

SITE PLAN (Scale - 1:200)

AREA STATEMENT		VERSION NO. : 1.0.72	VERSION DATE: 23/09/2021	
PROJECT DETAIL :				
Authority: Bareilly Development Authority	Plot Use: Residential			
Authority/Class: Category C	Plot SubUse: Group Housing			
Authority/Grade: Development Authority (DA)	Development Plan: Sri Sanjeev Mohan Dubey Banyan Infracore Pvt Ltd			
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: New Area				
SubDevelopment Area: Village Area				
Special Project: NA				
Site Address:				
District: Bareilly, Tehsil: Bareilly, Village: Dohna Ptam Rai				
AREA DETAILS		Sq. Ms.		
1. Area of Plot As per record				
Document Area		3537.40		
As per site condition		3537.20		
Area of Plot Considered		3537.20		
2. Deduction for				
(a) Proposed roads		0.00		
(b) Dry reservations		0.00		
Total (a + b)		0.00		
3. Net Area of plot (1 - 2) AREA OF PLOT		3537.20		
4. % of Green and open space (Reqd.)		0.00		
% of Green and open space (Prop)		0.00		
Balance area of Plot (1 - 4)		3537.20		
Plot Area For Coverage		3537.20		
Plot Area For FAR		3537.20		
Perm. FAR Area (2.50)		8843.00		
Incentive FAR against EWS and LIG		5050.55		
Total Perm. FAR area (5.36)		13893.55		
6. Permissible Coverage area (40.00 %)		1414.88		
Proposed Coverage Area (39.31 %)		1390.62		
Total Prop. Coverage Area (39.31 %)		1390.62		
Balance coverage area (0.69 %)		24.28		
Proposed Area at:				
Parking Floor	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Ground And Parking Floor	776.49	0.00	0.00	0.00
First Floor	635.05	0.00	367.29	0.00
Second Floor	1409.29	0.00	1360.29	0.00
Third Floor	1409.29	0.00	1360.29	0.00
Fourth Floor	627.55	0.00	602.40	0.00
Terrace Floor	117.26	0.00	0.00	0.00
Total Area:	6384.22	0.00	5050.55	0.00
Total FAR Area:				5050.55
Accessory Use Area Added in BuiltUp Area:				1.63
Total BuiltUp Area:				6385.96
Proposed F.S.I. consumed:				0.00
C. Tenement Statement				
4. Tenement Proposed At:				
All Floors		108.00		
5. Total Tenements (3 + 4)		108		
E. Parking Statement				
1. Parking Space Required as per Regulations:			300.50	
2. Proposed Parking Space:			1461.18	

OWNER'S NAME AND SIGNATURE

ELDECO INFRABUILD
LTD.sundeep.chawla@eldecoproperties.com.9837394111

ARCH/ENG'S NAME AND SIGNATURE: STRUCTURE ENGINEER

ANUPAM SAXENA
CA/1990/13235

Bareilly Development Authority

Building Plan Application Number

BDA/BP/21-22/0034

Sanctioned On

22 Oct 2021

Valid Till

21 Oct 2026

Approved By

Joginder Singh (Vice Chairman)

Examined By

Sunil Kumar Gupta (Junior engineer)

Rankumar Chaudhary (Assistant Engineer)

Rajiv Dixit (Supritendant/Executive Engineer)

Rankumar Chaudhary (Assistant Engineer)

Sunil Kumar Gupta (Junior engineer)

Rankumar Chaudhary (Assistant Engineer)

Parking Check (Table 7b)

Vehicle Type	No.	Reduced Road Parking (in case of Plot being surrounded FOC)	Area	Prop.	Area
Equivalent Car Space	-	-	-	17	233.78
Total Car	14	-	192.50	17	233.78
TwoWheeler	54	-	108.00	54	171.00
Other Parking	-	-	-	-	1066.43
Total	-	-	-	-	1461.18

Color Index

Color Index Legend:

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

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Parking space reqd for every	Units	Car	TwoWheeler
B (EWS)	Residential	EWS Housing	>0	1	54.00	-	-
A (LIG)	Residential	LIG Housing	>0	4	54.00	1.00	54
Total					14	17	54

Tree Details (Table 3h)

Plot	Name	Reqd	Prop
plot	Tree	15	40

Buildingwise Floor FAR Details

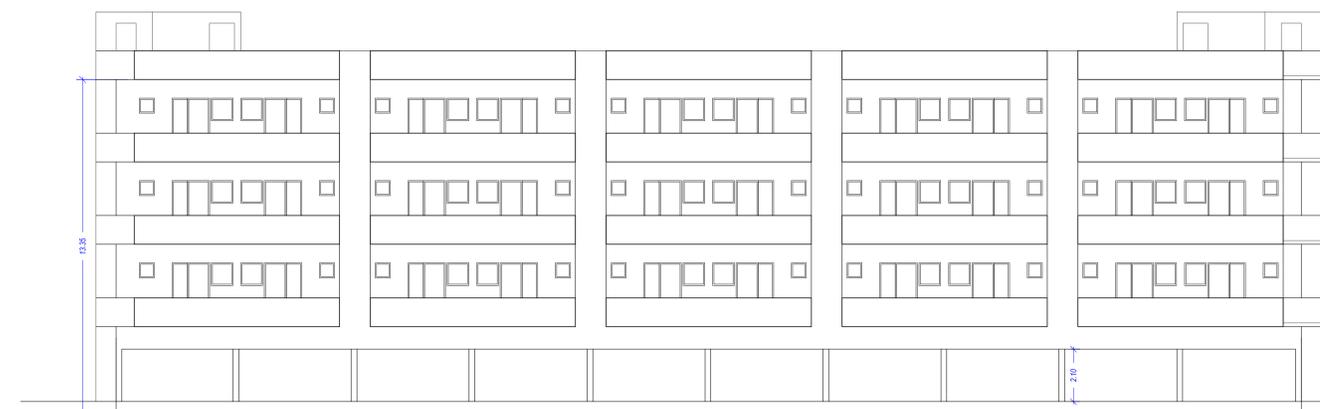
Floor Name	B (EWS)	A (LIG)	Total
Parking Floor	0.00	0.00	0.00
Ground And Parking Floor	776.49	0.00	776.49
First Floor	781.74	627.55	1409.29
Second Floor	781.74	627.55	1409.29
Third Floor	781.74	627.55	1409.29
Fourth Floor	627.55	602.40	1229.95
Terrace Floor	117.26	0.00	117.26
Total	3169.51	3214.71	6384.22

Building USE/SUBUSE Details

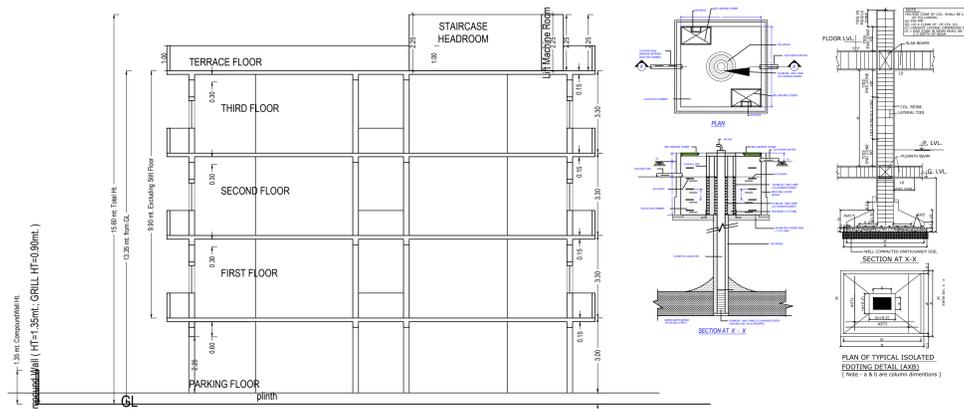
Building Name	Building Use	Building SubUse	Building Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
B (EWS)	Residential	EWS Housing		Highrise		54	PARKING FLOOR PLAN	Residential + Parking	EWS Housing			
A (LIG)	Residential	LIG Housing		Highrise		54	TYPICAL -1, 2, 3 FLOOR PLAN	Residential	EWS Housing	Residential FAR	Residential	EWS Housing
							TERRACE FLOOR PLAN	Residential	EWS Housing			
							GROUND AND PARKING FLOOR PLAN	Residential + Parking	LIG Housing	Residential FAR	Residential	LIG Housing
							TYPICAL -1, 2, 3, 4 FLOOR PLAN	Residential	LIG Housing	Residential FAR	Residential	LIG Housing
							TERRACE FLOOR PLAN	Residential	LIG Housing			

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: -	3537.20	Total FAR Area: -	5050.55
Total Coverage Area: -	1390.62	Total BUA Area: -	6384.23



ELEVATION (SCALE 1:100)



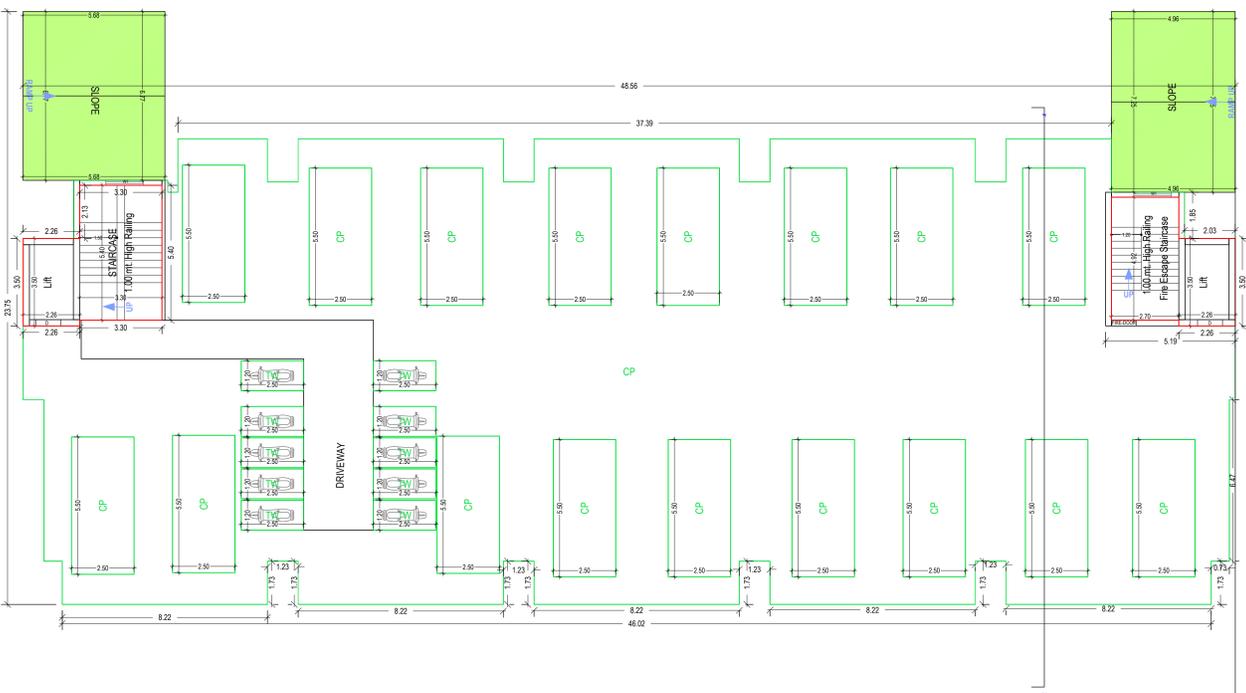
SECTION (SCALE 1:100)

Staircase Checks (Table 8a-1)

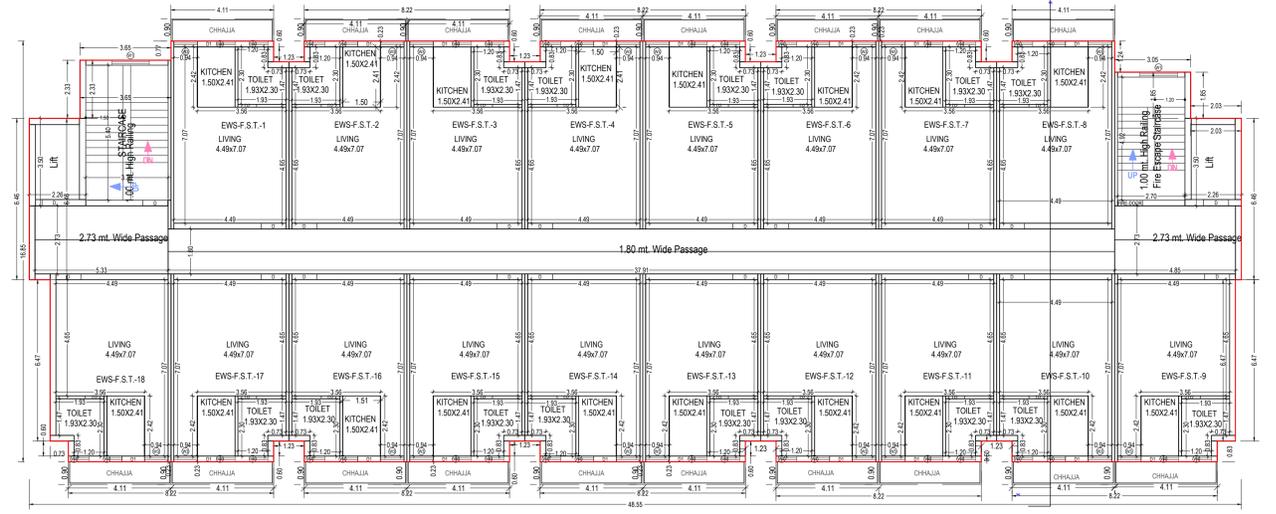
Floor Name	Staircase Name	Tread Width	Riser Height
PARKING FLOOR	Fire Escape Staircase	1.20	0.280
1ST FLOOR	STAIRCASE	1.50	0.300
TYPICAL - 1, 2, 3 FLOOR PLAN	STAIRCASE	1.50	0.300
TERRACE FLOOR	Fire Escape Staircase	1.20	0.280
TERRACE FLOOR	STAIRCASE	1.50	0.300

UnitBUA Table for Building -B (EWS)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.m.)	Net Area	No of Unit
TYPICAL - 1, 2, 3 FLOOR PLAN	EWS-F.S.T.-1	EWS UNIT	35.05	35.05	4.42	30.63	18
	EWS-F.S.T.-10	EWS UNIT	35.05	35.05	4.42	30.63	
	EWS-F.S.T.-11	EWS UNIT	35.05	35.05	4.42	30.63	
	EWS-F.S.T.-12	EWS UNIT	35.05	35.05	4.42	30.63	
	EWS-F.S.T.-13	EWS UNIT	35.05	35.05	4.42	30.63	
	EWS-F.S.T.-14	EWS UNIT	35.05	35.05	4.42	30.63	
	EWS-F.S.T.-15	EWS UNIT	35.05	35.05	4.42	30.63	
	EWS-F.S.T.-16	EWS UNIT	35.05	35.05	4.42	30.63	
	EWS-F.S.T.-17	EWS UNIT	35.05	35.05	4.42	30.63	
	EWS-F.S.T.-18	EWS UNIT	35.05	35.05	4.42	30.63	
	EWS-F.S.T.-2	EWS UNIT	35.05	35.05	4.42	30.63	
	EWS-F.S.T.-3	EWS UNIT	35.05	35.05	4.42	30.63	
	EWS-F.S.T.-4	EWS UNIT	35.05	35.05	4.42	30.63	
	EWS-F.S.T.-5	EWS UNIT	35.05	35.05	4.42	30.63	
	EWS-F.S.T.-6	EWS UNIT	35.05	35.05	4.42	30.63	
	EWS-F.S.T.-7	EWS UNIT	35.05	35.05	4.42	30.63	
	EWS-F.S.T.-8	EWS UNIT	35.05	35.05	4.42	30.63	
	EWS-F.S.T.-9	EWS UNIT	35.05	35.05	4.42	30.63	
Total per Floor			632.43	632.43	81.10	551.33	18
Total			1897.29	1897.29	243.30	1653.99	54



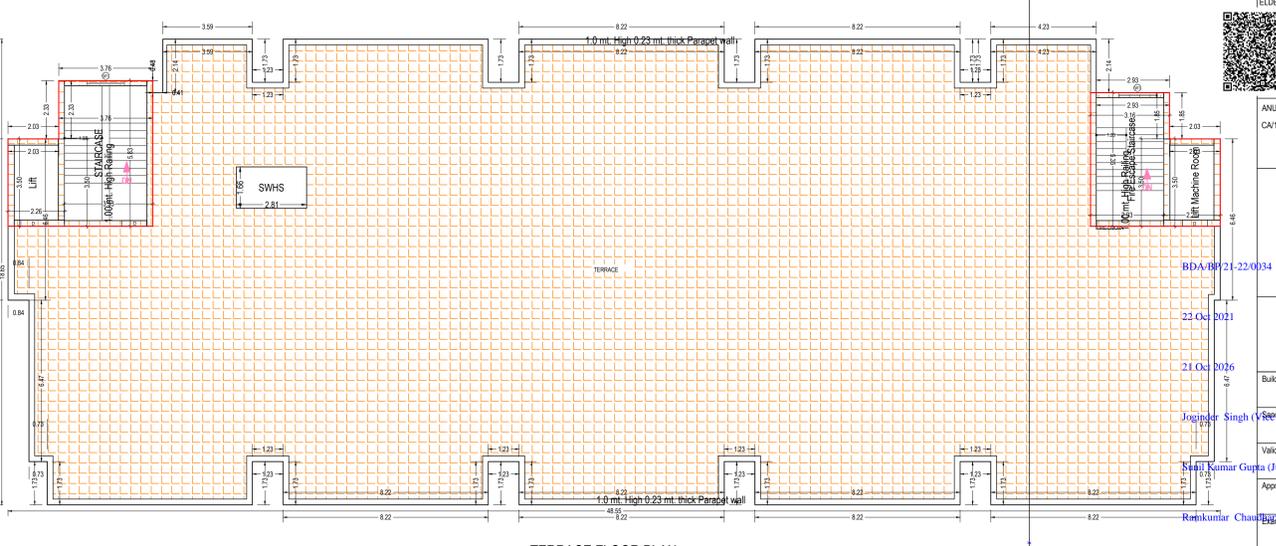
PARKING FLOOR PLAN (SCALE 1:100)



TYPICAL - 1, 2, 3 FLOOR PLAN (Proposed) (SCALE 1:100)



KEY PLAN SCALE 1:NTS



TERRACE FLOOR PLAN (SCALE 1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (EWS)	D2	0.75	2.10	54
B (EWS)	D1	0.90	2.40	54
B (EWS)	FRE-DOOR	1.00	2.10	03
B (EWS)	D	1.00	2.40	63

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (EWS)	W4	0.60	1.80	108
B (EWS)	W3	0.94	2.85	54
B (EWS)	W1	2.25	1.50	63

Total Plot Area :-	3537.20	Total FAR Area :-	5050.55
Total Coverage Area :-	1390.62	Total BUA Area :-	6384.23

OWNER'S NAME AND SIGNATURE
 ELDECO INFRABUILD
 Rishu@eldecoproperties.com, 9837394111

NAME AND SIGNATURE STRUCT. B.O.A. ER

ANUPAM SAXENA
 CA/1990/13235

Bareilly Development Authority

BDA/BP/21-22/034

22 Oct 2021

21 Oct 2026

Building Plan Application Number

Approved By
 Rajnikumar Chaudhary (Assistant Engineer)

Valid Till
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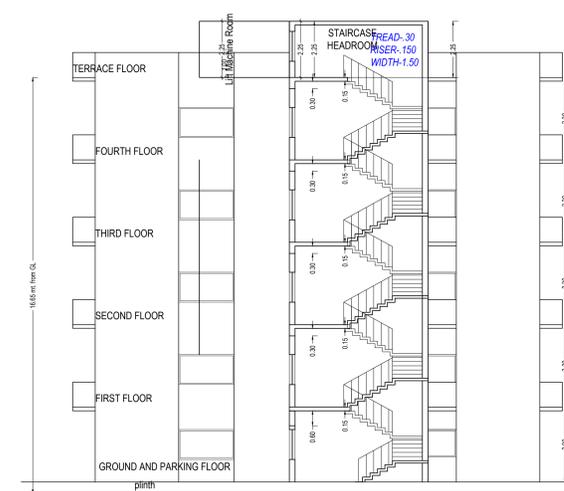
Rajiv Dixit (Superintendent/Executive Engineer)

Rankumar Chaudhary (Assistant Engineer)

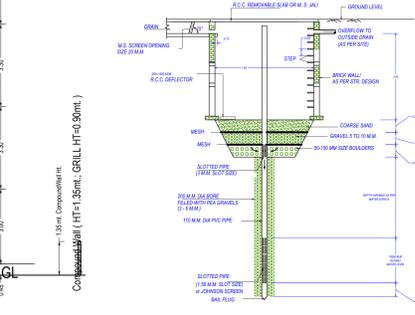
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ELEVATION
(SCALE 1:100)



SECTION
(SCALE 1:100)

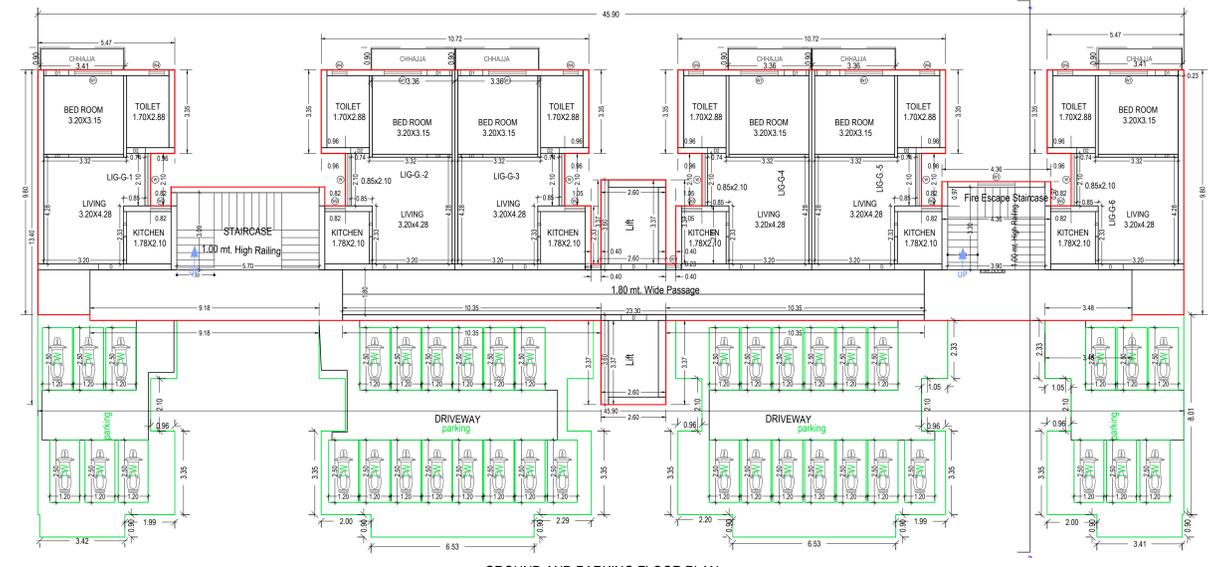


Building A (LIG)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed	FAR Area (Sq.mt.)	Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
Ground and Parking Floor	635.56	12.87	12.28	0.00	0.01	242.61	06
First Floor	627.55	12.87	12.28	0.00	0.00	602.40	12
Second Floor	627.55	12.87	12.28	0.00	0.00	602.40	12
Third Floor	627.55	12.87	12.28	0.00	0.00	602.40	12
Fourth Floor	627.55	12.87	12.28	0.00	0.00	602.40	12
Terrace Floor	69.46	57.18	0.00	12.28	0.00	0.00	00
Total	3214.72	121.53	61.40	12.28	0.01	242.61	54

UnitBUA Table for Building A (LIG)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
GROUND AND PARKING FLOOR PLAN	LIG-G-2	LIG UNIT	41.10	41.10	6.78	34.32	06
	LIG-G-5	LIG UNIT	41.10	41.10	6.78	34.32	06
	LIG-G-1	LIG UNIT	42.02	42.02	7.71	34.31	06
	LIG-G-3	LIG UNIT	41.10	41.10	6.79	34.31	06
	LIG-G-4	LIG UNIT	41.10	41.10	6.79	34.31	06
	LIG-G-6	LIG UNIT	42.02	42.02	7.70	34.32	06
Total			248.44	248.44	42.56	205.88	06
Typical Floor = 1			248.44	248.44	42.56	205.88	06
TYPICAL - 1, 2, 3, 4 FLOOR PLAN	LIG-F.S.T.F.-8	LIG UNIT	41.10	41.10	6.78	34.32	12
	LIG-F.S.T.F.-1	LIG UNIT	42.02	42.02	7.71	34.31	12
	LIG-F.S.T.F.-10	LIG UNIT	41.10	41.10	6.79	34.31	12
	LIG-F.S.T.F.-11	LIG UNIT	41.10	41.10	6.84	34.31	12
	LIG-F.S.T.F.-12	LIG UNIT	42.02	42.02	7.71	34.31	12
	LIG-F.S.T.F.-2	LIG UNIT	41.10	41.10	6.78	34.32	12
	LIG-F.S.T.F.-3	LIG UNIT	41.10	41.10	6.79	34.31	12
	LIG-F.S.T.F.-4	LIG UNIT	41.10	41.10	6.79	34.31	12
	LIG-F.S.T.F.-5	LIG UNIT	41.10	41.10	6.78	34.31	12
	LIG-F.S.T.F.-7	LIG UNIT	42.02	42.02	7.71	34.31	12
	LIG-F.S.T.F.-9	LIG UNIT	41.10	41.10	6.79	34.31	12
	LIG-F.S.T.F.-6	LIG UNIT	42.02	42.02	7.70	34.32	12
Total			497.68	497.68	85.19	412.49	12
Typical Floor = 4			1990.72	1990.72	340.76	1649.96	48
Total			2239.16	2239.16	383.23	1855.84	54



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



TYPICAL - 1, 2, 3, 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)

SCHEDULE OF DOOR

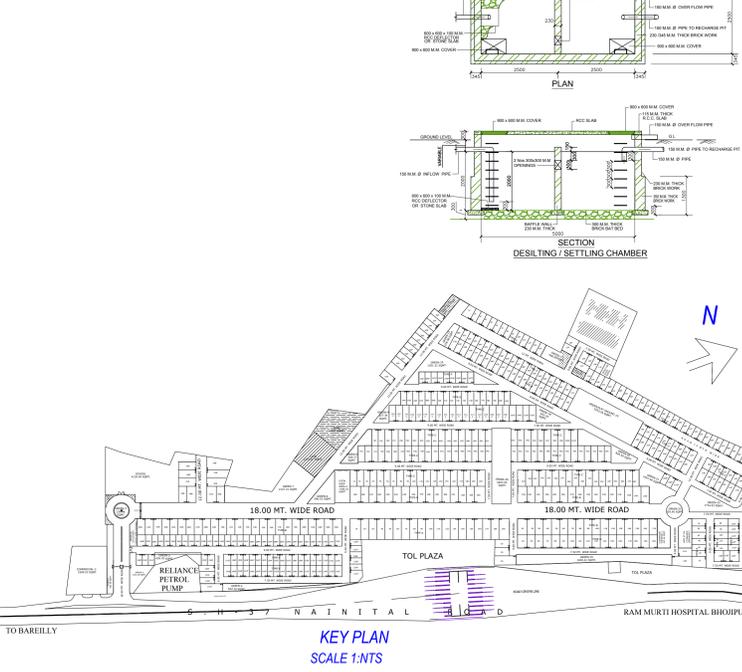
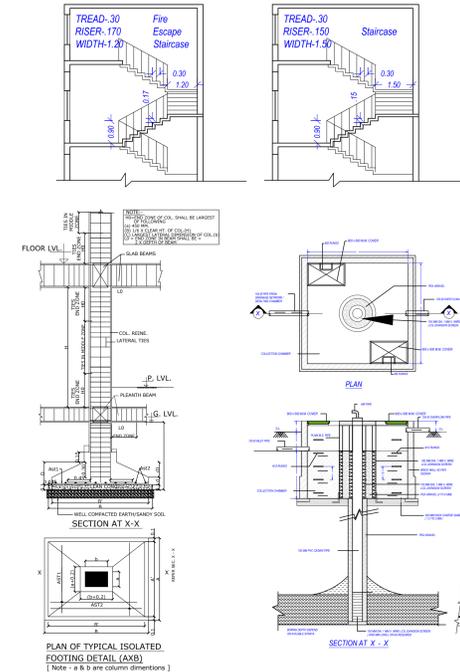
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A(LIG)	D2	0.75	2.10	54
A(LIG)	D1	0.90	2.40	186
A(LIG)	D	1.00	2.40	115

Staircase Checks (Table 8a-1)

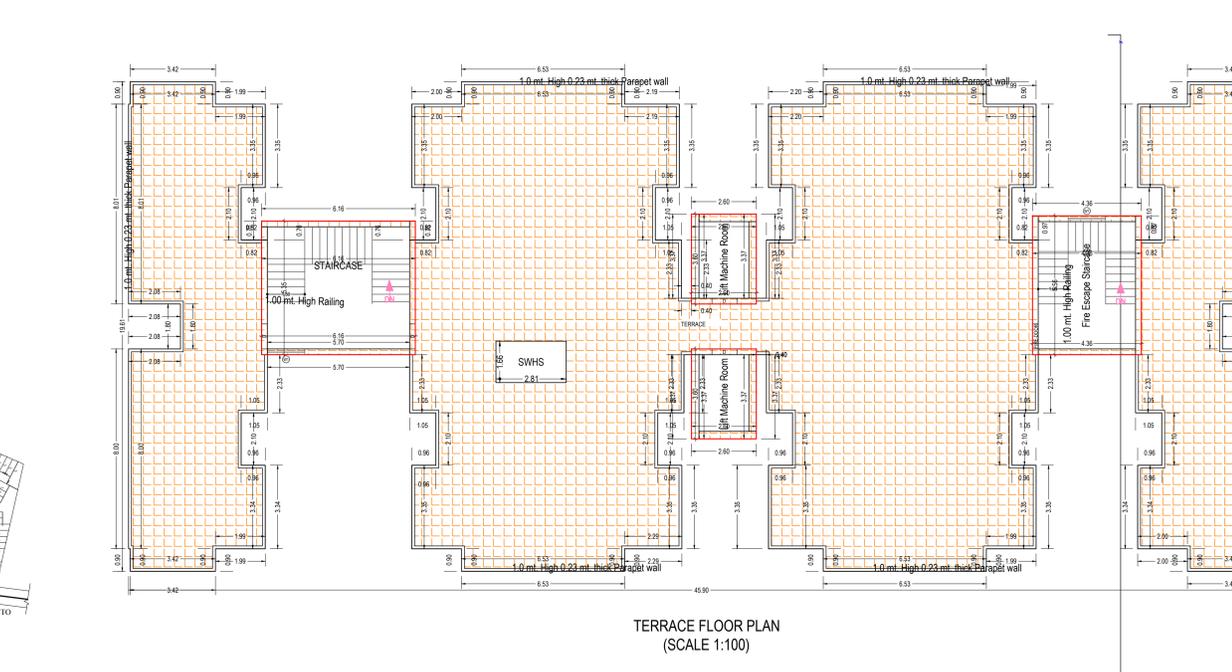
Floor Name	Stair Case Name	Flight Width	Tread Width	Riser Height
GROUND AND PARKING FLOOR	Fire Escape Staircase	1.20	0.300	0.150
TYPICAL - 1, 2, 3, 4 FLOOR PLAN	Fire Escape Staircase	0.300	0.150	0.150
TERRACE FLOOR PLAN	Staircase	1.20	0.300	0.150
TERRACE FLOOR PLAN	Fire Escape Staircase	1.20	0.300	0.150

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A(LIG)	W1	0.30	2.25	04
A(LIG)	W1	0.60	2.25	13
A(LIG)	W4	0.60	1.80	54
A(LIG)	W1	0.60	2.25	01
A(LIG)	W2	0.82	1.80	51
A(LIG)	W1	1.50	2.25	81
A(LIG)	W	2.10	2.25	46
A(LIG)	W	2.22	2.25	04
A(LIG)	W	2.33	2.25	04



KEY PLAN
SCALE 1:NTS



TERRACE FLOOR PLAN
(SCALE 1:100)

OWNER'S NAME AND SIGNATURE
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Bareilly Development Authority

ANUPAM SAXENA
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Sanil Kumar Gupta (Junior engineer)