

FORM XIX (b)  
[See rule 19(13)]  
DRAFT TOWN DEVELOPMENT SCHEME NO. TDS/BVP/206/2020  
The BHOPAL DEVELOPMENT AUTHORITY  
AEROCITY PHASE - 2 VILLAGE MUBARKPUR  
Redistribution and Valuation Statement

Sr.no.	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	Value in Rupees as per guide line rates per sqm	Reconstituted plot Nos.	Undeveloped land value without structures	Value of structures	Total	Increment factor	cost of developed land Rs/sqm	Developed plot value	Value of structures	Total	Contribution (+) compensation to be paid (-)	Increment in value	Contribution up to 50% of Increment (+)	Net demand from (+) or (-) by owner			
			in sqm			(Col. 5 multiplied with col. 10)												(Col. 12 + Col. 13)	{Rule 19(6)}	(Col. 5 multiplied with col. 15)
1	2	3	4	5	11	12	13	14	15	16	17	18	19	20	21	22	23	Location	Use	Remark
<b>BDA SHARE</b>																				
1	PLOT NO. 1	60	1687.46	880	206/A/2	1484964.8		1484964.8	4	1408	2375943.68		2375943.68	1484964.8	890978.88	445489.44		60 m road	COMMERCIAL	
2	PLOT NO. 2	60	1542.79	880	206/A/10	1357655.2		1357655.2	4	1408	2172248.32		2172248.32	1357655.2	814593.12	407296.56		60 m road	COMMERCIAL	
3	PLOT NO. 3	60	2680.26	880	206/A/12	2358628.8		2358628.8	3.75	1320	3537943.2		3537943.2	2358628.8	1179314.4	589657.2		18 M ROAD	COMMERCIAL	
4	PLOT NO. 4	60	2927.98	880	206/A/19	2576622.4		2576622.4	4	1408	4122595.84		4122595.84	2576622.4	1545973.44	772986.72		66 M ROAD	COMMERCIAL	
5	PLOT NO. 5	60	2430.00	880	206/B/6	2138400		2138400	4	1408	3421440		3421440	2138400	1283040	641520		60 m road	COMMERCIAL	
6	PLOT NO. 6	60	3544.70	880	206/B/10	3119336		3119336	3.75	1320	4679004		4679004	3119336	1559668	779834		18 M ROAD	COMMERCIAL	
7	PLOT NO. 8	60	1010.60	880	206/B/18	889328		889328	3.5	1232	1245059.2		1245059.2	889328	355731.2	177865.6		12 M ROAD	COMMERCIAL	
8	PLOT NO. 9	60	3990.00	560	206/B/19	2234400		2234400	3.75	840	3351600		3351600	2234400	1117200	558600		18 M ROAD	COMMERCIAL	
9	PLOT NO. 10	60	2756.35	560	206/B/25	1543556		1543556	3.75	840	2315334		2315334	1543556	771778	385889		18 M ROAD	COMMERCIAL	
10	PLOT NO. 11	60	947.80	560	206/B/26	530768		530768	4	896	849228.8		849228.8	530768	318460.8	159230.4		66 M ROAD	COMMERCIAL	
11	PLOT NO. 12	60	262.00	560	206/B/27	146720		146720	3.75	840	220080		220080	146720	73360	36680		18 M ROAD	COMMERCIAL	
12	PLOT NO. 13	60	1803.00	880	206/B/40	1586640		1586640	4	1408	2538624		2538624	1586640	951984	475992		66 M ROAD	COMMERCIAL	
13	PLOT NO. 14	60	268.00	560	206/B/31	150080		150080	3.75	840	225120		225120	150080	75040	37520		18 M ROAD	COMMERCIAL	
14	PLOT NO. 15	60	579.35	560	206/C/2	324436		324436	3.75	840	486654		486654	324436	162218	81109		18 M ROAD	COMMERCIAL	
15	PLOT NO. 16	60	1109.50	880	206/C/4	976360		976360	4	1408	1562176		1562176	976360	585816	292908		66 M ROAD	COMMERCIAL	
16	PLOT NO. 17	60	413.60	880	206/C/6	363968		363968	4	1408	582348.8		582348.8	363968	218380.8	109190.4		66 M ROAD	COMMERCIAL	
17	PLOT NO. 18	60	938.00	880	206/C/8	825440		825440	4	1408	1320704		1320704	825440	495264	247632		60 M ROAD	COMMERCIAL	
18	PLOT NO. 19	60	763.60	880	206/C/12	671968		671968	3.5	1232	940755.2		940755.2	671968	268787.2	134393.6		12 M ROAD	COMMERCIAL	



1	2	3	4	5	11	12	13	14	15	16	17	18	19	20	21	22	23	Location	Use	Remark	
	SOCIAL INFRASTRUCTURE																				
1	City bus terminus	90	3101.28	880	206/A/18	2729126.4		2729126.4	3	264	818737.92		818737.92	2729126.4	-1910388.48	-955194.24		66 m road	Commercial	Other amenities/ facilities shared with near by scheme no. 206/2020	
2	SERVICES - 1	90	1152.70	880	206/A/17	1014376		1014376	3	264	304312.8		304312.8	1014376	-710063.2	-355031.6		18m road	Commercial		
3	SERVICES - 2	90	1701.00	880	206/C/31	1496880		1496880	3	264	449064		449064	1496880	-1047816	-523908		18m road	Commercial		
5	INFORMAL SHOPPING -1	80	1477.20	880	206/B/9	1299936		1299936	3.25	572	844958.4		844958.4	1299936	-454977.6	-227488.8		18m road	Commercial		
7	Community hall	80	1314.6	880	206/C/49	1156848		1156848	3	528	694108.8		694108.8	1156848	-462739.2	-231369.6		12 m road	RESIDENCE		
8	Convenient shopping	80	920.7	880	206/C/50	810216		810216	3.25	572	526640.4		526640.4	810216	-283575.6	-141787.8		12 m road	RESIDENCE		
9	School	60	2737.4	880	206/D/23	2408912		2408912	3	1056	2890694.4		2890694.4	2408912	481782.4	240891.2		12 m road	RESIDENCE		
10	ULB office	90	482.70	880	206/C/27	424776		424776	3	264	127432.8		127432.8	424776	-297343.2	-148671.6		12 m road	Commercial		
C	Total		12887.58																		

D	Area under road as per layout	Area in sqm		
1	66 m bypass road	3935.00		
2	60 m NH road	2403.90		
	60 M BDP 2005 ROAD	14792.52		
3	Internal roads	52395.00		
	Particular		Percentage	
A	BDA SHARE	55581.45	17.42	
B	OPEN	16359.55	5.13	
C	SOCIAL INFRASTRUCTURE	12887.58	4.04	
D	ROAD AREA	73526.42	23.04	
E	Total land under reconstitution as per Format XIX (A)	160740.00	50.37	
	Grand total A+B+C+D+E	319095.00	100.00	

319095


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