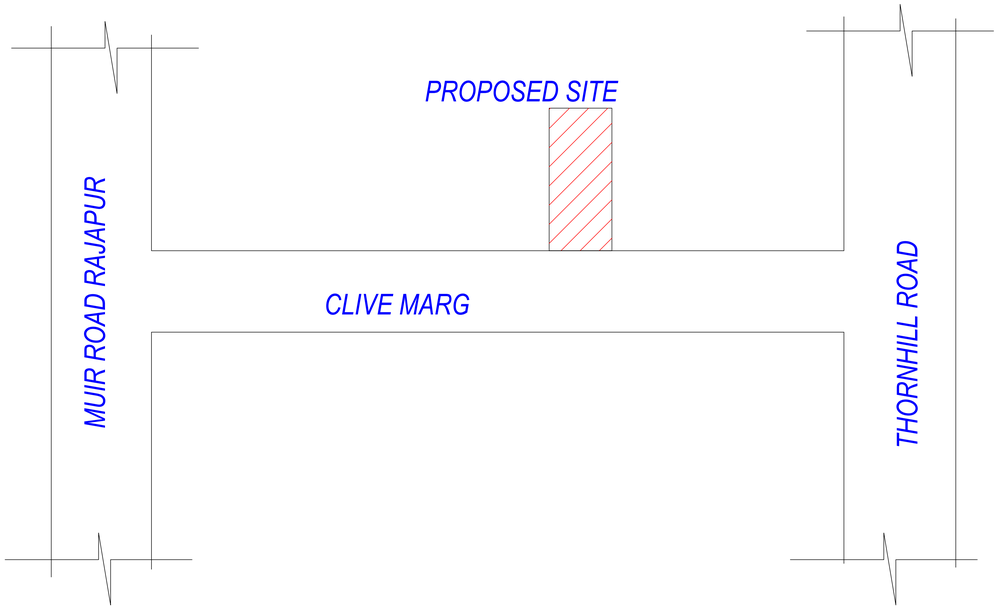
Project Title :PROPOSED GROUP HOUSING BUILDING PLAN AT FREEHOLD PLOT NO. 22, CLIVE ROAD (OLD NAZUL PLOT NO. 115A, CIVIL STATION)MEHTA KNETRA CHIKITSALAY MARG, (CLIVE ROAD) PRAYAGRAJPROJECT NAME: CITIZEN RAM NIWASOWNER: RAM SARAN VERMA, S/O LATE B.B.S. VERMA THROUGH REGISTERED ATTORNEY ANUBHAV VERMA.BUILDER: CITIZEN INFRAVENTURES PVT. LTD. THROUGH DIRECTOR ANUBHAV VERMA, REG. HEAD OFFICE SAHYOG BHAWAN 1, M.G. MARG, CIVIL LINES, PRAYAGRAJ.

SITE PLAN 1:200

SITE PLAN
(Scale - 1:200)



KEY- PLAN NOT TO SCALE

KEY PLAN

	File No.	PDA/BP/23-24/0598	Sheet	1 / 7
	Submission Date	2023-11-07	Scale	1:100

A	AREA STATEMENT	VERSION NO.: 1.0.89 VERSION DATE: 01/11/2023	
	PROJECT DETAIL :		
	Authority: Prayagraj Development Authority	Plot Use: Residential	
	AuthorityClass: Category B	Plot SubUse: Affordable Housing	
	AuthorityGrade: Development Authority (DA)	Development Plan: Zonal Development Plan	
	CaseTrack: Regular	Land Use Zone: Residential use Zone	
	Project Type: Group Development	Land SubUse Zone: Residential Zone	
	Nature of Development: NEW	Layout Type: NA	
	Development Area: Developed Area		
	SubDevelopment Area: Metro City Area		
	Special Project: Affordable Housing under Policy 2021 (AHP 2021)		
	Site Address: District:Prayagraj, Tehsil:Allahabad, Village:NA		
	AREA DETAILS :	Sq.Mts.	
1.	Area of Plot As per record	-	
	Document Area		6290.81
	As per site condition		6293.74
	Area of Plot Considered		6113.54
2.	Deduction for		
	(a)Proposed roads		180.20
	Surrender Free of Cost		180.20
	(b)Any reservations		0.00
	Total(a + b)		180.20
3.	Net Area of plot (1 - 2) AREA OF PLOT		6113.54
	Plot Area For Coverage		6113.54
	Plot Area For FAR		6113.54
	Perm. FAR Area (2.25)		13755.46
	Compensatory FAR area		90.10
	Incentive FAR against EWS and LIG		684.00
	Perm. Paid FAR Area (0.74)		4524.02
5.	Total Perm. FAR area with Paid FAR (2.99)		18279.48
	Total Perm. FAR area (3.12)		19053.58
	Total Paid Proposed FAR Area		4472.26
6.	Total Built up area permissible at:		
	Permissible Coverage area (50.00 %)		3056.77
	Proposed Coverage Area (34.93 %)		2135.16
	Total Prop. Coverage Area (34.93 %)		2135.16
	Balance coverage area (15.07 %)		921.61

Proposed Area at:	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Basement Floor	2297.23	0.00	0.00	0.00
Parking Floor	2492.43	0.00	0.00	0.00
Stilt Floor	2387.38	0.00	317.25	0.00
First Floor	1821.01	0.00	1263.75	0.00
Second Floor	1816.21	0.00	1586.49	0.00
Third Floor	1816.21	0.00	1586.49	0.00
Fourth Floor	1816.21	0.00	1586.49	0.00
Fifth Floor	1816.21	0.00	1586.49	0.00
Sixth Floor	1816.21	0.00	1586.49	0.00
Seventh Floor	1816.21	0.00	1586.49	0.00
Eighth Floor	1816.21	0.00	1586.49	0.00
Ninth Floor	1816.21	0.00	1586.49	0.00
Tenth Floor	1816.21	0.00	1586.49	0.00
Eleventh Floor	1267.38	0.00	1096.36	0.00
Twelfth Floor	1154.60	0.00	1023.01	0.00
Thirteenth Floor	1154.60	0.00	1023.01	0.00
Terrace Floor	74.32	0.00	0.00	0.00
Total Area:	28994.84	0.00	19001.79	0.00
Total FAR Area:				19001.79
Accessory/Use Area Added in BuiltUp Area:				28.43
Total BuiltUp Area:				29023.27
Proposed F.S.I. consumed:				3.15
C. Tenement Statement				
4. Tenement Proposed At:				
All Floors			186.00	
5. Total Tenements (3 + 4)			186	
E. Parking Statement				
1. Parking Space Required as per Regulations:				2708.75
2. Proposed Parking Space:				9403.24

Color Notes

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD ALIGNMENT (ROAD WIDENING AREA)
FUTURE T.P.SCHEME DEDUCTION AREA
EXISTING (To be retained)
EXISTING (To be demolished)

Green and open space Area

Name	Prop. Area
Green Area	914.26

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	31	36

Minimum Proposed Units

Plot Name	Total number of Proposed Units	Units having Carpet upto 75 Sqmt.	
		Reqd	Prop
	186	93	103

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)		Add Area In FAR (Sq.mt.)		Total FAR Area (Sq.mt.)	No. of Unit
			OTS		Mumty	Lift	Lift Machine	Lift Lobby	Balcony	Accessory Use	Ramp	Covered Area	Parking	Resi.	Commercial	Passage	Accessory Use	
A (AH)	1	32748.23	3558.89	28994.84	900.83	258.34	25.52	276.01	1540.90	409.71	468.38	203.36	6113.35	18666.34	298.62	5.17	31.65	19001.79	186
Grand Total :	1	32748.23	3558.89	28994.84	900.83	258.34	25.52	276.01	1540.90	409.71	468.38	203.36	6113.35	18666.34	298.62	5.17	31.65	19001.79	186

Additional Permissible FAR

Area covered under	Proposed Area	Total Proposed Area
FAR AREA		
Lift Lobby	5.54	543.33
Lift Lobby	3.63	
Lift Lobby	9.80	
Community Center	300.35	
Lift Lobby	49.86	
Lift Lobby	32.67	
Lift Lobby	88.20	
Lift Lobby	5.54	
Lift Lobby	9.80	
Lift Lobby	19.60	
Lift Lobby	11.08	
Lift Lobby	7.26	
Non FAR AREA		
Lift Machine Room	5.64	73.01
Lift Machine Room	2.84	
STAIRCASE	27.50	
Fire Escape Staircase	20.00	
Lift Machine Room	2.84	
Lift Machine Room	2.84	
Lift Machine Room	2.85	
Lift Machine Room	2.84	
Lift Machine Room	5.64	

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	196	2695.00
Total Car	188	-	2585.00	196	2695.00
Visitor's Car Parking	9	-	123.75	15	206.25
Other Parking	-	-	-	-	3806.99
Total			2708.75		6708.24

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (AH)	Commercial	Retail Shop	> 0	100	298.62	1.25	2	-	-	-	-
	Residential	Affordable Housing	> 0	1	186.00	1.00	186	-	-	-	-
			> 75	1	83.00	-	-	-	1.00	9	-
	Total :		-	-	-	-	188	196	-	9	15

Additional Permissible FAR

Total Permissible FAR	Permissible FAR	Proposed FAR	5% Additional FAR	Sum of Non FAR Area	Balance Non FAR area	Sum of FAR Area	Balance FAR Area	Total Proposed FAR
19053.58	13755.46	19001.82	687.77	73.01	614.76	543.33	71.43	19001.82

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (AH)	Residential	Affordable Housing	-	-	Highrise	186	BASEMENT FLOOR PLAN	Residential + Parking +STORAGE	Affordable Housing	-	-	-
							STILT FLOOR PLAN	Commercial + Parking +Toilet +OFFICE 3.46X3.57 +PUMP RM +ELE.SUB	Retail Shop	Commercial	Commercial	Retail Shop
										Commercial	Commercial	Retail Shop
							PARKING FLOOR PLAN	Residential + Parking	Affordable Housing	-	-	-
							FIRST FLOOR PLAN	Residential + Community Center +SWIMMING POOL +DRESS ROOM 1.55X3.07 +POWDER ROOM 1.23X1.23	Affordable Housing	Residential FAR	Residential	Affordable Housing
							TYPICAL - 2- 10 FLOOR PLAN	Residential	Affordable Housing	Residential FAR	Residential	Affordable Housing
							ELEVENTH FLOOR PLAN	Residential	Affordable Housing	Residential FAR	Residential	Affordable Housing
							TYPICAL - 12 & 13 FLOOR PLAN	Residential	Affordable Housing	Residential FAR	Residential	Affordable Housing
							TERRACE FLOOR PLAN	Residential	Affordable Housing	-	-	-

Buildingwise Floor FAR Details

Floor Name	Building Name		Total			
	A (AH)					
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Paid FAR Area (Sq.mt.)	
Basement Floor	2297.23	0.00	2297.23	0.00	0.00	
Parking Floor	2492.43	0.00	2492.43	0.00	0.00	
Stilt Floor	2387.38	317.25	2387.38	317.25	0.00	
First Floor	1821.01	1263.75	1821.01	1263.75	0.00	
Second Floor	1816.21	1586.49	1816.21	1586.49	0.00	
Third Floor	1816.21	1586.49	1816.21	1586.49	0.00	
Fourth Floor	1816.21	1586.49	1816.21	1586.49	0.00	
Fifth Floor	1816.21	1586.49	1816.21	1586.49	0.00	
Sixth Floor	1816.21	1586.49	1816.21	1586.49	0.00	
Seventh Floor	1816.21	1586.49	1816.21	1586.49	0.00	
Eighth Floor	1816.21	1586.49	1816.21	1586.49	0.00	
Ninth Floor	1816.21	1586.49	1816.21	1586.49	0.00	
Tenth Floor	1816.21	1586.49	1816.21	1586.49	1329.85	
Eleventh Floor	1267.38	1096.36	1267.38	1096.36	1096.36	
Twelfth Floor	1154.60	1023.01	1154.60	1023.01	1023.01	
Thirteenth Floor	1154.60	1023.01	1154.60	1023.01	1023.01	
Terrace Floor	74.32	0.00	74.32	0.00	0.00	
Total:	28994.84	19001.79	28994.84	19001.79	4472.23	

Total Plot Area: - 6113.54	Total FAR Area: - 19001.79
Total Coverage Area: - 2135.16	Total BUA Area: - 29023.27

OWNER'S NAME AND SIGNATURE

RAM SARAN VERMA S/O LATE B.B.S. VERMA THROUGH REGISTERED ATTORNEY ANUBHAV VERMA,
averma.citizen@gmail.com, 9999133365

ARCH/ENG'S NAME AND SIGNATURE / ENGINEER

Vatrika Singh
CA/2011/51859

Signature Not Verified
Digitally signed by Vatrika Singh
Date: 21 Mar 2024 15:45:46
Designation: Architect

Prayagraj Development Authority

Signature Not Verified
Digitally signed by Prayagraj Development Authority
Date: 21 Mar 2024 15:45:46
Designation: Architect

Building Plan Application Number
PDA/BP/23-24/0598

Sanctioned On
30 Nov 2023

Valid Till
20 Mar 2029

Approved By
Arvind Chauhan (Vice Chairman)

Examined By
B N Singh (Junior engineer)
Kuldeep Chauhan (Assistant Engineer)
Tej Pratap Singh (Executive engineer)
T P Singh (Chief Town Planner)
Ajeet Kumar Singh (Secretory)
Arvind Chauhan (Vice Chairman)

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

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Project Title :PROPOSED GROUP HOUSING BUILDING PLAN AT FREEHOLD PLOT NO. 22, CLIVE ROAD (OLD NAZUL PLOT NO. 115A, CIVIL STATION)MEHTA KNETRA CHIKITSALAY MARG, (CLIVE ROAD) PRAYAGRAJPROJECT NAME: CITIZEN RAM NIWASOWNER: RAM SARAN VERMA, S/O LATE B.B.S. VERMA THROUGH REGISTERED ATTORNEY ANUBHAV VERMA.BUILDER: CITIZEN INFRAVENTURES PVT. LTD. THROUGH DIRECTOR ANUBHAV VERMA, REG. HEAD OFFICE SAHYOG BHAWAN 1, M.G. MARG, CIVIL LINES, PRAYAGRAJ.

File No	PDA/BP/23-24/0598	Sheet	2 / 7
Submission Date	2023-11-07	Scale	1:100

BASEMENT FLOOR PLAN
(SCALE 1:100)

STILT FLOOR PLAN
(Proposed)
(SCALE 1:100)

OWNER'S NAME AND SIGNATURE
RAM SARAN VERMA S/O LATE B.B.S. VERMA THROUGH REGISTERED ATTORNEY ANUBHAV VERMA, averma.citizen@gmail.com, 9999133365
ARCHIENG'S NAME AND SIGNATURE
Vatrika Singh CA/2011/51859 Signature Not Verified Digitally signed by Vatrika Singh Date: 21 Mar 2024 12:09:46 Designation: Architect
Prayagraj Development Authority Signature Not Verified Digitally signed by Prayagraj Development Authority Date: 21 Mar 2024 12:09:46 Designation: Technical Assistant
Building Plan Application Number PDA/BP/23-24/0598
Sanctioned On 30 Nov 2023
Valid Till 20 Mar 2029
Approved By Arvind Chauhan (Vice Chairman)
Examined By B N Singh (Junior engineer) Kuldeep Chauhan (Assistant Engineer) Tej Pratap Singh (Executive engineer) T P Singh (Chief Town Planner) Ajeet Kumar Singh (Secretory) Arvind Chauhan (Vice Chairman)

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Total Plot Area: -	6113.54	Total FAR Area: -	19001.79
Total Coverage Area: -	2135.16	Total BUA Area: -	29023.27

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File No.	PDA/BP/23-24/0598	Sheet	3 / 7
Submission Date	2023-11-07	Scale	1:100

PARKING FLOOR PLAN
(SCALE 1:100)

FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area: -	6113.54	Total FAR Area: -	19001.79
Total Coverage Area: -	2135.16	Total BUA Area: -	29023.27

OWNER'S NAME AND SIGNATURE
RAM SARAN VERMA S/O LATE B.B.S. VERMA THROUGH REGISTERED ATTORNEY ANUBHAV VERMA, avverma.citizen@gmail.com, 9999133365

ARCHITECT/ENGG'S NAME AND SIGNATURE	ENGINEER
Vatrika Singh CA/2011/51859 Signature Not Verified Digitally signed by Vatrika Singh Date: 21 Mar 2024 12:45:48 Designation: Architect	Prayagraj Development Authority Signature Not Verified Digitally signed by Prayagraj Development Authority Date: 21 Mar 2024 12:45:48 Designation: Authority

Building Plan Application Number
PDA/BP/23-24/0598

Sanctioned On
30 Nov 2023

Valid Till
20 Mar 2029

Approved By
Arvind Chauhan (Vice Chairman)

Examined By
B N Singh (Junior engineer)
Kuldeep Chauhan (Assistant Engineer)
Tej Pratap Singh (Executive engineer)
T P Singh (Chief Town Planner)
Ajeet Kumar Singh (Secretory)
Arvind Chauhan (Vice Chairman)

ISO_A0_(841.00_x_1189.00_MM)

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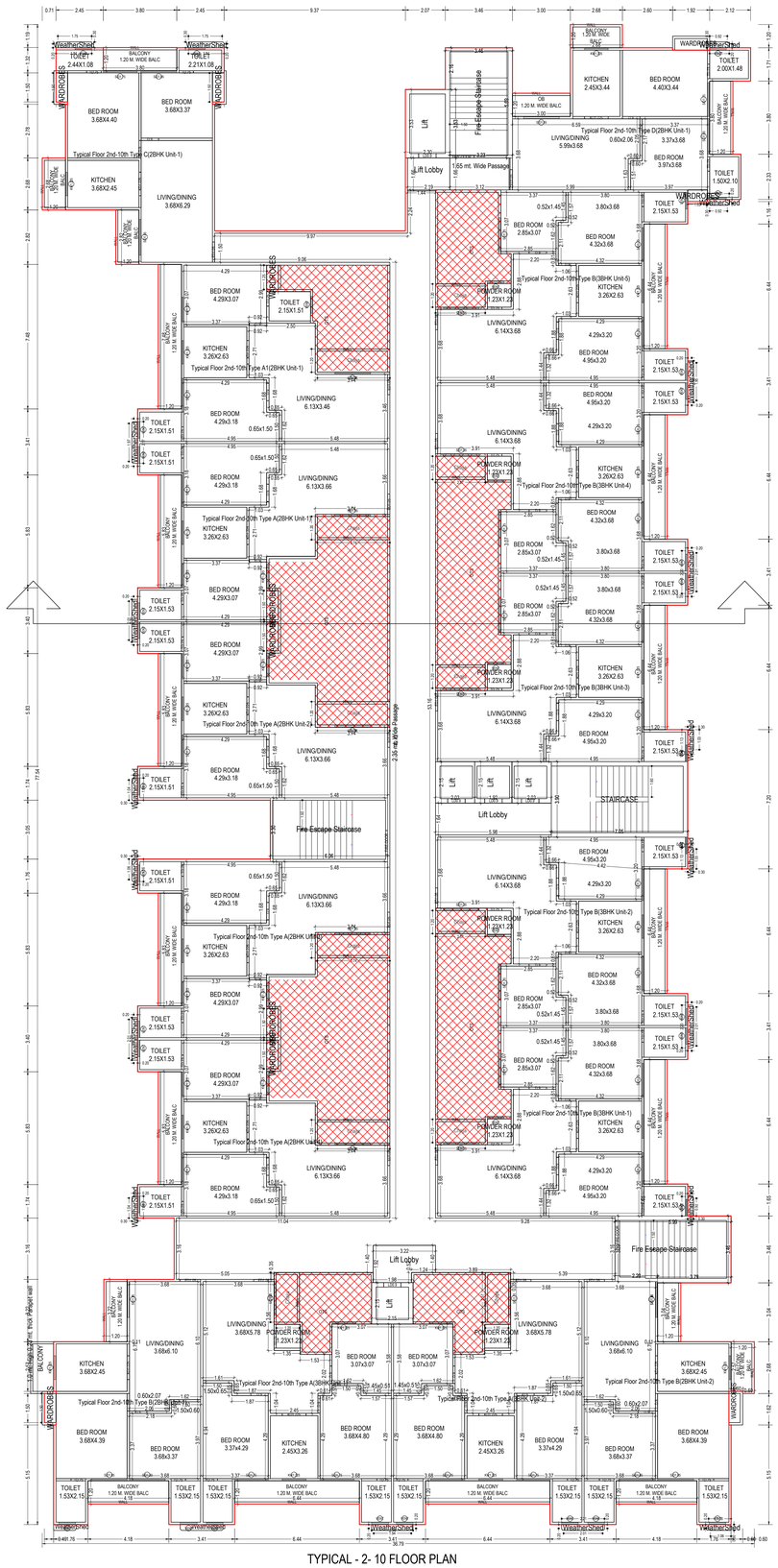
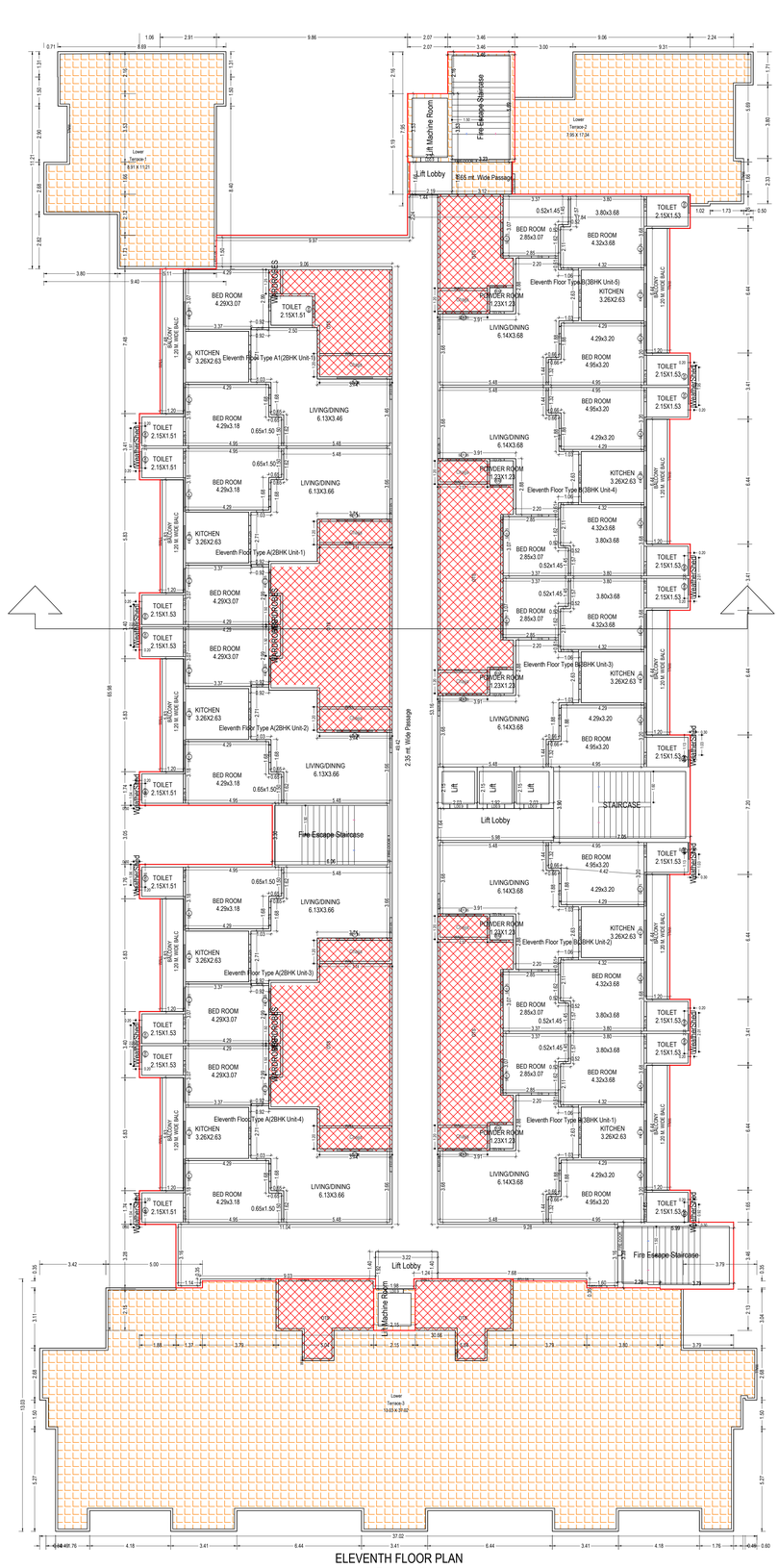


TYPICAL - 2- 10 FLOOR PLAN
(Proposed)
(SCALE 1:100)



ELEVENTH FLOOR PLAN
(Proposed)
(SCALE 1:100)

UnitBUA Table for Building :A (AH)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Additions for Gross UnitBUA(Area in Sq.mt.)		Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)			Carpet Area	No. of Unit
				Add/Prj				Door	External Wall	Balcony		
B1&T FLOOR PLAN	Shop	OTHER	40.88		0.00	40.88	40.88	0.51	1.84	2.00	38.53	00
	Shops	OTHER	54.38		0.00	54.38	54.38	0.76	2.54	0.00	50.08	
		Total:	95.26		0.00	95.26	95.26	1.27	4.78	0.00	89.21	00
	Total per Floor:	Typical Floor = 1										
		Total:	95.26		0.00	95.26	95.26	1.27	4.78	0.00	89.21	00
FIRST FLOOR PLAN	First Floor Type A(2BHK Unit-1)	FLAT	74.26		0.90	75.16	75.16	0.08	0.14	0.00	74.94	
	First Floor Type A(2BHK Unit-2)	FLAT	74.26		0.90	75.16	75.16	0.08	0.14	0.00	74.94	
	First Floor Type A(2BHK Unit-3)	FLAT	74.26		0.90	75.16	75.16	0.08	0.14	0.00	74.94	
	First Floor Type A(2BHK Unit-4)	FLAT	74.26		0.90	75.16	75.16	0.08	0.14	0.00	74.94	
	First Floor Type A1(2BHK Unit-1)	FLAT	74.44		0.75	75.19	75.19	0.05	0.14	0.00	75.00	
	First Floor Type B(3BHK Unit-1)	FLAT	89.95		0.00	89.95	89.95	0.08	0.46	0.00	89.43	12
	First Floor Type B(3BHK Unit-2)	FLAT	89.95		0.00	89.95	89.95	0.08	0.46	0.00	89.41	
	First Floor Type B(3BHK Unit-3)	FLAT	89.95		0.00	89.95	89.95	0.08	0.46	0.00	89.41	
	First Floor Type B(3BHK Unit-4)	FLAT	89.95		0.00	89.95	89.95	0.08	0.46	0.00	89.41	
	First Floor Type B(3BHK Unit-5)	FLAT	89.95		0.00	89.95	89.95	0.08	0.46	0.00	89.41	
	First Floor Type C(2BHK Unit-1)	FLAT	68.64		1.80	69.64	69.84	0.03	0.17	0.00	69.64	
	First Floor Type D(2BHK Unit-1)	FLAT	68.37		0.61	68.98	68.98	0.06	0.21	0.00	68.71	
		Total:	997.64		6.76	964.40	964.40	0.84	3.38	0.00	960.18	12
	Total per Floor:	Typical Floor = 1										
		Total:	997.64		6.76	964.40	964.40	0.84	3.38	0.00	960.18	12
TYPICAL- 2- 10 FLOOR PLAN	Typical Floor 2nd-10th Type A(2BHK Unit-1)	FLAT	74.26		0.90	75.16	75.16	0.08	0.14	0.00	74.94	
	Typical Floor 2nd-10th Type A(2BHK Unit-2)	FLAT	74.26		0.90	75.16	75.16	0.08	0.14	0.00	74.94	
	Typical Floor 2nd-10th Type A(2BHK Unit-3)	FLAT	74.26		0.90	75.16	75.16	0.08	0.14	0.00	74.94	
	Typical Floor 2nd-10th Type A(2BHK Unit-4)	FLAT	74.26		0.90	75.16	75.16	0.08	0.14	0.00	74.94	
	Typical Floor 2nd-10th Type A(2BHK Unit-1)	FLAT	90.19		0.00	90.19	90.19	0.06	0.26	0.00	89.88	
	Typical Floor 2nd-10th Type A(2BHK Unit-2)	FLAT	90.19		0.00	90.19	90.19	0.06	0.26	0.00	89.88	
	Typical Floor 2nd-10th Type A1(2BHK Unit-1)	FLAT	74.44		0.75	75.19	75.19	0.05	0.14	0.00	75.00	
	Typical Floor 2nd-10th Type B(3BHK Unit-1)	FLAT	70.83		0.90	71.73	71.73	0.06	0.17	0.00	71.50	16
	Typical Floor 2nd-10th Type B(3BHK Unit-2)	FLAT	70.83		0.00	70.83	70.83	0.06	0.17	0.00	70.60	
	Typical Floor 2nd-10th Type B(3BHK Unit-3)	FLAT	89.95		0.00	89.95	89.95	0.08	0.46	0.00	89.43	
	Typical Floor 2nd-10th Type B(3BHK Unit-4)	FLAT	89.95		0.00	89.95	89.95	0.08	0.46	0.00	89.41	
	Typical Floor 2nd-10th Type B(3BHK Unit-5)	FLAT	89.95		0.00	89.95	89.95	0.08	0.46	0.00	89.41	
	Typical Floor 2nd-10th Type C(2BHK Unit-1)	FLAT	72.41		1.80	74.21	74.21	0.03	0.17	4.55	69.46	
	Typical Floor 2nd-10th Type D(2BHK Unit-1)	FLAT	68.37		0.61	68.98	68.98	0.06	0.21	0.00	68.71	
		Total:	1284.55		7.66	1291.71	1291.71	1.08	4.22	4.55	1281.86	16
	Total per Floor:	Typical Floor = 9										
		Total:	11556.45		7.66	11625.39	11625.39	9.72	37.98	40.95	11538.74	144
ELEVENTH FLOOR PLAN	Eleventh Floor Type A(2BHK Unit-1)	FLAT	74.26		0.90	75.16	75.16	0.08	0.14	0.00	74.94	
	Eleventh Floor Type A(2BHK Unit-2)	FLAT	74.26		0.90	75.16	75.16	0.08	0.14	0.00	74.94	
	Eleventh Floor Type A(2BHK Unit-3)	FLAT	74.26		0.90	75.16	75.16	0.08	0.14	0.00	74.94	
	Eleventh Floor Type A(2BHK Unit-4)	FLAT	74.26		0.90	75.16	75.16	0.08	0.14	0.00	74.94	
	Eleventh Floor Type A1(2BHK Unit-1)	FLAT	74.44		0.75	75.19	75.19	0.05	0.14	0.00	75.00	
	Eleventh Floor Type B(3BHK Unit-1)	FLAT	89.95		0.00	89.95	89.95	0.08	0.46	0.00	89.43	10
	Eleventh Floor Type B(3BHK Unit-2)	FLAT	89.95		0.00	89.95	89.95	0.08	0.46	0.00	89.41	
	Eleventh Floor Type B(3BHK Unit-3)	FLAT	89.95		0.00	89.95	89.95	0.08	0.46	0.00	89.41	
	Eleventh Floor Type B(3BHK Unit-4)	FLAT	89.95		0.00	89.95	89.95	0.08	0.46	0.00	89.41	
	Eleventh Floor Type B(3BHK Unit-5)	FLAT	89.95		0.00	89.95	89.95	0.08	0.46	0.00	89.41	
		Total:	821.23		4.35	825.58	825.58	0.75	3.00	0.00	821.83	10
	Total per Floor:	Typical Floor = 1										
		Total:	821.23		4.35	825.58	825.58	0.75	3.00	0.00	821.83	10
TYPICAL- 12 & 13 FLOOR PLAN	Typical 12th & 13th Floor Type A(2BHK Unit-1)	FLAT	74.26		0.90	75.16	75.16	0.08	0.14	0.00	74.94	
	Typical 12th & 13th Floor Type A(2BHK Unit-2)	FLAT	74.26		0.90	75.16	75.16	0.08	0.14	0.00	74.94	
	Typical 12th & 13th Floor Type A(2BHK Unit-3)	FLAT	74.26		0.90	75.16	75.16	0.08	0.14	0.00	74.94	
	Typical 12th & 13th Floor Type A(2BHK Unit-4)	FLAT	74.26		0.90	75.16	75.16	0.08	0.14	0.00	74.94	
	Typical 12th & 13th Floor Type A1(2BHK Unit-1)	FLAT	74.44		0.75	75.19	75.19	0.05	0.14	0.00	75.00	
	Typical 12th & 13th Floor Type B(3BHK Unit-1)	FLAT	89.95		0.00	89.95	89.95	0.08	0.46	0.00	89.41	
	Typical 12th & 13th Floor Type B(3BHK Unit-2)	FLAT	89.95		0.00	89.95	89.95	0.08	0.46	0.00	89.41	
	Typical 12th & 13th Floor Type B(3BHK Unit-3)	FLAT	89.95		0.00	89.95	89.95	0.08	0.46	0.00	89.41	
	Typical 12th & 13th Floor Type B(3BHK Unit-4)	FLAT	89.95		0.00	89.95	89.95	0.08	0.46	0.00	89.41	
	Typical 12th & 13th Floor Type B(3BHK Unit-5)	FLAT	89.95		0.00	89.95	89.95	0.08	0.46	0.00	89.41	
		Total:	821.23		4.35	825.58	825.58	0.77	3.00	0.00	821.81	10
	Total per Floor:	Typical Floor = 2										
		Total:	1642.46		4.35	1651.16	1651.16	1.54	6.00	0.00	1643.62	20
Total:		-	15073.04		88.14	15160.78	15161.78	14.17	54.75	40.95	15051.58	186

OWNER'S NAME AND SIGNATURE
RAM SARAN VERMA S/O LATE B.B.S. VERMA THROUGH REGISTERED ATTORNEY ANUBHAV VERMA, avverma.citizen@gmail.com, 9999133365

ARCHI/ENG'S NAME AND SIGNATURE	ENGINEER
Vatrika Singh CA/2011/51859 Signature Not Verified Digitally signed by VATRIKA SINGH Date: 21 Mar 2023 16:21:46 Designation: Architect	Prayagraj Development Authority Signature Not Verified Digitally signed by Prayagraj Development Authority Date: 20 Nov 2023 15:49:00

Building Plan Application Number	PDA/BP/23-24/0598
Sanctioned On	30 Nov 2023
Valid Till	20 Mar 2029
Approved By	Arvind Chauhan (Vice Chairman)
Examined By	B N Singh (Junior engineer) Kuldeep Chauhan (Assistant Engineer) Tej Pratap Singh (Executive engineer) T P Singh (Chief Town Planner) Ajeet Kumar Singh (Secretory) Arvind Chauhan (Vice Chairman)

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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Total Plot Area: -	6113.54	Total FAR Area: -	19001.79
Total Coverage Area: -	2135.16	Total BUA Area: -	29023.27

ISO_A0_(841.00_x_1189.00_MM)

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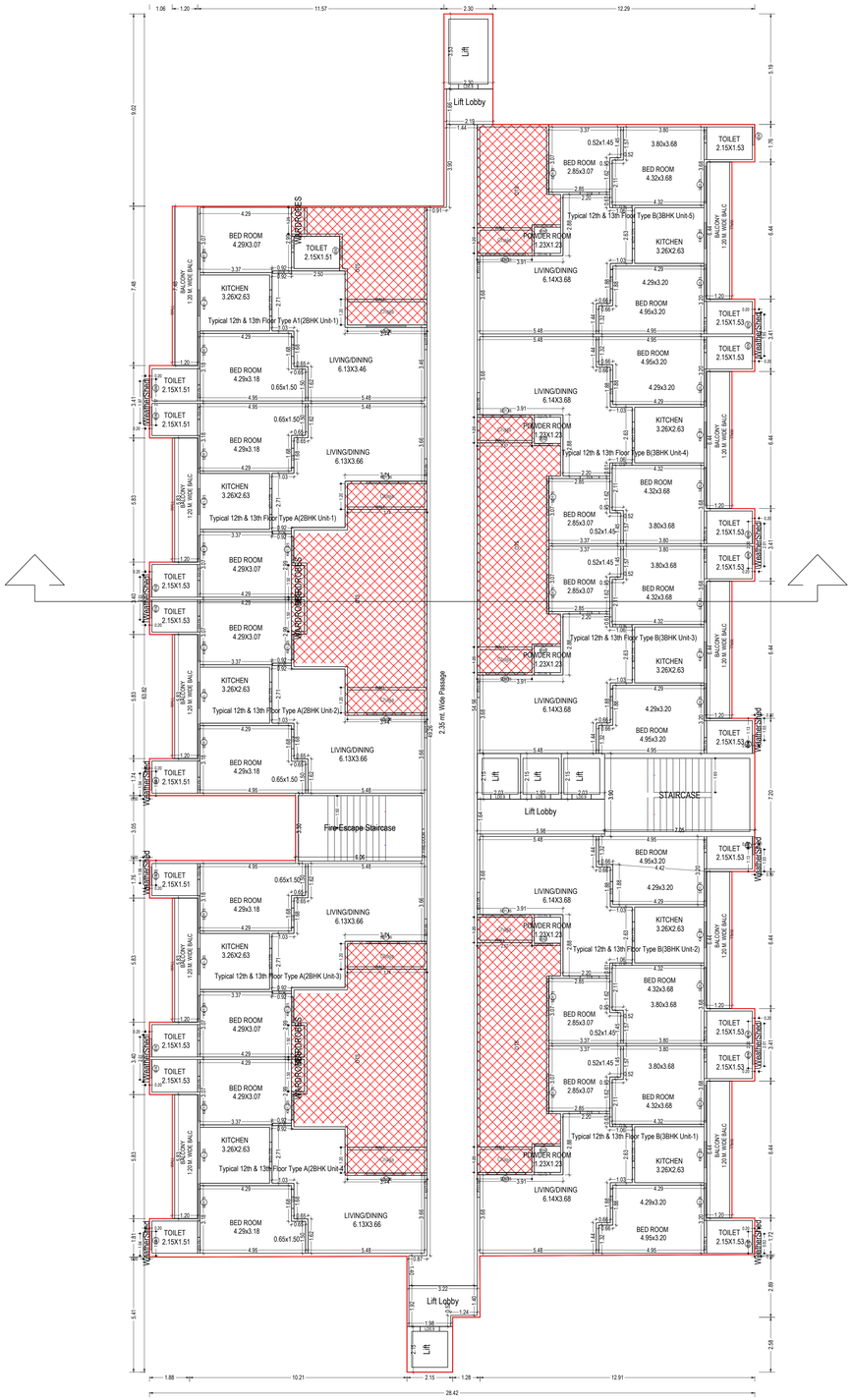
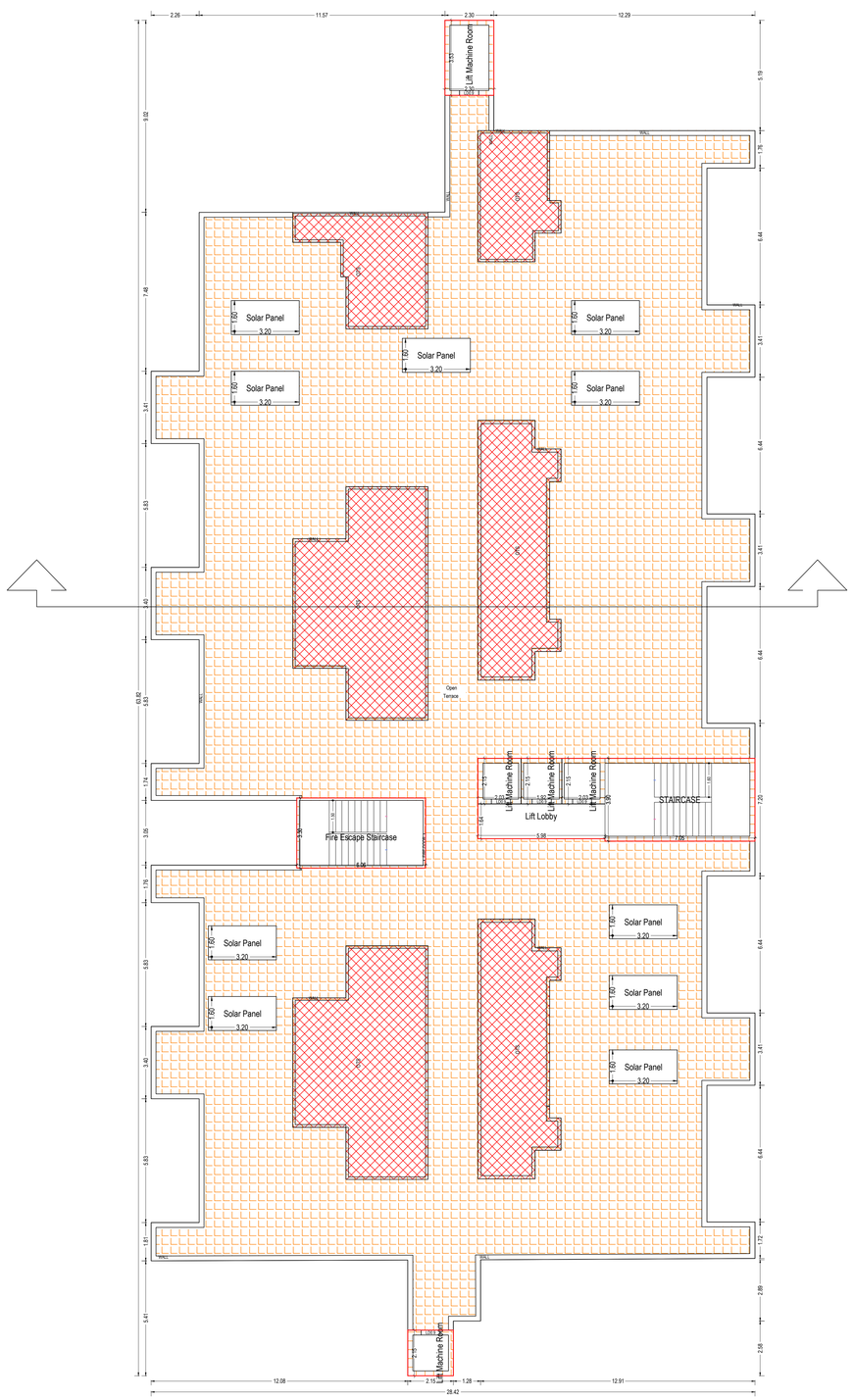
File No.	PDA/BP/23-24/0598	Sheet	5 / 7
Submission Date	2023-11-07	Scale	1:100



TYPICAL - 12 & 13 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.80 X 2 X 1	9.06	105.62
	1.20 X 2.68 X 2 X 1	6.44	
	1.20 X 3.00 X 1 X 1	3.60	
	1.20 X 5.83 X 4 X 1	28.00	
	1.20 X 7.48 X 1 X 1	8.97	
	1.20 X 2.82 X 1 X 1	3.38	
	1.20 X 3.22 X 1 X 1	3.87	
	1.20 X 3.04 X 1 X 1	3.65	
	1.20 X 6.44 X 5 X 1	38.65	
TYPICAL - 2- 10 FLOOR PLAN	1.20 X 3.80 X 2 X 9	81.90	1209.24
	1.20 X 2.68 X 3 X 9	86.94	
	1.20 X 3.00 X 1 X 9	32.40	
	1.20 X 5.83 X 4 X 9	252.00	
	1.20 X 7.48 X 1 X 9	80.73	
	1.20 X 6.44 X 7 X 9	486.99	
	1.20 X 2.82 X 1 X 9	30.42	
	1.20 X 3.22 X 1 X 9	34.83	
	1.20 X 4.18 X 2 X 9	90.18	
	1.20 X 3.04 X 1 X 9	32.85	
ELEVENTH FLOOR PLAN	1.20 X 5.83 X 4 X 1	28.00	75.62
	1.20 X 7.48 X 1 X 1	8.97	
	1.20 X 6.44 X 5 X 1	38.65	
TYPICAL - 12 & 13 FLOOR PLAN	1.20 X 5.83 X 4 X 2	56.00	151.24
	1.20 X 7.48 X 1 X 2	17.94	
	1.20 X 6.44 X 5 X 2	77.30	
Total	-	-	1541.72

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
BASEMENT FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.000	1.00
	Fire Escape Staircase	1.50	0.300	0.000	1.00
STILT FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.130	1.00
	Fire Escape Staircase	1.50	0.300	0.143	1.00
	Fire Escape Staircase	1.50	0.300	0.143	1.00
PARKING FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.143	1.00
	Fire Escape Staircase	1.50	0.300	0.143	1.00
	Fire Escape Staircase	1.50	0.300	0.143	1.00
FIRST FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.141	1.00
	Fire Escape Staircase	1.50	0.300	0.155	1.00
	Fire Escape Staircase	1.50	0.300	0.155	1.00
	STAIRCASE	1.60	0.300	0.141	1.00
TYPICAL - 2- 10 FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.141	1.00
	STAIRCASE	1.60	0.300	0.141	1.00
	Fire Escape Staircase	1.50	0.300	0.155	1.00
	Fire Escape Staircase	1.50	0.300	0.155	1.00
ELEVENTH FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.141	1.00
	Fire Escape Staircase	1.50	0.300	0.155	1.00
	STAIRCASE	1.60	0.300	0.141	1.00
TYPICAL - 12 & 13 FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.155	1.00
	STAIRCASE	1.60	0.300	0.141	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.60	0.300	0.000	1.00
	Fire Escape Staircase	1.50	0.300	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (AH)	VENT	0.87	1.00	437
A (AH)	KW1.225	1.23	2.10	321
A (AH)	S/D1.75	1.75	2.75	334
A (AH)	S/D1.85	1.85	2.75	224

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (AH)	TD.75	0.75	2.10	455
A (AH)	D.9	0.90	2.10	455
A (AH)	ED1.05	1.05	2.10	193
A (AH)	KD1.225	1.23	2.10	186
A (AH)	FIRE-DOOR	1.25	2.10	11
A (AH)	FIRE-DOOR	1.50	2.10	11
A (AH)	RS	2.20	2.10	06

Total Plot Area: -	6113.54	Total FAR Area: -	19001.79
Total Coverage Area: -	2135.16	Total BUA Area: -	29023.27

OWNER'S NAME AND SIGNATURE

RAM SARAN VERMA S/O LATE B.B.S. VERMA THROUGH REGISTERED ATTORNEY ANUBHAV VERMA,
avverma.citizen@gmail.com, 9999133365

ARCHI/ENG'S NAME AND SIGNATURE

Vatrika Singh

CA/2011/51859

Signature Not Verified
Digitally signed by Vatrika Singh
Date: 21 Mar 2024 15:05:46
Designation: Architect

Prayagraj Development Authority

Signature Not Verified
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Tej Pratap Singh (Executive engineer)

T P Singh (Chief Town Planner)

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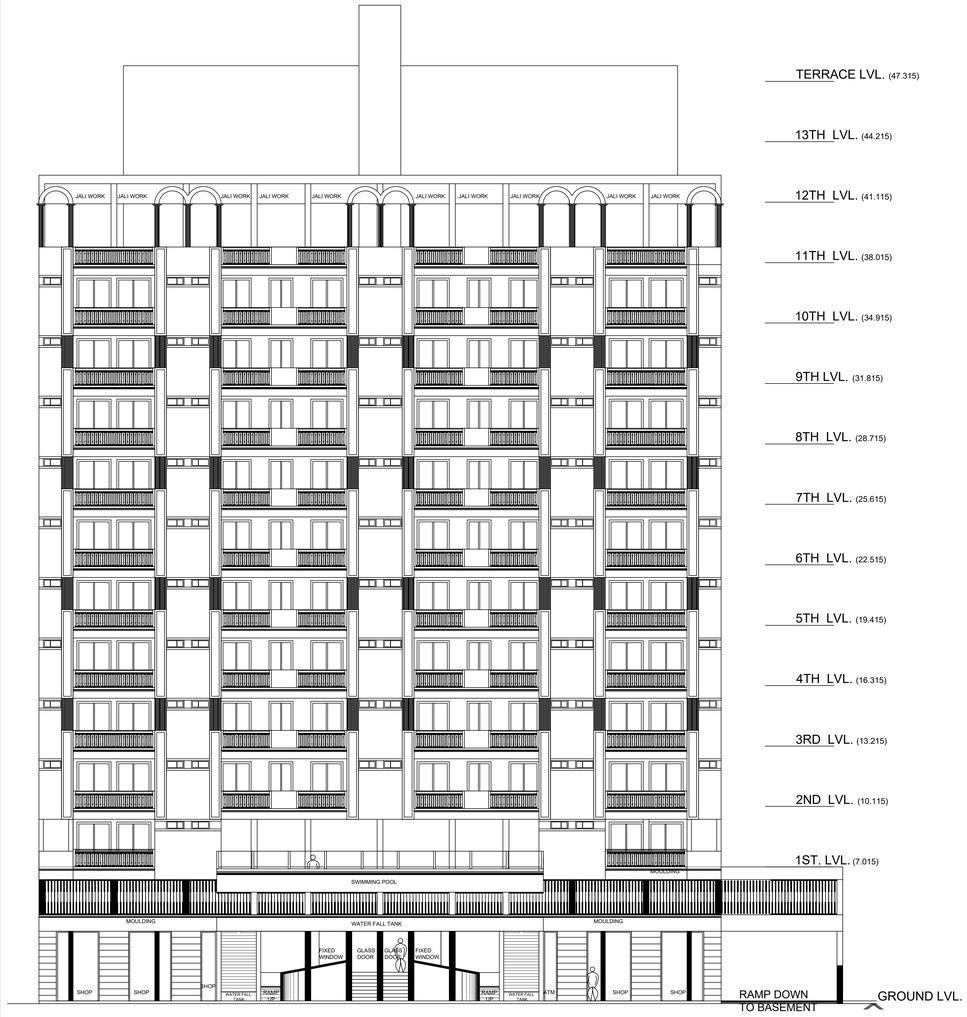
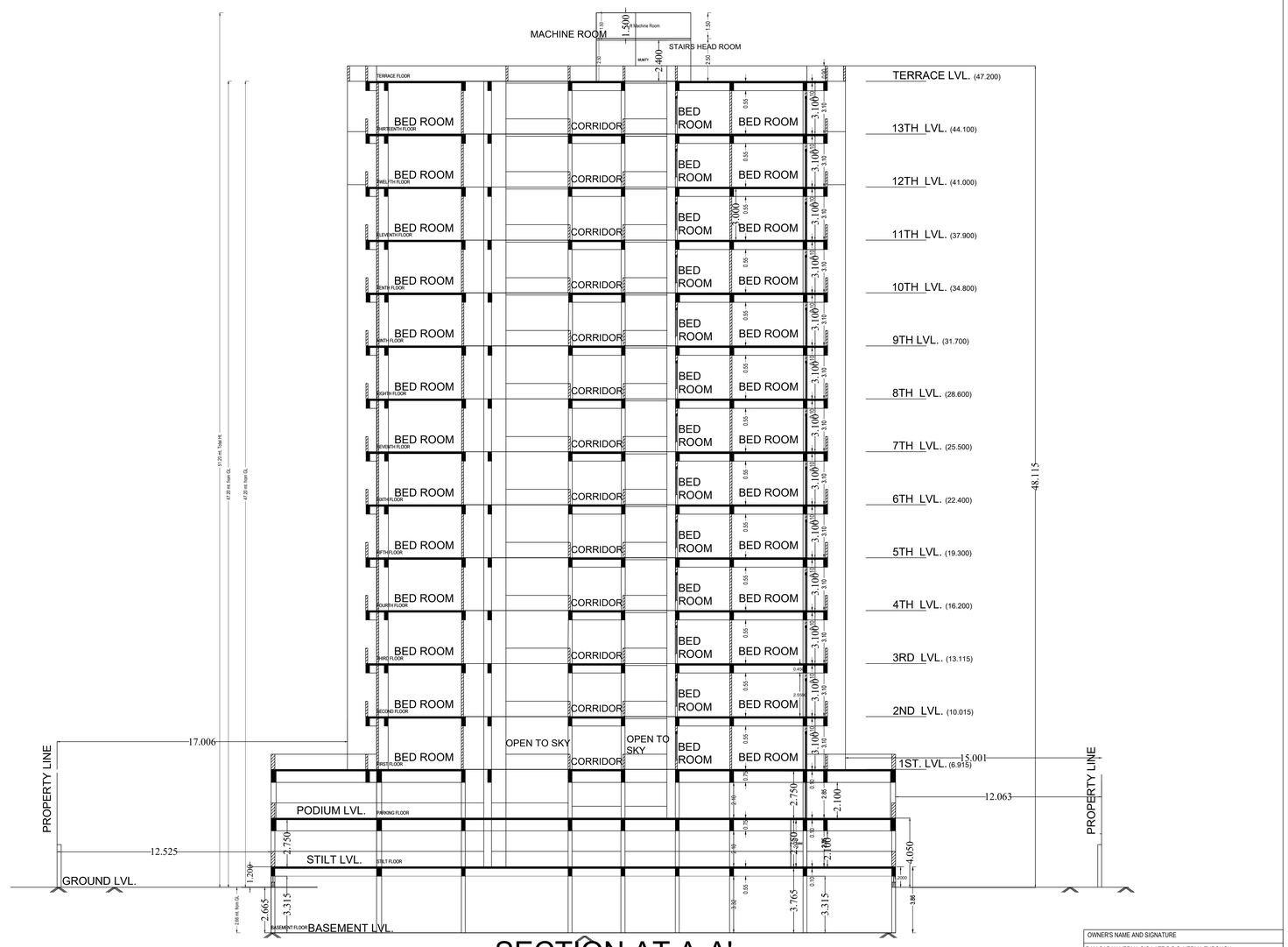
File No.	PDA/BP/23-24/0598	Sheet	6 / 7
Submission Date	2023-11-07	Scale	1:100



FRONT ELEVATION (WEST SIDE)



SECTION AT A-A'

Building :A (AH)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)		Add Area In FAR (Sq.mt.)		Total FAR Area (Sq.mt.)	No. of Unit
		OTS		Mumty	Lift	Lift Machine	Lift Lobby	Balcony	Accessory Use	Ramp	Covered Area	Parking	Resi.	Commercial	Passage	Accessory Use		
Basement Floor	2297.23	0.00	2297.23	40.57	11.38	0.00	0.00	0.00	40.64	145.79	0.00	2058.85	0.00	0.00	0.00	0.00	0.00	00
Stilt Floor	2387.38	0.00	2387.38	59.52	17.03	0.00	9.80	0.00	12.86	176.80	203.36	1794.12	0.00	298.62	0.00	18.62	317.25	00
Parking Floor	2492.43	0.00	2492.43	59.43	17.03	0.00	9.80	0.00	0.00	145.79	0.00	2260.38	0.00	0.00	0.00	0.00	0.00	00
First Floor	2095.96	278.71	1821.01	59.43	17.03	0.00	18.97	105.62	356.21	0.00	0.00	0.00	1250.72	0.00	0.00	13.03	1263.75	12
Second Floor	2091.16	278.71	1816.21	59.44	17.03	0.00	18.97	134.28	0.00	0.00	0.00	0.00	1586.49	0.00	0.00	0.00	1586.49	16
Third Floor	2091.16	278.71	1816.21	59.44	17.03	0.00	18.97	134.28	0.00	0.00	0.00	0.00	1586.49	0.00	0.00	0.00	1586.49	16
Fourth Floor	2091.16	278.71	1816.21	59.44	17.03	0.00	18.97	134.28	0.00	0.00	0.00	0.00	1586.49	0.00	0.00	0.00	1586.49	16
Fifth Floor	2091.16	278.71	1816.21	59.44	17.03	0.00	18.97	134.28	0.00	0.00	0.00	0.00	1586.49	0.00	0.00	0.00	1586.49	16
Sixth Floor	2091.16	278.71	1816.21	59.44	17.03	0.00	18.97	134.28	0.00	0.00	0.00	0.00	1586.49	0.00	0.00	0.00	1586.49	16
Seventh Floor	2091.16	278.71	1816.21	59.44	17.03	0.00	18.97	134.28	0.00	0.00	0.00	0.00	1586.49	0.00	0.00	0.00	1586.49	16
Eighth Floor	2091.16	278.71	1816.21	59.44	17.03	0.00	18.97	134.28	0.00	0.00	0.00	0.00	1586.49	0.00	0.00	0.00	1586.49	16
Ninth Floor	2091.16	278.71	1816.21	59.44	17.03	0.00	18.97	134.28	0.00	0.00	0.00	0.00	1586.49	0.00	0.00	0.00	1586.49	16
Tenth Floor	2091.16	278.71	1816.21	59.44	17.03	0.00	18.97	134.28	0.00	0.00	0.00	0.00	1586.49	0.00	0.00	0.00	1586.49	16
Eleventh Floor	1542.33	278.71	1267.38	59.43	8.54	8.49	18.97	75.59	0.00	0.00	0.00	0.00	1091.19	0.00	5.17	0.00	1096.36	10
Twelfth Floor	1397.58	246.54	1154.60	20.00	17.03	0.00	18.97	75.59	0.00	0.00	0.00	0.00	1023.01	0.00	0.00	0.00	1023.01	10
Thirteenth Floor	1397.58	246.54	1154.60	20.00	17.03	0.00	18.97	75.59	0.00	0.00	0.00	0.00	1023.01	0.00	0.00	0.00	1023.01	10
Terrace Floor	317.30	0.00	74.32	47.49	0.00	17.03	9.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	32748.19	3558.89	28994.80	900.83	258.34	25.52	276.01	1540.91	409.71	468.38	203.36	6113.35	18666.34	298.62	5.17	31.65	19001.82	186
Total Number of Same Buildings:	1																	
Total:	32748.19	3558.89	28994.80	900.83	258.34	25.52	276.01	1540.91	409.71	468.38	203.36	6113.35	18666.34	298.62	5.17	31.65	19001.82	186

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ARCHENG'S NAME AND SIGNATURE

Vatrika Singh

CA/2011/51859

Signature Not Verified

Digitally signed by VATRIKA SINGH
Date: 21 Mar 2024 12:55:46
Designation: Architect

Prayagraj Development Authority

Signature Not Verified

Digitally signed by Prayagraj Development Authority
Date: 21 Mar 2024 12:55:46
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Building Plan Application Number

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Kuldeep Chauhan (Assistant Engineer)

Tej Pratap Singh (Executive engineer)

T P Singh (Chief Town Planner)

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File No.	PDA/BP/23-24/0598	Sheet	7 / 7
Submission Date	2023-11-07	Scale	1:100

SOUTH SIDE ELEVATION
SECTION AT B-B'

OWNER'S NAME AND SIGNATURE

RAM SARAN VERMA S/O LATE B.B.S. VERMA THROUGH REGISTERED ATTORNEY ANUBHAV VERMA,
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Ajeet Kumar Singh (Secretory)

Arvind Chauhan (Vice Chairman)

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area: -	6113.54	Total FAR Area: -	19001.79
Total Coverage Area: -	2135.16	Total BUA Area: -	29023.27

ISO_A0_(841.00_x_1189.00_MM)

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