

कार्यालय बाँदा विकास प्राधिकरण, बाँदा

पत्रांक :- 106/बां0वि0प्रा0 / 2026-27

/ दिनांक

29/6/ 2026

सेवा में,

सचिव महोदय

रेरा, उ0प्रा0

लखनऊ।

विषय- तुलसी नगर हाउसिंग स्कीम बाँदा आवेदन पत्र आई0डी0 नम्बर-
UPRERAPRJ13942 के सम्बन्ध में।
महोदय,

प्रोजेक्ट स्पेसिफिकेशन-

तुलसी नगर हाउसिंग स्कीम बाँदा, बाँदा विकास
प्राधिकरण द्वारा स्वयं विकसित की जा रही है।
जिसका प्रोजेक्ट स्पेसिफिकेशन निम्नानुसार है:-

PROJECT SPECIFICATIONS

Tulsi Nagar Housing Scheme is a Residential Township to be developed by Banda Development Authority (BDA). It is proposed on Tindwari Road Chota Bypass making it well- connected with the nearby major cities like Kanpur, Chitrakoot having various specifications like-

1. The layout is proposed on 19.12 hectares of the township covering the village of Bhawani Purwa and Ladakapurwa, Banda. Entire 19.12 hectares of land vests with Banda Development Authority, free from all encumbrances.
2. The title of the area of the land proposed in the layout lies with Banda Development Authority vide sale deeds.
3. The title of Gram-Sabhalands eg. Chakroads/ Nali/ Govt. Land have also been transferred in favour of Banda Development Authority through exchange by competent Court with the other lands of BDA. The name of BDA has also been mutated in the revenue records.
4. The proposed layout of the township has been approved by the competent authority i.e. Banda Development Authority vide approval dated 30.09.2022
5. A total of 538 Residential plots of various sizes like 40.50 sqm, 72 Sqm, 162 sqm, 288 sqm, are being provided to accommodate various sections of society.
6. A total of 26 Commercial plots of various sizes like 525 sqm, 1069 sqm, 559 sqm, 804 sqm, 775 sqm, 553 sqm, 86 sqm, 120 sqm, 40 sqm, 18.41 sqm and other different are being provided to cater the projected population of the township.
7. Parks of various sizes and green belts along the appropriate roads have been planned throughout the site to provide recreational facilities, totaling it to 15 percent of the proposed project area. Plantation of various species of trees will be done.
8. Bituminous roads of 4.5m, 7.5m, 9m, 12m, 18m and 36m are proposed to be built with GSB, WMM, DBM and SDBC/BC as well as footpaths with interlocking paver blocks are proposed.
9. Water supply including drinking water facilities: OHTs are proposed in the Yojna including water line with 160mm/140mm/110mm/25mm diameter HDPE pipes including valve chamber and water connection for every plot.
10. Sewer system- Sewerage system with NP2 pipes of diameter 300mm and NP3 pipes of diameter 400mm/600mm are proposed including sewer connection for every plot/unit.

Manholes of rectangular/circular shape are proposed for every 30 m or at change of gradient, direction/bend, diameter and at all junctions.

11. Drain- drains of various size by using precast /reinforced Cement Concrete are proposed to be built.
12. Design For Electric Supply Including Street Lighting- Provision of street lighting will be done. Electricity supply shall be provided and electric connection shall be taken from electric poles. Electric substation shall be built in Yojna.
13. Social Infrastructure: Hospitals/Health Centres, Educational Institutions, Parks, Community and Commercial centres have been proposed as per bye-laws.
14. Solid waste management: Waste collection points have been provided throughout the site to facilitate efficient solid waste management.

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