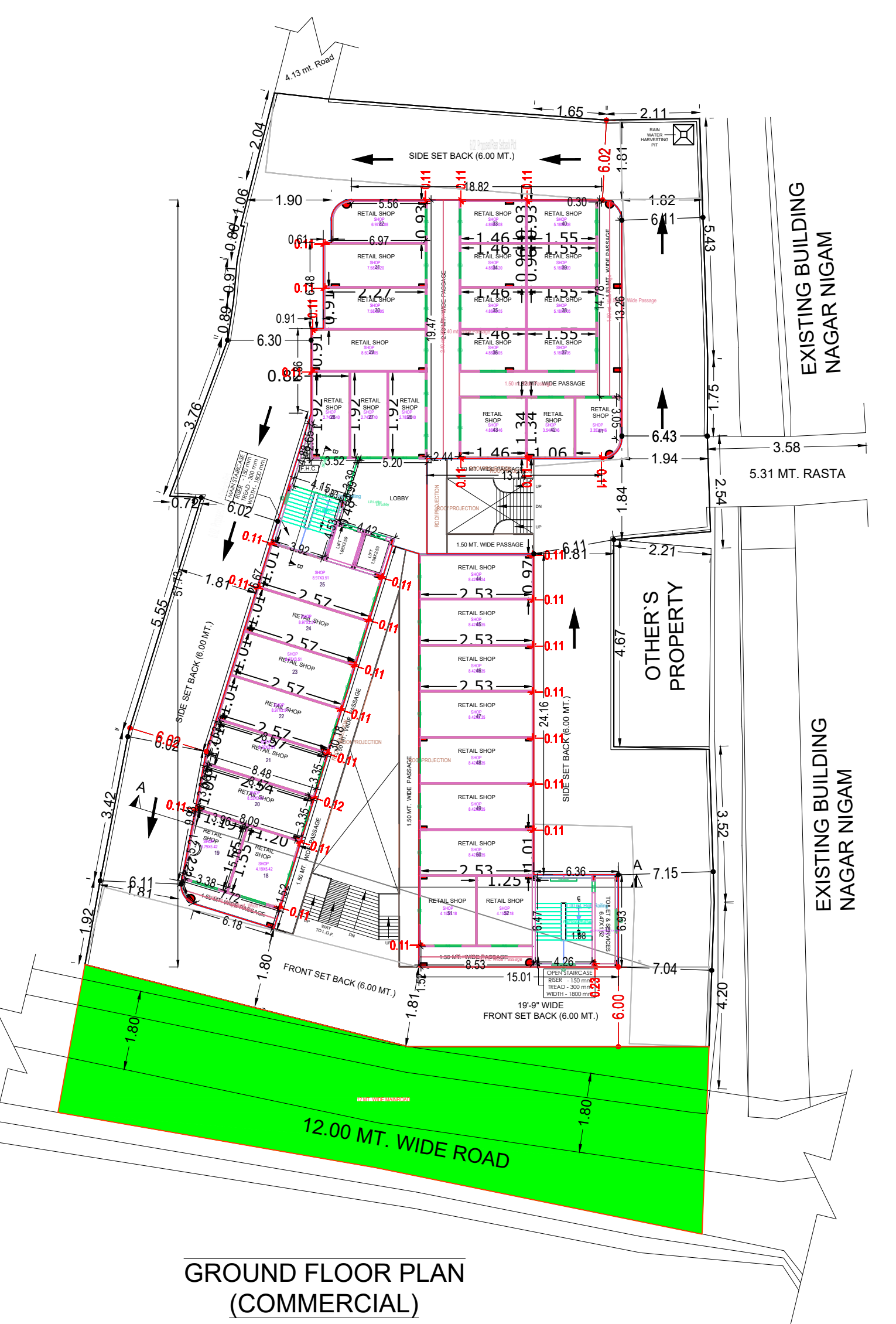
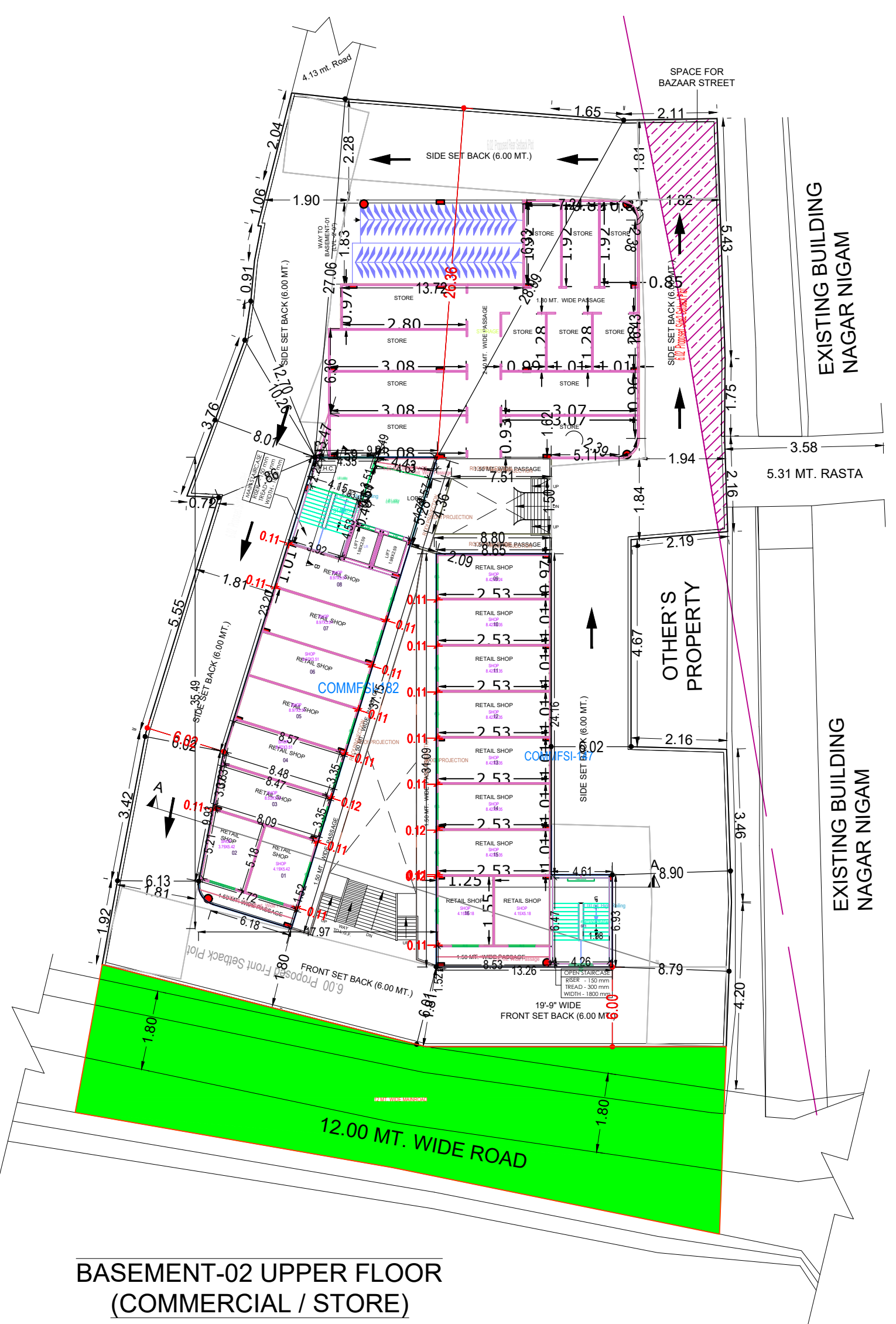
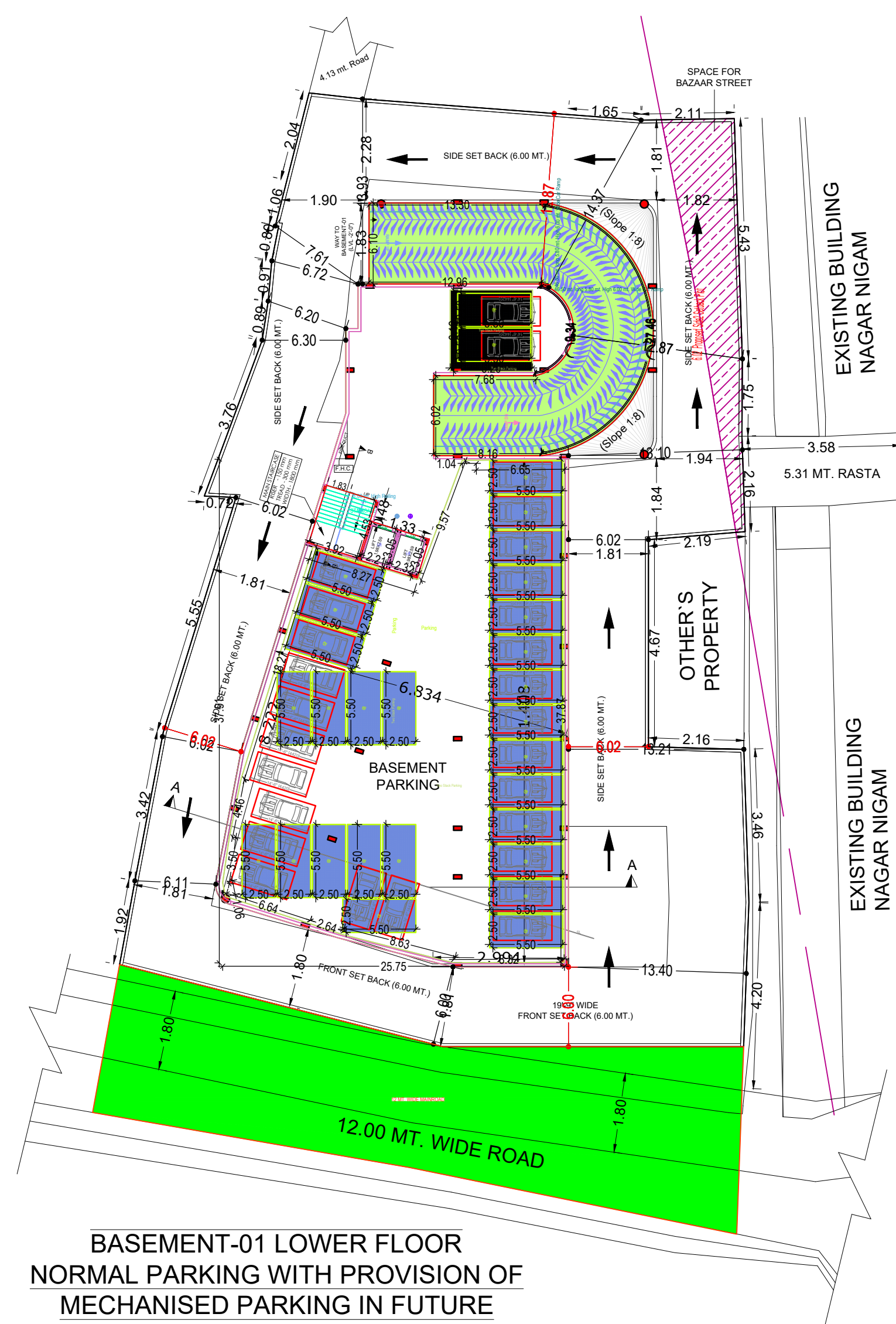
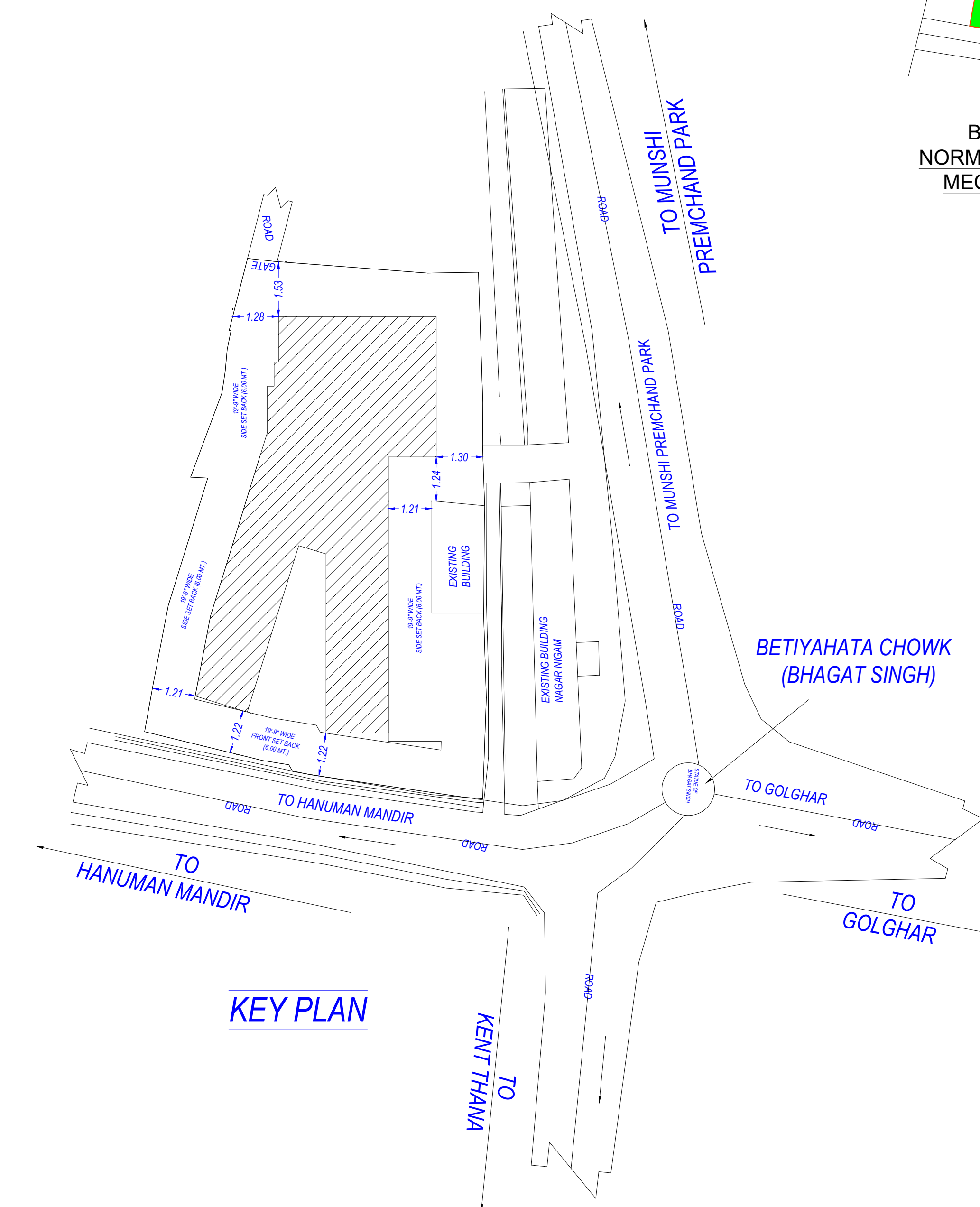
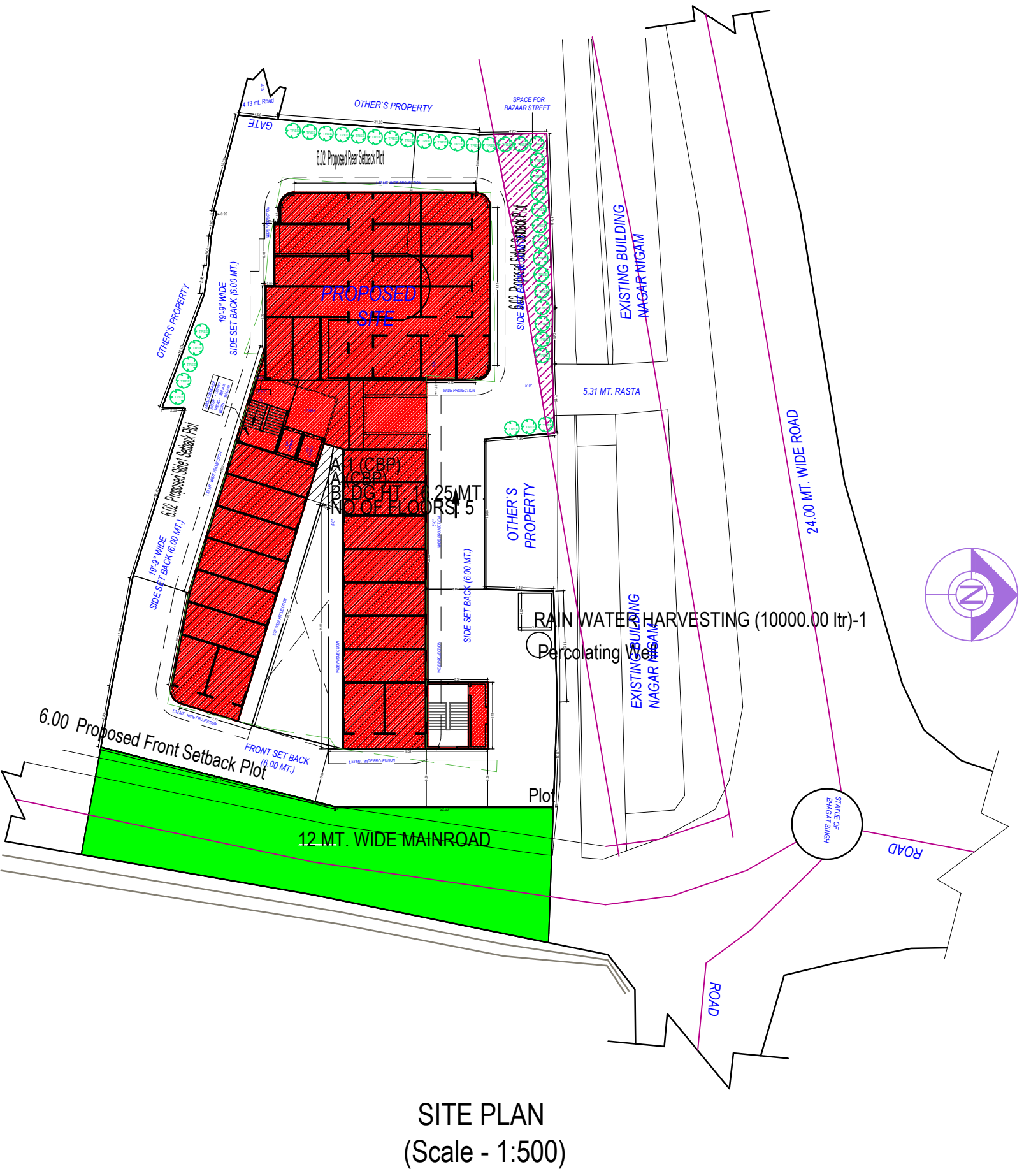


Project Title :PROPOSED COMMERCIAL (RETAIL SHOP) BUILDING PLAN FOR VINAY KUMAR TIWARI S/O LATE KEDARNATH TIWARI, GIRISH PRASAD RAWAT S/O SRI CHAUTHI PRASAD, RUDRA PRATAP SINGH S/O LATE AKHILANAND SINGH, MAKKHAN LAL GOEL S/O LATE SAMPAT LAL GOEL, TRIJUGI NARAYAN TRIPATHI S/O LATE KEDARNATH TIWARI,MAHENDRA KUMAR TIWARI S/O LATE KEDARNATH TIWARI, VINOD KUMAR TIWARI S/O LATE KEDARNATH TIWARI, PRAMOD KUMAR TIWARI S/O LATE KEDARNATH TIWARI, ANOOP KUMAR TIWARI S/O LATE KEDARNATH TIWARI, SUNIL DUTT TRIPATHI S/O LATE AMRESHWARI PRASAD TIWARI, JAGMOHAN THAKUR S/O LATE JAGDISH KUMAR THAKUR,SUDHA SHARMA W/O LATE JAGDISH KUMAR THAKUR, SHAILESH KUMAR THAKUR S/O LATE JITENDRA KUMAR THAKUR, BRIJESH KUMAR THAKUR S/O LATE JITENDRA KUMAR THAKUR, GAYTRI THAKUR W/O LATE JITENDRA KUMAR THAKUR, RAKESH KUMAR THAKUR S/O LATE YOGENDRA KUMAR THAKUR, UMESH KUMAR THAKUR S/O LATE YOGENDRA KUMAR THAKUR,MUKESH KUMAR THAKUR S/O LATE YOGENDRA KUMAR THAKUR, NIRMALA DEVI W/O LATE YOGENDRA KUMAR THAKUR, ALOK KUMAR THAKUR S/O LATE MAHENDRA KUMAR THAKUR, MOHALL- BETIYAHATA, DISTRICT- GORAKHPUR, ARAZI NO.- 10mi, 10ka, 13 & 14,



File No	GKDA/BP/20-21/1037	Sheet	1
Submission Date	2021-01-01	Scale	1:100
Version	1.0	Version No.	1.0
Version Date	06/02/2021	Version Date	06/02/2021
Project Name	PROPOSED COMMERCIAL (RETAIL SHOP) BUILDING PLAN FOR VINAY KUMAR TIWARI S/O LATE KEDARNATH TIWARI, GIRISH PRASAD RAWAT S/O SRI CHAUTHI PRASAD, RUDRA PRATAP SINGH S/O LATE AKHILANAND SINGH, MAKKHAN LAL GOEL S/O LATE SAMPAT LAL GOEL, TRIJUGI NARAYAN TRIPATHI S/O LATE KEDARNATH TIWARI,MAHENDRA KUMAR TIWARI S/O LATE KEDARNATH TIWARI, VINOD KUMAR TIWARI S/O LATE KEDARNATH TIWARI, PRAMOD KUMAR TIWARI S/O LATE KEDARNATH TIWARI, ANOOP KUMAR TIWARI S/O LATE KEDARNATH TIWARI, SUNIL DUTT TRIPATHI S/O LATE AMRESHWARI PRASAD TIWARI, JAGMOHAN THAKUR S/O LATE JAGDISH KUMAR THAKUR,SUDHA SHARMA W/O LATE JAGDISH KUMAR THAKUR, SHAILESH KUMAR THAKUR S/O LATE JITENDRA KUMAR THAKUR, BRIJESH KUMAR THAKUR S/O LATE JITENDRA KUMAR THAKUR, GAYTRI THAKUR W/O LATE JITENDRA KUMAR THAKUR, RAKESH KUMAR THAKUR S/O LATE YOGENDRA KUMAR THAKUR, UMESH KUMAR THAKUR S/O LATE YOGENDRA KUMAR THAKUR,MUKESH KUMAR THAKUR S/O LATE YOGENDRA KUMAR THAKUR, NIRMALA DEVI W/O LATE YOGENDRA KUMAR THAKUR, ALOK KUMAR THAKUR S/O LATE MAHENDRA KUMAR THAKUR, MOHALL- BETIYAHATA, DISTRICT- GORAKHPUR, ARAZI NO.- 10mi, 10ka, 13 & 14,		
Project Type	Building Permission	PLOT Sub Use	Commercial
Authority Grade	Development Authority (DA)	Authority Grade	Development Plot NA
Case Track	Regular	Land Use Zone	Commercial use Zone
Project Type Building Permission	Regular	Land Sub Use Zone	Other Commercial
Nature of Development	NEW	Layout Type	NA
Development Area: Existing Built Up Area/Constructed Area	4211.00		
Sub Development Area: City Area			
Special Project	NA		
Site Address	District Gorakhpur, Tehsil Gorakhpur, Village NA		
AREA DETAILS	Sq.Mts		
1. Area of Plot As per record			2674.17
Document Area			2674.00
As per site condition			2674.00
Area of Plot Considered			2674.00
2. Deduction for			
a/Proposed roads			0.00
b/Any reservations			0.00
Total			0.00
3. Net Area of plot (1 - 2) AREA OF PLOT			2674.00
% of Green and open space (Regt.)			0.00
% of Green and open space (Prop)			0.00
Balance area of Plot (1 - 4)			2674.00
Plot Area For FAR			2674.00
Perm. FAR Area (1:50)			4211.00
5. Total Perm. FAR area			4211.00
6. Total Built up area permissible in			
Permissible Coverage area (60.00 %)			1604.40
Proposed Coverage Area (41.36 %)			1105.95
Total Prop. Coverage Area (41.36 %)			1105.95
Balance coverage area (18.64 %)			488.45
Proposed Area in			
Basement First Floor	1240.76	0.00	0.00
Basement Second Floor	608.46	0.00	519.84
Ground Floor	1191.15	0.00	1067.00
First Floor	1136.58	0.00	1046.64
Second Floor	1136.58	0.00	1046.64
Third Floor	377.22	0.00	282.18
Terrace Floor	59.21	45.39	45.39
Total Area	5749.96	0.00	4001.01
Total FAR Area			4001.01
Total Built up Area			5749.96
Proposed F.S.I. consumed			1.50
4. Tenement Proposed At:			
All Floors			36.00
5. Total Tenements (3 + 4)			158
6. Parking Statement			
1. Parking Space Required as per Regulations			536.25
2. Proposed Parking Space:			1719.30
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)			
Building Conditions Checks			
No	Condition		
1	For A (CBP) 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.		

FAR & Tenement Details															
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Mummy	Lift	Lift Machine	Lift Lobby	Accessory Use	Ramp	Covered Area	Parking	Proposed FAR Area (Sq.mt.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
											Commercial	Stair	Covered Area		
A (CBP)	1	5749.96	173.61	56.37	5.12	194.95	399.79	238.50	57.59	970.66	3898.03	45.39	57.59	4001.01	158
Grand Total	1	5749.96	173.61	56.37	5.12	194.95	399.79	238.50	57.59	970.66	3898.03	45.39	57.59	4001.01	158

Vehicle Type	No.	Reduced Road Parking (Increase of Plot having R/W/area surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	29	388.75
Two Stack Car	-	-	-	29	388.75
Total Car	39	-	636.55	58	777.50
Two Stack Parking	-	-	-	2	772.77
Other Parking	-	-	-	-	524.16
Total	-	-	636.55	-	2524.43

Tree Details (Table 3h)	Name	No. of Trees	Regd.	Prop.
Plot			27	37

OWNERS NAME AND SIGNATURE									
NAVEL DEVELOPERS,naveldevelopers@gmail.com,8423458808									
ARCHENG'S NAME AND SIGNATURE									
Ashish Srivastava CA/9721613									
Gorakhpur Development Authority									

Required Parking (Table 7a)

Building Name	Type	Sub Use	Area (Sq.mt)	Units		Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.
A (CBP)	Commercial	Retail Shop	> 0	100	3898.03	1.00	39	-
Total :	-	-	-	-	-	-	39	58



Buildingwise Floor FAR Details				Total			
Floor Name	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)			
Basement First Floor	1240.76	0.00	1240.76	0.00			
Basement Second Floor	608.46	519.84	608.46	519.84			
First Floor	1191.15	1067.00	1191.15	1067.00			
Ground Floor	1136.58	1046.64	1136.58	1046.64			
Second Floor	1136.58	1046.64	1136.58	1046.64			
Third Floor	377.22	282.18	377.22	282.18			
Terrace Floor	59.21	45.39	59.21	45.39			
Total	5749.96	4001.01	5749.96	4001.01			

Approved By
Ashish Kumar (Vice Chairman)

Examined By
Ramapati Verma (Junior engineer)

Shiv Prakash Arvind (Assistant Engineer/ ATP)

Hitesh Kumar (Town Planner/ Executive Engineer)

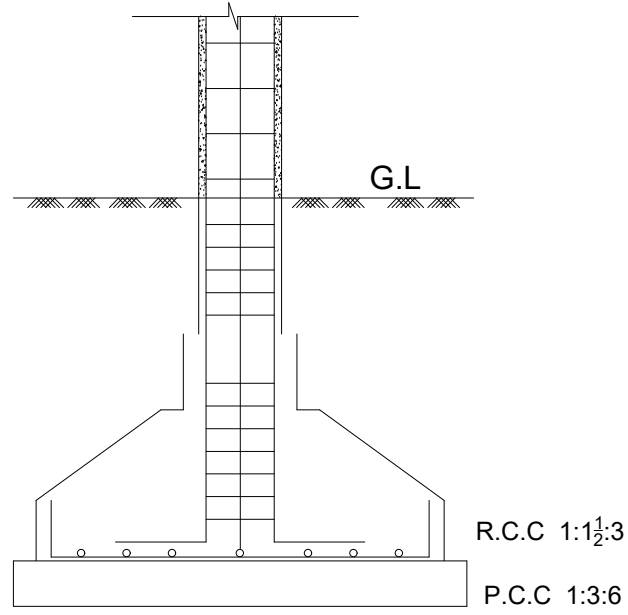
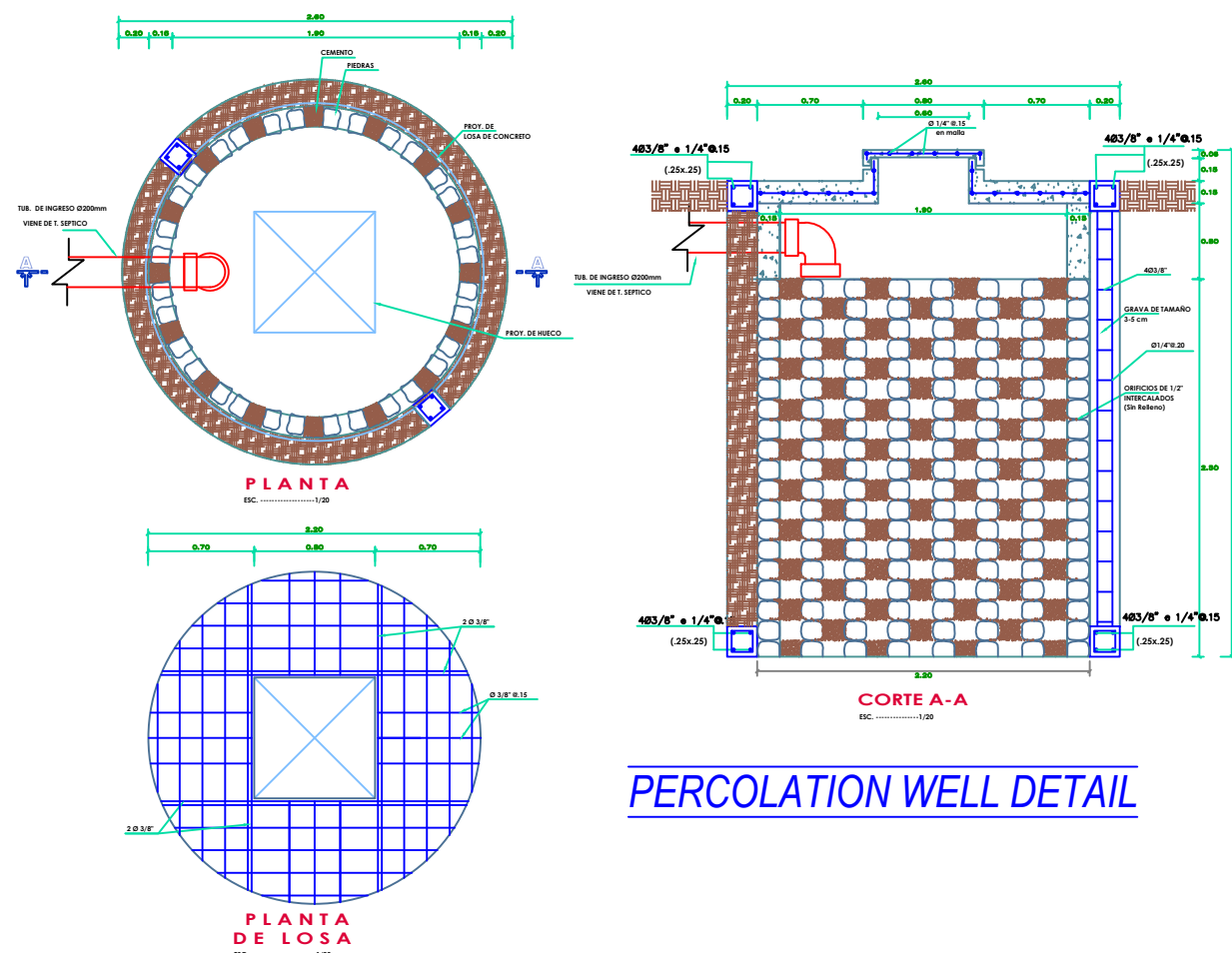
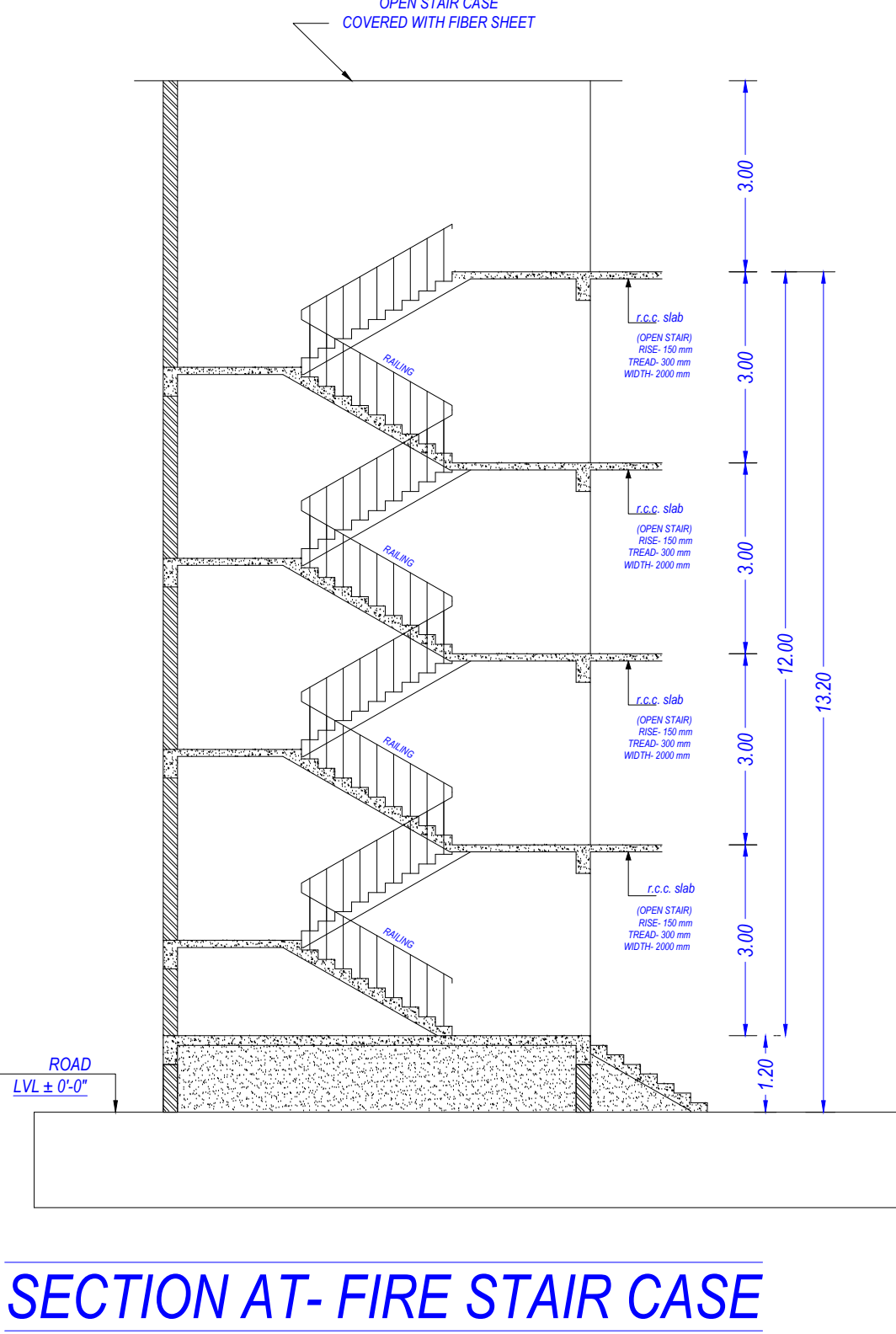
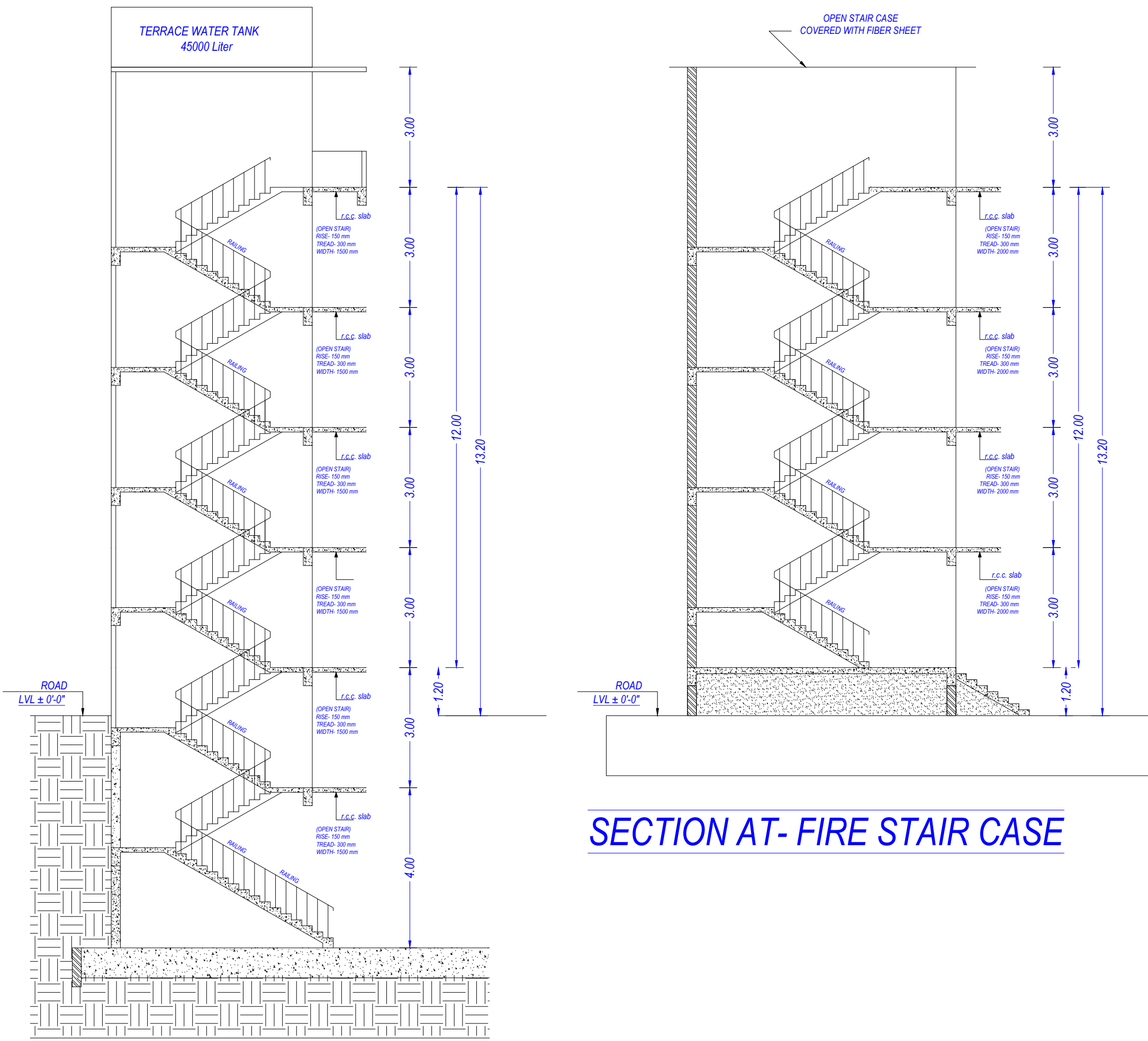
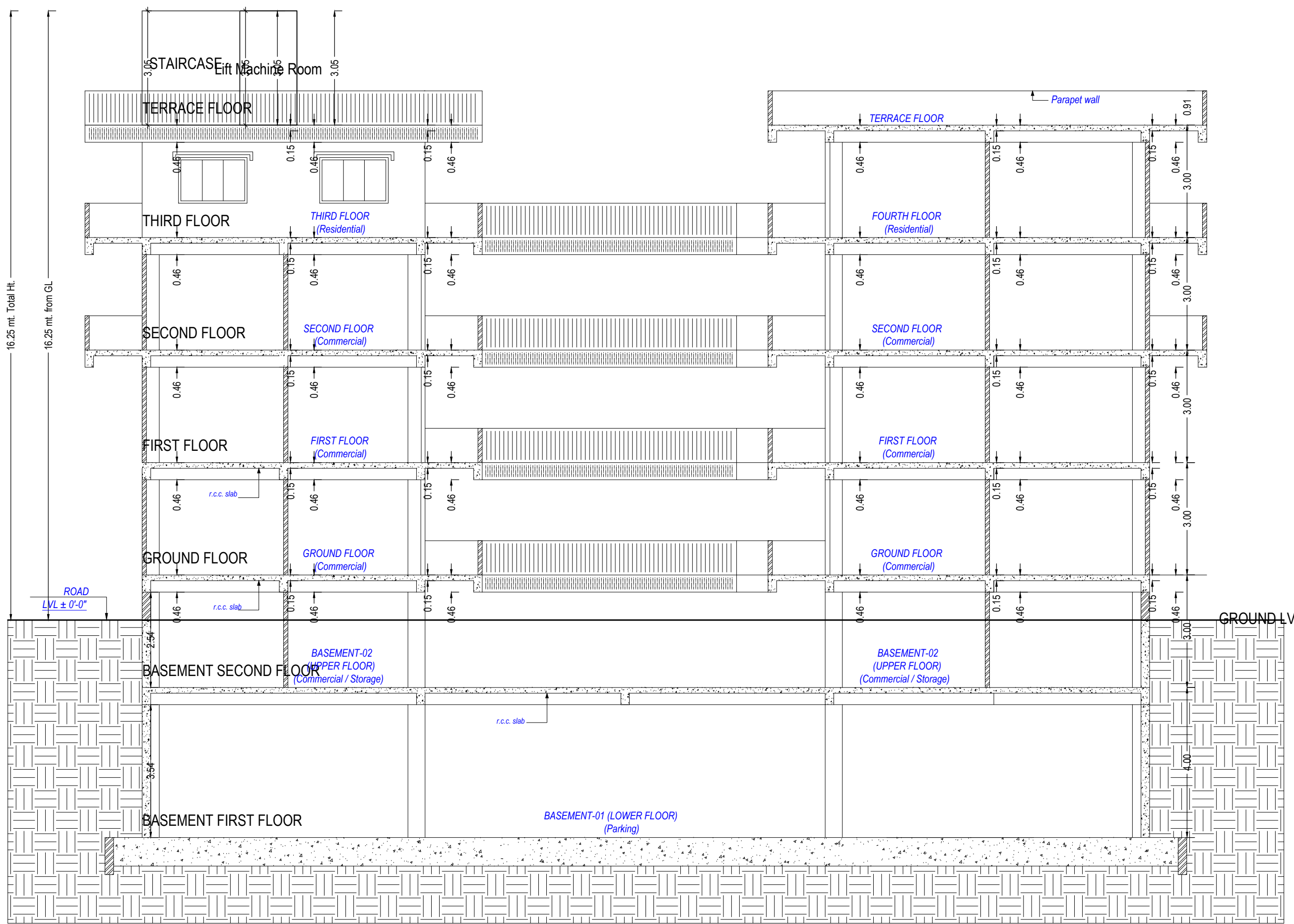
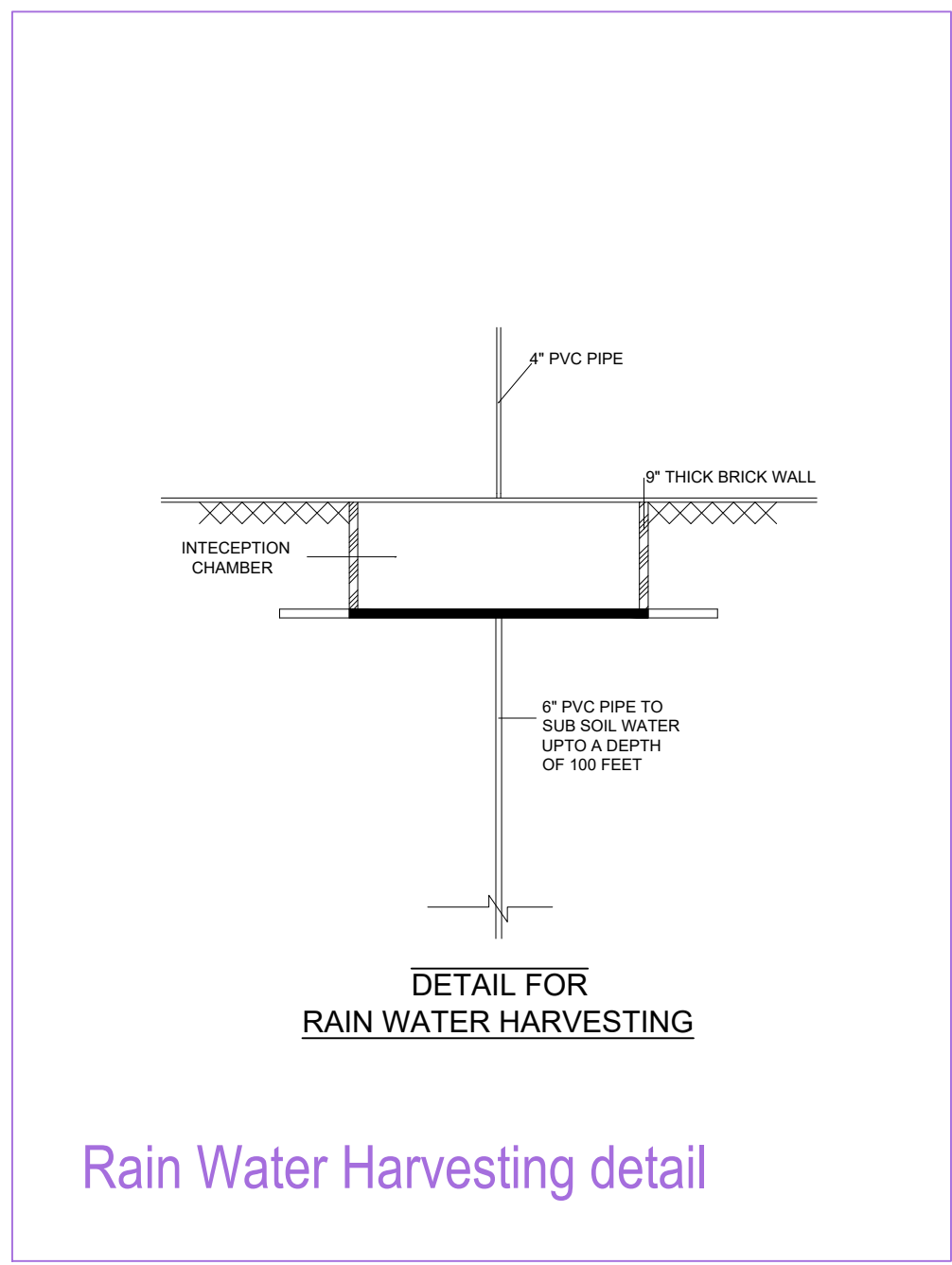
Poshal Singh (Chief Engineer)

Ram Singh Gautam (Secretary)

Ashish Kumar (Vice Chairman)

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File No	GKDA/BP/20-21/1037	Sheet	2
Submission Date	2021-01-01	Scale	1:100



Building Area (CBP)														
Floor Name	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	
		Mummy	Lit	LR	LR	Accessories Use	Ramp	Covered Area	Commercial					
Basement First Floor	1240.76	17.78	10.25	0.00	0.00	0.00	238.50	0.00	970.66	0.00	0.00	0.00	00	
Basement Second Floor	608.46	45.39	10.25	0.00	32.42	399.79	0.00	0.00	0.00	519.84	0.00	519.84	18	
Ground Floor	1191.15	27.61	0.00	0.00	48.95	0.00	0.00	57.59	0.00	999.41	0.00	57.59	1067.00	36
First Floor	1136.58	27.61	10.25	0.00	45.51	0.00	0.00	0.00	0.00	1049.64	0.00	0.00	1049.64	39
Second Floor	1136.58	27.61	10.25	0.00	48.18	0.00	0.00	0.00	0.00	1046.96	0.00	0.00	1046.96	62
Third Floor	377.22	27.61	5.12	5.12	19.89	0.00	0.00	0.00	0.00	282.18	0.00	0.00	282.18	03
Verandah Floor	59.21	0.00	10.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.39	0.00	45.39	00
Total	5749.96	173.61	56.37	5.12	194.95	399.79	238.50	57.59	970.66	3898.03	45.39	57.59	4001.01	158
Total Number of Same Buildings:	1													
Total:	5749.96	173.61	56.37	5.12	194.95	399.79	238.50	57.59	970.66	3898.03	45.39	57.59	4001.01	158

Staircase Checks (Table 8a-1)			
Floor Name	StairCase Name	Flight Width	Tread Width
Basement First Floor PLAN	STAIRCASE	1.83	0.305
Basement Second Floor PLAN	Fire Escape Staircase	1.98	0.305
Ground Floor PLAN	STAIRCASE	1.83	0.305
First Floor PLAN	STAIRCASE	1.83	0.305
Second Floor PLAN	STAIRCASE	1.83	0.305
Third Floor PLAN	STAIRCASE	1.83	0.305
Terrace Floor PLAN	STAIRCASE	1.83	0.305

SCHEDULE OF WINDOW/VENTILATION:			
BUILDING NAME	NAME	LENGTH	HEIGHT
A (CBP)	W	0.90	1.00
A (CBP)	W2	0.90	1.65
A (CBP)	w1	1.20	1.20
A (CBP)	V	1.80	1.00
A (CBP)	WS	1.80	1.20
A (CBP)	w	1.80	1.20
A (CBP)	W	1.80	1.65

SCHEDULE OF DOOR:			
BUILDING NAME	NAME	LENGTH	HEIGHT
A (CBP)	D	0.78	2.10
A (CBP)	D1	0.90	2.10
A (CBP)	D1	0.90	2.55
A (CBP)	D	1.08	2.10
A (CBP)	R/S1	1.50	2.55
A (CBP)	R/S	2.10	2.55

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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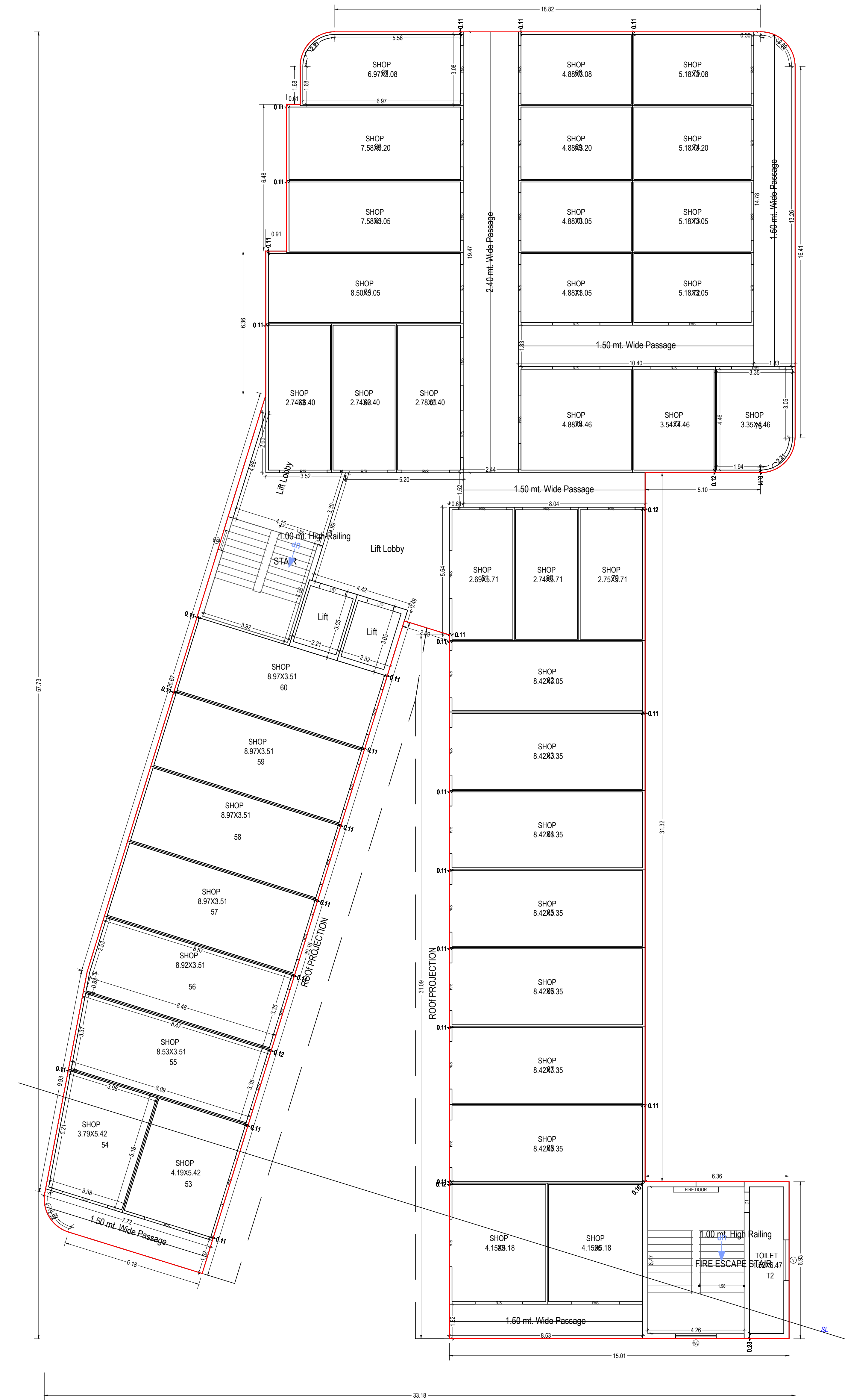
Total Plot Area: -	2674.00	Total FAR Area: -	4001.01
Total Coverage Area: -	1105.95	Total BUA Area: -	5749.96

OWNERS NAME AND SIGNATURE NAVEL DEVELOPERS.naveldevelopers@gmail.com.8423458808	
ARCHENG'S NAME AND SIGNATURE Ashish Srivastava CA/9721613	Girish INEER
	Gorakhpur Development Authority
Building Plan Application Number GKDA/BP/20-21/1037	
Sanctioned On 23 Feb 2021	
Valid Till 07 Mar 2026	
Approved By Ashish Kumar (Vice Chairman)	
Examined By Ramapati Verma (Junior engineer)	
Shiv Prakash Arvind (Assistant Engineer/ ATP)	
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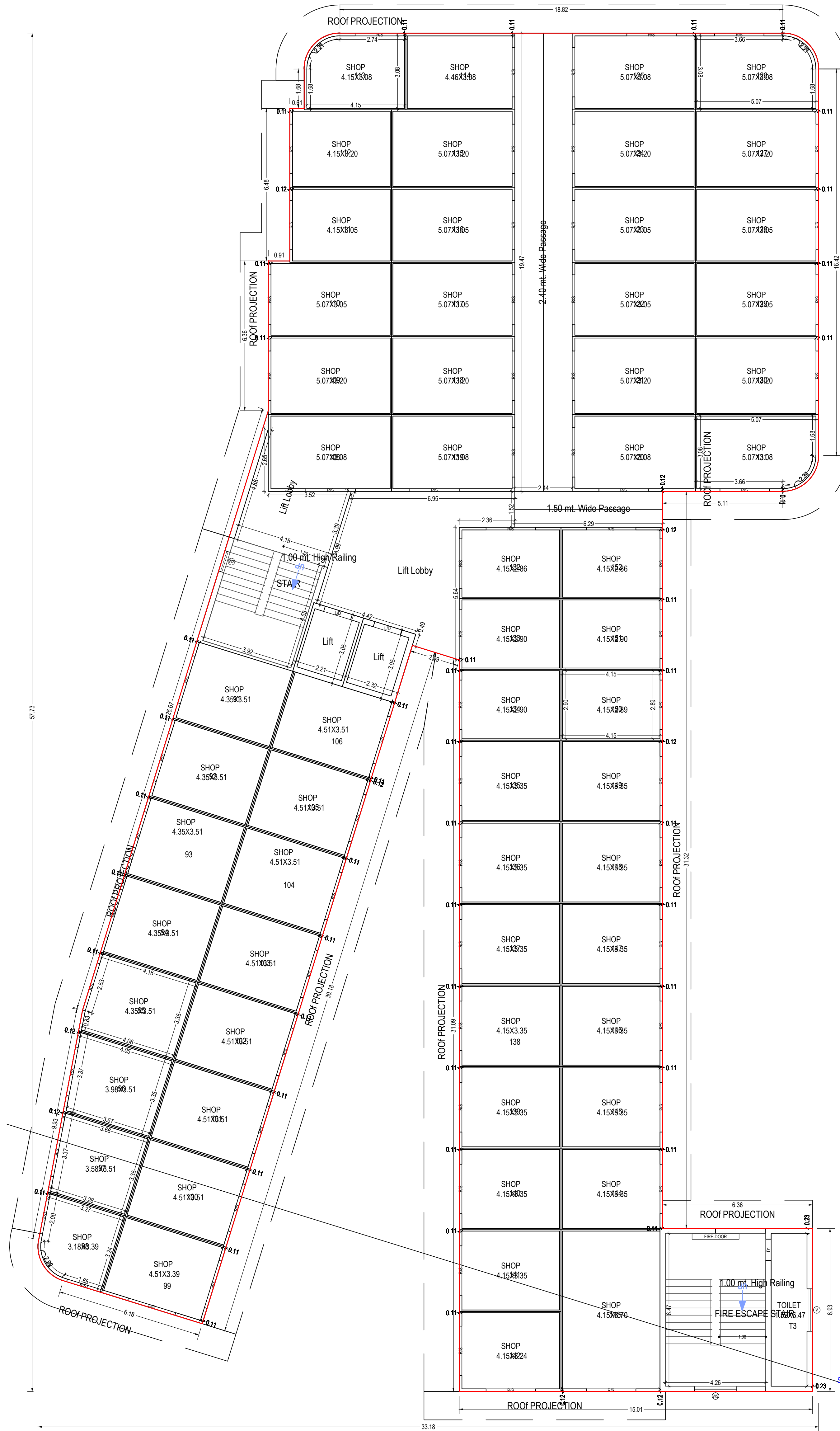
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File No	GKDA/BP/20-21/1037	Sheet	3
Submission Date	2021-01-01	Scale	1:100



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



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

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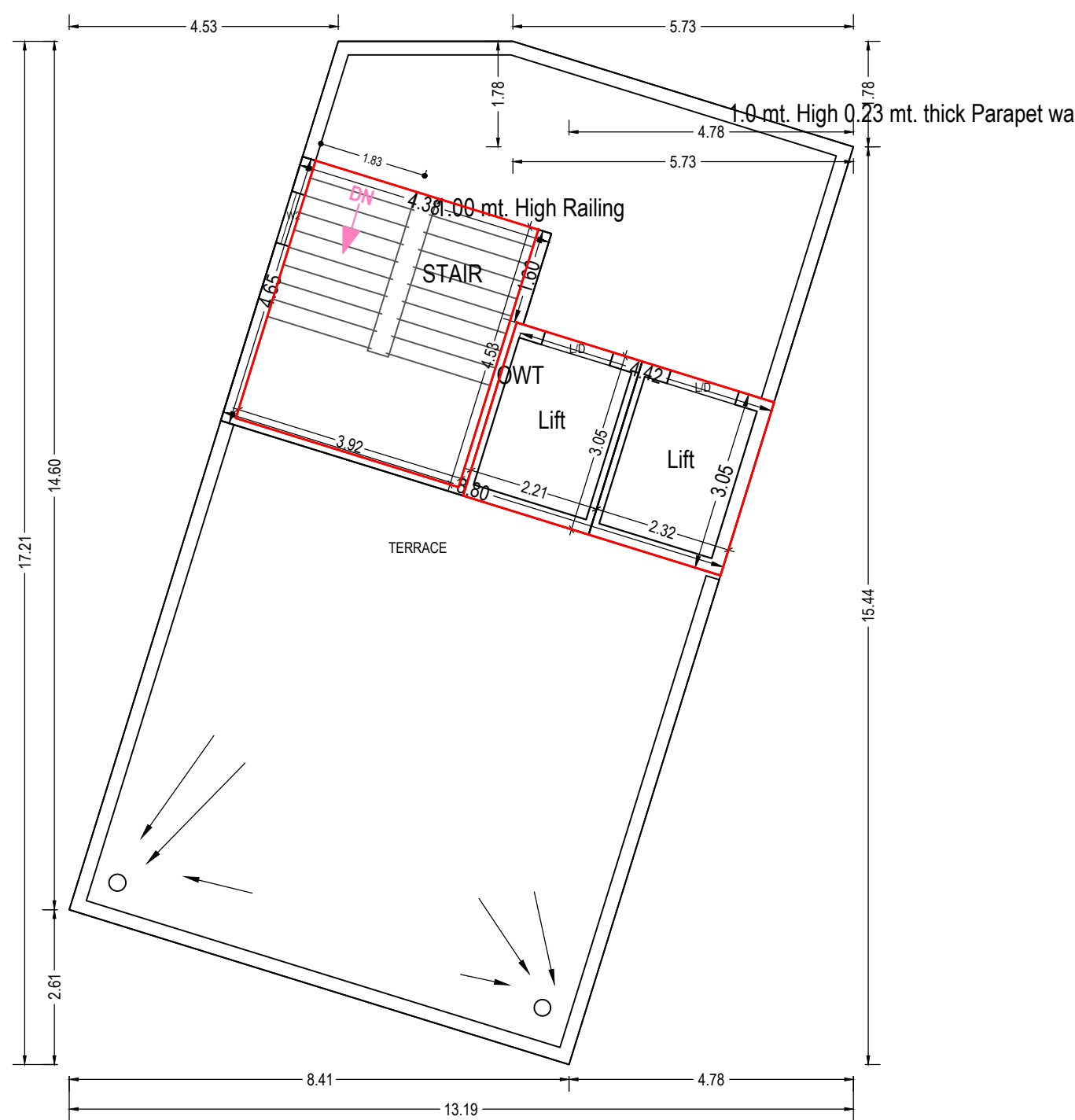
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ARCHENG'S NAME AND SIGN Ashish Srivastava CA/9721613	
Gorakhpur Development Authority	
Building Plan Application Number GKDA/BP/20-21/1037 Sanctioned On 23 Feb 2021 Valid Till 07 Mar 2026 Approved By Ashish Kumar (Vice Chairman) Examined By Ramapati Verma (Junior engineer) Shiv Prakash Arvind (Assistant Engineer/ ATP) Hitesh Kumar (Town Planner/ Executive Engineer) Poshpal Singh (Chief Engineer) Ram Singh Gautam (Secretary) Ashish Kumar (Vice Chairman)	

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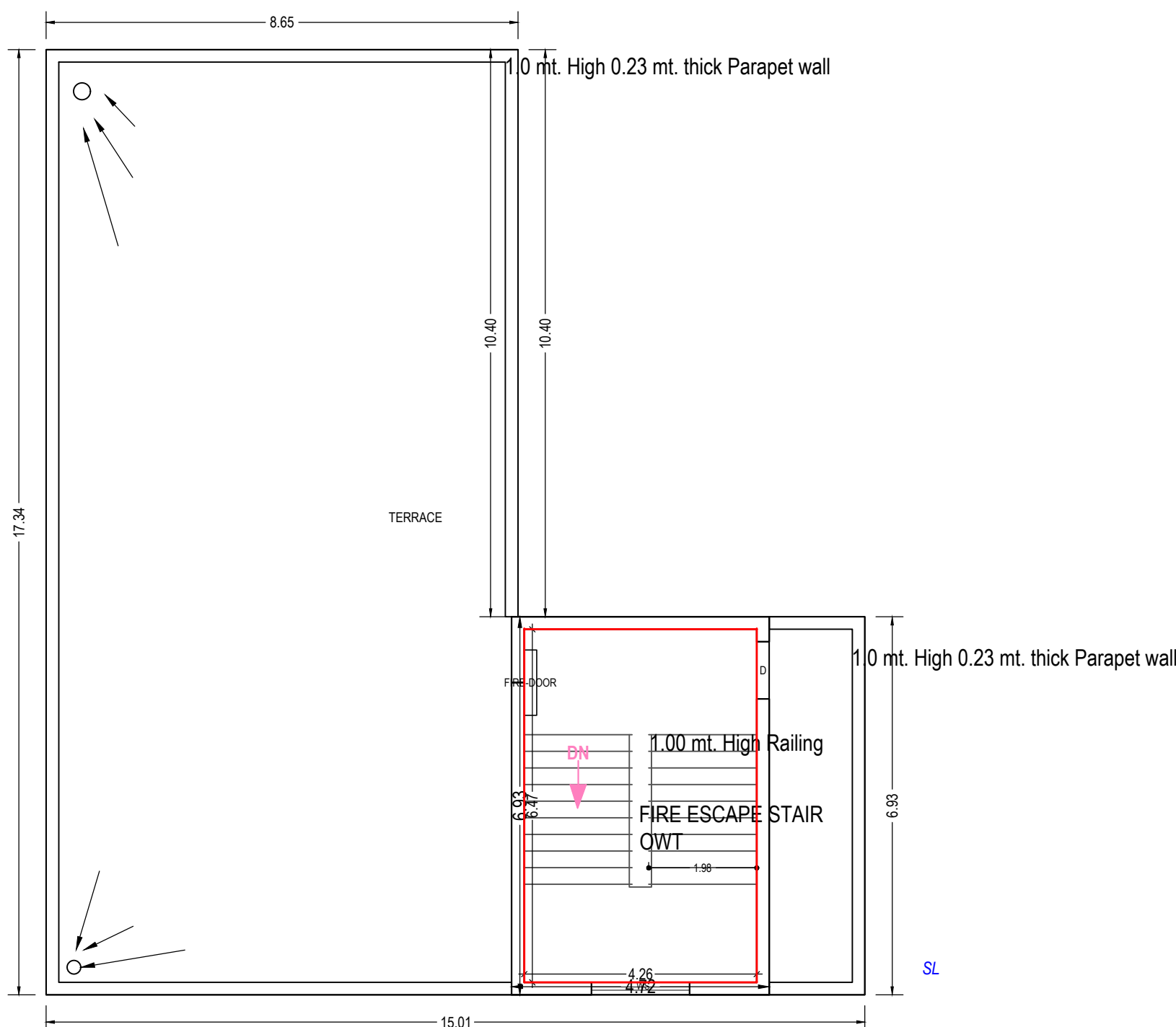
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Submission Date	2021-01-01	Scale	1:100



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



TERRACE FLOOR PLAN
(SCALE 1:100)



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ARCHITECT'S NAME AND SIGNATURE Ashish Srivastava CA/9721613	
Gorakhpur Development Authority	
Building Plan Application Number GKDA/BP/20-21/1037 Sanctioned On 23 Feb 2021 Valid Till 07 Mar 2026 Approved By Ashish Kumar (Vice Chairman) Examined By Ramapati Verma (Junior engineer) Shiv Prakash Arvind (Assistant Engineer/ ATP) Hitesh Kumar (Town Planner/ Executive Engineer) Poshpal Singh (Chief Engineer) Ram Singh Gautam (Secretary) Ashish Kumar (Vice Chairman)	

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