Project Title :Proposed PART TOWER -E, AT GH-11, NAINI,SECTOR-7,AT HI-TECH CITY, PRAYAGRAJ, UTTAR PRADESH

Plan No.	PDA/MP/21-24/0119	Sheet	1/4
Submission Date	2024-02-02	Scale	1:100

A	AREA STATEMENT	VERSION NO.: 1.0.32
		VERSION DATE: 5/8/2024
	PROJECT DETAIL	
	Authority: Prayagraj Development Authority	Plot Use: Residential
	Authority Zone: Category III	Plot Sub Use: Group Housing
	Authority Grade: Development Authority (DA)	Development Plan: " Sector 7 and High-tech City, Prayagraj
	Case Type: Regular	Land Use Zone: Residential use Zone
	Project Type: Group Development	Land Sub Use Zone: Residential Zone
	Nature of Development: ADDITION OR EXTENSION	Layout Type: NA
	Development Area: Revision	
	Subdivisional Area: Other Than Area	
	Special Project: NA	
	Site Address: District Prayagraj, Tehsil Karchhana, Village Mewaiya Upadhyay	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	
	Document Area	39424.96
	As per site condition	39424.97
	Area of Plot Considered	39424.96
2.	Deduction for	
	(a) Proposed roads	0.00
	(b) Any reservations	0.00
	Total (a+b)	0.00
3.	Net Area of plot (1-2) AREA OF PLOT	39424.96
	Plot Area For Coverage	39424.96
	Plot Area For FAR	39424.96
	Perm. FAR Area (2.5D)	98561.40
	Total Perm. FAR area (2 + 3)	98561.40
4.	Total Built up area permissible at :	
	Permissible Coverage area (30.00 %)	11827.49
	Proposed Coverage Area (17.97 %)	7102.83
	Existing Building Coverage area (5.82 %)	2296.28
	Total Prop. Coverage Area (23.79 %)	9399.11
	Balance coverage area (11.21 %)	4428.38

Proposed Area at :

	Proposed BuiltUp	Existing BuiltUp	Proposed FAR	Existing FAR
Basement Floor	4013.83	0.00	0.00	0.00
Ground Floor	3811.86	0.00	3615.18	0.00
First Floor	4175.86	0.00	4022.31	0.00
Second Floor	4175.18	0.00	4046.38	0.00
Third Floor	4175.18	0.00	4046.38	0.00
Fourth Floor	4175.18	0.00	4046.38	0.00
Fifth Floor	4175.18	0.00	4046.38	0.00
Sixth Floor	4175.18	0.00	4046.38	0.00
Seventh Floor	4175.18	0.00	4046.38	0.00
Eighth Floor	4175.18	0.00	4046.38	0.00
Ninth Floor	4175.18	0.00	4046.38	0.00
Tenth Floor	4175.18	0.00	4046.38	0.00
Eleventh Floor	4175.18	0.00	4046.38	0.00
Twelfth Floor	4175.18	0.00	4046.38	0.00
Thirteenth Floor	4175.18	0.00	4046.38	0.00
Fourteenth Floor	1914.21	0.00	1812.84	0.00
Terrace Floor	915.22	0.00	0.00	0.00
Total Area :	38483.48	0.00	37314.81	0.00

Total FAR Area	98104.42
Access/Ume Area Added in BuiltUp Area:	0.00
BuiltUp area:	0.00
Existing Building BuiltUp Area :	1815.34
Total BuiltUp Area :	98103.08
Proposed FAR remained:	7.20
2. Tenement Statement	
4. Tenement Proposed at :	
All Floors	60.00
5. Total Tenements (3 + 4)	60
6. Parking Statement	
1. Parking Space Required as per Regulations:	2511.00
2. Proposed Parking Space:	4015.00

SITE PLAN
(Scale - 1:1000)

Green and open space Area

Name	Prop. Area
GREEN-1 (12.2 % SQM)	1132.28
GREEN-2 (16.18 % SQM)	1504.04
GREEN-3 (14.64 % SQM)	1360.91
GREEN-4 (10.24 % SQM)	952.00
GREEN-5 (7.88 % SQM)	732.81
GREEN-6 (3.53 % SQM)	328.11
GREEN-7 (3.53 % SQM)	328.11
GREEN-8 (7.11 % SQM)	661.00
GREEN-9 (7.48 % SQM)	695.00
GREEN-10 (1.89 % SQM)	175.69
GREEN-11 (16.04 % SQM)	1491.00
GREEN-12 (4.84 % SQM)	450.00
GREEN-13 (10.47 % SQM)	973.33
	9296.33

Color Notes

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD ALIGNMENT (ROAD " " BENEFITING AREA)
- FUTURE T.P.SCHEME DEDUCTION AREA
- EXISTING (To be retained)
- EXISTING (To be demolished)

Building Name	Built Up Area (Sq.Mt.)	FAR Area (Sqmt.)
Existing TO BE RETAINED-3	960.153	960.153
Existing TO BE RETAINED-2	9101.46	9101.46
Existing TO BE RETAINED-1	9031.51	9031.51
Existing TO BE RETAINED	960.153	960.153
Existing TO BE RETAINED-4	928.27	928.27
Total:	19981.54	19981.54

Tree Details (Table 3b)

Plot	Name	No.s Of Trees	
		Reqd	Prop
PLOT	Tree	00	20

Additional Coverage Area

Plot name	Area covered under	Proposed Area	Total Coverage Area	Permissible Coverage Area
PLOT	COVERED ROAD	0.00	0.00	00

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd. Parking (Incase of Plotting in " Area surrendered/FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	5.00	12011.50
Total Car	00	-	2222.25	5.00	12011.50
Visitors Car Parking	11	-	222.25	2.1	200.25
Other Parking	-	-	-	-	6611.00
Total			2511.00		40111.04

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car	
				Parking Space required for every	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (GROUP HOUSING)	Residential	Group Housing	0 - 50	1	-	-	-	-	-	-
			50 - 100	1	100.00	100	104	-	-	-
			100 - 150	1	40.00	123	3	-	-	-
			> 150	1	-	150	-	-	-	-
			> 8	1	-	-	-	1.00	11	-
	Total			-	-	00	320	-	11	2.1

Building wise Floor FSI Details

Floor Name	Building Name				Total	
	A (GROUP HOUSING)		B (MULTI LEVEL)			
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sqmt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sqmt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	0.00	0.00	4013.83	0.00	4013.83	0.00
Ground Floor	3615.28	3615.28	196.58	0.00	3811.86	3615.28
First Floor	3975.31	3975.31	0.00	0.00	3975.31	3975.31
Second Floor	4046.38	4046.38	0.00	0.00	4046.38	4046.38
Third Floor	4046.38	4046.38	0.00	0.00	4046.38	4046.38
Fourth Floor	4046.38	4046.38	0.00	0.00	4046.38	4046.38
Fifth Floor	4046.38	4046.38	0.00	0.00	4046.38	4046.38
Sixth Floor	4046.38	4046.38	0.00	0.00	4046.38	4046.38
Seventh Floor	4046.38	4046.38	0.00	0.00	4046.38	4046.38
Eighth Floor	4046.38	4046.38	0.00	0.00	4046.38	4046.38
Ninth Floor	4046.38	4046.38	0.00	0.00	4046.38	4046.38
Tenth Floor	4046.38	4046.38	0.00	0.00	4046.38	4046.38
Eleventh Floor	4046.38	4046.38	0.00	0.00	4046.38	4046.38
Twelfth Floor	4046.38	4046.38	0.00	0.00	4046.38	4046.38
Thirteenth Floor	4046.38	4046.38	0.00	0.00	4046.38	4046.38
Fourteenth Floor	1812.84	1812.84	0.00	0.00	1812.84	1812.84
Terrace Floor	0.00	0.00	915.22	0.00	915.22	0.00
Total :	34913.35	34934.41	5125.63	0.00	40038.98	34934.41

Exiting Building Details

Name	Use	SubUse	Structure	Height	Floor No	FAR Area	BUA Area
Existing to BE RETAINED-3	Residential	Group Housing	Rightise	45.20	15	960.153	960.153
Existing to BE RETAINED-2	Residential	Group Housing	Rightise	45.20	15	9101.46	9101.46
Existing to BE RETAINED-1	Residential	Group Housing	Rightise	45.20	15	9031.51	9031.51
Existing to BE RETAINED	Residential	Group Housing	Rightise	45.20	15	960.153	960.153
Existing to BE RETAINED-4	Residential	Row House	Rightise	14.00	2	928.27	928.27

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sqmt.)	Deductions From Gross ELUA (Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)		Add Area in FAR (Sqmt.)		Total FAR Area (Sq.mt.)	No. of Unit
			1 Shaft	1 Ramp		Mumty	Lift	Lift Machine	Balcony	Double Height	Ramp	Covered Area	Parking	Resi.		Stair	Parking		
A (GROUP HOUSING)	1	24044.68	53.43	0.00	24091.25	53.43	320.00	29.81	2944.98	2113	0.00	2.00	0.00	18293.50	0.00	110.32	320.42	18613.92	60
B (MULTI LEVEL)	1	1336.41	0.00	0.00	1336.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1336.41	0.00	0.00	0.00	1336.41	00
Grand Total	2	25381.09	53.43	0.00	25427.66	53.43	320.00	29.81	2944.98	2113	0.00	2.00	0.00	19629.91	0.00	110.32	320.42	19950.33	00

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 (GROUP HOUSING)	Residential	Group Housing		-	Rightise	00	GROUND FLOOR PLAN	Residential + Parking	Group Housing	Residential FAR	Residential	Group Housing
							FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							TYPICAL -2,3,4,5,6,7,8,9,10,11,12,13 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							FOURTEENTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-
B (MULTI LEVEL)				-	Lowrise Building	0	BASEMENT FLOOR PLAN	+ Parking		-	-	-
							GROUND FLOOR PLAN	+ Parking		-	-	-
							TERRACE FLOOR PLAN	+ Parking		-	-	-

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (GROUP HOUSING)	D2	0.75	2.10	180
A (GROUP HOUSING)	D1	0.90	2.10	32
A (GROUP HOUSING)	D1	1.00	2.10	100
A (GROUP HOUSING)	OP	1.00	2.10	90
A (GROUP HOUSING)	D	1.15	2.10	84
A (GROUP HOUSING)	D	1.20	2.10	84

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight * Width	Tread * Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.150	1.00
	STAIRCASE	1.50	0.300	0.150	1.00
	Fire Escape Staircase	1.50	0.300	0.150	1.00
	STAIRCASE	1.50	0.300	0.150	1.00
FIRST FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.150	1.00
	STAIRCASE	1.50	0.300	0.150	1.00
	Fire Escape Staircase	1.50	0.300	0.150	1.00
	STAIRCASE	1.50	0.300	0.150	1.00
TYPICAL -2,3,4,5,6,7,8,9,10,11,12,13 FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.150	1.00
	STAIRCASE	1.50	0.300	0.150	1.00
	Fire Escape Staircase	1.50	0.300	0.150	1.00
	STAIRCASE	1.50	0.300	0.150	1.00
FOURTEENTH FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.150	1.00
	STAIRCASE	1.50	0.300	0.150	1.00
	Fire Escape Staircase	1.50	0.300	0.150	1.00
	STAIRCASE	1.50	0.300	0.150	1.00
TERRACE FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.000	1.00
	Fire Escape Staircase	1.50	0.300	0.000	1.00

SCHEDULE OF VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (GROUP HOUSING)	1	0.55	1.00	320
A (GROUP HOUSING)	1	0.60	1.00	142
A (GROUP HOUSING)	" 2	0.60	1.55	224
A (GROUP HOUSING)	" 1	1.20	1.55	82
A (GROUP HOUSING)	" 1	1.22	1.55	84
A (GROUP HOUSING)	" 1	1.50	1.55	264
A (GROUP HOUSING)	GL	1.05	1.00	28
A (GROUP HOUSING)	" 1	1.51	1.55	81
A (GROUP HOUSING)	" 1	2.10	1.55	161
A (GROUP HOUSING)	GL	2.21	1.00	28

Building :A (GROUP HOUSING)

Floor Name	Gross Building Area	Deductions From Gross ELUA (Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)		Add Area in FAR (Sqmt.)	Total FAR Area (Sq.mt.)	No. of Unit
		1 Shaft		Mumty	Lift	Lift Machine	Balcony	Double Height	Covered Area	Parking	Resi.		Parking		
Ground Floor	3811.22	29.85	3811.36	29.85	0.00	0.00	0.00	0.00	2.00		3615.28	110.32	0.00	3615.28	00
First Floor	4175.86	29.82	4175.86	29.85	240.00	0.00	29.81	2113	0.00		4022.31	0.00	0.00	4022.31	0
Second Floor	4546.21	29.82	4546.38	29.85	240.00	0.00	29.81	0.00	0.00		4046.38	0.00	0.00	4046.38	0
Third Floor	4546.21	29.82	4546.38	29.85	240.00	0.00	29.81	0.00	0.00		4046.38	0.00	0.00	4046.38	0
Fourth Floor	4546.21	29.82	4546.38	29.85	240.00	0.00	29.81	0.00	0.00		4046.38	0.00	0.00	4046.38	0
Fifth Floor	4546.21	29.82	4546.38	29.85	240.00	0.00	29.81	0.00	0.00		4046.38	0.00	0.00	4046.38	0
Sixth Floor	4546.21	29.82	4546.38	29.85	240.00	0.00	29.81	0.00	0.00		4046.38	0.00	0.00	4046.38	0
Seventh Floor	4546.21	29.82	4546.38	29.85	240.00	0.00	29.81	0.00	0.00		4046.38	0.00	0.00	4046.38	0
Eighth Floor	4546.21	29.82	4546.38	29.85	240.00	0.00	29.81	0.00	0.00		4046.38	0.00	0.00	4046.38	0
Ninth Floor	4546.21	29.82	4546.38	29.85	240.00	0.00	29.81	0.00	0.00		4046.38	0.00	0.00	4046.38	0
Tenth Floor	4546.21	29.82	4546.38	29.85	240.00	0.00	29.81	0.00	0.00		4046.38	0.00	0.00	4046.38	0
Eleventh Floor	4546.21	29.82	4546.38	29.85	240.00	0.00	29.81	0.00	0.00		4046.38	0.00	0.00	4046.38	0
Twelfth Floor	4546.21	29.82	4546.38	29.85	240.00	0.00	29.81	0.00	0.00		4046.38	0.00	0.00	4046.38	0
Thirteenth Floor	4546.21	29.82	4546.38	29.85	240.00	0.00	29.81	0.00	0.00		4046.38	0.00	0.00	4046.38	0
Fourteenth Floor	1912.22	29.82	1914.21	29.85	240.00	0.00	29.81	0.00	0.00		1812.84	0.00	0.00	1812.84	0
Terrace Floor	16.46	0.00	16.46	12.32	0.00	0.00	29.81	0.00	0.00		0.00	0.00	0.00	0.00	0
Total:	24041.61	534.43	24091.32	621.21	3360.00	29.81	29.81	2944.98	2.00		18293.50	110.32	320.42	18613.92	60
Total Number of Same Buildings:	1														
Total:	24041.61	534.43	24091.32	621.21	3360.00	29.81	29.81	2944.98	2.00		18293.50	110.32	320.42	18613.92	60

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.00 X 2.20 X 2 X 1	4.40	2811.1
	1.00 X 1.80 X 2 X 1	11.10	
	1.00 X 2.30 X 2 X 1	9.20	
	1.15 X 1.80 X 2 X 1	8.28	
	1.00 X 2.25 X 4 X 1	18.00	
	1.00 X 1.80 X 2 X 1	11.10	
	1.00 X 2.30 X 4 X 1	18.40	
	1.50 X 2.30 X 2 X 1	13.80	
	1.50 X 4.60 X 1 X 1	6.90	
	1.00 X 2.30 X 2 X 1	9.20	
	1.00 X 4.60 X 2 X 1	18.40	
TYPICAL -2,3,4,5,6,7,8,9,10,11,12,13 FLOOR PLAN	1.15 X 1.80 X 4 X 12	993.84	2529.12
	1.00 X 2.25 X 4 X 12	216.00	
	1.00 X 1.80 X 4 X 12	86.40	
	1.00 X 2.30 X 1 X 12	27.60	
	1.50 X 2.30 X 2 X 12	82.80	
	1.50 X 4.60 X 1 X 12	82.80	
	1.00 X 4.20 X 2 X 12	201.60	
	1.00 X 4.60 X 4 X 12	220.80	
	1.50 X 2.30 X 4 X 12	165.60	
	1.00 X 2.30 X 4 X 12	220.80	
	1.50 X 2.30 X 1 X 12	41.40	
FOURTEENTH FLOOR PLAN	1.15 X 1.80 X 1 X 1	2.07	2.07
	1.00 X 2.25 X 2 X 1	9.00	
	1.00 X 1.80 X 2 X 1	11.10	
	1.00 X 2.30 X 1 X 1	2.30	
	1.00 X 2.30 X 2 X 1	9.20	
	1.00 X 2.30 X 1 X 1	2.30	
	1.00 X 4.60 X 2 X 1	18.40	
	1.15 X 1.80 X 1 X 1	2.07	
	1.15 X 1.80 X 1 X 1	2.07	
	1.00 X 2.30 X 1 X 1	2.30	
	1.00 X 2.30 X 2 X 1	9.20	
	1.00 X 4.60 X 2 X 1	18.40	
	1.15 X 1.80 X 1 X 1	2.07	
	1.00 X 2.30 X 1 X 1	2.30	
	1.00 X 1.80 X 2 X 1	11.10	
	1.00 X 4.60 X 1 X 1	4.60	
	1.15 X 1.80 X 1 X 1	2.07	
	1.15 X 1.80 X 1 X 1	2.07	
Total	-		2858.88

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: - 39424.96	Total FAR Area: - 90884.42
Total Coverage Area: - 9308.31	Total BUA Area: - 101833.31

OWNER'S NAME AND SIGNATURE

OMAXE PANCHAM REALCON PT LTD GH 11,
naresh.patel@letsgetbetter.in, 8121 961101

ARCHITECT'S NAME AND SIGNATURE

INEER

Bhagwandas Sharma
CA/2011/411-0121

Validity unknown

Prayagraj Development Authority

Validity unknown

Building Plan Application Number
PDA/BP/23-24/0919

Sanctioned On
12 Apr 2024

Valid Till
15 Apr 2029

Approved By
Arvind Chauhan (Vice Chairman)

Examined By
J M Singh (Junior engineer)
Kuldeep Chauhan (Assistant Engineer)
J M Singh (Junior engineer)
Kuldeep Chauhan (Assistant Engineer)
B P Singh (Executive engineer)
Kuldeep Chauhan (Assistant Engineer)

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