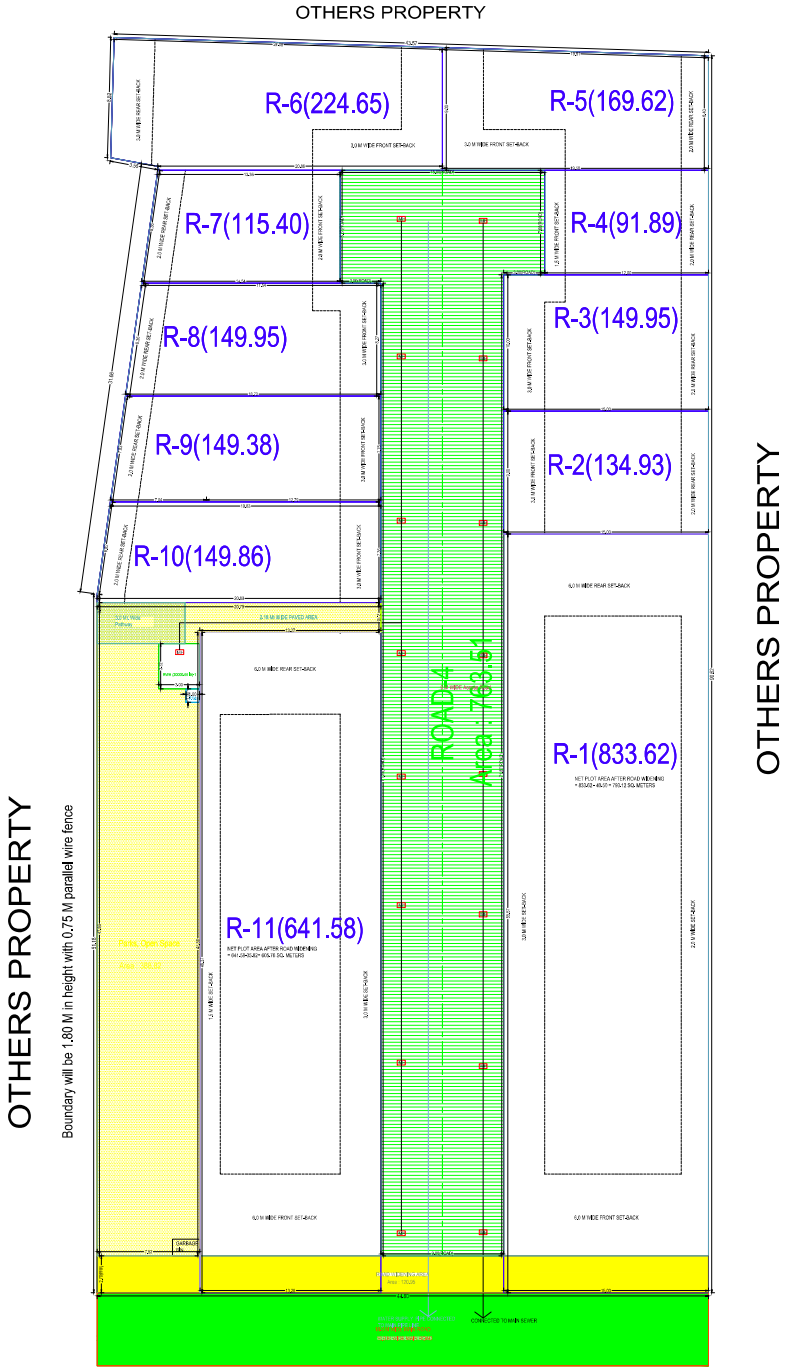
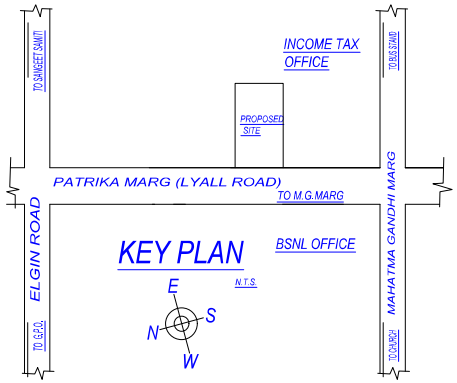
Project Title :PROPOSED LAYOUT PLAN FOR SHUBHAM MAHESHWARI & YASHWANT MAHESHWARI ON PART OF FREEHOLD NAZUL PLOT NO:42B, CIVIL STATION AND NAGAR NIGAM HOUSE NO:OLD 2 LYALL ROAD NEW NO:2, PATRIKA MARG, PRAYAGRAJ, DISTT-ALLAHABAD-211001



SITE PLAN



File No	PDA/LD/26-21/0391	Sheet	1
Received On Date	2021-04-06	Scale	1:100

A.	VERSION NO.: 1/0A
	VERSION DATE: 16/04/2021
PROJECT DETAIL:	
Required	
District Prayagraj Tehsil Allahabad, Village NA	Plot Use: Residential
Authority: Prayagraj Development Authority	Plot Sub Use: Plotted Resi development / Plotted Housing
Authority Class: Category B	Development Plan: Master Plan
Authority Grade: Development Authority (DA)	Land Use Zone: Residential Use Zone
Case Track: Regular	Land Sub Use Zone: Residential Zone
Project Type: Layout Development	Layout Type: NA
Nature of Development: NEW	
Development Area: Developed Area	
Built Development Area: Under City Area	
Special Project: NA	
Site Address	
District Prayagraj Tehsil Allahabad, Village NA	
1. AREA DETAILS :	Sq.Mts.
A. Area of Plot as per record	-
Document Area	4000.00
As per site condition	4000.00
Area of Plot Considered	4000.00
B. Deductions for	
(a) Proposed roads	100.00
Road Widening Area	0.00
(b) Any reservations	0.00
Total(a + b)	100.00
C. Net Area of plot (1 - 2) AREA OF PLOT	3887.64
D. % of Green and open space (Reqd.)	300.00
% of Green and open space (Prop)	0.00
Balance area of Plot (1 - 4)	3887.64
Plot Area For Coverage	3887.64
Plot Area For FSI	3887.64
Perm. FSI Area (-)	0.00
E. Total Perm. FSI area	0.00
F. Total Built up area permissible at:	
Permissible Coverage area (- %)	0.00
Proposed Coverage Area (- %)	0.00
Total Prop. Coverage Area (- %)	0.00
Balance coverage area (- %)	0.00
Proposed Area at:	

-	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Total Area	0.00	0.00	0.00	0.00

Total FSI Area	0.00
Achievable Area Added in Built up Area	10.08
Total Built Up Area	10.08
Proposed F.S.I. consumed	0.00
G. Tenement Statement	
H. Tenement Proposed At	

Color Notes

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD AT IGNAMENT (ROAD WIDENING AREA)
FUTURE TP.SCHEME DEDUCTION AREA
EXISTING (To be retained)
EXISTING (To be demolished)

Proposed Population Calculation

Plot Name	Use	Sub Use	Range	Nos.	Perns. Unit	Perns. Person	Total Persons/Hr	Total
R-1(833.62)	Residential	Row House						
R-6(224.65)	Residential	Row House						
R-5(169.62)	Residential	Row House	above 150sqmto 180sq.mt.	7	2	10	10	70.00
R-7(115.40)	Residential	Row House						
R-4(91.89)	Residential	Row House						
R-8(149.95)	Residential	Row House						
R-3(149.95)	Residential	Row House						
R-9(149.38)	Residential	Row House	above 180sqmto 300sq.mt.	2	4	20	20	40.00
R-2(134.93)	Residential	Row House						
R-10(149.86)	Residential	Row House	above 300 -400	2	20	100	40.00	80.00
R-11(641.58)	Residential	Row House	200Sq.mt.					
Grand Total								202

Individual Plot Area

Plot No.	Abutting Road	Plot Area			Frontage		Coverage			FSI Area	
		Reqd	Perm	Prop	Reqd	Prop	Factor	Perm	Prop	Perm	Prop
R-1(833.62)	18.0 M WIDE MAIN ROAD	40.00	-	833.62	3.50	15.19	0.00	0.00	0.00	-	0.00
R-10(149.86)	ROAD-4	40.00	-	149.86	3.50	7.39	0.00	0.00	0.00	-	0.00
R-2(149.93)	ROAD-4	40.00	-	149.93	3.50	11.27	0.00	0.00	0.00	-	0.00
R-3(149.95)	ROAD-4	40.00	-	149.95	3.50	9.03	0.00	0.00	0.00	-	0.00
R-7(115.40)	ROAD-4	40.00	-	115.40	3.50	6.27	0.00	0.00	0.00	-	0.00
R-4(91.89)	ROAD-4	40.00	-	91.89	3.50	7.69	0.00	0.00	0.00	-	0.00
R-6(224.65)	ROAD-4	40.00	-	199.00	3.50	7.50	0.00	0.00	0.00	-	0.00
R-5(169.62)	ROAD-4	40.00	-	224.65	3.50	7.50	0.00	0.00	0.00	-	0.00
R-9(149.38)	ROAD-4	40.00	-	149.38	3.50	13.03	0.00	0.00	0.00	-	0.00
R-8(149.95)	ROAD-4	40.00	-	149.95	3.50	7.79	0.00	0.00	0.00	-	0.00
R-11(641.58)	18.0 M WIDE MAIN ROAD	40.00	-	641.58	3.50	13.27	0.00	0.00	0.00	-	0.00

Tenements Density Check

Net housing density	No. Of Tenements			No. Of Persons		
	Reqd	Perm	Prop	Reqd	Perm	Prop
-	-	0.00	62	-	250.00	780

Green and open space Area

Name	Prop. Area
Perm. Open Space	300.00

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq.mts	Percentage (%)
Plotted Area	2916.87	72.93
Road Area	763.51	19.09
Public Open Space	356.42	13.98
Total area layout	3963.10	101.91

OWNERS NAME AND SIGNATURE

SHUBHAM MAHESHWARI,rajesthsurty@rediffmail.com,9415218653

ARCHITECT'S NAME AND SIGNATURE — ENGINEER

MOHAMMAD AASAM SIDDIQUI

MT/00131/01/2020

Prayagraj Development Authority

Name : ANKIT KUMAR AGRAWAL
Designation : Vice Chairman
Organization : Personal
Date : 04-Jun-2021 16: 20:2

Building Plan Application Number

PDA/LD/26-21/0391

Sanctioned On

27 Apr 2021

Valid Till

03 Jun 2026

Approved By

Ankit Kumar Agarwal (Vice Chairman)

Examined By

B N Singh (Junior engineer)

Arun Kumar Tayal (Assistant Engineer)

Tej Pratap Singh (Executive engineer/Town Planner)

T P Singh (Chief Town Planner)

Dayanand Prasad (Secretory)

Ankit Kumar Agarwal (Vice Chairman)

Individual Plot Setback

Plot No.	Perm=Mtg	Abutting Road	Front		Side1		Side2		Rear		Coverage	FSI Area
			Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	Prop	Prop
R-1(833.62)		ROAD-4	0.00	-	-	-	-	-	-	-	0.00	0.00
R-1(833.62)		ROAD-4 ABUTTING AREA	0.00	-	-	-	-	-	-	-	0.00	0.00
R-1(833.62)		18.0 M WIDE MAIN ROAD	6.00	-	-	-	-	-	6.00	-	0.00	0.00
R-10(149.86)		ROAD-4	-	-	-	-	-	-	-	-	0.00	0.00
R-6(224.65)		ROAD-4	-	-	-	-	-	-	-	-	0.00	0.00
R-2(134.93)		ROAD-4	-	-	-	-	-	-	-	-	0.00	0.00
R-7(115.40)		ROAD-4	-	-	-	-	-	-	-	-	0.00	0.00
R-3(149.95)		ROAD-4	-	-	-	-	-	-	-	-	0.00	0.00
R-5(169.62)		ROAD-4	-	-	-	-	-	-	-	-	0.00	0.00
R-4(91.89)		ROAD-4	-	-	-	-	-	-	-	-	0.00	0.00
R-9(149.38)		ROAD-4	-	-	-	-	-	-	-	-	0.00	0.00
R-8(149.95)		ROAD-4	-	-	-	-	-	-	-	-	0.00	0.00
R-11(641.58)		ROAD-4	0.00	-	-	-	-	-	-	-	0.00	0.00
R-11(641.58)		ROAD-4 ABUTTING AREA	0.00	-	-	-	-	-	-	-	0.00	0.00
R-11(641.58)		18.0 M WIDE MAIN ROAD	6.00	-	-	-	-	-	6.00	-	0.00	0.00

Total Plot Area: -	3887.64	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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