



SO A0 (841.00 x 1189.00 MM)

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

AREA STATEMENT						VERSION NO :- 1.0-97 [REVISION DATE : 21/02/2025]	
PROJECT DETAIL							
Authority: Pragathi Development Authority						Plot Use: Residential	
Authority Class: Category B						Plot SubUse: Plotted Res development / Plotted Housing	
Authority Grade: Development Authority (DA)						Development Plan: Master plan	
Class/Rack: Regular						Land Use Zone: Residential zone	
Project Type: Layout Development						Land Sub Use Zone: Residential Zone	
Nature of Development: NEW						Layout type: NA	
Development Areas: Undeveloped Area							
SubDevelopment Areas: Metro City Area							
Special Project: Affordable Housing under Policy 2001 (April 2021)							
Site Address: District Prongara, Tehsil Alakhahat, Village Vilapour Ghosi							
AREA DETAILS						Sq Mts	
Area of Plot as per record							
Document Areas						36055.00	
As per site condition						36055.00	
Area of Plot Considered						36055.00	
Deduction for:							
a) Proposed roads						0.00	
Existing Road Areas						15.00	
Utility interventions						530.38	
Total(a+b+c)						0.00	
Net Area of plot (1 - 2) AREA OF PLOT							
Existing Road Area						36055.00	
Area of Plot for Coverage						36055.00	
Plot Area for FARs						36055.00	
Firm FAR Area (x)						0.00	
Total Firm FAR area						0.00	
Total Built up area permissible at:							
Permissible Coverage area (70.00 %)						25238.50	
Proposed Coverage Area (%)						0.00	
Total Prop. Coverage Area (%)						0.00	
Balance coverage area (70.00 %)						25238.50	
Proposed Area at:							
Proposed Built up						Proposed FAR	
Existing Built up						Existing FAR	
Total Area						0.00	
Total FAR Area						0.00	
Accession/Use Area Added in Building Area						530.38	
Total Building Area						530.38	
Proposed FAR consumed						0.00	
Tenement Proposed At:							
C/O Tenement Proposed At:							
Color Notes							
COLOR INDEX							
PLOT BOUNDARY							
ABUTTING ROAD							
PROPOSED CONSTRUCTION							
COMMON FLOT							
ROAD WIDENING (ROAD WIDENING AREA)							
FUTURE T.P SCHEME DEVELOPMENT 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.							
156						Rept	
98						Prop	
155							
Land use analysis/Area distribution (Table 2c)							
Area covered under:							
Proposed Area in sq. mt.						Percentage(%)	
Plotted Area						17347.85	
Road Area						12736.51	
Garbage Collection Center						15.00	
Garbage Collection Center						15.00	
Garbage Collection Center						15.02	
For Informal Area						30.00	
Kiosk/booth/Platform						225.47	
Sector Shopping						25.48	
Convenient Shops						24.61	
Convenient Shops						21.49	
Convenient Shops						21.49	
Public Open Space						6276.71	
Total net layout						36055.00	
						100.00	
Individual Amenity Check (b)							
Name						Minimum Area	
Road						50.00	
Sector Shopping						225.47	
For informal Area						30.00	
Kiosk/booth/Platform						225.47	
Garbage Collection Center						45.00	
						45.02	
						3.00	
						3.00	
Tenements Density Check							
Net housing density						No Of Tenements	
Rept						Perm	
Prop						Prop	
150/Hec						-	
541						352	
						2705	
						1960	
Green and open space Areas							
Name						Plot Area	
Greenbelt Area						517.43	
Greenbelt Area						38.33	
Greenbelt Area						103.79	
Greenbelt Area						207.32	
Greenbelt Area						207.78	
Greenbelt Area						18.00	
Greenbelt Area						48.44	
Greenbelt Area						728.41	
Greenbelt Area						164.73	
Greenbelt Area						15.54	
Greenbelt Area						45.79	
Greenbelt Area						31.31	
Greenbelt Area						508.41	
Greenbelt Area						348.42	
Greenbelt Area						362.37	
Greenbelt Area						548.51	
OWNER'S NAME AND SIGNATURE							
BOITRAIRE VILAPUR A PROJECT OF THE INNOVATORS DIGITAL ASKS PVT. LTD & OTHERS, viny_innovators@rediffmail.com, 9335148159							
ARCHITECT'S NAME AND SIGNATURE ENGINEER							
Harch Rathaur							
AMMO9702/91032022							
Pragathi Development Authority							
Building Plan Application Number							
PDA/LD/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)							
Ajay Kumar Singh (Secretary)							
Amit Pal (Vice Chairman)							