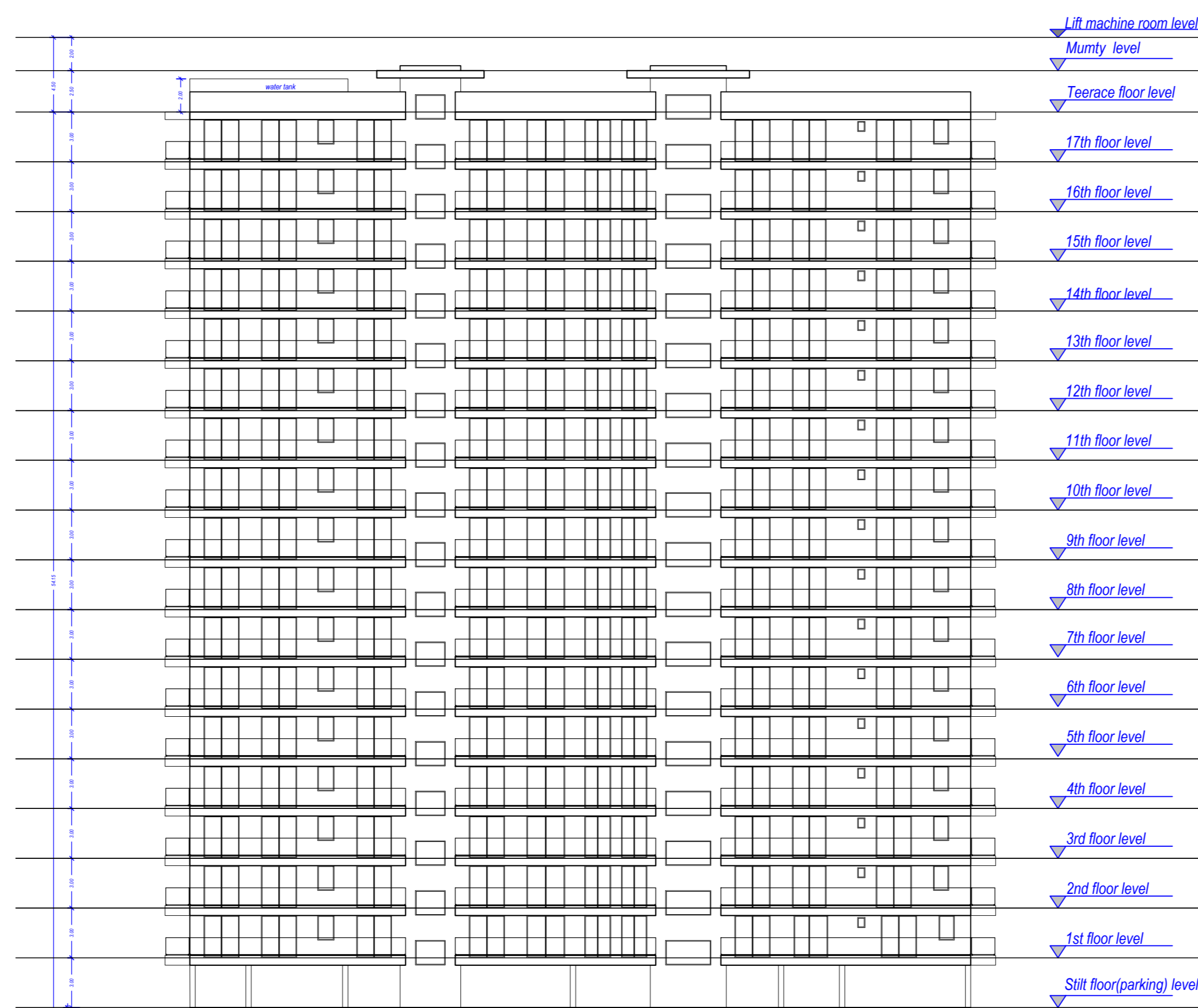
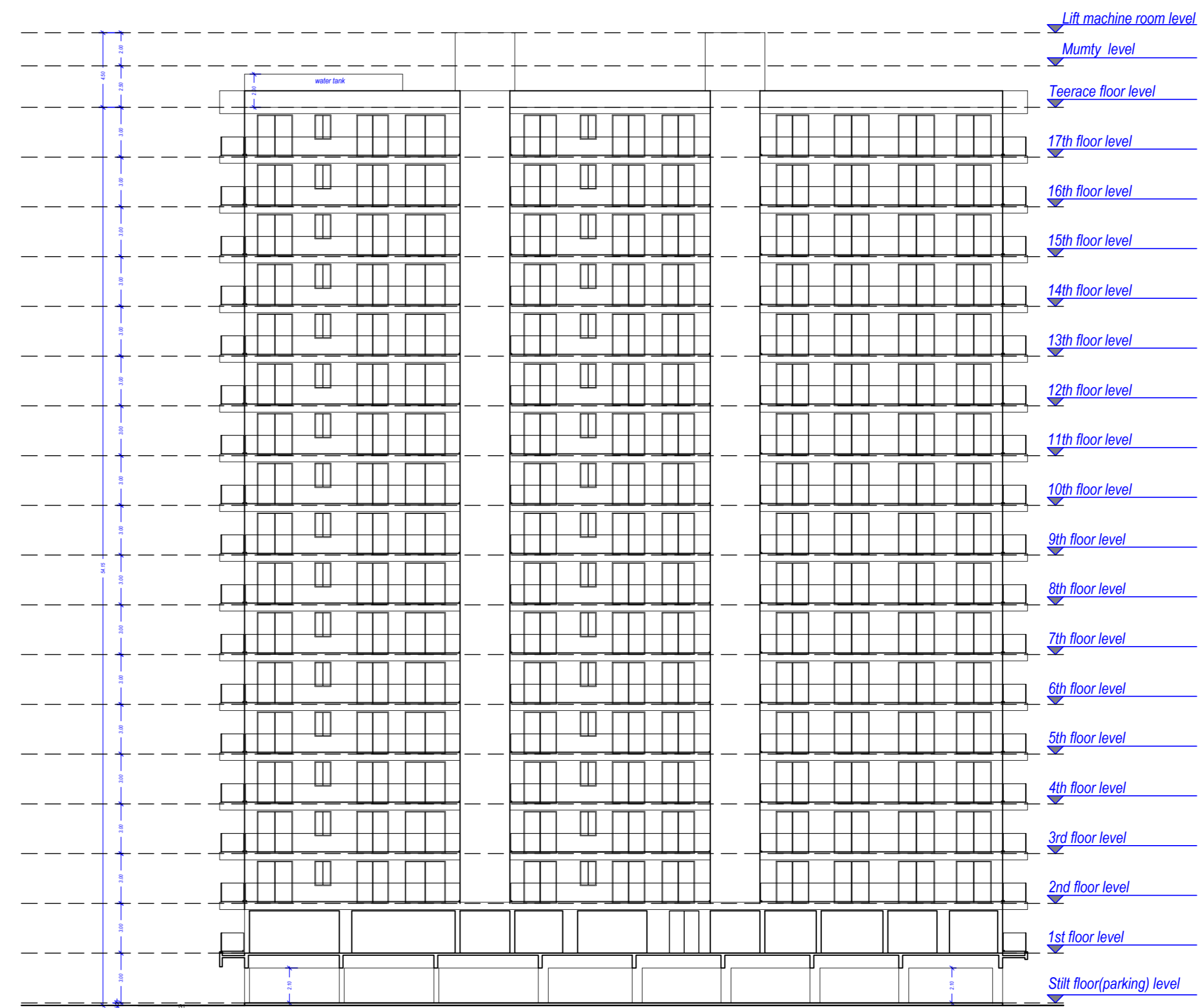


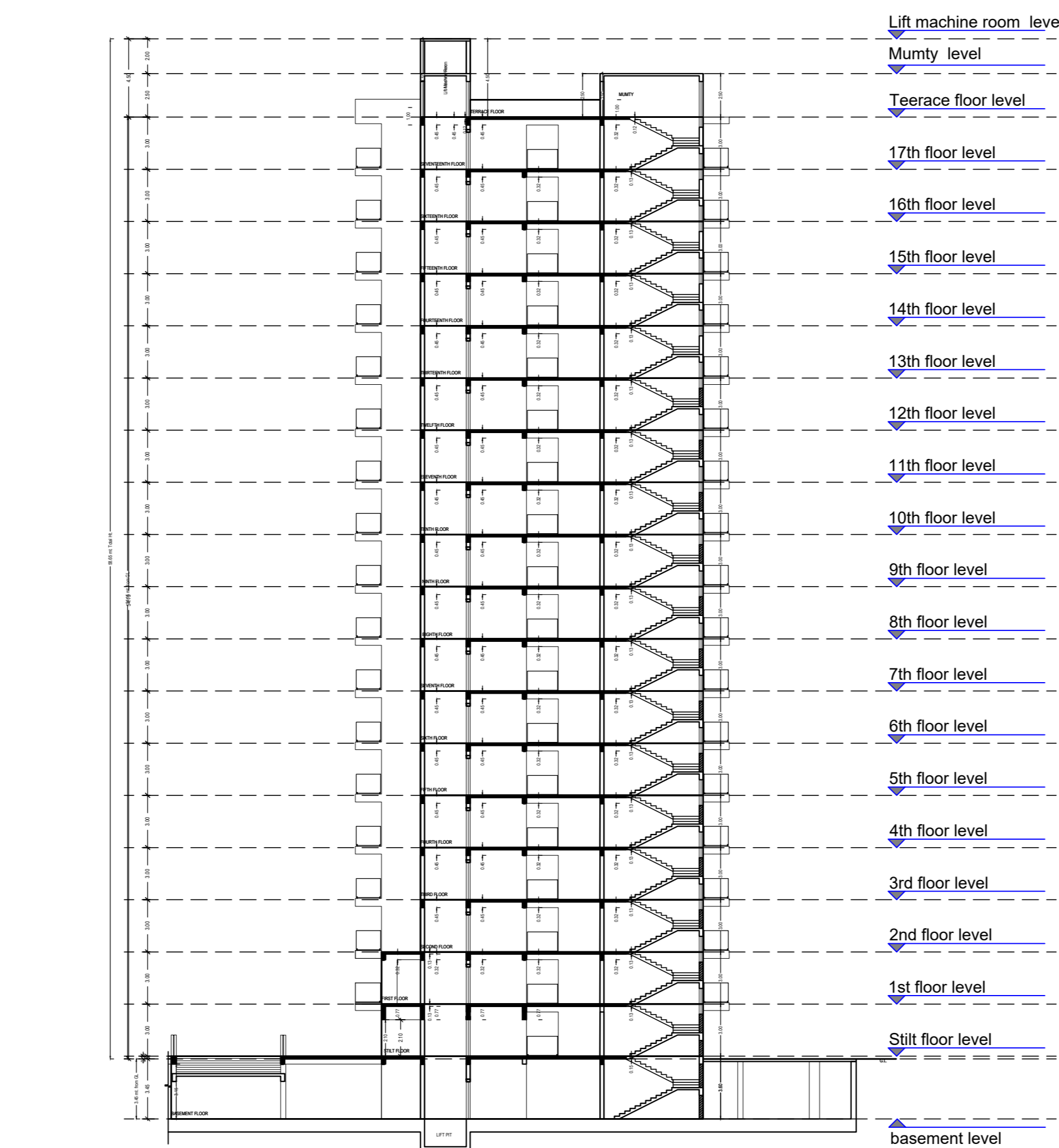
SITE PLAN  
(Scale - 1:400)



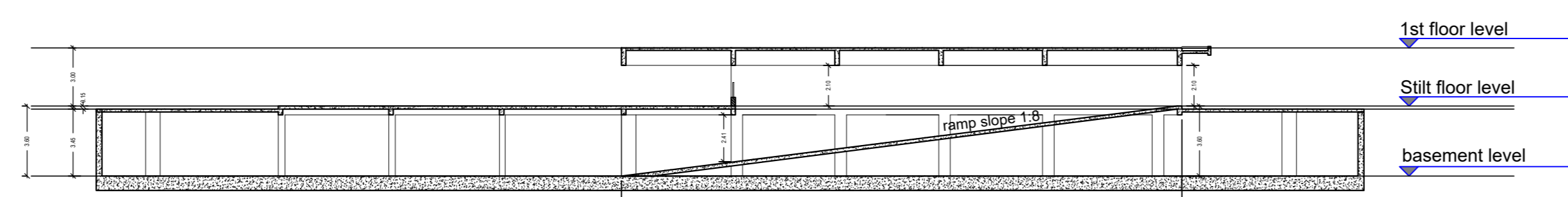
SOUTH SIDE ELEVATION



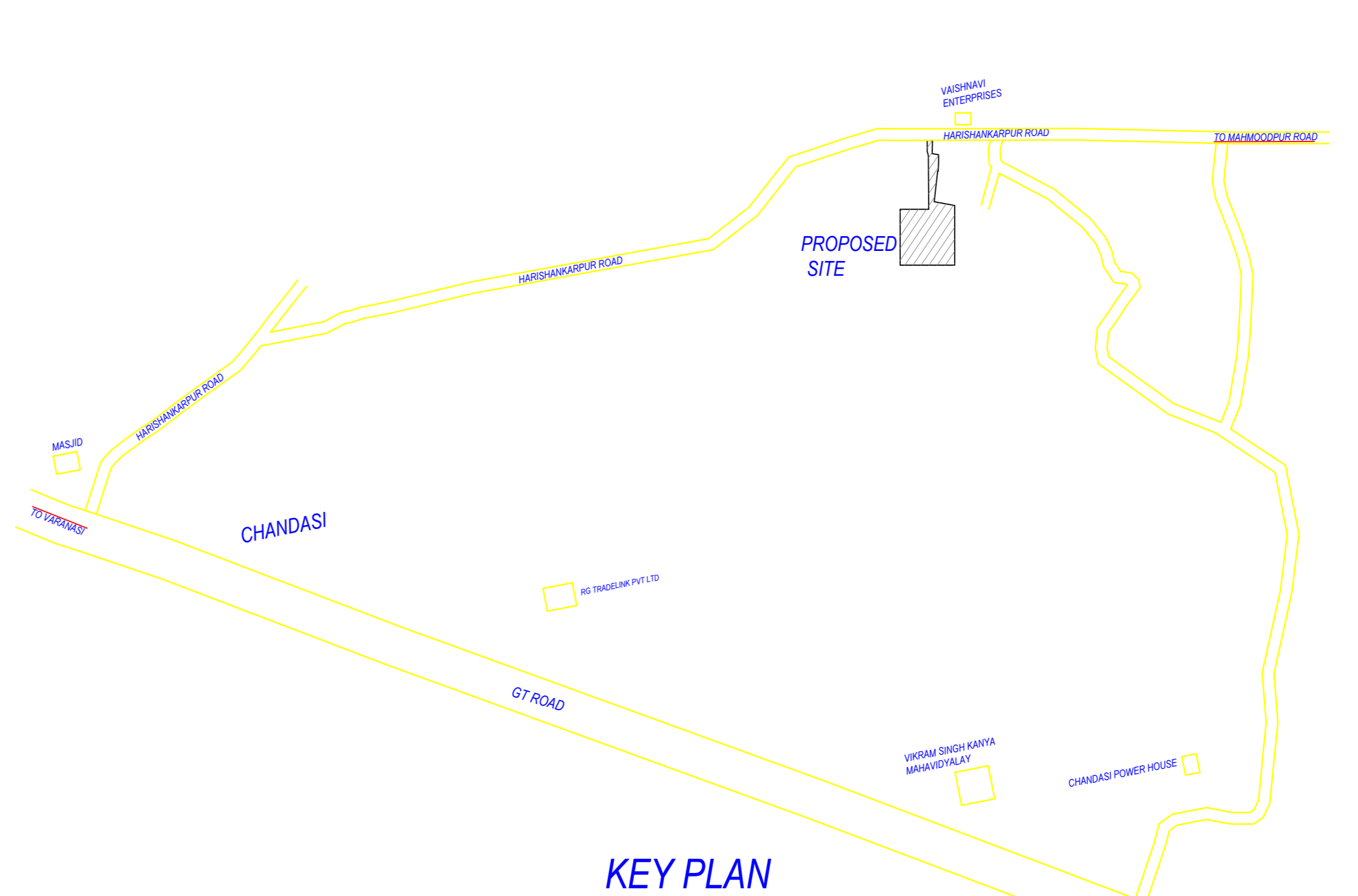
ELEVATION



SECTION A-A



SECTION -R-R' THROUGH RAMP



KEY PLAN

AREA STATEMENT		VERSION NO. 1.0.07	
PROJECT DETAIL		VERSION DATE: 27/02/2025	
Authority: Varanasi Development Authority	Plot Use: Residential		
Authority Class: Category C	Plot Sub-Use: Group Housing		
Authority Grade: Development Authority (DA)	Development Plan: Master Plan		
Case Track: Regular	Land Use Zone: Commercial Use Zone		
Project Type: Group Development	Land Sub-Use Zone: Sub-city center/low central business/retail business center		
Nature of Development: NEW	Layout Type: NA		
Case Study: Revision			
Development Area: Undeveloped Area			
Sub-Development Area: NA			
Special Project: NA			
Site Address: District Varanasi, Tehsil CHANDAILI, Mauja harishankarpur			
AREA DETAILS	Sq.Mts		
1. Area of Plot As per record			
Document Area	6176.01		
As per site condition	6155.74		
Area of Plot Considered	6052.11		
2. Deduction for			
(a) Proposed roads	77.63		
Road Widening Area	77.63		
(b) Any reservations	0.00		
Total = (a)	77.63		
3. Net Area of plot (1 - 2) AREA OF PLOT	5974.48		
Plot Area For Coverage	8882.11		
Plot Area For FAR	8882.11		
Perm. FAR Area (2.50)	22055.26		
Incentive FAR against EVIS and LG	750.00		
Total Perm. FAR area (2.50)	22805.26		
6. Permissible Coverage area (40.00 %)	3322.84		
Proposed Coverage Area (10.08 %)	814.74		
Total Prop. Coverage Area (10.08 %)	814.74		
Balance coverage area (29.92 %)	2416.10		
Proposed Area at:			
Basement Floor	2463.53	0.00	0.00
Still Floor	927.90	0.00	62.01
First Floor	559.21	0.00	441.50
Second Floor	936.20	0.00	759.32
Third Floor	936.20	0.00	759.32
Fourth Floor	936.20	0.00	759.32
Fifth Floor	936.20	0.00	759.32
Sixth Floor	936.20	0.00	759.32
Seventh Floor	936.20	0.00	759.32
Eighth Floor	936.20	0.00	759.32
Ninth Floor	936.20	0.00	759.32
Tenth Floor	936.20	0.00	759.32
Eleventh Floor	936.20	0.00	759.32
Twelfth Floor	936.20	0.00	759.32
Thirteenth Floor	936.20	0.00	759.32
Fourteenth Floor	936.20	0.00	759.32
Fifteenth Floor	936.20	0.00	759.32
Sixteenth Floor	936.20	0.00	759.32
Seventeenth Floor	936.20	0.00	759.32
Terrace Floor	62.52	0.00	0.00
Total Area	18932.36	0.00	12652.63
Total FAR Area			12652.69
Accessories/Use Area Added in Builtup Area:			67.97
Total Builtup Area:			19000.33
Proposed FAR consumed			1.97
C. Tenement Statement			
4. Tenement Proposed At:			
All Floors		102.00	
5. Total Tenements (3 + 4)		102	
E. Parking Statement			
1. Parking Space Required as per Regulations:			1773.75
2. Proposed Parking Space:			4969.10

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)

Buildingwise Floor FSI Details

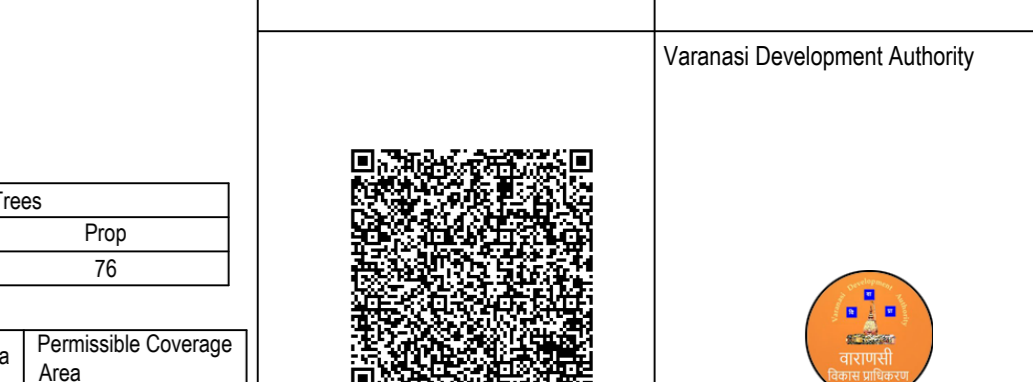
Floor Name	Building Name	Total
	A (RESIDENTIAL BLOCK)	Total
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)
Basement Floor	2463.53	0.00
Still Floor	927.90	62.01
First Floor	559.21	441.50
Second Floor	936.20	759.32
Third Floor	936.20	759.32
Fourth Floor	936.20	759.32
Fifth Floor	936.20	759.32
Sixth Floor	936.20	759.32
Seventh Floor	936.20	759.32
Eighth Floor	936.20	759.32
Ninth Floor	936.20	759.32
Tenth Floor	936.20	759.32
Eleventh Floor	936.20	759.32
Twelfth Floor	936.20	759.32
Thirteenth Floor	936.20	759.32
Fourteenth Floor	936.20	759.32
Fifteenth Floor	936.20	759.32
Sixteenth Floor	936.20	759.32
Seventeenth Floor	936.20	759.32
Terrace Floor	62.52	0.00
Total	18932.36	12652.63

OWNER'S NAME AND SIGNATURE

RG INFRA VENTURES PRIVATE LIMITED THRU DIRECTOR  
 AAKASH BANSAL, rginfra.vns@gmail.com, 9415201394  
 RG INFRA VENTURES PRIVATE LIMITED THRU DIRECTOR  
 SANJAY KUMAR AGRAWAL, rginfra.vns@gmail.com, 9415201394

ARCHITECT'S NAME AND SIGNATURE

pradeep kumar gupta  
 CA200944832



Building Plan Application Number  
 VDA/BP25-260393  
 Sanctioned On  
 16 Jul 2025  
 Valid Till  
 20 Jul 2030

Approved By  
 PULKIT GARG (Vice Chairman)  
 Examined By  
 JAY PRAKASH GUPTA (Junior engineer)  
 Saurabh Joshi (Assistant Town Planner/Assistant Engineer)  
 PRABHAT KUMAR (Executive Engineer/ Town Planner)  
 PRABHAT KUMAR (Chief Town Planner)  
 VED PRAKASH MISHRA (Secretary)  
 PULKIT GARG (Vice Chairman)

Additional Permissible FAR

Permissible FAR	Proposed FAR	5% Additional FAR Area	Sum of Non FAR Area	Balance Non FAR Area	Sum of FAR Area	Balance FAR Area	Total Proposed FAR
20965.28	19282.89	1031.26	76.55	933.71	333.94	401.17	19682.69

Required Parking (Table 7a)

Building Name	Type	Sub-Use	Area (Sq.mt.)	Parking spaces need for every	Car			Visitors Car			
					Prop	Reqt.Amt	Reqt.	Prop	Reqt.Amt	Reqt.	
A (RESIDENTIAL BLOCK)	Commercial	Plotted development	0-50	100	43.60	1.25	1	-	-	-	-
			50-100	1	33.00	1.00	33	-	-	-	-
			100-150	1	66.00	1.25	83	-	-	-	-
Residential	Group Housing	Group Housing	>150	1	1.50	-	-	-	-	-	
			>0	1	-	-	-	1.00	12	-	
Total								117	126	12	

Building USE/SUBUSE Details

Building Name	Building Use	Building Sub-Use	Building Use Group	Building Type	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor Sub-Use	FAR Name	FAR Use	FAR Sub-Use
A (RESIDENTIAL BLOCK)	Residential	Group Housing	Highrise	Plotted development	99	3	BASEMENT FLOOR PLAN	Residential + Parking	Group Housing	Commercial FAR	Commercial	Plotted development
							FIRST FLOOR PLAN	Residential	Group Housing	Commercial FAR	Commercial	Plotted development
							TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-

FAR & Unit Details

Building	No. of Same Bldg.	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)										Proposed FAR Area (Sq.mt.)	Added Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
					Mumty	Lift	Lift Lobby	Machine Room	Balcony	Parking	Covered Terrace	Resi.	Commercial	Lit				
A (RESIDENTIAL BLOCK)	1	20078.62	93.55	878.65	174.23	18932.36	417.12	193.16	17.12	190.95	2276.11	3092.57	95.16	12590.62	43.60	1841	12652.63	102
Grand Total	1	20078.62	93.55	878.65	174.23	18932.36	417.12	193.16	17.12	190.95	2276.11	3092.57	95.16	12590.62	43.60	1841	12652.63	102

Tree Details (Table 3h)

PLOT	Tree Name	No. of Trees	
		Reqd	Prop
		41	76

Additional Coverage Area

PLOT	Area covered under	Proposed Area	Total Coverage Area	Permissible Coverage Area
	GUARD RAIL	1.29	18.90	43.74
	GEN RM	12.25		

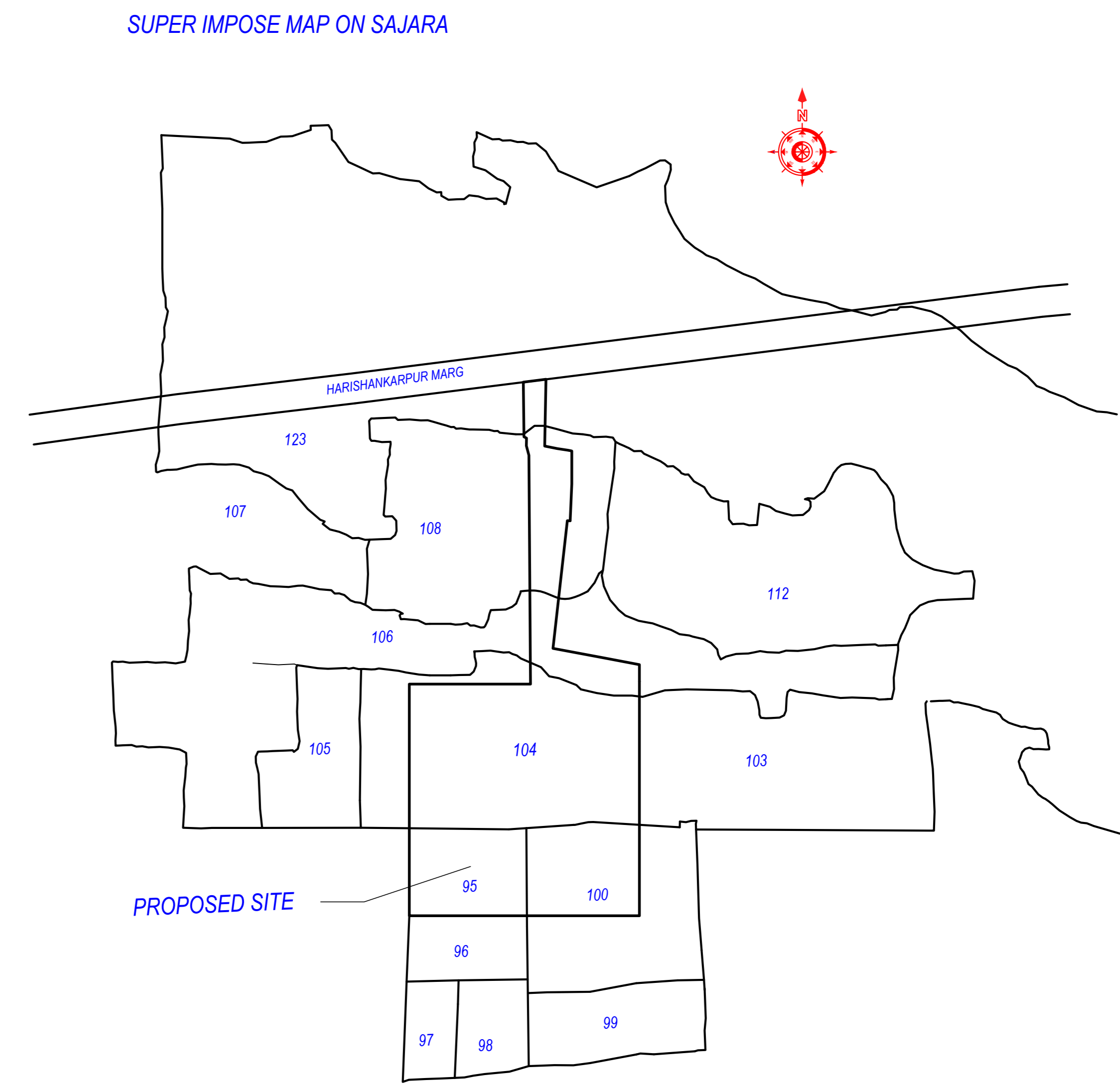
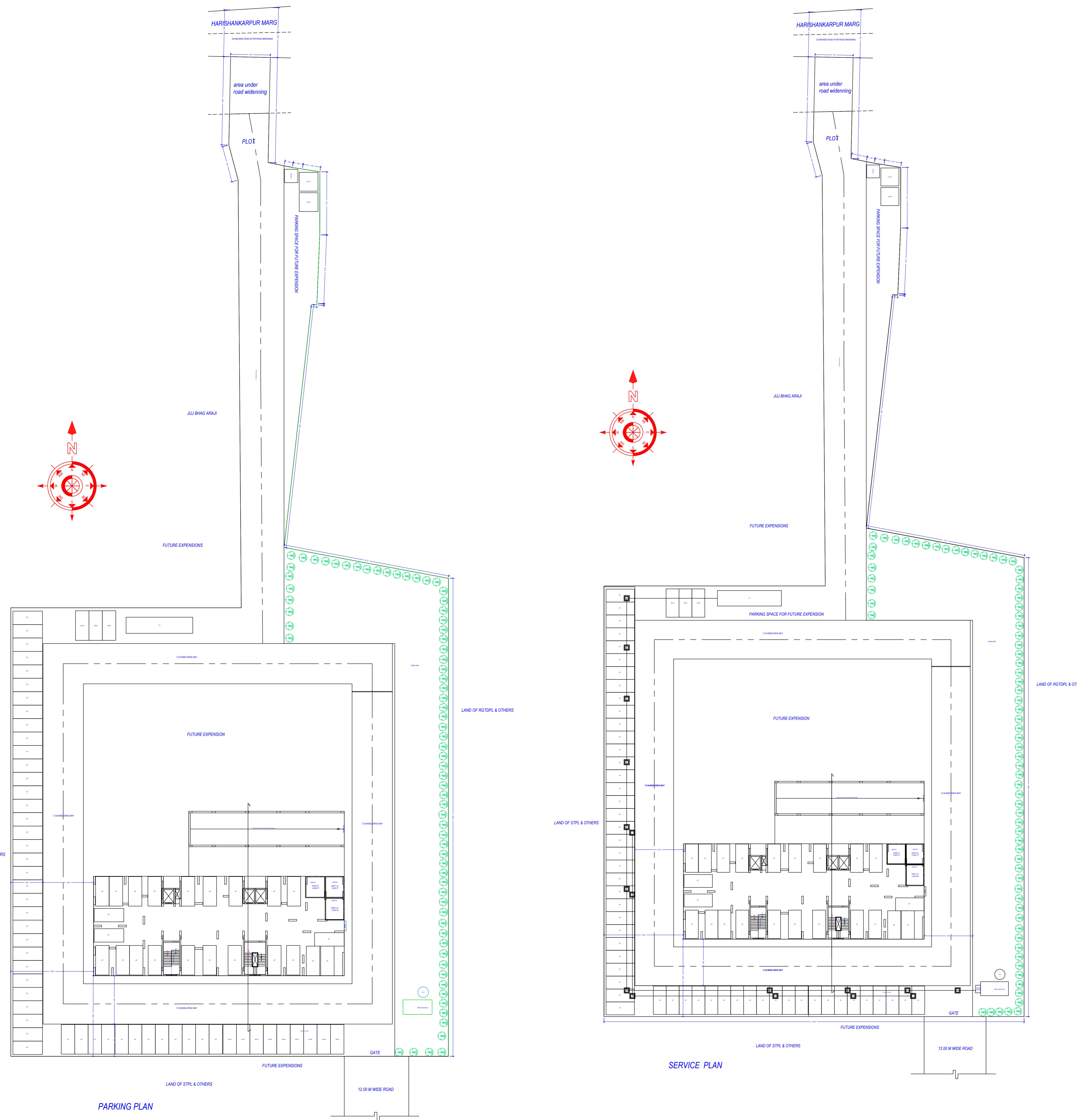
Parking Check (Table 7b)

Vehicle Type	No.	Reqd. Reduced Road Parking (In case of Plot having Rmk/s surrounded FOC)	Prop.	
			No.	Area
Equivalent Car Space	-	-	126	1733.00
Visitor's Car Parking	12	-	126	1733.00
Other Parking	-	-	12	165.00
Total				1966.85

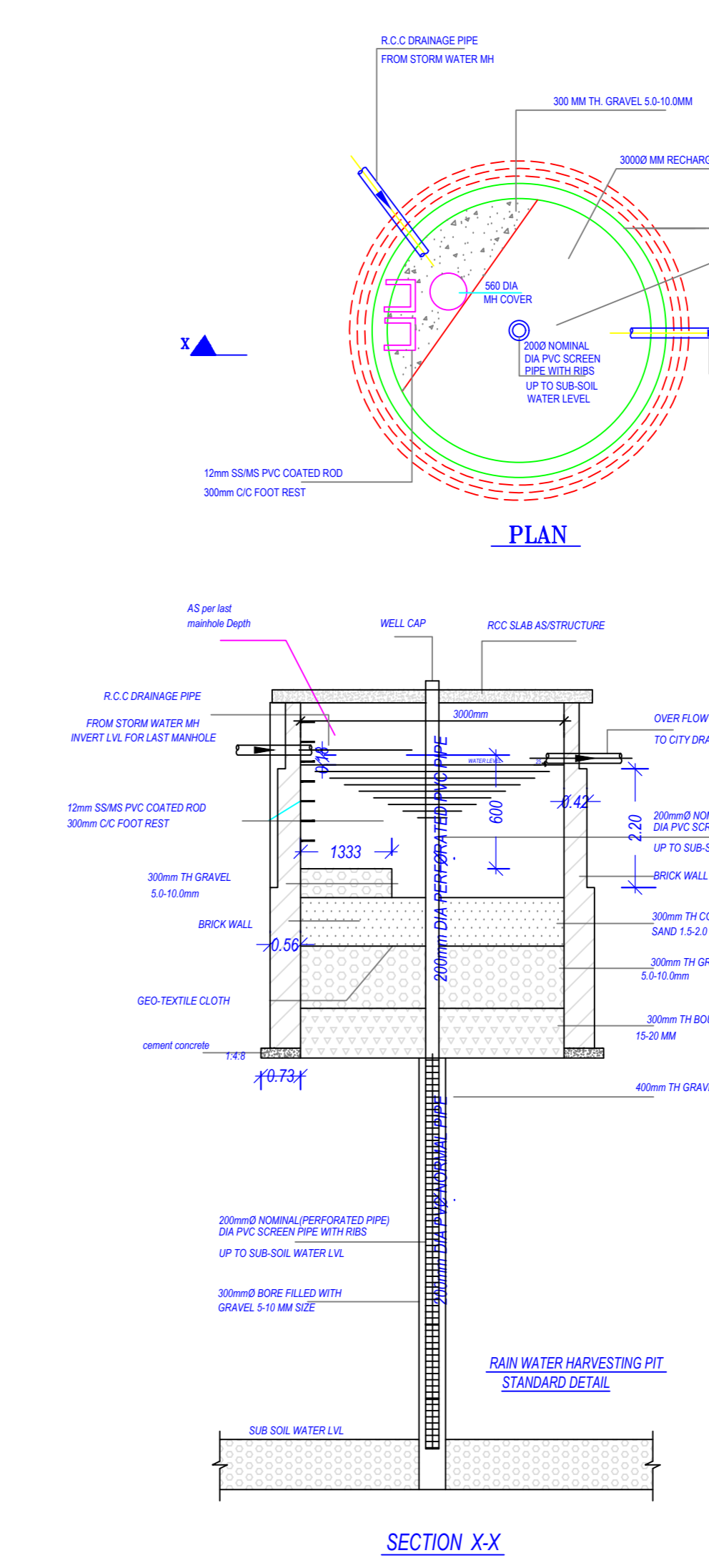
Additional Permissible FAR



Area covered under	Proposed Area	Total Proposed Area
FAR Area		
Lift Lobby	8.19	533.54
Lift Lobby	7.08	
Community Facility	341.59	
Lift Lobby	62.40	
Lift Lobby	113.28	
Non-FAR CHECK		
Service Duct	2.09	76.55
Service Duct	2.44	
Service Duct	2.09	
Service Duct	2.44	
Fire Escape Staircase	22.35	
STAIRCASE	25.57	
Lift Machine Room	5.72	
Lift Machine Room	8.88	
Service Duct	2.52	
Service Duct	2.44	





**DETAIL OF RAIN WATER HARVESTING PIT**



OWNER'S NAME AND SIGNATURE	
RG INFRA VENTURES PRIVATE LIMITED THRU DIRECTOR AAKASH BANSAL, rginfra.vns@gmail.com, 9415201394 RG INFRA VENTURES PRIVATE LIMITED THRU DIRECTOR SANJAY KUMAR AGRAWAL, rginfra.vns@gmail.com, 9415201394	
ARCHITECT'S NAME AND SIGNATURE	ENGINEER
pradeep kumar gupta CA200944832	<i>P. N. D.</i>
Varanasi Development Authority	
 	
Building Plan Application Number VDA/BP25-26-0393	
Sanctioned On 16 Jul 2025	
Valid Till 20 Jul 2030	
Approved By PULKIT GARG (Vice Chairman)	
Examined By JAY PRAKASH GUPTA (Junior engineer)	
Sourabh Joshi (Assistant Town Planner/Assistant Engineer)	
PRABHAT KUMAR (Executive Engineer/ Town Planner)	
PRABHAT KUMAR (Chief Town Planner)	
VED PRAKASH MISHRA (Secretary)	
PULKIT GARG (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: -	8082.11	Total FAR Area: -	12652.69
Total Coverage Area: -	814.74	Total BUA Area: -	19000.33