

कार्यालय बाँदा विकास प्राधिकरण , बाँदा

पत्रांक :-

/ बां0वि0प्रा0 / 2025-26

/ दिनांक

2026

सेवा में,

सचिव महोदय
रेरा, उ०प्र०
लखनऊ।

विषय-

मुख्यमंत्री शहरी विस्तारीकरण योजना (ग्राम महोखर) बाँदा आवेदन पत्र आई०डी० नम्बर-
ID18611181 के सम्बन्ध में।

महोदय,

प्रोजेक्ट स्पेसिफिकेशन-

मुख्यमंत्री शहरी विस्तारीकरण योजना (ग्राम महोखर) बाँदा विकास प्राधिकरण द्वारा स्वयं विकसित की जा रही है। जिसका प्रोजेक्ट स्पेसिफिकेशन निम्नानुसार है:-

PROJECT SPECIFICATIONS

Mukhyamantri Shahri Vistarikaran Yojna (Gram.- Mahokhar) is a Residential Township to be developed by Banda Development Authority (BDA). It is proposed on Bundelkhand Expressway making it well- connected with the nearby major cities like Kanpur, Chitrakoot having various specifications like-

1. The layout is proposed on 16.69 hectares of the township covering the village of Mohokhar, Banda. Entire 16.69 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 24.12.2025.
5. The proposed township is a gated residential project having Boundary wall of brick work and columns of 3m height along the three sides of the Yojna.
6. A total of 476 Residential plots of various sizes like 38 sqm, 48 Sqm, 162 sqm, 200 sqm, 288 sqm, are being provided to accommodate various sections of society.
7. A total of 24 Commercial plots of various sizes like 40 sqm, 288 sqm, 500 sqm, 600 sqm and 1000 sqm are being provided to cater the projected population of the township.
8. 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.
9. Bituminous roads of 7.5m, 9m, 12m, 18m and 24m are proposed to be built with GSB, WMM, DBM and SDBC/BC as well as footpaths with interlocking paver blocks are proposed.
10. 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.

11. 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.
12. Drain- drains of various size by using precast /reinforced Cement Concrete are proposed to be built.
13. 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.
14. Social Infrastructure: Hospitals/Health Centres, Educational Institutions, Parks, Community and Commercial centres have been proposed as per bye-laws.
15. Solid waste management: Waste collection points have been provided throughout the site to facilitate efficient solid waste management.
16. Sewage treatment: Well-planned sewerage system has been proposed for the site.

The proposed layout has been prepared in consonance with the provisions of UP Model Building Bye-laws 2025.

Mukhyamantri Shahri Vistarikaran Yojna (Gram- Mahokhar) Banda

1. Residential Plot Units – HIG

SL.NO	RESIDENTIAL PLOT	UNITS	TOTAL AREA (SQM)
1	U.HIG (12×24 m)	77	22685.44
2	L.HIG (10×20 m)	121	24780.80
	TOTAL HIG	198	47466.24

2. Residential Plot Units – MIG

SL.NO	RESIDENTIAL PLOT	UNITS	TOTAL AREA (SQM)
1	MIG (9×18 m)	86	14191.00
	TOTAL MIG	86	14191.00

3. Residential Plot Units – LIG

SL.NO	RESIDENTIAL PLOT	UNITS	TOTAL AREA (SQM)
1	LIG (4.8×10 m)	75	3646.00
	TOTAL LIG	75	3646.00

4. Residential Plot Units – EWS

SL.NO	RESIDENTIAL PLOT	UNITS	TOTAL AREA (SQM)
1	EWS (3.8×10 m)	115	4430.20
	TOTAL EWS	115	4430.20

5. Group Housing

SL.NO	CATEGORY	UNITS	TOTAL AREA (SQM)
1	Group Housing	1	2201.62
2	LIG Group Housing	1	1546.37
	TOTAL GROUP HOUSING	2	3747.99

6. Commercial Area

SL.NO	COMMERCIAL USE	UNITS	TOTAL AREA (SQM)
1	Commercial Plots (12×24 m)	14	4537.33
2	Commercial Complex	4	2166.86
3	Hotel	1	1330.53
4	Retail Stores	5	218.03
	TOTAL COMMERCIAL		8252.75

7. Public & Semi-Public (P.S.P.)

SL.NO	P.S.P CATEGORY	UNITS	TOTAL AREA (SQM)
1	School / College / Law College	1	2347.83
2	Community Facility	2	1324.65
3	Public Toilet	1	191.20
	TOTAL P.S.P		3863.68

8. Green & Open Space

CATEGORY	AREA (SQM)
Park Area	18039.68
Green Belt	7787.10
TOTAL GREEN AREA	25826.78

9. Road Area

CATEGORY	AREA (SQM)
Roads	55681.86

10. Area Distribution Table

S.No	LAND USE CATEGORY	AREA (SQM)	% ACHIEVED
1	Residential	73481.23	44.00
2	Commercial	8252.75	4.92
3	Public & Semi-Public	3863.68	2.30
4	Green/Open Space	25826.78	15.46
5	Roads/Transportation	55681.86	33.35
	TOTAL	166988.03	100.00

सचिव
बाँदा विकास प्राधिकरण
बाँदा

10.2.2016

Mukhymantri Shahri Yojna (Gram Mahokhar) Banda.

Quantified Infrastructure Details (RERA Compliance)

This document provides detailed quantified infrastructure specifications of the Mukhymantri Shahri Yojna (Gram Mahokhar) Banda. The data is derived from approved layout and detailed estimate (also attached) by the consultants of the project-Shaleen Consultants.

1. Road Network – Type, Length, Width & Area

S.No.	Road Category	Total Length (m)	Area (Sq.m)
1	24 m Wide Roads	604	14,501.00
2	18 m Wide Roads	271	4,890.00
3	12 m Wide Roads	458	5,490.00
4	9 m Wide Roads	712	6,408.00
5	6 m Wide Roads	187	1,121.25

TOTAL ROAD AREA: 37,300.25 Sq.m

2. Sewage Treatment Plant (STP) – Technical Details

Design Capacity: 500 KLD

Technology: MBBR / SBR Based Treatment System

Location: Utility Zone within Township Layout

Treated Water Usage: Horticulture, flushing & landscaping

Compliance: CPCB & UPPCB Standards


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3. Water Storage & Distribution System

Total Storage Capacity: 350 KL

Overhead Water Tank (OHT): 22 m staging height

Ground Level Reservoir (GLR): As per hydraulic design

Distribution Network: Internal water supply pipelines

Purpose: Domestic, horticulture & fire-fighting supply

4. Electrical & Power Infrastructure

Number of Transformers: 2 Nos.

Capacity of Each Transformer: 1600 KVA

Total Installed Capacity: 3200 KVA

Type of Transformers: Oil Cooled Distribution Transformers

Compliance: UPPCL & Electrical Safety Regulations


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OR


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BANDA DEVELOPMENT AUTHORITY

community facilities/Utility and commercial uses provided as per the total population 6980 persons of the project area admeasuring 41.26 acre

S.no.	Community facility/Utility and commercial uses	Provision of facilities and Commercial as per U.P Building bylaws 2025	Land Area Requirement for facilities and Commercial as per U.P Building by-laws 2025	Area provided in the layout plan	Remark	
1	COMMERCIAL					
1.1	Retail Shop	Per 500 pop.-1= 14 unit	Minimum area 10sqm-per-1 =340 sqm.		1.commercial area provided in the layout plan is 4.92% of total area. This area is less then 5% of the Total land area	
1.2	Convenient Shopping/Commercial Unit	-	>100 to <300 sqm.			
1.3	Shopping Mall	-	>3000 sqm.on 12m Road width			
Total Area						
2.	2 Public and Semi public					
2.1	Nusery School	Per 2500 pop.-1 = 2 unit	3500 sqm.		1. Area Provided in the layout plan is more than Minimum Required area as per U.P Building By-laws 2025	
2.2	Primary School Per	Per 5000 pop.-1 = 1 unit	3000 sqm.			
2.3	Junior high school/High school	On 7500 pop.-1 =1 unit	4000 sqm.			
Medical Facility						
2.4	Community Facility					
Other Services						
2.5	waste segregation 29 space	per 500 person-1=14	495 Sqm			
2.6	Public Toilet					

(Signature)

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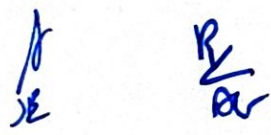
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S.NO.	PLOT TYPE	PLOT DETAILS		
		PLOT NO.	SIZE	AREA
1(a)	RESIDENTIAL : TYPE - A (12 X 24), UPPER HIG PLOTS	A-01	15.04X24.0	360.96
		A-02	12.0X24.0	288.00
		A-03	12.0X24.0	288.00
		A-04	12.0X24.0	288.00
		A-05	12.0X24.0	288.00
		A-06	12.0X24.0	288.00
		A-07	12.0X24.0	288.00
		A-08	12.0X24.0	288.00
		A-09	12.0X24.0	288.00
		A-10	12.0X24.0	288.00
		A-11	12.0X24.0	288.00
		A-12	12.0X24.0	288.00
		A-13	12.0X24.0	288.00
		A-14	12.0X24.0	288.00
		A-15	12.0X24.0	288.00
		A-16	12.0X24.0	288.00
		A-17	12.0X24.0	288.00
		A-18	12.0X24.0	288.00
		A-19	12.0X24.0	288.00
		A-20	12.0X24.0	288.00
		A-21	13.0X24.0	321.00
		A-22	13.0X24.0	321.00
		A-23	12.0X24.0	288.00
		A-24	12.0X24.0	288.00
		A-25	12.0X24.0	288.00
		A-26	12.0X24.0	288.00
		A-27	12.0X24.0	288.00
		A-28	12.0X24.0	288.00
		A-29	12.0X24.0	288.00
		A-30	12.0X24.0	288.00
		A-31	12.0X24.0	288.00
		A-32	12.0X24.0	288.00
		A-33	12.0X24.0	288.00
		A-34	12.0X24.0	288.00
		A-35	12.0X24.0	288.00
		A-36	13.0X24.0	312.00
		A-37	13.73X24.0	329.52
		A-38	12.0X24.0	288.00
		A-39	12.0X24.0	288.00
		A-40	12.0X24.0	288.00
		A-41	12.0X24.0	288.00
		A-42	12.0X24.0	288.00
		A-43	12.0X24.0	288.00
		A-44	12.0X24.0	288.00
		A-45	12.0X24.0	288.00

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GROUP HOUSING-01		
	X	2201.62
Comm. Complex -01	X	
Comm. Complex -02	X	627.53
Comm. Complex -03	X	595.09
Comm. Complex -04	X	545.50
Hotel	X	398.74
		1330.53
CP-01	X	3497.39
CP-02	X	341.32
CP-03	X	330.84
CP-04	X	322.46
CP-05	X	313.94
CP-06	X	305.29
CP-07	X	297.84
CP-08	X	291.84
CP-09	X	286.32
CP-10	X	331.24
CP-11	X	311.43
CP-12	X	323.57
CP-13	X	338.04
CP-14	X	365.73
		377.47
		4537.33
RS-01	5.50X10.0	55.00
RS-02	4.0X10.0	40.00
RS-03	4.0X10.0	40.00
RS-04	4.0X10.0	40.00
RS-05	X	43.03
		218.03
Community Facility-01	21.0X24.0	504.00
Community Facility-02	X	820.65
High School	X	2347.83
Public Toilet	X	191.2
Sports Centre	90.73X84.0	7621.12
Park -01	139.04X62.50	8689.77
Park -02	X	351
Park -03	X	1259.93
15M Wide Green Belt	X	7787.10


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Manniya Mukhyamantri Shehari Visatikaran Yojana (Banda) Phase-I

Area Distribution Table

Total Area In Acre	Total Area In Sqft	Total Area in Sqmt		
	1797285.6	166988.03		
Land-Use Category		Achieved %	Achieved Area (SQM)	Area (Acre)
1. Residential and Residential mixed use		44.00	73481.23	18.15
2. Commercial		4.92	8252.75	2.03
3. Public and Semi-Public				
4. Recreational/Open Space/Green		15.46	25826.78	6.38
5. Transportation				
Total				

Residential Plot Distribution		L × B (M)	Area Per Plot (Sqm)	L × B (Ft)	Area Per Plot (Sqft)	No. of Plots
1.	EWS (Economical Weaker Section)	3.8 × 10	38.00	12.46 × 32.80	408.68	115
2.	LIG (Lower Income Group)	4.8 × 10	48.00	15.74 × 32.80	516.27	75
3.	MIG (Middle Income Group)	9.0 × 18	162.00	29.52 × 59.04	1742.86	86
4.	Lower HIG (High Income Group)	10 × 20	200.00	32.80 × 65.61	2,152.00	121
5.	HIG (High Income Group)	12 × 24	288.00	39.37 × 78.74	3,099.99	77
6.	Group Housing		2201.62			1
7.	L.I.G Group Housing		1546.37			1
					Total Units	476


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Mukhyamantri Shahri Vistarikaran Yojna (Gram.-Mahokhar)

Duration (36 Months)

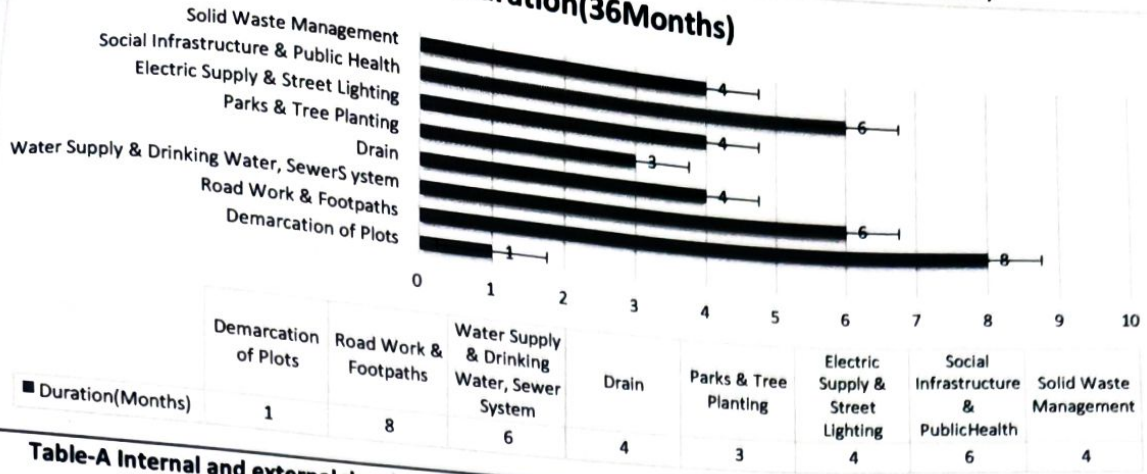


Table-A Internal and external development works (common facilities) in respect of the entire registered project

Internal/External Development Works	Start Month	End Month	Duration (Months)
Demarcation of Plots	01-04-2026	01-05-2026	1
Road Work & Footpaths	01-05-2026	01-01-2027	8
Water Supply & Drinking Water, Sewer System	01-01-2027	01-07-2027	6
Drain	01-07-2027	01-11-2027	4
Parks & Tree Planting	01-11-2027	01-02-2028	3
Electric Supply & Street Lighting	01-02-2028	01-06-2028	4
Social Infrastructure & Public Health	01-06-2028	01-12-2028	6
Solid Waste Management	01-12-2028	01-04-2029	4

[Handwritten Signature]

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