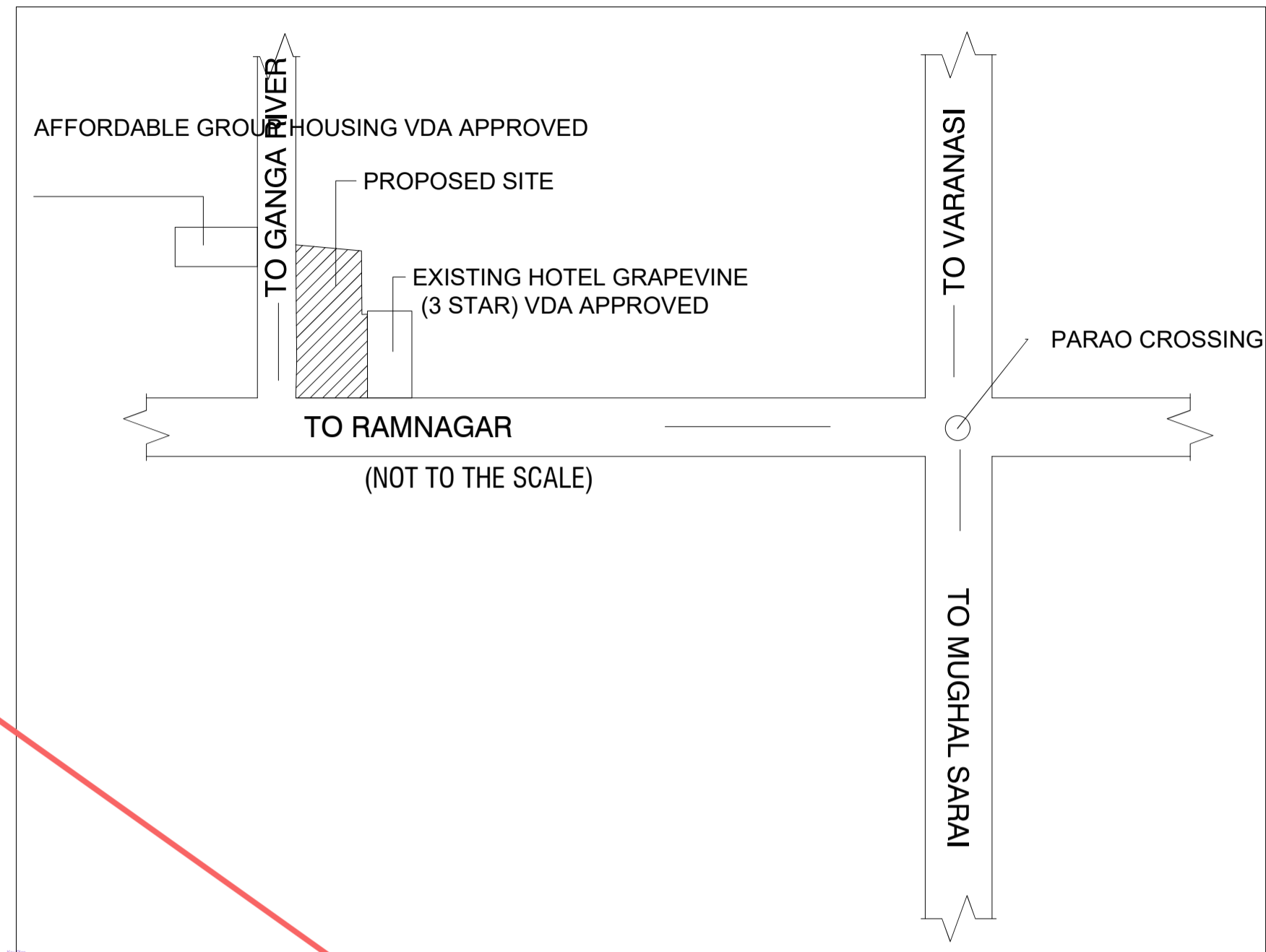
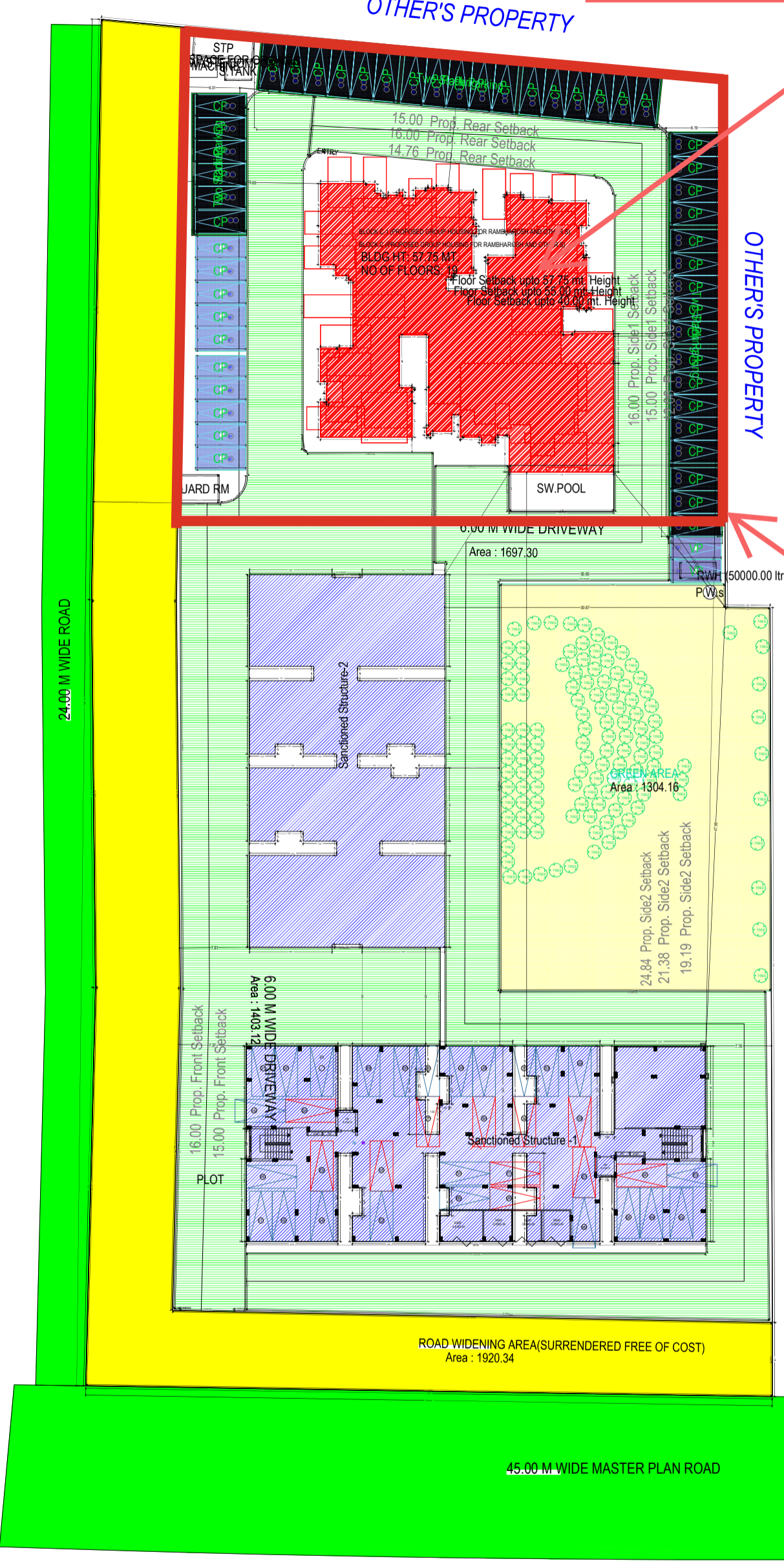


BLOCK-C SHOWN N RED COLOUR



GANPATI ESTATE PHASE-2 PROJECT SHOWN IN RED THICK LINE ADMEASURING AREA=2990.66 SQM IS PROPOSED FOR RERA REGISTRATION UNDER THIS APPLICATION.

AREA STATEMENT		VERSION NO. 1.0.97	
PROJECT DETAIL		VERSION DATE: 27/02/2025	
Authority: Varanasi Development Authority	Plot Use: Residential	Authority Class: Category C	Plot SubUse: Group Housing
Authority/Class: Development Authority (DA)	Development Plan: Master Plan	Case Type: Regular	Land Use Zone: Mixed Land Use
Project Type: Group Development	Land SubUse Zone: Mixed Land Use	Development Area: Underdeveloped Area	Layout Type: NA
SubDevelopment Area: Metro City Area		Development Area: Underdeveloped Area	
Special Project: NA		Development Area: Underdeveloped Area	
Site Address: Block-C Chandauli, Tehsil Chandauli, Village Katesar		Development Area: Underdeveloped Area	
AREA DETAILS:		Sq. Mts.	
1. Area of Plot as per record		10200.00	
As per site condition		10200.00	
Area of Plot Consolidated		8999.86	
2. Deduction for:			
a) Proposed roads		1920.34	
Surrender Free of Cost		1920.34	
b) Other reservations			
Total (a + b)		1920.34	
3. Net Area of plot (1 - 2) AREA OF PLOT		8999.86	
Plot Area For Coverage		8999.86	
Plot Area For FAR		8999.86	
Perm. FAR Area (2.50)		21499.15	
Compensatory FAR area		960.17	
Reserve FAR against EWS and LIG		617.46	
Total Perm. FAR area (2.81)		24146.52	
Total Built up area permissible at:			
6. Permissible Coverage area (50.00 %)		3439.95	
Proposed Coverage Area (3.58 %)		733.12	
Existing Building Coverage area (19.22 %)		1712.95	
Total Prop. Coverage Area (28.50 %)		2451.27	
Balance coverage area (11.48 %)		968.56	
Building Details:		Proposed Area at:	
Basement Floor	2076.19	0.00	0.00
SRI Floor	763.65	0.00	35.39
First Floor	878.69	0.00	697.26
Second Floor	792.07	0.00	617.66
Third Floor	812.87	0.00	617.46
Fourth Floor	812.87	0.00	617.46
Fifth Floor	812.87	0.00	617.46
Sixth Floor	812.87	0.00	617.46
Seventh Floor	812.87	0.00	617.46
Eighth Floor	812.87	0.00	617.46
Ninth Floor	812.87	0.00	617.46
Tenth Floor	812.87	0.00	617.46
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Thirteenth Floor	812.87	0.00	617.46
Fourteenth Floor	812.87	0.00	617.46
Fifteenth Floor	812.87	0.00	617.46
Sixteenth Floor	812.87	0.00	617.46
Seventeenth Floor	812.87	0.00	617.46
Eighteenth Floor	536.34	0.00	482.31
Terrace Floor	66.74	0.00	0.00
Total Area	17296.73	0.00	11094.52
Total FAR Area:			21994.90
Accessory/Use Area Added in BuiltUp Area:			87.36
Built up area:			12997.23
Existing Building BUA Area:			29981.32
Proposed FAR consumed:			2.55
C. Tenement Statement			
4. Tenement Proposed At:			
All Floors		107.00	4260.66
5. Total Tenements (3 + 4)		107	4260.66
E. Parking Statement			
7. Parking Space Required as per Regulations:		1718.75	
7. Proposed Parking Space:		5605.66	

Name	Use	SubUse	Structure	Height	Floor No	FAR Area	BUA Area
Sanctioned Structure-2	Residential	Group Housing	Highrise	21.00	7	4260.66	5357.77
Sanctioned Structure-1	Residential	Group Housing	Highrise	24.00	8	6309.72	7241.46

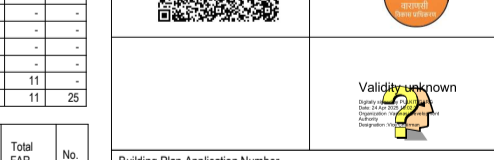
No.	Condition	Additional Permissible FAR	Permissible FAR	Sum of Non FAR Area	Balance Non FAR	Sum of FAR	Balance FAR	Total Proposed FAR	
1	For BLOCK C (PROPOSED GROUP HOUSING FOR RAMBHAROSH AND OTHER S) Increase of Mechanical parking of Stack parking provided in the Building. For stack parking at the time of completion the owner shall produce technical data with respect to height. The height shall not exceed more than 5% of that required as per company specifications and the height of stack parking shall not exceed more than 5% of that required as per company specifications.	24146.52	21994.90	1207.32	42.66	1144.68	179.99	964.67	21994.90

Plot Name	Name	Area	No. of Trees
PLOT	Tree	44	127

Plot name	Area covered under	Proposed Area	Total Coverage Area	Permissible Coverage Area
PLOT	GUARD RM	13.17	13.17	100

OWNER'S NAME AND SIGNATURE
 RAMBHAROSH SINGH S/O LATE BASDEV SINGH
 ganpatiestate2@gmail.com, 902674703
 VIJAY SINGH S/O LATE RAMPAL SINGH
 ganpatiestate2@gmail.com, 902674703

ARCHITECT'S NAME AND SIGNATURE
 kunal kaifa
 ca2025/1198



Building Plan Application Number
VDA/BP/24-25/1198
 Sanctioned On
29 Mar 2025
 Valid Till
21 Apr 2030

Approved By
PULKIT GARG (Vice Chairman)
 Examined By
JAY PRAKASH GUPTA (Junior engineer)
Shivaji Mishra (Assistant Engineer)

PRABHAT KUMAR (Executive Engineer/ Town Planner)
PRABHAT KUMAR (Chief Town Planner)
VED PRAKASH MISHRA (Secretary)

Valid Till
PULKIT GARG (Vice Chairman)

Vehicle Type	No.	Reduced Receipt Parking (Increase of RW Area surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	103	1416.25
Two Wheel Car	-	-	-	62	852.50
Total Car	114	-	1567.50	165	2268.75
Visitor's Car Parking	11	-	151.25	23	343.75
Two Wheel Parking	-	-	-	11	977.33
Other Parking	-	-	-	-	1255.23
Total	-	-	1718.75	-	3937.73

Area covered under	Proposed Area	Total Proposed Area
FAR Area	10.00	179.99
L.R. Lobby	9.99	
L.R. Lobby	150.00	
L.R. Lobby	10.00	

Additional Permissible FAR	Proposed Area	Total Proposed Area
Service Duct	1.24	62.66
Service Duct	0.46	
Service Duct	1.24	
Service Duct	0.46	
Fire Escape Staircase	22.38	
STARCASE	20.50	
L.R. Machine Room	4.17	
L.R. Machine Room	3.80	
L.R. Machine Room	8.31	
L.R. Machine Room	0.81	
Service Duct	1.24	
Service Duct	0.46	

Building	No. of Same BWP	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA (Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Mummy	Lift	Lift Lobby	Balcony	Accessory Use	Arch. Proj (Canopy)	Ramp	Covered Area	Parking	Res.	Assembly	Proposed FAR Area (Sq.mt.)	Admit Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit	
BLOCK C (PROPOSED GROUP HOUSING FOR RAMBHAROSH AND OTHER S)	1	17886.20	124.13 225.85 39.32	17296.73	494.96	266.20	14.08	179.99	2448.74	141.29	96.47	243.55	37.41	2316.75	10884.21	196.22	0.17	14.08	11094.52	107
Grand Total	1	17886.20	124.13 225.85 39.32	17296.73	494.96	266.20	14.08	179.99	2448.74	141.29	96.47	243.55	37.41	2316.75	10884.21	196.22	0.17	14.08	11094.52	107

Building Name	Building Use	Building SubUse	Building Group	Building Type	No. Of Residential Units	No. Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
BLOCK C (PROPOSED GROUP HOUSING FOR RAMBHAROSH AND OTHER S)	Residential	Group Housing	-	Highrise	105	2	BASMENT FLOOR PLAN	Residential - Parking	Group Housing	-	-	-
							STILT FLOOR PLAN	Assembly + Parking + COM CENTER	Community center	Assembly	Assembly	Community center
							FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							SECOND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							TYPICAL - 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
							EIGHTEENTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-
							-	-	-	-	-	-
							-	-	-	-	-	-
							-	-	-	-	-	-
-	-	-	-	-	-							

Building Name	Type	SubUse	Area (Sq.mt.)	Parking space reqd for every	Prop.	Regd./Unit	Reqd.	Prop.	Regd./Unit	Reqd.	Prop.
BLOCK C (PROPOSED GROUP HOUSING FOR RAMBHAROSH AND OTHER S)	Assembly	Community center	> 0	300	196.52	2.00	4	-	-	-	-
Residential	Group Housing	0 - 50	1	-	-	-	-	-	-	-	-
		50 - 100	1	68.00	1.00	86	-	-	-	-	-
		100 - 150	1	19.00	1.25	24	-	-	-	-	-
		> 150	1	-	1.50	-	-	-	-	-	-
Total			> 0	1	-	-	-	1.00	11	-	

Floor Name	Building Name	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total Proposed FAR Area (Sq.mt.)
Basement Floor	BLOCK C (PROPOSED GROUP HOUSING FOR RAMBHAROSH AND OTHER S)	2076.19	0.00	2076.19	0.00
SRI Floor		763.65	35.39	763.65	35.39
First Floor		878.69	697.26	878.69	697.26
Second Floor		792.07	617.66	792.07	617.66
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Seventeenth Floor		812.87	617.46	812.87	617.46
Eighteenth Floor		536.34	482.31	536.34	482.31
Terrace Floor		66.74	0.00	66.74	0.00
Total		17296.73	11094.52	17296.73	11094.52

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.