

FORM XIX (b)
[See rule 19(13)]
TOWN DEVELOPMENT SCHEME NO. TDS/BVP/205/2020
The BHOPAL DEVELOPMENT AUTHORITY
RAKSHA VIHAR PHASE - 3 VILLAGE MUBARKPUR
Redistribution and Valuation Statement

Sr.	Beneficiary plot details	% of usability	Original Plot					Reconstituted Plot (Undeveloped)					Valuation of Reconstituted plot (Developed)					Compensation / contribution				Remark	
			Section 50(4)(a) and (d)					Section 50(4)(c) and (d)					Section 50(4)(f)					Section 50(4)(e)		Section 50(4)(f)			
			Area in Scheme in sqm	Value in Rupees as per guide line rates per sqm	Value of land without structures (Col. 4 multiplied with col. 5)	Value of structures	Total (Col. 6 + Col. 7)	Reconstituted plot %	Area of reconstituted plot (Col. 4 multiplied with col. 9)	Reconstituted plot Nos.	Undeveloped land value without structures (Col. 5 multiplied with col. 10)	Value of structures	Total (Col. 12 + Col. 13)	Increm ent factor {Rule 19(6)}	cost of developed land Rs/sqm (Col. 5 multiplied with col. 15)	Developed plot val col. 10 multiplied with (Col. 16 multiplied with (100- col. 3) divided by 100	Value of structures	Total (Col. 17 + Col. 18)	Contribution (+) compensation to be paid (-) (Col. 14 -Col. 8)	Increment in value (Col. 17 - Col. 14)	Contribution up to 50% of Increment (+) {(50% of Col. 21)}	Net demand from (+) or (-) by owner (Col. 20 + Col. 22)	Location
1	PLOT NO. 205/1	60	1011.56	880				1011.56	205/1	890172.8		890172.8	4	1408	1424276.48	1424276.48	890172.8	534103.68	267051.84		60 m road	Commercial	
2	PLOT NO. 205/5	60	2544.73	880				2544.73	205/5	2239362.4		2239362	3.75	1320	3359043.6	3359043.6	2239362.4	1119681.2	559840.6		18 m road	Commercial	
3	PLOT NO. 205/11	60	533.54	880				533.54	205/11	469515.2		469515.2	3.75	1320	704272.8	704272.8	469515.2	234757.6	117378.8		18 m road	Commercial	
4	PLOT NO. 205/12	60	1091.37	880				1091.37	205/12	960405.6		960405.6	3.75	1320	1440608.4	1440608.4	960405.6	480202.8	240101.4		18 m road	Commercial	
5	PLOT NO. 205/16	60	3773.87	880				3773.87	205/16	3321005.6		3321006	4	1408	5313608.96	5313608.96	3321005.6	1992603.4	996301.68		66 m road	Commercial	
6	PLOT NO. 205/20	60	5291.75	880				5291.75	205/20	4656737.4		4656737	3.75	1320	6985106.04	6985106.04	4656737.36	2328368.7	1164184.34		18 m road	Commercial	
A	Total		14246.82																				
1	Open 1	80	1938.00	880				1938.00	205/7	1705440		1705440	3	528	1023264	1023264	1705440	-682176	-341088		18m road	Commercial	
2	Open 2	80	2030.00	880				2030.00	205/15	1786400		1786400	3	528	1071840	1071840	1786400	-714560	-357280		18m road	Commercial	
	TOTAL		3968.00																				
1	Social Infrastructure	50	3968.00	880				3968.00	205/14	3491840		3491840	3	1320	5237760	5237760	3491840	1745920	872960		18m road	Commercial	
																	19520878.96	7038901.3	3519450.66				

1	Area under Internal road		13800.00	
2	66 m bypass road		3698.18	
	Total Road area		17498.18	
	PARTICULAR		AREA IN SQM	PERCENTAGE
A	BDA SHARE		14246.82	17.95
B	OPEN		3968.00	5.00
C	SOCIAL LINFRAStructure		3968.00	5.00
D	Area under road as per layout		17498.18	22.05
E	Total land under reconstitution as per Form XIX (A)		39681.00	50.00
	TOTAL (A+B+C+D+E)		79362.00	100.00



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