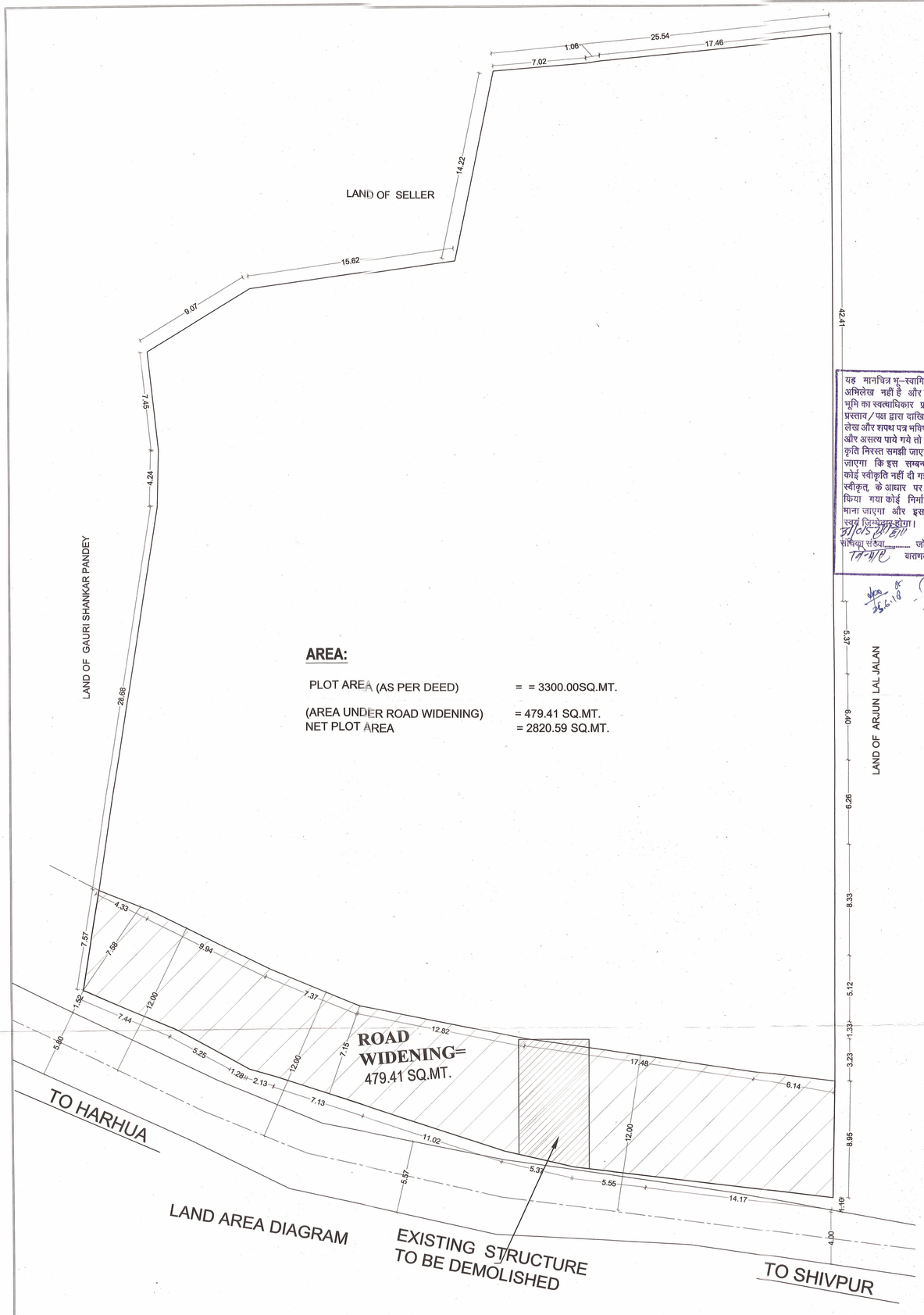
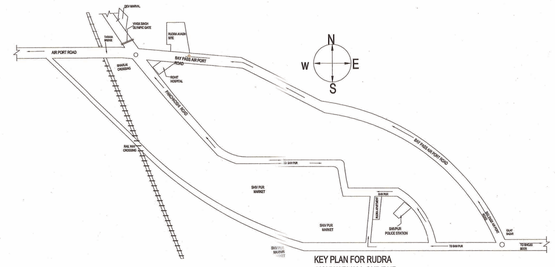



## AREA:

| | |
|---|---|
| PLOT AREA (AS PER DEED) | = = 3300.00SQ.MT. |
| (AREA UNDER ROAD WIDENING) | = 479.41 SQ.MT. |
| NET PLOT AREA | = 2820.59 SQ.MT. |




KEY PLAN FOR RUDRA AISHWARYAM, SHIVPUR
(NOT TO SCALE)

यह मानचित्र भू–स्वामित्व से सम्बन्धित अभिलेख नहीं है और प्रस्तावक/पक्षकार 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..... जोनल अधिकारी
वाराणसी विकास प्राधिकरण
वाराणसी

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

CERTIFICATE

1-CERTIFIED THAT THERE IS NO PROP. OR ROAD MAINTAINED BY ANY GOVT. DEPPT. OR BELONGING TO RLY ADMINT. WITH IN 30.48 MT FROM THE SITE IN QUESTION

2-PLAN HAS BEEN PREPARED AS PER BUILDING BYE LAWS 2008 & MASTER PLAN 2021

SPECIFICATION

| | |
|---|---|
| 1. BRICK WORK IN CEMENT MORTAR | 1:6 |
| 2. LEAN CONC. | 1:4:8 |
| 3. PLASTER ON R. C. C. SURFACE | 1:4 |
| 4. PLASTER ON BRICK WORK | 1:6 |
| 5. DOOR'S & WINDOW FRAME ARE IN SAL WOOD | |
| 6 R.C.C. FRAME STRUCTURE AS PER DESIGN | |

DETAIL OF DOOR'S & WINDOW'S

**DOOR'S**

| | | | |
|---|---|---|---|
| 1.-D1- | 1.05 X2.50 | 5.-DW5- | 1.35 X2.50 |
| 2.-D2- | 0.95 X2.10 | 6.-DW6- | 1.25 X2.50 |
| 3.-D3- | 0.75 X2.10 | | |
| 4.-D4- | 1.25 X2.10 | | |

**DOOR+WINDOW**

| | | | |
|---|---|---|---|
| 1.-DW1 | 1.83 X2.50 | 3.-W3 | 1.30 X1.26 |
| 2.-DW2- | 1.65X2.50 | 4.-WK | 0.95 X1.40 |
| 3.-DW3- | 1.50 X2.50 | | |
| 4.-DW4- | 1.45X2.50 | | |

**WINDOW'S**

| | | | |
|---|---|---|---|
| 1.-W1 | 1.00 X1.75 | | |
| 2.-W2 | 0.95 X1.75 | | |
| 3.-W3 | 1.30 X1.26 | | |
| 4.-WK | 0.95 X1.40 | | |

VANTILATOR

| | |
|---|---|
| 1.-V- | 0.45 X0.90 |

### SANCTIONED AREA STATEMENT :

| | |
|---|---|
| TOTAL PLOT AREA ACCORDING DEED | = 3300.00 Sq.Mt. |
| ROAD WIDENING AREA | = 479.41SQ.Mt. |
| NET TOTAL AREA | = 2820.59 SQ.MT. |
| PERMISSIBLE(F.A.R :-2.50) | = 7051.475 sq.mt. |
| PERMISSIBLE GROUND COVD. AREA | =1128.236 sq.mt.(40%) |
| PERMISSIBLE UNITS = 2820.59X 330/10000 | = 93.07 UNITS |
| PERMISSIBLE SHOPS | = 3.0 NOS. |
| PERMISSIBLE TREE = 2820.59 $X_{10000}^{50}$ | =14.10 NOS. (say 15nos.) |

### PROPOSED AREA ON EACH FLOOR (IN F.A.R.)

| | |
|---|---|
| SHOP AREA COVD . AREA | = 41.93 Sq.Mt |
| GYMNASIUM & INDOOR GAME | = 46.93 Sq.Mt |
| LIFT AREA | = 12.17 Sq.Mt |
| MULTI-PURPOSE HALL | = 39.93 Sq.Mt |
| METER RM. | = 24.37 Sq.Mt |
| ***TOTAL*** | = 165.33 Sq.Mt |
| COVD .AREA ON 1ST FLOOR | = 736.47 Sq.Mt |
| COVD. AREA ON 2ND FLOOR | = 736.47 Sq.Mt |
| COVD. AREA ON 3RD FLOOR | = 736.47 Sq.Mt |
| COVD. AREA ON 4TH FLOOR | = 736.47 Sq.Mt |
| COVD. AREA ON 5TH FLOOR | = 736.47 Sq.Mt |
| COVD. AREA ON 6TH FLOOR | = 736.47 Sq.Mt |
| COVD. AREA ON 7TH FLOOR | = 736.47 Sq.Mt |
| COVD. AREA ON 8TH FLOOR | = 736.47 Sq.Mt |
| COVD. AREA ON 9TH FLOOR | = 736.47 Sq.Mt |
| COVD. AREA ON 10TH FLOOR | = 222.16 Sq.Mt |
| TOTAL AREA (IN F.A.R.) | = 7015.72 SQ.MT |
| PROPOSED TOTAL NO. OF UNIT ACHIEVED IN F.A.R | = 83 UNITS = 2.487 |
| COVD. AREA ON BASEMENT FLOOR | = 1991.90 Sq.Mt |
| AREA ON STILT FLOOR | = 942.77 Sq.Mt - 165.33 (stilt f.a.r area) = 777.44 Sq.mt. |
| COVD. AREA ON 10th FLOOR (staircase mumty+water tank) | TERRACE = 46.35 Sq.Mt |
| COVD. AREA ON TERRACE (machine rm. + staircase+water tank) | FLOOR = 65.2 Sq.Mt |
| GAURD RM. & meter room | = 1.56 + 7.07 = 8.63 Sq.Mt. |

### UNITS STATEMENT

| | |
|---|---|
| 1st-9th FLOOR PROPOSED UNITS | = 9X9 =81 NOS. |
| 10th FLOOR PROPOSED UNITS | = 2X1 =02 NOS. |
| **TOTAL PROPOSED UNITS** | **= 83 NOS.** |

### PROPOSED AREA STATEMENT ::

| | |
|---|---|
| TOTAL PLOT AREA ACCORDING DEED | = 3300.00 Sq.Mt. |
| ROAD WIDENING AREA | = 479.41SQ.Mt. |
| NET TOTAL AREA | = 2820.59 SQ.MT. |
| PERMISSIBLE (F.A.R :-2.50+5% EXTRA FAR) (TOTAL F.A.R. 2.625)= (7051.475+352.565)= | 7404.04 sq.mt. |
| PURCHASABLE F.A.R :- | |
| 50% OF F.A.R.=(2.50/50%=1.25) | = 3525.73 sq.mt. |
| **TOTAL PERMISSIBLE F.A.R.** | **= 10929.77 sq.mt.** |
| PERMISSIBLE GROUND COVD.AREA | =1128.236 sq.mt.(40%) |
| PERMISSIBLE UNITS = 2820.59X 330/10000 | = 93.079 UNITS |
| PERMISSIBLE PURCHASED UNITS =93.079X2616.32/7051.47 | =34.535 UNITS |
| TOTAL PERMISSIBLE UNITS WITH PURCHASE= 93.079+34.535 | =127.61 UNITS (SAY 127) |
| PERMISSIBLE SHOPS | = 3.0 NOS. |
| PERMISSIBLE TREE = 2820.59 $X_{10000}^{50}$ | =14.10 NOS. (say 15nos.) |

### PROPOSED AREA ON EACH FLOOR (IN F.A.R.)

| | |
|---|---|
| SHOP AREA COVD . AREA | = 41.93 Sq.Mt |
| GYMNASIUM & INDOOR GAME | = 46.93 Sq.Mt |
| LIFT AREA | = 12.17 Sq.Mt |
| MULTI-PURPOSE HALL | = 39.93 Sq.Mt |
| METER RM. | = 24.37 Sq.Mt |
| ***TOTAL*** | = 165.33 Sq.Mt (2.344%) |
| COVD .AREA ON 1ST FLOOR | = 751.38 Sq.Mt |
| COVD. AREA ON 2ND FLOOR. | = 736.47 Sq.Mt |
| COVD. AREA ON 3RD FLOOR | = 736.47 Sq.Mt |
| COVD. AREA ON 4TH FLOOR | = 736.47 Sq.Mt |
| COVD. AREA ON 5TH FLOOR | = 736.47 Sq.Mt |
| COVD. AREA ON 6TH FLOOR | = 736.47 Sq.Mt |
| COVD. AREA ON 7TH FLOOR | = 736.47 Sq.Mt |
| COVD. AREA ON 8TH FLOOR | = 736.47 Sq.Mt |
| COVD. AREA ON 9TH FLOOR | = 736.47 Sq.Mt |
| COVD. AREA ON 10TH FLOOR | = 736.47 Sq.Mt |
| COVD. AREA ON 11TH FLOOR | = 736.47 Sq.Mt |
| COVD. AREA ON 12TH FLOOR | = 736.47 Sq.Mt |
| COVD. AREA ON 13TH FLOOR | = 664.83 Sq.Mt |
| TOTAL AREA (IN F.A.R.) | = 9682.71 SQ.MT |
| PROPOSED TOTAL NO. OF UNIT | = 117 UNITS |
| ACHIEVED IN F.A.R | = 3.43 |
| COVD. AREA ON BASEMENT FLOOR | = 1991.90 Sq.Mt |
| AREA ON STILT FLOOR | = 942.77 Sq.Mt - 165.33 (stilt f.a.r area) = 777.44 Sq.mt. |
| COVD. AREA ON TERRACE (staircase mumty + machine rm. +water tank) | = 117.66 Sq.Mt |
| GAURD RM. & meter room= 1.56 + 7.07 = 8.63 Sq.Mt. | |

### UNITS STATEMENT

| | |
|---|---|
| 1st-12th FLOOR PROPOSED UNITS | = 9X12 = 108 NOS. |
| 13th FLOOR PROPOSED UNITS | = 9X1 = 9 NOS. |
| **TOTAL PROPOSED UNITS** | **= 117 NOS.** |

### PARKING STATEMENT :

**REQUIRED CAR PARKING :**

| | |
|---|---|
| NO. OF FLAT (AREA 50 - 100 SQ.MT.) | = 117 FLATS |
| TOTAL CAR PARKING REQUIRED | = 117 CARS/ECS |
| + 10 % VISITOR CAR PARKING | = 12 CARS/ECS |
| **REQUIRED CAR PARKING** | **= 129 CARS/ECS** |

**PROPOSED CAR PARKING :**

| | |
|---|---|
| BASEMENT FLOOR CAR PARKING | = 62.25 ECS |
| STILT FLOOR CAR PARKING | = 27.76 ECS |
| STILT FLOOR OPEN CAR PARKING | = 59.08 ECS |
| **TOTAL PROPOSED CAR PARKING** | **= 149.09 NOS.** |

### FLAT AREA STATEMENT :

**FROM 1ST FLOOR TO 12TH FLOOR:**

| S.N. | FLAT NO. | FLAT TYPE | AREA (SQ.MT.) | FLAT TYPE | REQUIRED CAR PARKING |
|---|---|---|---|---|---|
| 1. | FLAT -01 | TYPE- A | 76.01 Sq.mt. | under (50-100 sq.mt) | 1 CAR X 12 = 12 |
| 2. | FLAT -02 | TYPE- B | 76.80 Sq.mt. | under (50-100 sq.mt) | 1 CAR X 12 = 12 |
| 3. | FLAT -03 | TYPE- C | 64.15 Sq.mt. | under (50-100 sq.mt) | 1 CAR X 12 = 12 |
| 4. | FLAT -04 | TYPE- D | 64.24 Sq.mt. | under (50-100 sq.mt) | 1 CAR X 12 = 12 |
| 5. | FLAT -05 | TYPE- E | 83.62 Sq.mt. | under (50-100 sq.mt) | 1 CAR X 12 = 12 |
| 6. | FLAT -06 | TYPE- F | 69.04 Sq.mt. | under (50-100 sq.mt) | 1 CAR X 12 = 12 |
| 7. | FLAT -07 | TYPE- G | 69.22 Sq.mt. | under (50-100 sq.mt) | 1 CAR X 12 = 12 |
| 8. | FLAT -08 | TYPE- H | 79.75 Sq.mt. | under (50-100 sq.mt) | 1 CAR X 12 = 12 |
| 9. | FLAT -09 | TYPE- I | 63.51 Sq.mt. | under (50-100 sq.mt) | 1 CAR X 12 = 12 |
| | | | | | 108 CARS |

**ON 13TH FLOOR:**

| S.N. | FLAT NO. | FLAT TYPE | AREA (SQ.MT.) | FLAT TYPE | REQUIRED CAR PARKING |
|---|---|---|---|---|---|
| 1. | FLAT -01 | TYPE- J | 63.70 Sq.mt. | under (50-100 sq.mt) | 1 CAR |
| 2. | FLAT -02 | TYPE- K | 73.11 Sq.mt. | under (50-100 sq.mt) | 1 CAR |
| 3. | FLAT -03 | TYPE- L | 59.07 Sq.mt. | under (50-100 sq.mt) | 1 CAR |
| 4. | FLAT -04 | TYPE- M | 54.40 Sq.mt. | under (50-100 sq.mt) | 1 CAR |
| 5. | FLAT -05 | TYPE- N | 72.19 Sq.mt. | under (50-100 sq.mt) | 1 CAR |
| 6. | FLAT -06 | TYPE- O | 64.72 Sq.mt. | under (50-100 sq.mt) | 1 CAR |
| 7. | FLAT -07 | TYPE- P | 64.95 Sq.mt. | under (50-100 sq.mt) | 1 CAR |
| 8. | FLAT -08 | TYPE- Q | 64.67 Sq.mt. | under (50-100 sq.mt) | 1 CAR |
| 9. | FLAT -09 | TYPE- R | 56.26 Sq.mt. | under (50-100 sq.mt) | 1 CAR |
| | | | | | 9 CARS |
| TOTAL REQUIRED CARS | | | | | 108+9 = 117 CARS |

*PROJECT:*

PROPOSED RESIDENTIAL GROUP HOUSING OF SM. PLOT NO. / ARAZI NO-MI 108/2 , MI 108/3 , MI 108/4 , MI 112/3 SITUATED AT WARD/PARGANA - SHIVPUR, MAUZA - BHARLAI, DISTT.- VARANASI (U.P.)

*OWNED BY:*

M/S. RUDRA REALTECH PVT.LTD.
RAMSHWER MALIYA, FIRST VAILANE
HAWDA 711101 WEST BANGAL .
through its authorized signatory—
MR.ANAND KUMAR AGARWAL
S/O. LATE ASHOK KUMAR AGARWAL
C.K.65/159A, PIYARI KALA , HOWK,
VARANASI.

*DRG. TITLE* ***LAND AREA DIAGRAM***

*SCALE:* ***1:100***

*DATED:* ***APRIL-2017***

*DRN.BY:*

NORTH

*OWNER'S SIGN*

For Rudra Realtech (P) Ltd.
Authorised Signatory

*ARCHITECT'S SIGN*

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

SHEET NO. 1/5