

	File No	PDA/BP/21-22/0096	Sheet	1
	Submission Date	2021-08-06	Scale	1:100
A	AREA STATEMENT		VERSION NO. 1.0.78	
			VERSION DATE: 26/08/2022	
	PROJECT DETAIL:			
	Authority: Prayagraj Development Authority	Plot Use: Residential		
	Authority Class: Category B	Plot Sub Use: Group Housing		
	Authority Grade: Development Authority (DA)	Development Plan: Master Plan		
	Consent Type: Regular	Land Use Zone: Residential Use Zone		
	Project Type: Group Development	Land Sub Use Zone: Residential Zone		
	Nature of Development: ADDITION OR EXTENSION	Layout Type: NA		
	Development Area: Undeveloped Area			
	Sub Development Area: Other Town Area			
	Special Project: NA			
	Site Address: District Prayagraj, Tehsil Karchhana, Village Area:			
	AREA DETAILS		Sq.Mts	
1	Area of Plot As per record			43492.14
	Document Area			43491.25
	As per site condition			40227.77
	Area of Plot Considered			40227.77
2	Deduction for			
	(a) Proposed roads			2630.01
	Existing Road Area			2630.01
	(b) Any reservations			1239.48
	Area not in Proposal			1239.48
	Total (a + b)			3869.48
3	Net Area of plot (1 - 2) AREA OF PLOT			40227.77
	Existing Road Area			2630.01
	Area not in Proposal			1239.48
	Green and open space			2442.52
	Plot Area For Coverage			40227.77
	Plot Area For FAR			40227.77
	Perm. FAR Area (2.50)			105564.42
	Total Perm. FAR area (2.50)			105564.42
	Total Built up area permissible at:			
	Permissible Coverage area (40.00 %)			16088.75
	Proposed Coverage Area (6.71 %)			2700.67
	Existing Building Coverage area (25.47 %)			10264.59
	Total Prop. Coverage Area (32.19 %)			12965.44
	Balance coverage area (7.81 %)			31422.77
	Proposed Area at:			
	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
	Ground Floor	3309.33	0.00	2753.79
	First Floor	3179.57	0.00	2585.91
	Second Floor	3179.57	0.00	2585.91
	Third Floor	3179.57	0.00	2585.91
	Fourth Floor	1178.73	0.00	1007.01
	Terrace Floor	37.30	0.00	0.00
	Total Area	14864.67	0.00	1118.53
	Existing Building FAR Area:			
	Accessory Use Area considered towards computation of FAR			34330.29
	Total FAR Area:			14864.67
	Accessory Use Area Added in BuiltUp Area:			158.93
	Built up area:			134.68
	Existing Building BUA Area:			48450.70
	Total BuiltUp Area:			48560.40
	Proposed F.S.I. consumed:			1.14
C	Tenement Statement:			
4	Tenement Proposed At:			
	G.F.	22.08		
	All Floors	86.00		
	5. Total Tenements (3 + 4)	88		
E	Parking Statement:			
	7. Parking Space Required as per Regulations:		16023.25	
	2. Proposed Parking Space:		1663.75	

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T-PO SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Parking Check (Table 7b)					
Vehicle Type	Regd.	Reduced Regd.	Prop.		
	No.	Parking (In case of Plot having RW/Wee recommended FOC)	Area	No.	Area
Equivalent Car	-	-	-	110	1512.50
Quota	-	-	-	110	1512.50
Visitor's Car	106	-	1457.50	11	151.25
Residing	-	-	145.75	11	151.25
Total	-	-	1603.25	-	1663.75

Building Name	Built Up Area (Sq. M.)	FAR Area (Sq. M.)
ExStructure TO BE RETAINED-6	3656.55	3656.55
ExStructure TO BE RETAINED-5	4875.40	4875.40
ExStructure TO BE RETAINED-4	4875.40	4875.40
ExStructure TO BE RETAINED-3	4875.40	4875.40
ExStructure TO BE RETAINED-2	9750.80	9750.80
ExStructure TO BE RETAINED-1	4875.40	4875.40
ExStructure TO BE RETAINED	1485.43	1485.43
Total	34330.29	34330.29

Tree Details (Table 3h)			
Plot	Name	No. Of Trees	
plot	Tree	Regd.	Prop.
		202	420

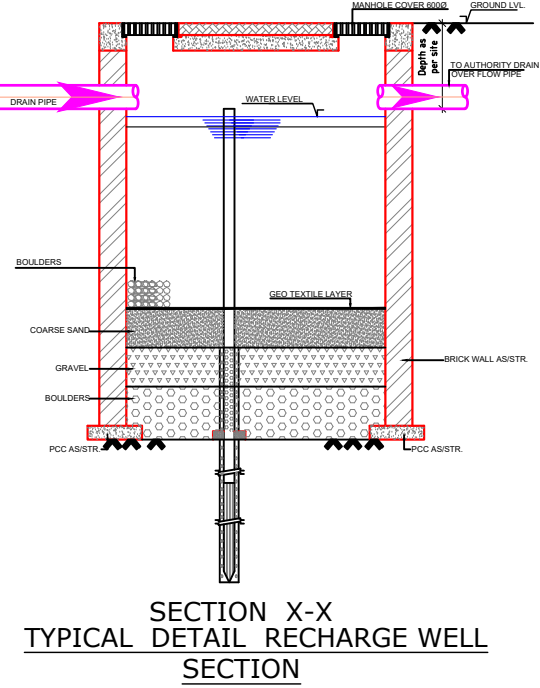
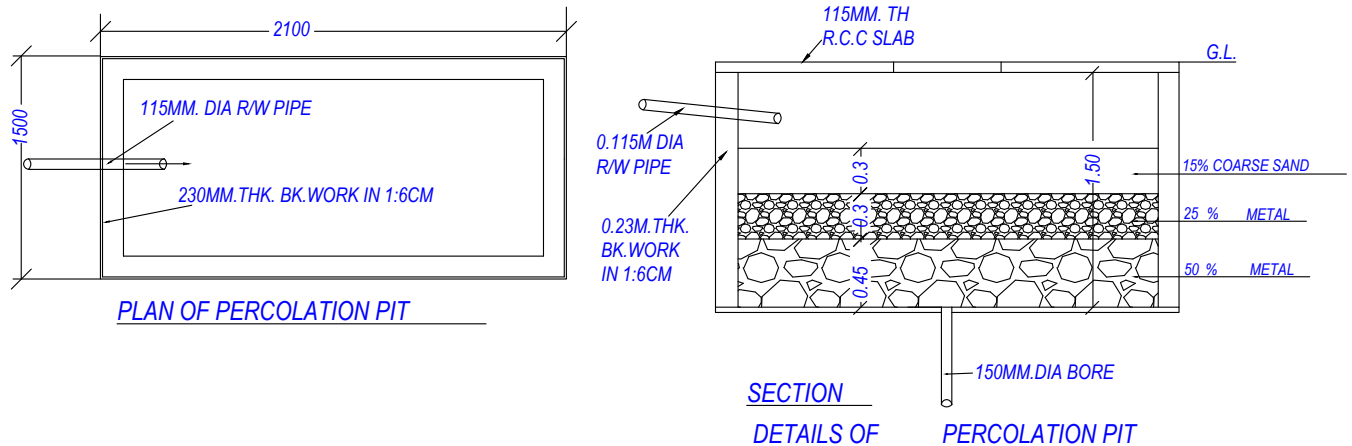
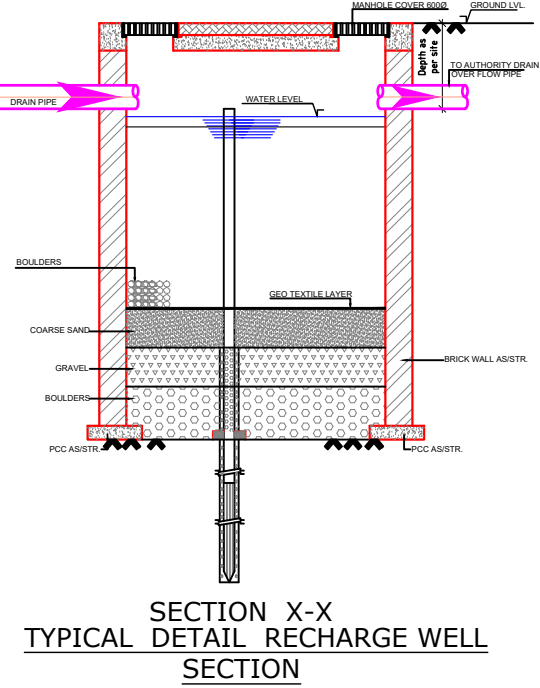
Green and open space Area		
Name	Prop. Area	
park-1	1070.14	
park	1372.38	

Existing Building Details							
Name	Use	SubUse	Structure	Height	Floor No	FAR Area	BUA Area
ExStructure TO BE RETAINED-6	Residential	Group Housing	Highrise	14.25	5	3656.55	3656.55
ExStructure TO BE RETAINED-5	Residential	Group Housing	Highrise	14.25	5	4875.40	4875.40
ExStructure TO BE RETAINED-4	Residential	Group Housing	Highrise	14.25	5	4875.40	4875.40
ExStructure TO BE RETAINED-3	Residential	Group Housing	Highrise	14.25	5	4875.40	4875.40
ExStructure TO BE RETAINED-2	Residential	Group Housing	Highrise	14.25	5	9750.80	9750.80
ExStructure TO BE RETAINED-1	Residential	Group Housing	Highrise	14.25	5	4875.40	4875.40
ExStructure TO BE RETAINED	Assembly	Club	Highrise	6.00	2	1421.34	1485.45

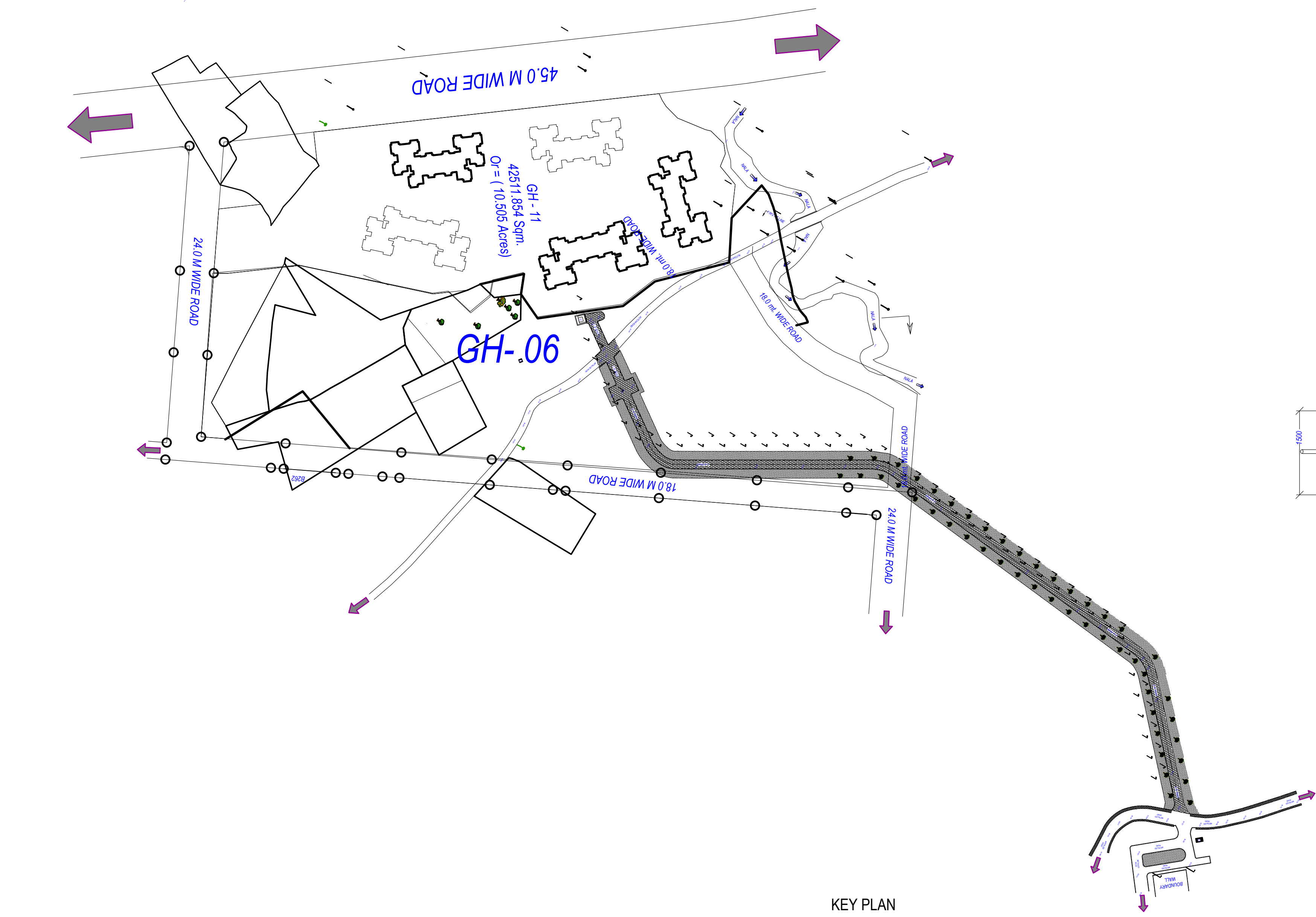
Buildingwise Floor FAR Details									
Floor Name	Building Name T (34 33)					Total			
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)		
Ground Floor	1819.96	1512.44	597.56	503.30	891.81	738.05	3309.33	2753.79	
First Floor	1732.67	1404.34	579.24	478.07	867.66	703.50	3179.57	2585.91	
Second Floor	1732.67	1404.34	579.24	478.07	867.66	703.50	3179.57	2585.91	
Third Floor	644.26	565.16	213.40	181.57	321.07	260.48	1178.73	1007.01	
Fourth Floor	20.67	0.00	6.89	0.00	10.34	0.00	37.30	0.00	
Terrace Floor	7682.90	6290.64	2555.57	2118.88	3826.20	3109.01	14864.67	11518.53	

Building USE/SUBUSE Details									
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse
T (28 29 30 31 32 33)	Residential	Group Housing		Highrise	48		GROUND FLOOR PLAN	Residential	Group Housing
							TYPICAL - 1 - 3 FLOOR PLAN	Residential	Group Housing
							FOURTH FLOOR PLAN	Residential	Group Housing
							TERRACE FLOOR PLAN	Residential	Group Housing
T (34 35)	Residential	Group Housing		Highrise	16		GROUND FLOOR PLAN	Residential	Group Housing
							TYPICAL - 1 - 3 FLOOR PLAN	Residential	Group Housing
							FOURTH FLOOR PLAN	Residential	Group Housing
							TERRACE FLOOR PLAN	Residential	Group Housing
T (36 37 38)	Residential	Group Housing		Highrise	24		GROUND FLOOR PLAN	Residential	Group Housing
							TYPICAL - 1 - 3 FLOOR PLAN	Residential	Group Housing
							FOURTH FLOOR PLAN	Residential	Group Housing
							TERRACE FLOOR PLAN	Residential	Group Housing

Required Parking (Table 7a)												
Building Name	Type	SubUse	Area (Sq.mt.)	Units	Car				Visitors Car			
					Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
T (28 29 30 31 32 33)	Residential	Group Housing	0- 50	1	-	-	-	-	-	-	-	-
			50- 100	1	17.00	1.00	17	-	-	-	-	-
			100- 150	1	31.00	1.25	39	-	-	-	-	-
			> 150	1	-	1.50	-	-	-	-	-	-
			> 0	1	-	-	-	-	1.00	-	-	-
			0- 50	1	-	-	-	-	-	-	-	-
			50- 100	1	1.00	1.00	1	-	-	-	-	-
			100- 150	1	15.00	1.25	19	-	-	-	-	-
			> 150	1	-	1.50	-	-	-	-	-	-
			> 0	1	-	-	-	-	1.00	-	-	-
			0- 50	1	-	-	-	-	-	-	-	-
			50- 100	1	-	1.00	-	-	-	-	-	-
			100- 150	1	24.00	1.25	30	-	-	-	-	-
			> 150	1	-	1.50	-	-	-	-	-	-
			> 0	1	-	-	-	-	1.00	-	-	-
			Total:			-	-	-	106	110	-	0



SITE PLAN (Scale - 1:500)



Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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The correctness and accuracy of Proposal Information and drawing is a responsibility of PDR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. Soft/ech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and Blue color are user inputs, which are not verified and not generated by scrutiny software.

Total Plot Area: - 40221.77
Total Coverage Area: - 12946.44

Total FAR Area: - 11518.53
Total BUA Area: - 14064.67

OWNER'S NAME AND SIGNATURE
OMAXE LIMITED dhirndrasingh1@omaxe.com 8795333302
PANCHAM REALCON PVT.
LTD. dhirndrasingh1@omaxe.com 8795333302

ARCHENG'S NAME AND SIGNATURE
jai singh verma
ca201035948
Prayagraj Development Authority

Building Plan Application Number
PDA/BP/21-22/0096

Sanctioned On
17 Aug 2022

Valid Till
17 Aug 2027

Approved By
Arvind Chauhan (Vice Chairman)

Examined By
B N Singh (Junior engineer)

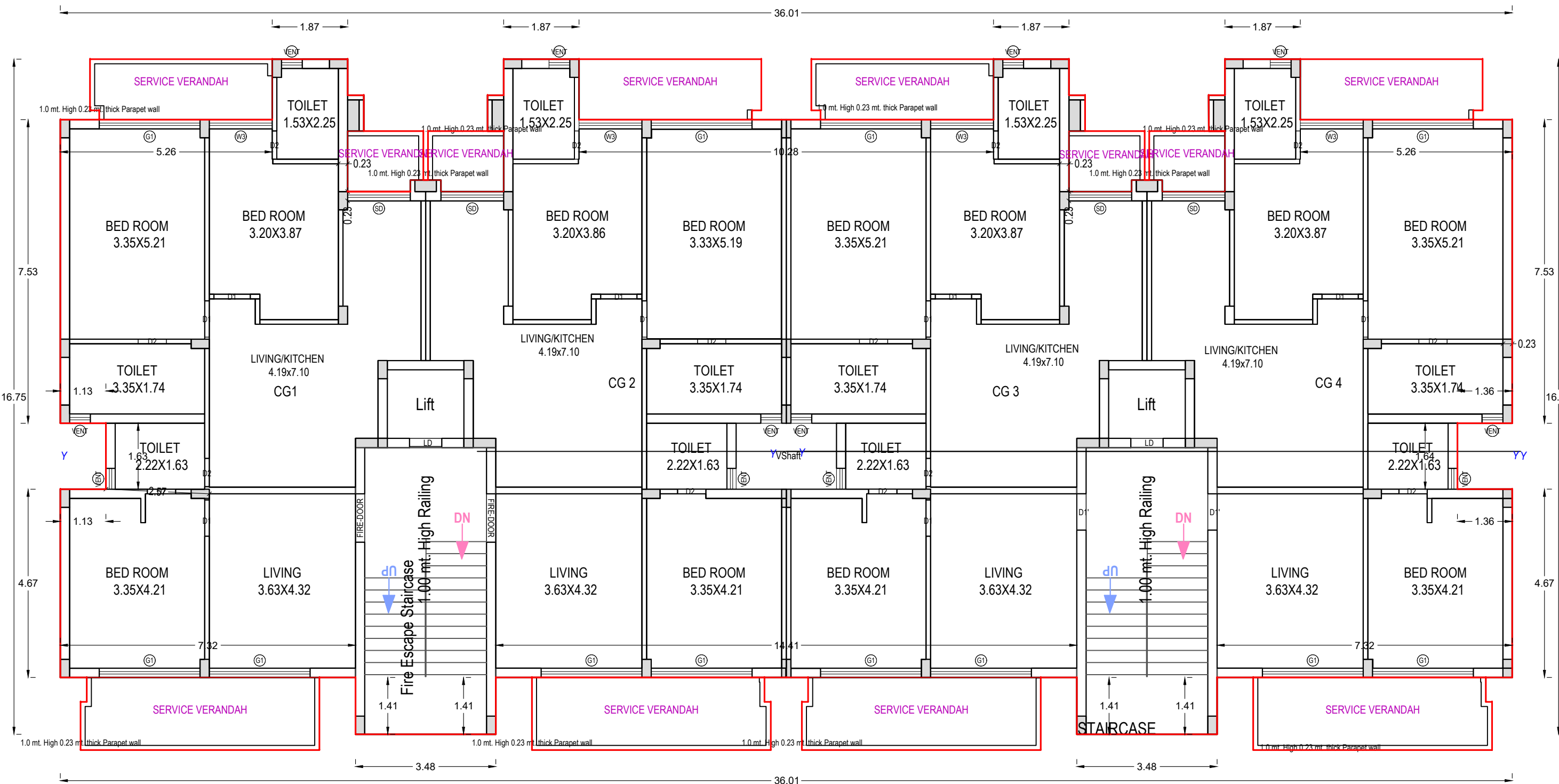
Syed Mohd Mehdi (Assistant Engineer)

Tej Pratap Singh (Executive engineer/Town Planner)

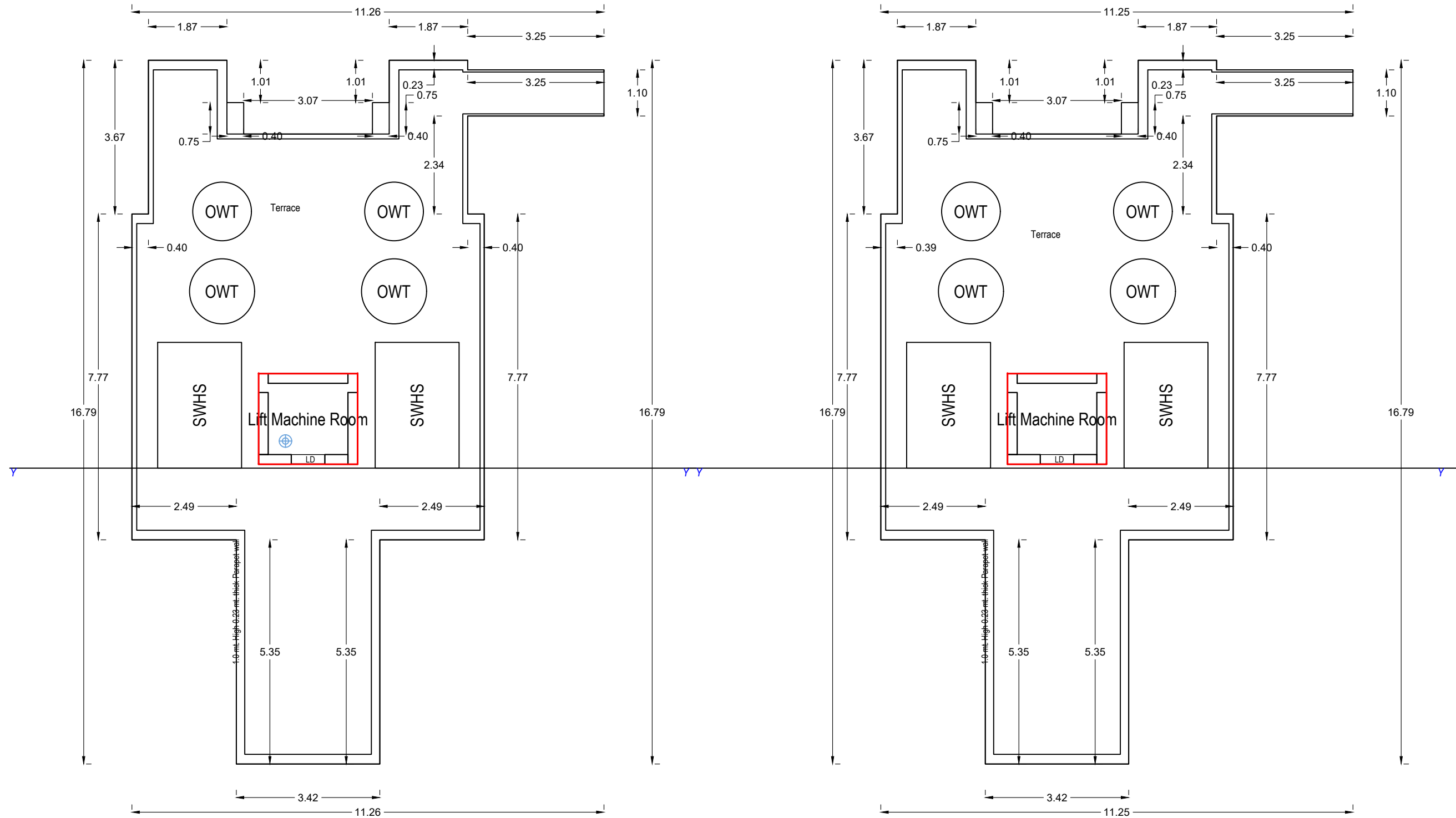
T P Singh (Chief Town Planner)

Ajeet Kumar Singh (Secretary)

Arvind Chauhan (Vice Chairman)



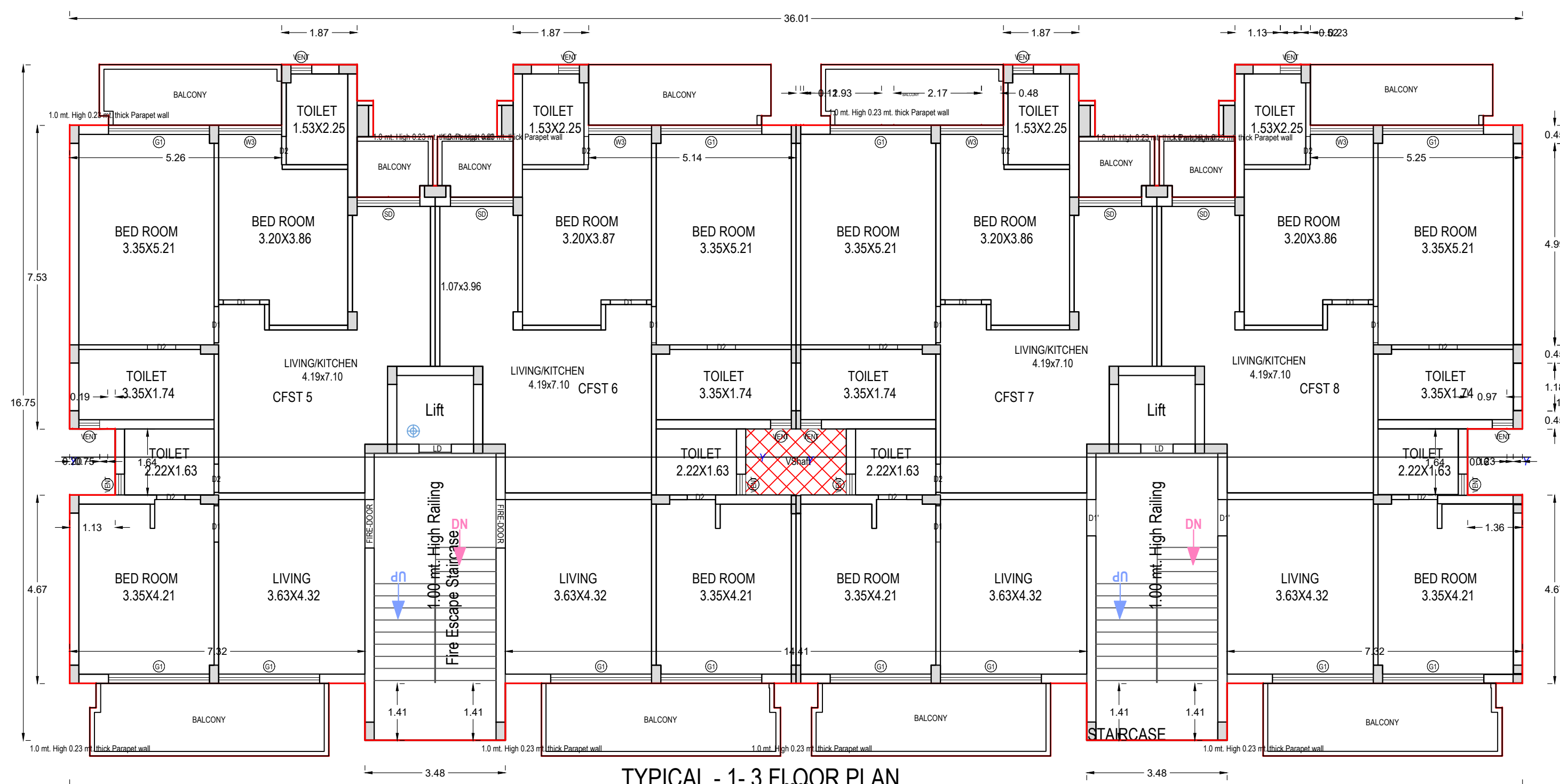
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



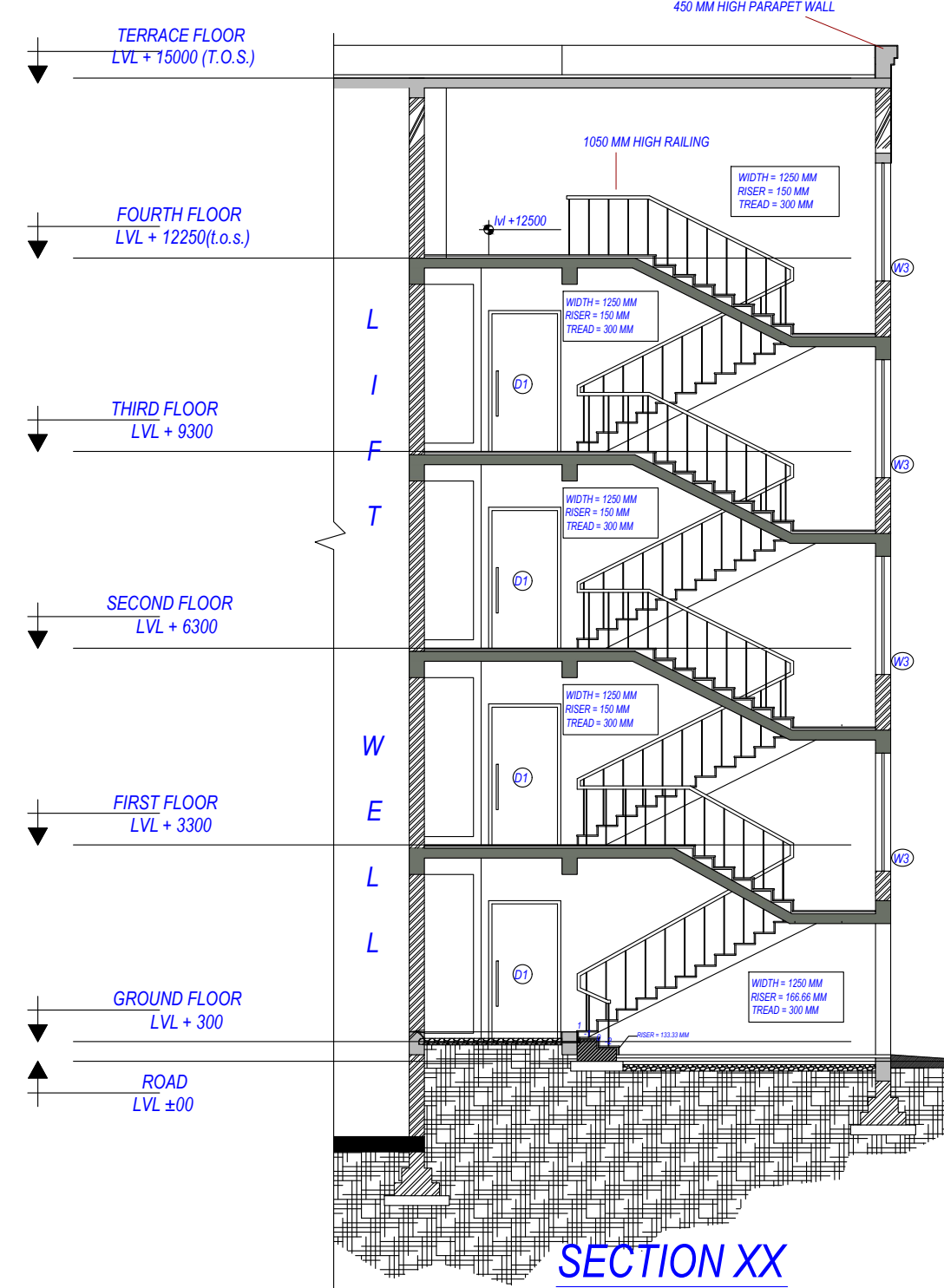
TERRACE FLOOR PLAN
(SCALE 1:100)



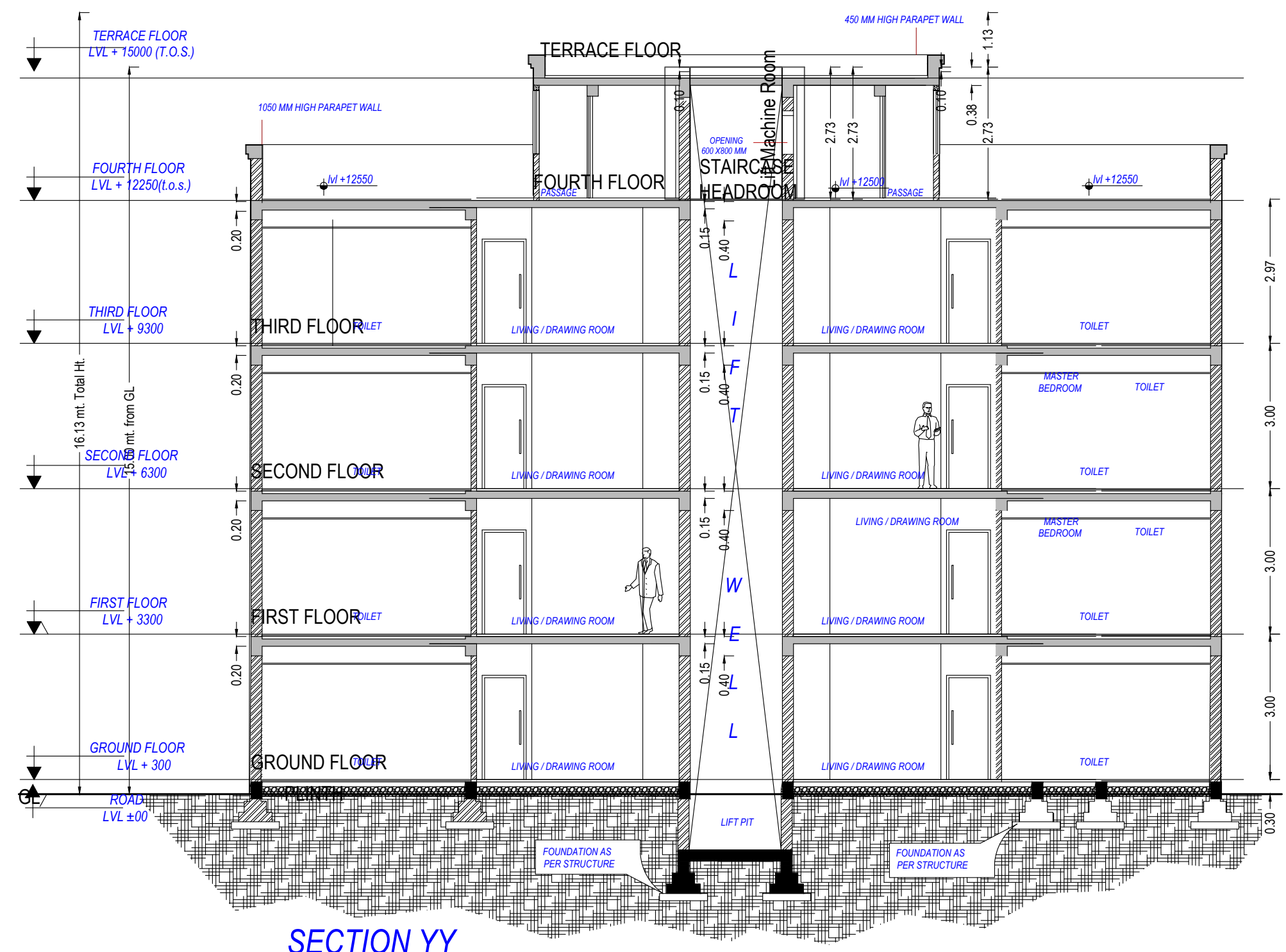
FRONT ELEVATION



TYPICAL - 1-3 FLOOR PLAN
(Proposed)
(SCALE 1:100)



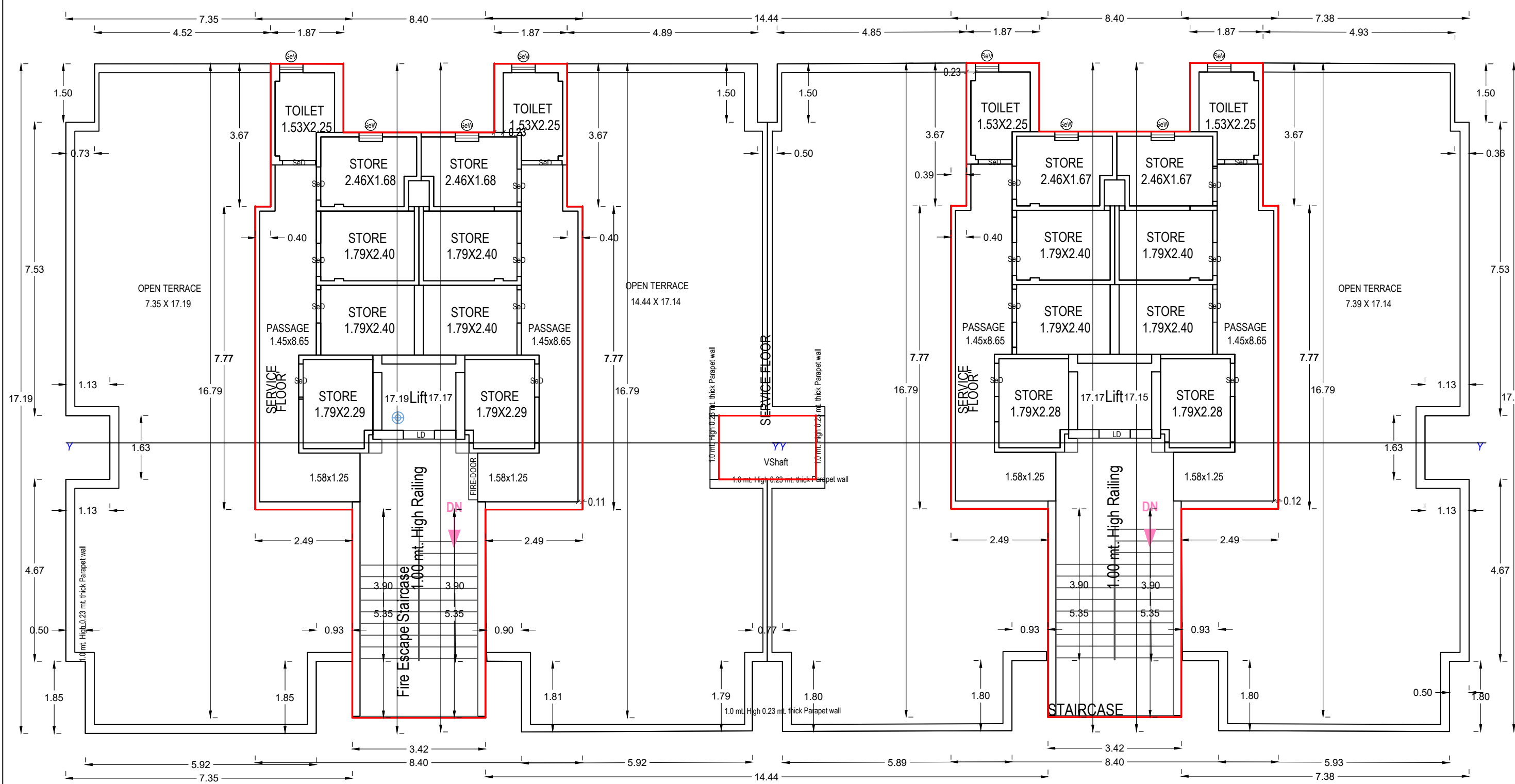
SECTION XX



SECTION YY

UnitBUA Table for Building -T (34 35)												
Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA (Area in Sq.mt.)		UnitBUA Area	Deductions (Area in Sq.mt.)				Carpet Area	No. of Unit
				Lift	Shaft		Wall	Balcony	Window	Stair Case		
GROUND FLOOR PLAN	CG 2	FLAT	129.10	0.00	0.00	129.10	7.60	20.02	0.36	0.00	101.12	
	CG 3	FLAT	128.97	0.00	0.00	128.97	7.97	20.02	0.48	0.00	100.50	
	CG 4	FLAT	130.30	0.00	0.00	130.30	8.82	20.02	1.63	0.00	100.03	
	CG 1	FLAT	130.74	0.00	0.00	130.74	9.16	20.02	1.74	0.00	99.82	04
	Total per Floor =	Typical Floor = 1	519.31	0.00	0.00	519.31	33.55	80.08	4.21	0.00	401.47	
TYPICAL - 1-3 FLOOR PLAN	Total		519.31	0.00	0.00	519.31	33.55	80.08	4.21	0.00	401.47	04
	CGST 5	FLAT	130.74	0.00	0.00	130.74	8.82	20.02	0.12	0.00	102.16	
	CGST 6	FLAT	129.09	0.00	0.00	129.09	7.98	20.02	1.29	0.00	100.20	
	CGST 7	FLAT	128.95	0.00	0.00	128.95	7.51	20.02	0.12	0.00	101.30	
	CGST 8	FLAT	130.49	0.00	0.00	130.49	8.53	20.02	1.51	0.00	100.43	
Total per Floor =	Typical Floor = 3	519.27	0.00	0.00	519.27	32.06	80.08	3.04	0.00	404.09		
FOURTH FLOOR PLAN	Total	1057.81	0.00	0.00	1057.81	96.18	240.24	9.12	0.00	1212.27	12	
	SERVICE FLOOR	OTHER	104.67	3.45	0.35	100.87	10.47	0.00	0.41	21.07	68.82	
	SERVICE FLOOR	OTHER	104.67	3.45	0.35	100.87	10.58	0.00	0.41	21.07	68.81	
	Total per Floor =	Typical Floor = 1	209.34	6.90	0.70	201.74	21.05	0.00	0.82	42.14	137.73	00
	Total		2294.34	6.90	0.70	201.74	21.05	0.00	0.82	42.14	137.73	00
Total		2286.46		2278.86	150.81	320.36	14.14	1751.47	16			

SCHEDULE OF DOOR:			
BUILDING NAME	NAME	LENGTH	HEIGHT
T (34-35)	D2	0.70	2.10
T (34-35)	S&D	0.85	2.10
T (34-35)	D1	0.90	2.10
T (34-35)	D7	0.90	2.10
T (34-35)	S&D	1.04	2.10
T (34-35)	D7	1.04	2.10
T (34-35)	FIRE-DOOR	1.20	2.10



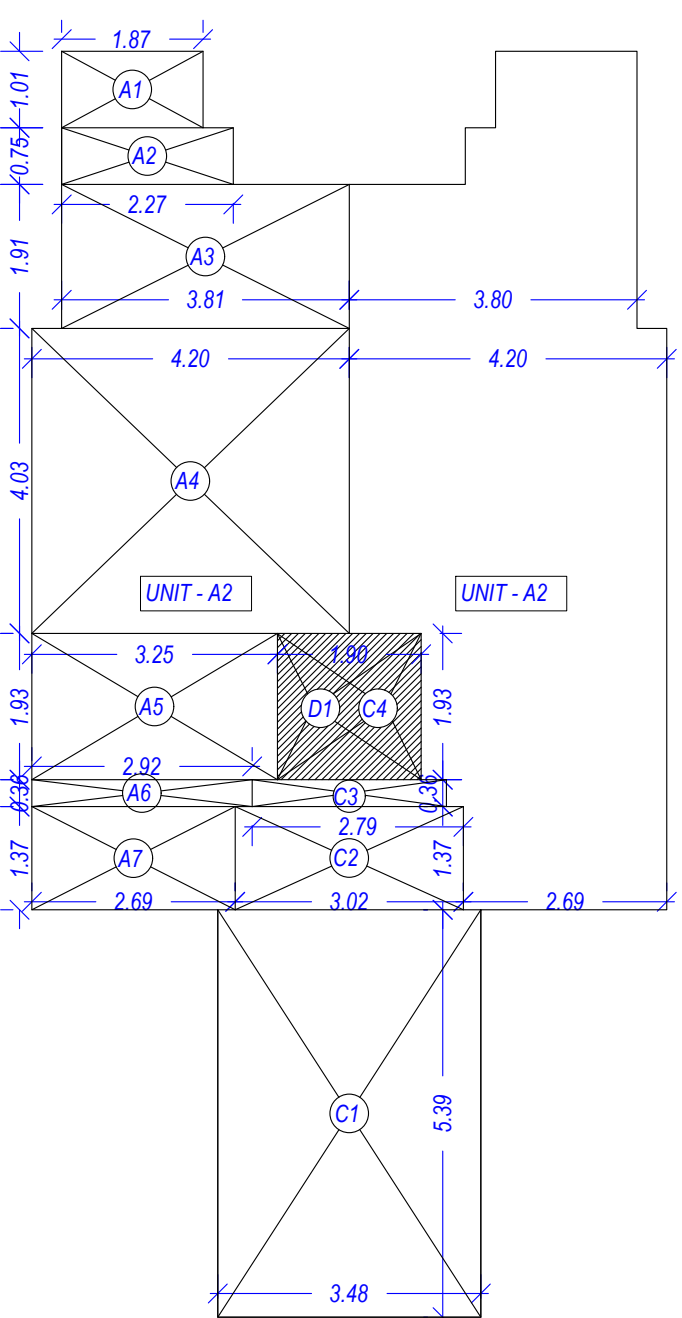
FOURTH FLOOR PLAN
(Proposed)
(SCALE 1:100)

Balcony Calculations Table			
FLOOR	SIZE	AREA	TOTAL AREA
GROUND FLOOR PLAN	1.50 X 4.52 X 4 X 1	26.92	80.08
	1.50 X 1.88 X 4 X 1	10.88	
TYPICAL - 1-3 FLOOR PLAN	1.50 X 5.53 X 4 X 1	42.28	
	1.50 X 1.88 X 4 X 3	32.64	240.24
	1.50 X 4.52 X 4 X 3	80.76	
	1.50 X 5.53 X 4 X 3	126.84	
Total			320.32

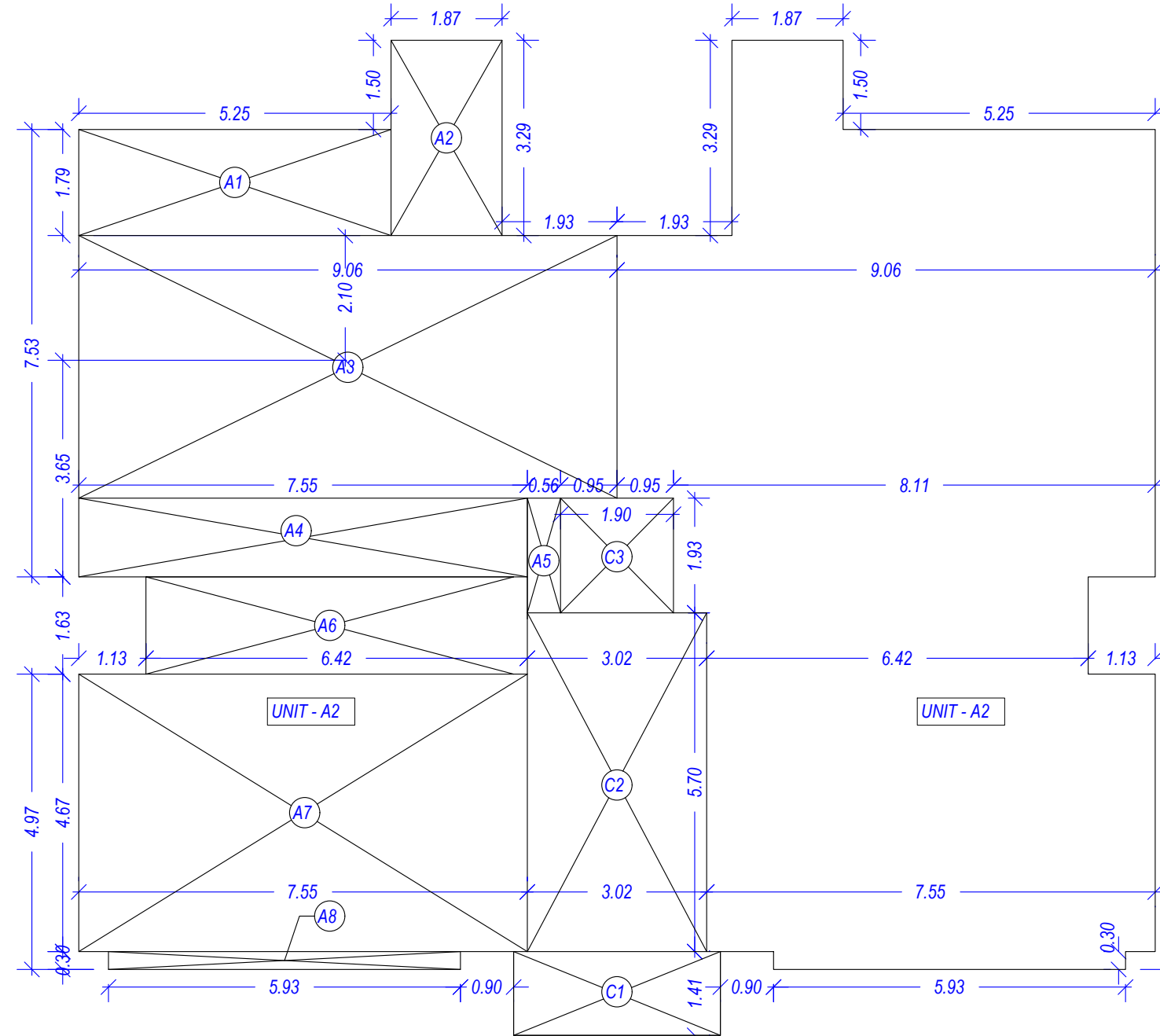
SCHEDULE OF WINDOW/VENTILATION:					
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	
T (34-35)	VENT	0.61	1.00	35	
	VENT	0.62	1.00	13	
T (34-35)	S&V	0.60	1.00	04	
	S&V	0.60	1.20	04	
T (34-35)	W3	1.58	1.20	16	
	SD	1.58	1.75	16	
T (34-35)	G1	2.50	2.10	48	

Staircase Checks (Table B-1)					
Floor Name	Start/Case Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.143	1.00
	STAIRCASE	1.50	0.300	0.143	1.00
TYPICAL - 1-3 FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.142	1.00
	STAIRCASE	1.50	0.300	0.142	1.00
FOURTH FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.136	1.00
	STAIRCASE	1.50	0.300	0.130	1.00

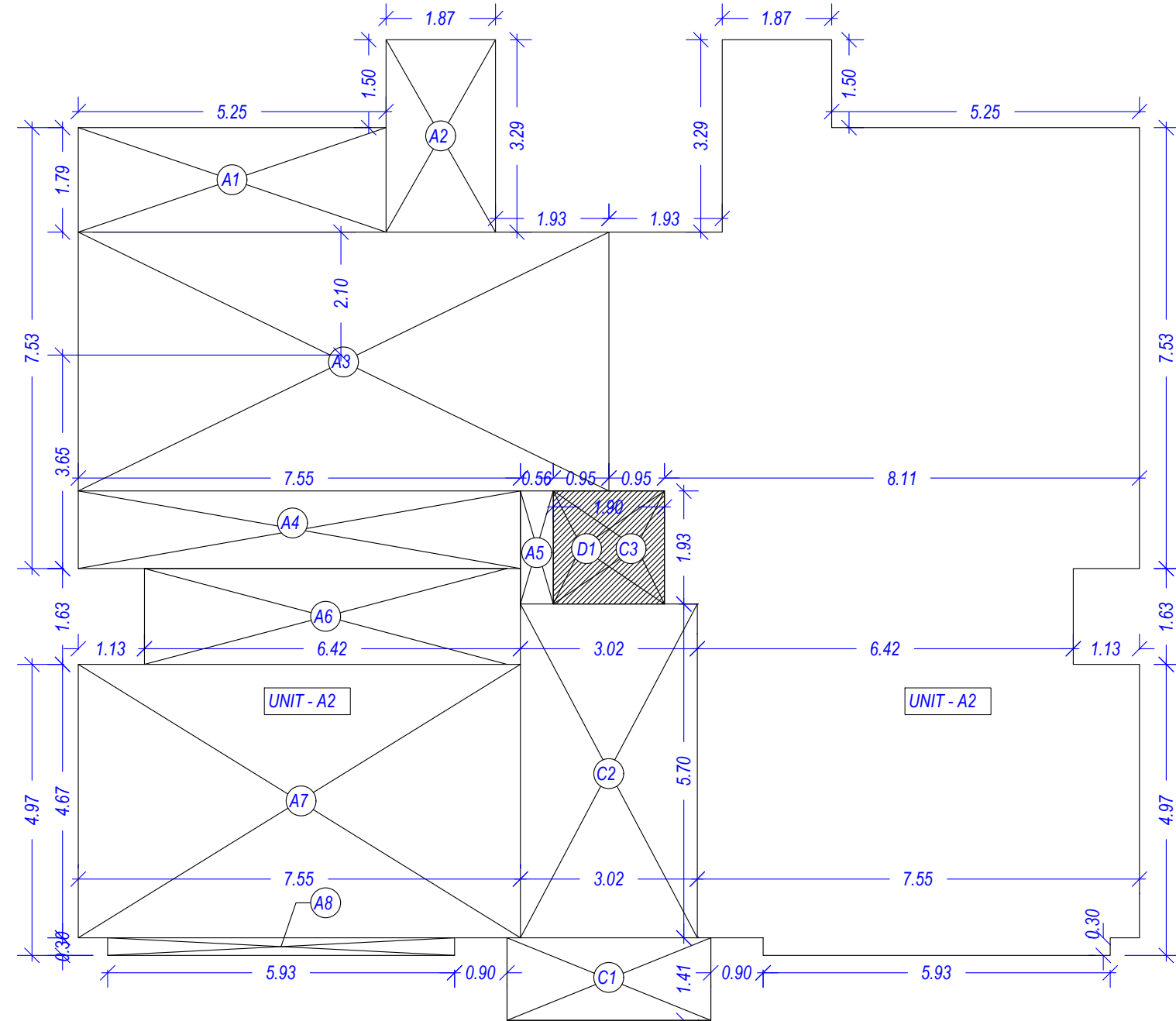
Building -T (34 35)										
Floor Name	Gross Builtup Area	Deductions From Gross BUA (Area in Sq.mt.)	Total Builtup Area (Sq.mt.)	Mummy	Lift	Lift Machine	Balcony	Covered Area	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	597.56	24.74	572.82	0.00	0.00	69.52	14.25		503.30	503.30
First Floor	583.31	24.74	558.57	6.91	0.00	69.52	0.00		478.07	478.07
Second Floor	583.31	24.74	558.57	6.91	0.00	69.52	0.00		478.07	478.07
Third Floor	583.31	24.74	558.57	6.91	0.00	69.52	0.00		478.07	478.07
Fourth Floor	213.40	21.07	192.33	6.89	0.00	0.00	0.00		181.37	181.37
Terrace Floor	6.89	0.00	6.89	0.00	0.00	0.00	0.00		0.00	0.00
Total	2567.78	122.21	2445.57	27.62	6.89	320.37	14.25		2118.88	2118.88
Total	2567.78	122.21	2445.57	120.03	27.62	6.89	320.37	14.25	2118.88	2118.88



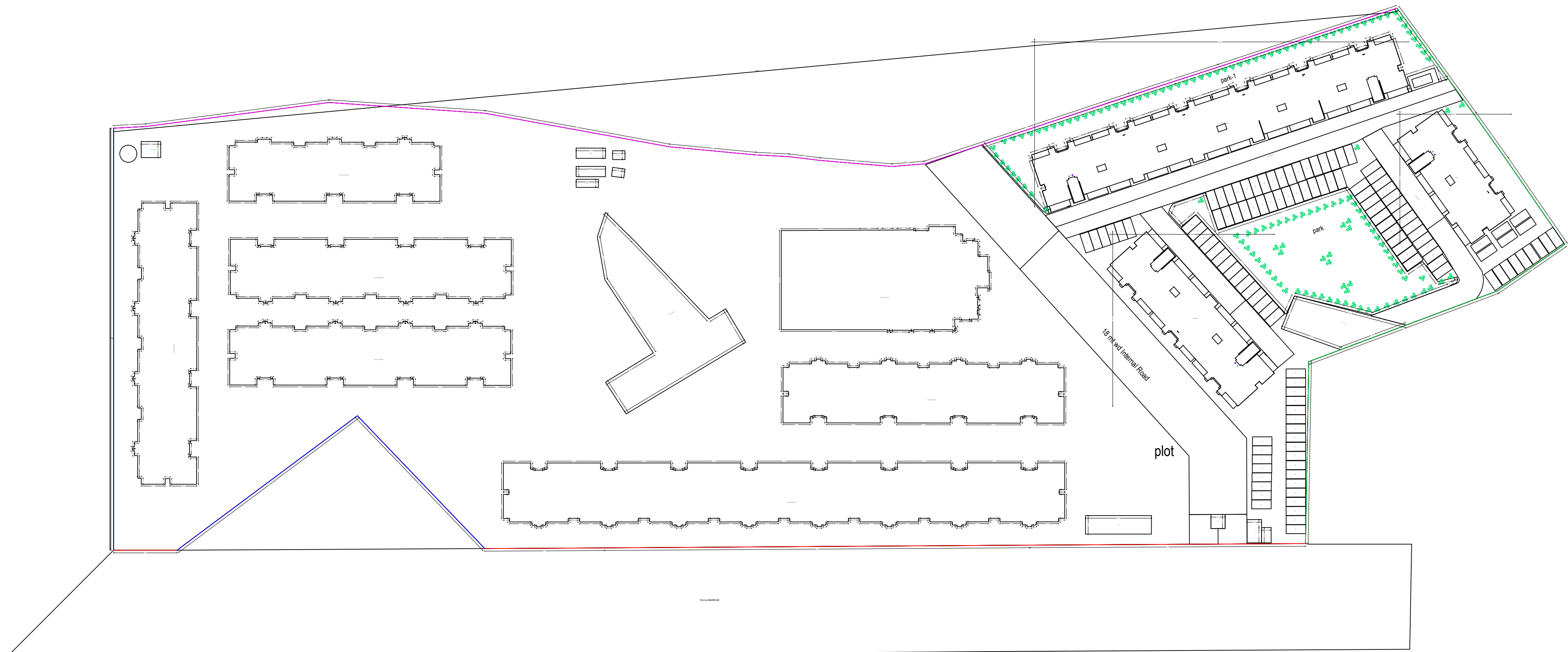
FORTH FLOOR AREA DIAGRAM



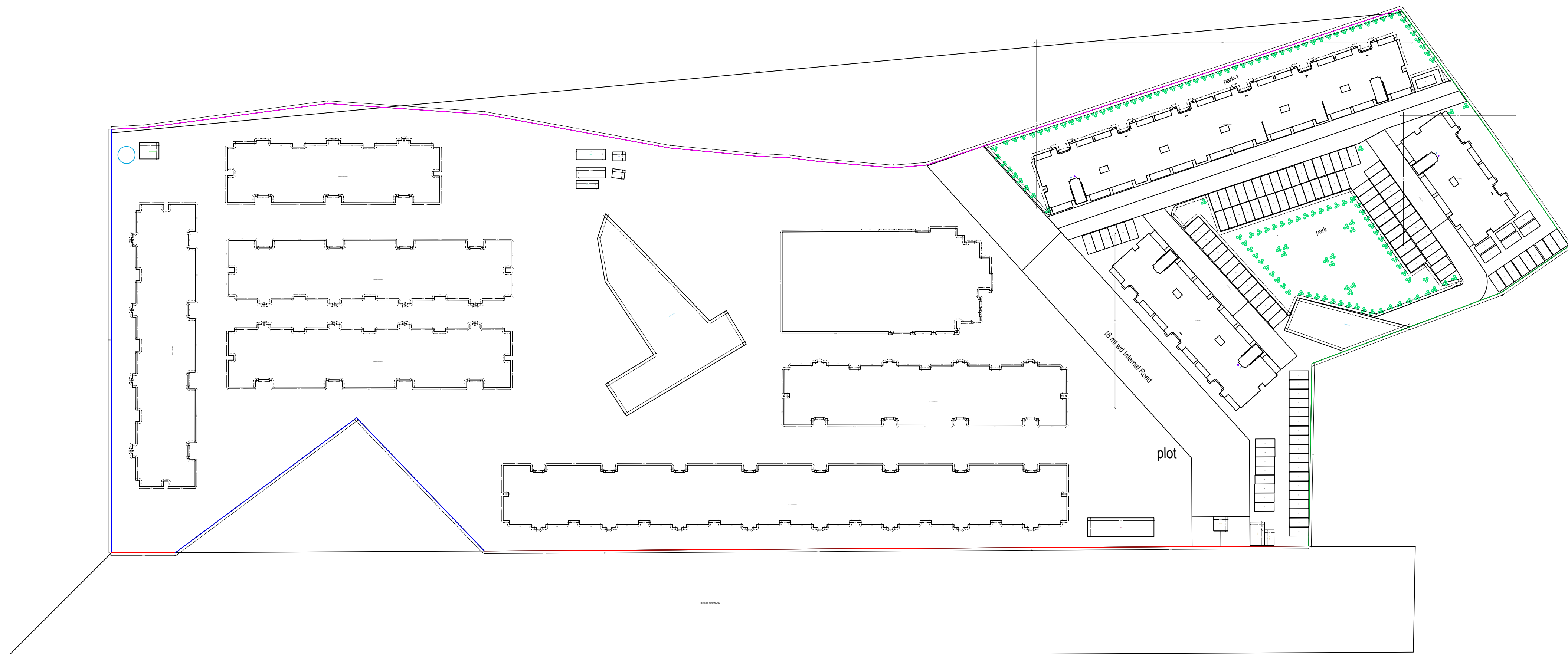
GROUND FLOOR AREA DIAGRAM



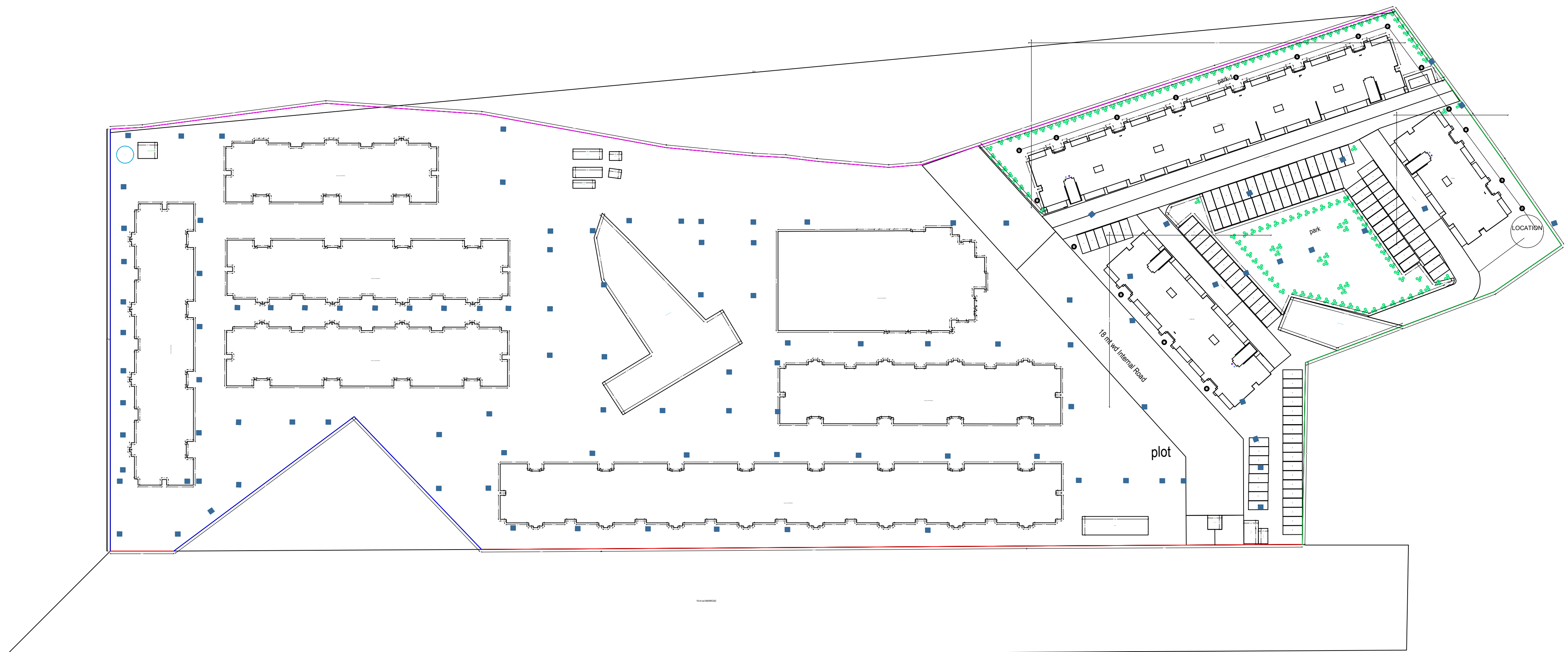
TYPICAL FLOOR AREA DIAGRAM (1st TO 3rd)



Parking Plan



LandScape Plan



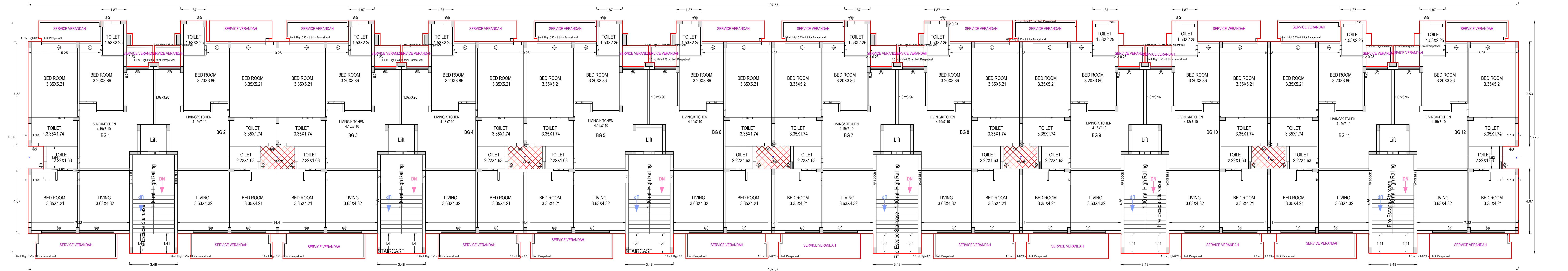
Service Plan

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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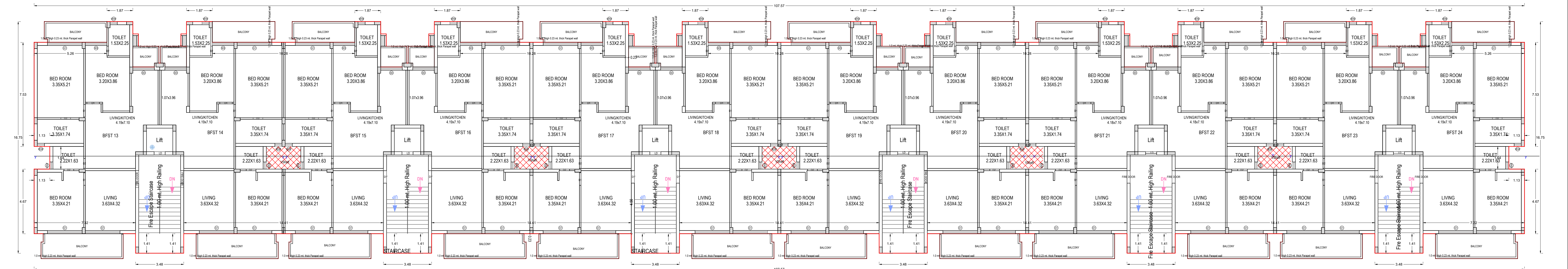
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Total Plot Area: -	40221.77	Total FAR Area: -	11518.53
Total Coverage Area: -	12946.44	Total BUA Area: -	14064.67

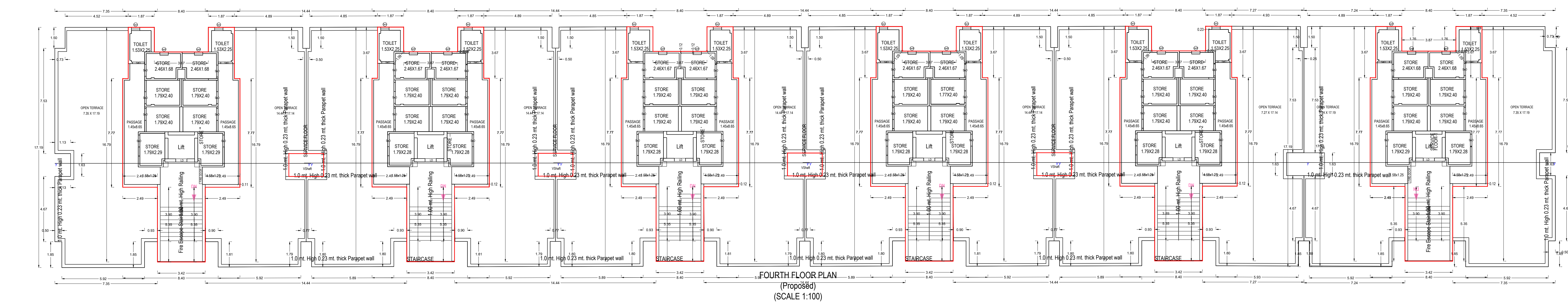
OWNER'S NAME AND SIGNATURE OMAXE LIMITED.dhrendrasingh1@omaxe.com.8795333302 PANCHAM REALCON PVT. LTD.dhrendrasingh1@omaxe.com.8795333302	
ARCHENG'S NAME AND SIGNATURE ja! singh verma ca/2010/50948 Registered under the JAA Stamp of the JAA 17.08.2022 Organization: Prayagraj Designation: Architect	ENGINEER
	Prayagraj Development Authority
Building Plan Application Number PDA/BP/21-22/0096 Sanctioned On 17 Aug 2022 Valid Till 17 Aug 2027 Approved By Arvind Chauhan (Vice Chairman) Examined By B N Singh (Junior engineer) Syed Mohd Mehndi (Assistant Engineer) Tej Pratap Singh (Executive engineer/Town Planner) T P Singh (Chief Town Planner) Ajeet Kumar Singh (Secretary) Arvind Chauhan (Vice Chairman)	



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



TYPICAL - 1-3 FLOOR PLAN
(Proposed)
(SCALE 1:100)



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

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Total Plot Area: -	40221.77	Total FAR Area: -	11518.53
Total Coverage Area: -	12946.44	Total BUA Area: -	14064.67

OWNER'S NAME AND SIGNATURE OMAXE LIMITED.dhindsrasingh1@gmail.com.8796333302 PANCHAM REALCON PVT. LTD.dhindsrasingh1@gmail.com.8796333302	
ARCHENG'S NAME AND SIGNATURE jaish singh verma ca201050948 Chartered Engineer in India Registration No. 14000 Organization: Pancham Realcon Pvt. Ltd. Designation: Architect	ENGINEER
Prayagraj Development Authority	
	
Building Plan Application Number PDA/BP/21-22/0096 Sanctioned On 17 Aug 2022 Valid Till 17 Aug 2027 Approved By Arvind Chauhan (Vice Chairman) Examined By B N Singh (Junior engineer) Syed Mohd Mehndi (Assistant Engineer) Tej Pratap Singh (Executive engineer/Town Planner) T P Singh (Chief Town Planner) Ajeet Kumar Singh (Secretary) Arvind Chauhan (Vice Chairman)	

