

ISO A0 (841.00 x 1189.00 MM)

AREA STATEMENT

Project Title: Prayagraj Development Authority

Authority/Class: Category B

Authority/Grade: Development Authority (DA)

Case/Track: Regular

Project Type: Layout Development

Nature of Development: NEW

Development Area: Undeveloped Area

SubDevelopment Area: Metro City Area

Special Project: Affordable Housing under Policy 2021 (AMP 2021)

Site Address: District Prayagraj, Tehsil Alnabad, Village Jalaiapur Ghosi

AREA DETAILS

Area of Plot As per record

Document Area

As per site condition

Area of Plot Considered

2. Deduction by

(a)Proposed roads

(b)Proposed roads

(c)Plot reservations

(Total a + b + c)

Net Area of plot (1 - 2) AREA OF PLOT

Existing Road Area

Plot Area For Coverage

Plot Area For FAR

Perm. FAR Area (1)

Total Perm. FAR area

3. Total Built up area permissible at:

Permissible Coverage area (70.00 %)

Proposed Coverage Area (%)

Total Plot Coverage Area (%)

Balance coverage area (70.00 %)

4. Tenement Proposed At:

Plot Name	Total number of Proposed Plots	Proposed Area at sq. mt.		
		Existing Built up	Proposed FAR	Existing FAR
		0.00	0.00	0.00
Total Area:		0.00		
Total FAR Area:		0.00		
Proposed Area Added in BuiltUp Area:		530.88		
Total BuiltUp Area:		530.88		
Proposed FAR consumed:		0.00		

Tenement Proposed At:

Color Notes

COLOR INDEX

PLOT BOUNDARY

PROPOSED CONSTRUCTION

COMMON PLOT

ROAD ALIGNMENT (ROAD WIDENING AREA)

FUTURE 'P' SCHEME DEDUCTION AREA

EXISTING (To be retained)

EXISTING (To be demolished)

Minimum Proposed Units

Plot Name	Total number of Proposed Plots	Plots having area less than 100 Sqmt.		
		Recd	Prop	
	196	98	156	

Land use analysis/Area distribution (Table 2c)

Area covered under:	Proposed Area in sq. mt.		Percentage(%)	
Plotted Area	17347.85		48.11	
Road Area	12736.91		35.32	
Garbage Collection Center	15.00		0.04	
Garbage Collection Center	15.00		0.04	
Garbage Collection Center	15.00		0.04	
For Informal Area	30.00		0.08	
Kiosk/booth/Platform	225.47		0.63	
Sector Shopping	25.45		0.07	
Convenient Shops	21.49		0.06	
Convenient Shops	21.49		0.06	
Public Open Space	5376.71		14.87	
Total net layout	36055.00		100.00	

Annually Annenly Check b)

Name	Minimum Area		Minimum Count	
	Recept	Perm	Recept	Perm
Convenient Shops	60.00	81.04	-	4.00
Sector Shopping	225.00	225.47	-	1.00
For Informal Area	30.00	30.00	-	1.00
Kiosk/booth/Platform	45.00	45.02	3.00	3.00

Tenements Density Check

Net housing density	No Of Tenements		No Of Persons	
	Recept	Perm	Recept	Perm
150/Hec.	-	541	392	2705
				1960

Green and open space Area

Name	Prop. Area	Area
Greenbelt Area	57.45	0.16
Greenbelt Area	26.33	0.07
Greenbelt Area	19.79	0.05
Greenbelt Area	237.82	0.66
Greenbelt Area	291.76	0.81
Greenbelt Area	209.79	0.58
Greenbelt Area	118.90	0.33
Greenbelt Area	61.44	0.17
Greenbelt Area	728.41	2.02
Greenbelt Area	764.73	2.12
Greenbelt Area	45.54	0.13
Greenbelt Area	45.79	0.13
Greenbelt Area	61.31	0.17
Greenbelt Area	136.41	0.38
Greenbelt Area	348.42	0.97
Greenbelt Area	322.31	0.90
Greenbelt Area	1420.51	3.94

OWNERS NAME AND SIGNATURE

SOLVATE VALLEY A PROJECT OF THE INNOVATORS DIGITAL AGG PVT. LTD. & OTHERS., innovators@gmail.com
9335148159

ARCHENG'S NAME AND SIGNATURE

Harsh Rathaur

AM30970231032022

PRAYAGRAJ DEVELOPMENT AUTHORITY

Building Plan Application Number

PDA/LD/25-26/0114

Sanctioned On

30 Jun 2025

Valid Till

01 Jul 2030

Approved By

Amrit Pal (Vice Chairman)

Examined By

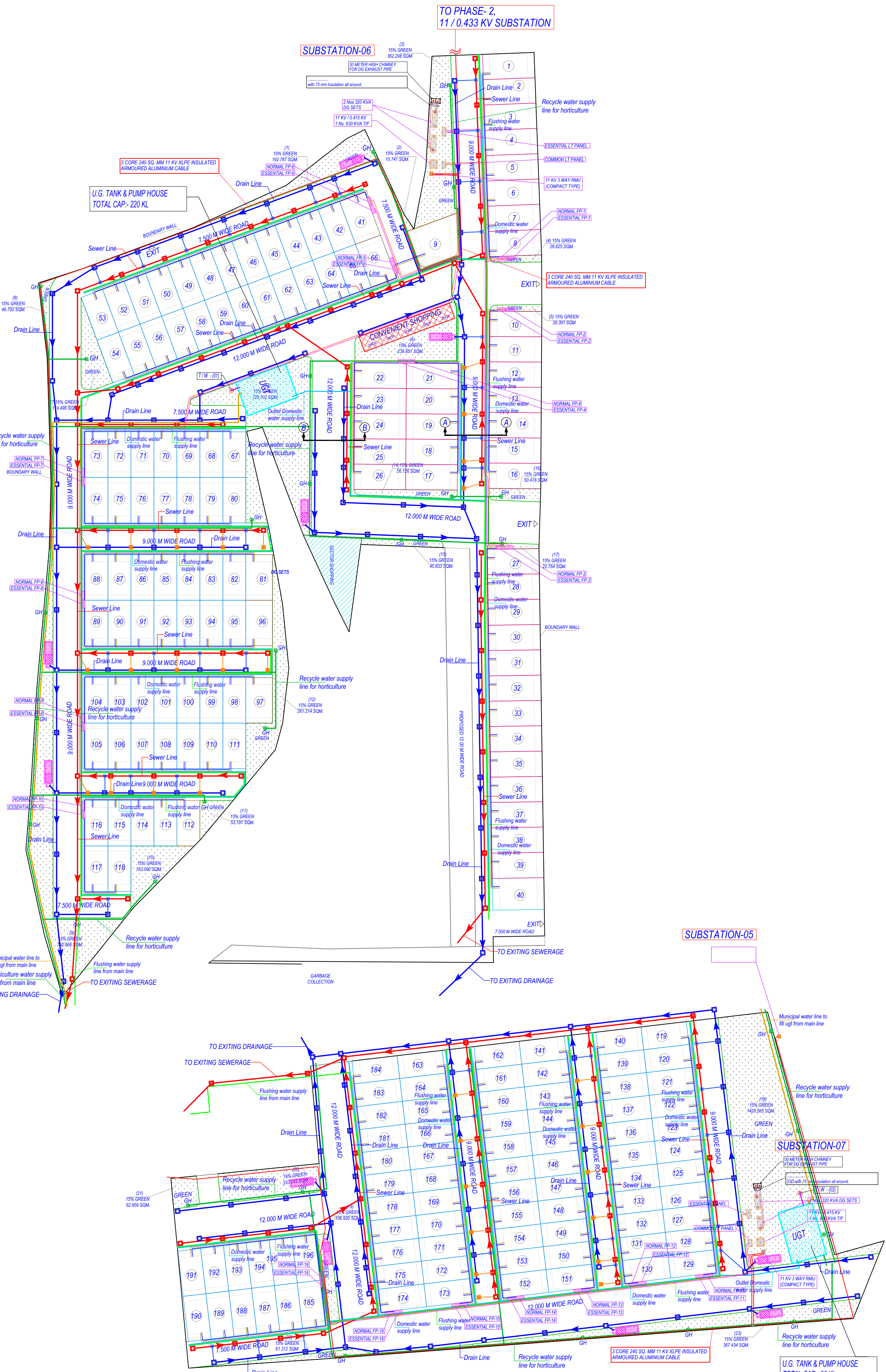
Sushil Kumar Sharma (Junior engineer)

Kaushlendra Chaudhary (Executive engineer)

Ajeet Kumar Singh (Secretary)

Amrit Pal (Vice Chairman)

The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data. 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

[illegible]

Total Plot Area: - 36055.00	Total FAR Area: - 0.00
Total Coverage Area: - 0.00	Total BUA Area: - 0.00

The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data. 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in *Italics* and *Blue* color are user inputs, which are not verified and not generated by scrutiny software.



OWNER'S NAME AND SIGNATURE	
SOLITAIRE VALLEY A PROJECT OF THE INNOVATORS DIGITAL ADS PVT. LTD. & OTHERS., vrnay_innovators@rediffmail.com, 9335148159	
ARCHITECT'S NAME AND SIGN ¹	ATURE ENGINEER
Harsh Rathour AM3009702/21032022	
	Prayagraj Development Authority 
Building Plan Application Number PDA/ILD/25-26/0114 Sanctioned On 30 Jun 2025 Valid Till 01 Jul 2030	
Approved By Amit Pal (Vice Chairman) Examined By Sushil Kumar Sharma (Junior engineer) Kaushlendra Chaudhary (Executive engineer) Ajeet Kumar Singh (Secretary) Amit Pal (Vice Chairman)	

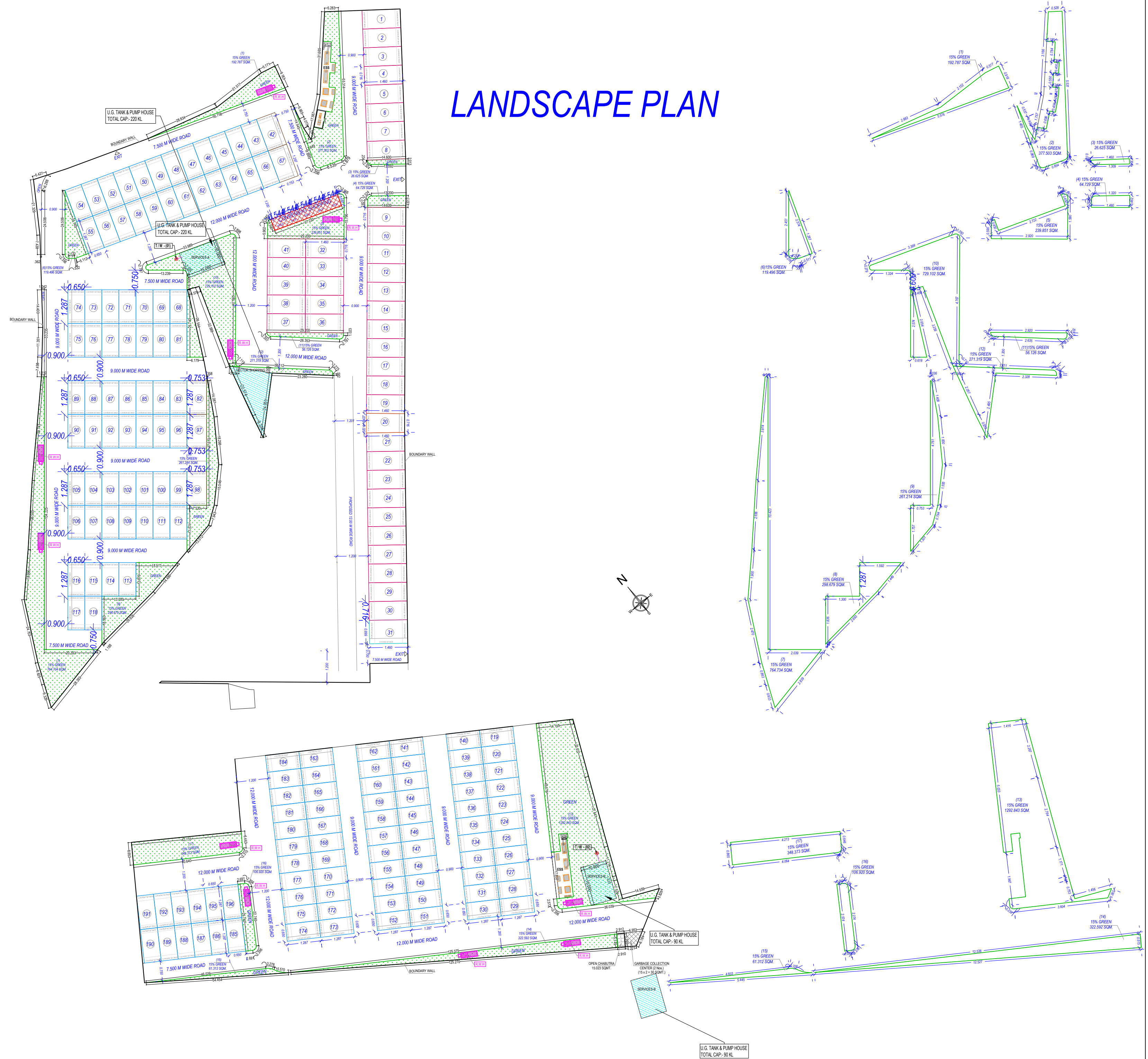


KHASRA/SAJRA
OVERLAPPED PLAN

PLOT AREA DETAILS		
	KHASRA/SAJRA	AREA (Hect.)
1.0	86	1.1597
2.0	89	0.1470
3.0	90	0.5130
4.0	91	0.2600
5.0	92	0.5700
6.0	103	0.6851
7.0	107	0.2288
TOTAL AREA		3.6055
		8.519 Acres

KHASRA/SAJRA
OVERLAPPED PLAN

S-04



OWNER'S NAME AND SIGNATURE
SOLITAIRE VALLEY A PROJECT OF THE INNOVATORS DIGITAL
ADS PVT. LTD. & OTHERS, vinay_innovators@gmail.com,
9336148159

ARCHITECT'S NAME AND SIGNATURE
Harsh Rathaur
AM3009/02/31032022

STRUCTURE ENGINEER



Prayagrah Development Authority

Building Plan Application Number
PDALD/25-26/0114

Sanctioned On
30 Jun 2025

Valid Till
01 Jul 2030

Approved By
Amit Pal (Vice Chairman)

Examined By
Sushil Kumar Sharma (Junior engineer)

Kaushlendra Chaudhary (Executive engineer)

Ajeet Kumar Singh (Secretary)

Amit Pal (Vice Chairman)