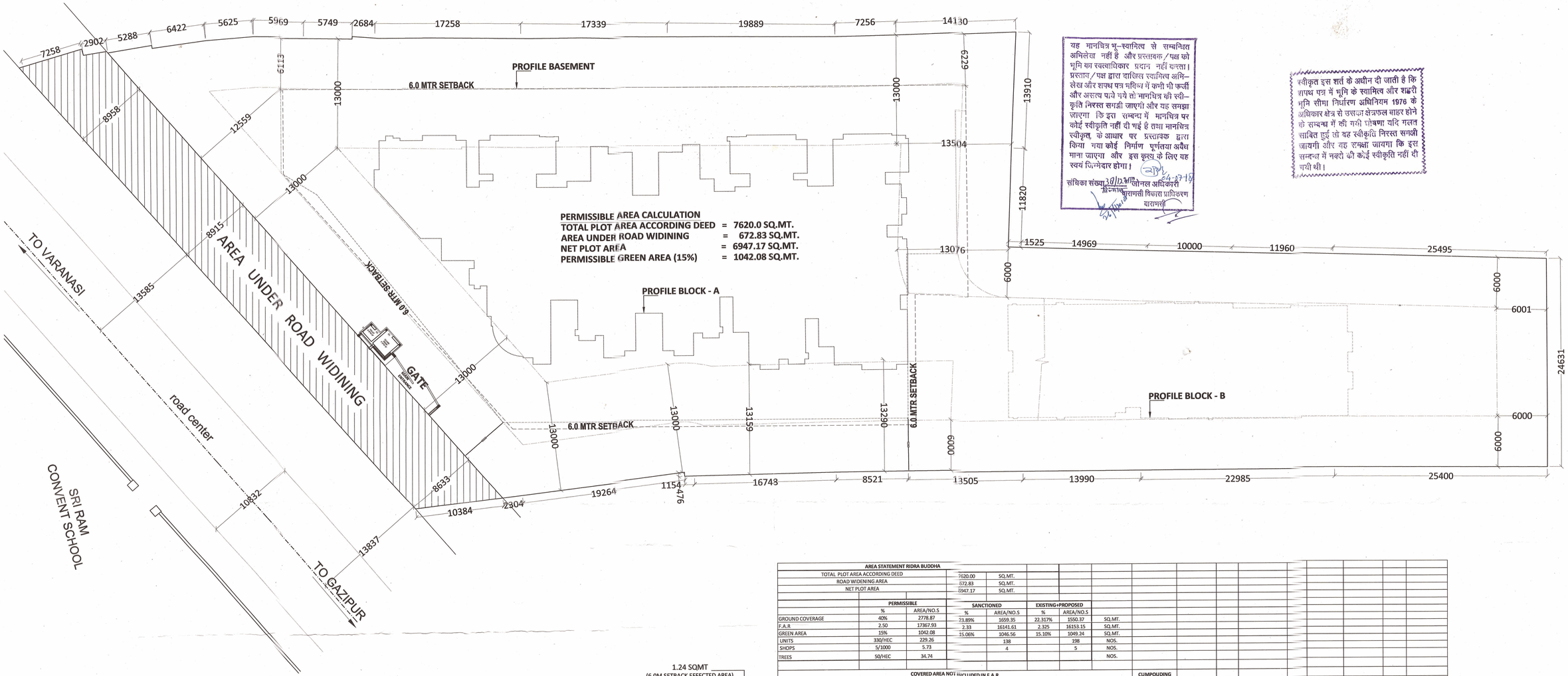
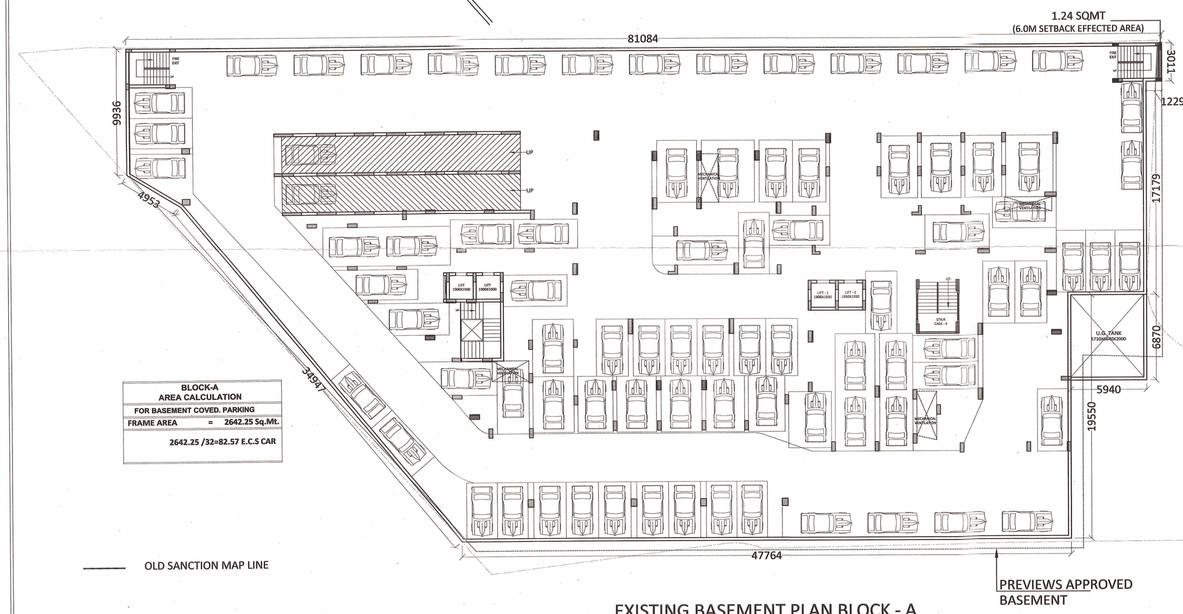


यह मानचित्र भू–स्वामित्व से सम्बन्धित अभिलेख नहीं है और प्रस्तावक/पक्ष को भूमि का स्वत्वाधिकार प्रदान नहीं करता। प्रस्ताव/पक्ष द्वारा दाखिल स्वामित्व अभिलेख और शपथ पत्र भविष्य में कभी भी फर्जी और असत्य पाये गये तो मानचित्र की स्वीकृति निरस्त समझी जाएगी और यह समझा जाएगा कि इस सम्बन्ध में मानचित्र पर कोई स्वीकृति नहीं दी गई है तथा मानचित्र स्वीकृत, के आधार पर प्रस्तावक द्वारा किया गया कोई निर्माण पूर्णतया अवैध माना जाएगा और इस कृत्य के लिए वह स्वयं जिम्मेदार होगा।

संचिका संख्या 30/2 ... जोनल अधिकारी
वाराणसी विकास प्राधिकरण
वाराणसी

स्वीकृत इस शर्त के अधीन दी जाती है कि शपथ पत्र में भूमि के स्वामित्व और शहरी भूमि सीमा निर्धारण अधिनियम 1976 के अधिकार क्षेत्र से उसका क्षेत्रफल बाहर होने के सम्बन्ध में की गयी घोषणा यदि गलत साबित हुई तो वह स्वीकृति निरस्त समझी जायगी और यह समझा जायगा कि इस सम्बन्ध में नक्शे की कोई स्वीकृति नहीं दी गयी थी।



EXISTING BASEMENT PLAN BLOCK - A

BLOCK-A AREA CALCULATION	
FOR BASEMENT COVED. PARKING	
FRAME AREA	= 2642.25 Sq.Mt.
2642.25 /32=82.57 E.C.S CAR	

AREA STATEMENT RIDRA BUDDHA																
TOTAL PLOT AREA ACCORDING DEED			7620.00	SQ.MT.												
ROAD WIDENING AREA			672.83	SQ.MT.												
NET PLOT AREA			6947.17	SQ.MT.												
	PERMISSIBLE		SANCTIONED		EXISTING+PROPOSED											
	%	AREA/NO.S	%	AREA/NO.S	%	AREA/NO.S										
GROUND COVERAGE	40%	2778.87	23.89%	1659.35	22.317%	1550.37	SQ.MT.									
F.A.R	2.50	17367.93	2.33	16141.61	2.325	16153.15	SQ.MT.									
GREEN AREA	15%	1042.08	15.06%	1046.56	15.10%	1049.24	SQ.MT.									
UNITS	330/HEC	229.26		138		198	NOS.									
SHOPS	5/1000	5.73		4		5	NOS.									
TREES	50/HEC	34.74					NOS.									
	COVERED AREA NOT INCLUDED IN F.A.R.							CUMPOUDING								
	EXISTINGCOVERED AREA BLOCK=A+B				SANCTIONED BLOCK=A+B			DIFFRENCE								
FLOOR	BLOCK-A	SETBACK EFFECTED (BLOCK-A)	BLOCK-B	BLOCK=A+B	BLOCK-A	BLOCK-B	BLOCK=A+B	EXIS.-SANC.								
BASEMENT	2641.01	1.24		2642.25	2738.74	490.7	3229.44	-587.19								
STILT PARKINGFLOOR	1288.35		483.49	1771.84	1280.20	473.97	1754.17	17.67								
TOTAL				4414.09				-569.52								

EXISTING COVD. AREA IN .F.A.R.																
	EXISTING BLOCK-A						BLOCK-B				TOTAL BLOCK A+B				SANCTIONED BLOCK=A+B	CUMPOUDING DIFFRENCE
					COMPENSATORY											
FLOOR NAME	COVD.AREA	WARDROBE AREA	COVD.AREA WITHOUT WARDROBE	UNITS	AREA	UNITS	COVD.AREA	WARDROBE AREA	COVD.AREA WITHOUT WARDROBE	UNITS	COVERED AREA+COMPENSATORY	UNIT	SETBACK EFFECTED AREA(A&B)	COVD.AREA	UNITS	EXIS.-SANC.
STILT FLOOR																
SHOPS AREA+HALL+GYM	117.07		117.07				29.70		29.70		146.77			60.00		
EXISTING 1ST.FLOOR	923.31	19.76	943.07	10.00	132.58	2.00	471.55	3.17	474.72	6	1550.37	16	26.95	1659.35	16	-108.98
									GROUND COVERAGE OF 1ST FLOOR		22.317%					
EXISTING 2ND.FLOOR	923.31	19.76	943.07	10.00	132.58	2.00	467.28	11.27	478.55	6	1554.20	16	31.28	1659.35	16	-105.15
EXISTING 3RD.FLOOR	923.31	19.76	943.07	10.00	132.58	2.00	467.28	11.27	478.55	6	1554.20	16	31.28	1210.19	10	344.01
EXISTING 4TH.FLOOR	923.31	19.76	943.07	10.00	132.58	2.00	467.28	11.27	478.55	6	1554.20	16	31.28	1210.19	10	344.01
EXISTING 5TH.FLOOR	923.31	19.76	943.07	10.00	132.58	2.00	467.28	11.27	478.55	6	1554.20	16	31.28	1210.19	10	344.01
EXISTING 6TH.FLOOR	923.31	19.76	943.07	10.00	132.58	2.00					1075.65	10	26.95	1210.19	10	-134.54
EXISTING 7TH.FLOOR	923.31	19.76	943.07	10.00	132.58	2.00					1075.65	10	26.95	1210.19	10	-134.54
EXISTING 8TH.FLOOR	923.31	19.76	943.07	10.00	132.58	2.00					1075.65	10	26.95	1210.19	10	-134.54
EXISTING 9TH.FLOOR	923.31	19.76	943.07	10.00	132.58	2.00					1075.65	10	26.95	1210.19	10	-134.54
EXISTING 10TH.FLOOR	923.31	19.76	943.07	10.00	132.58	2.00					1075.65	10	26.95	1210.19	10	-134.54
EXISTING 11TH.FLOOR	1044.16	19.76	1063.92	12.00							1063.92	12	26.95	1210.19	10	-146.27
EXISTING 12TH.FLOOR	1044.16	19.76	1063.92	12.00							1063.92	12	26.95	935.6	8	128.32
PROPOSED 13TH.FLOOR	1025.51	3.95	1029.46	12.00							1029.46	12		935.6	8	
PROPOSED 14TH.FLOOR	1025.51	3.95	1029.46	12.00							1029.46	12		0	0	
TOTAL		245.02	11734.53	148.00	1325.80	20.00		48.25	2418.62	30	17478.95	178	340.72	16141.61	138	127.25
ACHIEVED F.A.R BLOCK-A			1.977				ACHIEVED F.A.R BLOCK-B		0.348							

COMPENSATORY CALCULATION																
											GREEN CALCULATION					
PERMISSIBLE UNITS	178	20%	35.60	AREA	SQMT					PARK-1	351.97	SQMT				
PROPOSED E.W.S	35.60	50%	17.80	35	623.00					PARK-2	121.60	SQMT				
PROPOSED L.I.G	35.60	50%	17.80	41	729.80					PARK-3	457.67	SQMT				
COMPENSATORY AREA					1352.80					PARK-4	118.00	SQMT				
										TOTAL	1049.24	SQMT				
FAR CALCULATION				FAR	AREA	UNITS										
AREA IN F.A.R				2.325	16153.15	178										
COMPESATORY	FREE FROM F.A.R				1325.80	20										
					17478.95	198.00										
MACHINE ROOM (BLOCK=A+B)					32.26											
GUARD ROOM					6.37											
WATER TANK (BLOCK=A+B)					120.80											
MUMTY AREA (BLOCK=A+B)					105.51											
FIRE-ESCAPE					41.64											
TOTAL COVERED AREA ON ALL FLOORS (INCLUDING BASEMENT, STILT & TERRACE FLOOR)					22199.62	SQMT										

PROJECT:
EXISTING & PROPOSED RESIDENTIAL GROUP HOUSING OF ARAZI NO.2 KHA,4 , 9 KHA, 10 GA & ARAZI NO 7 KHA.+ARAZI NO. 4, ARAZI MINJUMLA NO.5, MINJULA NO.8 KHA, MINJULA NO.9 KHA & MINJULA NO. 10 GA WAKA MAUJA TILMAPUR PARGANA, SHIVPUR TEHSIL & DISTT.- VARANASI

OWNED BY:
M/S. RUDRA REAL ESTATE LTD.
80, JAI NARAYAN SANTRALEN ,GROUND 03, HAWDA 711101 WEST BANGAL .
through Pr. authorized signatory—
MR.ANAND KUMAR AGARWAL
S/O. LATE ASHOK KUMAR AGARWAL
C.K.65/159A, PIYARI KALA , CHOWK, VARANASI.

DRG. TITLE: **SITE PLAN , BASEMENT FLOOR PLAN & AREA STATEMENT**
DRAWN BY: JP
DATED:
SCALE: N.T.S.

ARCHITECT:
ASEEM SANRACHANA DESIGN LTD.
S UGF , Himalaya House ,
23 Kasturba Gandhi Marg,
Connaught Place,
New Delhi - 110001

NORTH: N

ARCHITECT'S SIGN
AR. RAJIV BAJPAI
B.ARCH M.C.A.
CA/92/29796
ASEEM SANRACHNA DESIGN LTD.

OWNER'S SIGN

SHEET NO:- 1/5