

Vision, Implementation Strategy
and Integrated Infrastructure
Plan of Bareilly, 2071

DRAFT REPORT ON BUSINESS PLAN



July 2023

Tender Ref. no.12-802021/BDA

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in association with

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1 BACKGROUND TO THE STUDY

This report is the 7th deliverable towards the study on “Preparation of Vision Plan, Implementation strategy and Integrated Infrastructure plan for Bareilly” to be developed as part of the Bareilly Vision Plan and in accordance with the Master Plan for Bareilly.

The report highlights the key projects identified in discussion with the Govt. for development within Bareilly over the next 10 to 15 years along with their CAPEX needs and the plan for achieving the funding needs under the project.

The approach undertaken to arrive at the plan for implementation for these projects have been highlighted as the Business Plan for Bareilly and includes assessment of the following three critical aspects –

1. Identification of Capital and Operating Expense Heads

- ▶ Identification of key projects and their CAPEX needs across the years for development to identify estimated development costs and its phasing
- ▶ Identification of operating expenses that are currently being borne by the authority as well as their projections for the next 10 years basis financial reports/ annual financial statements of the authority

1. Identification of Capital and Operating Expense Heads

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- ▶ Identification of operating expenses that are currently being borne by the authority as well as their projections for the next 10 years basis financial reports/ annual financial statements of the authority

2. Estimating the Revenue and Income sources for the Authority

- ▶ A review of the financial standings and annual statements for Bareilly Development Authority (BDA) was conducted to identify existing funding sources, revenue sources and available surplus funds that can be used for the funding of these projects.
- ▶ An assessment of possible income opportunities/ expected revenue from the identified projects through PPP developments/ outright sale of land parcels or leasing charges.
- ▶ Subsequently as assessment of available Govt. schemes for such development proposals have been reviewed to understand the possible funding grant that can be obtained under the different schemes for the proposed development.

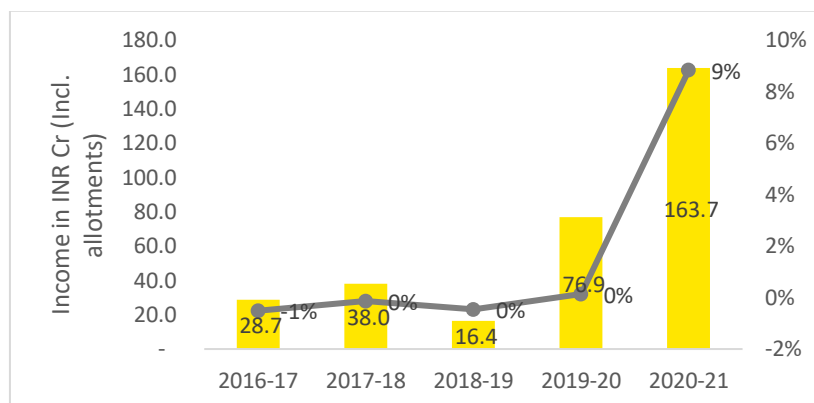
The detailing for each of these as part of the Business Plan has been provided in the subsequent chapters

2 REVIEW OF FINANCIAL STATEMENTS OF BAREILLY DEVELOPMENT AUTHORITY

A high level review of the financial statements have been undertaken to under the income sources as well as the key expense heads for the authority. The same has been indicated as follows –

The total income for Bareilly Development Authority (BDA) for the year 2020-21 is estimated at INR 163 Cr owing to the influx of revenue from plot and housing sales recognized during the year. Housing and plot sales income contributed to over 70% income over the last 4 years. The total income along with the excess earnings over expenses have been represented as follow.

Exhibit 1: Income profile of BDA

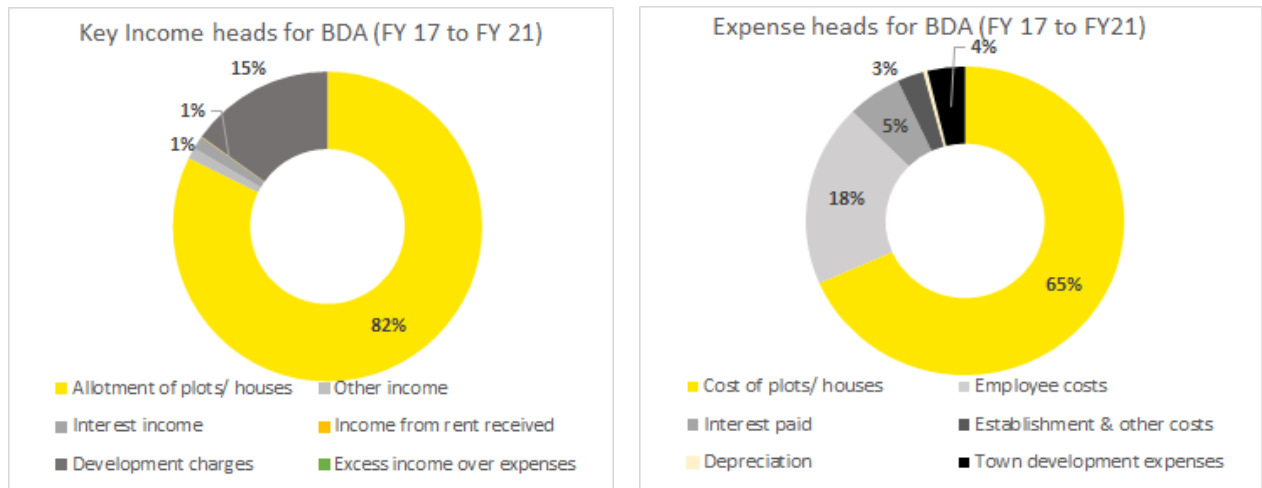


Source: BDA financial statements

Additionally to understand the key revenue contributors and expense heads, analysis of both income and expense drivers was conducted for the period of last 5 years from 2016-17 to 2020-21. The analysis indicated a reliance of 82% towards income from housing and plot sales, which has witnessed a 15% to 30% margin over the last 4 years. Income from development charges was the other major contributor towards income at 15% of total income during the last 5 years.

On the expense front, housing and plotted land expenses has been the largest contributor with 65% share in total expenses. Salary expense was other key expenses at 18% of total expenses followed by interest costs and town development expenses. The key contributors of income and expenses have been represented in the following exhibit.

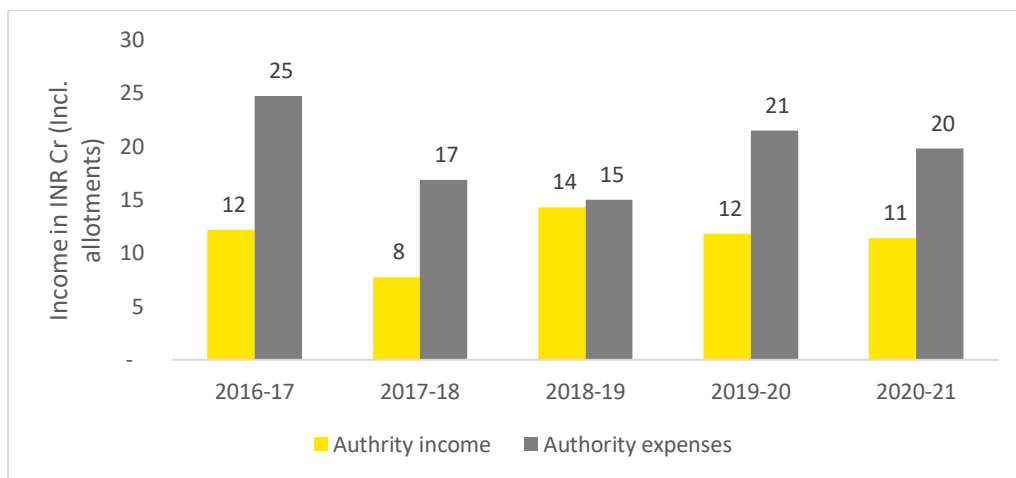
Exhibit 2: Income & expense distribution for BDA



Source: BDA financial statements

A review of the available financial statements, without the allotment income, the annual earnings for the authority indicates that the other income from development charges and interest components are sufficient to meet approximately 50% of the associated administrative and operating costs of the authority. The same has been represented as follows –

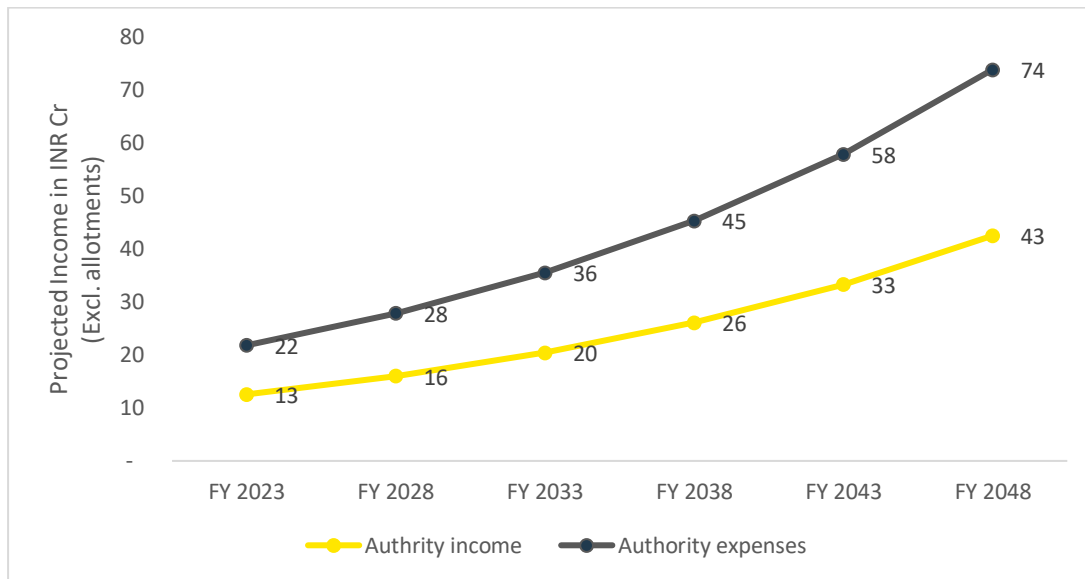
Exhibit 3: income & expenses – BDA (Without plot allotments earnings)



Source: BDA financial statements

A 25 years projection of the income and expenses for the authority adjusted for the plot and housing allotments is expected to generate ~ INR 653 Cr over the period from FY 2023 to FY 2048 considering a 5% y-o-y growth in earnings. The expenses are projected to grow to INR 1,115 Cr during the same period. The same has been represented as follows –

Exhibit 4: Projected Income & Expenses for BDA ~ 25 yrs.



Source: Projection of BDA combined audited financials

As observed in the exhibit the total cumulative earnings are lower than the expenses, creating a deficit of INR 473 Cr which would be met through earnings from new projects, residential and commercial allotments to be undertaken by the authority as well as the budgetary allocations received by the authority.

This deficit can be plugged through the following means ~

- ✓ **Budgetary allocations** - Through Budgetary allocations for BDA under different heads to meet its administrative and operational expenses.
- ✓ **Income from New Real estate and housing projects** - BDA can rope in additional income from the development and sale of housing as well as plotted developments. The earning from planned and ongoing projects may also be used to fund the operational gaps.

Accordingly various revenue generating and non-revenue generating projects as identified under the vision plan of Bareilly were reviewed to assess the expected income generation as well as the potential capital expenditure that authority is expected to make going forward. The same has been detailed in subsequent section.

3 PROJECTS UNDER VISION PLAN FOR BAREILLY

3.1 PROJECTS ~ BAREILLY VISION PLAN

As part of the Vision Plan for Bareilly, 18 different projects have been identified to be implemented in phased manner until 2051. The list of this projects along with the expected capital expenditure have been shown as follows –

Exhibit 5: Listing of projects under Bareilly Vision Plan 2051

URBAN PLANNING PROJECTS

- Residential Housing Node,
- Industrial Growth Centers,
- Integrated Freight Center cum Logistic Hub

TRANSPORT DEVELOPMENT PROJECTS

- Access to Ganga Expressway through Radial Road and Outer Ring Road
- Bareilly Lite Metro facility

HERITAGE AND TOURISM PROJECTS

- Ahichchhatra Tourism Infrastructure upgradation
- First War of Independence (1857) museum

ECONOMY PROJECTS

- "Medicity" – designated area with multiple health business and activities
- Development of Handicraft Cluster/ Common Facility Centre (CFC) – Zari & Bamboo

URBAN DESIGN PROJECTS

- Development of Nath Temple Circuit Urban Renewal & infrastructure improvement of all Nath Temples precinct
- River front development (Ramganga & Nakatiya)
- Aerocity integrated office complex near Airport development
- Zari - Zardozi Shyam Ganj and Sailani market Façade Development and streetscape
- Streetscape from Qila to Shyamganj along with development of Dargah precinct

INFRASTRUCTURE DEVELOPMENT PROJECTS

- Development of new solid waste treatment plant for 2041, (Area -15 Ha)
- City Plan for Water Logging / stagnant spots and flood prone areas
- Development of new Tertiary Sewage Treatment Plant (STP): Near Industrial Area

SOLAR PROJECTS

- Demonstration of Solar Energy for streets and Gov. buildings.

As indicated above a total of 18 projects have been identified as part of the Bareilly Vision plan. These have been indicated as follows –

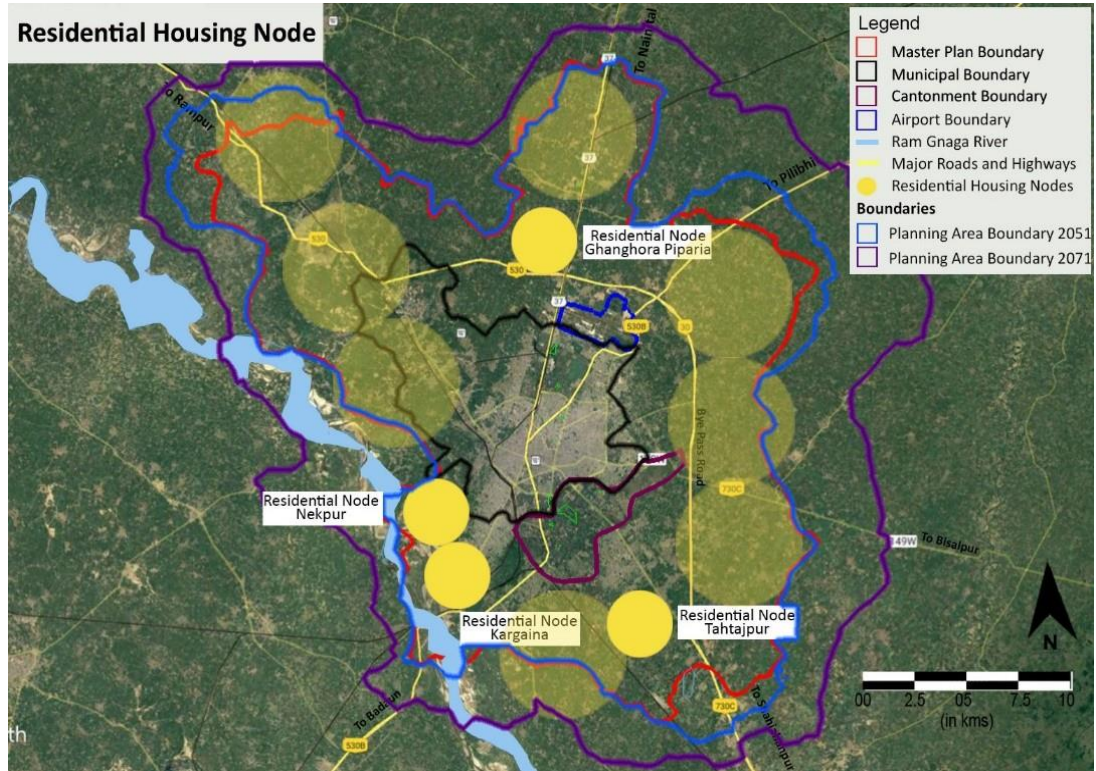
URBAN PLANNING PROJECTS

1. Residential Projects – Total 6 projects with an indicative area of 940 Ha

- ✓ **The Greater Bareilly Township ~ 240 Ha** - It is proposed at west of N.H. 30 and north of Bisalpur road, adjacent to Ramganga Nagar phase-I. The total landcover of the site is 240Ha. A total of 13 sectors are divided in Ramganga Nagar Phase II (Greater Bareilly Township) starting from sector-14 till sector-26. Putting commercial in front.
- ✓ **Shri Jankipuram Township – 300 Ha** - It is proposed on Budaun road crossing river Ramganga on both sides of National Highway with a landcover of approx. 300 Ha. It is also proposed to do riverfront development adjacent to scheme with provisions of boat club, ganga aarti canopies and a big statue of Shri ram and Janki Mata
- ✓ **Residential Township nodes of 100 ha each** - Additionally 4 different residential townships are proposed of 100 Ha each to be developed in peripheral areas of Bareilly. The proposed residential nodes will be an integrated neighborhood with convenient access to social services

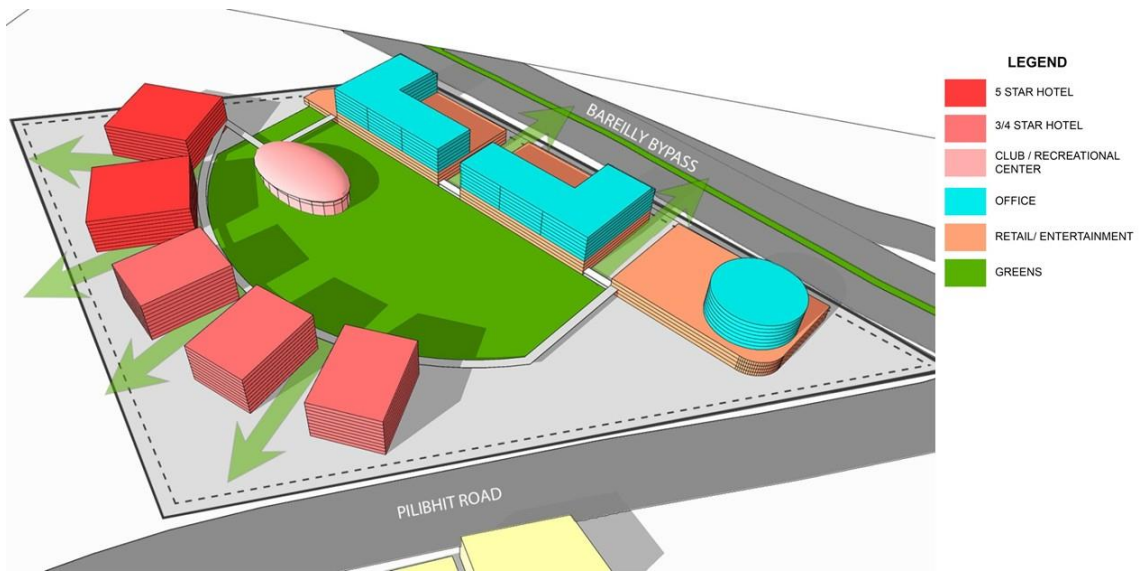
and facilities like healthcare, education, retail, leisure, entertainment and sports. Out of these 2 residential zones are proposed on Aligarh Road near village **Nekpur** and **Kargaina**. Other 2 residential zones are proposed on Lucknow Road near **Tehtajpur** and near Village **Ghaghoria Piparia** on Nainital Road.

Exhibit 6: Proposed Housing nodes in addition to Greater Bareilly & Shri Jankipuram

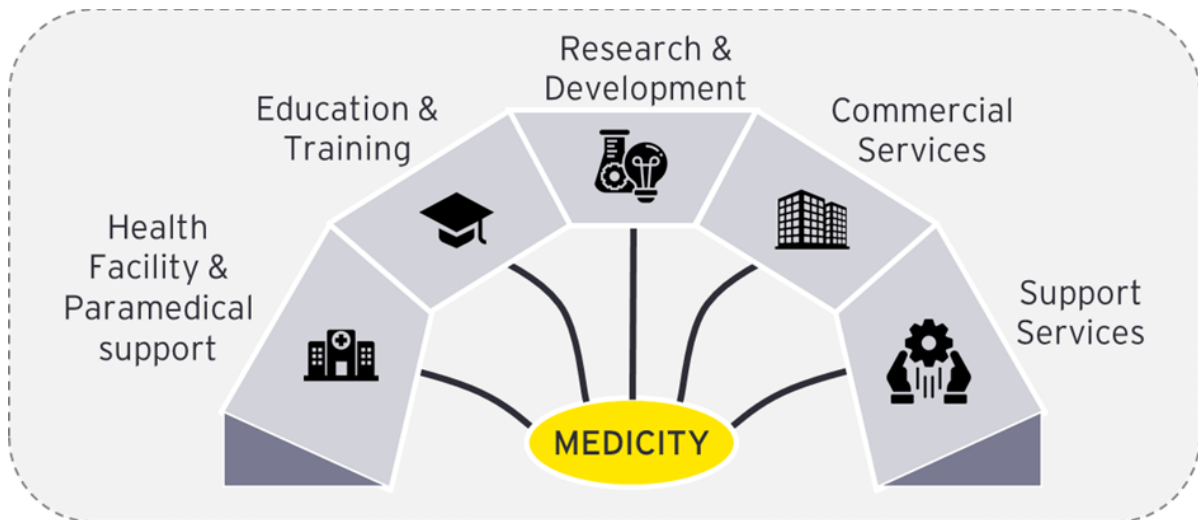


2. **Aero-city across 30 Ha**– A hospitality cum commercial office in proximity to the Airport is proposed to be developed across 30 Ha of land. The Aero-city is expected to have commercial office spaces along with hotels and convention centres. It is proposed to be part of the area identified along the Greater Bareilly Township.

Exhibit 7: Proposed Aero-city ~ Indicative components



3. Medi-city across 20 Ha – A Medi-city focussed on developing a super speciality hospital along with support commercial facilities such as ancillary diagnostic and medical support centres, hospitality and catering to meet the requirement of the patients and their support personnel, etc. The Medi-city would also have a conference centre for conducting medical conferences. It is proposed within the Shri Jankipuram Township.



4. Industrial projects –Bareilly city has three UPSIDA industrial areas and one private industrial area which is near Invertis University on Lucknow road. Additionally 3 industrial nodes of 100 Ha are proposed on the peripheral areas of Bareilly. These are

- ✓ **Paraskhera ~ 100 Ha** - The industrial area proposed of area 100 hectares as an extension of the already existing Paraskhera Industrial area which is currently the major industrial area of Bareilly city.
- ✓ **Kurtara ~ 100 Ha** - The industrial area on Rampur/Delhi road and lies near village Kurtara is proposed to cover 100 hectares of area.

- ✓ **Rajau Paraspur ~ 100 Ha** - The industrial area proposed as an up-gradation and extension of the already existing private industrial area in Rajau Paraspur at Lucknow road on an area of 100 hectares.
- ✓ **Integrated Freight cum logistics centre** - Additionally integrated freight cum logistics centre of 35 Ha each at Kurtara is proposed.

TRANSPORT INFRASTRUCTURE PROJECTS

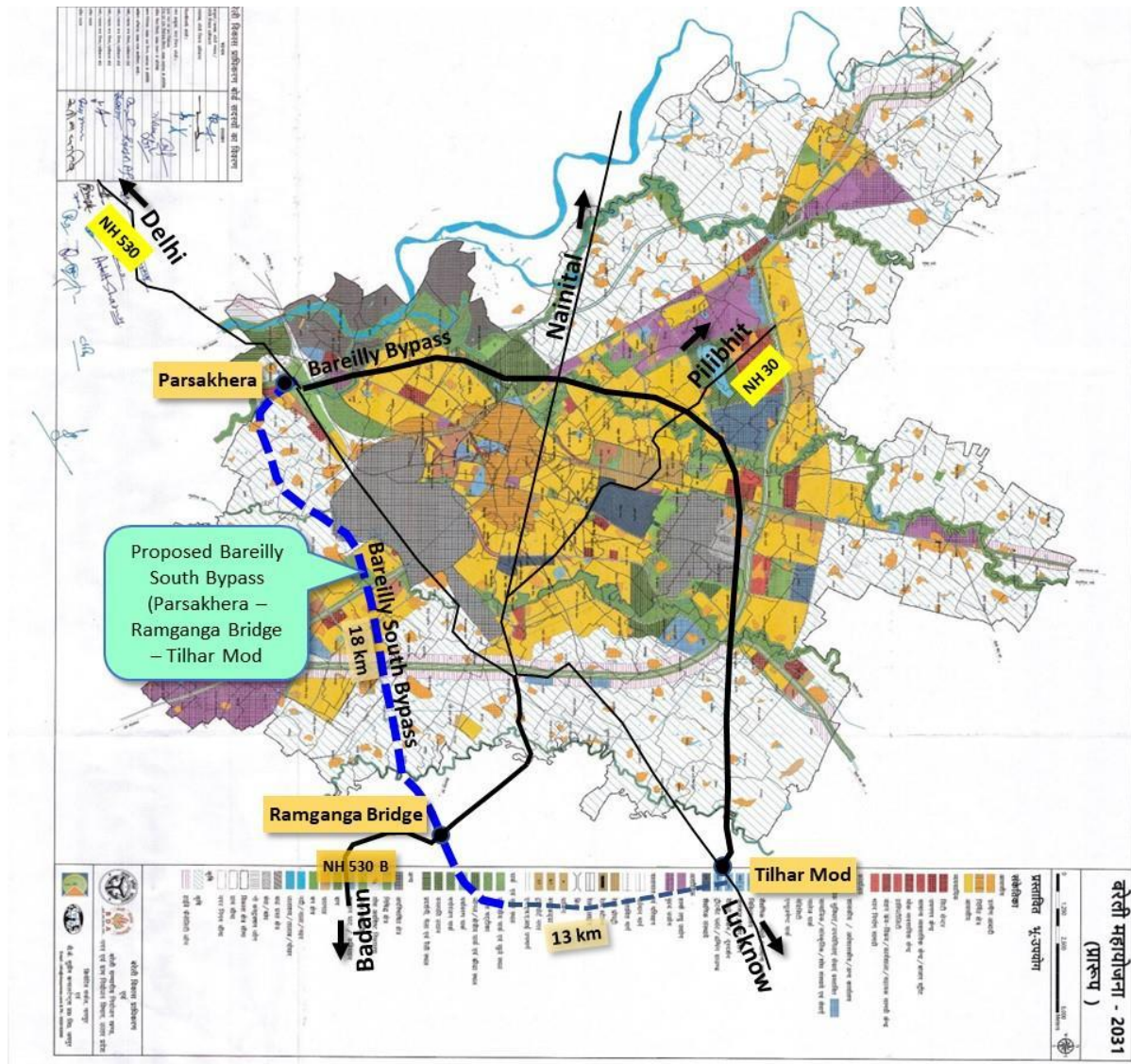
4. Strengthening of radial road connectivity as well as Access from Ganga Expressway to Bareilly – In order to provide streamline express connectivity from Bareilly to Ganga expressway at Budaun, a radial road is proposed to be developed. It would be developed across two sections – Ramganga Bridge to Binawar and the South Bareilly Bypass road spanning across 57 km in total. The project would be developed by NHA as part of the National highway NH 530B.

Exhibit 8: Ganga Expressway radial road ~ indicative proposal



Source: Meinhardt & Consultant analysis

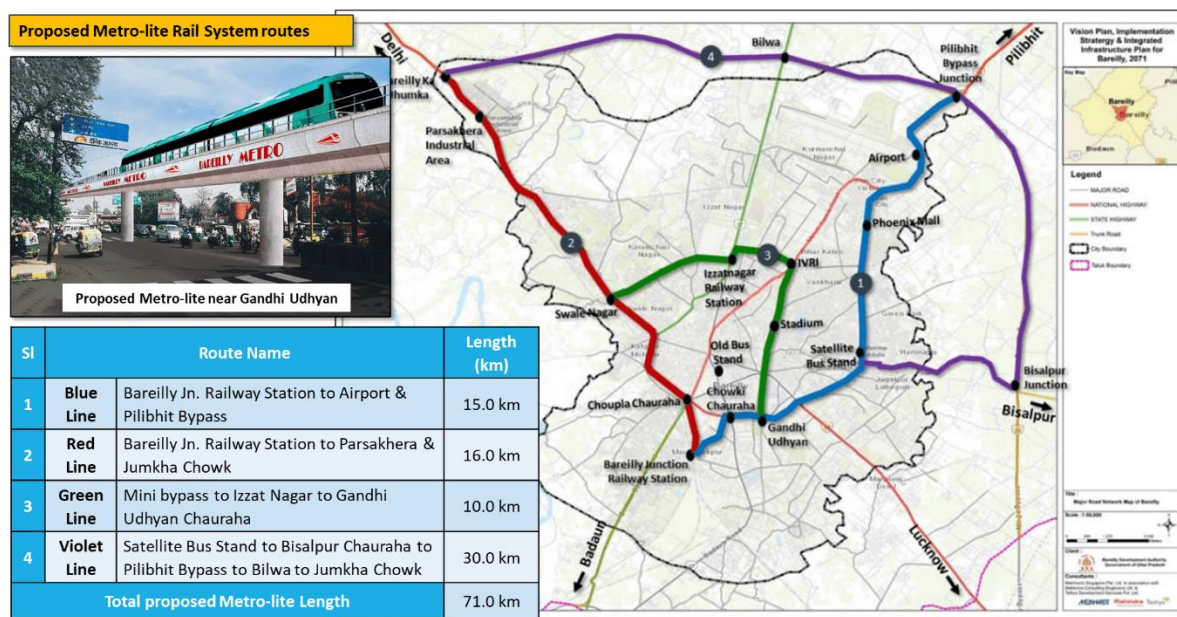
Exhibit 9: Bareilly South Bypass Indicative Proposal



Source: Meinhardt & Consultant analysis

5. Bareilly Metro Lite Project - Bareilly is a fast-growing city with the population of more than 10 lakh and is in need for a public transport system considering that it caters to population from adjoining areas as well. The proposed Metro-lite rail system in Bareilly city will be sustainable public transport system to provide hassle-free journey between Bareilly Junction Railway Station, Chowki Chauraha, Parsakhera, Izzatnagar, Satellite Bus Stand, Gandhi Udhyan and Phoenix Mall in Bareilly. The metro is proposed across 4 different lines spanning a total of 71 km. out of this 31 km of stretch is proposed across near and medium term till 2034. The project would be undertaken by Govt. led SPV having representation from both Central and State Govt.

Exhibit 10: Proposed Metro corridor



Source: Meinhardt & Consultant analysis

URBAN INFRASTRUCTURE PROJECTS

6. Solid Waste Treatment Plant ~ 15 Ha – Considering the demand for solid waste generation for a planning period of 50 years till 2071, multiple Solid Waste Treatment plants and landfills are proposed in a phased manner across different areas within Bareilly. The SWM plants are proposed at Sathrapur with a capacity of 500 TPD across a 10 acres land and at Rajau Paraspur with a capacity of 300 TPD across 20 acres of land

7. New Tertiary Sewage Treatment Plant (STP) near Industrial area – The present population of Bareilly is approximately 1554063, as against the combined design population of 1140717 for stage I and stage II sewerage schemes. Thus even after the Stage II scheme, designed to cover 165 MLD for 2033 whereas by 2036 the discharge within Municipal area will be 169 MLD, the entire present population of the city will not be covered. Accordingly a 7 MLD Sewage Treatment Plant is proposed across 0.56 Ha of land.

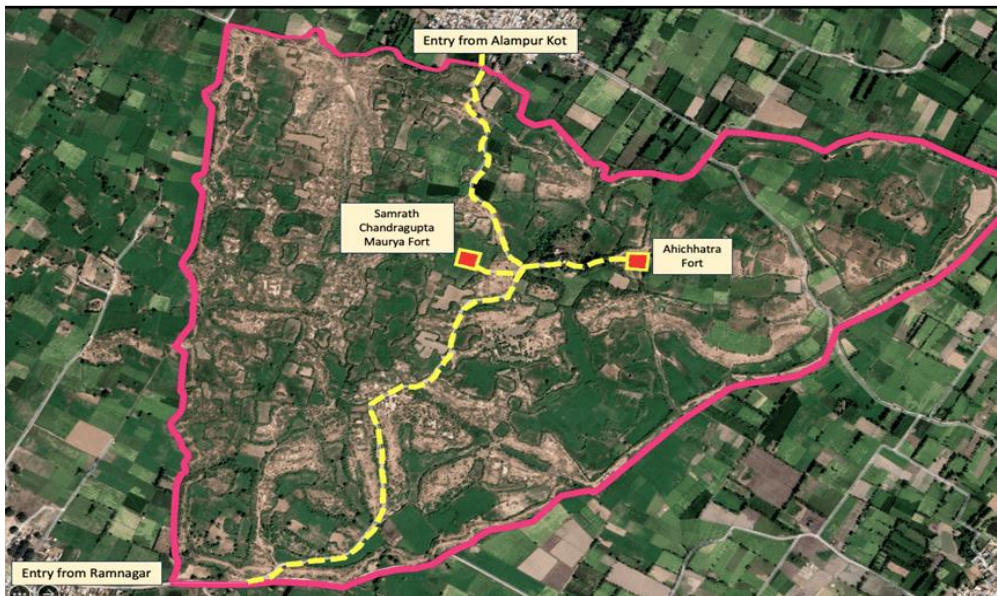
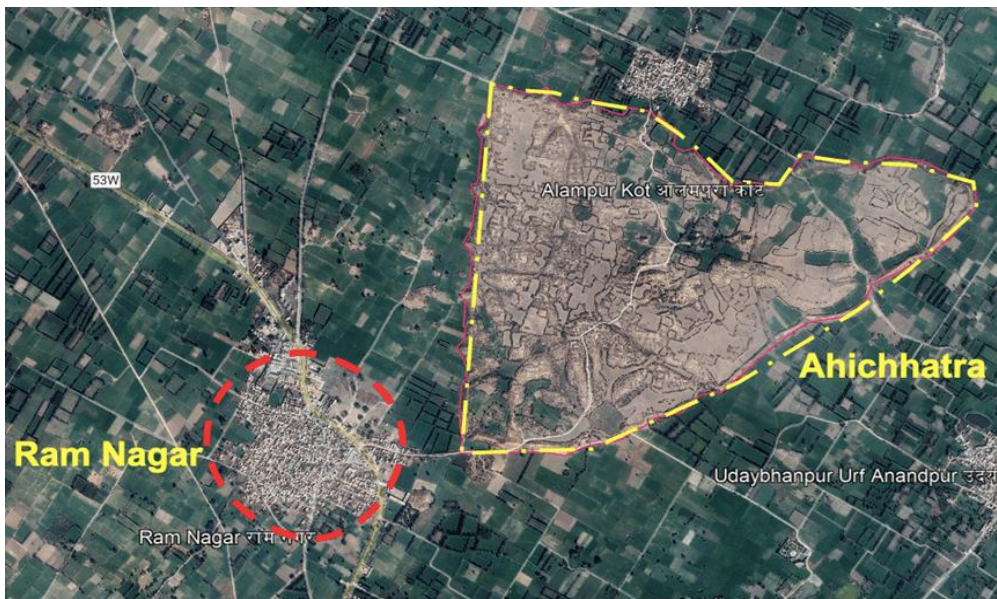
8. Upgradation work & City Plan for Water Logging / stagnant spots and flood prone areas - There are three major drains in the Bareilly planning area – (1) Deveraniya drain (2) Chaubari drain (3) Nakatiya drain. The problems of waterlogging, overflowing and choked drains and a host of water-borne diseases can be witnessed across these drains owing to discharge of industrial waste, discharge of household sewage directly into the drains and obstruction of pathways due to garbage and solid waste. It is therefore proposed to Desilt and dewed the drains along with augmenting capacities at pumping stations in short term. Further, improvement of existing secondary drains and development of new secondary drains and pumping stations in flood affected/water logged areas are proposed in medium and long term with a total investment of INR 90 Cr.

9. Upgradation of city roads & development of bridges & FOBs – As part of the vision plan upgradation of city road infrastructure through development of Foot over bridges, cycle tracks, pedestrian pathways and junction improvement infrastructure is proposed to be undertaken over the short and medium term. A total of INR 340 Cr has been earmarked for the same.

TOURISM PROJECTS

10. Ahichchhatra Tourism Infrastructure upgradation (Nath circuit) – The site of Ahichchhatra Garh was briefly explored by Sir Alexander Cunningham in 1871, and then excavated by the ASI from 1940 for "about five years". The excavations found brick fortifications and continuity of occupation from a period before 600 BCE to 1100 CE. The site is not well connected with the major towns. It is 53 kms from Bareilly and road connectivity is poor. Further, the site lacks visitor facilities and information signages. Accordingly in order to promote the destination as a preferred tourism spot within Bareilly, it is proposed to develop provisions for visitor parking, monument lighting, enhancing connectivity and visitor facilities, undertaking landscaping as well as installation of requisite signages.

Exhibit 11: Ahichchhatra Tourism Site and location



11. River Front Development at Ramganga ~ 20 Ha – The current scenario of riverfront displays a very abrupt image of city's natural features. Despite of being well connected to the city through state highway & railway line, the site completely lacks a prominent connectivity and a symbolic identity.

The existing ghat and fairground does not contain any public infrastructure to support the monthly holy bath and Chaubari fair. This has led to the depletion of the condition of the riverine, eventually affecting the overall ecology. The Ramganga fairground is not only an ecological asset but also holds a significant value in the social infrastructure of Bareilly. Accordingly it is proposed to develop Ramganga river ghat into a multi-functional public space that caters to all pilgrimage activity, fairs and festivals with integrated bathing facilities, Naturopathy center, Horse market and recreational greens. The total project is expected to cost INR 216.3 Cr.



12. River Front Development at Nakatiya ~ 2.13 Ha – The second river front development is proposed along Nakatiya river over an area of 2.13 Ha. The area is proposed to be developed into interactive green asset within the city along with development of public convenience to act as a recreational area. The project is expected to incur a cost of INR 14.2 Cr.

Exhibit 12: Indicative riverfront development - Nakatiya



HERITAGE PROJECTS

13. Development of Nath circuit – Bareilly inherits a very rich spiritual culture and is also recognized as The Nath Nagri of India. It portrays a very strong image of the seven Nath temples, located on routes linking Bareilly to seven of its surrounding cities. The seven temples act as gateways to the radially structured city of Bareilly forming important nodes of religious activity and pilgrimage. The expansion of city has also resulted in loss of imageability of all Nath temple precincts over a period of time, which has further led to disappearing of the overall circuit that connects all Nath temples. In order to revive the city's identity as Nath Nagri, it is essential to define a road network that seamlessly connects the Nath temple circuit by means of public and private transport. Accordingly, urban renewal of Nath temple circuit & infrastructure improvement of all seven Nath temples is proposed at a cost of INR 37 Cr.

14. Upgradation of Bareilly college campus and provision of first world war museum – During 1857, Bareilly became a major centre of revolt under the leadership of Khan Bahadur Khan while maintaining the communal harmony despite the efforts by Company officers to create trouble by inciting Rajputs against Khan Bahadur Khan. Bareilly was the last to fall (May 1858). To infuse sense of pride among community and Reviving the memory of the First War of Independence the museum is proposed at the site along with conservation of the historic structure of the Bareilly college. The total project is expected to cost INR 44 Cr.

Exhibit 13: Indicative development proposal for Bareilly college campus & Museum

Development of Theme based Museum.	Identification and demarcation of site boundaries Design Development of Museum Construction of museum building Operation and maintenance of the building
Interpretive displays of the history of the region and associated personalities, role of Bareilly.	Consultancy works for the research and content development of 1857 narratives and local stories Interpretive methods and installation designs

15. Development of Handicraft CFCs – A total of 6 CFCs with a cost of INR 75 lakh is proposed to be developed across key handicraft villages within Bareilly. The CFCs would be focused on the Zari craft and would provide provision of frame looms and ancillary services in order to promote and enable the artisans within the village. The project is expected to cost INR 4.5 Cr is total and may be developed within funding support under various handicraft schemes of the Office of the Development Commissioner (Handicrafts).

SOLAR PROJECTS

16. Solar rooftop / ground mounted power plant & Solar Street lighting – In order to promote use of renewable energy it is proposed to establish a 75 kw solar power plant at IT Park building along with individual captive use solar plants for the proposed Aero-city and select Government buildings and hospitals. Additionally Semi Integrated or All in one solar street lights can be installed to replace power from grid with a total cost of INR 15.4 lakh.

3.2 ESTIMATED CAPEX - PROJECTS UNDER BAREILLY VISION PLAN

The total estimated capital expenditure for the projects identified as part of the vision plan indicated as follows -

Exhibit 14: Identified Projects for Bareilly ~ estimated CAPEX

Project List under Bareilly City Vision Plan 2051				Total cost in INR Crore (excluding land)	Share in total project cost	Funding Mechanism	Short Term (2023-28)	Medium Term (2028-2037)	Long Term (2037-2051)
#	Name	Domain	Nodal Department						
	Urban Planning & Industrial Projects ¹								
1	Residential Housing Node, a) Nekpur (Phase 1 - 2022-23) b) Gangora Pikariyam c) Kargaina d) Tehtajpur (Area - 100 Ha each) e) Greater Bareilly ~ 240 Ha f) Shri Jankipuram – 300 Ha	Urban Planning	BDA / Awas vikas	790.7	3.4%	BDA to develop land and lease	395.4	395.4	
	Residential Housing Node, e) Greater Bareilly ~ 240 Ha f) Shri Jankipuram – 300 Ha		BDA / Awas Vikas	1,067.5	4.6%	BDA to develop land and lease	474.4	593.0	
2	Aero-city Project ~ 30 Ha		BDA	59.3	0.3%	BDA to develop land and lease	59.3		

¹ CAPEX estimated considering only development cost at INR 1,977 / sqm for residential, industrial & commercial projects

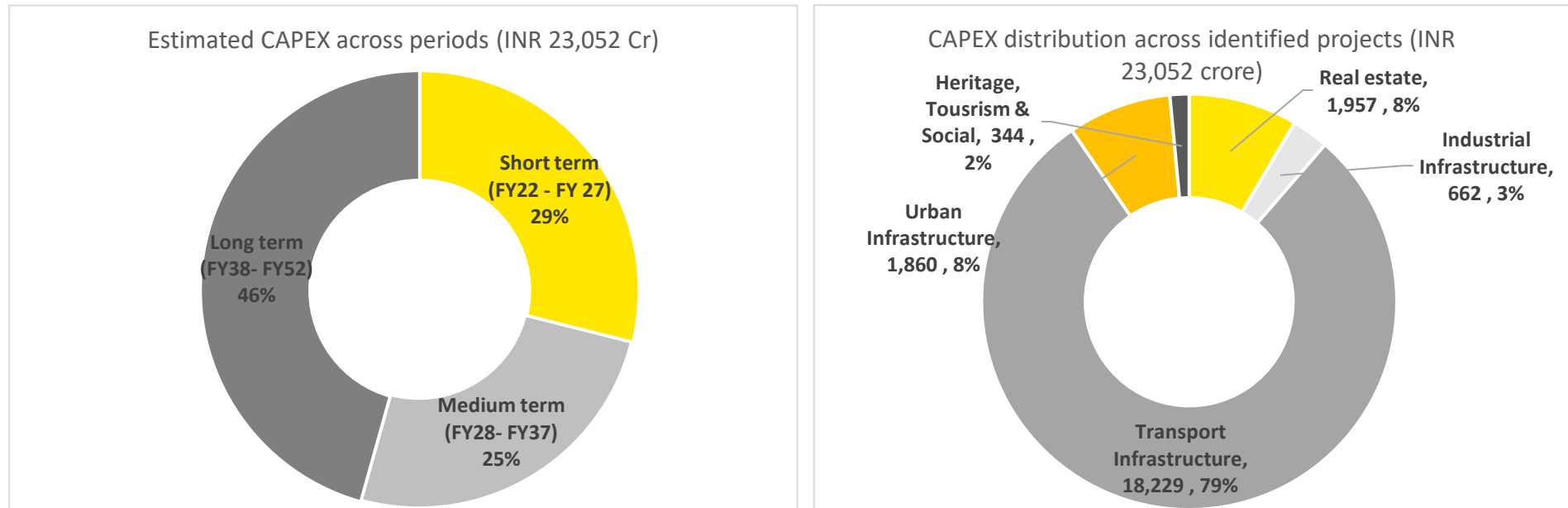
Project List under Bareilly City Vision Plan 2051				Total cost in INR Crore (excluding land)	Share in total project cost	Funding Mechanism	Short Term (2023-28)	Medium Term (2028-2037)	Long Term (2037-2051)
#	Name	Domain	Nodal Department						
3	Medi-city Project ~ 20 Ha		BDA	39.5	0.2%	BDA to develop land and lease	39.5		
2	Industrial Growth Centres – 100 Ha each a) Rajau Paraspur b) Parakheda c) Kurtara		BDA / UPSIDC	592.8	2.6%	UPSIDC / USPIDA to develop land and lease	395.2	197.6	
3	Integrated Freight Centre cum Logistic Hub , Faridpur - 35 Ha		BDA / UPSIDC	69.2	0.3%	UPSIDC / USPIDA to develop land and lease	138.4		
Transport Infrastructure Projects									
4	Access to Ganga Expressway through Radial Road and Outer Ring Road	Transportation	NHAI / PWD	535	2.3%	NHAI via EPC-HAM	244.3	291.3	
5	Bareilly Lite Metro facility		SPV	17,353	75.3%	Joint SPV of Central & State Govt.	3,667	3,910	9,776
6	Other road infrastructure		NHAI/ PWD	340	1.5%	PWD to implement	100	240	
Urban Infrastructure Projects									
	Development of new solid waste treatment plant for 2041, (Area -15 Ha)	Urban Infrastructure	Jal Nigam/ Municipal Corporation	90	0.4%	BDA/ Jal Nigam / Municipal Corporation through own fund & funding via AMRUT 2.0 scheme	300	450	150
	City Plan for Water Logging / stagnant spots and flood prone areas		Jal Nigam/ Municipal Corporation	90	0.4%		300	450	150

Project List under Bareilly City Vision Plan 2051				Total cost in INR Crore (excluding land)	Share in total project cost	Funding Mechanism	Short Term (2023-28)	Medium Term (2028-2037)	Long Term (2037-2051)
#	Name	Domain	Nodal Department						
	Development of new Tertiary Sewage Treatment Plant (STP)		Jal Nigam/ Municipal Corporation	1,680	7.3%		240	720	720
Tourism & Heritage Projects									
6	Ahichchhatra Tourism Infrastructure upgradation	Tourism & Heritage	Tourism Dept.	28	0.1%	BDA with assistance from Central Govt. Schemes ~ PRASAD	28		
9	River front development (Ramganga & Nakatiya)		Tourism Dept.	230	1.0%	BDA	230		
8	Urban Renewal of Nath Temple circuit & Infrastructure improvement of all Seven Nath Temples		Tourism Dept.	36.7	0.1%	BDA with assistance from Central Govt. schemes ~ PRASAD	36.7		
7	Fist War of Independence (1857) museum : a) Bareilly College Campus		Tourism Dept.	44	0.5%	BDA	32	12	
8	Development of Handicraft CFCs for Zari weaves		Handloom & Handicraft Dept.	4.5	Less than 0.1%	BDA with assistance from SFURTI scheme	4.5		
Solar Projects									
	Demonstration of Solar Energy for streets and Gov. buildings.	Solar	UPNEDA	0.15	Less than 0.1%	Govt Fund via support from MNRE	0.15		
Total				23,052					

Source: Consultants in discussion with BDA

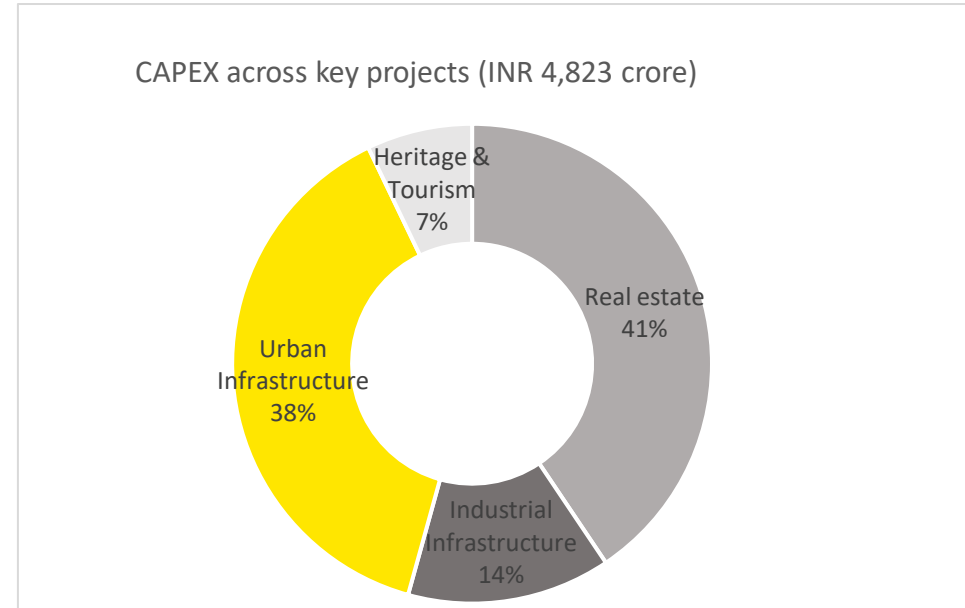
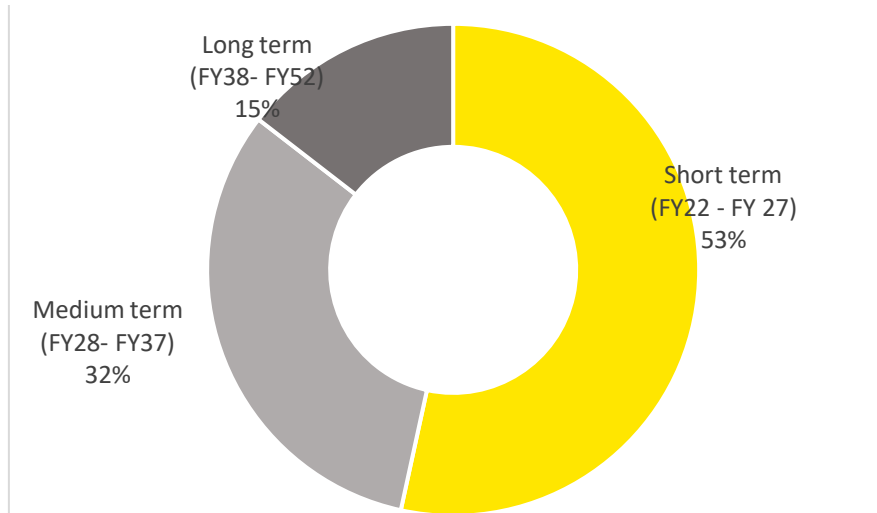
The total estimated costs towards the proposed development is estimated at INR 23,052 Cr spread over a period till 2051. The distribution of the same across short term, mid-term and long term is indicated as follows –

Exhibit 15: Estimated CAPEX for projects in Bareilly



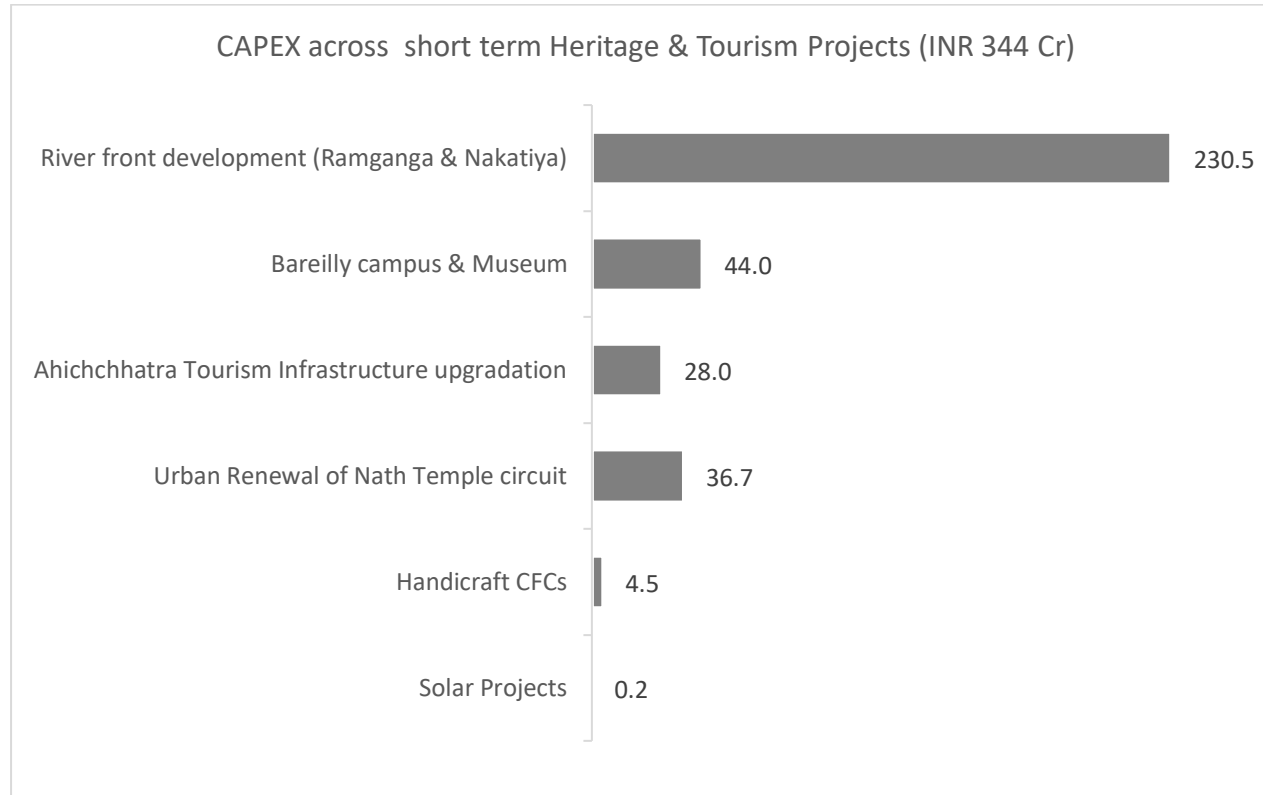
Further an assessment of the projected CAPEX across different type of projects was conducted to identify the share of different type of projects. From the analysis it was concluded that the two transport infrastructure projects of Bareilly Metro-lite and road projects accounts for ~79% of the total CAPEX. Considering that BDA or the City authority would not be incurring the capital expense towards these projects, an adjusted CAPEX requirement factoring in projects which need to be funded by BDA/ city authorities has also been identified at INR 4,823 Cr. The distribution that across different projects is as follows.

Exhibit 16: CAPEX across Projects (excluding Metro & Road projects)



Out of these projects worth INR 4,823 Cr the short term projects that can be taken up and implemented over a period of net 3 to 5 years are mostly related to heritage and tourism infrastructure projects and amount to ~ INR 344 Cr, excluding short term investment towards city roads and FOBs. These have been show cased as follows –

Exhibit 17: Short Term projects for City Heritage & Tourism Infrastructure – FY 23 to FY 28



4 PROJECT PLAN & IMPLEMENTATION STRATEGY

This chapter provides the prospective strategy for implementation of the identified projects along with the funding possibilities. The expected modus operandi for different project as well as their implementation strategy has been indicated as follows –

4.1 SHORT TERM HERITAGE & TOURISM PROJECTS

A total of 6 Short term Heritage and tourism linked projects are proposed with an estimated CAPEX of INR 344 Cr. The operating modality and the funding strategy for the same is as indicated –

Project	Project Tenure	CAPEX	Operating modality	Funding strategy	Prospects for Bareilly Development authority
Short Term Projects					
Ahichchhatra Tourism Infrastructure upgradation	FY 23 to FY 28	INR 28 Cr	<ul style="list-style-type: none"> ✓ To be developed by BDA/ Municipal corporation ✓ Ticketing & maintenance may be leased 	<ul style="list-style-type: none"> ✓ To be funded by State Govt. & City Administration/ Tourism Dept. 	<ul style="list-style-type: none"> ✓ Development of commercial infrastructure in adjoining areas
River front development (Ramganga & Nakatiya)	FY 23 to FY 28	INR 230 Cr	<ul style="list-style-type: none"> ✓ To be developed by BDA/ Municipal corporation ✓ Ticketing & maintenance may be leased ✓ May be leased for festivals/ trade fairs & events 	<ul style="list-style-type: none"> ✓ To be funded by State Govt. & City Administration/ Tourism Dept. ✓ Central Govt. Schemes such as PRASAD may be utilized for funding 	<ul style="list-style-type: none"> ✓ Development of commercial infrastructure in adjoining areas

Project	Project Tenure	CAPEX	Operating modality	Funding strategy	Prospects for Bareilly Development authority
Urban Renewal of Nath Temple circuit	FY 23 to FY 24	INR 36.7 Cr	<ul style="list-style-type: none"> ✓ To be developed by BDA/ Municipal corporation ✓ Ticketing & maintenance may be leased ✓ May be leased for festivals/ trade fairs & events 	<ul style="list-style-type: none"> ✓ To be funded by State Govt. & City Administration/ Tourism Dept. ✓ Central Govt. Schemes such as PRASAD may be utilized ✓ Operation & Maintenance may be leased to private player 	<ul style="list-style-type: none"> ✓ Leasing revenue from fairs, festivals ✓ Ticketing charges for parks may be used for operational sustenance
Bareilly college Infrastructure Upgradation and First War of Independence (1857) museum	FY 23 to FY 26	INR 44 Cr	<ul style="list-style-type: none"> ✓ To be developed by BDA/ Municipal corporation ✓ Ticketing & maintenance may be leased 	<ul style="list-style-type: none"> ✓ To be funded by State Govt. & City Administration/ Tourism Dept. ✓ Private operator/ curator may be appointed for maintenance 	<ul style="list-style-type: none"> ✓ Ticketing charges for parks may be used for operational sustenance
Development of Handicraft CFCs for Zari weaves	FY 23 to FY 28	INR 4.5 Cr	<ul style="list-style-type: none"> ✓ To be developed by City Administration/ State MSME / handicraft Department with support from Development Commissioner (Handicraft) ✓ To be operated by SHGs within the village 	<ul style="list-style-type: none"> ✓ To be developed by City Administration/ State MSME / handicraft Department ✓ Central Govt. Schemes such as SFURTI may be utilized for funding 	<ul style="list-style-type: none"> ✓ Social upliftment and prospect of developing handicraft market in future

Project	Project Tenure	CAPEX	Operating modality	Funding strategy	Prospects for Bareilly Development authority
			<ul style="list-style-type: none"> ✓ Operational sustenance to be ensured by SHG sales 		
Demonstration of Solar Energy for streets and Gov. buildings.	FY 23 to FY 26	INR 0.15 Cr	<ul style="list-style-type: none"> ✓ To be installed by City Administration/ UPNEDA ✓ To be maintained via UPNEDA or respective Govt. agency where it is installed 	<ul style="list-style-type: none"> ✓ To be installed by City Administration/ UPNEDA ✓ Central Govt. Schemes under MNRE may be utilized for funding 	<ul style="list-style-type: none"> ✓ Lowering dependence on fossil fuels
Total		INR 344 Cr			

Majority of these projects would be funded via support from Central Govt. schemes.

4.2 SHORT & MEDIUM TERM REAL ESTATE PROJECTS

Six residential townships along with two commercial developments and five industrial parks have been proposed as real estate projects to be undertaken as part of the Bareilly Vision Plan. It is proposed that BDA would be developing the land and leasing plots for residential and commercial projects whereas UPSIDA/ UPSIDC would be undertaking the development of industrial projects. The indicative operating modality and funding strategy has been shown as follows –

Exhibit 18: Project Implementation Plan ~ Real estate & Industrial Projects

Project	Project Tenure	Cost to be borne by BDA	CAPEX	Operating modality	Funding strategy	Prospects for Bareilly Development authority
4 Residential Townships 400 Ha	Stagged development across FY 24 to FY 28	Yes	Land - INR 2,960 Cr Site Development – INR 790 Cr	<ul style="list-style-type: none"> ✓ To be developed by BDA and leased to private players ✓ Private player/ BDA may develop the land plots into group housing and plotted schemes 	<ul style="list-style-type: none"> ✓ Initial land cost to be incurred by BDA upfront ✓ Infrastructure Development cost to be borne by BDA ✓ Plot leasing revenue to be obtained by BDA ✓ Funding under PMAY scheme and other affordable housing schemes may be tapped 	<ul style="list-style-type: none"> ✓ Revenue as lease/ plot auctions ✓ Additional value added revenues from commercial developments within the scheme
Greater Bareilly & Shri Jankipuram townships (540 Ha)	Stagged development across FY 24 to FY 32	Only basis infrastructure & utilities	Land - INR 4,320 Cr Site Development – INR 1,067 Cr	<ul style="list-style-type: none"> ✓ To be developed via PPP ✓ BDA to procure land and provide basic infrastructure and lease land to private developers for development charging a nominal premium 	<ul style="list-style-type: none"> ✓ Initial land cost to be incurred by BDA upfront ✓ Development to be financed by PPP player ✓ Lease premium to be paid by developers 	<ul style="list-style-type: none"> ✓ Revenue as lease premiums ✓ Development & approval charges on proposed developments
Aero-city 30 Ha	Stagged development across FY 24 to FY 28	Yes Only basis infrastructure & utilities	Land – INR 420 Cr Site Development - INR 59 Cr	<ul style="list-style-type: none"> ✓ To be developed via PPP ✓ BDA to procure land and provide basic infrastructure and lease land to private developers for 	<ul style="list-style-type: none"> ✓ Initial land cost to be incurred by BDA upfront ✓ Development to be financed by PPP player Lease premium to be paid by developers 	<ul style="list-style-type: none"> ✓ Taxes on Hospitality within the proposed Medi-city ✓ Additional development charges for units within Medi-city
Medi-city	Stagged development across FY 24 to FY 28	Yes Only basis infrastructure & utilities	Land – INR 175 Cr Site development - INR 39 Cr	<ul style="list-style-type: none"> ✓ To be developed via PPP ✓ BDA to procure land and provide basic infrastructure and lease land to private developers for 	<ul style="list-style-type: none"> ✓ Initial land cost to be incurred by BDA upfront ✓ Development to be financed by PPP player Lease premium to be paid by developers 	<ul style="list-style-type: none"> ✓ Taxes on Hospitality within the proposed Medi-city ✓ Additional development charges for units within Medi-city

Project	Project Tenure	Cost to be borne by BDA	CAPEX	Operating modality	Funding strategy	Prospects for Bareilly Development authority
				development charging a nominal premium		
Industrial Areas	3 IAs To be initiated in FY 24	Nil	Development - INR 592 Cr	<ul style="list-style-type: none"> ✓ BDA to assist in land procurement ✓ UPSIDA/ UPSIDC to develop industrial areas 	<ul style="list-style-type: none"> ✓ To be funded & developed by Industrial authority/ private player ✓ Central Govt. schemes for dedicated industrial parks may be utilized for Logistics, Specialized parks such as Medical devices, Food Parks, etc. 	<ul style="list-style-type: none"> ✓ Additional development opportunities adjoining the Industrial park
Integrated Freight corridor - Faridpur	To be initiated in FY 24	Nil	Development - INR 69 Cr			
Total for residential & commercial projects			Land – INR 7,280 Cr Site Development – INR 1,858 Cr			

It is proposed that the authority may procure the land and develop the initial site infrastructure and utilities and lease the land to private developers for residential and commercial projects, commanding a lease premium or through auction sales. The proceeds from these projects may be utilized to fund other urban infrastructure projects as well as tourism related projects.

4.3 URBAN INFRASTRUCTURE PROJECTS

The Urban Infrastructure projects include the waste management and water logging plan projects. The operating modality and funding mechanism for these projects are listed as follows.

Project	Project Tenure	Cost to be borne by BDA	CAPEX	Operating modality	Funding strategy	Prospects for Bareilly Development authority
Infrastructure Projects						
Road upgradation projects	Across FY 26 to FY 37	No	INR 340 Cr	<ul style="list-style-type: none"> ✓ To be developed as EPC – HAM contract by PWD ✓ Land to be procured by PWD 	<ul style="list-style-type: none"> ✓ To be funded by PPP player / PWD 	<ul style="list-style-type: none"> ✓ Increase in land lease premiums along the proposed road
New STP project	Multiple phases between FY26 to FY 51	Yes	INR 1,680 Cr	<ul style="list-style-type: none"> ✓ To be developed by BDA/ Nagar Nigam / Jal Nigam through a mix of PPP and Govt. support ✓ Land to be procured by Jal Nigam/ Nagar Nigam ✓ PPP Operator/ lessee responsible for operations and maintenance in leu of tax collection 	<ul style="list-style-type: none"> ✓ Preferably through PPP development with support for viability gap funding from Central and State Govt. schemes ✓ To be funded using funds under the Central Govt. scheme - AMRUT 2.0 	<ul style="list-style-type: none"> ✓ Collection charges and revenue share from PPP operator
New Solid Waste Treatment plant	Multiple phases between FY24 to FY 42	Yes	INR 90 Cr			
City flood plan upgradation	Multiple phases between FY24 to FY 42	Yes	INR 90 Cr			
Total			INR 2,200 Cr			

4.4 TRANSPORT INFRASTRUCTURE PROJECTS

The Urban Infrastructure projects includes the proposal for Bareilly metro lite as well as Radial road connectivity from Ganga Expressway. The operating modality and funding mechanism for these projects are listed as follows

Exhibit 19: Project Implementation Plan ~ Infrastructure Projects

Project	Project Tenure	Cost to be borne by BDA	CAPEX	Operating modality	Funding strategy	Prospects for Bareilly Development authority
Infrastructure Projects						
Bareilly Metro-lite project	4 phases – 1 – FY 26 2 – FY 31 3- FY 37 4 – FY 47	No	INR 17,355 Cr	<ul style="list-style-type: none"> ✓ To be developed through SPV, with share of Central & State Govt. ✓ Land to be procured by SPV 	<ul style="list-style-type: none"> ✓ To be funded by Central & State Govt. 	<ul style="list-style-type: none"> ✓ Revenue generation through Parking operations ✓ Additional development charges for TOD lands
Access to Ganga Expressway	2 phase – 1 – FY 26 2 – FY 34	No	INR 535 Cr	<ul style="list-style-type: none"> ✓ To be developed as EPC – HAM contract by NHAI ✓ Land to be procured by NHAI 	<ul style="list-style-type: none"> ✓ To be funded by PPP player / NHAI 	<ul style="list-style-type: none"> ✓ Opportunities to develop and operate way-side amenities ✓ Increase in land lease premiums along the proposed road
Total			INR 17,889			

These projects would be implemented by the State appointed SPV for metro lite project funded by both State and Central Govt. and NHAI/PWD for the road project.

5 PROJECTED INCOME FROM IDENTIFIED PROJECT COMPONENTS

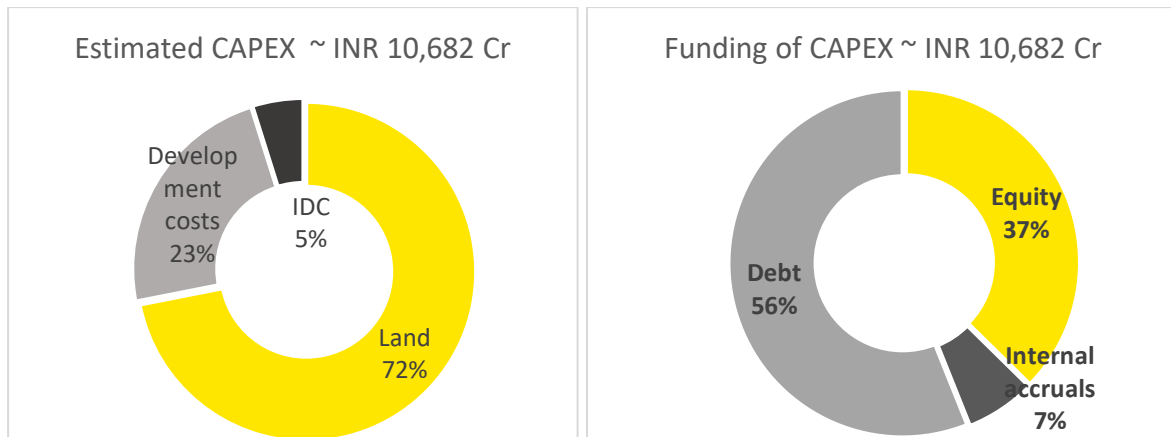
This chapter summarizes the project wise revenues and estimated costs including CAPEX that BDA is expected to incur to arrive at the possible earnings that BDA is expected to generate over the next 25 years including utilization of the cash flows towards various project components. The project income from only real estate residential and commercial projects have been considered, given that BDA would be implementing these projects. Further, for Tourism and heritage infrastructure projects it is presumed that the earning through commercial leasing, festival events, Semi Naming rights etc. would be utilized for meeting the operational sustainability of the asset.

The key assumption of the estimation of income from residential and commercial projects are –

- ✓ Residential Townships - The 4 residential townships are proposed to be developed across a period of 5 years while Greater Bareilly and Shir Jankipuram are expected to be developed over 8 years owing to large acreage. The project would subsequently be leased over a period of 8 and 12 years respectively. The leasing is expected to be during the period from year 4 to year 12.
- ✓ Aero-city & Medi-city - The commercial projects would be developed in 3 years and leased subsequently over a period of 7 years. The leasing is expected to be initiated from year 3 to year 7.
- ✓ The leasing / sale price for the land has been arrived on accost plus model factoring in land costs, development costs as well as interest costs. A 15% administrative margin has been considered on the loaded cost of development in accordance to the margins indicated for plotted and housing sales as per the last three financial statements on the authority. In doing so the rate has been fixed at INR 25,000/ sqm to INR 30,000 / sqm for residential assets and ~INR 58,000 / sqm for commercial plots factoring mark-up of 2.
- ✓ It is assumed that 54% of the total land would be saleable considering the similar saleable ratio for the currently ongoing scheme of Ramganga township development.
- ✓ The escalation rates are assumed at 5% p.a across both revenues and development costs.

It is proposed that these real estate assets would be funded through BDA using own equity, internal accruals from the project as well as debt maintaining a Debt: Equity ratio of 60: 40. The total funding requirement is estimated at INR 10,682 Cr. The distribution of the proposed funding across different funding mechanisms are indicated in the following exhibit.

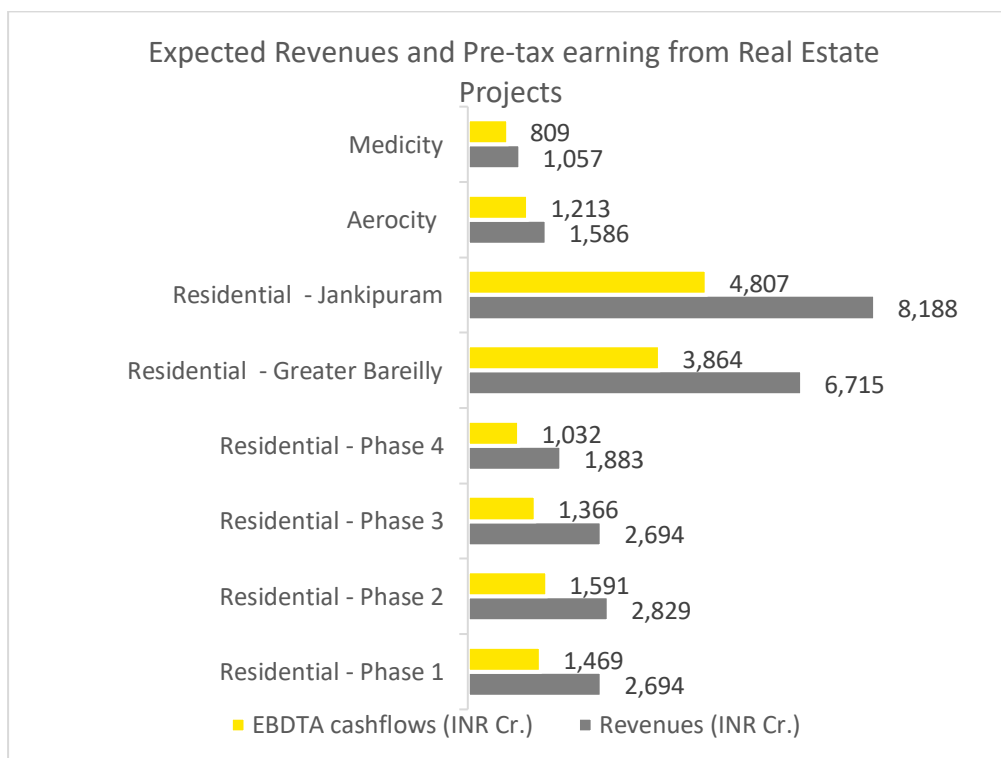
Exhibit 20: CAPEX distribution & Funding sources ~ Real estate Projects



The project is expected to generate INR 27,645 Cr towards project revenues spread over a period of 17 years with the total EBTD cash flows estimated at INR 16,151 Cr. Excluding the debt payment ~ INR 10,162 Cr can be utilized towards development of other tourism and infrastructure projects identified as part of the business plan.

The total earning from different projects is indicated as follows –

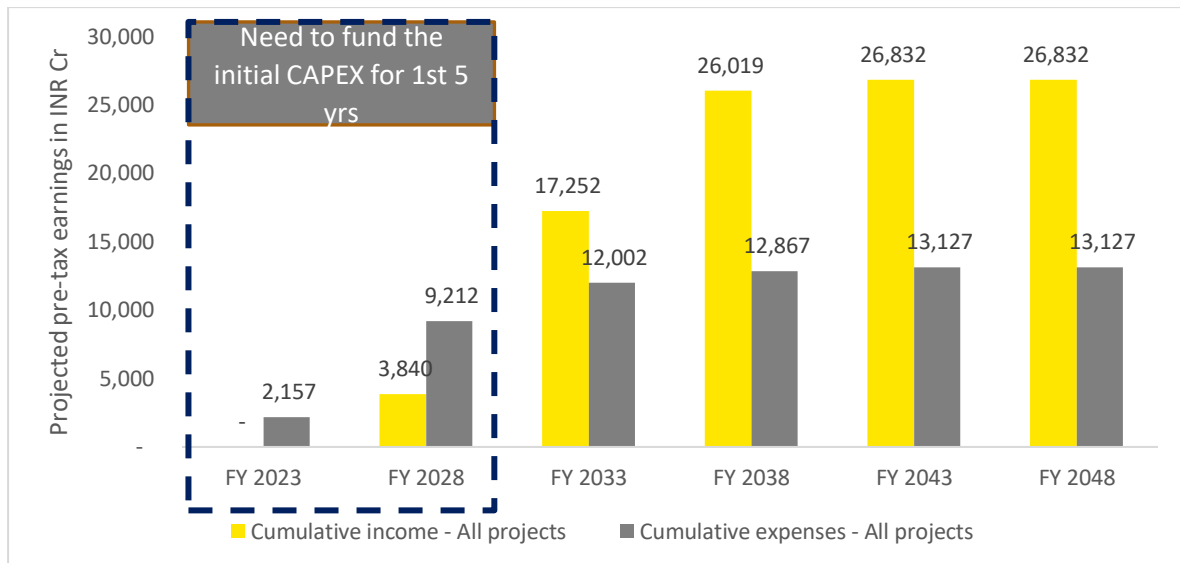
Exhibit 21: Expected revenues and Earning - Real estate projects



Earning from Real estate projects to be deployed elsewhere after factoring in the debt payment ~ INR 10,160 Cr

The total projected cashflows for the authority factoring in the non-revenue generating urban infrastructure projects as well as the tourism and heritage projects has been indicated in the following exhibit.

Exhibit 22: Project Earnings & expenses for all Projects

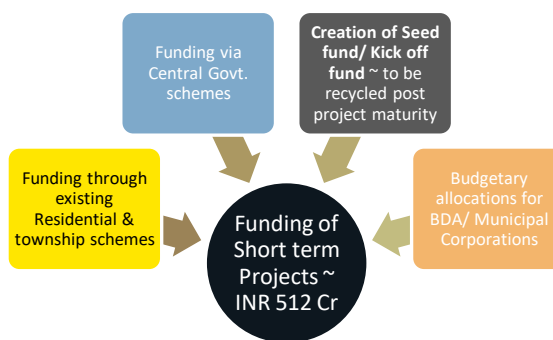


As indicated there is a need to fund the initial CAPEX towards the projects for the first 5 years, post which the earnings from Real estate projects may be encashed upon to fund the CAPEX. Excluding the equity investment proposed for the Real estate projects, **BDA needs to fund an additional CAPEX of INR 633 Cr towards Urban infrastructure and Tourism and heritage projects** identified as part of the Vision Plan and INR 72 Cr towards the operational and administrative activities of the authority (without factoring in the housing and plot allotment income)

6 PROJECT FUNDING STRATEGY

There is a need for funding various non- real estate Urban infrastructure and Tourism and heritage projects along with the budgetary gap between the adjusted earning and revenue for the authority. This may be funded through the following mechanisms

Exhibit 23: Project funding strategy



FUNDING VIA EXISITNG PROJECTS & TWNSHIPS

Ongoing Housing & Plot allotments ~ Various ongoing schemes such as the Ramganga 1 scheme, Brahmaputra and Kaveri enclaves, etc. may be looked up for funding the additional infrastructure. The

cost towards these Urban infrastructure may be loaded onto the sale prices for these projects in order to meet the CAPEX requirement.

FUNDING VIA CENTRAL GOVT. SCHEMES

Funding via Central Govt. schemes – Various Central Govt. schemes may be evaluated for provision of funds and grants for select infrastructure and tourism interventions. This could include –

- ✓ **URBAN & SANITATION PROJECTS** – The three Urban Development Projects may be funded partially through the Central Govt. schemes such as **Atal Mission for Rejuvenation and Urban Transformation (AMRUT)**. The scheme aims at providing drinking water connectivity and upgrading the water hygiene across districts. The proposed STP as well as the Solid waste Management Plant may be developed using budgetary allocations and funds available within the **AMRUT 2.0 scheme**.
- ✓ **TOURISM INFRASTRUCTURE** –
 - ✓ **Nath Circuit, Ahichhatra Tourism Infrastructure & River front development** – Different schemes of the Ministry of Tourism such as the **Pilgrimage Rejuvenation and Spiritual Augmentation Drive (PRASAD) scheme and the Swadesh Darshan scheme** may be evaluated for funding provisions for development of the infrastructure such as last mile connectivity, upgradation of road and connectivity softer support, etc. Grants for operations and maintenance may also be availed under the Swadesh Darshan Scheme 2.0.
 - ✓ **Bareilly college & Museum** – The **Adopt a Heritage scheme** may be considering as a suitable option for promoting the CAPEX development within the campus along with the museum. The funding from PRASAD and Swadesh Darshan Schemes may also be evaluated for development of the proposed infrastructure.
- ✓ **HANDICRAFT CFC** - Utilization of Grants under **SFURTI and CHCDS schemes** of Development Commissioner (Handicrafts) for development of CFCs for Zari. Both these schemes are focussed on facilitating artisans through provision of looms, ancillary grants, credits as well as creation of weaving sheds and CFCs. The Proposed CFC may be undertaken under the SFURTI scheme.
- ✓ **SOLAR PROJECTS** - The demonstration of solar captive generation units and solar lighting may be funded via MNRE through the **Central Public Sector Undertaking Scheme (Phase II)** wherein support of up to INR 70 lakh/ MW is being provisioned till FY 2023 for development of captive solar units. Further scheme for **GRID connected Solar Rooftop programme** may also be evaluated for funding opportunities.

CREATION OF BUDGETARY ALLOCATION/ SEED FUND FOR INITIAL CAPEX

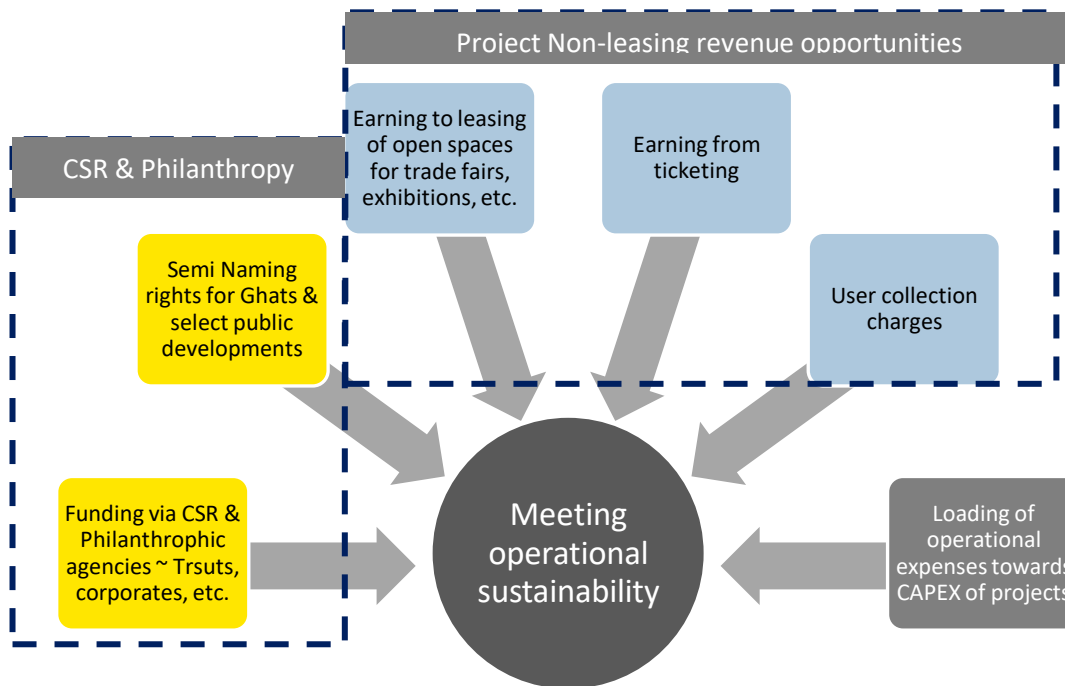
- ✓ **Creation of Kick-off seed fund/ Budgetary allocation of Initial CAPEX** - There is a need for an upfront investment of ~ INR 3,000 to 4,000 Cr for the initial 5 years factoring in the debt to be undertaken for real estate projects. This fund would be used for development of initial Urban infrastructure and tourism infrastructure to the tune of INR 600 Cr and for procuring land and incurring initial development cost towards real estate projects to the tune of ~ INR 3,400 Cr. Considering that the real estate projects would start generating revenues post this period, it is recommended that an initial kick off budgetary fund of INR 4,000 Cr be created to meet this gap. This fund can then be recovered from the project revenues and utilized for future development across Bareilly for different projects, as a cyclical fund to meet the Urban infrastructure requirements.

7 OPERATIONAL SUSTAINABILITY OF IMPLEMENTED PROJECTS

While the indicated funding sources can be utilized for meeting the project CAPEX needs coupled with additional earnings from the Real estate projects, that the authority can undertake, there is a need to ascertain that these projects operate in a self sufficient manner.

In order to achieve the operational sustenance the following sources of income may be utilized. The same has been elaborated further.

Exhibit 24: Strategy for meeting operational sustainability for Urban & tourism projects



Project related earnings

- ✓ **Revenue from leasing of Ground/ open spaces** for Festivals, trade fairs & events – The open spaces across the Nath circuit and the tow river fronts may be utilized for leasing during the festive seasons as mela grounds, exhibitions and trade fairs. The earning from these activities can be then used to create a corpus to fund the operational expenses for the remaining part of the year
- ✓ **Nominal Ticketing fees** as well as daily collection charges may be setup for the museums and the recreational gardens as well as ghats to meet the basic maintenance expenses
- ✓ **User Collection charges** – Collection charges may be imposed by the Municipal corporation on waste collection. A part of this charge may be routed towards meeting the operational expenses of the proposed STP and the Solid Waste Management Plant.

CSR & Philanthropic opportunities

- ✓ **CSR via corporates** - Funding for maintenance of basic infrastructure at the public realms such as the riverfront may be funded through CSR of different PSUs and corporates. They may undertake funding of security and maintenance services or installation of benches and other facilities with their brand names on it
- ✓ **Semi Naming rights** – Semi naming rights may be evaluated for public greens across these riverfronts or for ghats. The license may be given for a period of 3 to 5 years basis fee that can be used for meeting the operational expenses
- ✓ **CSR through charitable trusts** – Various religious and social trusts may be approach for funding for meeting the operational expenses towards the proposed Nath circuits and Ahichchhatra Tourism Infrastructure which hold a cultural heritage value amongst the city.

8 ANNEXURES

1 Project Schedule - Real Estate Projects

Development Schedule	31-03-2024	01-04-2025	01-04-2026	01-04-2027	31-03-2028	01-04-2029	01-04-2030	01-04-2031	31-03-2032	01-04-2033	01-04-2034	01-04-2035	31-03-2036	01-04-2037
Years --->	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Land Procurement schedule														
Residential - Phase 1	50%	-	50%	-	-	-	-	-	-	-	-	-	-	-
Residential - Phase 2	-	50%	-	50%	-	-	-	-	-	-	-	-	-	-
Residential - Phase 3	50%	-	50%	-	-	-	-	-	-	-	-	-	-	-
Residential - Phase 4	-	50%	-	50%	-	-	-	-	-	-	-	-	-	-
Residential - Greater Bareilly	50%	-	-	-	50%	-	-	-	-	-	-	-	-	-
Residential - Jankipuram	0%	0.50	-	-	0%	0.50	-	-	-	-	-	-	-	-
Aerocity	50%	50%	-	-	-	-	-	-	-	-	-	-	-	-
Medicity	50%	50%	-	-	-	-	-	-	-	-	-	-	-	-
Development schedule														
Residential - Phase 1		25%	25%	25%	25%	-	-	-	-	-	-	-	-	-
Residential - Phase 2		0%	25%	25%	25%	25%	-	-	-	-	-	-	-	-
Residential - Phase 3		25%	25%	25%	25%	-	-	-	-	-	-	-	-	-
Residential - Phase 4		0%	25%	25%	25%	25%	-	-	-	-	-	-	-	-
Residential - Greater Bareilly		13%	13%	13%	13%	13%	13%	13%	13%	-	-	-	-	-
Residential - Jankipuram		13%	13%	13%	13%	13%	13%	13%	13%	-	-	-	-	-
Aerocity		33%	33%	33%	-	-	-	-	-	-	-	-	-	-
Medicity		33%	33%	33%	-	-	-	-	-	-	-	-	-	-
Absorption schedule														
Residential - Phase 1		-	13%	13%	13%	13%	13%	13%	13%	13%	-	-	-	-
Residential - Phase 2		-	-	0.13	13%	13%	13%	13%	13%	13%	13%	-	-	-
Residential - Phase 3		-	13%	13%	13%	13%	13%	13%	13%	13%	-	-	-	-
Residential - Phase 4		-	-	0.13	13%	13%	13%	13%	13%	13%	13%	-	-	-
Residential - Greater Bareilly		-	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
Residential - Jankipuram		-	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
Aerocity		-	14%	14%	14%	14%	14%	14%	14%	-	-	-	-	-
Medicity		-	14%	14%	14%	14%	14%	14%	14%	-	-	-	-	-

2 Project Cash Flows – Real Estate Projects

Total Revenues	Total	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2040
<i>Residential - Phase 1</i>	2,694	-	-	144	193	249	311	327	343	361	379	185	-
<i>Residential - Phase 2</i>	2,829	-	-	-	151	203	262	327	343	361	379	397	-
<i>Residential - Phase 3</i>	2,694	-	-	144	193	249	311	327	343	361	379	185	-
<i>Residential - Phase 4</i>	1,883	-	-	-	100	135	174	218	229	240	252	265	-
<i>Residential - Greater Bareilly</i>	6,715	-	-	215	289	373	466	489	513	539	566	594	127
<i>Residential - Jankipuram</i>	8,188	-	-	262	353	454	568	596	626	657	690	725	155
<i>Aerocity</i>	1,586	-	-	99	134	172	215	226	237	249	122	87	-
<i>Medicity</i>	1,057	-	-	66	89	115	143	151	158	166	81	58	-
Total Revenues	27,645	-	-	929	1,502	1,951	2,451	2,660	2,793	2,933	2,847	2,496	282
Total CAPEX	Total	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2040
<i>Residential - Phase 1</i>	1,079	414	85	457	60	63	-	-	-	-	-	-	-
<i>Residential - Phase 2</i>	1,090	-	414	87	460	63	66	-	-	-	-	-	-
<i>Residential - Phase 3</i>	1,209	455	87	543	60	63	-	-	-	-	-	-	-
<i>Residential - Phase 4</i>	754	-	248	76	300	63	66	-	-	-	-	-	-
<i>Residential - Greater Bareilly</i>	2,710	993	135	131	72	1,036	79	83	88	92	-	-	-
<i>Residential - Jankipuram</i>	3,297	-	1,325	159	90	95	1,299	104	110	115	-	-	-
<i>Aerocity</i>	326	124	155	23	24	-	-	-	-	-	-	-	-
<i>Medicity</i>	217	83	103	15	16	-	-	-	-	-	-	-	-
Total CAPEX	10,682	2,068	2,553	1,492	1,083	1,383	1,511	188	197	207	-	-	-
Total Cash flows (Earnings)	Total	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2040
<i>Residential - Phase 1</i>	1,469	-414	-85	-355	89	153	290	320	343	361	379	185	-
<i>Residential - Phase 2</i>	1,591	-	-414	-87	-351	96	162	306	336	361	379	397	-
<i>Residential - Phase 3</i>	1,366	-455	-87	-399	84	148	288	319	343	361	379	185	-
<i>Residential - Phase 4</i>	1,032	-	-248	-76	-226	44	85	203	224	240	252	265	-
<i>Residential - Greater Bareilly</i>	3,864	-993	-135	83	180	-705	341	390	426	447	566	594	127
<i>Residential - Jankipuram</i>	4,807	-	-1,325	103	221	352	-746	473	517	542	690	725	155
<i>Aerocity</i>	1,213	-124	-155	59	96	163	209	224	237	249	122	87	-
<i>Medicity</i>	809	-83	-103	40	64	108	140	149	158	166	81	58	-
Total Cash flows - EBDA	16,151	-2,068	-2,553	-632	157	358	768	2,384	2,584	2,726	2,847	2,496	282

3. Project CAPEX – Other Projects

Key Urban & Tourism Projects	Total with escalations (INR Cr)	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2038	2039	2040	2041	2051
Urban Infrastructure	-																
Sewage Treatment Plant (STP)	1,680				120	120	120	120	120	120	120	120	120	120	-	-	-
Solid Waste Plant (SWT)	90		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5	5	5	5	5	5	5	-
City Plan for Water Logging / stagnant spots and flood prone areas	104	9	10	10	11	11	12	13	9	9	9						
Road development project	340				100							240					
Heritage & Tourism Projects	-																
Ahichhatra Tourism Infrastructure upgradation	32	5	6	6	6	5	5										
Fist War of Independence (1857) museum : a) Bareilly College Campus	130	40	42	18	19	5	5										
Urban Renewal of Nath Temple circuit & Infrastructure improvement of all Seven Nath Temples	45	22	22														
River front development (Ramganga & Nakatiya)	19	9	10	-	-	-	-										
Development of Handicraft Cluster/ Common Facility Centre (CFC) – Zari & Bamboo	5	2	2														
Solar Projects	-																
Demonstration of Solar Energy for streets and Gov. buildings.	0	0	0														
Total CAPEX expenses (in INR Cr)	2,445	89	97	39	261	146	147	138	134	134	134	365	125	125	5	5	-

4. BDA Financial Statements

BAREILLY DEVELOPMENT AUTHORITY
PRIYADARSHNI NAGAR, BAREILLY

INCOME AND EXPENDITURE A/C AS ON 31.03.2017

PARTICULARS	SCHEDULE	CURRENT YR.
HEADS OF INCOME		
-ALLOTMENT OF PLOT/HOUSES		164830949.00
-COMPOUNDING/ DEVELOPMENT /MAP CHARGES		.88687275.90
-OTHER INCOME/STAMP DUTY	4	10309746.10
-INTT.ON FDR'S		22714833.00
-INTEREST ON IT REFUND		133615.00
-RENT RECEIVED (OFFICE & SHOPS)		2094666.00
TOTAL		288771085.00
HEADS OF EXPENDITURES		
-COST OF PLOT/HOUSE	7	41038200.00
-TOWN DEVELOPMENT EXPENSES	8	58685891.00
-EMPLOYEES COST	5	97248901.00
-INTT. PAID TO BANKS		62384583.00
-OTHER ESTABLISHMENT & OTHER EXPENSES	6	26279157.00
-DEPRECIATION ON ASSETS	1	2507830.00
EXCESS OF INCOME OVER EXPENDITURE OVER INCOME		626523.00
TOTAL		288771085.00

SIGNED IN TERMS OF AGREEMENT
FOR & ON BEHALF OF BAREILLY DEVELOPMENT AUTHORITY

मुख्य वित्त एवं लेखाधिकारी
बरेली विकास प्राधिकरण, बरेली

सचिव
बरेली विकास प्राधिकरण, बरेली

PLACE : BAREILLY

AS PER OUR AUDIT REPORT OF EVEN DATE:
FOR MISHRA SHARAD ASSOCIATES
CHARTERED ACCOUNTANTS



(SHARAD K. MISHRA)
PARTNER

DATED :

BAREILLY DEVELOPMENT AUTHORITY
PRIYADARSHNI NAGAR, BAREILLY

INCOME AND EXPENDITURE A/C AS ON 31.03.2018

PARTICULARS	SCHEDULE	CURRENT YR.
HEADS OF INCOME		
-ALLOTMENT OF PLOT/HOUSES		302097243.00
-COMPOUNDING/ DEVELOPMENT /MAP CHARGES		66335248.30
-OTHER INCOME/STAMP DUTY	4	2552576.84
-INTT.ON FDR'S		8579497.80
-INTEREST ON IT REFUND		0.00
-RENT RECEIVED (OFFICE & SHOPS)		1462214.00
TOTAL		381026779.94
HEADS OF EXPENDITURES		
-COST OF PLOT/HOUSE	7	211468070.00
-TOWN DEVELOPMENT EXPENSES	8	24918392.12
-EMPLOYEES COST	5	113259827.95
-INTEREST PAID		17571767.00
-OTHER ESTABLISHMENT & OTHER EXPENSES	6	10617991.03
-DEPRECIATION ON ASSETS	1	2260141.00
EXCESS OF INCOME OVER EXPENDITURE OVER INCOME		930590.84
TOTAL		381026779.94

SIGNED IN TERMS OF AGREEMENT
FOR & ON BEHALF OF BAREILLY DEVELOPMENT AUTHORITY

Chief Accounts Officer

Secretary

Vice Chairman

PLACE : BAREILLY

DATED :

शरद मिश्रा
चार्टर्ड अकाउंटन्ट्स, बरेली

AS PER OUR AUDIT REPORT OF EVEN DATE:
FOR MISHRA SHARAD ASSOCIATES
CHARTERED ACCOUNTANTS


(SHARAD K. MISHRA)
PARTNER

**BAREILLY DEVELOPMENT AUTHORITY
PRIYADARSHINI NAGAR, BAREILLY**

INCOME AND EXPENDITURE A/C AS ON 31.03.2019

PARTICULARS	SCHEDULE	CURRENT YR.
HEADS OF INCOME		
-ALLOTMENT OF PLOT/HOUSES	11	20,893,354.44
-OTHER INCOME	4	3,504,688.93
-INTT.ON INVESTMENTS		96,088.00
-COMPOUNDING/ DEVELOPMENT /MAP CHARGES	9	139,058,326.68
TOTAL		163,552,458.05
HEADS OF EXPENDITURES		
-COST OF PLOT/HOUSE	7	14,625,348.44
-TOWN DEVELOPMENT EXPENSES	8	2,274,106.52
-EMPLOYEES COST	5	122,832,990.00
-INTEREST PAID	10	9,866,676.00
-OTHER ESTABLISHMENT & OTHER EXPENSES	6	13,392,639.46
-DEPRECIATION ON ASSETS	1	2,182,844.00
EXCESS OF INCOME OVER EXPENDITURE / EXCESS OF EXPENDITURE OVER INCOME		-762,137.37
TOTAL		163,552,458.05

SIGNED IN TERMS OF AGREEMENT
FOR & ON BEHALF OF BAREILLY DEVELOPMENT AUTHORITY




 Chairperson, Secretary, Joint Chairperson
 Bareilly Development Authority, Bareilly

AS PER OUR AUDIT REPORT OF EVEN DATE:
FOR MISHRA SHARAD ASSOCIATES
CHARTERED ACCOUNTANTS

PLACE : BAREILLY

DATED:


 SHARAD K. MISHRA
 PARTNER

BAREILLY DEVELOPMENT AUTHORITY
PRIYADARSHINI NAGAR, BAREILLY
INCOME AND EXPENDITURE A/C
FOR THE YEAR ENDING ON 31st MARCH 2020

PARTICULARS	SCHEDULE NO.	CURRENT YR. AMOUNT
HEADS OF INCOME		
-ALLOTMENT OF PLOT/HOUSES	11	651,004,289.00
-OTHER INCOME	4	6,152,513.18
- INTEREST RECEIVED	6	6,140,591.00
- INCOME FROM RENT RECEIVED	13	628,250.00
-COMPOUNDING/ DEVELOPMENT /MAP CHARGES	9	104,985,371.40
TOTAL (Rs.)		768,911,014.58
HEADS OF EXPENDITURES		
-COST OF PLOT/HOUSE	8	553,353,646.00
-EMPLOYEES COST	5	126,763,475.00
-INTEREST PAID	10	39,306,393.00
-OTHER ESTABLISHMENT & OTHER EXPENSES	7	16,318,400.63
-DEPRECIATION ON ASSETS	1	2,029,236.00
TOWN DEVELOPMENT EXPENSES	12	30,093,880.00
EXCESS OF INCOME OVER EXPENDITURE / (EXCESS OF EXPENDITURE OVER INCOME)		1,045,983.95
TOTAL (Rs.)		768,911,014.58

SIGNED IN TERMS OF AGREEMENT
FOR & ON BEHALF OF BAREILLY DEVELOPMENT AUTHORITY

Chief Accounts Officer

मुख्य वित्त एवं लेखाधिकारी
बरेली विकास प्राधिकरण

PLACE : BAREILLY

DATED :

Vice Chairman

उपाध्यक्ष

बरेली विकास प्राधिकरण

AS PER OUR AUDIT REPORT OF EVEN DATE:
FOR MISHRA SHARAD ASSOCIATES
CHARTERED ACCOUNTANTS



BAREILLY DEVELOPMENT AUTHORITY PRIYADARSHNI NAGAR, BAREILLY			
INCOME AND EXPENDITURE A/C FOR THE YEAR ENDING ON 31st MARCH 2021			
PARTICULARS	SCHEDULE NO.	CURRENT YR. AMOUNT	
HEADS OF INCOME			
ALLOTMENT OF PLOT/HOUSES	11	1,52,29,34,455.00	
OTHER INCOME	4	1,52,72,890.06	
INTEREST RECEIVED	6	64,42,018.00	
INCOME FROM RENT RECEIVED	13	13,90,405.00	
COMPOUNDING/ DEVELOPMENT /MAP CHARGES	9	9,07,45,712.10	
	TOTAL (Rs.)	1,63,67,85,480.16	
HEADS OF EXPENDITURES			
COST OF PLOT/HOUSE	8	1,29,44,94,287.00	
EMPLOYEES COST	5	13,19,04,382.80	
INTEREST PAID	10	4,30,74,714.00	
OTHER ESTABLISHMENT & OTHER EXPENSES	7	1,87,36,184.29	
DEPRECIATION ON ASSETS	1	20,42,521.00	
TOWN DEVELOPMENT EXPENSES	12	29,53,837.00	
EXCESS OF INCOME OVER EXPENDITURE / EXCESS OF EXPENDITURE OVER INCOME		14,35,79,554.07	
	TOTAL (Rs.)	1,63,67,85,480.16	
SIGNED IN TERMS OF AGREEMENT FOR & ON BEHALF OF BAREILLY DEVELOPMENT AUTHORITY			
Chief Accounts Officer मुख्य वित्त एवं लेखाधिकारी बरेली विकास प्राधिकरण	Secretary सचिव बरेली विकास प्राधिकरण, बरेली	Vice Chairman उपाध्यक्ष बरेली विकास प्राधिकरण, बरेली	
PLACE : BAREILLY		AS PER OUR AUDIT REPORT OF EVEN DATE: FOR MISHRA SHARAD ASSOCIATES CHARTERED ACCOUNTANTS	
DATED : 04-02-2022		(SHARAD K. MISHRA) CHARTERED ACCOUNTANT	



Bareilly Vision Plan 2071 in Lakhs												
Bareilly Vision Plan 2071								Short Term (2022-28)	Medium Term (2028-2037)	Long Term (2037-2051) & (51-71)		
Project list finalized by Mandal Commissioner on 13th July 2022				Total cost in INR Lakhs	Short Term Cost		Funding	2022-28	2028-31	2031-37	2037-42	2042-47
Sr. No.	Project List under Bareilly City Vision Plan 2051	Domain	Nodal Department			Mid & Long Term Cost						
1	Residential Housing Node, a) Greater Bareilly- 240 ha b) Sri Janki Puram- 300 ha c). Nekpur (Phase 1 - 2022-23) & Gangora Pikariyam , d) Kargaina , e) Tehtajpur (Area - 100 Ha each)	Urban Planning	BDA / Awasthik / Private Builder	1,85,822.96	1,06,749.36	79,073.60	PPP	1,06,749.36	39,536.80	-	39,536.80	-
2	Industrial Growth Center, a) Rajau Paraspur Phase 1 (2022-23) b) PalNRakheda (2025-30) c) Kurtara (2030-35) (Area - 100 Ha each)		BDA / UPSIDC / Private Builder	1,18,560.00	39,520.00	79,040.00	PPP	39,520.00	-	19,760.00	-	-

Bareilly Vision Plan 2071 in Lakhs												
Bareilly Vision Plan 2071								Short Term (2022-28)	Medium Term (2028-2037)		Long Term (2037-2051) & (51-71)	
Project list finalized by Mandal Commissioner on 13th July 2022				Total cost in INR Lakhs	Short Term Cost		Funding	2022-28	2028-31	2031-37	2037-42	2042-47
Sr. No.	Project List under Bareilly City Vision Plan 2051	Domain	Nodal Department			Mid & Long Term Cost						
3	Integrated Freight Center cum Logistic Hub , Faridpur (35 Ha each)		BDA / Private BuildeINR	13,837.90	6,919	6,918.95	PPP	6,918.95	-	-	-	-
4	Access to Ganga Expressway through Radial Road and Outer Ring Road	Transportation	NHAI / PWD	1,07,111.22	24,429	82,682.20	EPC-HAM	24,429.02	-	29,126.59	-	-
5	Bareilly Lite Metro facility		BDA	24,93,073.80	24,429	24,68,644.78	EPC-HAM	3,66,628.50	-	3,91,070.40	2,44,419	7,33,257.00
6	Proposed Bridges, FoBs, Footpaths, Cycle Track		Nagar Nagam	18,000.00		18,000.00		-		-		-
7	Junction Improvement Plan		Nagar Nagam/ PWD/ BDA	4,000.00	4,000	-		4,000.00		10,000.00	8,000	-
8	Missing Links		PWD/BDA/ UP Bridge Corporation	12,000.00	6,000	6,000.00		6,000.00	6,000	-		-

Bareilly Vision Plan 2071 in Lakhs												
Bareilly Vision Plan 2071								Short Term (2022-28)	Medium Term (2028-2037)		Long Term (2037-2051) & (51-71)	
Project list finalized by Mandal Commissioner on 13th July 2022				Total cost in INR Lakhs	Short Term Cost		Funding	2022-28	2028-31	2031-37	2037-42	2042-47
Sr. No.	Project List under Bareilly City Vision Plan 2051	Domain	Nodal Department			Mid & Long Term Cost						
9	Ahichchhatra Tourism Infrastructure upgradation		Tourism Department	5,600.00	2,800	2,800.00	Tourism Fund	2,800.00	-	-	-	-
10	Fist War of Independence (1857) museum : a) Bareilly College Campus		Tourism Department	4,400.00	3,200	1,200.00	Tourism Fund	3,200.00	1,200	1,500.00	-	1,700.00
11	Urban Renewal of Nath Temple circuit & Infrastructure improvement of all Seven Nath Temples		Tourism Department	3,666.85	3,667	-	Govt Fund	3,666.85	-	-	-	-
12	River front development (Ramganga & Nakatiya)		PWD / Irrigation Department / BDA	2,843.48	1,422	1,421.74	Govt Fund	1,421.74	-	-	-	-
13	Aerocity integrated office complex near Airport development : Area - 30 Ha		BDA / Private Builder	3,22,795.00	88,035	2,34,760.00	PPP	88,035.00	29,345	58,690.00	-	-

Bareilly Vision Plan 2071 in Lakhs												
Bareilly Vision Plan 2071								Short Term (2022-28)	Medium Term (2028-2037)		Long Term (2037-2051) & (51-71)	
Project list finalized by Mandal Commissioner on 13th July 2022				Total cost in INR Lakhs	Short Term Cost		Funding	2022-28	2028-31	2031-37	2037-42	2042-47
Sr. No.	Project List under Bareilly City Vision Plan 2051	Domain	Nodal Department			Mid & Long Term Cost						
14	Development of new solid waste treatment plant for 2041, (Area - 15 Ha)	Infrastr ucture	Nagar Nigam	13,500.00	3,000	10,500.00	PPP	3,000.00	1,500	3,000.00	-	-
15	City Plan for Water Logging / stagnant spots and flood prone areas		Jal Nigam / Nagar Nigam	13,500.00	3,000	10,500.00	Govt Fund	3,000.00	1,500	3,000.00	-	-
16	Development of new Tertiary Sewage Treatment Plant (STP): Near Industrial Area.		Jal Nigam / Nagar Nigam	2,40,000.00	24,000	2,16,000.00	Govt Fund	24,000.00	24,000	48,000.00	24,000	48,000.00
17	"Medicity" – designated area with multiple health business and activities	Econom y	BDA / Nagar Nigam	64,913.80	29,781	35,132.50	PPP	29,781.30	5,351	-	-	-
18	Development of Handicraft Cluster/ Common Facility Centre (CFC) – Zari & Bamboo		BDA / Nagar Nigam	7.59	8	-	Govt Fund	7.59	-	-	-	-

Bareilly Vision Plan 2071 in Lakhs												
Bareilly Vision Plan 2071								Short Term (2022-28)	Medium Term (2028-2037)		Long Term (2037-2051) & (51-71)	
Project list finalized by Mandal Commissioner on 13th July 2022				Total cost in INR Lakhs	Short Term Cost		Funding	2022-28	2028-31	2031-37	2037-42	2042-47
Sr. No.	Project List under Bareilly City Vision Plan 2051	Domain	Nodal Department			Mid & Long Term Cost						
19	Demonstration of Solar Energy for streets and Gov. buildings.	Solar	UPNEDA	15.40	15	-	Govt Fund	15.40	-	-	15.40	-
	Total Project Cost in Lkaks			36,23,632.60	7,13,173.71	29,10,458.89		7,13,173.71	1,08,433.01	5,64,146.99	3,15,971.20	7,82,957.00
	Total Project Cost in Cr.			36,236.33	7,131.74	29,104.59	-	7,131.74	1,084.33	5,641.47	3,159.71	7,829.57

Bareilly Vision Plan 2071 in Lakhs

Bareilly Vision Plan 2071										
Project list finalized by Mandal Commissioner on 13th July 2022				Total cost in INR Lakhs	Short Term Cost	Mid & Long Term Cost	Funding	Year Wise Project costing		
Sr. No.	Project List under Bareilly City Vision Plan 2051	Domain	Nodal Department					2031	2041	2051-2071
1	Residential Housing Node, a) Greater Bareilly- 240 ha b) Sri Janki Puram- 300 ha c). Nekpur (Phase 1 - 2022-23) & Gangora Pikariyam , d) Kargaina , e) Tehtajpur (Area - 100 Ha each)	Urban Planning	BDA / Awas vikas / Private Builder	1,85,822.96	1,06,749.36	79,073.60	PPP	1,46,286.16	39,536.80	39,536.80
2	Industrial Growth CenteINR, a) Rajau Paraspur Phase 1 (2022-23) b) PaINRakheda (2025-30) c) Kurtara (2030-35) (Area - 100 Ha each)		BDA / UPSIDC / Private BuildeINR	1,18,560.00	39,520.00	79,040.00	PPP	39,520.00	19,760.00	
3	Integrated Freight Center cum Logistic Hub , Faridpur (35 Ha each)		BDA / Private BuildeINR	13,837.90	6,919	6,918.95	PPP	6,918.95	-	

4	Access to Ganga Expressway through Radial Road and Outer Ring Road	Transportation	NHAI / PWD	1,07,111.22	24,429	82,682.20	EPC-HAM	24,429.02	29,126.59	
5	Bareilly Lite Metro facility		BDA	24,93,073.80	24,429	24,68,644.78	EPC-HAM	3,66,628.50	3,91,070.40	9,77,676.00
6	Proposed Bridges, FoBs, Footpaths, Cycle Track		Nagar Nagam	18,000.00		18,000.00		-	-	
7	Junction Improvement Plan		Nagar Nagam/ PWD/ BDA	4,000.00	4,000	-		4,000.00	10,000.00	8,000.00
8	Missing Links		PWD/BDA/ UP Bridge Corporation	12,000.00	6,000	6,000.00		12,000.00	6,000.00	
9	Ahichchhatra Tourism Infrastructure upgradation		Tourism Department	5,600.00	2,800	2,800.00	Tourism Fund	2,800.00		
10	Fist War of Independence (1857) museum : a) Bareilly College Campus		Tourism Department	4,400.00	3,200	1,200.00	Tourism Fund	4,400.00	1,500.00	1,700.00
11	Urban Renewal of Nath Temple circuit & Infrastructure improvement of all Seven Nath Temples		Tourism Department	3,666.85	3,667	-	Govt Fund	3,666.85		
12	River front development (Ramganga & Nakatiya)		PWD / Irrigation Department / BDA	2,843.48	1,422	1,421.74	Govt Fund	1,421.74		
13	Aerocity integrated office complex near Airport development : Area - 30 Ha		BDA / Private Builder	3,22,795.00	88,035	2,34,760.00	PPP	1,17,380.00	88,035.00	

14	Development of new solid waste treatment plant for 2041, (Area -15 Ha)	Infrastructure	Nagar Nigam	13,500.00	3,000	10,500.00	PPP	4,500.00	3,000.00		
15	City Plan for Water Logging / stagnant spots and flood prone areas		Jal Nigam / Nagar Nigam	13,500.00	3,000	10,500.00	Govt Fund	4,500.00	3,000.00		
16	Development of new Tertiary Sewage Treatment Plant (STP): Near Industrial Area.		Jal Nigam / Nagar Nigam	2,40,000.00	24,000	2,16,000.00	Govt Fund	48,000.00	72,000.00	72,000.00	
17	“Medicity” – designated area with multiple health business and activities	Economy	BDA / Nagar Nigam	64,913.80	29,781	35,132.50	PPP	35,132.50	5,351.21		
18	Development of Handicraft Cluster/ Common Facility Centre (CFC) – Zari & Bamboo		BDA / Nagar Nigam	7.59	8	-	Govt Fund	7.59			
19	Demonstration of Solar Energy for streets and Gov. buildings.	Solar	UPNEDA	15.40	15	-	Govt Fund	15.40		15.40	
Total Project Cost in Lkajs					36,23,632.60	7,13,173.71	29,10,458.89		8,21,606.71	8,80,118.19	10,98,928.20
Total Project Cost in Cr.					36,236.33	7,131.74	29,104.59	-	8,216.07	8,801.18	10,989.28

Bareilly Vision Plan

क्र. सं.	प्राक्कलन	प्रशासनिक स्वीकृति	वित्तीय स्वीकृति	कार्य आरंभ	कार्य समाप्ति
1	Residential Housing Node, a) Greater Bareilly- 240 ha b) Sri Janki Puram- 300 ha c). Nekpur (Phase 1 - 2022-23) & Gangora Pikariyam , d) Kargaina , e) Tehtajpur (Area - 100 Ha each)	BDA / Awas vikas / Private Builder	PPP	2023	a). 2028 b). 2024 c). 2031 d). 2037 e). 2051 f). 2071
2	Industrial Growth Centers, a) Rajau Paraspur Phase 1 (2022-23) b) Parsakheda (2025-30) c) Kurtara (2030-35) (Area - 100 Ha each)	BDA / UPSIDC / Private BuildeINR	PPP	2023	a). 2042 b). 2051 c). 2071
3	Integrated Freight Center cum Logistic Hub , Faridpur (35 Ha each)	BDA / Private BuildeINR	PPP	2023	2042 2051 2071
4	Access to Ganga Expressway through Radial Road and Outer Ring Road	NHAI / PWD	EPC-HAM	2023	2028
5	Bareilly Lite Metro facility	BDA	EPC-HAM	2023	2037
9	Ahichchhatra Tourism Infrastructure upgradation	Nagar Nagam	Govt Fund	2023	2028
10	Fist War of Independence (1857) museum : a) Bareilly College Campus	Nagar Nagam/ PWD/ BDA	Tourism Fund	2023	2028
11	Urban Renewal of Nath Temple circuit & Infrastructure improvement of all Seven Nath Temples	PWD/BDA/ Railway/UP Bridge Corporation	BDA, Tourism	2023	2023 2028 2037

12	River front development (Ramganga & Nakatiya)	PWD / Irrigation Department / BDA	Govt Fund	2023	2037
13	Aerocity integrated office complex near Airport development : Area - 30 Ha	BDA	Govt- PPP	2023	2037
14	Development of new solid waste treatment plant for 2041, (Area -15 Ha)	Nagar Nigam	PPP	2023	2028
15	City Plan for Water Logging / stagnant spots and flood prone areas	Jal Nigam / Nagar Nigam	Govt Fund	2023	2028
16	Development of new Tertiary Sewage Treatment Plant (STP): Near Industrial Area.	Jal Nigam / Nagar Nigam	Govt Fund	2023	2028
17	“Medicity” – designated area with multiple health business and activities	BDA / Nagar Nigam	PPP	2023	2028
18	Development of Handicraft Cluster/ Common Facility Centre (CFC) – Zari & Bamboo	BDA / Nagar Nigam	Govt Fund	2023	2028
19	Demonstration of Solar Energy for streets and Gov. buildings.	UPNEDA	Govt Fund	2023	2037