	1070.46	1070.46	1070.46	1070.46	4281.84
10	1070.46	1070.46	1070.46	1070.46	4281.84
					43422.60

TOTAL COVERED AREA OF ALL BLOCKS ON ALL FLOORS = 43422.60 SQM

LEGEND

S.NO	DESCRIPTION	SYMBOLS
1	TREES	
2	PARKING	
3	PARK	
4	ROAD	
5	PATHWAY	
6	BOUNDARY LINE	
7	ROAD WIDENING	
8	COVD. AREA OF BLOCK	
9	COVERED AREA SHOWN AS IN SELF OWNED UNIT	
10	ELECTRIC POLE	
11	TRANSFORMER	
12	LIGHT POLE	
13	H.T. LINE M.S POLE 11M HT	
14	L.T. LINE	
15	METER BOARD	METER BOARD
16	EARTHING	
17	UG WATER STORAGE TANK	
18	TUBE WELL BORE	
19	TUBE WELL WATER SUPPLY LINE	
20	S.T.P. (SEWERAGE TREATMENT PLANT)	
21	BURMI COMPOSTING	
22	SEWER LINE	
23	WASTE WATER DRAINAGE PIPE	
24	MANHOLE FOR WASTE WATER	
25	INSPECTION CHAMBER	
26	DRAINAGE LINE FOR RAINWATER HARVESTING	
27	SURFACE DRAINAGE LINE	
28	RAINWATER RECHARGE PIT	RAINWATER RECHARGE PIT 3.0 M DIA 3.0 M DEPTH

LAND OWNERSHIP DETAILS

KHASRAWISE OWNERSHIP DETAILS

COMPANY NAME	NO.	AREA	KHET NO.	VILLAGE NAME
Mega Eco Project LLP	1	1351	34	Kuantanda
Mega Eco Project LLP	2	5435	30	Kuantanda
Mega Eco Project LLP	3	1265	29	Kuantanda
Mega Eco Project LLP	4	3287	19	Kuantanda
Mega Eco Project LLP	5	1265	20	Kuantanda
Mega Eco Project LLP	6	870	26	Kuantanda
Mega Eco Project LLP	7	910	27	Kuantanda
Mega Eco Project LLP	8	6070	318	Purnapur
Quality Dream Township LLP				Purnapur
Mega Eco Project LLP			315	Purnapur
ABPS Buildtech LLP	11	3090	305	Purnapur
ABPS Realtech LLP	12	6712	306	Purnapur
ABPS Realtech LLP	13	5270	302	Purnapur
ABPS Realtech LLP	14	6220	303	Purnapur
ABPS Realtech LLP	15	1000	304	Purnapur
TOTAL		101720	SQM	

SELF OWNED SCHEME : MEGA GREEN CITY
PMAY SCHEME : MEGA ECO PARK
DEVELOPED BY : MEGA INFRA DREAMS CONSORTIUM

CONSISTS OF THE FOLLOWING COMPANIES
Mega Eco Project LLP
Quality Dream Township LLP
ABPS Buildtech LLP
ABPS Realtech LLP
AT VIL. PURNAPUR & KUANTANDA,
BISALPUR ROAD, BAREILLY

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SIGN. OF ONWER

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मूल्य गणना विभाग बरेली विकास प्राधि बरेली

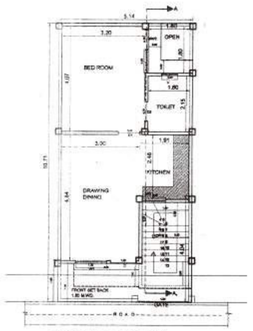
आ०के० जायसवाल अधिशासी अभियन्ता

अधिशासी अभियन्ता बरेली विकास प्राधिकरण, बरेली

02/02/19

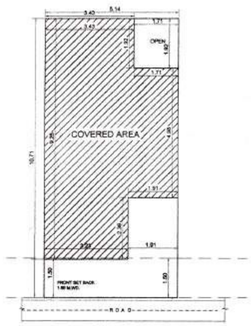
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

SINGLE STOREY
TYPE DESIGN FOR
C-66 - C-91, C-167 - C-184,C-187 - C-203,C-206- C-226, C-227
NO. OF HOUSES - 83

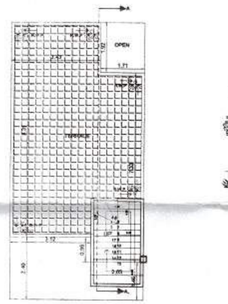


GROUND FLOOR PLAN

PLOT AREA = 55.07 SQ.M
ALLOWED COVD. AREA gr fl. = 41.30 SQM
PROPOSED COVERED AREA OF GR. FL. = 39.79 SQM

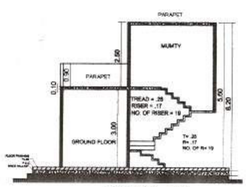


SITE PLAN



TERRACE PLAN

FRONT ELEVATION



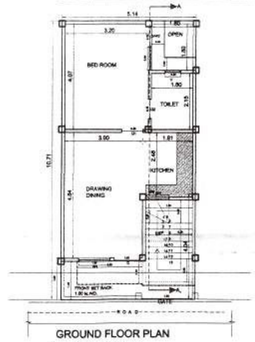
SECTION - AA'

PLOT AREA = 55.07 SQ.M
ALLOWED COVD. AREA gr fl. = 41.30 SQM
PROPOSED COVERED AREA OF GR. FL. = 39.79 SQM

single storey

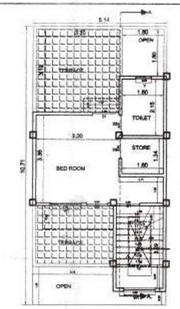
S.NO.	PLOT	NO. OF HOUSES	AREA(SQ.M.)
1	C-66 - C-91	26	55.07 X 26 = 1431.82
2	C-167	1	59.90 X 1 = 59.90
3	C-168 - C-184	17	55.07 X 17 = 936.19
4	C-187 - C-203	17	55.07 X 17 = 936.19
5	C-206 - C-226	21	55.07 X 21 = 1156.47
2	C-227	1	60.35 X 1 = 60.35
	TOTAL	83	= 4580.92

DOUBLE STOREY
TYPE DESIGN FOR
C-2 - C-7, C-9 - C-16,C-18 - C-27, C-29 - C-36, C-37 - C-47,
C-49 - C-57, C-60 - C-63,C- 94 - C-99,C-101 - C-110,C-112 - C-137,C-140 - C-165,
NO. OF HOUSES - 124



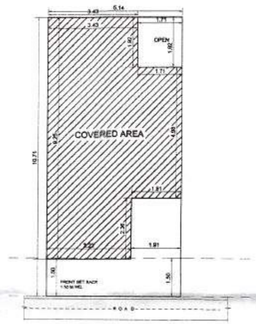
GROUND FLOOR PLAN

PLOT AREA = 55.07 SQ.M
ALLOWED COVD. AREA gr fl. = 41.30 SQM
PROPOSED COVERED AREA OF GR. FL. = 39.79 SQM

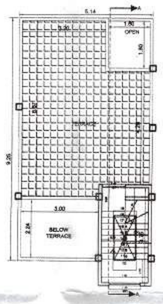


FIRST FLOOR PLAN

PLOT AREA = 55.06 SQ.M = 65.85 Sq.Yds
BUILT-UP AREA = 21.00 SQM
SUPER AREA = 28.95 SQM= 311.50 SQFT



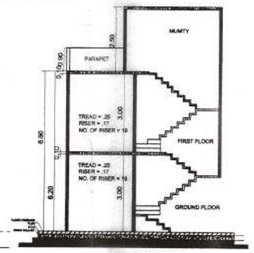
SITE PLAN



TERRACE PLAN

PLOT AREA = 55.07 SQ.M
ALLOWED COVD. AREA gr fl. = 41.30 SQM
PROPOSED COVERED AREA OF GR. FL. = 39.79 SQM

FRONT ELEVATION

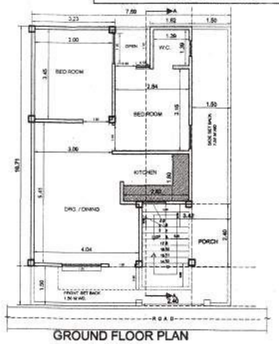


SECTION AA'

double storey

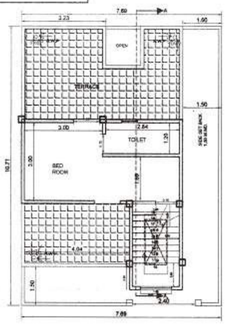
S.NO.	PLOT	NO. OF HOUSES	AREA(SQ.M.)
	C-2 - C-7	6	55.07 X 6 = 330.42
	C-9 - C-16	8	55.07 X 8 = 440.56
	C-18 - C-27	10	55.07 X 10 = 550.7
	C-29 - C-36	8	55.07 X 8 = 440.56
	C-37 - C-47	11	55.07 X 11 = 605.77
	C-49 - C-57	9	55.07 X 9 = 495.63
	C-60 - C-63	4	55.07 X 4 = 220.28
	C-94 - C-99	6	55.07 X 6 = 330.42
	C-101 - C-110	10	55.07 X 10 = 550.70
	C-112 - C-137	26	55.07 X 26 = 1431.82
	C-140 - C-165,	26	55.07 X 26 = 1431.82
	C-167	1	59.10 X 1 = 59.10
	TOTAL	124	= 6887.78

DOUBLE STOREY TYPE DESIGN FOR
C-111, C-138,C-139,C-166
NO. OF HOUSES - 4



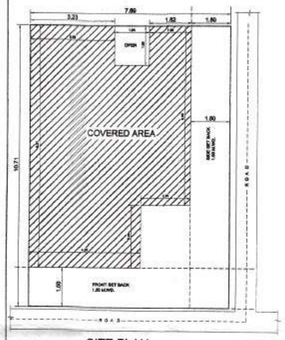
GROUND FLOOR PLAN

PLOT AREA = 82.35 SQ.M
ALLOWED COVD. AREA gr fl. = 61.75 SQM
PROPOSED COVERED AREA OF GR. FL. = 50.36 SQM



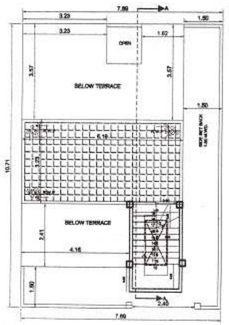
FIRST FLOOR PLAN

PROPOSED COVERED AREA OF GR. FL. = 19.99 SQM



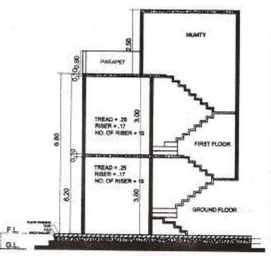
SITE PLAN

PLOT AREA = 82.35 SQ.M
ALLOWED COVD. AREA gr fl. = 61.75 SQM
PROPOSED COVERED AREA OF GR. FL. = 50.36 SQM



TERRACE PLAN

FRONT ELEVATION



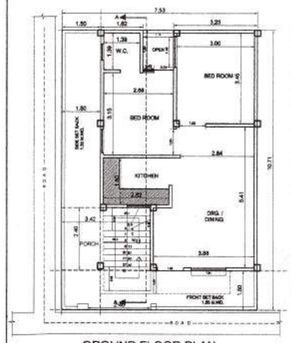
SECTION AA'

double storey

S.NO.	PLOT	NO. OF HOUSES	AREA(SQ.M.)
1.	C-111	1	82.35 = 82.35
2.	C-166	1	82.35 = 82.35
3.	C-138	1	82.35 = 82.35
4.	C-139	1	82.35 = 82.35
	TOTAL	4	= 329.4 SQ.M

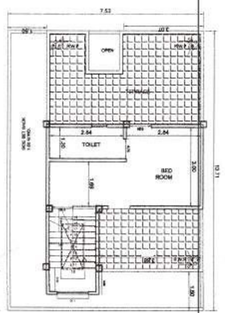
DOUBLE STOREY TYPE DESIGN FOR
C-93
NO. OF HOUSES - 1

PLOT AREA = 80.60 SQ.M
ALLOWED COVD. AREA gr fl. = 60.45 SQM
PROPOSED COVERED AREA OF GR. FL. = 49.10 SQM



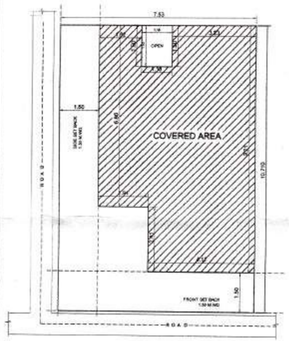
GROUND FLOOR PLAN

PLOT AREA = 80.60 SQ.M
ALLOWED COVD. AREA gr fl. = 60.45 SQM
PROPOSED COVERED AREA OF GR. FL. = 49.10 SQM



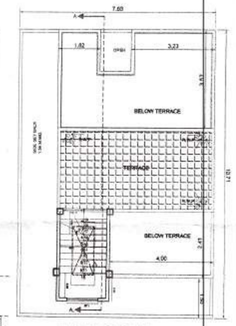
FIRST FLOOR PLAN

PROPOSED COVERED AREA OF GR. FL. = 19.46 SQM



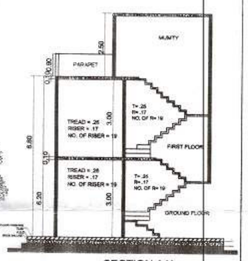
SITE PLAN

PLOT AREA = 80.60 SQ.M
ALLOWED COVD. AREA gr fl. = 60.45 SQM
PROPOSED COVERED AREA OF GR. FL. = 49.10 SQM



TERRACE PLAN

FRONT ELEVATION



SECTION AA'

S.NO.	PLOT	NO.OF HOUSE	PLOT AREA(SQ.M.)
1	C-93	1	= 80.60

मुख्य नगर नियोजक
बरेली विकास प्राधिकरण
बरेली

आयोग
अधिशासी अभियन्ता

02/04/19
सचिव
बरेली विकास प्राधिकरण
बरेली

PROPOSED BUILDING PLAN OF THE SELF- OWNED RESIDENTIAL HOUSING SCHEME AT KH. NO. 19,20,26,27, 29,30,33, OF VIL KUANDANDA & AT KH. NO. 302,303,305,306, 316,322, 324 & 325 VIL. PURNAPUR , BISALPUR ROAD BAREILLY. U.P., PROMOTED BY MEGA INFRA DREAMS CONSORTIUM, BAREILLY

C-TYPE UNIT

N

D/W SCHEDULE

D = 1.00 X 2.1
D1 = 0.90 X 2.1
D2 = 0.75 X 2.1
W = 1.20 X 1.80
W1 = 0.900 X 1.80
V = 0.60 X 0.60

SIGN OF OWNERS
(1)

MEGA INFRADREAMS CONSORTIUM

ARCHITECT:
ANIL KUMAR SAXENA
CA-/2015/62
ANCAR ARCHITECTS & ENGG.
B-340, RAJENDRA NAGAR,
BAREILLY. M- 9997666636
anilarchitects2006@gmail.com

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

BAREILLY DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 23 Aug 2025

FILE No. : BDA/BP/25-26/0236

Site Address : SITE AT:- PLOT NO. A - 2, MEGA GREEN CITY, PURNAPUR & KUANTANDA BISALPUR ROAD, BAREILLY, UP.

PERMIT NO. : Row House/03262/BDA/BP/25-26/0236/23082025

USE : Residential

SCHEME : MEGA GREEN CITY

PROPERTY : Plot No./Survey No. :A - 2
LandMark: MEGA GREEN CITY, BAREILLY
Revenue Village: Purnapur
Tehsil: Bareilly
District: Bareilly

NAME : MEGA INFRACONSORTIUM
DIRECTOR MR. AJAY AGARWAL

ADDRESS : R/O:- 35 / 8, RAMPUR GARDEN, NEAR GREEN LAND DAIRY, BAREILLY, UP.,BAREILLY,Uttar Pradesh,243001

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing UP MBBL 2025

Date of Validity: **22 Aug 2030** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.

2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.

3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to **22 Aug 2030**

2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).

3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of

approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.

5. Government Orders in force time to time shall be complied.

6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.

7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.

8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.

9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.

10. The building will be used only for which it is sanctioned.

11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.

2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.

3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.

4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.

5) The vehicles carrying construction material and construction debris of any kind should be cleared

before it is permitted to ply on the road after unloading of such material.

6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.

7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.

8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.

9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.

10) Wind breaking walls around construction site.

11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.

12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.

13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.

14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.

15) The entry and exit points design is very important as it should not disturb the existing traffic.

16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.

17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.

18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.

19) Life of vehicle should be inspected to avoid further air pollution.

20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.

21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).

22) Green belt creation will also act as a mitigating factor.

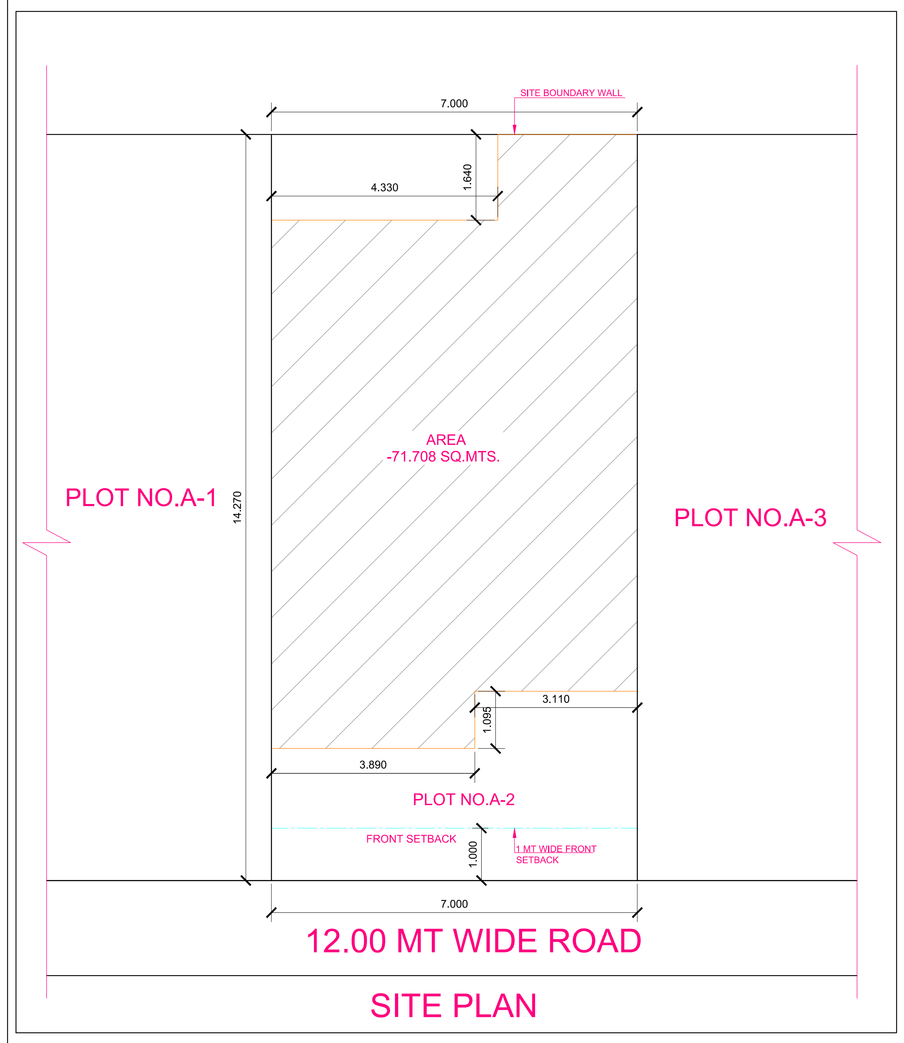
SPECIAL CONDITIONS :
NA

Signature Not Verified
Digitally signed by Abya Prasad Narayan Singh
Date: 23 Aug 2025 15:46:57
Designation :Town Planner

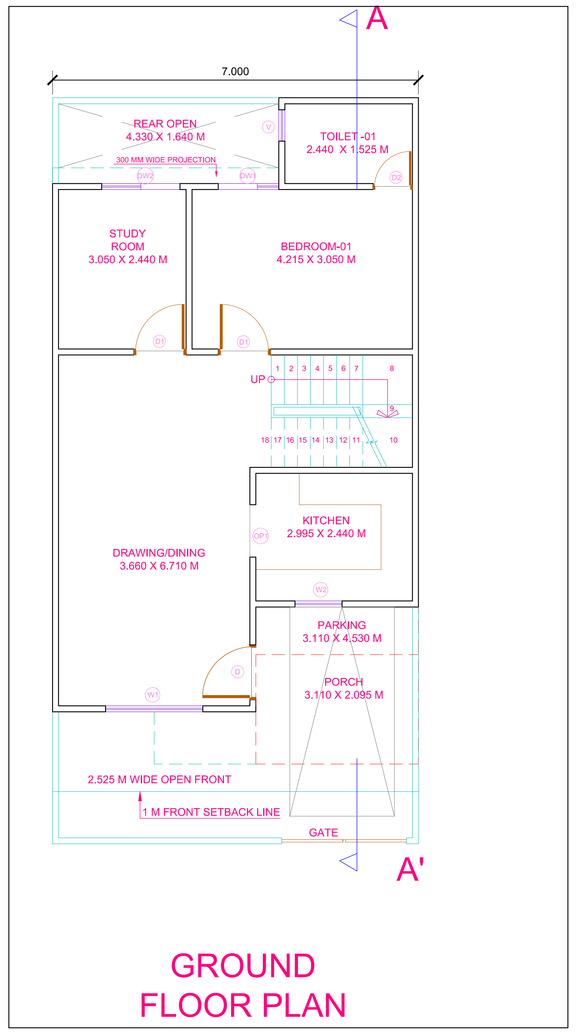
BAREILLY DEVELOPMENT AUTHORITY

FILE NO. BDA/BP/25-26/0236

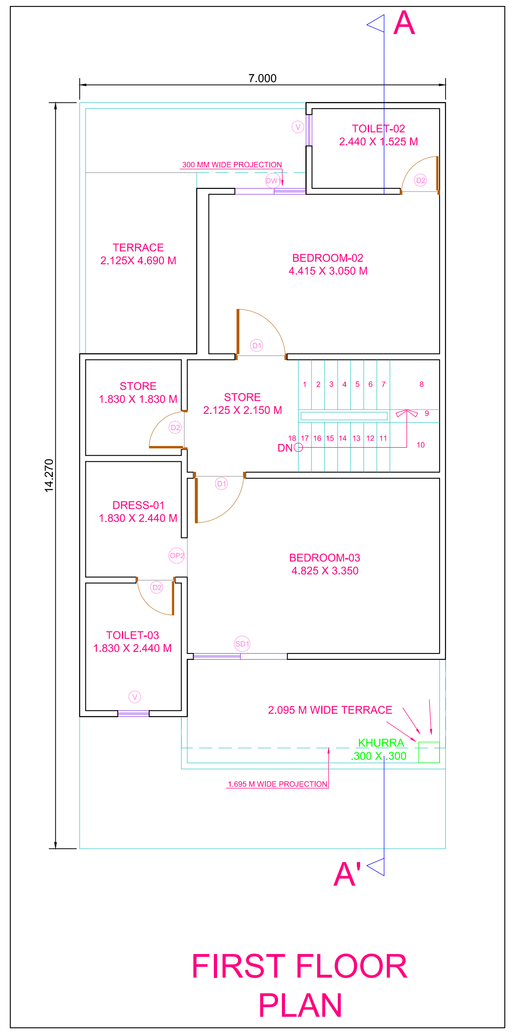
VILLA-A



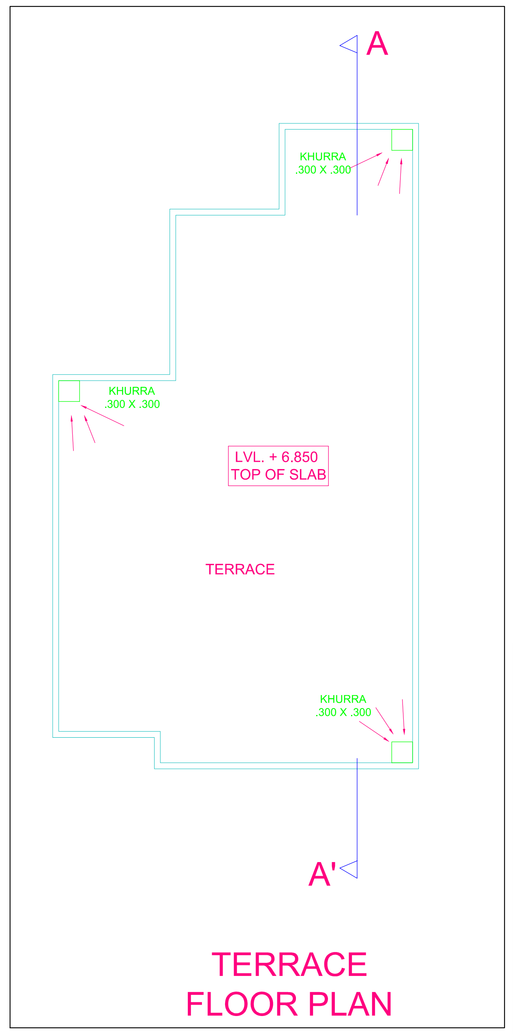
SITE PLAN



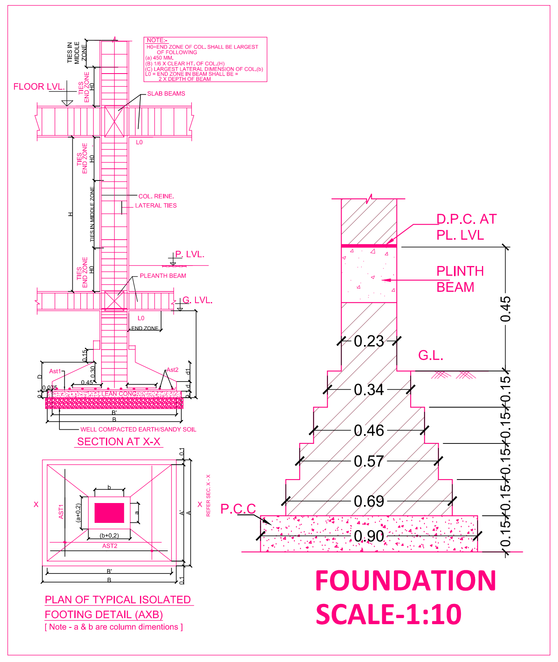
GROUND FLOOR PLAN

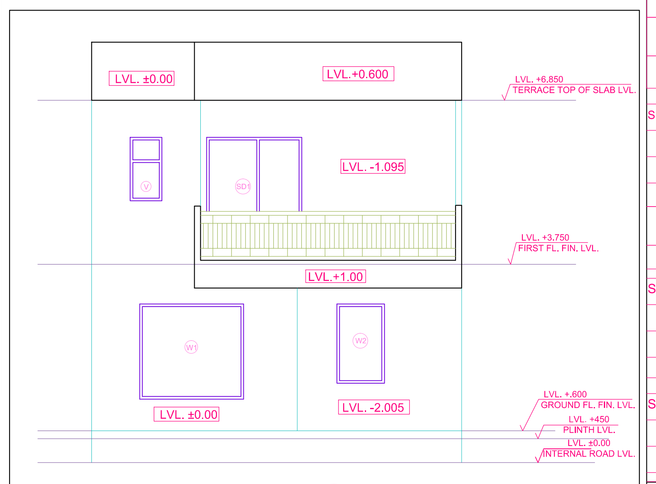


FIRST FLOOR PLAN



TERRACE FLOOR PLAN





FRONT ELEVATION

DOOR WINDOW SCHEDULE

TYPE	WIDTH	SILL	LINTEL	REMARKS
D	1.050	---	2.400	
D1	1.000	---	2.400	
D2	0.750	---	2.400	
W1	1.860	0.600	2.400	
W2	0.900	0.900	2.400	
SD1	1.800	---	2.400	
DW 1	1.360	0.600	2.400	Door = 0.750X2.400
DW 2	1.500	0.600	2.400	Door = 0.750X2.400
V	0.600	1.600	2.400	
OP1	1.000	---	2.400	
OP2	0.750	---	2.400	

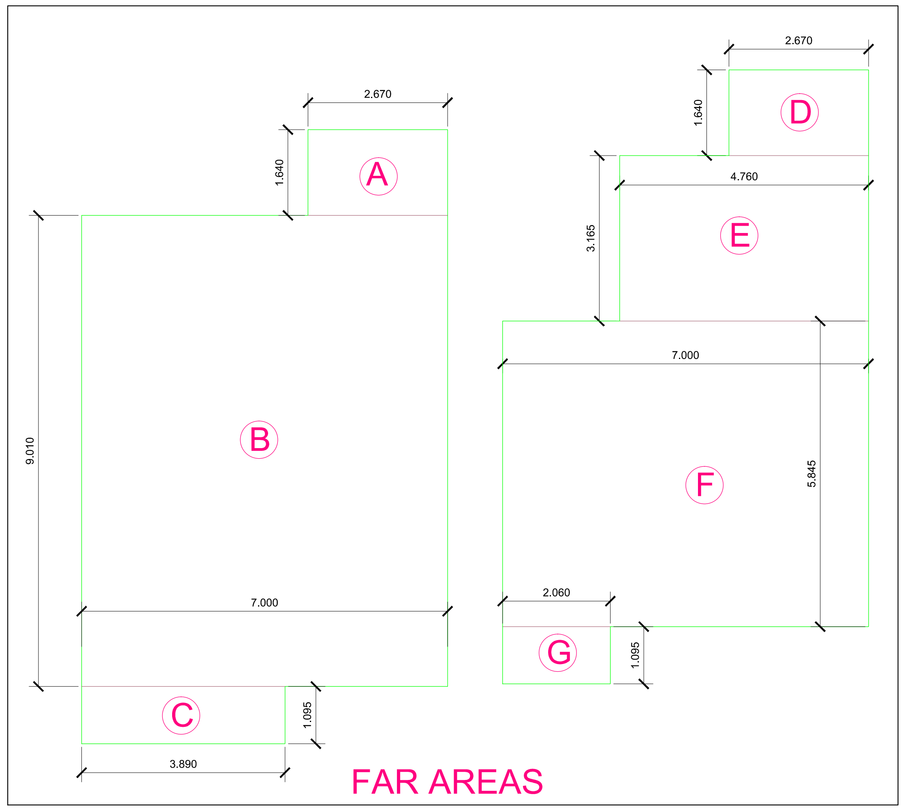
S.NO.	PARTICULARS	(IN SQ. MTS.)
1	PLOT AREA (7.000X14.270)	99.89
2	PERMISSIBLE F.A.R @ 2.0 OF 99.89 SQ.MT	199.78
3	PROPOSED F.A.R ON GROUND FLOOR	71.708
4	PROPOSED F.A.R ON FIRST FLOOR	62.615
5	TOTAL PROPOSED F.A.R	134.323

S.NO.	OPEN/PROJECTION AREA CALCULATION GF	(IN SQ. MTS.)
1	FRONT OPEN AREA	14.565
2	REAR OPEN AREA	7.101
3	TOTAL OPEN AREA	21.666
4	PROJECTION ALLOWED @25% OF OPEN AREA (21.666)	5.4165
5	PROPOSED PROJECTION = (1.945+1.299)	3.244

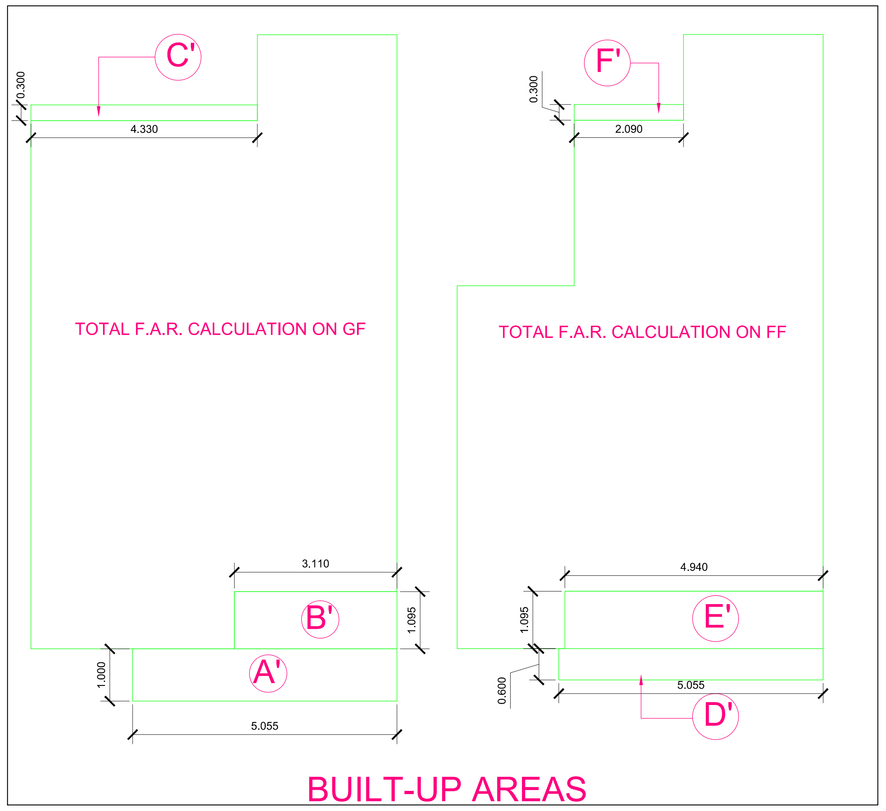
S.NO.	OPEN/PROJECTION AREA CALCULATION FF	(IN SQ. MTS.)
1	FRONT OPEN AREA	23.084
2	REAR OPEN AREA	14.191
3	TOTAL OPEN AREA	37.275
4	PROJECTION ALLOWED @25% OF OPEN AREA (37.275)	9.319
5	PROPOSED PROJECTION = (8.442+0.627)	9.069

S.NO.	BUILT UP AREA	(IN SQ. MTS.)
1	BUILT UP AREA ON GROUND FLOOR	81.467
2	BUILT UP AREA ON FIRST FLOOR	71.684
3	TOTAL BUILT-UP AREA	153.1511

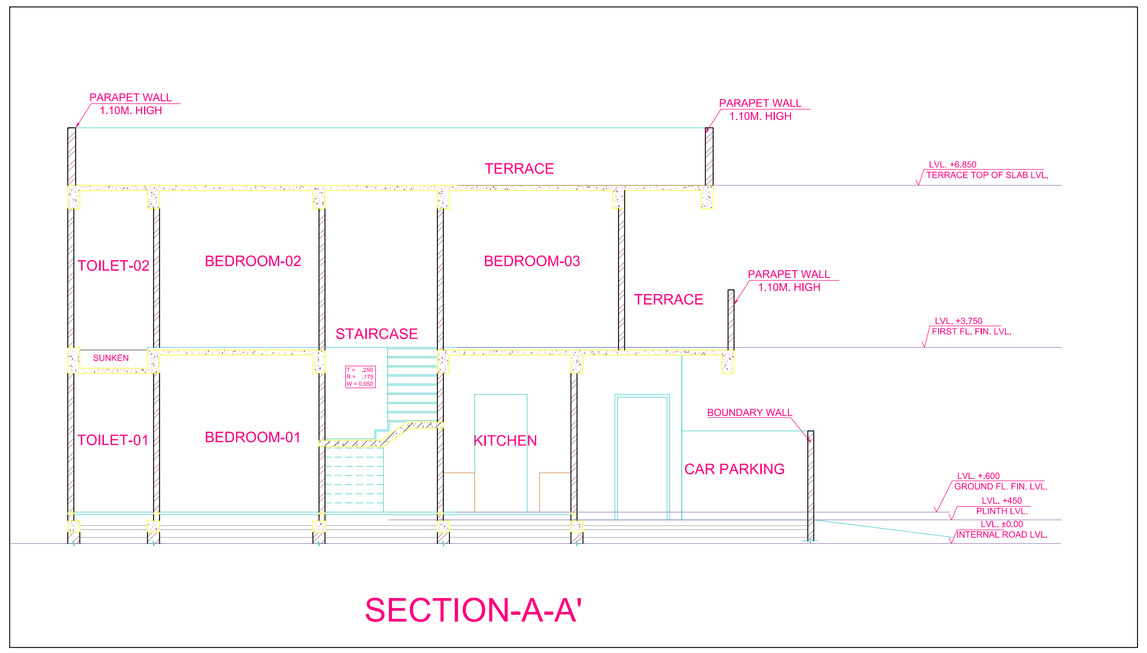
S.NO.		(IN SQ. MTS.)
1	PORCH AREA	6.515
2	PARKING AREA	23.991



FAR AREAS



BUILT-UP AREAS



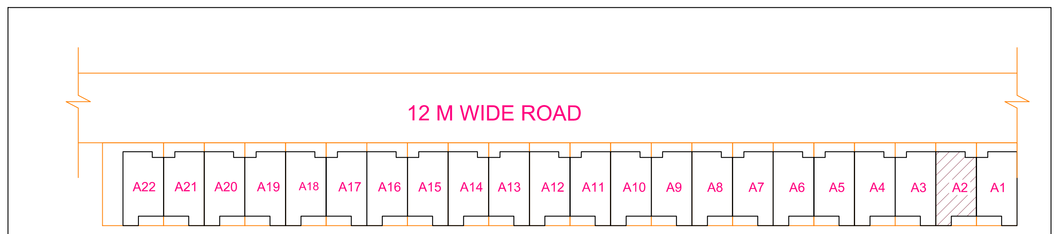
SECTION-A-A'

F.A.R CALCULATION ON GROUND FLOOR				
				AREA
A	2.670	X	1.640	4.379
B	9.010	X	7.000	63.070
C	3.890	X	1.095	4.260
TOTAL				71.708

F.A.R AREA CALCULATION ON FIRST FLOOR				
				AREA
D	2.670	X	1.640	4.379
E	4.760	X	3.165	15.065
F	7.000	X	5.845	40.915
G	2.060	X	1.095	2.256
TOTAL				62.615

BUILT-UP AREA CALCULATION ON GROUND FLOOR				
				AREA
FAR ON GF				71.708
A'	5.055	X	1.000	5.055
B'	3.110	X	1.095	3.405
C'	4.330	X	0.300	1.299
TOTAL				81.467

BUILT-UP AREA CALCULATION ON FIRST FLOOR				
				AREA
FAR ON FF				62.615
D'	5.055	X	0.600	3.033
E'	4.940	X	1.095	5.409
F'	2.090	X	0.300	0.627
TOTAL				71.684



KEY PLAN

OWNER'S SIGN

ARCHITECT'S SIGN

PROJECT TITLE

PROPOSED RESIDENTIAL BUILDING PLAN FOR MEGA INFRACONSORTIUM
DIRECTOR MR. AJAY AGARWAL,
R/O:- 35 / 8, RAMPUR GARDEN, NEAR GREEN LAND DAIRY, BAREILLY, UP.
SITE AT:- PLOT NO. A - 2, MEGA GREEN CITY, PURNAPUR & KUANTANDA BISALPUR ROAD, BAREILLY, UP.

DRAWING TITLE

VILLA
PLOT NO. A-2

SCALE	1:100	DRAWING NO.
DATE	13-08-2025	
DEALT BY	SOMYA	

OFFICE USE

FILE NO. BDA/BP/25-26/0236

BAREILLY DEVELOPMENT AUTHORITY, BAREILY UP.

Signature Not Verified
Digitally signed by Ar. Sonal Khaddwal
Date: 26 Aug 2025 12:32:32 IST
Reason: SelfAttested

Signature Not Verified
Digitally signed by Ar. Sonal Khaddwal
Date: 26 Aug 2025 12:32:32 IST
Reason: SelfAttested

BAREILLY DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ Low Risk }

PERMIT DATE : 23 Aug 2025

FILE No. : BDA/BP/25-26/0237

Site Address : SITE AT:- PLOT NO. B - 2, MEGA GREEN CITY, PURNAPUR & KUANTANDA BISALPUR ROAD, BAREILLY, UP.

PERMIT NO. : Row House/03263/BDA/BP/25-26/0237/23082025

USE : Residential

SCHEME : MEGA GREEN CITY

PROPERTY : Plot No./Survey No. :B - 2
LandMark: MEGA GREEN CITY, BAREILLY
Revenue Village: Purnapur
Tehsil: Bareilly
District: Bareilly

NAME : MEGA INFRACONSORTIUM
DIRECTOR MR. AJAY AGARWAL

ADDRESS : R/O:- 35 / 8, RAMPUR GARDEN, NEAR GREEN LAND DAIRY, BAREILLY, UP.,BAREILLY,Uttar Pradesh,243001

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing UP MBBL 2025

Date of Validity: **22 Aug 2030** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.

2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.

3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to **22 Aug 2030**

2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).

3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of

approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.

5. Government Orders in force time to time shall be complied.

6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.

7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.

8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.

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11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

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2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.

3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.

4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.

5) The vehicles carrying construction material and construction debris of any kind should be cleared

before it is permitted to ply on the road after unloading of such material.

6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.

7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.

8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.

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10) Wind breaking walls around construction site.

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15) The entry and exit points design is very important as it should not disturb the existing traffic.

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19) Life of vehicle should be inspected to avoid further air pollution.

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21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).

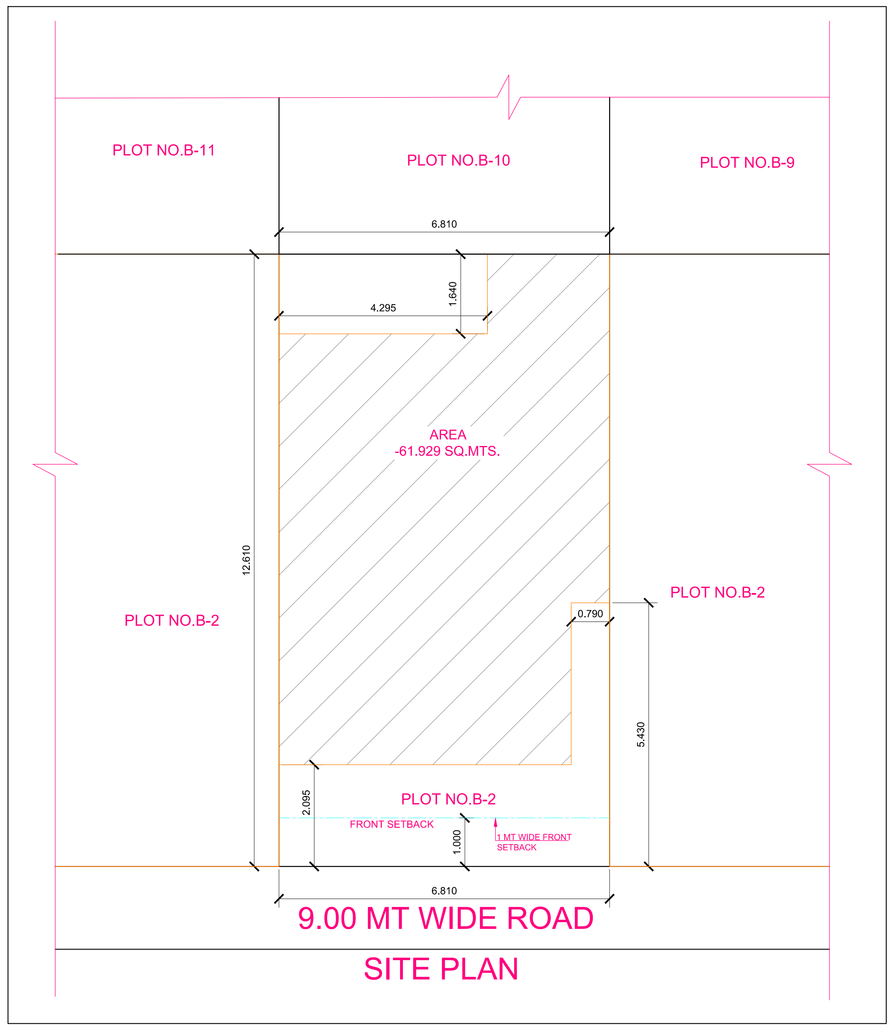
22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :
NA

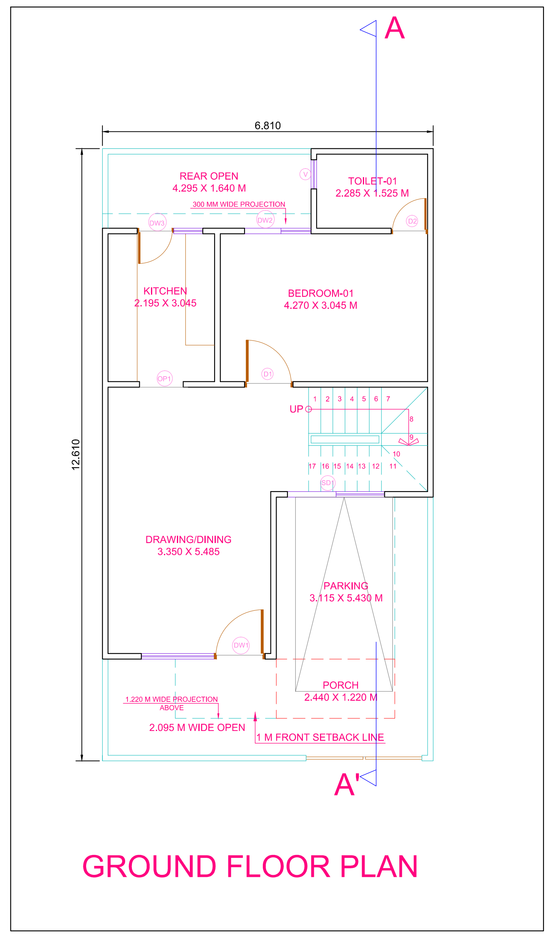
Signature Not Verified
Digitally signed by Abya Prasad Narayan Singh
Date: 23 Aug 2025 15:49:28
Designation :Town Planner

BAREILLY DEVELOPMENT AUTHORITY

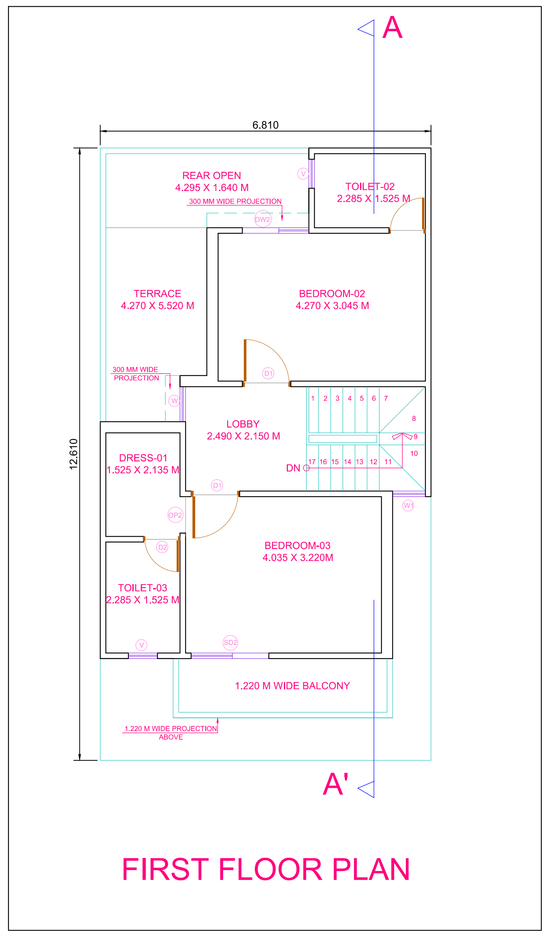
FILE NO. BDA/BP/25-26/0237



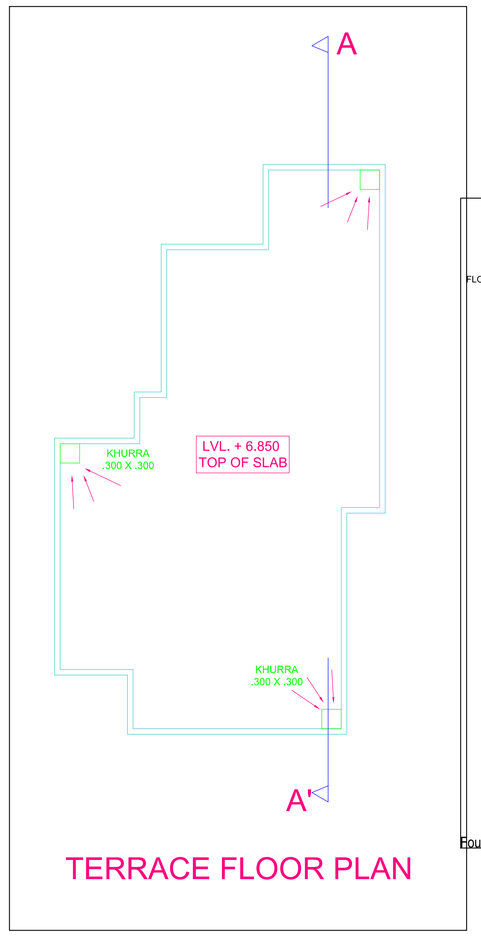
SITE PLAN



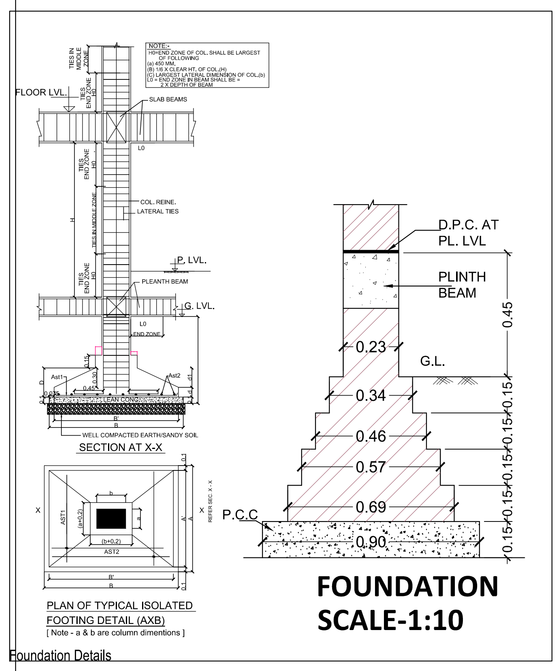
GROUND FLOOR PLAN



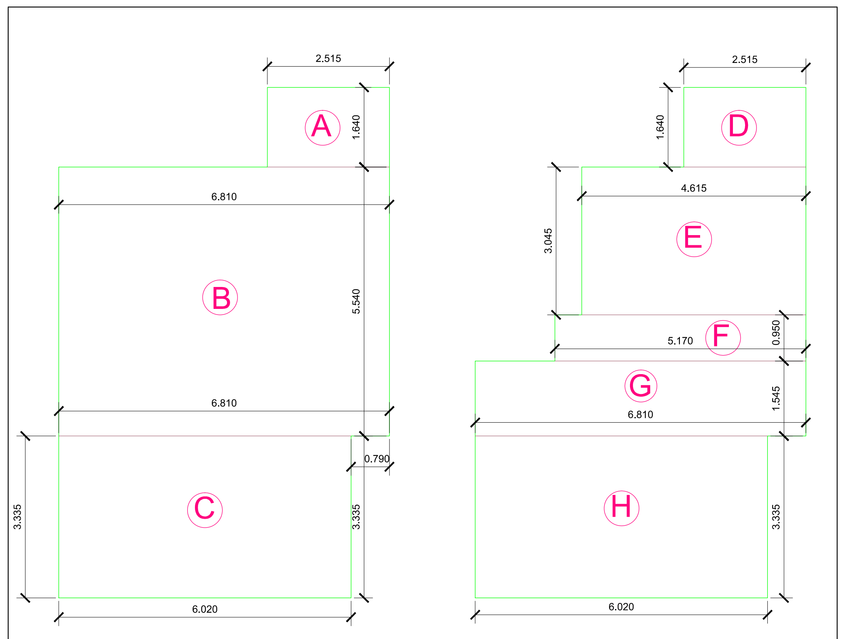
FIRST FLOOR PLAN



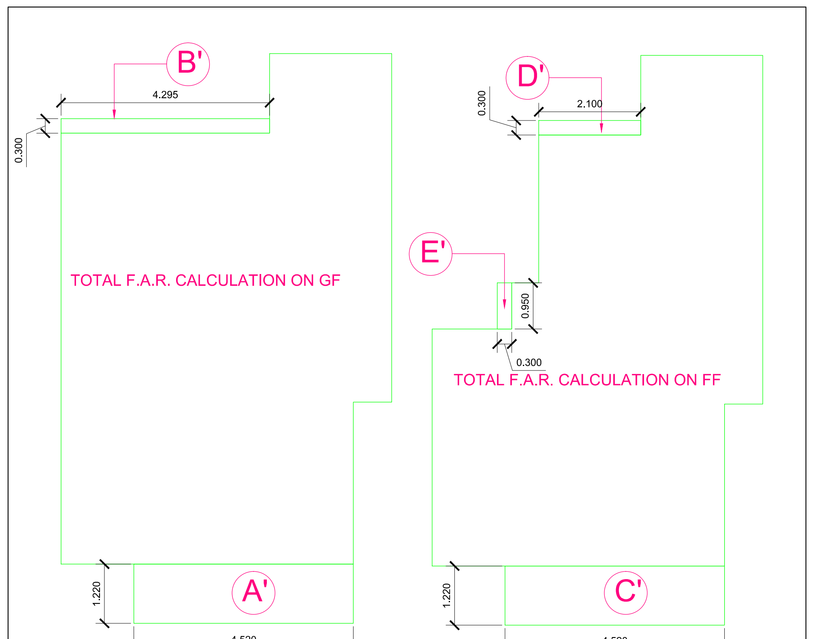
TERRACE FLOOR PLAN



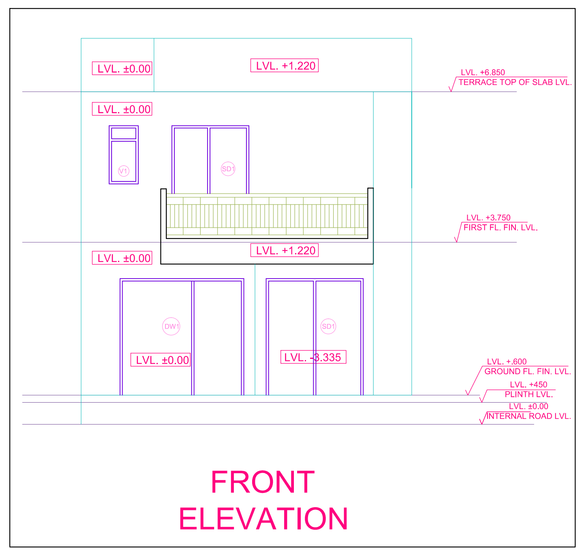
Foundation Details



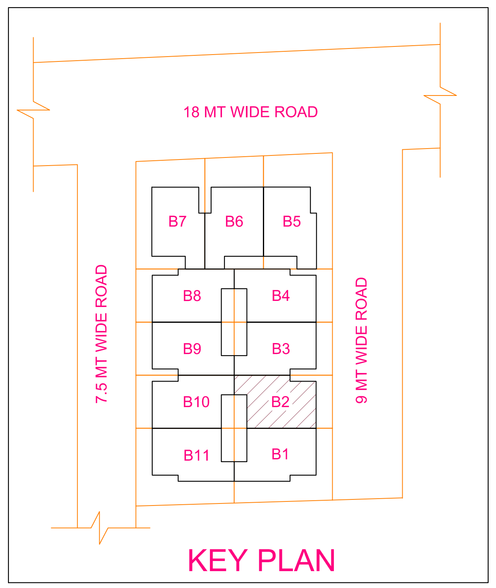
FAR AREAS



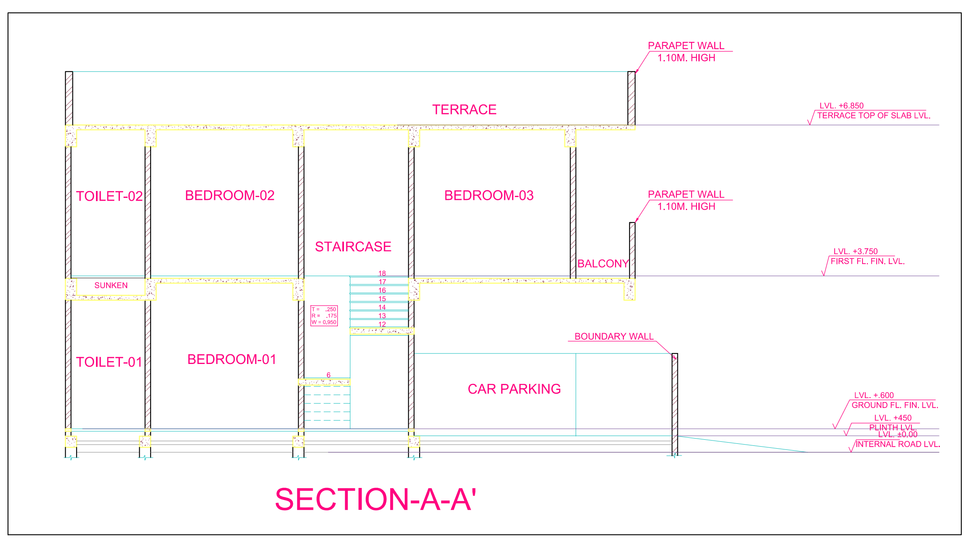
BUILT-UP AREAS



FRONT ELEVATION



KEY PLAN



SECTION-A-A'

F.A.R CALCULATION ON GROUND FLOOR				
				AREA
A	2.515	X	1.640	**4.125**
B	6.810	X	5.540	**37.727**
C	6.020	X	3.335	**20.077**
TOTAL				**61.929**

COVERED AREA CALCULATION ON FIRST FLOOR				
				AREA
D	2.515	X	1.640	**4.125**
E	4.615	X	3.045	**14.053**
F	5.170	X	0.95	**4.912**
G	6.810	X	1.545	**10.521**
H	6.020	X	3.335	**20.077**
TOTAL				**53.687**

BUILT-UP AREA CALCULATION ON GROUND FLOOR				
				AREA
FAR AREA ON GF				**61.929**
A'	4.520	X	1.220	**5.514**
B'	4.295	X	0.300	**1.289**
TOTAL				**68.732**

BUILT-UP AREA CALCULATION ON FIRST FLOOR				
				AREA
FAR AREA ON FF				**53.687**
C'	4.520	X	1.220	**5.514**
D'	0.300	X	0.950	**0.285**
E'	2.100	X	0.300	**0.630**
TOTAL				**60.116**

DOOR WINDOW SCHEDULE

TYPE	WIDTH	SILL	LINTEL	REMARKS
D1	1.000	---	2.400	
D2	0.750	---	2.400	
DW 1	2.550	0.600	2.400	Door = 1.050X2.400
DW 2	1.370	0.600	2.400	Door = 1.050X2.400
DW 3	1.370	0.900	2.400	Door = 1.050X2.400
W	0.720	0.600	2.400	AS PER ELEVATION
W1	0.675	0.600	2.400	
SD1	2.000	---	2.400	
SD2	1.800	---	2.400	
V1	0.600	1.200	2.400	
OP1	0.900	---	2.400	
OP2	0.750	---	2.400	

S.NO.	PARTICULARS	(IN SQ. MTS.)
1	PLOT AREA (6.810 X 12.610)	85.874
2	PERMISSIBLE F.A.R @ 2.0 OF 85.874 SQ.MT	171.748
3	PROPOSED F.A.R ON GROUND FLOOR	61.929
4	PROPOSED F.A.R ON FIRST FLOOR	53.687
5	TOTAL PROPOSED F.A.R	115.616

S.NO.	OPEN/PROJECTION AREA CALCULATION GF	(IN SQ. MTS.)
1	FRONT OPEN AREA	13.925
2	REAR OPEN AREA	7.044
3	TOTAL OPEN AREA	20.969
4	PROJECTION ALLOWED @25% OF OPEN AREA (20.969)	5.2422
5	PROPOSED PROJECTION = (2.538+1.289)	3.827

S.NO.	OPEN/PROJECTION AREA CALCULATION FF	(IN SQ. MTS.)
1	FRONT OPEN AREA	16.902
2	REAR OPEN AREA	15.286
3	TOTAL OPEN AREA	32.188
4	PROJECTION ALLOWED @25% OF OPEN AREA (32.188)	8.047
5	PROPOSED PROJECTION = (5.514+0.285 +0.630)	6.429

S.NO.	BUILT UP AREA	(IN SQ. MTS.)
1	BUILT UP AREA ON GROUND FLOOR	68.732
2	BUILT UP AREA ON FIRST FLOOR	60.116
3	TOTAL BUILT-UP AREA	128.848

S.NO.		(IN SQ. MTS.)
1	PORCH AREA	2.997
2	PARKING AREA	25.039

OWNER'S SIGN

ARCHITECT'S SIGN

PROJECT TITLE

PROPOSED RESIDENTIAL BUILDING PLAN FOR MEGA INFRACONSORTIUM
DIRECTOR MR. AJAY AGARWAL,
R/O:- 35 / 8, RAMPUR GARDEN, NEAR GREEN LAND DAIRY, BAREILLY, UP.
SITE AT:- PLOT NO. B - 2, MEGA GREEN CITY, PURNAPUR & KUANTANDA BISALPUR ROAD, BAREILLY, UP.

DRAWING TITLE

VILLA PLOT NO. B-2

SCALE	1:100	DRAWING NO.
DATE	13-08-2025	
DEALT BY	SOMYA	

OFFICE USE

FILE NO. BDA/BP/25-26/0237

BAREILLY DEVELOPMENT AUTHORITY, BAREILY UP.