

Submission Date		2024-03-25		Scale	1:100
A	AREA STATEMENT	VERSION NO. 1.02		VERSION DATE: 2021/02/24	
PROJECT DETAILS:					
Authority: Planning Development Authority		Plot User: Residential			
Authority/Class: Category B		Plot SubUse: Affordable Housing			
Authority/Class: Development Authority (DA)		Development Plot: Master Plan			
Case/Type: Regular		Land Use: Zoned Residential Use		Land SubUse Zone: Residential Zone	
Project Type: Group Development		Layout Type: Turn Key			
Location of Development: NEW					
Development Area: Development Area					
SubDevelopment Area: Metro City Area					
Special Project: Affordable Housing under Policy 2021 (AHP 2021)					
Site Address: District Pongalan, Tatal Alambatt, Village N/A					
AREA DETAILS:		Sq.Mts.			
1	Area of site as per record				
Document Area		4582.67			
As per site condition		4591.73			
Area of Plot Consistent		4481.82			
2 Deduction for					
Proposed roads		39.90			
Summer Free Of Cost		9.90			
(b)Any reservations		0.00			
(c)As a b		39.90			
3 AREA OF PLOT					
1	Plot Area For Coverage	4481.82			
2	Plot Area For FAR	4481.82			
3	Perm. FAR Area (2.25)	10084.09			
4	Compensatory FAR Area	65.95			
5	Incentive FAR against EWS and LIG	456.00			
6	Perm. Paid FAR Area (1.1)	5015.64			
7	Perm. Paid FAR Area with Paid FAR (3.31)	15103.73			
8	Total Perm. FAR Area (3.48)	15690.68			
9	Total Paid Proposed FAR Area	4691.74			
Total Built up area permissible at:		2240.91			
Proposed Coverage Area (50.00 %)		1315.88			
Proposed Coverage Area (26.36 %)		1315.88			
Total Prop. Coverage Area (26.36 %)		1315.88			
Main Coverage Area (20.64 %)		92.50			
Proposed Area at:					
	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR	
1	Basement Floor	2273.55	0.00	0.00	
2	Soil Floor	1474.96	0.00	4.12	0.00
3	First Floor	1824.29	0.00	1211.31	0.00
4	Second Floor	1610.73	0.00	1278.13	0.00
5	Third Floor	1610.73	0.00	1278.13	0.00
6	Fourth Floor	1610.73	0.00	1278.13	0.00
7	Fifth Floor	1610.73	0.00	1278.13	0.00
8	Sixth Floor	1610.73	0.00	1278.13	0.00
9	Seventh Floor	1610.73	0.00	1278.13	0.00
10	Eighth Floor	1610.73	0.00	1278.13	0.00
11	Ninth Floor	982.40	0.00	884.02	0.00
12	Tenise Floor	1144.45	0.00	1096.96	0.00
13	Total Area	17744.76	0.00	11996.36	0.00
Total FAR Area:					
Accessories/area Added in Builtup Area:		10.54			
Total Built up Area:		17755.21			
Proposed FAR consumed:		1767.14			
C	Netement Proposed Area:	111.00			
All Floors		111			
Total Elements (3 + 4)		111			
D	Parking Statement:	1620.20			
1 Parking Space Required as per Regulations:		1620.20			
2	Proposed Parking Space:	489.20			

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)	

Buildingswre Floor PSI Details						
Floor Name	Building Name		Total			
	A (G)					
	Proposed Paid Fair Area (\$/sq)	Proposed Paid Fair Area (\$/sq)	Total Proposed Paid Fair Area (\$/sq)	Total Fair Area (\$/sq)	Total Paid Fair Area (\$/sq)	Total (\$/sq)
Assessment Floor	2271.55	0.00	2273.55	0.00	0.00	0.00
5th Floor	1474.98	4.12	1474.98	4.12	0.00	0.00
First Floor	1624.29	121.31	1624.29	121.31	0.00	0.00
Second Floor	1610.73	1278.13	1610.73	1278.13	0.00	0.00
Third Floor	1610.73	1278.13	1610.73	1278.13	0.00	0.00
Fourth Floor	1610.73	1278.13	1610.73	1278.13	0.00	0.00
Fifth Floor	1610.73	1278.13	1610.73	1278.13	0.00	0.00
Sixth Floor	1610.73	1278.13	1610.73	1278.13	0.00	0.00
Seventh Floor	1610.73	1278.13	1610.73	1278.13	0.00	0.00
Eighth Floor	1610.73	1278.13	1610.73	1278.13	0.00	0.00
Ninth Floor	862.40	862.40	862.40	862.40	458.32	458.32
Tenme Floor	1144.96	1144.96	1144.96	1144.96	0.00	0.00
Total	17444.75	11846.96	17444.75	11846.96	458.32	458.32

OWNER'S NAME AND SIGNATURE
SHREEVIGNAHARTA BUILDWELL LLP THROUGH DESIGNATED PARTNER SHASHANK AGARWAL, shreevignahartsbuidwell@gmail.com, 9889500820

ARCHITECT'S NAME AND SIGNATURE		ENGINEER
MANISH GUJRAL		
CA/97/21380		

	Prayagraj Development Authority
--	---------------------------------



Building Plan Application Number	PDA/BP/23-24/1200
Sanctioned On	09 May 2024

Valid Till	09 May 2029
Approved By	

Arvind Chauhan (Vice Chairman)
Examined By
Rajesh Kumar Agarwal (Junior engineer)

Kuldeep Chauhan (Assistant Engineer)

B P Singh (Executive engineer)

Kuldeep Chauhan (Assistant Engineer)

B P Singh (Executive engineer)

Kuldeep Chauhan (Assistant Engineer)

FAR & Unit Details																		
Building	No. of Same Bldg	Gross Built Up Area (Sq.ft.)	Deductions From Gross BUA/Area (in Sq.ft.)		Total Built Up Area (Sq.ft.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit			
			Vault	Wind		Murthy	Lift	Lift Machine	Lift Lobby	Balcony	Accessory Use	Ramp				Covered Area	Parking	
A (GH)	1	18154.08	94.86	239.12	75.34	17744.76	636.10	296.80	27.44	227.62	1881.11	182.98	201.74	4.12	3169.88	11042.24	11046.36	111
Grand Total	1	18154.08	94.86	239.12	75.34	17744.76	636.10	296.80	27.44	227.62	1881.11	182.98	201.74	4.12	3169.88	11042.24	11046.36	111

Building Name/SUB/USE Details											
Building Name	Building Sub/Use	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor Sub/Use	FAR Name	FAR Use	FAR Sub/Use
A (GH)	Residential	Affordable Housing	-	Highrise	111	BASEMENT FLOOR PLAN	Residential + Parking +STORAGE	Affordable Housing	-	-	-
						SPLIT FLOOR PLAN	Residential + Parking +Community Facility	Affordable Housing	-	-	-
						FIRST FLOOR PLAN	Residential + Community Facility	Affordable Housing	Residential FAR	Residential	Affordable Housing
						TYPICAL > 2 - 6 FLOOR PLAN	Residential	Affordable Housing	Residential FAR	Residential	Affordable Housing
						NINTH FLOOR PLAN	Residential	Affordable Housing	Residential FAR	Residential	Affordable Housing
						TERRACE FLOOR PLAN	Residential	Affordable Housing	-	-	-

Additional Permissible FAR		
Area covered under FAR Area	Proposed Area	Total Proposed Area
Community Facility	80.34	
Ur/Lobby	8.93	
Ur/Lobby	8.73	
Ur/Lobby	8.56	
Community Facility	80.34	
Ur/Lobby	62.51	396.67
Ur/Lobby	61.11	
Ur/Lobby	59.92	
Ur/Lobby	8.93	
Ur/Lobby	6.73	
Ur/Lobby	8.56	

NonFAR CHECK		
Fire Escape Staircase	15.50	
STARCASE	13.53	
Fire Escape Staircase	14.27	
STARCASE	14.27	
Fire Escape Staircase	15.07	
STARCASE	14.37	
Lift Machine Room	4.84	114.45
Lift Machine Room	5.04	
Lift Machine Room	5.04	
Lift Machine Room	5.04	
Lift Machine Room	4.45	
Lift Machine Room	3.03	

Vehicle Type	Reqd		Prop.	
	No.	Reduced Rqpt Parking (Incase of Plot having RW/Area surrendered FOC)	No.	Area
Equivalent Car Space	-	-	-	-
Total Car	111	-	1526.25	1540.00
Visitor's Car	7	-	96.25	96.25
Other Parking	-	-	-	1584.70
Total			1622.50	3220.95

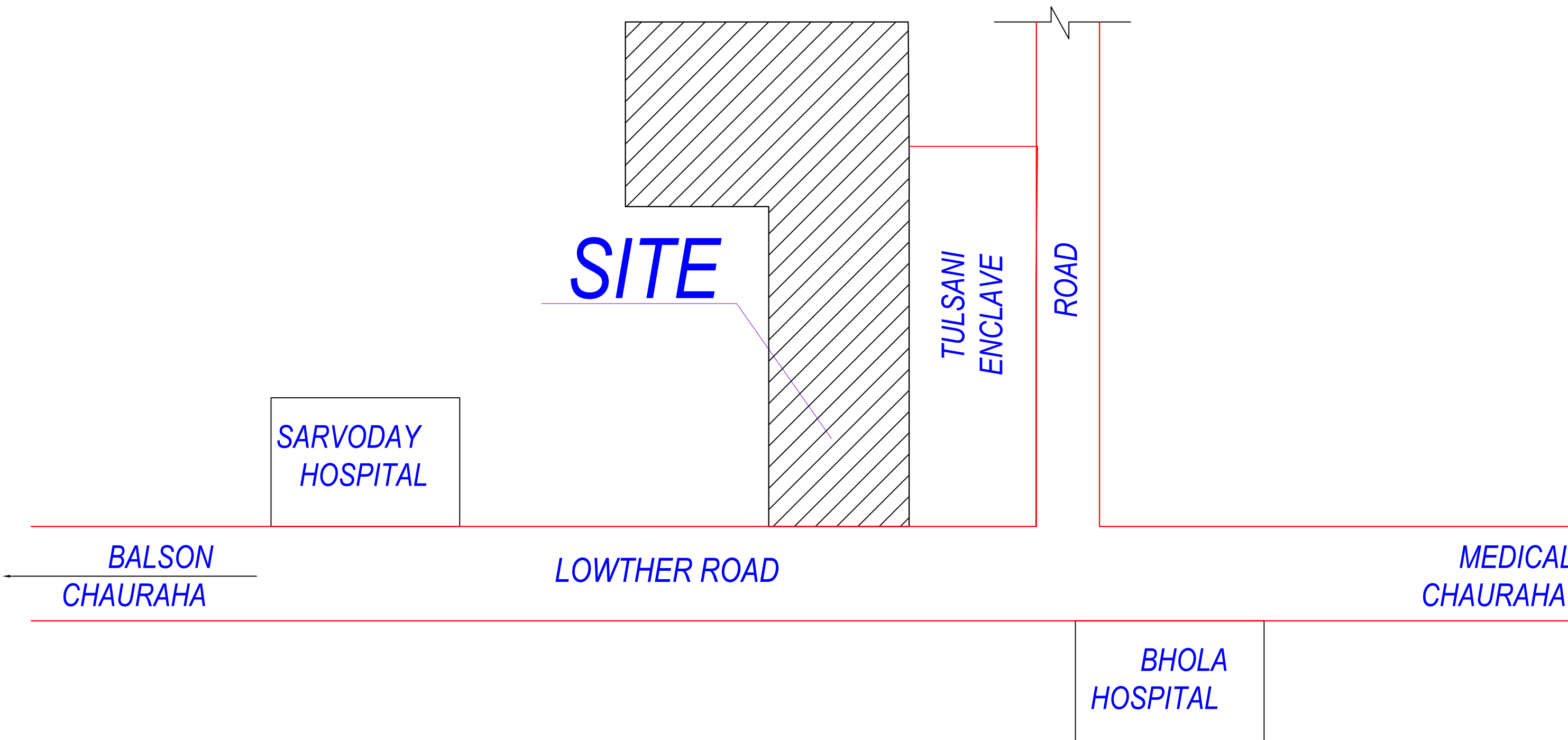
Additional Permissible/FAR									
Total Permissible FAR	Permissible FAR	Proposed FAR	% Additional FAR	Sum of Non FAR Area	Balance Non FAR Area	Sum of FAR Area	Balance FAR Area	Total Proposed FAR	
15665.68	10084.09	11052.83	504.20	114.45	389.75	396.67	6.92	11059.75	

Required Parking (Table 7a)										
Building Name	Type	Subtype	Area (Sq.m)	Units		Cars				
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.
A (GH)	Residential	Affordable Housing	>= 10	-	111.00	1.00	111	-	-	-
		Housing	> 5	1	55.00	-	-	1.00	7	-
	Total	-	-	-	-	111	112	-	7	7

Name	Prop. Area
GreenBelt Area	037.01

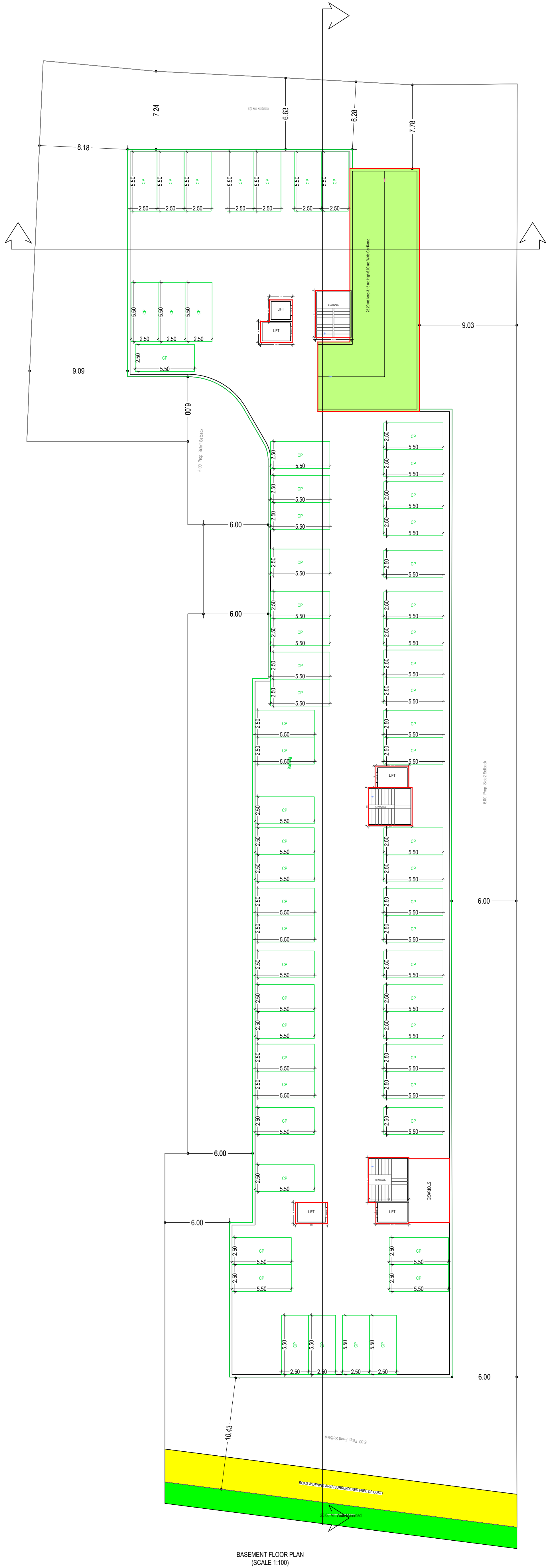
Tree Details (Table 3h)			
Plot	Name	Nos Of Trees	
		Regd	Prop
PLOT	Tree	23	24

Minimum Proposed Units			
Plot Name	Total number of Proposed Units	Units having Carpet upto 75 Sqm.	
		Regd	Prop
	111	56	56

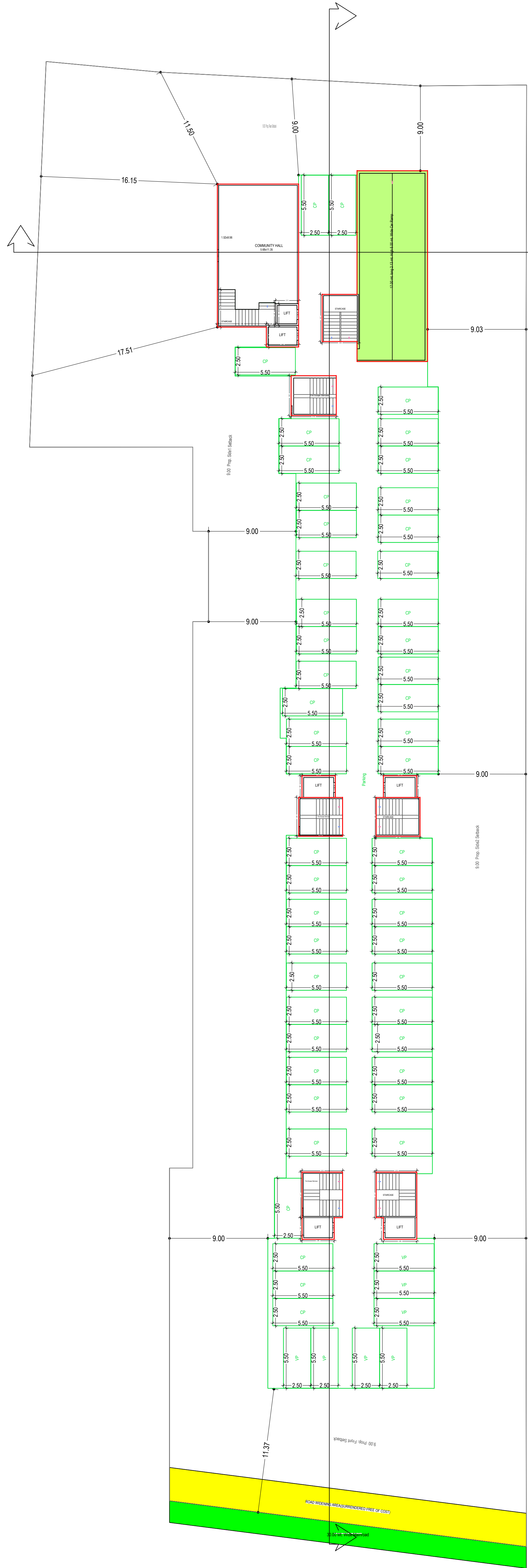


KEY PLAN
(NOT TO SCALE)

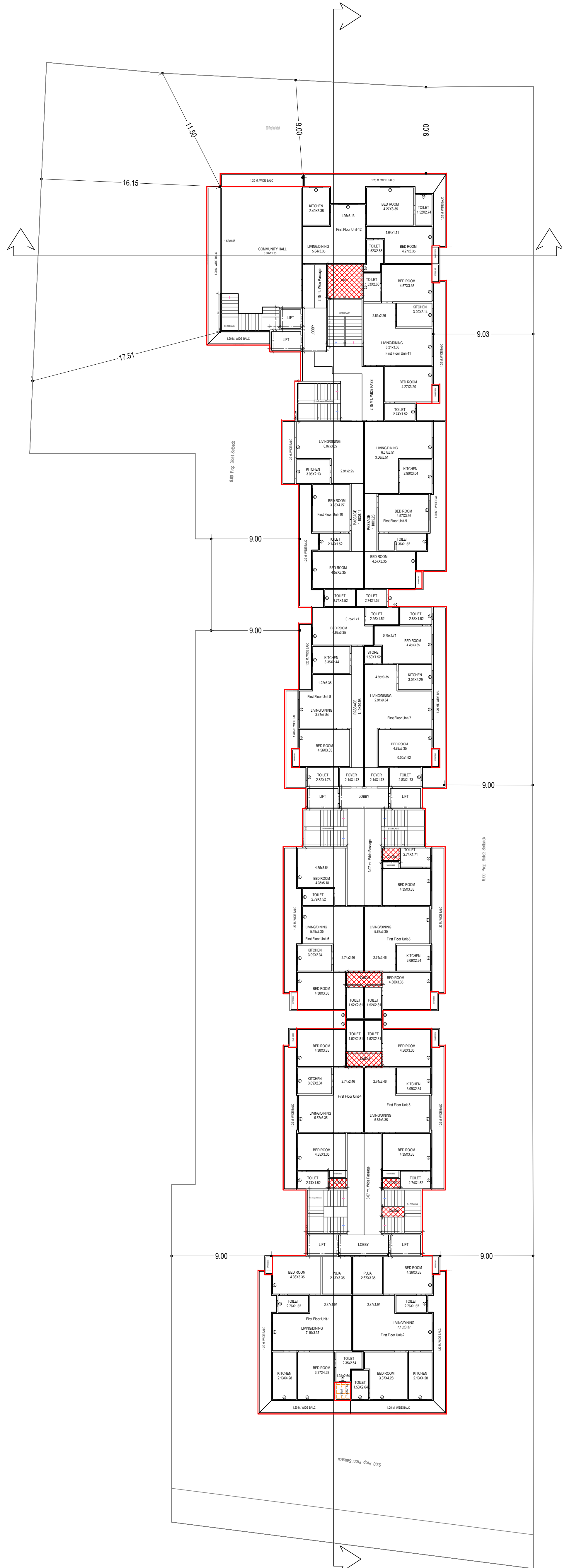
Total Plot Area: - 4481.82	Total FAR Area: - 11059.74
Total Coverage Area: - 1315.88	Total BUA Area: - 17744.78



BASMENT FLOOR PLAN
(SCALE 1:100)



STILT 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.

ISO_A0_(841.00_x_1189.00_MM)

Total Plot Area: - 4481.82

Total FAR Area: - 11059.74

Total Coverage Area: - 1315.88

Total BUA Area: - 17744.78

OWNER'S NAME AND SIGNATURE
SHREEVIGHNAHARTA BUILDWELL LLP THROUGH DESIGNATED
PARTNER SHASHANK AGARWAL,
shreevighnahartabuildwell@gmail.com, 98959500820

ARCHENG'S NAME AND SIGNATURE
MANISH GUJRAL
CA/9721380

INEER

Prayagraj Development Authority



Building Plan Application Number

PDA/BP/23-24/1200

Sanctioned On

09 May 2024

Valid Till

09 May 2029

Approved By

Arvind Chauhan (Vice Chairman)

Examined By

Rajesh Kumar Agarwal (Junior engineer)

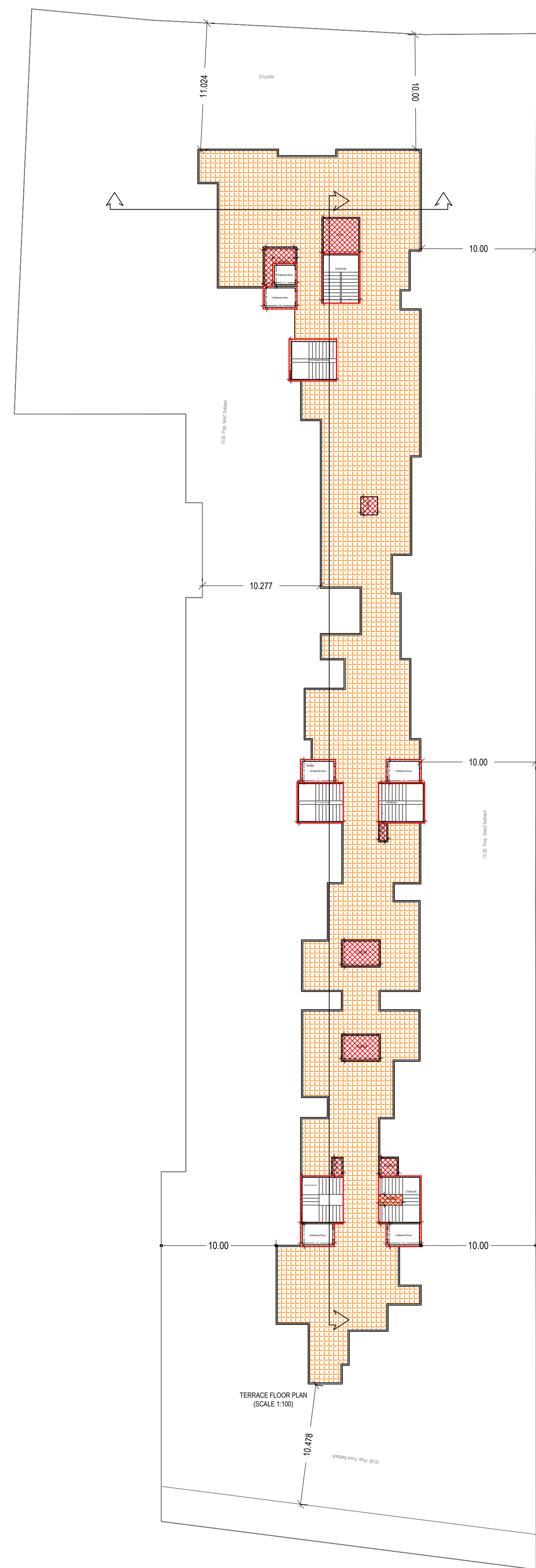
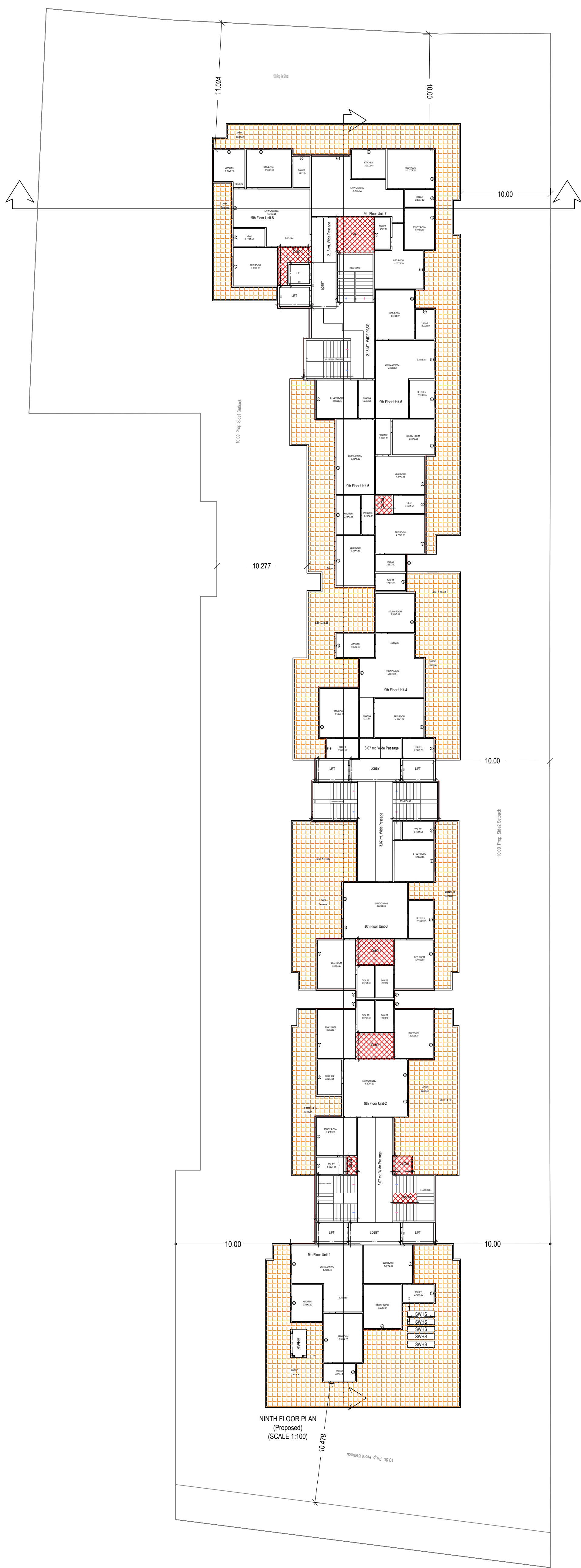
Kuldeep Chauhan (Assistant Engineer)

B P Singh (Executive engineer)

Kuldeep Chauhan (Assistant Engineer)

B P Singh (Executive engineer)

Kuldeep Chauhan (Assistant Engineer)



Floor Name	Stair Case Name	Floor Width	Tread Width	Riser Height	Railing Ht.
BASEMENT FLOOR PLAN	STARCASE 150	0.30	0.00	1.00	1.00
	STARCASE 150	0.30	0.00	0.00	1.00
	STARCASE 150	0.30	0.130	1.00	1.00
1ST FLOR PLAN	Fin Escape Staircase	1.50	0.30	1.30	1.00
	STARCASE 150	0.30	0.130	1.00	1.00
	Fin Escape Staircase	1.50	0.30	1.30	1.00
	STARCASE 150	0.30	0.130	1.00	1.00
	Fin Escape Staircase	1.50	0.30	1.30	1.00
	STARCASE 150	0.30	0.130	1.00	1.00
FIRST FLOOR PLAN	STARCASE 150	0.30	0.130	1.00	1.00
	STARCASE 150	0.30	0.130	1.00	1.00
	STARCASE 150	0.30	0.143	1.00	1.00
	Fin Escape Staircase	1.50	0.30	1.50	1.00
	STARCASE 150	0.30	0.150	1.00	1.00
	Fin Escape Staircase	1.50	0.30	1.50	1.00
	STARCASE 150	0.30	0.150	1.00	1.00
	Fin Escape Staircase	1.50	0.30	1.50	1.00
	STARCASE 150	0.30	0.150	1.00	1.00
TYPICAL 2-5 FLOOR PLAN	Fin Escape Staircase	1.50	0.30	1.50	1.00
	STARCASE 150	0.30	0.150	1.00	1.00
	Fin Escape Staircase	1.50	0.30	1.50	1.00
	STARCASE 150	0.30	0.150	1.00	1.00
	Fin Escape Staircase	1.50	0.30	1.50	1.00
	STARCASE 150	0.30	0.150	1.00	1.00
NINTH FLOOR PLAN	Fin Escape Staircase	1.50	0.30	1.50	1.00
	STARCASE 150	0.30	0.150	1.00	1.00
	Fin Escape Staircase	1.50	0.30	1.50	1.00
	STARCASE 150	0.30	0.150	1.00	1.00
	Fin Escape Staircase	1.50	0.30	1.50	1.00
	STARCASE 150	0.30	0.150	1.00	1.00
TERRACE FLOOR PLAN	Fin Escape Staircase	1.50	0.30	2.00	1.00
	STARCASE 150	0.30	0.00	2.00	1.00
	Fin Escape Staircase	1.50	0.30	2.00	1.00
	STARCASE 150	0.30	0.00	2.00	1.00
	Fin Escape Staircase	1.50	0.30	2.00	1.00
	STARCASE 150	0.30	0.00	2.00	1.00
	Fin Escape Staircase	1.50	0.30	2.00	1.00
	STARCASE 150	0.30	0.00	2.00	1.00
	Fin Escape Staircase	1.50	0.30	2.00	1.00

Balcony Calculations Table				
FLOOR	SIZE	AREA	TOTAL AREA	
FIRST FLOOR PLAN	165 X 13.8 X 1.1	18.06	273.19	
	120 X 8.3 X 1.1	9.93		
	170 X 12.9 X 2.1	30.72		
	120 X 8.68 X 1.1	9.70		
	128 X 13.9 X 2.1	31.65		
	128 X 13.2 X 1.1	16.15		
	128 X 6.68 X 1.1	7.72		
	120 X 5.83 X 1.1	7.00		
	229 X 11.0 X 2.1	15.93		
	172 X 12.6 X 1.1	15.30		
	120 X 6.73 X 1.1	6.86		
	229 X 12.58 X 1.1	20.92		
	120 X 5.68 X 1.1	6.11		
	120 X 7.8 X 1.1	9.02		
	120 X 14.3 X 1.1	15.46		
	150 X 8.88 X 1.1	13.31		
TYPICAL - 2-8 FLOOR PLAN	218 X 16.4 X 1.1	20.61	1916.60	
	270 X 13.8 X 1.1	29.60		
	120 X 8.8 X 1.7	65.10		
	120 X 8.8 X 1.7	67.80		
	128 X 13.08 X 2.7	221.20		
	128 X 13.8 X 1.7	112.35		
	120 X 6.02 X 1.7	25.45		
	120 X 5.83 X 1.7	49.00		
	120 X 6.73 X 1.7	48.16		
	120 X 5.88 X 1.7	42.77		
	120 X 7.41 X 1.7	62.23		
	120 X 14.20 X 1.7	115.08		
	168 X 13.8 X 1.7	126.56		
	110 X 12.9 X 2.7	111.51		
	228 X 11.0 X 2.7	111.51		
	272 X 12.6 X 1.7	114.10		
272 X 13.94 X 1.7	147.80			
190 X 8.8 X 1.7	77.07			
128 X 16.4 X 1.7	144.27			
270 X 13.8 X 1.7	146.30			
Total			2160.39	

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (GH)	VENT	0.60	1.00	224
A (GH)	KW1.2	1.20	2.75	111
A (GH)	SD1.6	1.60	2.75	140
A (GH)	SD1.8	1.80	2.75	202

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (GH)	D.75	0.75	2.10	232
A (GH)	FIRE-DOOR	0.90	2.10	08
A (GH)	E1	1.00	2.10	327
A (GH)	KD1.1	1.10	2.10	109

OWNER'S NAME AND SIGNATURE

SHREEVIGHNAHARTA BUILDWELL LLP THROUGH DESIGNATED
PARTNER SHASHANK AGARWAL,
shreevighnahartabuildwellip@gmail.com, 9889500820

ARCH/ENG'S NAME AND SIGN: _____

MANISH GUJRAL	
CA/97/21380	

INEER

--	--

Prayagraj Development Authority



Building Plan Application Number

PDA/BP/23-24/1200

Sanctioned On

09 May 2024

Valid Till

09 May 2025

Approved By _____

Arvind Cha

Examined by

Rajesh Kumar

100

Randeep Chawla

B.B.C. 4 (5)

$$= 1 \text{ singu}(\dots)$$

Kuldeep Ch

100

B P Singh (E

[illegible]

Kuldeep Ch

'color' are user inputs,

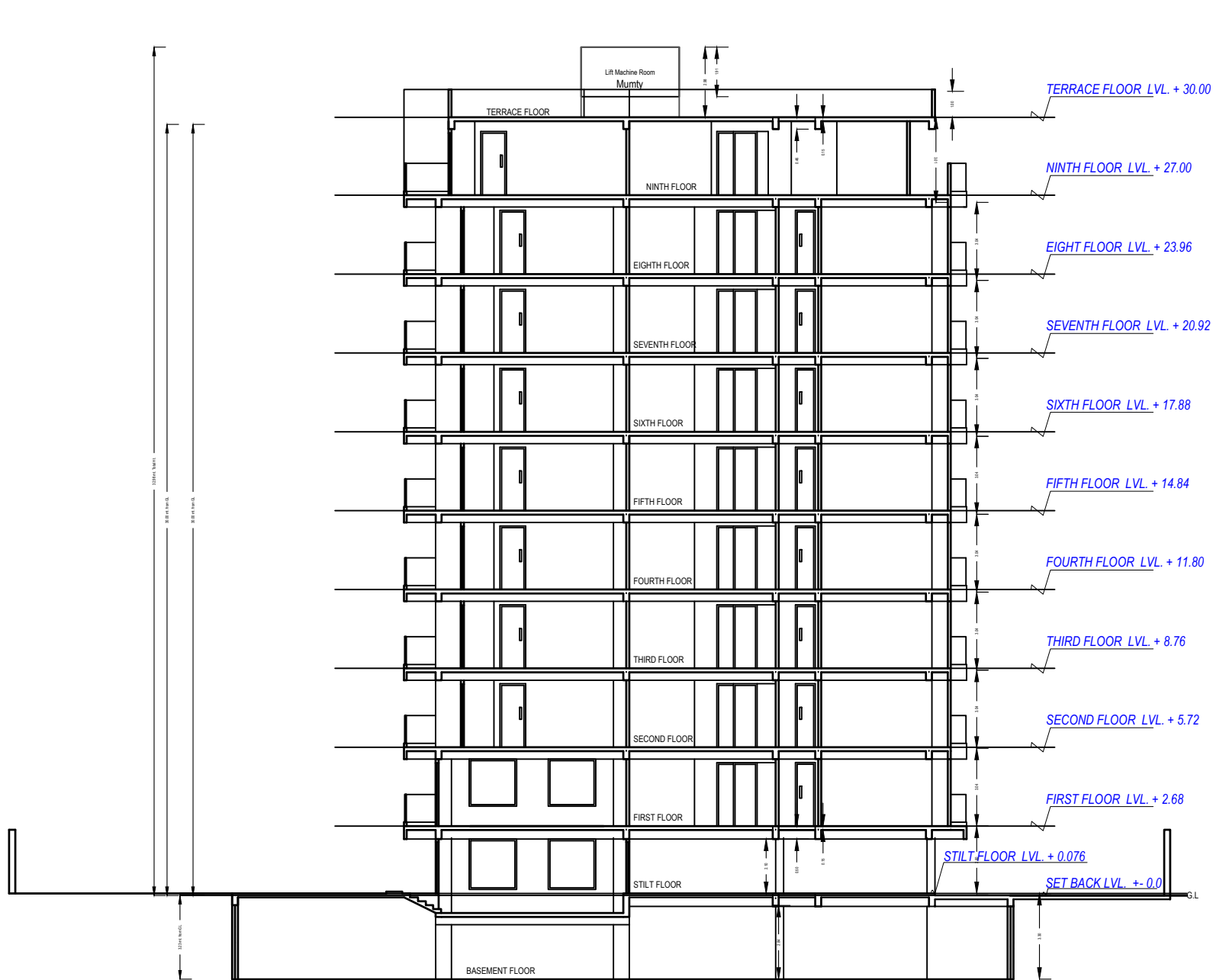
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

SO A0 (841.00 x 1189.00 MM)

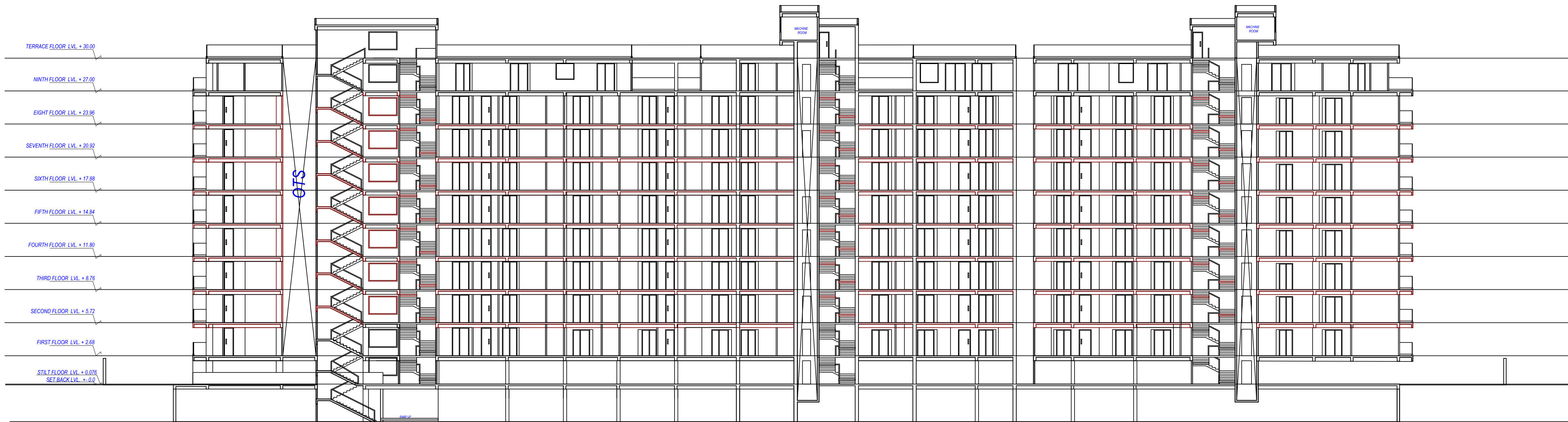
Building A (GH)																	
Floor Name	Gross Built Area (Sq.m)	Deductions From Gross Built Area			Total Built Area (Sq.m)	Deductions (Area in Sq.m)								Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	No. of Units	
		V/Slat	Void	Ramp		Mummy	Lift	Lift Machine	Lift Lobby	Balcony	Accessory Use	Ramp	Covered Area				Parking
Basement Floor	2313.72	0.00	0.00	40.17	2273.55	44.13	22.40	0.00	0.00	0.00	22.30	124.63	0.00	2020.51	0.00	0.00	0.00
Silt Floor	1510.13	0.00	0.00	35.17	1474.96	101.40	27.44	0.00	0.00	0.00	80.34	77.11	4.12	1149.37	0.00	4.12	0.00
First Floor	1655.47	10.54	20.64	0.00	1624.29	44.84	27.44	0.00	25.19	235.17	80.34	0.00	0.00	1211.31	1211.31	1.00	0.00
Second Floor	1647.84	10.54	20.57	0.00	1610.73	44.84	27.44	0.00	25.19	235.13	0.00	0.00	0.00	1278.13	1278.13	1.00	0.00
Third Floor	1647.84	10.54	20.57	0.00	1610.73	44.84	27.44	0.00	25.19	235.13	0.00	0.00	0.00	1278.13	1278.13	1.00	0.00
Fourth Floor	1647.84	10.54	20.57	0.00	1610.73	44.84	27.44	0.00	25.19	235.13	0.00	0.00	0.00	1278.13	1278.13	1.00	0.00
Fifth Floor	1647.84	10.54	20.57	0.00	1610.73	44.84	27.44	0.00	25.19	235.13	0.00	0.00	0.00	1278.13	1278.13	1.00	0.00
Sixth Floor	1647.84	10.54	20.57	0.00	1610.73	44.84	27.44	0.00	25.19	235.13	0.00	0.00	0.00	1278.13	1278.13	1.00	0.00
Seventh Floor	1647.84	10.54	20.57	0.00	1610.73	44.84	27.44	0.00	25.19	235.13	0.00	0.00	0.00	1278.13	1278.13	1.00	0.00
Eighth Floor	1647.84	10.54	20.57	0.00	1610.73	44.84	27.44	0.00	25.19	235.13	0.00	0.00	0.00	1278.13	1278.13	1.00	0.00
Ninth Floor	1025.43	10.54	32.49	0.00	992.40	44.84	27.44	0.00	25.19	235.13	0.00	0.00	0.00	884.02	884.02	0.00	0.00
Tenth Floor	114.45	0.00	0.00	0.00	114.45	97.01	0.00	27.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total:	18154.09	94.86	239.12	75.34	17744.77	636.10	296.80	27.44	227.62	1881.11	182.98	201.74	4.12	3169.68	11042.24	11046.33	11.00
Total Number of Same Buildings:	1																
Total:	18154.09	94.86	239.12	75.34	17744.77	636.10	296.80	27.44	227.62	1881.11	182.98	201.74	4.12	3169.68	11042.24	11046.33	11.00

Total Plot Area: -	4481.82	Total FAR Area: -	11059.74
--------------------	---------	-------------------	----------

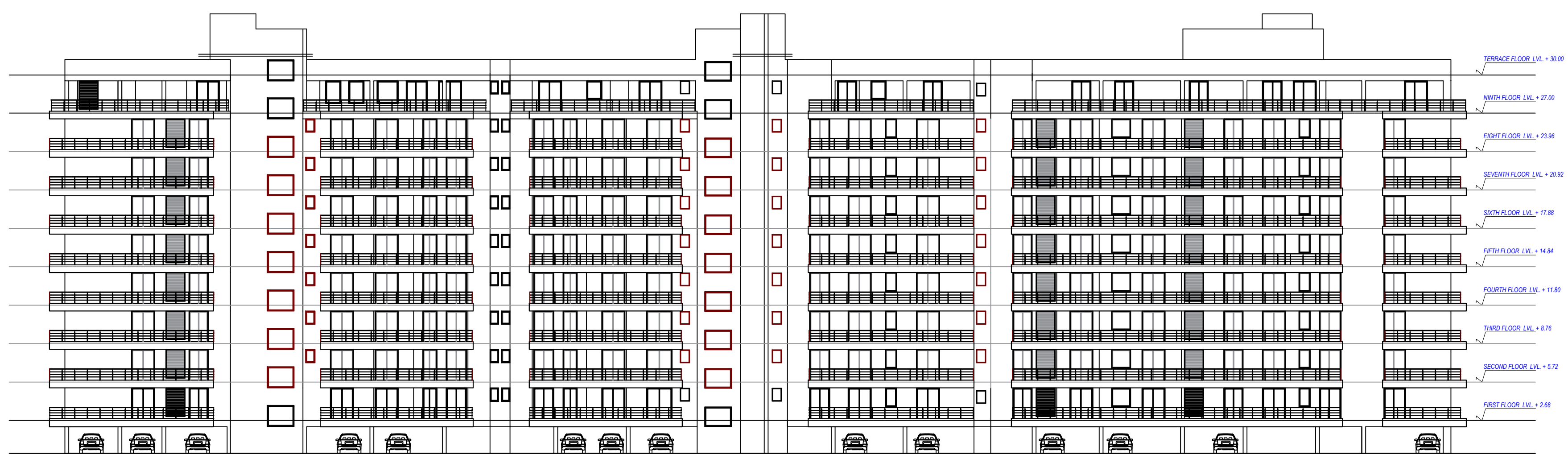
Total Coverage Area: - 1315.88	Total BIIA Area: - 17744.78
--------------------------------	-----------------------------



FINAL SECTION AA'



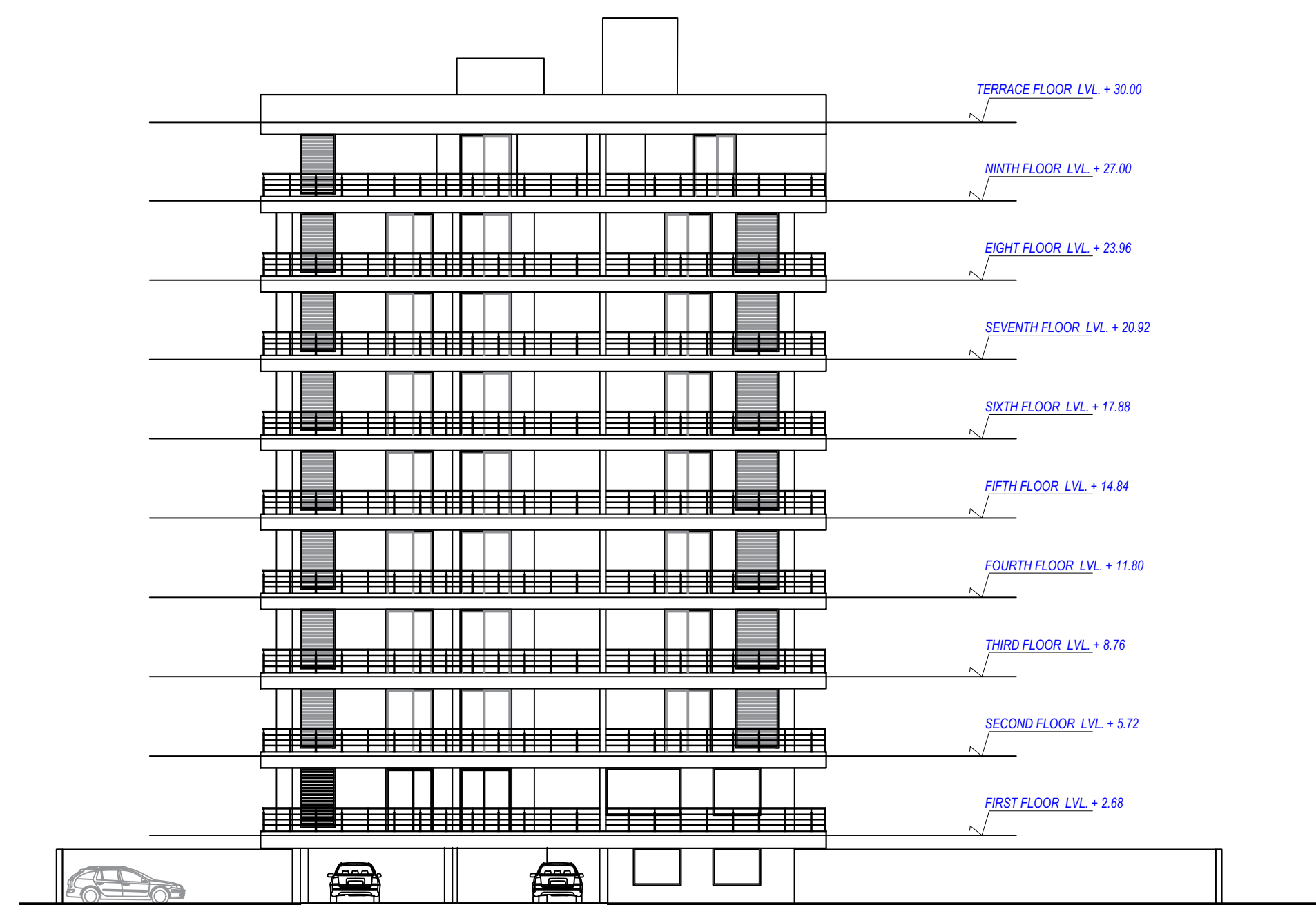
FINAL SECTION BB'



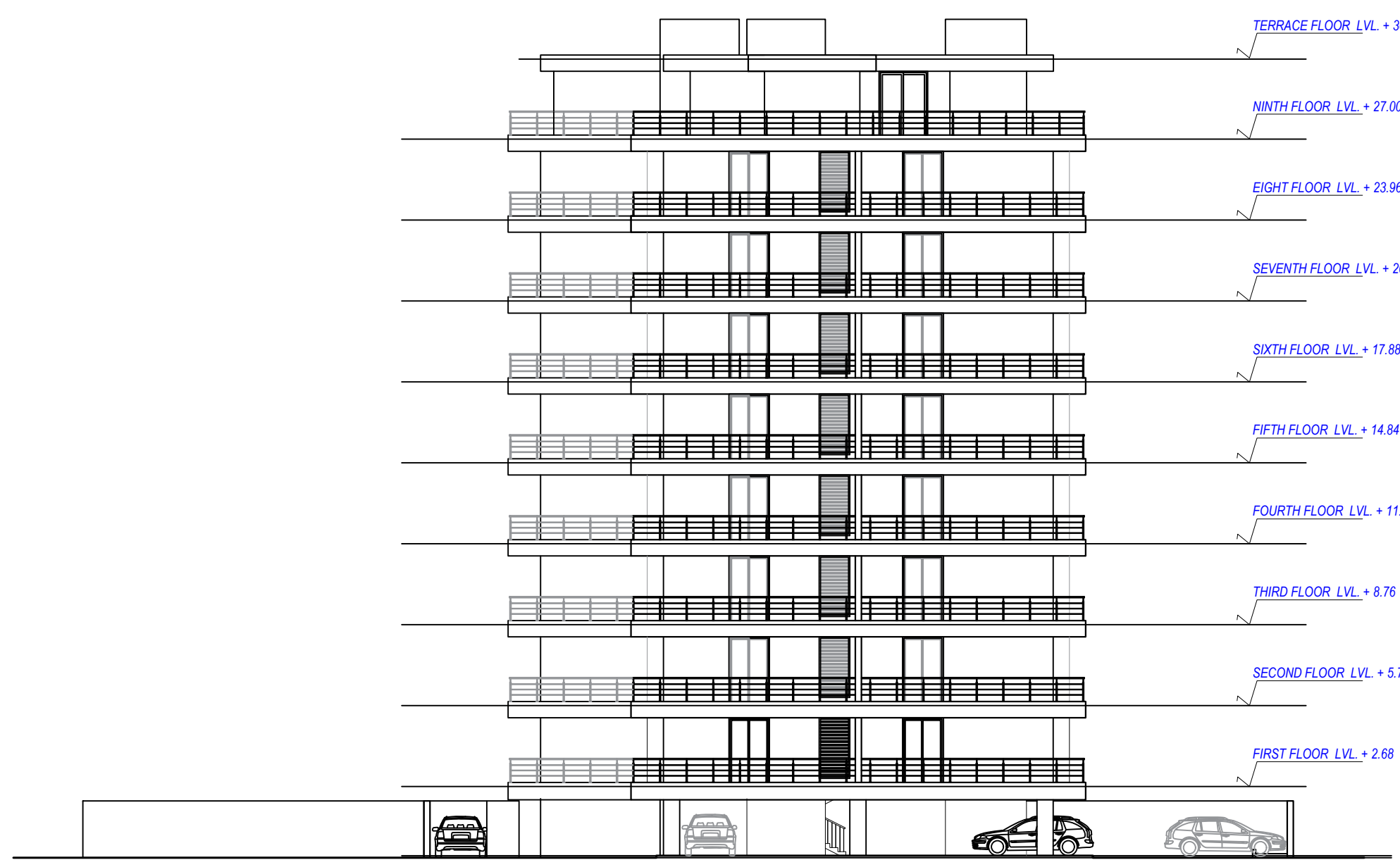
SOUTH SIDE ELEVATION



NORTH SIDE ELEVATION



EAST SIDE ELEVATION



WEST SIDE ELEVATION

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.

ISO_A0_841.00_x_1189.00_MM

Total Plot Area: -	4481.82	Total FAR Area: -	11059.74
Total Coverage Area: -	1315.88	Total BUA Area: -	17744.78

OWNER'S NAME AND SIGNATURE SHREEVIGHNAHARTA BUILDWELL LLP THROUGH DESIGNATED PARTNER SHASHANK AGARWAL shreevighnahartabuildwell@gmail.com, 5889500820	
ARCHITECT'S NAME AND SIGNATURE MANISH GUJRAL CA/9721380	INCHARGE Arvind Chauhan (Vice Chairman)
Prayagraj Development Authority	
Building Plan Application Number PDA/BP/23-24/1200 Sanctioned On 09 May 2024 Valid Till 09 May 2029 Approved By Arvind Chauhan (Vice Chairman) Examined By Rajesh Kumar Agarwal (Junior engineer) Kuldeep Chauhan (Assistant Engineer) B P Singh (Executive engineer) Kuldeep Chauhan (Assistant Engineer) B P Singh (Executive engineer) Kuldeep Chauhan (Assistant Engineer)	