नोट-मानचित्र में लाल रंग से दर्शित अग्रमनीय भाग को 30 दिन के अन्दर स्वयं हटाना होगा।

ELECTRICAL ROOM
AREA=28.135 SQ.MT.

TEMPLE
AREA =38.0 SQ.MT.

EXISTING TOWER -1/TOWER-A
1B+S+13TH

शमन मानचित्र
स्वीकृत
165/2023-24
संख्या - शमन/विन्यास/मानचित्र/वाराणसी विकास प्राधिकरण
वाराणसी

पत्रांक संख्या = 165/2023-24/शमन/विन्यास/2024-25
दिनांक - 13-12-2024 के अंकित समस्त प्रतिबन्ध शर्तें मान्य होंगी।

Area = 17.81 sqm
LEFT FOR ROAD WIDENING

EXISTING GUARD ROOM
AREA =5.107 SQ.MT.

SANCTIONED GYM
G + 3
NOT CONSTRUCTED

AREA =7.89 SQ.MT.
OTHER PROPERTY

G5 AREA = 34.16 SQ.MT.

G6 AREA = 180.0 SQ.MT.

P3

P2

P1

G1 AREA = 946.5 SQ.MT.

LAND BUILDING OF SANGINI COMMERCE PVT.LTD

RAILWAY LINE

OTHER PROPERTY

(Part of sm. plot no. 397 404 and 405

G4 AREA = 636.0 SQ.MT.

ENTRY

Main Road

BASEMENT LINE

SETBACK LINE

G3 AREA = 396.09 SQ.MT.

TO SARNATH

TEMPLE

G2 AREA = 332.5 SQ.MT.

TO ASHAPUR CHAURAHA

Dattreya Veer Baba Temple

LEFT FOR ROAD WIDENING

GUARD ROOM-2
AREA =4.587 SQ.MT.

METER ROOM
AREA =13.88 SQ.MT.

HT PANEL ROOM
AREA =16.613 SQ.MT.

SANCTIONED TOWER-2/TOWER-B
1B+S+14
NOT CONSTRUCTED

SITE PLAN

AREA DETAIL TOWER-1/ TOWER-A

SL.NO	FLOOR	AS PER SANCTIONED: COVERED AREA(SQ.MT.)	UNIT (NO)	PERMISSIBLE COVERED AREA (SQ.MT.) (A)	AS PER COMPOUNDING: COVERED AREA IN SETBACK (SQ.MT.) (B)	AREA UNDER 5% NON FAR (SQ.MT.) (C)	BALCONY EXCEED WIDTH AREA (SQ.MT.) (D)	FAR AREA(SQ.MT.) (A-B)	FIRE STAIRS(SQ.MT.) (E)	TOTAL COVERED AREA FOR CHARGES(SQ.MT.) (A+B+C+D+E)	NO. OF UNITS
				0.00	7.00	329.78				329.78	
1	STILT FLOOR	1961.00	1	1961.00	0.00	5.701	47.500	1961.00	10.454	1961.137	13.0
2	1ST FLOOR	1961.00	1	1961.00	0.00	5.701	47.500	1913.50	10.454	1961.137	15.0
3	2ND FLOOR	1961.00	1	1961.00	0.00	5.701	47.500	1913.50	10.454	1961.137	15.0
4	3RD FLOOR	1961.00	1	1961.00	0.00	5.701	47.500	1913.50	10.454	1961.137	15.0
5	4TH FLOOR	1961.00	1	1961.00	0.00	5.701	47.500	1913.50	10.454	1961.137	15.0
6	5TH FLOOR	1961.00	1	1961.00	0.00	5.701	47.500	1913.50	10.454	1961.137	15.0
7	6TH FLOOR	1961.00	1	1961.00	0.00	5.701	47.500	1913.50	10.454	1961.137	15.0
8	7TH FLOOR	1961.00	1	1961.00	0.00	5.701	47.500	1913.50	10.454	1961.137	15.0
9	8TH FLOOR	1961.00	1	1961.00	0.00	5.701	47.500	1913.50	10.454	1961.137	15.0
10	9TH FLOOR	1961.00	1	1961.00	0.00	5.701	47.500	1913.50	10.454	1961.137	15.0
11	10TH FLOOR	1961.00	1	1961.00	0.00	5.701	47.500	1913.50	10.454	1961.137	15.0
12	11TH FLOOR	1961.00	1	1961.00	0.00	5.701	47.500	1913.50	10.454	1961.137	15.0
13	12TH FLOOR	1961.00	1	1961.00	0.00	5.701	47.500	1913.50	10.454	1961.137	15.0
14	13TH FLOOR	1961.00	1	1961.00	0.00	5.701	47.500	1913.50	10.454	1961.137	15.0
	TOTAL	22309.00	16.00	24010.00	0.00	952.701	611.000	23057.00	135.902	24010.00	193.000
	TERRACE							0.00	0.000	0.000	0.0
	STAIRS							0.00		0.000	
15	TEMPLE							38.000		38.000	
	TOTAL	22309.00	16.00	24010.00	0	952.701	611.000	23095.00	273.804	24679.771	193

AREA DETAIL TOWER 2 / TOWER-B

FLOOR	AS PER SANCTIONED: COVERED AREA(SQ.MT.)	UNIT (NO)	PERMISSIBLE COVERED AREA (SQ.MT.) (A)	AS PER REVISION: COVERED AREA IN SETBACK (SQ.MT.) (B)	AREA UNDER 5% NON FAR (SQ.MT.) (C)	FIRE STAIRS(SQ.MT.) (D)	FAR AREA(SQ.MT.) (A-B)	TOTAL COVERED AREA FOR CHARGES(SQ.MT.) (A+B+C+D)	NO. OF UNITS
STILT FLOOR			279.529		329.88		279.529	609.409	
1ST FLOOR	1571.130		1562.630	0.000	39.296	13.860	1562.630	1614.994	13.0
2ND FLOOR	1571.130		1675.130	0.000	39.427	13.860	1675.130	1727.395	14.0
3RD FLOOR	1571.130		1675.130	0.000	39.427	13.860	1675.130	1727.395	14.0
4TH FLOOR	1571.130		1675.130	0.000	39.427	13.860	1675.130	1727.395	14.0
5TH FLOOR	1571.130		1675.130	0.000	39.427	13.860	1675.130	1727.395	14.0
6TH FLOOR	1571.130		1675.130	0.000	39.427	13.860	1675.130	1727.395	14.0
7TH FLOOR	1571.130		1675.130	0.000	39.427	13.860	1675.130	1727.395	14.0
8TH FLOOR	1571.130		1675.130	0.000	39.427	13.860	1675.130	1727.395	14.0
9TH FLOOR	1571.130		1675.130	0.000	39.427	13.860	1675.130	1727.395	14.0
10TH FLOOR	1571.130		1675.130	0.000	39.427	13.860	1675.130	1727.395	14.0
11TH FLOOR	1571.130		1675.130	0.000	39.427	13.860	1675.130	1727.395	14.0
12TH FLOOR	1571.130		1675.130	0.000	39.427	13.860	1675.130	1727.395	14.0
13TH FLOOR	660.296		1675.130	0.000	39.427	13.860	1675.130	1727.395	14.0
14TH FLOOR			691.620	0.000	52.742	13.860	691.620	747.622	5.0
TERRACE			0.000				0.000	0.000	
TOTAL	19568.3	0	22655.251	0	678.564	194.82	22655.251	23572.625	

PROPOSED AREA DETAIL CLUB

FLOOR	FAR AREA (SQ.MT.)	5% NON FAR AREA (SQ.MT.)	GROUND COVERAGE(SQ.MT.)
GROUND FLOOR	0.00	176.13	176.130
1ST FLOOR	0.00	172.11	
2ND FLOOR	0.00	172.11	
3RD FLOOR	0.00	95.89	
TERRACE	0.00	0.00	
TOTAL	0	616.64	176.13

GREEN AREA CALCULATION

TOTAL PLOT AREA	7007.52	SQM
GREEN AREA REQUIRED (15% OF PLOT AREA)	2551.130	SQM
GREEN AREA (SANCTIONED)	2551.000	SQM
GREEN AREA PROVIDED	2745.28	SQM
TYPE	AREA	SQM
G1	946.500	SQM
G2	332.500	SQM
G3	396.090	SQM
G4	636.000	SQM
G5	34.160	SQM
G6	180.000	SQM
TOTAL	2745.28	SQM

COMPLETION AREA DETAIL TRIDEV INDRAPRASTHA HOUSING,SARNATH ,VARANSI

TOTAL PLOT AREA	17625.340	SQ.MT
LEFT FOR ROAD WIDENING	17.810	SQ.MT
NET PLOT AREA	17607.530	SQ.MT
AREA DETAILS TOWER-1/TOWER-A		
APPROVED AREA AS PER DRAWING INCLUDING TEMPLE (22388.68+38.00)	22358.400	SQ.MT
COMPOUNDING AREA (5.00%)	2237.040	SQ.MT
COMPENSATORY COVERED AREA (EWS/LIG) [45/10X(35+41)]	342.000	SQ.MT
TOTAL FAR AREA TOWER-A	24948.3	SQ.MT
AREA DETAILS TOWER-2/TOWER-B		
APPROVED AREA AS PER DRAWING	19583.900	SQ.MT
BALANCE AREA TO ACHEVE IN FAR [42.518 825 - (22388.68 + 19583.90 + 150)]	381.930	SQ.MT
COMPENSATORY COVERED AREA (EWS/LIG) - [334/10 X (35+41)]	2538.000	SQ.MT
NO OF SHOP	5.00	NO
SHOP AREA	135.000	SQ.MT
TOTAL FAR AREA TOWER-2/TOWER-B	22843.500	SQ.MT
TOTAL FAR AREA TOWER-1/TOWER-A + TOWER-2/TOWER-B	47792.120	SQ.MT
PERMISSIABLE 5% NON FAR ARE ON TOTAL FAR	2389.606	SQ.MT
TOTAL ACHEVED 5% NON FAR AREA (EXISTING + REVISION)	2387.157	SQ.MT
PERMISSIABLE GROUND COVERAGE @ 40 % OF PLOT AREA	6803.012	SQ.MT
TOTAL ACHEVED FAR AREA (EXISTING+REVISION)	47606.203	SQ.MT
TOTAL ACHEVED GROUND COVERAGE (EXISTING + REVISION)(21.52%)	4001.864	SQ.MT

AREA DETAILS

AREA DETAILS		
TOWER - 1/TOWER-A	FAR AREA	24948.159
	AREA UNDER 5% NON FAR	953.551
GUARD ROOM-1	FAR AREA	0.000
	AREA UNDER 5% NON FAR	5.107
TOWER -2/TOWER-B	FAR AREA	22655.945
	AREA UNDER 5% NON FAR	678.544
METER ROOM	FAR AREA	0.000
	AREA UNDER 5% NON FAR	13.880
HT PANEL ROOM	FAR AREA	0.000
	AREA UNDER 5% NON FAR	16.613
ELECTRICAL ROOM	FAR AREA	0.000
	AREA UNDER 5% NON FAR	28.135
GUARD ROOM-2	FAR AREA	0.000
	AREA UNDER 5% NON FAR	4.587
CLUB HALL	FAR AREA	0.000
	AREA UNDER 5% NON FAR	616.640
TOTAL	FAR AREA	47606.203
	AREA UNDER 5% NON FAR	2387.157

GROUND COVERAGE

TOWER - 1 / TOWER-A	1991.137
GUARD ROOM 1	5.107
TOWER – 2 / TOWER B	1727.395
TEMPLE	38.000
METER ROOM	13.880
HT PANEL ROOM	16.613
ELECTRICAL ROOM	28.135
GUARD ROOM-2	4.587
CLUB HALL	176.130
TOTAL	4001.864

PERMISSIBLE PARKING ECS CALCULATION
PARKING ECS CALCULATION IN TOWER-1 / TOWER-A

FLAT NO	UNIT AREA	REQ PARKING ECS
101	100.81	1.25
102	99.09	1.25
103	91.12	1.00
104	90.04	1.00
105	99.09	1.00
106	99.23	1.00
107	99.09	1.00
108	99.09	1.00
109	99.03	1.00
110	99.40	1.00
111	100.08	1.00
112	100.10	1.00
113	96.89	1.00
114	97.32	1.00
115	96.97	1.00
TOTAL ECS AT TYPICAL FLOOR (A) =		15.25
PARKING ECS AT 1ST FLOOR = A - (ECS UNIT NO 101 + 102) = 15.25 - (1.25+1.25) =		12.25
TOTAL ECS AT TYPICAL 2ND TO 13TH = A X 12 =		183.00
TOTAL ECS =		196.25
REQUIRED 10 % VISITORS PARKING		19.625
TOTAL ECS =		215.875

PERMISSIBLE PARKING ECS CALCULATION
PARKING ECS CALCULATION IN TOWER 2 / TOWER-B

FLAT NO	UNIT AREA	REQ PARKING ECS
101	142.07	1.25
102	90.54	1.25
103	97.99	1.00
104	106.79	1.25
105	103.36	1.25
106	101.11	1.25
107	100.00	1.25
108	107.11	1.25
109	133.55	1.25
110	81.10	1.00
111	81.78	1.00
112	110.67	1.25
113	96.68	1.00
114	130.94	1.25
TOTAL ECS AT TYPICAL FLOOR (A) =		16.5
PARKING ECS AT 1ST FLOOR = A - (ECS UNIT NO 101) = 16.5 - 1.25 =		15.25
TOTAL ECS AT TYPICAL 2ND TO 13TH = A X 12 =		198.00
TOTAL ECS AT 14TH FLOOR = 101+103+106+107+113 =		6.00
TOTAL ECS =		219.25
REQUIRED 10 % VISITORS PARKING		21.925
TOTAL ECS =		241.175

PARKING STATEMENT

PARKING REQUIRED =

TOTAL ECS REQUIRED IN TOWER -1 / TOWER A	215.875
TOTAL ECS REQUIRED IN TOWER -2 / TOWER-B	241.175
TOTAL ECS REQUIRED =	457

EXISTING PARKING DETAIL TOWER 1 / TOWER-A

FLOOR	AREA		ECS
BASEMENT	5233.38	32	163.54
STILT PARKING	1881.300	28	67.41
TOTAL EXISTING PARKING PROVIDED =			224

PARKING DETAIL TOWER-2 / TOWER-B

FLOOR	AREA		ECS
BASEMENT	5361.902	32	167.75
STILT PARKING	1337.900	28	47.78
TOTAL PARKING PROVIDED =			215.53

OPEN PARKING

SITE PLACE	1.00	25.000	43.83
TOTAL PARKING PROVIDED =			483

SURFACE PARKING AREA DETAIL

TYPE	AREA	NO	TOTAL	
P1	72.000	12	864.000	SQM
P2	48.000	1	48.000	SQM
P3	96.000	1	96.000	SQM
TOTAL			1008	SQM

Existing/Compounding Plan of Group Housing Building-Tower-1/Tower-A& Proposed/revised plan of Sanctioned Group Housing Tower-2/Tower-B lot Sanjini Commerce (P Limited through director Shri Parth Maurya at sm plot no 393/1,397/1,403/2,404,405/1 Mauza - Baraipur Tehsil - Sadar Pargana-Shivpur District- Varanasi

Through Development Agreement with Siddhi Vinayak infra village Pvt. Ltd

Signature of owners :

For Sanjini Commerce Pvt. Ltd.

Director

Signature of Architect

North

(all dimension are in mm) Scale 1:200