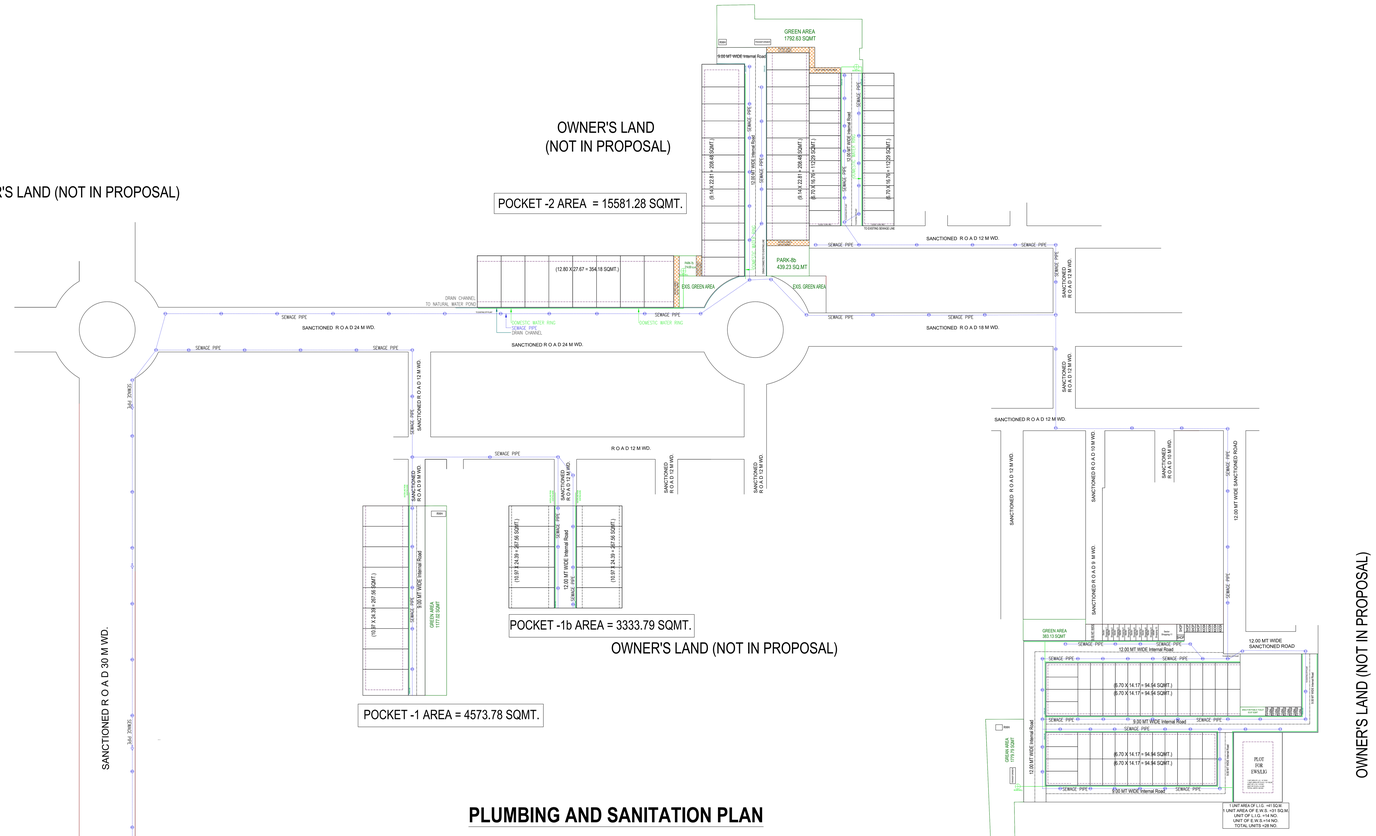
FILE NO. :- BDA/LD/21-22/0239

Project Title :INTERNATIONAL CITY-NORTHERN COUNTY
PROPOSED RESIDENTIAL LAYOUT PLAN FOR COMPETENT BUILDERS & DEVELOPERS THROUGH PARTNER SHRI BIPIN KUMAR, ADDRESS MAHALAXMI DHARAM KANTA, BEHIND BICHIA CHOTI TEMPLE, NARIYAWAL, BAREILLY. SITE AT KHET NO. 29, 30,66 JHA ,67,84,85,86,88,89,91,92, 95, 96, 110, 111KA, 111KHA, 111GA, 112, 113KA, 113KHA, 114, 115, 117, 118, 119KHA, 146, 148, 149, 150, 177KHA, 178KA, 178KHA, 266, 267, 268, 269, 270, 271, 272, 273, 276, 277, 278, 279, 280KA 297, 298, 299 , 300 and 353 AT VILLAGE NARIYAWAL, LUCKNOW ROAD, BAREILLY.

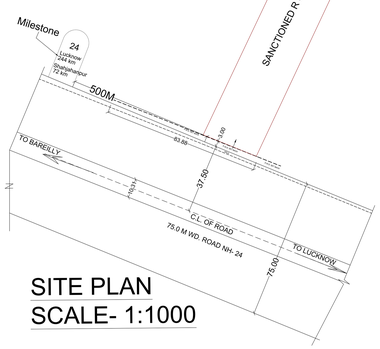
AREA STATEMENT		
TOTAL PLOT AREA	38,421.19	SQMT.
RESIDENTIAL PLOTTED AREA	21,256.27	SQMT.
PLOT FOR EWS/LIG	975.69	SQMT.
ROAD AREA	9,334.92	SQMT.
COMMERCIAL AREA	473.90	SQMT.
PUBLIC TOILET AREA	63.87	SQMT.
GARBAGE AREA	90.05	SQMT.
GREEN AREA REQUIRED	5,763.18	SQMT.
GREEN AREA PROVIDED	5,786.49	SQMT.
SPACE FOR STP	440.00	SQMT.
PAVED AREA	335.58	SQMT.

RESIDENTIAL PLOTTED AREA							SETBACK			
TYPE B	WIDTH	LENGTH	PLOT AREA	NOS.	TOTAL	G.TOTAL	FRONT	REAR	SIDE-1	SIDE-2
B-19	15.80	27.67	437.19	1	437.19	2916.42	3	3	-	-
B-20 TO B-26	12.80	27.67	354.18	7	2479.23		3	3	-	-
TYPE C	WIDTH	LENGTH	PLOT AREA	NOS.	TOTAL	G.TOTAL				
C-9 TO C-16 AND C-21 TO C-30	10.97	24.39	267.56	18	4816.05	5156.78	3	1.5	-	-
C-17	13.97	24.39	340.73	1	340.73		3	1.5	3	0
TYPE D	WIDTH	LENGTH	PLOT AREA	NOS.	TOTAL	G.TOTAL				
D-51 TO D-61	9.14	22.81	208.48	11	2293.32	4885.81	3	1.5	-	-
D-62	12.14	22.81	276.91	1	276.91		3	1.5	3	0
D-63 TO D-72	9.14	22.81	208.48	10	2084.83		3	1.5	-	-
D-73	10.12	22.81	230.75	1	230.75		3	1.5	-	-
TYPE F	WIDTH	LENGTH	PLOT AREA	NOS.	TOTAL	G.TOTAL				
F-134	8.21	16.76	137.60	1	137.60	2745.62	1	-	1	-
F-135 AND F-156	6.70	16.76	112.29	22	2470.42		1	-	-	-
F-157	8.21	16.76	137.60	1	137.60		1	-	1	-
TYPE I	WIDTH	LENGTH	PLOT AREA	NOS.	TOTAL	G.TOTAL				
I-77 TO I-89	6.70	14.17	94.94	13	1234.21	5551.64	1	-	-	-
I-90 AND I-93	7.59	17.10	129.79	2	259.58		1	-	1	-
I-91 AND I-92	6.59	17.10	112.69	2	225.38		1	-	-	-
I-94 TO I-106	6.70	14.17	94.94	13	1234.21		1	-	-	-
I-107 AND I-132	7.70	14.17	109.11	2	218.22		1	-	1	-
I-108 TO I-117 AND I-122 TO I-131	6.70	14.17	94.94	20	1898.78		1	-	-	-
I-118 AND I-121	7.59	16.97	128.80	2	257.60		1	-	1	-
I-119 AND I-120	6.59	16.97	111.83	2	223.66		1	-	-	-
			TOTAL	130		**21,256.27**				
PLOT FOR EWS/LIG	26.13	37.34	975.69	1	975.69	975.69	5	5	5	5
						975.69				

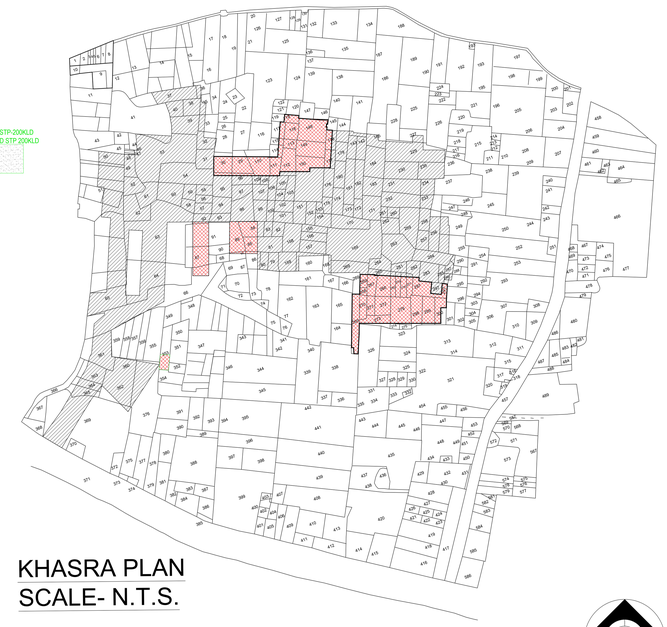
COMMERCIAL PLOTTED AREA						
	WIDTH	LENGTH	PLOT AREA	NOS.	TOTAL	G.TOTAL
Sector Shopping	3.00	8.75	26.25	10	262.50	473.90
Sector Shopping	9.96	8.75	87.15	1	87.15	
Kiosk	3.00	4.25	12.75	4	51.00	
Shops	3.00	4.25	12.75	3	38.25	
Shops	4.00	3.00	12.00	1	12.00	
Shops	4.00	5.75	23.00	1	23.00	



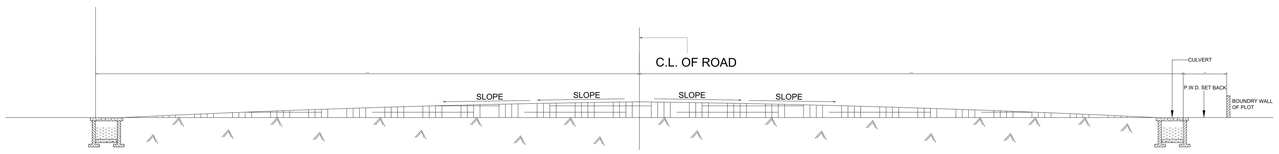
PLUMBING AND SANITATION PLAN



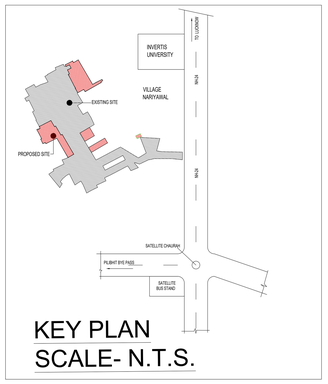
SITE PLAN
SCALE- 1:1000



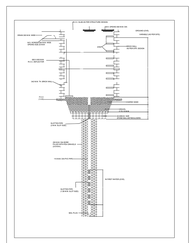
KHASRA PLAN
SCALE- N.T.S.



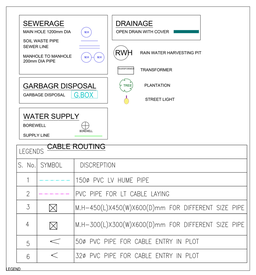
ROAD SECTION



KEY PLAN
SCALE- N.T.S.



RECHARGE PIT WITH BOREWELL
Rain Water Storage Tank Detail



POPULATION DETAILS

DETAIL OF SANCTIONED LAYOUT NO: 312/01/LO/14
NO OF PLOT = 199
TOTAL POPULATION = 2790

DETAIL OF SANCTIONED LAYOUT NO: 140/01/LO/17
NO OF PLOT = 179
TOTAL POPULATION = 2120

DETAIL OF SANCTIONED LAYOUT NO: 20180712132949953
NO OF PLOT = 95
TOTAL POPULATION = 1265

DETAIL OF PROPOSED LAYOUT
NO OF PLOT = 130
TOTAL POPULATION = 1805

TOTAL NO OF PLOT = 603
TOTAL POPULATION = 7980

NORTH	DATE	OWENRS SIGN	ARCHITECT
N	11/09/2025	Competent Builders & Developers Partner	DESIGN CONCETTI ARCHITECTS & INTERIOR DESIGNERS 4 RESIDENCY GARDEN STADIUM ROAD BAREILLY E-mail - vaishnavi.charde@outlook.com, Mob: 8806296627 Ar. VAISHNAVI TANDON Principal Architect Proprietor Design Concetti CA/2019/131630 Ar. Vaishnavi

OFFICE USE ONLY

BAREILLY DEVELOPMENT AUTHORITY, BAREILLY, UP.